NEW YORK, SEPTEMBER 25, 1915

FOR A MORE ECONOMICAL ADMINISTRATION

Departments Which Could Be Combined and Sinecures Which Could Be Abolished, as Recommended by the Real Estate Board

T HE interests of taxpayers in this city are being defended at this time as never before. The several real estate bodies are doing intelligent and effective work and co-operating with the city administration in behalf of more econ-

administration in behalf of more economical government and a fairer distribution of the tax burdens.

During the week the Real Estate Board sent a number of pertinent communications to the sub-committee of the Board of Estimate which is now engaged in making up the annual city budget. The following was in relation to possible economies to be effected by the city:

the city:

Possible Economies.

"The Real Estate Board believes that the Tax Budget Committee is doing excellent work and is making a serious effort to eliminate unnecessary positions and to pay for city work the same scale of salaries as is paid by successful business corporations. It must be assumed that, after a long period of investigation and standardization, this committee of your honorable body is in possession of facts and details which taxpayer organizations are not able to secure. The board believes that the city should abolish sinccures and pay only the corresponding commercial rates for services the Tax Budget Committee is doing exresponding commercial rates for services

"It wishes, however, to emphasize the point that such reductions should not be confined to the rank and file but should be applied wherever employees are dispoint that such reductions should not be confined to the rank and file but should be applied wherever employees are discovered to be overpaid or to be unnecessary for the proper conduct of the city's affairs. It believes that if the investigation along these lines has been as rigid as that to discover over-payments and sinecures among minor employees, a very important saving could be made even though many favored office holders should have to be dropped from the city's pay roll. It suggests, for instance, that the city might be able to get along with a much smaller number of engineers than it has in various departments, bureaus and committees and in the Public Service Commission.

The Beard wishes to repeat its recommendations made public a year ago and conveyed in various communications to your honorable body as follows:

City Record.—That the powers of the Board of City Record should be enlarged and that it should be made a central purchasing bureau. A measure to accomplish this, but giving such power under supervision of the Board of Estimate, was passed by the last Legislature and was supported by the Real Estate Board, but was not signed by the Mayor.

City Chamberlain.—That the office of the City Chamberlain be abolished and that the legitimate functions now falling to the City Chamberlain be vested in the Finance Department. That all claims against the city be audited only by the Comptroller's office.

Water Department.—That water taxes be collected by the Comptroller at

office.

Water Department.—That water taxes be collected by the Comptroller at

I MPORTANT suggestions in line with the administration's policy of retrenchment were made in communications to the Budget Committee of the Board of Estimate by the Real Estate Board of New York this week. The abolition of sinecures, the consolidation of certain departments, the enforcement of the eight-hour day rule, and the payment of only the prevailing rate of wages to city employees, were among the recommendations. Business principles seem to be governing in budget making this year more than ever before.

periods during the year when such collections will not interfere with the work of collecting other taxes.

Board of Education.—For a Board of Education, small in number with paid members to have absolute control over all educational matters subject only to the State Board of Education, the Board of Estimate and the Board of Aldermen.

In this connection the Board endorses generally the recommendations for economy in the Board of Education recently

generally the recommendations for economy in the Board of Education recently made by the Comptroller, at the same time believing that some of the technical details must be left to the discretion of the Board of Estimate.

Department of Bridges.—For the consolidation of the Department of Bridges and the Department of Docks and Ferries. The Board believes it to be quite impossible that the large force and quite impossible that the large force and the large annual expenditure of the De-partment of Bridges can be warranted now, when all our expensive bridges are constructed. A Bureau of Bridges under the Dock Commission should be suf-

Charities and Correction.—For the consolidation of the Department of Charities and Department of Correction.

Hospitals.—That all hospitals be under one administrative head.

Parks.—That there he are administrative.

Parks.—That there be one administrative head for parks.

Libraries.—That there be one admin-

Libraries.—That there be one administrative head for public libraries.

Hours and Pay.—That all city employees, except administrative heads, work the legal eight hour day and be paid only the prevailing rate of wages.

"With respect to the present activities of the Board of Water Supply, the Real Estate Board understands it to be the opinion of some city officials that the present attempt of this Board to extend its work to Schoharie County and in other ways to perpetuate its existence, should be promptly checked. The Board heartily endorses this position and believes that investigation would prove that the affairs of the Board of Water Supply could be wound up and its duties transferred to the Department of Water

Supply, Gas and Electricity. The Real Estate Board will be glad to co-operate, in so far as it is able, with the Board of Estimate and Apportionment in accomplishing this and in carrying out the other recommendations made herein."

An Unnecessary Commission.

The following from the Real Estate Board of New York to the Tax Budget Committee is with reference to the Commissioners of Accounts. It suggests that this office be abolished and that the work be done by the Bureau of Municipal Investigation in the Comptroller's office. The recommendation follows:

"The Commissioners of Accounts ask

cipal Investigation in the Comptroller's office. The recommendation follows:

"The Commissioners of Accounts ask an appropriation of \$264,565.30. Last year they received \$260,329.07, the amount for 1916 being \$4,236.23 above that allowed for 1915. The request for salary increases, which make up a large part of the requested increase, should be carefully scrutinized, also the request for two new positions with salaries totaling \$3,750. More than a thousand dollars is also asked for office equipment and \$1,233.50 for contingencies.

"The fact which the Real Estate Board wishes to emphasize, however, is that the Board of Estimate should seriously consider whether the Commissioners of Accounts might not entirely be dispensed with. The Commissioners of Accounts are appointees of the Mayor, and it is suggested that it is within the province of the Mayor to discontinue their services, and that it is also within the province of the Board of Estimate to deny the appropriation.

"The reason for this suggestion is that

the appropriation.

"The reason for this suggestion is that the Comptroller's office maintains a well equipped and efficient investigating plant, namely the Bureau of Municipal Investigation and Statistics, and in this connection it might be well to refer to investigations made by the Bureau of Standardization and the Bureau of Franchises."

chises.

Business Principles in Budget Making.

The United Real Estate Owners' As-The United Real Estate Owners' Association, through its secretary, J. Bleecker Miller, has raised an interesting question in the proceedings before the Budget Committee under Section 149a of the Charter, concerning the right and duty of the Comptroller to submit to each department or official drawing pay from the City of New York a blank form showing the amount of work done during the past year by

York a blank form showing the amount of work done during the past year by such department or official.

This has never been done; the only reports on which the Budget is based show the money spent during the past year and the money desired during the coming year; but the amount of work done for the money expended during the past year is not shown.

A suit will be brought to test the right of the Spanish War Veterans to receive money from the city for life-saving stations and swimming instruction; this suit will be a test of the right of many other benevolent institutions to draw money from the city treasury in return for services not wholly under the city's control.

IN TAX DISTRIBUTION FAIR PLAY

Arrangements For Having Real Property Interests Ably Represented Before the Legislative Committee on Taxation

WITH a view of distributing the tax burden over a wider field than has heretofore existed, the Advisory Council of Real Estate Interests is endeavoring to co-operate with the Joint Legislative Committee on Taxation, of which Senator Ogden L. Mills is chairman.

Under a resolution of the Legislature, providing for the appointment of this

joint Legislative committee, its members are authorized to study the entire tax system of the State, with a view to re-

The deliberation of the committee will not be confined to taxation upon real estate and personal property but will extend to taxation upon railroads, public service corporations and financial institutions. To relieve real estate owners of the heavy tax burden which they have sustained within recent years, the real estate interests are striving to have future taxes apportioned more equitably than has prevailed in the past.

It has been predicted that notwithstanding the direct State tax of \$19,000,000 for 1915, there will be a direct State tax for 1916 of \$16,000,000 for 1917 of \$21,500,000, for 1918 of \$21,870,000, and for 1919 of \$25,000,000. This would mean a direct tax of 1.34 mills for 1916, 170 mills for 1916.

mean a direct tax of 1.34 mills for 1916, 1.79 mills for 1917, 1.82 mills for 1918, and 2.09 mills for 1919.

A Formidable Committee.

With the purpose of reconciling the various conflicting interests which have heretofore never co-operated upon matters of taxation, the following committee was some time ago selected by the Advisory Council to act as a conference committee upon this entire subject:

Nicholas Biddle, for the real estate

interests.
F. N. B. Close of the Bankers' Trust Company, for the trust companies.
Robert Lynn Cox, of the Association

of Life Insurance Companies, for the life

insurance companies.

George W. Hodges of the firm of Remick, Hodges & Co., for the invest-

ment bankers, John J. Pulleyn, of the Emigrants' In-dustrial Savings Bank, for the savings

banks. Stacy C. Richmond, of the firm of Winslow, Lanier & Co., for the private

bankers.

William L. McKee of the National City Bank, for the State bankers.

Isaac N. Seligman, for the Chamber Commerce

E. R. A. Seligman, for the Merchants' Association.
E. J. Barcalo, of the Barcalo Manufacturing Co., of Buffalo, for the State

Manufacturers.

Lawson Purdy and Walter Lindner, as associate counsel with Bronson Winthrop.

This committee is meeting regularly to prepare for the hearings of Senator Mills' committee, which will be held early in October, both in New York City and in up-State cities.

Three Phases.

Three Phases.

These hearings will be divided into three phases. First, consideration of the fiscal needs of the State; second, the defects in the existing system of taxation, and third, possible remedies and new sources of revenue.

In view of the fact that Senator Mills' Committee is giving most careful consideration to possible new sources of revenue, it is highly desirable that every real estate owner impress upon his committee the importance of the State obtaining additional taxes from

those who are not to-day contributing their full share, rather than from those classes of persons or property that are bearing the burden to-day.

A Real Estate Committee.

The following gentlemen have been requested to appear before the committee in behalf of real estate owners: Messrs. Charles S. Brown, Alfred E. Marling, L. M. D. McGuire, Walter E. Maynard, Henry Bloch, Allan Robinson, J. Clarence Davies, Stewart Browne, William M. Greve, Cornelius G. Kolff, John J. Halleran, Walter Lindner, M. Morgenthau, Jr., Nicholas Biddle.

The basis of the examination before the committee will be the question prepared by Senator Mills' Committee, particularly addressed to real estate owners. These questions are as follows:

1. What are the facts as to the burden of taxation borne by real estate, as compared with other forms of property?

a. In so far as city taxes are convented. The following gentlemen have been

a. In so far as city taxes are concerned.

b. In so far as State taxes are concerned.
2. How does this comparative burden

compare with taxation in the past?

3. What is the average percentage of net income derived from real estate in New York City paid for State and city taxation, assuming the State rate to be 2º mills

What was the percentage of net

income paid in taxes twenty years ago?
5. Describe briefly the real estate situation in New York City today.
a. In regard to land.
b. In regard to improvements.

c. In regard to business districts.d. In regard to residential.

6. What would be the effect of a permanent annual direct tax of \$24,000,000 on the real estate situation—taking into consideration the probable increase in

on the real estate situation—taking into consideration the probable increase in local taxation.

7. Is real estate to-day in the City of New York and in the State generally paying all it can in the way of taxation?

8. Would any increase materially affect real estate values?

9. If so, how would this react upon other businesses and other values?

10. What is the relation between the taxation of real estate and rentals?

11. Would the imposition of new taxation materially increase rentals?

12. Under what conditions and in what localities can the tax on real estate be shifted and to what extent?

13. What is the aggregate investment in ordinary real estate mortgages?

a. In the City.

b. In the State.

14. Who are the principal holders of mortgages?

mortgages?
15. What has been the effect of the Mortgage Recording Tax?

16. Does the Mortgage Recording Tax discriminate unfairly between individuals and corporations?

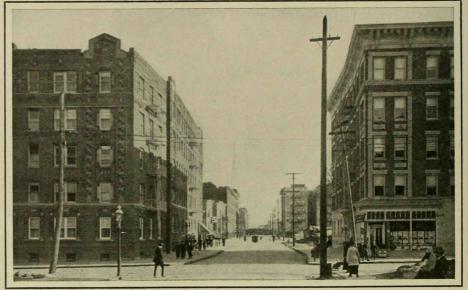
17. What, in your judgment, are the defects in the present system of taxation?

18. What suggestions have you to make as to possible amendments?

19. What suggestions have you to make as to possible new sources of revenue?

APARTMENT BUILDING IN THE BRONX

T HE territory in the immediate vicinity of Bryant avenue and Home street, in the Bronx, has witnessed, within recent years, considerable apartment house building activity, and several operations of a similar character are now under way. There has been a good demand for moderate priced flats in this demand for moderate priced flats in this the various phases in the transition of the district from a tract of vacant lots to an apartment house community, were experienced in the neighborhood of Bryant avenue south of Home street. At the southeast corner of Bryant ave-nue and West Farms road, Louis La-velle built a row of frame private houses,



FROM HOME STREET. BRYANT AVENUE, SOUTH

section and builders have been successfully erecting and disposing of structures that combine all the up-to-date conveniences of multi-family construction and yet call for a comparatively modest outlay of rent. The apartments are arranged in suites of three, four and five rooms, at rentals as low as six dollars a room. By an interesting coincidence

about ten years ago, in what was among about ten years ago, in what was among the first important operations in the district. About four years later, Samuel Lyttle, the builder, erected in the block to the south, a row of four-story apartment houses, with two families to the floor. This project marked the real beginning of the apartment house movement

ASSESSED VALUES INHARLEM COMPARED

Statistics Show a Reduction of Only About \$17,750,000 Since 1911— More Than 175 Parcels Auctioned for Less Than City's Valuation

By FRANK A. SHAW, of Shaw & Company

T HAT the ever increasing tax burden upon realty has had a deterrent effect upon investors is a fact that cannot be questioned. The lack of investors be questioned. The lack of investors has in turn had its influence upon the tax rate. The explanation for this peculiar condition is that, due to the unmarketability of property, at normal prices, such property, when sold, must necessarily be disposed of at a price that will attract purchasers, thereby establishing a lower basis of value. If we follow this line of reasoning, we will readily see that the high tax rate is one of the principal causes for over-assessment.

Should Apply for Reduction

Should Apply for Reduction.

Should Apply for Reduction.

When owners realize that property is being sold for much less than its assessed value, it is only natural that they should make application for a reduction in the assessment against their properties; or at least feeling aggrieved, protest that the city is over-taxing them. As a consequence, assessed values, in many cases, have been reduced.

The Tax Department in order to maintain the proper margin for the city's debt has attempted to increase assessed values in some sections, and maintain

values in some sections, and maintain them in others far beyond the market value. As a result of these conditions a complicated and most serious situation

exists.

It is a question whether this situation would exist if real estate interests were properly organized for the purpose of conserving values; or if the city had a special Conservation Department to coperate with the real estate interests, for the preservation and stabilization of values. values.

Constructive Work Should Start.

Some time ago a commission was ap-Some time ago a commission was appointed to make an exhaustive study into real estate conditions. It was known as the "Heights of Buildings Commission" and a voluminous report was prepared in book form. Aside from this report and considerable talk regarding the enormous amount of work done by the commission, nothing material has been done, insofar as it has had any direct bearing upon stabilizing values. If this commission has formed any definite plan of action, it would seem that this is an opportune moment for it to begin constructive work.

A great deal of energy has been expended, and wasted, by the many organizations that have endeavored to help conditions. Much of this work could have been of permanent benefit, if it had been directed by a central and more powerful organization. Many things are possible of accomplishment by means of proper co-operation, that are quite impossible otherwise.

Co-operation Necessary. pointed to make an exhaustive study into

Co-operation Necessary.

Co-operation Necessary.

It is to be hoped that the Heights of Buildings Commission will co-operate with the organizations now in the field and that such co-operation will result in a decided betterment of conditions. In the report of the commission it is shown that the city has been divided into zones, and that it proposes to regulate conditions within those zones to meet the requirements of the sections. That without doubt is the only practical way that anything can be accomplished, but it is quite necessary to obtain the co-operation of those active in the zones, so that the local conditions may be given due consideration. A local organization, or committee, within each zone would without doubt help materially in analyzing the local situation.

In that part of Harlem, bounded by

110th street on the south, the Harlem River on the north, Park avenue on the east, and Manhattan, St. Nicholas, Edgecombe and Bradhurst avenues on the west, all of which avenues border on the chain of parks known as Morningside, St. Nicholas and Bradhurst parks, the property owners have organized "The Property Owners' Improvement Corporation," for the purpose of conserving real estate values within that section. 110th street on the south, the Harlem

Work of the Organization,

Since its organization this corporation has instituted a most careful investigation of conditions. This investigation was most interesting and will without doubt prove beneficial to those interested in real estate in the section, because it showed conditions as they really existed, and the causes for the enormous decline in values that have taken place in the past few years. It also developed possible means of conserving values.

serving values.

The investigation included a careful analysis of assessed values and the result is startling. The following is a summary of assessed values tor the years 1911 and 1915 inclusive:

Assessed Values.

1911—EAST	OF	LENOX	AVE.
		THE TOTAL	AVE.

191	-EAST OF	LENOX A	VE.
Street	Building	Lot	
110th-116th	8,982,000	13,093,500	Total
116th-125th	11,441,700	19,095,500	22,075,500
125th-130th	6,716,150	18,039,600	
130th-135th		11,131,750	17,8±7,900
135th-149th	6,407,000	8,143,500	14,550,500
135th-145th	5,343,450	8,266,550	13,610,000
Total	. 38,890,300	58,674,900	97,565,200
97	WEST OF L	ENOV : TO	
110th-116th		ENOX AVE	
116th-125th	11,831,500	16,780,000	28,611,500
195th 190th	17,811,100	32,296,400	50,107,500
125th-130th	6,490,900	15,516,100	22,007,000
130th-135th	4,997,900	10,294,900	15,292,800
135th-145th	16,544,400	19,530,150	36,074,550
145th-155th	8,511,500	9,287,020	17,798,520
Total	66,187,300	103,704,570	169,891,870
Grand to	tal		\$-)67 AET 070
			\$267,457,070
1912	EAST OF	LENOX A	VE.
110th-116th	8,823,000	12,906,000	
116th-125th	10,921,000	17,868,800	21,729,000
125th-130th	6,198,100	10,969,300	28,789,800
130th-135th	5,853,730	7 799 400	17,167,400
135th-149th	4,938,800	7,728,400	13,582,130
19911-14911	+,555,500	7,347,900	12,286,700
Total	36,734,630	56,820,400	93,555,030
	VECT OF I	ENOX AVE	
110th-116th	11,982,000		
116th-125th		16,798,500	28,780,500
125th-130th	17,669,200	32,411,300	50,080,500
	6,699,000	15,536,000	22,235,000
130th-135th	5,073,500	10,066,900	15,140,400
135th-145th	16,341,700	19,919,450	36,261,150
145th-155th	8,613,900	9,382,820	17,996,720
Total	66,379,300	104,114,970	170,494,270
Grand to	otal		\$264,049,300
1913	-EAST OF	LENOX A	VE.

		HEITON AV	Li.
110th-116th	9,012,500	12,911,500	21,924,000
116th-125th	10,241,000	17,987,800	28,228,800
125th-130th	5,617,000	10,756,300	16,373,300
130th-135th	6,198,530	7,264,600	13,463,130
135th-149th	4,815,800	7,383,900	12,199,700
Total	35,884,830	56,304,100	92,188,930
V	VEST OF L	ENOX AVE.	
110th-116th	12,147,700	16,840,300	28,988,000
116th-125th	17,662,000	31,681,500	49,343,500
125th-130th	6,792,700	15,147,800	21,940,500
130th-135th	5,261,600	9,141,800	14,403,400
135th-145th	16,422,300	19.369.250	35.791.550

145th-155th	8,572,400	9,303,220	17,875,620
Total	66,858,700	101,483,870	168,342,570
Grand to	tal		\$260.531.500

1914-EAST OF LENOX AVE.

110th-116th	8,988,500	12,852,000	21,840,500
116th-125th	9,963,300	17,995,500	27,958,800
125th-130th	5,129,000	10,487,200	15,616,200
130th-135th	5,538,400	6,430,000	11,968,400
135th-149th	4,766,100	6,251,950	11,018,050
Total	34 385 300	54 016 650	99 401 050

	WEST OF I	DIVOY AND	Par 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
The same of the last of the la	WEST OF L	ENOX AVE	
Street	Building	Lot	Total
110th-116th	12,342,400	16,825,100	29,167,500
116th-125th	18,120,800	31,042,900	49,163,700
125th-130th	6,999,200	14,685,300	21,684,500
130th-135th	4,976,500	9,147,400	14,123,900
135th-145th	14,620,900	19,159,050	33,779,950
145th-155th	8,236,300	9,614,620	17,850,920
Total	. 65,296,100	100,474,370	165,770,470
PER DELLA STATE			
Grand t	otal		\$254,172,420
404			1
191	5—EAST OF	LENOX A	VE.
110th-116th	10,609,300	12,763,900	23,373,200
116th-125th	9,535,700	17,005,000	26,540,700
125th-130th	4,743,400	9,608,200	14,351,600
130th-135th	5,053,800	6,112,000	11,165,800
135th-149th	4,657,500	6,005,050	10,662,550
Total	. 34,599,700	51,494,150	86,093,850
			A S A S A S A S A S A S A S A S A S A S
- 10 A	WEST OF L	ENOX AVE.	
110th-116th	12,373,700	17,106,600	29,480,300
116th-125th	17,614,900	30,531,400	48,146,300
125th-130th	6,581,500	14,744,500	21,326,000
130th-135th	5,570,200	8,816,500	14,386,700

Total for 1915 \$249,685,720 In this period of five years assessed values have only been reduced \$17,771,-350, notwithstanding the fact that values have actually decreased many millions more.

Total 65,723,700 97,868,170 163,591,870

Grand total

17,691,450 8,977,720

32,535,150 17,717,420

Results at Auction.

From January 1, 1912, to September 1. From January 1, 1912, to September 1, 1915, there were many auction sales of parcels located in Harlem. Of these sales 175 parcels were purchased for amounts less than the assessed valuations. Most of these offerings were the result of legal actions and in the majority of cases, the plaintiffs became the result of legal actions and in the majority of cases the plaintiffs became the owners of record. In the great majority of instances the assessed valuations are still higher than the amounts for which the properties were bid in, notwithstanding the fact that values have been steadily on the decline. Some of the parcels bid in at auction were later sold privately for still lower prices. There have been many other private sales at prices far below the parcels' assessed valuations. It is also a fact that a large number of the parcels are now being offered at figures far below their assessed valuations.

If a careful study of other sections

assessed valuations.

If a careful study of other sections should show the same condition of overassessment that was found in Harlem, the city's debt margin is not only all gone, but its bonded indebtedness is far in excess of the charter limitation. Significance of such a statement is fully appreciated. It is believed, however, quite possible for action to be taken that would result in at least partially reestablishing values, thus relieving the city from being placed in such a plight.

Remedies Exist

Remedies Exist.

Remedies Exist.

There are remedies for declining values in many sections of the city. If the authorities were disposed to make use of those remedies values could be maintained, thereby helping the owners of real estate who are the main support of the government, and at the same time assuring a safe debt margin for the city. If real estate is the main support of the government, it seems only good business for the government to lend its material and active aid in an effort to stabilize values.

The city should have a permanent bureau, or commission, for the conservation of real estate, which bureau, or commission, could make a scientific study of real estate conditions and co-operate with owners in an organized way to protect their interests.

tect their interests.

REINFORCED CONCRETE FACTORY BUILDINGS

Advantages and Disadvantages of This Type of Construction -- Problems Frequently Met With-Relative Cost Discussed

By F. W. DEAN, of Boston, Mass.*

THE reinforced concrete type of factory building is in favor at the present time and is likely to continue. The type has some important qualities, the chief of which is probably that it is fire-proof, for it gives the maximum resist-ance to fire.

In addition to its fire resistance, there are other merits to this type of construction, among which may be mentioned the tion, among which may be mentioned the somewhat greater window area than that which is practical in a regular mill construction building, the light color of the ceilings, with consequent good lighting, although wood ceilings are often painted white, and its adaptability to heavy loads, without requiring narrow bays.

Floor Construction.

There are two general types of concrete floor construction in use, one having beams and the other smooth ceilings, the latter being usually known as mushroom construction, although there are other designs. The beam system is advisable in most factory buildings, especially if there are to be lineshafts with pulleys of size. The beams enable short hangers to be used while giving room for pulleys and belts.

hangers to be used while giving room for pulleys and belts.

For textile mills and some kinds of machine shops the beam construction is, in the writer's opinion, to be preferred, while in storehouses and perhaps in machine shops with small tools, and especially if motor driven, the smooth ceiling is best. Both systems permit equally good lighting as the light enters parallel to the beams. The strains in the mushroom system of reinforcement are more uncertain than in the beam system and uncertain than in the beam system and are empirical. In practice, however, no inconvenience or risk comes from this.

When the beam system is used a building can be erected as a whole, being entirely encased in forms, or it can be built

tirely encased in forms, or it can be built by the Ransome or unit system in which columns and beams are cast separately columns and beams are cast separately and erected somewhat as wood beams are. By this means it is claimed that a concrete building can be constructed more cheaply and rapidly than by the other system. It seems as if this may be true, as no doubt less lumber is used, and all forms are built, and all pouring done, on the ground where both can be done most conveniently. most conveniently.

Vibration.

claim for the reinforced concrete structure is made that machinery can be run faster than in a mill construction building on account of reduced vibration. building on account of reduced vibration. This seems improbable as there is no evidence, so far as I know, that vibration is increased in practice, by an increase of speed. In fact it might be reduced. That there is less vibration in general in reinforced concrete buildings than in the other type, is, of course, true, but whether it permits a greater increase of speed is another question. Speed limits are caused by other things than the rigidity of buildings, such as the limitations of the machines themselves, personal skill, and accompanying processes. An inconvenience of reinforced con-

An inconvenience of reinforced concrete buildings is the large size of columns required, and this is so great that in some cases they are hardly practicable. In many instances steel columns have been used covered with cement. In textile mills large columns cannot be tolerated.

erated.

Concrete floors are usually a source of trouble. Such floors cannot be uniformly dense or hard and they therefore wear unevenly, especially if trucking is done.

*Paper presented at the annual meeting of the American Society of Mechanical Engineers, New York City.

T HIS article presents some of the advantages of the uses of reinforced concrete for factory buildings, such as fire-resisting qualities, great window area, and good lighting, and also some of the disadvantages. It points out that regular mill construction buildings have shown their fire-resisting qualities, when properly designed. The best methods of finishing the floors are discussed and also the signed. The best methods of finishing the floors are discussed and also the application of wood as a wearing floor above the concrete. The difficulties of fastening shafting hangers and machinery are brought out and the extra cost of drafting in consequence, as well as the care required in making provision for everything to be installed. The different methods of constalled. stalled. The different methods of constructing floors and the various forms of ceilings are taken up and also the relative costs of concrete and regular mill construction buildings.

In fact trucking disintegrates them and they become rough and full of cavities. An effort to prevent this by using coarse An effort to prevent this by using coarse crushed granite in rather dry cement has been made, but this cannot be made uniform. There are also special materials for incorporation into concrete which are quite effective in preventing wear, but they are so expensive that they must be used sparingly

Some Disadvantages.

A disadvantage of concrete buildings is that many things in connection with placing machinery, wires and pipes require working out in advance. Errors are in this way introduced and their correction is slow and expensive. Moreover some have to be worked out in forms for concrete construction, which have no counterpart in regular mill construction, such as sockets for supporting sprinkler and other pipes, inserts for wires, and built-in angles for supporting shafting hangers, or inserts which can be used for supporting angles for this purpose. Similarly, inserts must be built in for bolts for securing machinery, or the concrete floor must be drilled for expansion bolts, unless wood floors are disadvantage of concrete buildings pansion bolts, unless wood floors are used over the concrete. All these add to the cost of drafting and construction, and make delays in both cases. Should machinery require moving, the work is again troublesome.

It is often asserted that operatives do not like to stand on concrete floors, because, probably, they are cold. This has in some cases been a reason for using a wood top floor.

Wood Top Floors.

Concerning methods of putting down such a floor, the writer is of the opinion that it is best to simply lay planks 2½ inches to 3 inches thick on the concrete, inches to 3 inches thick on the concrete, and nail the regular top floor to them. The mass of planks is sufficient to give all the desired stability, and the nailing of the top floor makes one mass of the whole. When such floors are washed water settles in the cracks and will cause the planks to rot. They should therefore be kyanized, or otherwise treated, to prevent rot. For certain factories in which food products are made, kyanizing is better than some of the other processes, because lumber so treated is odorless.

Concrete buildings, unless finished on Concrete buildings, unless finished on the outside in some manner to obliterate the marks of the forms, are unsightly, but if properly treated are handsome. There is no limit to the ornamentation and beauty that can be given them. There are two different treatments that are commonly given to the outside surfaces

of buildings: one is tooling, usually with or buildings: one is tooling, usually with a pneumatic tool; and the other is washing with a marble, cement or other wash, which obliterates to some extent the form marks, and makes the color more uniform. Some chiseling may be necessary before this is done, and stoning down with sand and water make the result still better.

Fire Prevention Needed.

While concrete buildings are fireproof, it should not be supposed that they do not need sprinklers and other fire prevention, as the contents are as inflammable as in any building. Some people have supposed that it was unnecessary to use sprinklers and have left letter files and books unprotected over night, and they have been consumed. In one case the furniture made a fire that cracked the cement off the reinforcement to such an extent off the reinforcement to such an extent that the latter was injured, and the building was warped. It is true that the building stood and required but little

the building stood and required but little repairing.

The Salem, Mass., fire has shown the importance of abandoning overhung wood roofs, wood window frames and sashes or any other exposed wood in any kind of construction. Danger in this case came from the outside and sprinklers were useless. The brickwork resisted the fire perfectly, and with the building walls extended above the roof, the window frames and sashes of steel, and sometimes the use of wired glass and shutters, no danger to mill construction buildings from external fires is likely to occur. This was shown by an old cirbuildings from external fires is likely to occur. This was shown by an old circular brick storehouse at the Naumkeag Mills with a wood roof, which was covered everywhere, remaining intact.

In view of the short life of many buildings it is interesting to consider the difference of the short life.

ings it is interesting to consider the dif-ficulty of demolishing a building tied to-gether in all directions by steel rods en-cased in a material that becomes as hard

as rock.

Relative Costs.

The question as to the relative costs of reinforced concrete and mill construction reinforced concrete and mill construction buildings is one difficult to answer. It has often been stated that the former can be erected almost as cheaply as the latter, but I am doubtful if this be true. After forms have been built progress is rapid until they have to be moved, and it is true that for a part of the work a cheap grade of labor can be used. Judging from the writer's own experience, reinforced concrete factory buildings cost fully 20 per cent. more than those of regular mill construction having brick walls, steel beams, spruce plank and maple top floors. If wood floors are required for concrete buildings the percentage is increased.

It is a common practice to fill in the

centage is increased.

It is a common practice to fill in the panels of concrete buildings with brickwork, both because it is cheaper than concrete, and because it looks better.

The great question, after all of the advantages and disadvantages are considered, is whether it is advisable to use reinforced concrete buildings for factory purposes. This question may be answered by saving that in cities where inforced concrete buildings for factory purposes. This question may be answered by saying that in cities where fireproof construction is of paramount importance they should be used, or at least the floors and roof should be of such construction. In cases where extra heavy floor loads are to be sustained it may be advisable because other constructions may be more costly. Where, however, more ordinary floor loads are to be carried, and where buildings are isolated, it is difficult to discover sufficient reason to justify an extra expenditure of 20 per cent. which can give no return, and which merely buries capital.

REALTY CONVENTION AT SARATOGA

In Session Friday and Saturday-A Notable Gathering Attracted by Important Discussions

ARATOGA.—The convention of the Real Estate Association of the State of New York has attracted a large assembly of the representatives of property sembly of the representatives of property interests. The Buffalo local association came in a body by special car. Twenty-five delegates from Rochester came in automobiles and others by train. Many automobile parties will come tomorrow from nearer points. New York City has contributed a large delegation. The Saratoga City Council voted an appropriation for the entertainment of the convention, with Mayor Butler, Senator Brackett and Judge Salisbury appointed members of the entertainment committee.

tee.
Among those present or expected tomorrow are J. J. Martin, president of
the Massachusetts R. E. Exchange; Walter C. Piper, of Detroit, and Thomas E.
Ingersoll, of Minneapolis, president and
secretary, respectively, of the National
R. E. Association; Thomas Shallcross,
Jr., of Philadelphia, president of the
Philadelphia R. E. Board; Senator Mills,
Hon. Martin Saxe, and the heads of various New York State departments allied
to real estate.

The first meeting in connection with

The first meeting in connection with the convention was held by the general convention committee on Thursday afternoon, and in the evening there was a meeting of the executive committee, both held at the United States Hotel, the headquarters.

On Friday morning at 10 o'clock the convention was called to order by the President, M. Morgenthau, Jr., of New York City, and addresses of welcome were delivered by Judge Salisbury and George Stenacher in behalf of the official and business interests of the city.

Reports were read in order from the President, Secretary, Treasurer and the Executive Committee and were the subject of extended discussions, which continued through the executions.

ject of extended discussions, which continued through the session.

At 12.45 there was an informal "gettogether" luncheon. The list of invited guests included the Mayors of fifteen cities, New York City, Mount Vernon, New Rochelle, White Plains and Poughkeepsie among the rest.

A round table discussion of the subject, "How the Real Estate Man and the City Can Best Serve Each Other," developed a most interesting and instructive occasion.

Friday Afternoon's Session.

At the afternoon session of the convention the report of the Committee on the Regulation of Brokerage was submitted by N. L. Reed of Amsterdam, and the discussion was led by Alfred N. Wagg of Lynbrook. The remainder of the program follows:

the program follows:

Address: "Co-operation Between Real Estate and Allied Professions," S. W. Jones.

Committee Report: Building Laws and City Planning, Joseph M. Broday, New York. Discussion led by Walter Lindner, New York City.

Address: "Taxation Problems in New York. State." by Martin Saxe. Pres. Tax Dept., Walter Knapp and R. L. Thomas.

Committee Report: Taxation; C. F. Warner, Buffalo. Discussion led by Ogden L. Mills.

Address: "Personal Property Taxation." Discussion led by E. Mannierro, of New York City.

At 5.30 a number of committee meet-

At 5.30 a number of committee meetings were held, and at 8 P. M. the convention resumed its deliberations, reports from the Committee on Erie Canal, Ethics, Advertising, Arbitration and Fraudulent Producers were scheduled.

Saturday's Program.

The program for Saturday's session follows:

Election of officers.

Committee Report: Plan for Inter-City Exchange of Property. Discussion by F. R. Wood,

of New York; Thos. Shallcross, of Philadelphia; Thos. E. Ingersoll, of Minneapolis; A. F. Warren, of Rochester; J. J. Martin, of Boston.
Committee Report: Work of 1915 Legislature; Frank L. Danforth, Chairman Legislative Committee. Discussion led by P. G. TenEyck, Albany, vice-chairman; James Frank Woodmere, DeLancey M. Ellis, Albany.
Committee Report: Need of Local Organizations and of Co-operation with Real Estate Associations; by Daniel Donohue, Bufalo. Discussion by T. T. Mosher, Albany; Lewis May, Far Rockaway; J. J. Halleran, Flushing.
Address: "Possibilities for Co-operation between Manufacturers and Real Estate Men;" by E. J. Barcal, Buffalo, Pres. Associated Mfrs. & Merchants of New York State.
Committee Report: Membership. W. L. Schweikert, Brooklyn.
Committee Report: Mortgage Loans. W. E. Gaillard, New York City.
Address: "Importance of Real Estate as an Investment for Savings." Jas. H. Manning, Pres. State Savings Bank Association, Albany.
Committee Report: Mertyle H. Manning, Pres. State Savings Bank Association, Albany.
Committee Report: Taxpayers and Some of Their Problems." By Stuard Hirschman, New York City, Chairman Taxpayers' Committee.
Address: "Importance to Property Owners of Strong State Association." By J. H. Robins, Vice-president National Association Farm Mortgage Bankers, Rochester.
Address: "Industrial Uses of Real Estate."
Address: "Industrial Uses of Real Estate."
Address: "Industrial Uses of Real Estate."
Address: "Undustrial Uses o

This evening there will be a banquet at which the honor guests are expected to be Dudley Field Malone, Collector of the Port of New York; Martin Saxe, President State Tax Commission; Commissioner Ralph L. Thomas, Commissioner Walter L. Knapp, Hon. Ogden L. Mills, Fred W. Cameron, Chairman State Reservation Commission; Deyo Lohnas, President Business Men's Association, Saratoga; Geo. H. Whitney, State Senator Saratoga Co.; Walter C. Piper, Detroit, President National Association, R. E. Exchanges; Robert E. Dowling, New York City; Thos. Shallcross, Philadelphia, President, Philadelphia R. E. Board; Hon. Edgar T. Brackett, Saratoga; Edward Jos. Cattell, Philadelphia; Hon. James L. Wells, Albany; F. M. Williams, Albany, and Charles J. Sussdorff. This evening there will be a banquet at

Williams, Albany, and Charles J. Sussdorff.

The Real Estate Association of the State of New York took an active interest in tax reform during the last winter, and with the active assistance of the Governor secured the passage of the new Tax Commission bill which recently went into effect, and in accordance with which Commissioner Saxe and his associates were appointed by Governor Whitman. One of the many difficulties encountered in connection with the Legislature was in drafting a law which would be constitutional without a shadow of doubt. The Real Estate Association is anxious that every member of the association and every citizen of the State should become familiar with this important subject. It is likely that a committee will be appointed at the convention with a representative in each county of the State to assist in securing the confirmation by the electorate of the State of the taxation amendment passed by the Constitutional Convention.

Code of Ethics Real Estate Association of the State of New York.

1. In every case there shall be honesty and fair dealing; also a regard for the obligations to both buyer and seller, and for associated broker.

2. There shall be no misrepresentation of facts in any dealings affecting reality.

3. Standard rates of commission will

be demanded by agents and brokers able to furnish the expert service which

able to furnish the expert service which
they promise.

4. Agents shall not accept secret rebates on repairs or supplies for property in their charge.

5. Expert advice should be given
only by one who is qualified and who
has made careful personal inspection of
the premises.

6. Property shall not be offered for 6. Property shall not be offered for sale, lease or mortgage without the knowledge and consent of owner, which should be expressed in writing.

7. Sole agency listings are essential to best service by brokers and agents. Listings at fictitious prices should be declined.

8. Only one sign on a property is for the best interest of community, owner

and broker.

9. Funds received in a fiduciary capacity, such as rents and insurance premiums, should be kept in separate bank account, protected from business

10. Disputes should be settled by arbitration and conciliation, in preference

to litigation.

These standards are to apply to all members and their employees.

Traffic Increase in Queens.

According to an article in the September number of "Queensborough," the monthly bulletin published by the Queens Borough Chamber of Commerce, nearly three million more passengers were carried on the trolley lines of the street railway companies in Queens for the year ending June 30, 1915, than during the preceding year. The following statement of traffic increase is given:

No. of Fare Passengers

June 30, 1915.

Modern size door passenger cars, which make this trip in about 45 minutes, have made accessible for greater home development thousands of acres of land through the center of the borough, which formerly had no transit except one or two stations on the Long Island Railroad. A great building movement has been stimulated along the entire route of this new trolley line, which was completed to Jamaica in January, 1914.

Those Fumes from Edgewater.

Those Fumes from Edgewater.

At a public hearing in the Town Hall at Edgewater this week at which representatives of New York and New Jersey civic bodies testified that the odors from manufacturing plants located on the Jersey shore were detrimental to health and were a public nuisance, the State Board of Health agreed to appoint a committee of experts to trace the odors to their source and to abate them.

R. M. Page, representing the West End Association of New York City, said that his organization had received a letter from the Board of Health of New York City in which blame for the odors was placed upon the Corn Products Company and the Chemical Company. The New York Board of Health had Riverside Drive under observation during last March and April. Representatives of the different manufacturing plants denied that they were responsible altogether for the nuisance. the nuisance.

-"The wise young man or wage-earner invests his money in real estate," -Andrew Carnegie,

RECORD AND GUIDE.

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National party politics have no rightful place in the management of municipal affairs. The best governed cities in the country are those which have non-partisan administrations, no ward boundaries and no councils of representatives.

The Liberty Avenue subway line, which is now under construction, will develop a large section in Queens but little known to most people and only sparsely settled. Thousands of acres will be available there for homeseekers and builders when the rough land has been laid out in streets and sewered.

This year's contest over the City In syear's contest over the City Budget promises to be the most intelligently conducted in years, on both sides. In executive session this week the members of the Board of Estimate heard Dr. Cleveland, of the Bureau of Municipal Research, explain the principles of a scientific budget. Getting down to business

Unless a market can be found for products they are of little value. This year all records for grain production in the United States have been excelled, but there must be a market found for the surplus. The half billion British-French loan which American bankers are now surplus. The half billion British-French loan which American bankers are now raising the money for simply resolves into a matter of extending that much credit to countries which are buying our surplus products.

Occasionally one hears the remark that so many new subway lines are being built that the buying power of the public will be too widely distributed over the real estate field in the coming years to make much of a showing in any one district. People who think that way underestimate the buying power of five million people and forget how swiftly great sections of Manhattan Island, Bronx and Brooklyn were built over after the elevated roads were opened. But almost as important as rapid transit are sewer and water service. People will not go in numbers where they cannot have all three,

Departmental Regulations,

Departmental Regulations.

An installment of the recodified regulations of the Bureau of Fire Prevention of the Fire Department appears elsewhere in this issue. These regulations are officially said to embody only such requirements as have heretofore been made by the bureau. They are eventually to be printed in pamphlet form by the department, so that architects and all others concerned may know what they must do in the case of new buildings.

It would be well if the Fire Prevention Bureau in the preparation of its regula-

Bureau in the preparation of its regula-tions would follow the example of the Bureau of Buildings and take the public into its confidence by giving publicity to tentative drafts of regulations, before they are put into effect, together with an exposition of their meaning and the changes from the previous practice which

impose.

This has been done in the preparation of the new Building Code by the Committee on Buildings of the Board of Aldermen acting through Engineer mittee on Buildings of the Board of Aldermen acting through Engineer Miller, and has been attended with singularly pleasant results, both to the administration and the building interests. By inviting and following the best technical advice obtainable on the various parts of the code, as they came up in order, in so far as it was compatible with the general welfare, unreasonable opposition was disarmed and the work of revision expedited in a remarkable degree. degree

No local or departmental regulation of any importance affecting the property of citizens should be put into operation before it has been published in tentative form and the views and suggestions of the properly interested public invited, and they have received sincere consider-ation. This is in line with the prevailing thought of the late constitutional con-vention which gave the cities the home rule amendment to be voted on in November, in the belief that it is the desire of the people to be largely free both from State and oligarchical control in the exercise of their local functions.

It is true that the city in discharging most of its administrative functions is acting as the agent of the State, and that the State cannot with due regard to its safety permit municipalities a free hand in the discharge of those functions; but a power higher in the State than the Legislature has offered to the cities for their acceptance a large grant of self-government and a greater freedom to municipal citizens than is at present accorded to participate in the management of their local affairs.

Undoubtedly the people will embrace State cannot with due regard to its

ment of their local affairs.

Undoubtedly the people will embrace the opportunity, and the charter which will be written to contain the plan of the new government will have as one of its cardinal principles that in the preparation of ordinances and departmental regulations the people shall not only have full opportunity to be heard but that the reasonable and lawful will of the intelligent majority shall govern. but that the reasonable and lawful will of the intelligent majority shall govern. In anticipation of this new plan and in the spirit with which the Constitutional Convention acted it would be the graceful and proper thing right now if all the State departments which have assumed a control over local functions were to follow the example of the Bureau of Buildings. Buildings.

The New Movement for Simplified Government.

Through the medium of the Budget Committee now sitting, the city admin-istration has the opportunity of testifyistration has the opportunity of testifying practically to such sympathy as it may have with the new movement for simplified and economical government in this State and city. One of the principal causes of the crisis in the city's financial affairs, and the consequent depression in the real estate market, was the unwarranted extension of the municipal service, the overmanning of departments and the excessive salaries paid to office ice, the overmanning of departments and the excessive salaries paid to office holders who could be dispensed with. Regretting the urgent necessity for their action, the real estate bodies are dising the administration to apply the advising the administration to apply the obvious remedy.

Something of the extent to which many city and county departments have intrenched themselves in the statute laws of the State, and so are protected from molestation by the local administration, is known in the councils of real estate owners. But to the extent that the administration has the power to purge the payroll the tax and rent payers through their accredited representatives before their accredited representatives before the Budget Committee are asking for a reasonable, a careful and a humane re-vision, without respect to partisan politics, and with consideration only for honorable business principles. asking, in fine, that the administration abolish political sinecures and pay only the corresponding commercial rates for services rendered.

services rendered.

If the administration is in sympathy with the movement for a regeneration of government in accordance with the principles enunciated in the Constitutional Convention, it can anticipate considerably the reforms which will be incorporated in the new charter to be prepared under the home rule amendment. The chief administrative officers of the city can give such an evidence of their desire to conform to public opinion and restore economical and responsive management as to lead the electorate to put great

confidence in them for the future.

The over-manning of the municipal civil service is the direct consequence civil service is the direct consequence of having too many departments and bureaus, each with control over some particular kind of public work. A most remarkable example of disintegration of this sort was afforded by the New York Charter of 1897, which split up the public works between a water department, a highway department, a sewer department, a department of public buildings, and separate departments for lighting and separate departments for lighting and supplies, bridges, docks and ferries, and street cleaning.

and street cleaning.

Such a disintegration of the Department of Public Works is apt to be productive of bad results for the taxpayers. Professor Goodnow, of Columbia, has said that under such conditions it may well happen that after the department of highways has had a street paved, the sewer department will tear up the pavement in order to build a sewer. Similar overlapping has been observed recently between the numerous State and municipal building inspection departments. To avoid such conflicts and needless expense most cities keep all their public works under one head, either a city manager or a board.

Some four hundred cities, large and small, have a single non-partisan commission to control not only all public

small, have a single non-partisan commission to control not only all public works but all the business of the city. New York City abandoned the 1897 charter for the charter of 1901, which permits of less disintegration of the public service, but still provides for a super-abundance of commissionerships, deputy commissionerships, secretaries, and others who spend much of their super-abundance of commissionerships, deputy commissionerships, secretaries, and others who spend much of their working hours in preparing annual reports. The city departments are particularly profligate in keeping endless records of small value. Good business houses nowadays reduce their record keeping to a minimum. Some of the present day fortunes were made by men who kept their accounts in their hats.

Traffic Currents.

The President of the Interborough Rapid Transit Company in his annual report to the stockholders speaks of cer-tain matters which have a significance for city developers and investors in real estate, inasmuch as an essential part of their equipment must be some foreknowledge of the direction of the city's growth.

In explaining a gain of five million in In explaining a gain of five million in the number of passengers carried by the subway lines, and a loss of nine million on the elevated, the report states that the increased traffic in the subway had its source largely in the Bronx, and that the falling off in the traffic on the elevated roads was due to the business depression throughout the city, to diminished activity among the manufacturing establishments along the Second and Third avenue lines, and to a falling off of foreign travel, which was particularly felt by the Ninth avenue road, the one which serves the steamship piers.

The president reports an enlarged traffic at the Grand Central and Times

Square stations, one being at the amusement center and the other near the center of the new shopping district. Part of the credit for the larger traffic at Grand Central is of course due to the growth of the neighborhood itself in the period since the New York Central head house was finished and the inconvenience and disarrangement of traffic currents was ended; but for the most part the larger business represents a traffic

was ended; but for the most part the larger business represents a traffic growth rather than a population growth in that part of the city.

The gain in subway travel from the Bronx has no other meaning than an increase of population there, to which the latest census returns also bear testimony. Manhattan, for its part, has certainly not been very ousy during the past year—not at least in the old shopping district along Sixth avenue, nor in the manufacturing districts of the East Side, nor among the foreign steamship lines of the West Side.

For the present, then, the investor and builder must seek action in the central and northern sections of the city where both realization and anticipation of transit improvements have combined to

transit improvements have combined to animate real estate affairs. But it is only a question of time when they shall be gathering the fruit of the new sub-way and the rebuilt elevated lines in many different parts of the city.

Righting a Wrong.

Editor of the RECORD AND GUIDE:

Editor of the RECORD AND GUIDE:

The Citizens' Union has published its annual analysis of the record of the members of the Assembly. The Real Estate Board of New York would ordinarily not be interested in the opinion of the Citizens' Union of representatives elected by the people to conduct their affairs at Albany. On this occasion however, a measure in which the Real Estate Board was interested has been made the conspicuous cause for criticising the record of the number of men who declined to vote in accordance with who declined to vote in accordance with the views of the Citizens' Union. For this reason it becomes necessary for the Real Estate Board to try, in so far as it is able, to right a wrong committed by the Citizens' Union.

In this record published by self-con-In this record published by self-constituted guardians of the morals of the community, a number of Assemblymen are held up to the public view as having "supported a bill weakening regulation of building construction." This reference is, of course, to the bill for simplifying building inspection, which was introduced at the request of the Real Estate board and some seventy allied real estate, building, civic and business organizations throughout Greater New York.

This bill was designed not to weaken building construction, as every one who has honestly examined the bill knows, but to simplify it and to correct a condition in New York City with respect to building construction and inspection that has been a scandal for years and that the constituted authorities have

that the constituted authorities have failed lamentably to correct.

This bill had such support as has seldom been accorded to any single measure. It had the support, for instance, of the Merchants' Association, whose members have been made aware by painful experience of the inadequacy and injustice of the existing system. It had the support of the automobile interests, the printing interests, and without going into detail, of a sufficiently large element in the community to con-

out going into detail, of a sufficiently large element in the community to convince any but the most prejudiced that it was a sensible and practical measure. During the earlier conferences on this measure, in which the Citizens' Union joined, there was full agreement as to the very pressing need for simplifying building inspection. The Citizens' Union was willing to lend its aid to remedy these conditions, but it withdrew as soon as it discovered that it was impossible to force its will on the conference: that to force its will on the conference; that

is, to have a central building department controlled by the Mayor, as distinguished from the placing of responsibility in the several Bureaus of Buildings. It may be mentioned that the Citizens' Union has, with few exceptions, opposed measures advanced by the Real Estate Board, under circumstances that make it difficult for the Union to maintain its claim to being a non-partisan organiclaim to being a non-partisan organi-

It may also be said, without fear of contradiction, that the opposition to the bill to simplify building inspection came from a small but strongly intrenched group of persons in close touch with the powers that he here in New York City. group of persons in close touch with the powers that be here in New York City, and but for this a bill which had the endorsement of practically the whole Legislature, including both Democrats and Republicans, and business interests of this community who are practical people, would have become law to the great benefit of all concerned.

Perhaps the strongest criticism of this dog-in-the-manger attitude of the

this dog-in-the-manger attitude of the opposition to the bill is found in the fact that the conditions which real estate

that the conditions which real estate owners, tenants, manufacturers and business concerns of all kinds have for years complained, are just as they were before the apathy of local authorities forced practical interests to try to do something to remedy them.

With respect to the propriety of the criticisms published by the Citizens Union it seems to me that this sort of intimidation is just as reprehensible as any other sort of intimidation, the only saving feature being that sensible people form their own conclusions and are not form their own conclusions and are not influenced as much as might be supposed by the gratuitous fault finding of the self-constituted censors of the com-

In the spring of 1914, when the bill-pard ordinance was before the Board of Aldermen, a representative of the Citizens' Union had the temerity to threaten members of that body with "exposure" similar to that just indulged in, if they dared to vote in opposition to the views expressed by the Citizens the views expressed by the Citizens Union. This bare-faced attempt met with the prompt rebuke that it deserved. But the incident serves to illustrate the sort of intimidation to which public of-ficials, who are constantly trying to do their duty but who may happen not to agree with the views of the Citizens' Union, are subjected.

Union, are subjected.

The record just published by the Citizens' Union is not without its amusing feature; for in a great number of cases opposite the statement "supported bill weakening regulation of building construction" is found the statement "record of votes good," and "record of votes fair." It is another way of saying that however good a public official may be he cannot have a clean bill of health unless he agrees entirely with the Citizens' Union unless he agrees entirely. Citizens' Union.

LAURENCE M. D. McGUIRE, President Real Estate Board.

Proposed Rapid Transit Connection in Brooklyn.

Editor of the RECORD AND GUIDE:

I would like to make clear a few points concerning the proposed physical connection between the Fulton street elevated line and the B. R. T. subways at Ashland place. There seems to be some Ashland place. There seems to be some misunderstanding as to the effect of the proposed connection on the plans of the Committee of One Hundred and other organizations who are striving to prevent the ruination of Fulton street and create a permanent improvement for that thoroughfare.

thoroughfare.

It should now be clearly understood that this connection will result in inestimable and immediate benefit to a great population, and will be the first step and probably the most important factor in making possible the future construction of a Livingston street subway and a permanent subway improvement on Fulton street in future years.

In the first place, the best interest of the people of Brooklyn, and that is the interest which should be first considered, demands that the great working populas

demands that the great working popula-

tion of central Brooklyn, East New York and Queens County should be given bet-ter morning and evening transit facilities to and from New York than can pos-

to and from New York than can possibly be given over the present greatly congested Brooklyn Bridge.

The building of the proposed physical connection between the Fulton street elevated line at Cumberland street and the B. R. T. subways at St. Felix street would give this vitally needed direct transit through the Willoughby-Montague street tunnel to Manhattan, and at the same time leave the connection to the same time leave the connection to the Brooklyn Bridge, either over the present downtown Fulton street elevated present downtown Fulton street elevated or through a Livingston street subway, for those who wish to go to and from the business, drygoods or manufacturing centers of this borough, or to the East Side of Manhattan. This connection, if built at once, would represent probably 60 per cent. of the actual benefit to the city of all of the proposed plans involving Fulton street, which are within the realm of probability for the near future. Second—The proposed connection seems to be the only plan to give this much needed transit relief which can be carried out by the direction of the Pub-

carried out by the direction of the Public Service Commission and the Board of Estimate within the terms of the existing contracts between the city and B. R. Railroad Company, and which can be built and operated within a few months

after approval.

Third—This plan, instead of delaying Third—This plan, instead of delaying the permanent improvement of lower Fulton street, by the Livingston street subway, or the improvement of the entire borough by a subway up Fulton street, would work in as an active beginning of both of these improvements. In view of the present financial condition of the city, it is not probable that either of these latter subway plans can be comof these latter subway plans can be com-pleted for some time, and the proposed connection would provide proper transit in the meantime and save this great sec-tion of the borough from a loss of many tion of the borough from a loss of many millions of dollars, and save the city, in a few years, both in increased railroad earnings and preserved taxable values, enough money to build both this connection and both subway improvements.

Fourth—The building of the proposed connection is a matter independent of the litigation involving the great solid steel viaduct built by the railroad company on Fulton street, east of Nostrand

pany on Fulton street, east of Nostrand avenue, or the right of the railroad company to continue such a structure west of Nostrand avenue. These matters are now in the courts, and will have to be determined on their merits in court, and also by the Public Service Commission, the Board of Estimate and the Corporation Counsel.

tion Counsel.

In this connection of the litigation on the Fulton street structure, I would like to correct the statements which have frequently appeared in the papers to the requently appeared in the papers to the effect that the lattice type of elevated structure, which is required by law on Fulton street, is not strong enough to carry the heavy steel train service. This is absolutely incorrect. The lattice type of construction has adequate strength for any kind of standard train service and the best engineering authority will sustain this statement. tain this statement.

Lattice construction may be slightly more expensive where cheapness is the only consideration, but there is no question as to its admitting more light and air on the street, or as to its strength, if properly constructed.

properly constructed.

Immediate action should be taken by the Board of Estimate and the Public Service Commission in providing the funds and approving plans for slightly changing the New Brighton Line connection to the subways now being built at St. Felix street, to take the proposed Fulton street connection; this will save expense and delay later.

The interest and support which the

The interest and support which the plan outlined in the Eagle is receiving from the traveling public, the banking, realty and business interests of this borough, should insure its early adoption

ough, should and construction. H. L. CARPENTER, Presider

Fulton St. Protective League, B'klyn.

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REAL ESTATE NEWS OF THE WEEK

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

NEW MEMBERSHIP CREATED.

Realty Board Adds Another Class to List, to be Known as Registered Members.

HE Real Estate Board of New York T HE Real Estate Board of New York has added a class of membership, to be known as Registered Members. This membership is unlimited and is composed of those employed in the offices of brokerage houses who have a board member, the fee being placed at five dollars. The object of this class of membership is a protective one, and should do away with several abuses sometimes practiced.

Among those who have been recently

sometimes practiced.

Among those who have been recently admitted are: Peter F. Cogley, Wm. A. Darling, Henry H. Fuller, Edward H. Gilbert. Maurice W. Halpin, Howard B. Hawkshaw, James J. Lantelme. E. M. Livingston, Louis H. Lowenstein, Paul L. Mottelay, Wm. S. Norton. Frank A. Peavy, Paul Poggenburg, Clarence J. Ramsey, Walter S. Redelsheimer, E. H. Scheuber, F. C. Sherrill, J. M. Clayton Shinn, Wm. M. Streeton, C. J. Van Slyke, Edward C. Williams, E. C. Winter, Arthur J. Wolf.

John F. O'Reilly, of O'Reilly & Dahn, 1272 Lexington avenue, has been elected

1272 Lexington avenue, has been elected an active member. Mr. O'Reilly was on the waiting list and was elected through

The following new associate members The following new associate members were recently elected: Dominick Abbate. Bruno Benziger. John V. Black, P. I. Brennan & Son, G. G. Brinckerhoff, Ir., Francis I. Byrne, Wm. B. Ellison, Bernard L. Golden, Joseph M. Harris, James J. Hoev, George Kern, Harry A. Kabler, Charles E. McManus, Wm. O. Morse Frank Moss, I. S. Murphy, John M. Riehle, Savers Bros., Louis Dean Speir, Stimis & Pieper, United Merchants' Realty Company.

New Paving in Manhattan.

Borough President Marks announced that the following list of streets are about to be repaved, and he requests that residents on these streets take notice that any desired subsurface connections for gas, electricity, steam or water, for gas, electricity, steam or water, should be made at once, for after the new pavement is laid, no cut therein will be permitted for one year, except in case of accident. New type signs with this warning are now being placed at the corners of the streets about to be paved. Granite block.—18th street, from Fourth avenue to Broadway. Widen and repaving Duane street, from Rose street to William street.

Sheet asphalt.—51st street, from First avenue to Third avenue; 52d street, from Fifth avenue to Sixth avenue; 151st street, from Amsterdam avenue to Broadway; Lexington avenue, from 21st to 23d streets; 22d street, from Lexing-

Broadway; Lexington avenue, from 21st to 23d streets; 22d street, from Lexington to Fourth avenues; Columbus avenue, from 65th to 69th streets; Sixth avenue, from 23d to 32d streets; 25th street, from Broadway to Sixth avenue; 32d street, from Fifth avenue to Broadway; 32d street, from Sixth to 7th avenues.

Sidewalks.—Cathedral Parkway (110th street), from Seventh to Eighth avenues.

Offsets Against Personal Taxes.

Everybody knows that under the present law many classes of personal property are exempt from taxation. All bonds of the State and City of New York, and all secured debts and mortgages, upon which a recording tax has been paid, are exempt, all shares of stock are exempt, except bank stock.

Firms cannot be taxed. John Doe &

might have a store containing Co. might have a store containing a million dollars worth of goods, but the firm cannot be assessed. Each individual member of the firm can be assessed, provided he maintains a voting residence in the city. Partners in firms may, however, offset the interest they have in merchandise by their share of the firm's debts, and also by all private obligations owed by them.

debts, and also by all private obligations owed by them.

If a partner's equity in the goods is worth \$100,000, he can offset it by an obligation of equal amount, even if that obligation is to his stock broker for margin transactions, or if it represents

money borrowed against some mine in Mexico. Almost any sort of a financial obligation can be used as an offset against personal taxes in this State.—Judson G. Wall.

HOLDING QUEENS BACK.

The Absence of Sewers—Borough President Objects to Commissioner's Ruling.

Queens Borough's development is limited by the absence of adequate sewer systems in some of the most inviting districts. But for that there would have been much more building at Corona and other places along the new subways in the past several years.

Commissioner Murphy of the Tenement House Department takes the position that Section 91 of the Tenement House Law, by inference, prohibits the construction of tenements unless it be possible to connect the areas and court Queens Borough's development is lim-

possible to connect the areas and court yards with stormwater sewers in the streets.

Borough President Connelly has written the Commissioner, disagreeing with this ruling, and saying:

"There is no direct prohibition in the law that I can find, even against building tenement houses where no connection can be made with the sewer.

"I am well aware that, after the completion of a tenement house, you are required to certify that it has been constructed in conformity with the tenement house law, but I feel that, where no sewer exists, the law will be satisfied by the certification by you of the fact that it is impossible for a sewer connection to be made for the storm water and that, therefore, the law has been complied with insofar as compliance is physically possible. ically possible.

ically possible.

"This matter is of the greatest importance to the people of Queens Borough, especially in view of the fact that the finances of the city have made it necessary for the Board of Estimate and Apportionment to curtail expenditures for the construction of public improvements, including sewers."

Borough President Connolly also requests that, in case the suggestions made cannot be adopted, the matter be submitted to the Corporation Counsel for his opinion.

his opinion.

The Commissioner insists that all tenements must be connected with a storm water sewer, so that the rain water from the roofs and that which collects in the areaways can be drained off. When such connection is not shown on building plans for tenements the department is helding up the plans. holding up the plans.

"Gliding Into Prosperity."

Every freight car on the Pennsylvania lines is in use. A few months ago 75,000 were idle. The net earnings of the company increased 25 per cent in July. The New York Central Railroad's increase was 25 per cent.

HOLLOW TILE REMINISCENCES.

When and Where the Material Was Introduced Here.

At the conference of building inspectors and building commissioners of the United States and Canada held at the Hotel Astor in May, Superintendent Carin, of the Brooklyn Bureau of Buildings, related some interesting reminiscences of the introduction of heliow Buildings, related some interesting reminiscences of the introduction of hollow tile blocks into building works. They will be found reported in the official minutes of the conference as published by J. G. Needham. Superintendent Carlin said:

"The subject, to my mind, is one worthy of our best consideration. Hollow tile is not a new building material.

worthy of our best consideration. Hollow the 1s not a new building material. It was introduced in New York City in 1870, by Geo. H. Johnson, an architect of great ability and one who was not hampered by conventionalities. In proof of this statement, permit me to recall that he built the first cast-iron building erected in this city. It was on Third avenue, occupying the block bounded by that thoroughtare, Hall place and 6th and 7th streets. The building, which was originally known as Tompkins Market, and was once occupied as the armory of the 69th Regiment National Guard, was recently demolished to make room for an annex to Cooper Union. "Mr. Johnson patented his invention of hollow tile for hreproofing, and my father and myself purchased from him the territorial rights to manufacture and use all of his patents relating to hollow tile for the States of New Yorks and

the territorial rights to manufacture and use all of his patents relating to hollow tile, for the States of New York and Connecticut. However, we were some years in advance of the times, hreproofing of buildings not having then been taken seriously by architects, and after expending a considerable sum of money in an enort to introduce this form of hreprooning, without success, we allowed prooning, without success, we allowed the patents to lapse and abandoned the proposition.

proposition.

"The matter lay dormant for years, and until we began the erection of fireproof buildings, about twenty-five years ago, when it was taken up by others and used exclusively for fireproofing. Thereafter its value as a building material gradually impressed itself upon architects, and it is now being used throughout the country for the entire construction of buildings, although this use is not yet approved by our building use is not yet approved by our building code for use inside the hre limits."

Improved Service on the Sea Beach.

The New York Consolidated Railroad Company, which operates the Fourth avenue subway in Brooklyn, has placed in operation the local tracks in that subway from 40th to 59th streets. When the subway was opened and up to the present time the company has been using a combination of local and express tracks. From the Municipal Building, Manhattan, the local tracks are used Manhattan, the local tracks are used across the Manhattan Bridge and through Flatbush avenue extension, Fulton street, Ashland place and Fourth avenue to about 40th street and from that point to 65th street, where the trains branch off on the Sea Beach Railroad the express tracks are used.

A German Method.

A German method for removing stumps is simpler and less dangerous stumps is simpler and less dangerous than our way. They bore a hole in the stump and pour into it equal parts of nitric and sulphuric acids. After a few weeks the largest stumps of hardwood are eaten by the acid and easily crumbled with a pick.

PRIVATE REALTY SALES.

T RADING was scattered this week and reflected no new developments. There were, as in previous weeks, several large transactions but, in the main, small properties continued to constitute the bulk of the business. Commercial and residential leasing was moderately

The strength of the apartment house situation was again illustrated by the undertaking of another large operation

on West End avenue, where a row of dwellings on a prominent corner was acquired in one of the most important deals of the year. They are to be demolished and the site utilized for multi-lamily house construction. This breach of the real estate market, namely multi-lamily house construction. This branch of the real estate market, namely that of apartment renting, has continued to remain unusually hrm and brokers from many parts of the city report that the demand is one of the best within recent years. It is evident that the supply has not kept pace with the demand, although the majority of the later building operations concerned large building operations concerned large residential properties.

It cannot, of course, be said that every apartment house district in New York has been sharing in this good fortune, or that all such structures are completely occupied, but it may be said with a most reasonable degree of certainty that a great percentage of the available area in many sections of the East and West Sides of Manhattan, the Bronx and Brooklyn, has been absorbed and that in these neighborhoods tenants are so eager for apartments that they are renting from the plans.

Such a condition of affairs is most satisfactory to the owners and builders and places the values and futures of the properties on a firm basis. It may be considered, therefore, rather unusual that there is not more trading in such holdings direct the investigation. ings, since the investment return from a completely rented apartment house in a completely rented apartment house in a good section is not only an assured one but one on which the average mort-gage renewal difficulty is easily adjusted. It would not be surprising if the long expected revival of interest in real estate should manifest itself in a concerted buying movement of such highly desirable properties by investors.

The total number of sales reported and not recorded in Manhattan this week was 12, as against 11 last week and 15 a year ago.

The number of sales south of 59th street was 5, as compared with 4 last week and 4 a year ago.

The sales north of 59th street aggregated 7 as compared with 7 last week and 11 a year ago.

The total number of conveyances in Manhattan was 87, as against 84 last week, 17 having stated considerations totaling \$408,260. Mortgages recorded this week number 65, involving \$1,869,677, as against 54 last week, totaling \$1,494,768.

\$1,494,768. From the Bronx 8 sales at private contract were reported, as against 7 last week and 11 a year ago. The amount involved in Manhattan and Bronx auction sales this week was \$795,580, compared with \$999,065 last week, making a total for the year of \$49,910,010. The figures for the corresponding week last year were \$324,464, and the total from January 1, 1914, to September 26, 1914, was \$30,930,688.

\$1,000,000 West Side Deal.

\$1,000,000 West Side Deal.

McMorrow Brothers have purchased from Franklin Pettit, through Slawson & Hobbs, the seven dwellings at the southeast corner of West End avenue and 89th street, known as 592-598 West End avenue, and 274-276 West 89th street, forming a plot 100x100. Title will be taken in the name of the 590 West End Avenue Company, recently incorporated, with Thomas, Charles P., and James Walter McMorrow as directors. A twelve-story apartment house will be erected on the site, the total operation involving an outlay of aphouse will be erected on the site, the total operation involving an outlay of approximately \$1,000,000. The buyers have been active in high class apartment houses on the West Side, and are about to improve, in a similar manner, the plot at the southwest corner of West End avenue and 99th street.

"Spite House" Transferred.

Title was taken this week by the Fenlo Realty Company, Bing & Bing, from Barbara Stein, of the old Richardson "spite house," at the northwest corner of Lexington avenue and 82d street, which occupied a lotlet, 102.2 feet on the avenue and 5 feet in the street. The

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FREDERIC C FORD HOWARD H. FORD WALTER H. FORD, C.E. HAROLD S. FORD same concern also acquired the adjoining two houses, on a plot 50x102.2, at 129 and 131 East 82d street, from John S. Murphy. The new owners will improve the site with an eleven-story apartment house, plans for which are now in course of preparation.

"Maxim's" Resold.

Charles Laue has resold 108-110 West Charles Laue has resold 108-110 West 38th street, two five-story buildings on plot 40x98.9, occupied by "Maxim's" Restaurant, to Philip Herrmann, who gave in part payment 518-524 West 21st street, two four-story tenements and a vacant parcel, 100x92. The transaction involved about \$300,000. Mr. Laue recently acquired the property from Susan E. Wood in a trade for the apartment house at 133-135 Prospect Park South, Brooklyn. Brooklyn.

Loft-Dwelling Exchange.

Frederick Brown has purchased from Frederick Brown has purchased from H. M. Thompson the twelve-story loft building at 598 Broadway, through to Crosby street, with a frontage of 28.6 on Broadway and a depth of 199.6. In part payment the buyer gave the five-story dwelling, 43 West 72d street, on plot 25x102, which he recently bought from Laura M. Smith. The deal involved more than \$500,000 and was negotiated by Taylor, Sherman & Mock.

Builders Buying in Bronx.

The Simonia Realty Corporation, Simon Shapiro, president, has purchased from the American Real Estate Company the piot 100x158, at the northeast corner of Daly avenue and 181st street, which the five story. for improvement with two five-story apartment houses. The buying company has built similar structures on Bryant avenue and in Aldus street, in the Hunts Point section.

Manhattan-South of 59th St.

Manhattan—South of 39th St.

THOMAS ST.—Jacob Fleischman Corporation purchased from the Eberhardt Realty Co. the 6-sty business building 60 Thomas st, on lot 25x100. The seller acquired the property recently in a trade for Bronx holdings.

51ST ST.—Frank B. Taylor sold for Dr. D. N. Boatner to Professor Joseph Rohrer the 4-sty dwelling, 62 West 51st st, on lot 18.2x100.5, a Columbia College leasehold.

Manhattan-North of 59th St.

70TH ST.—Slawson & Hobbs have sold for Sarah A. Punderford the 4-sty 20-ft, high stoop dwelling 127 West 70th st.

82D ST.—Ryder estate has sold 25 West 82d, a 4-sty dwelling, on lot 20x102.2, through ouglas L. Elliman & Co. and the F. R. Wood-Douglas L. Ellima W. H. Dolson Co.

125TH ST.—Empire City Mortgage & Hold-g Co., Samuel Earkin and Adolph Weiss, have irchased 332 East 125th st, a 6-sty tenement, a lot 25x150.

on lot 25x150.

140TH ST.—Otto Mayer sold to the Charwynn Realty Co., Charles Wynne, president, 211 West 140th st, a 5-sty flat, on plot 28x100. The broker was Henry Sugarman.

7TH AV.—Samuel B. Steinmetz bought from the Central Trust Co., through Alexander Selkin and J. F. Farrell, the two 6-sty flats, 2525-2535 7th av, on plot 80x101.

Bronx.

ANDREWS AV.—William H. Mehlich has sold for the Oesting Building Co. 1925 Andrews av, a 5-sty apartment house, on plot 40x100. It is one of a row of twelve buildings completed by the selling company.

KELLY ST.—Abraham Schneider has sold to the Willomette Building Co., Henry C. Jackson, president, the plot 50x105, in the east side of Kelly st, 99 ft. north of 167th st. A 5-sty apart-ment house is to be erected.

160TH ST.—The Benenson Realty Co., Benjamin Benenson, president, has bought a plot of two lots in the north side of 160th st, 70 ft. east of Melrose av.

176TH ST.—Alexander Selkin and David Mintz sold for Mrs. L. McCormick, 889 East 176th st, a 3-sty dwelling, on plot 50x155.

HEATH AV.—Sarah C. Brooks has sold the dwelling 2689 Heath av, on lot 25x100, to M. Miller.

Miller.

MORRIS AV.—Smith & Phelps have sold the plot 50x100, on the east side of Morris av, 25 ft. south of 162a st. The purchaser will build a 5-sty apartment house with stores.

PROSPECT AV.—William Edebokes sold to G. Faisp, the plot 50x100, at the northwest corner of Prospect av and Fairmount pl, occupied by two frame dwellings. The reported price was about \$16,000.

Brooklyn.

BERKELEY PL.—Charles E. Rickerson sold to William J. Kennedy the 3-sty dwelling 214 Berkeley pl.

PRESIDENT ST.—Joseph C. Bonnadonna sold 897 President st, a 2-sty house, for William Croft to B. Mauro.

QUINCY ST.—Henry Agar sold dwellings at 784A Quincy st for Elizabeth Morgan and 458 Lafayette av to Cecilia Kenny,
RUTLAND RD.—The Brighton Building Co.
has sold to Anna H. Paris the new 3-sty dwelling, on lot 17x100, at 29 Rutland rd, and to Charlotte B. Kennedy, a similar dwelling at 31 Rutland rd.

SUMMERFIELD ST.—James M. Hawley has sold 154 Summerfield st.

7TH ST.—F. C. Sauter sold for Louis Olson to Richard J. McCumiskey, 313 7th s 3-sty flat.

11TH ST.—Jerome Property Corporation sold the lot, 25x100, in the south side of 11th st, 109 ft. west of Prospect Park West, for Mrs. Mary Smith

55TH ST.—F. C. Sauter sold for Anthony Jerick to Louis E. Olson, the 1-fam. dwelling, 951 55th st.

6STH ST.—Frank A. Seaver & Co. sold for f8nnie Quinn five lots in the north side of 6Sth st. 187 ft. west of 6th av, and the 1-fam. detached house at 1655 42d st, on plot 60x100. The same firm negotiated the recently reported sale of 7803 4th av for Anna Martin. \$2D ST.—Frank H. Malone sold the 1-fam. semi-bungalow at Colonial rd and 82d st for Murroe Stiner, builder, to Adam Schumann.

AV I.—Eernard Kempner and Jacob S. Glaser, as the Rangeley Construction Co., bought the southwest corner of Av I and 14th st for improvement with an apartment house. 6TH AV, ETC.—William G. Rehbein sold 532 and 534 6th av, two 3-sty flats, for the Sawyer estate; also 1023 East 40th st, dwelling for Gasten Swenson to M. Iak, and 392 East 3d st for M. Sheldow to Mrs. K. Wolf.

Queens.

BAYSIDE.—George Harnden sold the last two of nine dwellings erected in 9th st to Frank Meebile, of Mannattan, and Henry Hertye. William F. Sheehan was the broker.

EAST RIDGEWOOD.—E. C. Williams Corporation purchased from the Thompson Property Co. a plot, 100x261, at the southeast corner of Hoverkamp st and Ford av. The property is reported to have been held at \$25,000.

FAR ROCKAWAY—A have and plot in

FAR ROCKAWAY.—A house and plot in uth st, Far Rockaway, has been sold by illiam L. Bowman for the Broadstyle Realty by Charles Friedenberg, president, to Morris William L. Co., Charles Goldzier.

FOREST HILLS.—Right Rev. Bishop C. E. McDonnell, of the Brooklyn diocese, acquired a plot at the southwest corner of Ascan av and Queens blvd, which will be improved with a

LONG ISLAND CITY.—The Mathews Buildg Co. sold to Charles Oestrich, Jr., 345 12th, a 6-fam. flat, for about \$11,500.

st, a 6-fam. flat, for about \$11,500.

LONG ISLAND CITY.—The A. J. Bradley Co., manufacturer of oil products, has purchased from the T. B. Ackerson Co. a plot 110x200 ft. in Long Island City in the north side of 10th st, east of Vernon av and adjoining its present holdings. The property was held at \$20,000.

LONG ISLAND CITY.—The Long Island Railroad purchased from C. Becker a plot 100x229 in the north side of Traffic st, 900 ft. east from the present right of way of the company at Bushwick Junction. It will be utilized in grade crossing eliminations now being completed at that point.

ROSEDALE.—New York Suburban Land Co.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President ay to H. Clayton and 40x100, in Dale pl to A. Blom.

Richmond.

NEW DORP.—Bruno Grosche sold to Cornelius G. Kolff the 10-acre "Jones Farm," on the Amboy rd, near the Richmond rd. The purchaser intends to sub-divide the property and develop it as a high-grade residential section under the name of "The New Dorp Colony."

WEST NEW BRIGHTON.—Cornelius G. Kolff is sold for Judge Morgan M. L. Ryan his 1-m. cottage, 213 Elm st, on a plot 25x100 to r. Louis Feist.

Nearby Cities.

JERSEY CITY, N. J.—Hudson Real Estate Co. sold the plot at the junction of Ocean av and Old Bergen rd to the Sheffield Farms-Slawson Decker Co., on which a plant will be erected. The Hudson Real Estate Co. also sold to Samuel Gorlin, the builder, 20 lots on Ocean av and Old Bergen rd, just south of Gates av.

NEWARK, N. J.—Feist & Feist, Inc., sold the acant plot, 50x150, on the southwest side of urrell av, 78 ft. north of South Orange av, ontrose Park. The buyer will erect a resi-

Rural and Suburban.

BALDWIN HARBOR, L. I.—Frank Tinney, the actor, has purchased a plot 250x400, on which he will erect a residence. The frontage of 400 ft. is on the harbor.

BAYONNE, N. J.—Texas Co., oil, has purchased a plot at Av A and 1st st, 65x120, and an adjoining plot, 75x100, on which a service plant will be erected.

plant will be erected.

BAYONNE, N. J.—Henry A. Oetjen bought through the Corporation Realty Co. from the Board of Commissioners the old Bayonne Library building, 41x153, at the northwest corner of Broadway and West 22d st, for about \$\$25.000. The present building will be razed and an office building erected on the site.

BRONXVILLE, N. Y.—Fish & Marvin have sold a plot at Cedar Knolls to A. W. Lewis, of this city. It is the purchaser's intention to develop the property for residential purposes.

BRONXVILLE, N. Y.—Burke Stone, Inc., sold two lots on Mohegan Heights to Louis Hajos, who recently sold his residence to the Bronx

River Reservation. Mr. Hajos intends to erect a residence for his own occupancy at once.

BRONXVILLE, N. Y.—Fish & Marvin have sold for George H. White his residence on White Plains rd to Miss Katherine F. McCarthy. The property was held at \$16,000.

EAST ORANGE, N. J.—Frederick Brown sold through Arthur S. Cox to the Foard Holding Co., of Newark, Richard Foard, president, seventeen 1, 2, 3 and 6-fam. houses at 204 to 208 North 10th st, to 7 Eaton pl, 69 Carnegie av, 47-53 North 18th st, and 22, 26 and 42 North 16th st. The transaction involved about \$150,000. The seller recently acquired the houses in exchange for the Holly Arms, a 6-sty elevator apartment house, plot 100x100, at 402-410 West 148th st.

GARWOOD, N. J.—New York Suburban Land

architect.

LARCHMONT, N. Y.—Alexander Bradley & Son have sold for John E. Dobbins of Brooklyn his Larchmont Park property on Stuyvesant av to F. C. Kelley.

MONTCLAIR, N. J.—Robert Ansley has sold his large residence at 167 Park st to John E. Leikauf, of New York, manager of the candy department of Park & Tilford. Dr. Harry M. Ayers also sold to Edward B. Sparks the residence at 465 Park st.

NEW ROCHELLE, N. Y.—J. P. Finneran and P. J. Ryan and J. Reynolds resold for the Windemere Real Estate Co., Daniel H. Jackson, 38 Hamilton av, Rochelle Park, a 3-sty dwelling with about two acres of land.

son, 38 Hamilton av, Rochelle Park, a 3-sty dwelling with about two acres of land.

NEW ROCHELLE, N. Y.—An option has been purchased on five acres at Petersville rd and Stephanson av by the manufacturers of the D. & C. flour for a mill site. George M. Wood and James D. McCann were the brokers.

NORTH YONKERS, N. Y.—The River View Building Co. of Yonkers has sold the new 1-fam. cottage at 711 North Broadway in the River View Colony.

PEEKSKILL, N. Y.—The Nelson Estates, Robert E. Farley vice-president, has made the following sales: To Mrs. Hilda Higgins, a plot near Bay st, overloking the Hudson; to Mrs. Catherine Murphy, of Peekskill, two plots; to Frank A. Burchetta, a lot on Union av, adjoining his plot, and to Edward B. Brown, a plot 50x150 on Union av.

RIVERDALE, N. J.—Brandon Moses sold for Miss M. W. Geisinger her country place, Longfields, on Riverdale av, containing 50 acres and colonial house.

ROCKLAND LAKE, N. Y.—Arthur Meyer, of the Arthur Meyer, Farm Agency hought from

colonial house.

ROCKLAND LAKE, N. Y.—Arthur Meyer, of the Arthur Meyer Farm Agency bought from Moses W. Taylor of Valley Cottage, Rockland County, the Castle farm, consisting of 30 acres and a large house, barns and outbuildings, opposite Rockland Lake, facing the main State road. Mr. Meyer resold the same to Mrs. J. DuPratt White of Nyack, N. Y.—Robert E. Farley Organization sold a plot on Walworth av, overlooking the County Tennis Club of Westchester, to Theodore Earle, as a site for a home.

Westchester, to Theodore Earle, as a site for a home.

SEABRIGHT, N. J.—George Batten has purchased from one-time Mayor Ernest C. Hinck of Montclair the residence on Ocean Boulevard, adjoining the W. Nelson Cromwell pl. The property is divided into two tracts and extends from the Ocean Boulevard to the Central Railroad. The price was about \$45,000.

SOUTHAMPTON, L. I.—A group of members of the Suffolk Hunt Club has purchased the property of the club, which has been occupied for the last five years under lease. The cost was about \$25,000. Among those interested were Col. Robert M. Thompson, Henry D. Babcock, Richard Newton, Jr., Dr. George A. Dixon, Henry Pelham Robbins, John E. Berwin and Frank B. Wiborg.

VALHALLA, N. Y.—William H. Malcolm has sold for the Bryant Park Realty Co. to Frederick C. Hardon of Riverside drive, a house and stable with 3 acres of ground on Columbus av.

house and stable with 5 acres of ground on Columbus av.

WESTBURY, L. I.—S. A. Warner Baltazzi has sold to A. Ludlow Kramer, president of Electric Properties Corporation, a tract of more than 50 acres on the Jericho turppike adjoining the William P. Thompson estate.

YONKERS, N. Y.—Robert E. Farley Organization sold at Nepperhan Heights plots on Myrtle av to Albert J. Weatherby and in Albermarle pl to Philip Remyk.

YORKTOWN, N. Y.—Fish & Marvin have sold for the estate of John J. Tate a property consisting of thirty acres, residence and out buildings. The purchaser is a prominent New Yorkman who will make extensive improvements.

YONKERS, N. Y.—Harry Sugarman has sold for Charles Wynne four lots, 100x100x irreg, on Chase av, 100 ft. east of Greenvale pl.

LEASES.

Railroad Office to Move.

The Pennsylvania Railroad has leased, through Horace S. Ely from the Pottier & Stymus Manufacturing & Improvement Company, the southerly store in the Depew Building, 487-489 Fifth avenue, at a reported rental of \$20,000

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

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KEWANEE GARBAGE BURNER Turns Garbage Into Fuel!

If you are the owner of an apartment or tenement building, hotel, hospital or restaurant, there isn't any more reason for having your garbage hauled away, than there is for throwing money into the streets.

Garbage, if burned in a Kewanee Water Heating Garbage Burner, makes good fuel and provides a big share of the fuel necessary for the heating of water. And it also provides a sanitary way of disposing of garbage and refuse.

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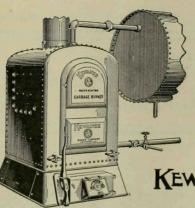
have been installed in many of the most up-to-date buildings in New York City—as well as in every other

city in the country. And they are conclusively proving their ability to reduce hot water costs and burn garbage without odor.

Phone our New York City office today and ask them to send a representative to explain.

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Kewanee Water Heating Garbage Burner, Type D, showing connection to hot water tank.

Wants and Offers

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

BROKER WANTED.

One of the foremost Real Estate firms, specialists in New York City real estate, wants an experienced broker, thoroughly familiar with commercial properties, plots and leases in central Fifth Avenue section. The foregoing knowledge absolutely essential. Box 720, Record & Guide.

THOROUGHLY experienced in construction, repair and management of property, mortgages, appraisals, etc., manager and secretary of builder's office for past ten years seeks permanent responsible connection. Box 716, Record & Guide.

RENTING man and collector, thoroughly proficient in office work and property management seeks position on salary or salary and commission basis. Box 724, Record & Guide.

BROKER, thirteen years' experienced in management, mortgages, sales; own mortgage expiration system; would connect with reliable firm or estate; salary and commission basis; Christian. Room 703, 505 Fifth Ave.

STENOGRAPHER, 4 years' experience, wishes position in building, realty or other line; salary \$12. Box 710, Record & Guide.

FOR SALE—Hyde & Bromley maps bound volumes of R. & G., oak map case: and library bureau, sectional card index files. FINNEY & MATHEWS, 149 W 36th

POSITION desired with reliable firm by a thoroughly experienced Christian col-lector and broker; could influence small clientele. Box 722, Record & Guide.

EXPERIENCED young man wanted to do business leasing for high class real estate concern. Address Box 718, Record & Guide.

PARQUET FLOOR (which by change in plans could not be used) for sale. Patent 4" x 4" quartered oak block with 6" mahogany strip border, all %". Size, 16' 9" x 21' 6". No mastic needed. Contraction or expansion provided for. A new high-class floor at a bargain. Box 648, Record & Guide.

a year. The present quarters of the lessee are at 501. Fifth avenue, which is to be torn down to make way for the tall building to be erected by the Oceanic Investing Company. The railroad will not immediately take possession of its new quarters and has subleased through Tucker, Speyers & Company, the store at 487, to the French American Phonograph Company.

A Hotel for Women.

The twelve story Hotel Rutledge at 161-163 Lexington avenue, at the northeast corner of 30th street, which has been conducted as a business woman's been conducted as a business woman's hotel for the last year, has been leased through George B. Corsa, by Stephen H. Jackson, to a corporation formed by T. Elliott Tolson and David H. Knott. Frank P. Williams and Samuel Naylor are also interested. The lessees plan to continue to conduct the Hotel Rutledge as a woman's hotel.

Manhattan.

LEON S. ALTMAYER has leased for Irving I. Kempner and Ralph Kempner the 4-sty American basement residence 70 East 92d st to M.

BARNETT & CO. leased the dwelling 143 West 122d st to Oscar Manborgne.

West 122d st to Oscar Manborgne.

BERLIN RENTING AGENCY leased apartments in the Glen Cairn, 99th st and Riverside drive, to H. Streetman, John Cloues, A. L. Mane, William Rice, H. Groen, J. Schultz and Miss Mary Pickford.

DANIEL BIRDSALL & CO. have rented lofts in 398 5th av to A. Stiglitz & Co., of 110 West 25th st; in 114 Spring st to Joseph Specterman; in 152-6 Wooster st, to J. Rosenberg & Co., of 53 Greene st, and in 458 Broadway to H. Brinberg & Bro.; also the store and basement in 9 Lispenard st to Philip Waldman; the store in 421 Broadway to the Broadway Electrical Novelty House, of 324 Bowery, and the store in 114-16 East 25th st to Welz & Schiff, of 29 Lispenard st.

THOMAS BURGER, proprietor of the Inn at

THOMAS BURGER, proprietor of the Inn at Arverne, has leased from Edward Margolies the store in the building at 27 West 33d st. He will pay \$6,000 a year. The place will be extensively altered for use as a restaurant.

altered for use as a restaurant.

CARSTEIN & LINNEKIN leased the dwelling 439 Lexington av to Maria E. Kettenring, and apartments at 12 West 12th st to Charles E La Barbier and Dr. Beatrice M. Hinkle; also one-half of the 3d loft in 133-137 East 16th st to Frank F. Arnold; the 9th floor in 450 5th av to tne New Era Mfg. Co.; part of the 6th loft at 35 6th av to the United Basket and Nursery Furniture Co., and space at 456 4th av to the American Newspaper Syndicate.

CROSS & BROWN CO. has leased the building 829-835 lith av at an aggregate rental of about \$40,000; also space in 2 West 47th st to Edith Bonner, 1 West 34th st, and also to the Gardner Method.

Gardner Method.

CROSS & BROWN CO. leased the 3d floor in 149 west 36th st to Cann & Uhr for the Finney building Co.; space in 42d st and Mauison av to Thomas M. McKee & Co.; space in the Vanuerbilt Concourse Building to the Phoenix Horse Shoe Co. and Alexanuer Miller & Bross.; also the 9th 16th in 40 East 21st st to A. Silberberg for Isaac Goodhue.

P. H. J. DALY has leased for the Ritz Realty Co. the store at 12 East 46th st to F. G. Schmidt, optician, of 11 East 42d st, which was recently leased, through the same broker, to George W. Lott. Mr. Daly reports that he was the sole broker in both transactions.

the sole broker in both transactions.

JOHN R. DAVIDSON has leased for Annie M. Backers the dwelling 117 Mannattan av to James S. Watt.

DUROSS CO. have leased the house 243 West 19th st to Geo. M. Ozeky; also apartments in 132 West 12th st for Rhinelanuer estate to Helen M. Williams; in 200 West 14th st for Patrick Smith estate to F. Goetz; in 314 East 15th st for The Salvation Army to Thos. Casses; in 337 West 14th st for Maze Realty Co. to Geo. Zseib; in 256 West 22d st for Anna E. Leaycraft to S. J. Cutelius, and in 136 West 12th st to Shaylor Turner.

DOUGLAS L. ELLIMAN & CO. have leased

DOUGLAS L. ELLIMAN & CO. have leased 47 East 49th st, a 5-sty residence, for Mrs. Douglas Henry.

Douglas Henry.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 383 rark av to Edgar W. Leonard, which completes the renting of this building; also in 11-5 Park av for Bing & Bing to Anorew M. Williams, assistant general counsel of the Brooklyn Rapid Transit Co.; in 930 Madison av to Miss Martha Fitz Gerald, and in 157 East 81st st to Bishop Courtney.

DOUGLAS L. ELLIMAN & CO. have leased an apartment of 14 rooms and 4 baths at 405 Park av for Moore & Wyckoff to Mrs. William H. Hays; also apartments in 383 Park av to Henry M. Ward; in 8 West 51st st to Miss S. Di Giambathista, and a Turnished apartment for the season in 116 East 63d st for Alfred H. Thorpe to E. H. Everett.

Thorpe to E. H. Everett.

DUGLAS L. ELLIMAN & CO. have leased apartments for Eing & Bing in their new building at 939 Park av, 84th st, to Frank G. Burke, Jr.; also in 122 East 82d st to Jesse Lynch Williams; in 115 East 53d st for Moore & Wyckoni, agents, and in conjunction with McCarthy & Fellows to Dr. William K. Mittendorf, who recently sold his property, including 140 Madison av, to the George Backer Construction Co., and in 28 East 55th st to Judge Daniel F. Murphy.

J. B. ENGLISH has leased for the estate of Mary E. Steblins to George Albright the 5-sty dwelling 127 West 47th st.

J. B. ENGLISH has leased for N. Lyon to Urbano Petrich the 4-sty dwelling 160 West 46th st.

J. ARTHUR FISCHER leased apartments in

J. ARTHUR FISCHER leased apartments in 159 West 45th st to Mrs. A. Cunningham and to N. P. Antoniadis.

FREDERICK FOX & CO. have leased the store and basement at 102-4 West 38th st to to Charles Offer; also the store at 22 West 39th st to Jacob Cappell; lofts at 25-29 West 31st st to Mark Perlman; at 129 West 31st st to to Jacob Cappell; lofts at 25-29 West 31st st to Mark Perlman; at 129 West 31st st to F. Greenwood; at 13 West 38th st to Oscar Mandel; space at 20 West 39th st to John Burgess Co.; loft at 30-34 West 26th st to Jacob Leibowitz; loft at 30-34 West 26th st to Jacob Leibowitz; loft at 20 West 17th st to Samuel Pellman; space at 17-21 East 22d st to Edward Goodman.

GAINES & DRENNAN CO. have leased an apartment in 24 Gramercy Park to Mrs. Fredk. K. Stearns of Detroit, Mich.; also, in conjunction with J. P. Whiton-Stuart Co. an apartment in 1 Lexington av to G. Lawrence Perkins, of Pomfret Center, Conn.

GOODALE, PERRY & DWIGHT have rented

GOODALE, PERRY & DWIGHT have rented store and basement at 400 6th av to the California Lunch Co.; also additional space at 40 West 28th st to I. Novick and a loft at 154 West 32d st to Damar Lacquer Co.

GOODWIN & GOODWIN rented for Luke A. Burke, Jr., to Herman Weiss the 3-sty dwelling at 140 West 121st st.

Burke, Jr., to Herman Weiss the 3-sty dwelling at 140 West 121st st.

GOODWIN & GOODWIN have rented apartments in 523 West 187th st to Frederick Melis, Jacob Gudel, Mark Lewis, B. Richman, Isidor Dreyfus, Mrs. E. Stern, John B. Bogart; in 3915 Broadway to William C. Gibson, John F. Reddy, John H. Steinberger, Harry Jacobs, Thomas P. Cowley, Morris Jacobs, William F. Devoy, James Clark, DeWitt Van Kueren, Mrs. Annie Pollock, Albert Siegel, Charles Jacobs, Leo Rubin; in 515 West 187th st to P. J. Rochietti, Mrs. Nellie A. Tyler, Charles Oppenheimer, Jacob Leichter, C. F. Buck, William Jackson, Mrs. F. Rosen, Mrs. Alice L. Woodbridge; in Balmoral Court, Broadway and 163d st, to Isaac Bildersee, Robert Latham, Mrs. Jennie Bloom, Samuel J. Weitzer, Mrs. M. Alice Davis, Clinton Barrett, Mrs. C. Muhr, Adolph Marcus, Wm. B. Allen, Mrs. Marie H. Thompson, Leon Phillips, George E. Fox, Louis Davis, Mrs. Marie H. Terry, William A. Moore; in 3875 Broadway to Dr. A. Blume, E. Walbridge, John H. Bossong, Mrs. Hannah Peiser, Benjamin Glaxton, F. Banta, James E. Reynolds, Herbert Starr, Henry Banard, Robert A. Boyle, F. W. Winter.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., and CROSS & BROWN CO. leased for Philip Rhinelander the 2d loft at 48-50 West 21st st to Harris & Schuster, manufacturers of muslin underwear, now located at 40 East 20th st. This lease completes the leasing of the building.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased apartments in the Edmund Francis Court. Amsterdam av and 120th st, to Frank J. Drummond, F. P. Van Horne, Dr. Sophie Chapman, I. Marshutz, Lieut. Karl

TO REAL ESTATE FIRMS

An established and well known Real Estate Corporation in New York City contemplates the consolidation of several Real Estate firms under a new plan, which it believes will be of mutual benefit and profit. Firms to be eligible to the plan must have a management business that now pays not less than ten thousand dollars per year gross. If you think the matter might prove of interest to you write for particulars and the Corporation will be glad to outline the scope of the proposed plan shortly after receipt of your communication.

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National Window Cleaning & House Renovating Co.

42 East 4th Street,

NEW YORK

Smith, J. D. Crawford, C. F. Roland and to C. C. Moore; at 49 West 39th st to Martha German; in 203 West 107th st to Mrs. Matilda Hart, Frederick W. Griffiths, James Cameron, E. M. Tinker, Jerome K. Schloss, Paul Rahm, Samuel Downey, James F. McElhone, Miss Grace Cameron, A. C. Nathan and Jacob Mandel; in 611-613 West 136th st to Helen Brown, Joseph R. Mason, Isabel B. Finch, Agnes Farrell and Mrs. Dorothy Richardson; at 5 West 58th st a studio to Miss T. E. Boyden; at 805-807 Lexington av to Mrs. L. R. Cunningham, R. Cummings, Miss R. Berquist and Osear Fritsche, and at 38 6th av a studio apartment & T. Cammanaro.

M. & L. HESS (INC.), as agents, have leased the store and basement at 16-18 West 22d st through to 15-17 West 21st st, containing 20,-000 sq. ft.

M. & L. HESS (INC.) have leased the store and basement at 41 Great Jones at to Jacob Schwartz; the 1st loft at 297-303 Mercer at to Gus Van Lier and the 10th loft at 115-7 East 23d at to Abraham & Jacob Weinrib.

HOUGHTON COMPANY leased for Arthur Wilkinson the 3-sty dwelling 436 West 85th at to G. Sitzman.

HOUGHTON COMPANY leased for Arthur Wilkinson the 3-sty dwelling 436 West S5th st to G. Sitzman.

HOUGHTON COMPANY leased for Rosie Jacobs the 5-sty dwelling 690 West End av to Berthilde Lardy.

HUBERTH & HUBERTH have leased a large store and basement known as 1838 Broadway in the American-Circle Building to the Ward Motor Vehicle Co. of Mt. Vernon. R. B. Ward, the president of this concern, has the controlling interest in the Ward Baking Co.

HUBERTH & HUBERTH have leased space in the new American-Circle Building at Columbus Circle to the Automatic Fire Detector Co., Fred J. Ryan, Henry Waring, United Filling Stations, Inc.; Leonard J. McCracken, Frederick Lauterbach and J. F. Faulhaber; also space in 253 West 58th st to the Anderson Electric Car Co., of Detroit, and United Catalog System, Inc., of 1779 Broadway. The same brokers negotiated the lease for the Josephine A. Lovell estate for additional space at 228-30 West 58th st to the Willard Storage Battery Co.

JOHN J. KAVANAGH leased for the Lawyers' Title & Trust Co the 4-sty dwelling, 52 East 75th st, to L. V. Weil; also store in 756 Madison av for Douglas L. Elliman & Co., to Clarence Edsall and in 924 Madison av for Daniel L. Korn to Newbury D. Lawton.

MANNING & TRUNK and Heckscher & De Saulles leased, for August Heckscher to Strasburger, Inc., dealers in lamp shades and novelties, formerly at 5th av and 58th st, the westerly store and basement in the 57th st front of the building 734 5th av.

MOORE, SCHUTTE & CO. have leased for Mary C. McNiece, J05 Hamilton pl; also for Irena S. Chamberlin 387 Convent av, two 3-sty dwellings.

MOORE & WYCKOFF and Harris & Vaughan have rented for Ralph Pulitzer to Mrs. Gardiner Sherman for the season the American hase.

MOORE & WYCKOFF and Harris & Vaughan have rented for Ralph Pulitzer to Mrs. Gardi-ner Sherman for the season, the American base-ment house, 17 East 73d st.

ner Sherman for the season, the American basement house, 17 East 73d st.

NELSON, LEE & GREEN have leased for the Hudson Terminal Co. offices in 30 Church st to the Baltimore Tube Co., of 47 West 34th st.

CHARLES F. NOYES CO. has leased the store 196 Front st to Theodore P. Lancaster; and the store at 279 Pearl st for Lewis E. Ransom to Dickerson Van Dusen & Co., of 32 Cliff st.

st.

CHARLES F. NOYES CO. has leased the ground floor of 44¼-46 Maiden la for 10 years at an aggregate rental of about \$50,000 to the Maiden Lane Jewelers' Exchange; also the ground floor and basement of 196 Grand st for K. E. Turnbull to M. Messina, of 199 Grand st.

CHARLES F. NOYES CO. has leased a floor at 40 Burling slip to the Stereoscopic Development Corporation; a loft at 74-80 Washington st for B. Crystal & Son to the Wolf Safety Lamp Co., of 47 West st; and a floor in 50 West st for the same owners to the American Materials Co., of 30 Church st.

CHARLES F. NOYES CO. has leased offices in

West st for the same owners to the American Materials Co., of 30 Church st.

CHARLES F. NOVES CO. has leased offices in 71 West 23d st and 46 West 24th st to the Centaur Film Co., the Meccano Co., the Geneva Embroidery Co. and the DeLuxe Film Co.; also the store and basement at 199-201 Grand st for E. K. S. Lorillard to the Manhattan Brass & Electrical Co.; a store at 28 Frankfort st for John V. Black to Berman Barad.

PEASE & EI LIMAN have leased for Albert G. Duvsters to Mrs. W. B. Dickerman the 4-sty dwelling 342 Lexination av; also anartments in 345 West 85th st for Mrs. Ella Westheimer to Mrs. O. J. Wyndham; in 104 East 40th st to W. H. Maxwell, Jr., and in 515 Madison av to J. M. Cushman.

PEASE & EI LIMAN have rented, furnished, for Mrs. William Scott Pyle, of Bernardsville, N. J., her apartment in the "Montana." on Park av. between 52d and 53d sts. to Mrs. Waldo Burton; also leased in 565 Park av, an entire floor, comprising two apartments, to I. P. O'Connor Marsh.

noor, comprising two apartments, to I. P. O'Connor Marsh.

PEASE & ELLIMAN have leased offices in the Liberty Tower, 55 Liberty st to Charles H. Spencer, George W. Myer, Jr.; Charles A. Baldwin, Clark & Clark, Radium Luminous Material Corporation, Frank W. Beavers and Edward A. Poole.

PEASE & ELLIMAN have rented for Thatcher M. Adams, Jr., to Reginald Wright Kaufmann, the writer, the 3-sty dwelling at 39 West 10th st; also apartments in 850 Park av for John H. Dale to J. H. Freedlander; and for Harris & Vaughan as agents, in 27 East 62d st to Mrs. Clyde Brown.

PEASE & ELLIMAN have leased for H. M. Alexander to Count Golejewski the 4-sty dwelling at 18 East 92d st; also apartments in 11 East 68th st to Mrs. S. H. Clark; in 49 West 57th st to Charles W. Frank, and 178 East 70th st to W. A. Ferguson; in 104 East 40th st to Mrs. Sheldon Smith; in 144 East 56th

st to Dr. F. Montgomery Davis; and in 161 East 79th st to Silas Wodell.

st to Dr. F. Montgomery Davis; and in 161
East 79th st to Silas Wodell.

PEASE & ELLIMAN have rented for George
Sherman his residence, a 4-sty dwelling, at 8
West 55th st to George Barton French; also
for Douglas L. Elliman & Co., as agents, an
apartment in 383 Park av to John R. Ogden;
renewed the lease on the 4-sty dwelling at 319
West 82d st to F. W. Seybel; renewed the
apartment leases of Mrs. George M. Tuttle in
103 East 75th st; and of Frederick W. Wiler
in 24 West 59th st; and leased apartments in
1190 Madison av to Madame Namara-Toye, and
in 723 St. Nicholas av to Miss E. Miller.

PEASE & ELLIMAN have leased for Mrs. W.
Adams Brown to Henry N. Benkard the 4-sty
dwelling at 114 East 30th st; also an apartment in the new house being built by George
Backer at 15 West 55th st to J. H. Parks; a
floor at 695 Lexington av to Mrs. Theresa
Weissberger; and offices in 42 West 39th st
to Edward Penfield; and made the following renewals of apartment leases: In 24 West 59th
st, to Robert J. Fellner; in 315 West 115th st,
to E. Block; in 723 St. Nicholas av, to Mrs.
Theresa A. Huiskamp; in 25 Fort Washington
av, to Arthur W. Middleton, and to L. Mortimer Gross; in 723 St. Nicholas av, to Martin
Smith, and in 315 West 115th st, to Norman
Tauber.

S. OSGOOD PELL & CO. has leased the 3d
loft at 318-320 West 48th st to Philip A. White

E. A. Hardine for Wendell L. Nichols; for the Thomas Realty Co. in the south-corner of Broadway and 63d st the street e to Marcus & Co.

S. OSGOOD PELL & CO. leased for Frank Kines the store at 13 East 43d st to Aaron Siegel and the 3d loft in 27 West 38th st for the Narada Realty Co. to Mrs. Jessie I. Derickson.

the Narada Realty Co. to Mrs. Jessie I. Derickson.

L. J. PHILLIPS & CO. rented apartments in the Wellsmore, Broadway and 77th st, to M. W. Wise; an apartment in the Adamston, Broadway and S9th st, to George Lother, and an apartment in Euclid Hall, Broadway and S6th st, to Dr. G. W. Boscowitz.

L. J. PHILLIPS & CO. leased private houses at 30 West 87th st to Mrs. Rebecca Weis; 306 West 77th st to Conde R. Thorn; 23 West 70th st to L. J. Newburg; 29 West 74th st to R. Lindheimer; 54 West 75th st to Quonce & Duggan and 141 West 76th st to Dr. E. M. Agostini; also leased stores at Broadway and 84th st to Robert Buchsbaum and at 2234 Broadway to Nathan Greenberg, Inc.

PORTER & CO. have leased for the estate of George Moore Smith, to John Frawley, the 3-sty dwelling at 304 West 137th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased apartments in 10 East 53d st to Harry A. Curtis, William Austin Wadsworth and Richard Henry Eggelson, Jr.



S. OSCOD PELL & CO. Dan leased the 3d least of the 3d least of

William P. Rae Co.

Woolworth Building New York

180 Montague Street Brooklyn, N. Y.

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SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased for the estate of George B. Watts to Miss Charlotte A. Barnes, 147 East 61st st, a 5-sty dwelling; and for Charles M. Brooks to Miss Julia T. Hartigan, 146 West 58th st, a 5-sty un Miss Julia T sty dwelling.

ROYAL SCOTT GULDEN leased the store at 22 West 46th st to the Ruby Corset Co., of 6th av and 43d st, for the Cross & Brown Co., agents.

SHAW & CO. have leased for the estate of Caroline A. Brundage the 3-sty dwelling 129 West 130th st to Elizabeth McAleer.

LOUIS SCHRAG has leased the 4-sty dwelling 438 West 23d st to Emilie Freire for 5

years.

LOUIS SCHRAG leased for the Equitable Life Insurance Co., the 1st loft in 431 6th av to Charles Pealler; for Mary L. Frazer, the 7th loft in 18 West 27th st to Cheikass & Grosskopf, and for Ferdinand Kurzman, the 4th and 6th lofts in 230-234 West 17th st to the Remiller Drug Co.

SENIOR & STOUT (INC.) leased for E. W. Barnes the 2-sty garage 113 West 51st st; also the 4-sty dwelling at 74 West 50th st for eleven years to Dau's Blue Book; dwellings at 69 West 49th st to Albert Gloria; 129 West 48th st to Emilie Guerre; 1014 Lexington av to Hannah Collins and the 2d floor at 900 6th av to Murat Egy.

SLAWSON & HOBBS have rented 263 West 70th st, a 3-sty dwelling, for Mary E. Shannon to Irene Walsh; also 341 West 86th st, a 4-sty dwelling, for W. E. D. Stokes, to Mary E. Vail.

SLAWSON & HOBBS have rented 5-sty dwellings at 254 West 99th st for J. J. Crawford to M. E. Walter; also 321 West 100th st for the DeWitt estate to J. E. Gardiner.

SLAWSON & HOBBS leased dwellings at 331 West 78th st for W. E. D. Stokes to W. E. Warren; also 21 West 82d st, for I. K. Ball to John J. Quinn.

Warren; also 21 West 82d st, for 1. K. Ball to John J. Quinn.

W. T. TALIAFERRO rented the dwelling 52 West 72d st for the estate of Harriet A. Cullen to Mrs. Etta Christen for three years.

BURTON THOMPSON & CO. have leased store No. 1, consisting of about 1,200 sq. ft., in the Standard Arcade to the Sonora Phonograph Co., of 57 Reade st. This store faces on Broadway and is on the arcade proper; also leased to H. B. Kaiser, of 343 Broadway, space for the sale of men's haberdashery and women's apparel.

VAN NORDEN & WILSON have leased space in 189 Broadway to John A. Donegan and in 36 West 35th st to Dr. Constantine G. Psaki; also apartments at 611 West 158th st to Charles E. Jones, Clinton F. Wilding, Martin B. Fowler, Benjamin Lehman, Miss Caroline A. Mayer, Horace S. Tibbs, George H. Flint, Arthur B. Leffler; in 7 East 32d st to Zira Bey, G. Eggera and C. Mairondo.

WM. A. WHITE & SONS have rented for

WM. A. WHITE & SONS have rented for Thomas Farrell the building 692 Greenwich st, which will be extensively altered.

which will be extensively altered.

WM. A. WHITE & SONS have leased for Mrs.
Mary B. Brandegee, the store floor and two
basements at 343 Broadway to Clark & Gibby,
dealers in office furniture, now at 86 Fulton st.

WM. A. WHITE & SONS have rented the 6th
loft at 832-834 Broadway to Richman-Newburger Co., of 830 Broadway, and the 8th loft
to the New York Hair Co., of 737 Broadway;
also rented offices in 100 Hudson st to the Mutual Rice Co., of 448 Greenwich st.

also rented offices in 100 Hudson st to the Mutual Rice Co., of 448 Greenwich st.

J. G. WHITE & CO. leased for H. S. Ely & Co. the building 101 Spring st to the Merriam Segars; for Goodale, Perry & Dwight a loft in 140-42 West 27th st to Central Binding Co; a loft in 11 West 17th st to Smolinsky & Goldstein; space in 470-478 4th av to the New York "American" for estate of E. McIntyre, and an office in 874 Broadway to Dresden Neckwear Co. F. R. WOOD, W. H. DOLSON CO. leased apartments to Dr. Alfredo Caturegli, at 61 Hamilton pl; John McCullen, at 20 Arden st; Samuel Weiss, at 547 West 142d st; Rose Gaherin, at 660 St. Nicholas av; Walter A. Elliott, at 500 West 176th st; Henry Reinheimer, at 48 St. Nicholas av; Reuben Moss, at 568 West 149th st; Miss Taysee M. Moisan, at 3132 Broadway; Miguel A. Volcan, at 568 West 149th st; Luca Batta, at 171 West 71st st; Joel Del Monte, at 528 West 111th st; Fred Hamill, at 165 West 80th st; E. M. Campe, at 171 West 71st st, and to Mrs. Margaret Orr Hopkins, at 225 West 86th st.

SCHINDLER & LIEBLER have leased the 3-sty dwelling 1626 Av A for A. Grossman.

Bronx.

GEORGE BOCKHAUS CO. has leased to Hurtig & Seamon the brick building at 149th and Exterior sts, and to William Mason the 2-sty building at 149th st and Harlem River.

DELAFIELD ESTATE has leased to Arthur F. Elliot, of 66 Liberty st, New York City, a residence of English type, now under course of construction, on the corner of Livingston av and 245th st, in Fieldston, Riverdale-on-Hudson

SCHINDLER & LIEBLER leased for Anna Leonhardt the 2-sty dwelling at 600 East 170th

Brooklyn.

BULKLEY & HORTON CO. leased the 3-sty dwelling 1294 Carroll st to Edward Van Sickel and the 2-sty dwelling 665 St. Johns pl to Loring M. Black.

CHARLES E. RICKERSON leased to Charles W. Pinkney 19 Montgomery pl, a 3-sty dwelling.

JEROME PROPERTY CORPORATION rented private houses at 166 Garfield pl to M. Hausner and 34 3d av to M. Beljian.

TUTINO & CERNY have leased for Ginsberg Brothers, to Harry Goodman for eight years, the store on the grade floor of 5204 5th av, for general furnishings and clothing, at a rental aggregating about \$20,000.

Suburban.

FEIST & FEIST, INC., leased for Thomas N. McCarter, offices in 86-92 Park pl, Newark, to Lieut. William Moses, for a U. S. Recruiting Station; also the store building, 691 Broad st for the Charles Ladies' Apparel Shop, whose main office is in New York City.

FEIST & FEIST, INC., leased the 3-sty building 52 Bank st, Newark, for Joseph A. Beecher to the International Arms & Fuze Co., makers of shrapnel fuses.

of shrapnel fuses.

FISH & MARVIN have rented the "McLaughlin Property" on Gard av, Armour Villa Park, Bronxville, to a New York client; also for the Eastchester Mortgage & Realty Co. an apartment in Pondfield Court at Bronxville to W. H. Lough, of New York, and an apartment in the same building to Miss F. Field, of the Hotel Gramatan.

Hotel Gramatan.

FRANK HUGHES-TAYLOR CO. leased at Montclair, N. J., for Charles R. Christy his residence on the mountainside to H. B. Van Cleve, of the Standard Drug Co.; also for Jerome Sigler to Frank W. Wood 127 Midland av; for John H. Parker to Mrs. Mary V. Asher 6 Club st, and for C. M. Lindsay to Philip Cohen an apartment in Lindsay Building.

KENNETH IVES & CO. have rented for Robert Frothingham his residence on Purchase rd, Harrison, to Percy G. Goodsell.

SAMUEL H. MARTIN has leased the Johnson

Harrison, to Percy G. Goodsell.

SAMUEL H. MARTIN has leased the Johnson residence, 4648 Hudson County blvd, town of Union, N. J., to Martin Brooks.

JOHN D. MUNTHER has leased to Col. O. S. Horney, former proprietor of the Picatinny Arsenal at Dover, N. J., the Kenneth B. Gordon house at 279 Scotland rd, South Orange, N. J.

PEASE & ELLIMAN have rented 22 Madison av, at Morristown, N. J., for the Dana estate to Mrs. Jane H. Swords.

PEASE & ELLIMAN have leased for Mrs. Max E. Schmidt her property on the corner of Madison av and Canfield rd at Convent, N. J., to the Morris County Golf Club. The house of the golf club was recently destroyed by fire and this property has been obtained for use as a temporary club house.

temporary club house.

S. OSGOOD PELL & CO. have leased for Joseph Howland Hunt his property on East Putnam av, Greenwich, Conn., to Sayre McLeod.

S. OSGOOD PELL & CO. leased for James K. Berry his property on the Clap Board Ridge rd, Greenwich, Conn., to Mrs. Gertrude C. Sahlin, and in conjunction with Pease & Elliman and Horace S. Ely & Co., for Glenn Stewart, his place at Locust Valley, L. I., to Mr. Hammersley. his place a Hammersley.

JOHN F. SCOTT has sublet for William C. Ivison the Arthur F. Cosby house at Keene la and Willow rd, Woodmere, L. I., to J. Markham Marshall.

Marshall.

BURKE STONE, INC., rented for F. W. Kraft, 39 Kraft av, Bronxville, to Thomas Bruce Boyd, president of Thomas Bruce Boyd, Inc., equipment engineers, New York City.

S. S. WALSTRUM-GORDON & FORMAN leased for Mrs. Barbara Bolz the residence 119 North Van Dien av to Frederick Forgee; for W. J. Fountain his dwelling 35 Woodside av to Joseph B. Taylor, of Manhattan; and for Miss Margaret T. Ruane, the residence 85 Sunset av to G. T. Eager, of Manhattan.

REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed agent for the factory building 528 West 30th st. M. M. HAYWARD & CO, have been appointed agents of the 6-sty apartment house, Court Rebella, at 416-22 West 122d st.

LESTER H. GOODKIND has moved his offices 40 West 28th st.

to 40 West 28th st.

THE DIRECTORS of the New York Mortgage & Security Co. have declared a quarterly divident of 2 per cent., payable October 1, 1915, to stockholders of record September 27, 1915.

H. A. KEIBER negotiated the sale recorded on Monday, involving the plot, 100x85, on the west side of Webster av, 130 ft. north of 194th st, for George W. Murray to Joseph Turinsky.

FIRM OF AXELROD & COHEN has been incorporated, with a directorate of Peter Axelrod, Louis Cohen and Ira Wollinson, for the transaction of a general real estate business at 206 Broadway.

NARRAGANSETT REALTY CO. is the purchaser of the Court Rebella, at 416-422 West 122d st, sold recently by Frederick Brown, who took in exchange a taxpayer in the north side of 164th st, 129 ft. west of Edgecombe av. REALTY MEN'S PROTECTIVE AGENCY will assist the National Association of Realty Brokers in holding the big real estate convention planned by that association for January 18, 19 and 20, 1916, in New York City.

DOUGLAS L. ELLIMAN & Co. announce that George D. Ackerman, now connected with the Douglas Robinson, Charles S. Brown Co., is to be associated with their firm as a broker, specializing in business properties, on or about October 1.

October 1.

NELSON, LEE & GREEN have obtained a mortgage for Samuel K. Jacobs of \$47,500, on 23 lots at Shippan Point, Conn. This mortgage is interesting because the tract has no building upon it, although surrounded by many beautiful homes. The property was acquired by Mr. Jacobs through Nelson, Lee & Green in a trade for the leasehold at 3-5-7 West 35th st.

THE RING-GIBSON CO. of Ridgewood took title from the Peoples Trust Co., Wednesday, to 36 acres with several blocks frontage on Liberty av, at the southeast corner of Liberty and Cedar avs, in the Morris Park section of Queens. The price paid was \$216,746, and the purchasers gave back a mortgage of \$162,500. The purchasing company is preparing to erect 2 and 3-fam, dwellings on the Liberty av frontage.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	15	1914
S	ept. 17 to 23	Sept. 18 to 24
Total No	87	107
Assessed value	\$3,191,500	\$4,403,750
No. with consideration	17	17
Consideration	\$408,260	\$242,200
Assessed value	\$490,500	\$311,700
Jan. 1 to	Sept, 23 Jan	n.1 to Sept. 24
Total No	4.931	5,386
Assessed value	\$300,386,768	\$359,531.233
No. with consideration	767	636
Consideration	\$38,891,159	\$23,564,206
Assessed value	\$42,185,833	\$24,757,220

Mortgages.

	1915	1914
	Sept. 17 to 23	Sept. 18 to 24
Total No	65	38
Amount		
To Banks & Ins. Cos.		
Amount	\$883,800	
No. at 6%	35	14
Amount		\$92,991
No. at 51/24		3
Amount		\$51,000
No. at 5%		9
Amount	\$201,600	\$159,550
No. at 41/24	1	
Amount		
No. at 44		1
Amount		\$12,250
		\$12,200 1
Unusual rates		207 000
Amount		\$35,000
Interest not given	14	
Amount	\$114,200	\$82,500
Jan. 1	to Sept. 23 Ja	n 1 to Sept. 24
Total No		
Amount		\$92,002,191
To Banks & Ins. Cos.		696
Amount	\$32,444,113	\$41,241,480

Mortgage Extensions.

	Sept. 17 to 23	Sept. 18 to 24
Total No	\$1,815,500	\$3,975,800 14
Amount		\$2,850,500
Jan. 1	to Sept. 23 Ta:	n. 1 to Sept. 24

Jan. 1 to	Sept. 23 Jan	. 1 to Sept. 24
Total No	1,384 \$80,995,506	1,513 \$85,832,535
ToBanks & Ins. Cos	\$57,760,400	\$53,796,860

Building Permits.

	Sept. 18 to 25	Sept. 19 to 25
New buildings Cost	\$709,400	\$954,650 \$53,840
Jan. 1 to	Sept. 25 Jan	n. 1 to Sept. 25
New buildings Cost		\$36,925,690 \$9,025,588

BRONX.

Conveyances

Se	ept. 17 to 23	Sept. 18 to 24
No. with consideration	81	109
Consideration		
	Sept. 23 Jan	n. 1 to Sept. 24
No. with consideration.	4,178	4,720
Consideration	\$5,212,769	\$4,872,915

Mortgages.

	1915	1914
	Sept. 17 to 23	Sept. 18 to 24
Total No	54	48
Amount To Banks & Ins. Cos	\$511,541	\$834,186
To Banks & Ins. Cos	7	4
Amount	\$72,500	\$9,000
No. at 6%	25	19
Amount.		\$237,280
No. at 51/2%	7	4
Amount	\$79,300	\$100,450
No.at 5%	7	5
Amount	\$49,650	\$15,000
Unusual rates		200
Amount Interest not given		\$36
Amount	\$118.887	19
		\$481.870
	Sept. 23 Jan	1.1 to Sept. 24
Total No	2,590	2,694
Amount	\$22,676,067	\$26,653,693
To Banks & Ins. Cos	186	298

Amount	\$7,529,678	\$5,557,451
Mortgage	Extensions	
	ept. 17 to 23	Sept. 18 to 24
Total No	4	9
Amount	\$38,250	\$34,500
To Banks & Ins. Co	\$4,000	2 2
		\$7,000
Jan.1 to Se	pt. 23 Jar	1, 1 to Sept. 24
Total No	636	527
Amount	\$10,187,655	\$10,247,750
To Banks & Ins. Cos	159	97
A mount	\$3,557,425	\$2,808,900

Building Permits.

Cost	\$335,000 \$4,725	\$279,775 \$27,400
Jan. 1 to	Sept. 23 Jan	.1 to Sept. 24
New buildings	\$20.119.550	\$13,077,532
Alterations	\$582,625	\$882,425

1915 1914 Sept. 17 to 23 Sept. 18 to 24

BROOKLYN.

Conveyances.

	1915	1914
	Sept. 16 to 22	Sept. 17 to 23
Total No	425	360
No. with consideration	40	32
Consideration	\$275,066	\$138,067
Jan.1t	o Sept. 22 Ja	n. 1 to Sept. 23
Total No	16,032	17,109
No. with consideration	1,759	1,756
Consideration	\$13,606,570	\$10,996,092

Mortgages.

	1915	1914
	Sept. 16 to 22	Sept. 17 to 23
Total No	319	216
Amount		\$1,096,250
To Banks & Ins. Cos		37
Amount	\$577,800	\$525,700
No. at 6%	169	127
Amount		\$618,776
No. at 51/2%	84	47
Amount		\$195,350
No. at 5%		26
Amount		\$253,450
Unusual rates		2
Amount		\$3,000
Interest not given		14
Amount	\$57,372	\$25,674

Jan. 1 to		.1 to Sept. 23
Total No	13,015 \$51,994,808	\$53,479,879
Amount. To Banks & Ins. Cos Amount.	\$17,604,255	2,460 \$19,986,079

Building Permits.

	1915 Sept. 17 to 23	1914 Sept. 17 to 23
New buildings	79	80
Cost	\$755,950	\$412,925
Alterations	\$54,680	\$28,300
Jan. 1 to	Sept. 23 Ja:	n. 1 to Sept. 23
New buildings	3,746	3,550
Cost	\$32,122,180	\$33,619,935
Alterations	\$3 066 533	\$9 966 790

QUEENS.

Building Permits.

	1915 Sept. 17 to 23	1914 Sept. 17 to 23
New buildings	. 99	75
Cost	. \$328,720	\$325,798
Alterations	. \$20,650	\$24,964
Jan. 1	to Sept. 23 J	an.1 to Sept. 16
New buildings	4,202	3,529
Cost	. \$15,382,491	\$15,709,307
Alterations	. \$667.326	\$922 918

RICHMOND.

Building Permits.

		ept. 17 to 23	3 Sept	. 17 to 23
Cost	didingsons.	\$116,7 \$1,9		\$28,020 \$24,727
	Jan. 1 to	Sept. 23	Jan. 1 t	o Sept. 23
Cost	ildings	\$1,747,1 \$642,3		880 1,481,257 \$210,486

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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.

Charlotte E. Allis.—June 22, 1914—WADS—WORTH AV, 284—2170-23, 2½-sty dw, 23,9x95, one-half interest, \$4,100.

187TH ST, 663 W—2170-31, 2½-sty dw, 16,8x94.11, \$4,000.

James A, Cox.—Feb. 3, 1914—16TH ST, 216 E.—897-27, 4-sty, dwg. 19,3x10², 2

James A. Cox.—Feb. 3, 1914—16TH ST, 216 E.—897-27, 4-sty dwg., 19.3x103.3, \$18,000.

\$18,000.

Edward D. Depew.—April 10, 1914—
CANAL ST, 515-521—594-15, 6-sty loft,
76.7x43x90x irreg, \$118,500.

Christian Dobler.—May 17, 1914—4TH AV,
84-557-38, 3-sty bldg., 25x75, \$36,000.

Gustav F. Eisenmann.—Nov. 23, 1914—
89TH ST, 35 W.—1203-19, 4-sty dwg., 20
x100.8, \$25,000.

Fredericka Fennell.—Mar. 14, 1912—AV A, 75—432-28, 4-sty tnt., 24x100, \$42,000. Rosalie Guiterman.—Dec. 28, 1914—47TH ST. 32 W.—1262-54, 4-sty dwg., 20x100.5,

Dennis Hayes.—Feb. 1, 1915—11TH ST, 531 E.—405-47, 5-sty shop, 25x103.3, \$23,000

Edward Holton.—Mar. 20, 1915—7TH AV, 134—768-34, 4-sty bldg, 23x60, \$30,000.

Henry Knaust.—Jan. 6, 1914—AMSTER-DAM AV. 2506—2156-19, 4-sty flat, 25x 100, \$21,000.

William Lummis.—Mar. 15, 1914—107TH ST, 320 W.—1892-28, 5-sty flat, 22.6x 100.11, \$40,000.

Edward Regensburg.—June 18, 1910— 88TH ST, 341 W.—1250-11, 4-sty dwg., 20x100.8, \$36,000. LENOX AV, 113.—1825-34, 5-sty flat, 20x 85, \$38,000.

85, \$38,000. **Hyman Rosenblum.**—Jan. 16, 1915—58TH ST. 442 E—1369-29½, 3-sty dw, 20x 100 5. \$8,500.

GOERCK ST. 35—327-57, 7-sty factory, 25 x100. \$32,000.

LEWIS ST. 102—330-40, 6-sty factory, 20x 100, \$24,000.

11TH ST. 329-331 E—453-52, 6-sty tnt, 50 x107x irreg, \$79,000.

Isidor Silverstein.—May 13, 1912—2D AV, 758—1333-52, 4-sty tnt., 24.8x100, \$23.000.

George W. Thetford.—Dec. 14, 1914—44TH ST. 307 W—1035-28, 2-sty garage, 25x 100 5, \$20,500.

109TH ST. 142 W—1853-57, 5-sty apt, 25x 100.5, \$27,000.

109TH ST. 144 W—1853-58, same as 109th st, 142 W.

Peter J. Ward.—Feb. 14, 1914—39TH ST, 448-450 W—736-60, 5-sty loft, 50x98.9, \$50,000. 57TH ST. 469 W—1067-5, 4-sty dw. 20x 100.5, \$16,000.

OBITUARY

JAMES W. ALEXANDER, one-time president of the Equitable Life Assurance Society, died on Tuesday night, in the home of his son, Henry M. Alexander, at Tuxedo Park, N. Y. He was seventy-seven years old and had been in ill health since his retirement from the Equitable in 1905, during the legislative insurance investigation. Mr. Alexander was born in Princeton, N. J., son of the Rev. Dr. James W. Alexander, for many years pastor of the Fifth Avenue Presbyterian Church, which was attended by Henry B. Hyde, founder of the Equitable. Mr. Alexander was graduated from Princeton in 1880, and later became a lawyer and secretary of the Equitable. He became a vice president in 1871 and from 1874 to 1899, when Mr. Hyde died, he was first vice president. During Mr. Hyde's long illness he was in control of the organization. The directors elected Mr. Alexander to the presidency upon the death of Mr. Hyde, to continue in that position until James Hazen Hyde should assume the presidency, as directed by his father's will. James Hazen Hyde was made first vice president. Later, when Thomas F. Ryan acquired the Hyde interests, Mr. Alexander retired as president and director. He was a member of the Metropolitan and Century clubs, was for six years president of the University Club. He is survived by his widow, two sons and a daughter, the latter the widow of John M. Alexander, artist.

JOHN CASSIN, insurance broker, of S2 Beaver st, and residing at 50 Willow st, Brooklyn, died on Tuesday at Sunside, N. Y., aged forty-six, of a complication of diseases.

RUDOLPH ELLIS, president of the Fidelity Trust Co. and prominent financier, died, on Wednesday, at his home, Fox Hills Farms, Bryn Mawr, aged seventy-nine. Mr. Ellis was born in Elkton, Cecil county, Md., on November 20, 1837. At the outbreak of the civil war, he was a member of the First Troop, Philadelphia City Cavalry, and after three months' service was commissioned a lieutenant of the Sixth Pennsylvania Cavalry, known in the civil war as Rush's Lancers, in which he served afterwar

the rank of captain. After the war he re-established himself in the banking business, becoming the senior member of the brokerage firm of R. Ellis & Co. He was connected with the Fidelity Trust Company for many years, and in 1901 was elected president. He also was a director of the Commercial Trust Company, the Fourth Street National Bank, the Mercantile and Manhattan Trust companies, of New York; the New York, Philadelphia and Norfolk Railroad and the Electric Storage Battery Co. Mr. Ellis is survived by a widow, who was Miss Helen Struthers, and by a son, William Struthers Ellis.

Here Studies, and by a sol, which set and extensive real estate holdings in the Borough of Queens, died at his home in Buchanan pl, Astoria, last week. He was one of the organizers of James Burroughs & Co., manufacturers of chemicals, at 56 Pine st, Manhattan.

WALTER LUKE, real estate broker, with an office at 39 East 42d st, and residing at Scarsdale, N. Y., died on Tuesday at the Deaconess Hospital, Brookline, Mass., following an operation. He was forty-nine years old and a member of a family that owned large tracts of Westchester and New England land. He is survived by a widow.

DANIEL McNAMEE, an inspector for the

DANIEL McNAMEE, an inspector for the Bureau of Fire Prevention, died on Sunday at his home, 316 11th st, South Brooklyn, aged thirty-five.

AUCTION SALES OF WEEK.

Except where otherwise stated, the proper-ties offered were in foreclosure. Adjourn-ments of legal sales to next week are noted under Advertised Legal Sales.

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

The Auction Market.

There were more than the usual number of offerings in the Exchange Salesrooms this week, because several estates disposed of their holdings at public sale. A fair representation of outside bidders among the buyers afforded additional interest to the auction room business. Among them were N. L. & L. Ottinger, who bid \$22,000 for the four-story dwelling, 134 West 78th street, about \$140 above existing encumbrances. The pending foreclosure sale of 52 Oliver street, owned by Michael A. Rofrano, one-time Deputy Street Cleaning Commissioner, was postponed for three weeks. The City of New York is seeking to satisfy a mortgage judgment of \$34,000.

This afternoon, Bryan L. Kennelly will There were more than the usual num-

This afternoon, Bryan L. Kennelly will sell to close out the interests of the Courtney Development Company, 293 lots in Long Island City, along the line of the new Dual Subway system.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 24, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

JOSEPH P. DAY.

Oliver st, 52, es, 75 n Oak, 25x102x24.1x
101, 2-sty bk tnt & strs & 6-sty rear tnt;
adj Oct 13.

13TH st, 206 E (*), ss, 493.6 w 2 av, 16.6
x103.3, 4-sty stn tnt; due, \$12,168.06; T&c,
\$493.60; Geo R Satterlee.

10,000
19TH st, 239 W, ns, 440 w 7 av, 15x62,
3-sty bk tnt; partition; Geo Gunshor.

5,000

3-sty bk tnt; partition; Geo Gunshor.

5,000
28TH st, 150-2 W, ss, 150.6 e 7 av, runs
s73.5xe1.9xs25.3xe51xn98.9xw51.2 to beg, 25-sty bk tnts & strs; adj sine die.
28TH st, 154-60 W, ss, 56.11 e 7 av, runs
s78.2xe18.6xn6.10xe27xs27.5 xe50.2x n 25.3 x
w1.10xn75.6xw93.5 to beg ,4 & 5-sty bk
tnts & strs; adj sine die.
30TH st, 224-32 W, ss, 308.2 w 7 av,
98.9x17.1; 3, 4, 6 & 7-sty bldgs; exrs sale;
Oscar Mayer, party in int.
115,000
50TH st, 512 W (*), ss, 200 w 10 av, 25x
100.5, 5-sty stn tnt & strs; due, \$18,335.31;
T&c, \$424.40; Chas Lanier, trste.
17.000
50TH st, 514 W (*), ss, 225 w 10 av, 25x
100.5, 5-sty stn tnt & strs; due, \$18,355.456;
T&c, \$424.40; Chas Lanier Lawrence. 17,000
89TH st, 276 W, ss, 52 e West End av,
runs e30xs67.8xw18xn43xw12xn24.8, 4-sty
& b bk dwg; due, \$24,403.29; T&c, \$224.40;
withdrawn.
9STH st, 160-2 W (*), ss, 190 e Ams av,

withdrawn.

98TH st, 160-2 W (*), ss, 190 e Ams av,
40x100.11, 2-5-sty bk tnts; due, \$36,761.35;
T&c, \$3,483.90; Emma Rosenbaum, trste.
37,500

T&c, \$3,483.90; Emma Rosenbaum, trste.

37,500

106TH st, 3 E (*), ns, 140 e 5 av, 40x

100.11, 5-sty bk tnt; due, \$32,245.37; T&c,

—: Mutual Life Ins Co of N Y. 30,000

106TH st, 5 E (*), ns, 180 e 5 av, 40x

100.11, 5-sty bk tnt; due, \$31,253.15; T&c,

—: Mutual Life Ins Co of N Y. 30,000

117TH st, 121 W (*), ns, 250 w Lenox

av, 18x100.11, 5-sty & b bk dwg; due, \$17,260.66; T&c, \$—; Margt O Sage. 5,000

130TH st, 19 W (*), ns, 260 w 5 av, runs

n104.11xe25xn10xw75xs15xe30xs 99.11 x e20

to beg, 4-sty & b stn dwg; due, \$16.143.89;
T&c, \$635.24; Emigrant Indust Savings

Bank.

Av B, 201-3 (*), es, 89 n 12th, 39x93, 6
sty bk tnt & strs; due, \$17,056.39; T&c,

\$—; sub mtg of \$42,000; Wm Prager et

al.

54,000

CHARLES A. BERRIAN.

CHARLES A. BERMINA.

124TH st, 420 E (*), ss, 200 e 1 av, 25x
100.11, 5-sty bk tni; due, \$8,860.13; T&c,
\$250; Equitable Trust Co of N Y. 6,500
124TH st, 422 E (*), ss, 225 e 1 av, 25x
100.11, 5-sty bk tnt & strs; due, \$8,823.47;
T&c, \$250; Equitable Trust Co of N Y.
6,500

HENRY BRADY.

HENRY BRADY.

16TH st, 2 W (*), ss, 80 w 5 av, runs s83 xs1.6xsw48.9xnw\$1.810xne22.1xe23 x n 85 x e55 to beg; 3-sty loft bldg; due, \$82,-122.47; T&c, \$700.80; N Y Trust Co. 48,000 74TH st, 102 W (*), ss, 25 w Col av, 19x 102.2, 4-sty & b stn dwg; due, \$29,406.40; T&c, \$358.14; Edw Earl, trste.

106TH st, 1 E (*), ns, 100 e 5 av, 40x 100.11, 5-sty bk tnt; due, \$32,231.30; T&c, \$30,000 142D st, 234 W, ss, 240.3 e 8 av, 39.11x 99.11, 5-sty bk tnt; adj Oct5.

HERBERT A. SHERMAN.

7STH st, 134 W, ss, 357.1 w Col av, 18x 95.2x18x95.6, 4-sty & b stn dwg; due, \$20,-962.30; T&c, \$900; N L & L Ottinger. 22,000 DANIEL GREENWALD.

DANIEL GREENWALD.

46TH st, 216 W, ss, 216.4 w Bway, 18.7x 100.5, 5-sty stn tnt & str; adj Oct6. —

BRYAN L. KENNELLY.

69TH st, 243-5 W, ns, 465 w Amst av, 40x100.5, 2-sty bk dwg & 2-sty bk rear garage; due, \$21,123.95; T&c, \$---; E E Vollhart.

Vollhart.

SAMUEL MARX.

153D st, 536 W (*), ss, 425 w Amst av, 37.6x99.11, 5-sty bk tnt; due, \$42,641.54; T&c, \$2,587.69; Wm F Morgan Jr, exr.
40,000

L. J. PHILLIPS & CO.

Water st, 347, ss, 140 w James Slip, 19.6
x75.2x—x75.5, 4-sty bk tnt & strs; due,
\$5,937.33; T&c, \$205.40; Jno Sanche. 62,000

Total				. \$602,150
Corresponding	week 191	4.		239,124
Jan. 1, 1915, to				
Corresponding	period 191	4.		26,026,452

Bronx.

The following are the sales that have taken place during the week ending Sept. 24, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Fox st, 1045, 2-sty b & bk dwg, 25x100; xrs; E J Murphy.

161ST st, 612 E, sec Eagle av, 27x71, 5-ty bk tnt & strs; exrs; J Oscar Belanater, 17,000

167TH st. 545 E; also FULTON AV, 1157-59, nec 167th, 3-4-sty bk apts & vacant plot adj, size 55x60; exrs; Ernest Wagner.

59, nec 167th, 3-4-sty bk apts & vacant plot adj, size 55x60; exrs; Ernest Wagner.

174TH st E, sec Eastburn av, see Eastburn av, see 174th.

Bryant av, 651 (*), ws, 475 n Randall av, 25x100, 2-sty bk dwg; due, \$7,759,72; T&c, \$13; Lorillard Spencer, 3d. 7,000

Bryant av, 653 (*), ws, 500 n Randall av, 25x100, 2-sty bk dwg; due, \$7,777.18; T&c, \$13; Isabella C King. 7,000

Bryant av, 657 (*), ws, 525 n Randall av, 25x100, 2-sty bk dwg; due, \$7,775.87; T&c, \$13; Eliz G Hardy. 7,000

Eastburn av (*), nec Parkway, 150x95, vacant; due, \$13,705.08; T&c, \$3,780.83; Eugene T Woolf.

Eastburn av (*), sec 174th, 100x50, vacant; due, \$3,691.69; T&c, \$290.91; Eugene T Woolf.

Enstburn av, 1980 (*), es, 180 s 179th (No 100), 20x100, 3-sty bk dwg; due, \$8,871.06; T&c, \$850; L Josephine Van Deusen, 9,000

Prospect av, 1695 (*), ws, 40 n 166th, 40x100, 6-sty bk tnt & strs; due, \$5,707.43; T&c, \$—; Wm F Johnston. 4,750

Southern blvd, 966 (*), es, 270.6 s Aldus, 42x150, 5-sty bk tnt; due, \$11,569.41; T&c, \$1,300

Ficidston rd, nec 262d, 47,2x181.11x irreg; Ella F Bradley. 9,500

Tinton av, 986-1004, 10-2-sty fr dwgs; exrs; withdrawn.

Webster av, 2089 (*), ws, 61.9 n 180th, 33,9x80, vacant; due, \$18,017.21; T&c, \$321,-60; Chas Zoller.

BRYAN L. KENNELLY.

BRYAN L. KENNELLY.

BRYAN L. KENNELLY.

168TH st, 111 E (*), ns, 98.2 e Walton av, 25x98.9x25.3x102.5, 2-sty fr dwg; due, \$6,000.30; T&c, \$211.69; American Swedenborg Printing & Pub. Society. 1,000 168TH st, 113 E (*), ns, 123.2 e Walton av, 25x102.4x25.4x106, 2-sty fr dwg; due, \$6,000.05; T&c, \$211.69; American Swedenborg Printing & Pub Society. 1,000 HENRY BRADY.

Cauldwell av (*), ws, 286.10 n 156th, 116.10x30, vacant; due, \$1,777.29; T&c, \$274.52; Chas C Dietsch, Jr. 500 Jefferson av (*), nwc Monaghan av, 50x 100; due, \$840.72; T&c, \$470.80; Augusta P Fowler.

Monaghan av, nwc Jefferson av, see Jefferson av, nwc Monaghan av.

JAMES J. DONOVAN.

Hoffman st, 2356-8 (*), es, 309.10 n 184th, 90x119.10, 1 & 2-sty bk bldgs & vacant; due, \$3,022.19; T&c, \$227; Geo H Vause.

Maclay av, 2515 (*), ws, 25 s Montgomery ol, 25x100; due, \$4,394.73; T&c, \$862.06.

Maclay av. 2515 (*), ws, 25 s Montgomery pl, 25x100; due, \$4,394.73; T&c, \$623.06; Jas F Whitney.

JAMES L. WELLS.

215TH st, 710-6 (*), ss, 100 w Holland av, 75x125; due, \$11,819.44; T&c, \$291.05; Dollar Savgs Bank of City of N Y. 12,000

Unionport rd (*), ws, 124.5 n Van Nest av, 25.1x113.9x25x115.11; due, \$9,015.94; T& c, \$440.39; Dollar Savgs Bank of City N Y. 9,000

HERBERT A. SHERMAN.

Marcy pl, 143, ns, 112.4 w Grand blvd & Concourse, 23.1x100.4x17.7x100.9, 2-sty fr dwg; due, \$2,257.99; T&c, \$402.22; Jos W Batell.

JACOB H. MAYERS.

177TH st E (*), ns, 92.11 w Zerega av, 116.9x37x100x99.11; due, \$1,382.40; T&c, \$849.22; Adelaide A Wabst. 1,000 GEORGE PRICE.

Crotona av (*), es, 75.6 n 176th, 25x90.3, vacant; due, \$1,535.93; T&c, \$395.40; W Stebbins Smith. 2,255

2,255
CHARLES J. DUNN.
189TH st, 406-8 E (*), sec Webster av
(No 2472), 100.2x42.5x90x—, 1-sty fr str &
2-3-sty fr tnts & strs; due, \$2,811.88; T&c,
\$744.08; sub to a mtg of \$2,000; Mary E
Wilkinson.
Webster av, 2472, see 189th, 406-8 E.

 Total
 \$193,430

 Corresponding week 1914
 85,340

 Jan. 1, 1915, to date
 5,992,859

 Corresponding period 1914
 4,534,882

Brooklyn.

The following are the sales that have taken place during the week ending Sept. 22, 1915, at the Brooklyn Salesrooms, 189 Montague Street:
WILLIAM P, RAE CO.

CORNELIA ST (*), ses, intersec nes Central av, 84x25; Christina Schlamp. 8,600.00

MADISON ST, ns, 42 w Throop av, 19x 100; withdrawn 100; withdrawn

MINNA ST (*), see Chester av, 100x
100, & MINNA ST, nwc Chester av,
100x100; Millie Zolzer 3,000.00

PIERREPONT ST (*), ss, 50 w Hicks,
20x100; Jas R Clarke et al 15,325
6TH ST (*), ns, 60 e 7 av, 31.10x100;
Fannie Sherwin et al 23,000.00

MERMAID AV, ns, 58.10 w Warehouse
av, 40x95; Rosina Petringo 3,490.00

LOT 22 (*), Block 913, Sec 3; Chas J
Månning 200.00

LOT 43 (*), Block 6123, Sec 18; Laurebee J Morton 50.00 WILLIAM J. McPHILLIAMY & CO. CAMBRIDGE PL, ws, 172 n Fulton, 50 x100; adj Oct 1 50TH ST, sws, 170 se 2 av, 25x100.2; withdrawn withdrawn 75TH ST (*), nes, 108 se 15 av, 18x100; Michael Shellens 84TH ST (*), nes, 180 nw 24 av, 60x 100; Geo M Mackellar 1.500.00 BEDFORD AV (*), ws, 40 n Lafayette av, 20x80; Annie B Conselyea et al, exrs

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BOERUM PL, we Pacific, 40x50; A F Mayo ... 7,775.00
SCHOLES ST (*), ns, 50 w Waterbury, 25x100; Fredk Schopps, individ & exr 57TH ST (*), ss, 156 w 16 av, 56x100.2; Emma Hoecker ... 400.00
57TH ST (*), ss, 100 e 7 av, 20x100; Wilhelmina Bogebann ... 1,850.00

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av, 20x100; Fredk H Bleyer
LOT 28 (*), Block 4935, Sec 15; Dora
Pines
LOT 77 (*), Block 4311, Sec 14; Dora
Pines

JAMES L. BRUMLEY.
FULTON ST (*), ns, 240.6 w Rockaway
av, 20x44.8 to Somers; Robt J Miller. 5,000.00
JERE JOHNSON, JR., CO.

VOLUNTARY AUCTION SALES.

Bronx.

BRYAN L. KENNELLY.

SEPT. 29. 164TH ST, 424 E, ss, 48.10 e Brook av, 18x89x irreg, 2-sty fr dwg (trste).

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. 25 & 27. No Legal Sales advertised for these days.

No Legal Sales advertised for these days.

SEPT. 28.

DUANE ST, 42, swc Lafayette (No 8), runs w 8xs31.3xe19.2xn23.3xnw18.3, 6-sty bk loft & str bldg; Hermine E Clark et al—Madison Av Real Estate Co et al; Harrison Clark, Jr (A), 15 William; Lawrence H Sanders (R); due, \$9,597.08; T&c, \$1,880.81; sub to mtg \$42,-000; Joseph P Day.

HENRY ST, 326, ss, 150 w Jackson, 25x94.10x 25x94.11, 6-sty bk tnt & strs; Equitable Trust Co of N Y, trste—Mayer Dince et al; Murray, Printice & Howland (A), 37 Wall; Edmund Hurley (R); due, \$32,416.00; T&c, \$960; Joseph P Day.

LAFAYETTE ST, 8, see Duane 42.

17TH ST, 15 W, ns, 252 w 5 av, 28x92, 11-sty bk loft & str bldg; Manhattan Life Ins Co—Wilward Realty Corpn et al; Samford, Rapallo & Kennedy (A), 66 Bway; Wm M Seabury (R); due, \$105,375.29; T&c, \$4,123.00; mtg recorded Feb14'07; Joseph P Day.

bury (R); due, \$103,313,29; T&c, \$43,125,00, mtg recorded Feb14'07; Joseph P Day.

SEPT. 29.

187TH ST, 501-5 W, nwc Amst av (No 2560), 100x94.10, 2-5-sty bk tnts; Rosa Schleissner—Janpole & Werner Constn Co et al; Edw Jacobs (A), 25 Broad; Thos L Hurley (R); due, \$5,290.19; T&c, \$56; sub to pr mtg \$75,000; mtg recorded Aug20'14; Joseph P Day.

AMSTERDAM AV, 2560, see 187th, 501-5 W.

MADISON AV, 64, ws, 24.9 n 27th, 24.8x95, 3-sty bk loft & strs bldg; N Y Trust Co—Edw Fagan et al; M S & I S Isaacs (A), 52 William; Walter E Kelley (R); due, \$66,252.52; T&c, \$800.75; Joseph P Day.

ST NICHOLAS AV, 364, es, 40.4 n 128th, 20.2x 83.7x20x86.6, 5-sty bk tnt; Chas G Koss—Nellie Sandy et al; Geo F Warren, Jr (A), 256 Bway; Jos M Edelson (R); due, \$14,356.18; T&c, \$182.92; Joseph P Day.

7TH AV, 363, es, 23.3 n 30th, 23x75, 4-sty bk tnt & strs; Greenwich Savgs Bank—Maurice Myers et al; B Aymar Sands (A), 46 Cedar; Chas W Dayton (R); due, \$34,741.86; T&c, \$1,223.19; Bryan L Kennelly.

SEPT. 30. HOUSTON ST, 249 E, ss, 37.6 e Norfolk, 18x75, 3-sty bk tnt & strs; Sheriff's Sale of all right, title, &c, which Fishel Plancer had on Aug

STATEMENT OF THE OWNERSHIP, MAN-AGEMENT, ETC., REQUIRED BY THE ACT OF AUGUST 24, 1912, OF Real Estate Record and Builders' Guide, pub-lished weekly at New York, N. Y., for Oct. 1, 1915.

lished weekly at New York, N. Y., for Oct. 1, 1915.

Editor—None.

Managing Editor—A. K. Mack, 119 West 40th Street, New York City.

Business Manager—W. C. Stuart, 119 West 40th Street, New York City.

Publisher—Record and Guide Co., 119 West 40th Street, New York City.

F. W. Dodge Co., 119 West 40th Street, New York City.

F. W. Dodge, Pres., 119 West 40th Street, New York City.

F. T. Miller, Sec. and Treas., 119 West 40th Street, New York City.

F. T. Miller, Sec. and Treas., 119 West 40th Street, New York City.

Known bondholders, mortgagees and other security holders, holding 1 per cent. or more of total amount of bonds, mortgages or other securities—None.

RECORD AND GUIDE CO.,

F. T. Miller, Sec. and Treas.

Sworn to and subscribed before me this fifteenth day of September, 1915.

Notary Public, New York County, No. 849, Register's No. 6151. Certificate filed in New York County. (My commission expires March 30, 1916.)

10' 1915, or since; Schlesinger & Lazaroe (A), 10 Wall; Max S Grifenhagen, sheriff; Daniel Greenwald.

142D ST, 5... W, ss, 175.3 w 8 av, 25x99.11, 5-sty bk tnt; City Real Estate Co-Rosa Kahl et al; Harold Swain (A), 176 Bway; Abr G Meyer (R); due, \$16,967.88; T&c, \$304.70; Joseph P Day.

5TH AV, 324, ws, 65.10 n 32d, 15.11x100, 5-sty bk str & 1-sty ext; Livingston Phelps—Saml Kurzman et al; Stewart & Shearer (A), 45 Wall; Lewis J Conlon (R); due, \$450.515.08; T&c, \$1,571.10; Bryan L Kennelly, Inc.

OCT. 1 & 2. No Legal Sales advertised for these days.

No Legal Sales advertised for these ua,s.

OCT. 4.

RIVERSIDE DR, 42, es, 62.1 n 76th, runs ne40.6 xe96.2xs22.2xw46xs18xw55.10, 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&e, \$2.251.25; J H Mayers.

IST AV, 695, ws, 49.4 s 40th, 24.8x75, 5-sty bk tnt & strs; Henrietta Steinberger—Agnes M kyan et al; Epstein, Weinstein & Epstein (A), 51 Chambers; Louis Wendel, Jr (R); due, \$2.243.37; T&c, \$---; sub to a 1st mtg \$8,000; mtg recorded Nov11'07; Joseph P Day.

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. 24, 25 & 27. No Legal Sales advertised for these days.

SEPT. 24, 25 & 27.

No Legal Sales advertised for these days.

SEPT. 28.

ODELL ST, 1521, ws. 230 n Starling av, 25x 108; Adele Taylor—Agnes Schano et al; Caldwell & Banister (A), 233 Bway; Arthur N Giegerich (R); due, \$1,193.15; T&c, \$322.32; Henry Brady.

ODELL ST, 1519, ws, 205 n Starling av, 25x108, same—same; same (A); same (R); due, \$1,193.15; T&c, \$322.32; Henry Brady.

136TH ST, 701-9 E, see So Blvd, 188-90.

137TH ST, 626 E, ss, 214.5 w Cypress av, 37.6x 100, 5-sty bk tnt & strs Josephine E Carpenter, trste—Selvin Realty Co, Inc, et al; Ward B Chamberlin (A), 31 Nassau; Jas C Brady (R); due, \$31,298.87; T&c, \$559.75; Bryan L Kennelly.

137TH ST, 626 E, ss, 214.5 w Cypress av, 37.6x 100, 5-sty bk tnt & strs; Josephine E Carpenter, trste—Selvin Realty Co et al; Ward B Chamberlin (A), 31 Nassau; Jas C Brady (R); due, \$31,298.87; T&c, \$559.75; Bryan L Kennelly.

SOUTHERN BLVD, 188-90, nec 136th (Nos 791-9), 57.9x117.2x50x146, 2-2-sty stn tnts & strs & 1-sty fr shop Jennie Heyman—Crispi Constn Co et al; Maurice Marks (A), 233 Bway; Matthew P Breen, Jr (R); due, \$14,972.47; T&c, \$1,063.04; Joseph P Day.

T&c, \$1,063.04; Joseph P Day.

SEPT. 29.

BUSH ST, 211, ns, 100 e Grand blvd & Concourse, 43.11x80x20.7x86.6, 2-sty fr dwg; Wm D Lent—Frank A Schorer et al; Jacob H Shaffer (A), 115 Bway; Saml S Koenig (R); due, \$7,399.66; T&c, \$525; Joseph P Day.

170TH ST, E, sec Webster av, see Webster av, see 170th.

WEBSTER AV, see 170th (No 400), 50x90, vacant; Theo Roehrs—Olin J Stephens, Inc, et al; Arthur L Howe (A), 265 Bway; Jno T Martin (R), due, \$6,692.89; T&c, \$1,449.53; George Price.

WICKHAM AV, 4378, ns, 125 e Nereid av, 25x 97.6, Mutual Benefit Society of the Members of the East German Conference of the Methodist Epis Church—Vincenzo Manzione et al; Jerome Eisner (A), 41 Park Row; Jno P Dunn (R); Chas A Berrian.

SEPT. 30.

BRONX PARK PL, swc White Plains rd, 91.6x 100x107.8x101.1; Max S Weil—Jos Hahn et al; Arnstein & Levy (A), 128 Bway; Harry Bijur (R); due, \$2,008.96; T&c, \$746.51 J H Mayers. WHITE PLAINS RD, swc Bronx Park pl, see Bronx Park pl, swc White Plains rd.

OCT. 2 & 4. 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. 24. AV C, sec Ocean pkway, 130x34; Ĉlara E Browne —Emma C Miller et al; Reed & Pallister (A), 233 Bway, Manhattan; Chas H Fuller (R); Nathaniel Shuter.

SEPT. 25. No Legal Sales advertised for this day.

SEPT. 27.
60TH ST, ns, 260 e 19 av, 100x100; Thos D Hurst
—Bernard J McBrearty et al; Henry J Davenport (A), 375 Pearl; Chester T Knowles
(R); Wm J McPhilliamy & Co.

(R); Wm J McFhillamy & Co.

SEPT. 28.
S 4TH ST, ss, 192 w Driggs av, 23x144.7; Ckara Czerny—Israel Jacobowitz et al; Henry P WVelte (A), 34 Nassau, Manhattan; Jos Hartstein (R); Wm J McPhilliamy & Co.

LOTS 94 & 95; Block 7323; Anna M Lahiff—Elizabeth S Moore et al; Evan S Webster (A), Jamaica, N Y; Julius Schwartz (R); Nathaniel Shuter.

Nathaniel Shuter:

SEPT. 29.

BALTIC ST, ss, 20 0e Smith, 25x100; Jno F Saddington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Koehl (R); Wm J MePhilliamy & Co.

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

UNION ST, see Rogers av, 40x87.9; UNION ST, ss, 60 e Rogers av, 40x87.9; Bessie A McGuire—Union Rogers Co, Inc, et al; Oscar A Lewis (A), 50 Court; Saml Marks (R); Wm P Rae.

WEST ST, ws, 159.10 n 15 av, 20x89.11; Edith F' B Engelhardt—Helen Schwenke et al; Harry L Thompson (A), 175 Remsen; Wm Bushnell (R); Wm J McPhilliamy & Co. WEST ST, ws, 139.10 n 15 av, 20x80; Bklyn Hospital—Chester R Carleton et al; Harry L Thompson (A), 175 Remsen; Jas M Fawcett (R); Wm J McPhilliamy & Co. E 7TH ST, es, 240 s Av O, 40x120.6; So Bklyn Savgs Inst—Sarah Cohen et al; Action 1; Coombs & Whitney (A), 44 Court; Walter S Doernberg (R); James L Brumley. 14TH ST, ss, 80 w 7 av, 17.10x100; Margt E Callaghan—Edw D Cronin et al; Jno J Kean (A), 44 Court; Jos W Gottlieb (R); Nathaniel Shuter.

AV Z, swc E 26th, 105x50; Wm Smith—Thos A Pullen et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy & Co. BEVERLY RD, sec E 12th, 50x100; Sheriff's sale of all right, title, &c, which Charlott A Carey had on Apr 26, 1915, or since; Lewis Swasey, sheriff; Wm P Rae.

OCEAN AV, sec Voorhies la, 54x5157.6xirreg; Jerome Lott—Augustine Howell et al; Davison & Underhill (A), 50 Court; Adrian Hegeman (R); Wm J McPhilliamy & Co.

4TH AV, nws, 62.9 sw 17th, 31x60; Edw O'Hara—Grant R Pitbladdo et al; Jno B Harrison (A), 258 Bway, Manhattan; Bernard J Tinney (R); Wm P Rae.

7TH AV, sec 59th, 120.280; Polstein & Polstein, Inc—Ulrich Bldg & Constn Co et al; Theo Witte (A), 375 Fulton; David Joyce (R); Wm J McPhilliamy & Co.

LOT 59, Block 1276,Sec 5; Wilbur H Crane—Marcellus C Davis et al; Fred L Gross (A), 189 Montague; Michl Furst (R); M Furst.

SEPT. 30.

BEDFORD AV, ws, 74 s Park pl, 27x100; Philip Butz—Robt McKenzie et al: John H Fleury

Marcenus C Davis et al., Fred L Gross (A), 189 Montague; Michl Furst (R); M Furst.

SEPT. 30.

BEDFORD AV, ws, 74 s Park pl, 27x100; Philip Butz—Robt McKenzie et al; John H Fleury (A), 189 Montague; Alex McKinny (R); Wm J McPhilliamy & Co.

GLENMORE AV, ns, 139.9 e Thatford av, 14.9x 100; Abr S Underhill—Asher Piniaker et al; Action 7; L Whitney Searle (A), 56 Pine; Michl Rose (R); Wm J McPhilliamy & Co.

GLENMORE AV, ns, 125 e Thatford av, 14.9x 100; Abram S Underhill—Asher Z Piniaker et al; Action 1; L Whitney Searle (A), 56 Pine, Manhattan; A Ralph Greene (R); Wm J McPhilliamy & Co.

GLENMORE AV, ns, 139.9 e Thatford av, 14.9x 100; same—same; Action 2; same (A); Michl Rose (R); Wm J McPhilliamy & Co.

3D AV, sec 61st, Sl.11x90; Manufacturers' Citizens' Trust Co—Herman Naeher et al; Jones, Lazansky & Neuburger (A), 115 Bway; Henry S Rasquin (R); Wm J McPhilliamy & Co.

CO. CAMBRIDGE PL, ws, 172 n Fulton, 49.3x55.10x irreg; Metropolitan Trust Co—Jos F Brown et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Percival G Barnard (R); Wm J McPhilliamy & Co. CHAUNCEY ST, ns, 350 w Ralph av, 50x81.3; Jno D Williamson—Clifton Place Realty Co et al; G Burchard Smith (A), 391 Fulton; Jacob M Peyser (R); Wm J McPhilliamy & Co.

OCT. 2 & 4. No Legal Sales advertised for these days.

FORECLOSURE SUITS.

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

Manhattan.

SEPT. 18. No Foreclosure Suits filed this day.

No Foreclosure Suits filed this day.

SEPT. 20.

24TH ST, 139 to 143 W; Union Trust Co of N
Y—Urban Constn Co et al; Miller, King, Lane
& Trafford (A).

27TH ST, ns, 100 e 6 av, 100x98.9; Metropolitan Life Ins Co et al—72d St Co et al; Woodford, Bovee & Butcher (A).

113TH ST, ns, 468.4 e Lenox av, 18.10x100.11; Germania Life Ins Co—Henry Bennett et al; Dulon & Roe (A).

BROADWAY, 928 & 930, & 21ST ST, 17 E; Union Trust Co N Y—Bldg & Engineering Co et al; Miller, King, Lane & Trafford (A).

SEPT. 21.

EEPT. 21.

HOUSTON ST, 194; also 1ST ST, 89; Irving Finkelstein—Muriel F Hochdorf et al; amended; P Cohen (A).

62D ST, 117 E; Elizabeth H Davidge—Geo W Warren et al; H Pegram (A).

154TH ST, 308-10 W; Elizabeth Wittemer—Paul Kohn; Leslie, Francoeur & McMahon (A).

SEPT. 22.

SOUTH ST, 20; Rector Church Wadrens & Vestrymen of Calvary Church in City of N Y — Jos L Ahern et al; Zabriskie, Murray, Sage & Kerr (A).

BROADWAY, nec 164th, 25.1x116.4; Jno Whalen — F M Burgess Constn Co et al; E A Smith (A).

(A).

SEPT. 23.

GOLD ST, 62-4; Union Trust Co of N Y—Wm C Mundt et al; Miller, King, Lane & Trafford (A).

MONROE ST, 173; Pincus Glickman— G & I Realty Co et al; A Sachs (A).

122D ST, 122 W; Emigrant Industrial Savgs Bank—Delia M Fischer et al; R & E J O'Gorman (A).

124TH ST, ss, 225 w Col av, 25x100.11; Arnold Thayer et al—Theckla Ferrett et al; J W McElhinney (A).

132D ST, ns, 228 w 5 av, 32x99.11; Wm Rankin—Carucci Holding Co, Inc, et al; W R Adams (A).

153D ST, 461 W; Eugenie J Smith—Jos M Bleyer et al; Cary & Carroll (A).

SEPT. 24.

SEPT. 24.
WATER ST, 28; Montrose Realty Co—Eliz V R Boell et al; H M Bellinger, Jr (A).
47TH ST, 335-7 E; Columbia Constn Co—Saml Lustbader, Jr, et al; amended; O E Davis (A).

84TH ST, 207 W; Edw Ashforth et al—Wohlfarth Realty Co et al; Montgomery & Peabody (A).
87TH ST, ns, 285 w West End av, 20x100.8; Wm S Todd—Martha D Hill et al; Olin, Clark & Phelps (A).
125TH ST, 301 E; Chas Moran—Business Men's Realty Co et al; Bowers & Sands (A).

Bronx.

SEPT. 17. WALES AV, 518; Jno Zahn et al-Maria Ann Buellesbach et al; J H Hildreth (A).

SEPT. 18. WHITLOCK AV, es, 100 n Tiffany, 25.5x132.4; Laura T White—Mary Magerle et al; H Swain (A).

SEPT. 20. No Foreclosure Suits filed this day.

SEPT. 21,
FRANKLIN AV, 1203; Louise A Jackson—
Philip Wattenberg et al; M Cooper (A).
INWOOD AV, ws, 345 s 170th, 45x177.6; Chas
Klingelhoffer—Inwood Realty Corpn; Hatch &
Clute (A).

Klingelhoffer—Inwood Realty Corpn; Hatch & Clute (A).
WHITLOCK AV, es, 449.3 s Hunt's Point rd, 25x123.7; Ward H Bones et al, as trstes—Robt Burnett et al; H Swain (A).
LOT 3, map of 93 choice building lots situated in village of South Mount Vernon; Lanman Crosby, as special gdn—Chauncey O Middelbrook et al; L Crosby (A).
LOT 47 (part of), map of Olinville; Oliver Davison—Nicholas Illich et al; Davison & Underhill (A).

BROOK AV, 1514; Bridget Hayes—Saml Blatt et al; Hogan & Ramirez (A).
COURTLANDT AV, ws, 75 n 155th, 25x100;
Mary Ann Roden—Louise Lese et al; Uterhart & Graham (A).
LOTS 63, 64, 65, 66 & 67, map 463 lots, showing prop of F P & H A Forster, 24th ward; Otto H Blell—Wm C H Noble; I Loewenthal (A).

(A). OT 374, map 473 lots, Haight estate; Annie R Daily—Chas I Hausmann et al; M B Mc-Hugh (A).

Hugh (A),
SEPT. 23.
BELMONT AV, es, 237 n 188th, 17.1x100; also
CAMBRELENG AV, es, 618.6 s Fordham rd,
21.9x100; Smada Realty Co—Pasquale Reale
et al; Hirleman & Vaughan (A).
HOE AV, nec Westchester av, 48x91.9; Fredk
Hollender—Adolph Suesskind et al; Kurzman
Frankenseimer & Gutman (A).
3D AV, 4072; Regina Heyman—Field Realty
Co et al; Strasbourger & Schallek (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

Harry R

SEPT. 17.

123D ST, ns, 236 e 2 av, 18x100.11;

Mary Hanson—Jno McKee et al;

Woodford, Bovee & Butcher (A);

Henry W Pollock (R); due 6,742.85 Woodford, Bovee & Butcher (A); Henry W Pollock (R); due SEPT. 18. No Judgments in Foreclosure Suits filed this day.

SEPT. 22.
No Judgments in Foreclosure Suits filed this day.

SEPT. 18.
LONGWOOD AV, ns, 43 w Kelly, 38x 106; City Real Estate Co—Jas A Frame et al; H Swain (A); Jno J Hynes (R); due

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Bronx Judgements in Foreclosure Continued.

SEPT. 23.
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.

SEPT. 18. No Lis Pendens filed this day.

No Lis Pendens filed this day.

SEPT. 20.

SULLIVAN ST, 17, & GRAND ST, 21 & 23;

SULLIVAN ST, nes, 40 sw Grand, 20x50;

SULLIVAN ST, nws, lot 323, 25x80; WAVERLY PL, 116; AMSTERDAM AV, nec 147th,
24.11x100; EDGECOMBE AV, swc 159th, 25x
86.11; 10TH AV, nec 166th, 25x100; 182D

ST, ss, 170 e Audubon av, 50x70; PLOTS 47 &
48, map of prop of Ft Washington & Buena
Vista Syndicates; Cath Coffey-Chas E Coffey et al; action to recover dower, &c; E A
Smith (A).

204TH ST, nwc Sherman av, 100x400; Antonio
La Cagnina et al—Vermilyea Realty Co et al;
action to foreclose mechanic's lien; Edlitz &
Hulse (A).

207TH ST, ss, whole front bet Sherman & Post
avs, 310x100; Antonio La Cagnina et al—
Chas Hensle Realty Co et al; action to foreclose mechanic's lien; Eidlitz & Hulse (A).

SEPT. 21. No Lis Pendens filed this day.

SEPT. 22.
5TH AV, es, bet 33d & 34th, Lot 81; Rudolph Wallach Co-Wm A Chanler et al; amended foreclosure of transfer of tax lien; A Weymann (A).

SEPT. 23. No Lis Pens filed this day.

SEPT. 24.

132D ST, ns, 250 e 7 av, 25x89.11; Melvin Rosenberger—Greater Cities Investing Co, Inc et al; action to foreclose mechanics lien; A B Hano (A).

136TH ST, ns, 175 e 7 av, 12.6x99.11; Melvin Rosenberg—Eva A De Lyons et al; action to foreclose mechanics lien; A B Hano (A).

Bronx.

CHARLOTTE ST, es, 110.6 n Seabury pl, 175x 100; Geo Colon & Co—Sarah Jacobs et al; action to foreclose mechanics lien; Gettner, Simon & Asher (A).

176TH ST, 69 E; Edw D Loughman—David Kraus et al; action to compel specific performance of contract; J S Darcy (A).

BAILEY AV, es, 186.5 s Heath av, 83.7x104; Robt Drennan—Fordham Realty Co et al; action to foreclose mechanics lien; T J Mechan (A).

Mechan (A).

SEPT. 18.
201ST ST, nec Grand blvd & Concourse, 19.4x
100.1; Eliz Scrymglour—Agnes Peck et al;
action to set aside deed; S Katz (A).
LOT 32, blk 2845, sec 11, on tax map; Anna R
Crossin—Jas A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).
LOT 39, blk 2845, sec 11, on tax map; David
Wallace—Jas Woolf et al; action to foreclose transfer of tax lien; H Swain (A).
LOT 53, blk 2845, sec 11, on tax map; Anna R
Crossin—Jas A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).
LOT 60, blk 2845, sec 11, on tax map; Simeon
M Barber—Jas A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).

SEPT. 20.

SEPT. 20. No Lis Pendens filed this day.

SEPT. 21. GLEBE AV, ns, bet Zerega & Peters avs (known as Lot No 61, land map, 24th Ward); Sarah Rosen—Amanda Clark et al; action to fore-close transfer of tax lien; J N Helfat (A).

SEPT. 22.
WASHINGTON AV, ws. 268.1 n 166th, 16x93;
Herman Wiebke et al—Elizabeth Little; action to compel specific performance of contract; R H Bergman (A).

SEPT. 23. No Lis Pendens filed this day.

Brooklyn.

Brooklyn.

SEPT. 16.

PROSPECT PL, 699; Saml Cohn—Harry Silverman et al; foreclosure mechanics lien; F L Thielmann (A).

WARWICK ST, es, 150 n Dumont av; Emma A Poppe—Annie Schulman et al; T F Redmond (A).

E 5TH ST, ws, 296 n Beverly rd, 23x100; Edith W B Smith—Rosa Sackman et al; T F Redmond (A).

BAY 17TH ST, nws, 125 sw 86th, 42x96.8; N Y Investors Corpn—I Louise Roberg et al; T F Redmond (A).

60TH ST, ns, 100 w 15 av, 25x100; Celia Moliver—Isaac Blumberg & wife; to create a title; T I Schwartzman (A).

71ST ST, nes, 514.2 se 18 av, 18.6x100; Henry G Timmerman—Jacob Kaiser Impt Co et al; C J McDermott (A).

AV F, ns, 22.6 w E 28th, 20x80; Title Guar & Trust Co—Herzl, Inc, et al; T F Redmond (A).

DUMONT AV, nwc Atkins av, 90x100; also ATKINS AV, ws, 90 s Blake av, 100x200; also ATKINS AV, ws, 72.6 n Dumont av, 20x17.16;

Saml Waxelman—Leno Bldg Co et al; to dissolve a corpn; I Salomon (A).
FT HAMILTON PKWAY, ses, 82.5 n 48th, runs e5xc?9.10xn20xw76.2xw5xs20.4 to beg; Mary Dumas—Lizzie Cavanagh et al; W G Whaley

Dumas—Lizzie Cavanagh et al, w G whale, (A).

GEORGIA AV, es, 385 n Hegeman av, 20x100;
U S Trust Co—Georgia Bldg Co et al; Olney & Comstock (A).

GEORGIA AV, sec New Lots av, 20x80.5x20x 80.9; same—same; same (A).

NEW LOTS AV, swc Georgia av, 20x84.6x20x 84.2; U S Trust Co—Georgia Bldg Co et al; Olney & Comstock (A).

NEW LOTS AV, ss, 20 e Georgia av, 20x80.9x 20x81; same—same; same (A).

ROCHESTER AV, ws, 60 s Dean, 20x86.7; Maria Polo—Guiseppi Iamele et al; partition; Cass & Apfel (A).

ROCHESTER AV, ws, 60 s Dean, 20x86.7;
Maria Polo—Guiseppi Iamele et al; partition;
Cass & Apfel (A).
SHEEPEHEAD BY RD, ws, 217.1 n Voorhies av,
24.10x100.1x20x100; Title Guar & Trust Co—
Rachel Lepkowitz et al; T F Redmond (A).
SHEEPSHEAD BAY RD, ws, 137.1 n Voorhies
av, 20x90; Oscar Rechert—Rachel Lipkowitz
et al; T F Redmond (A).
LOTS 156-7, map Michael L McLaughlin's Co,
2d addition to Bklyn; Thos E Guerin—Martin
Langs et al; Hovell, McChesney & Co (A).
SEPT. 17.

SEPT. 17.
CLIFTON PL, ss, 192.8 e Grand av, 18x100;
Thos M Montgomery—Jno Foley et al; H L
Thompson (A).
HART ST, ss, 320 e Tompkins av, 20x100;
Julia Zechiel—Saml Salaway et al; L C Wills

(A).

LINCOLN PL, swe Eastern pkway extn, runs sw117xnw74.5xe138.8 to beg; C Milton Foreman—Arankay Amusement Co et al; Davison & Underhill (A).

PRESIDENT ST, see 3 av, 18.9x70; Ernst F Foerster—Caterina Gallo et al; J M Peyser (A).

Foerster—Caterina Gallo et al; J M Peyser (A).

STOCKTON ST, 204-208½; Danl Sand—Minnie Rosenberg et al; foreclosure mechs lien; E E Rosenblume (A).

S 3D ST, swc Hooper, 50x95; Joe Casalino—S 3d St Bldg Corpn; foreclosure mechs lien; S Solomon (A).

W 5TH ST, es, 262.1 n Sheepshead Bay rd, runs n40xe1194xs40xw120.7 to beg; American Geographical Society—Geo Covell et al; H L Thompson (A).

20TH ST, ns, 275 e 7 av, 50x100; Blanche E Watson—Watpit Realty Corpn et al; Watson & Helfgott (A).

70TH ST, ss, 160 e 10 av, 100x100; Title Guar & Trust Co—Maria Giorno et al; T F Redmond (A).

80TH ST, swc 10 av, 20x100; Annie Ellis—Artee Realty Corpn et al; Davenport & Corner (A).

BAY AV, ec Franklin, 100x100; Lillie E Knoke—Virginia L Egbert et al; Cook & Benjamin (A).

BAY RIDGE PKWAY, ns, 449.4 e 5 av, 20x

— Virgima L Eguert et a.,

(A).

BAY RIDGE PKWAY, ns, 449.4 e 5 av, 20x
103.9x20.1x100.11; Peoples Trust Co—Theresa
M Pettit et al; T F Redmond (A).

DIVISION AV, ns, 20 e 7th, 20x67.4; Henry W
De Forest—Herman Berman & wife; De Forest Bros (A).

De Forest—Herman Berman & Wile; De Forest Bros (A).

HUDSON AV, ws, 69.8 s Willoughby, runs w 100xsSxw12xs42.2xe112xn50 to beg; Celia Moliver—Libbie Traktman et al; to create a title; S B Marks (A).

OCEAN PKWAY, nwc E 7th, runs n204.5xw100 xs97.5xse133.4xne60 to beg; Walter F Kelly—Realty Sellers et al; T F Redmond (A).

STONE AV, 558; Hyman Freund—David Mostkowitz et al; S Honig (A).

2D AV, ses, 20 ne E 88th, 20x100; Gertrude R de Chezelles—Mabelle B Hollander et al; T F Redmond (A).

5TH AV, swc 43d, 100x100.2; Sol Brill—One Hundred & Ninetieth St Holding Co & ano; Rogers & Rogers (A).

10TH AV, ws, 160 s 80th, 20x100; Susan E Davis—Artee Realty Corpn et al; Davenport & Corner (A).

10TH AV, ws, 60 s 80th, 20x100; Archibald H Campbell—same; same (A).

Campbell—same; same (A).

SEPT. 18.

McDOUGAL ST, ss, 325 e Hopkinson av, 37.6x 100; Christian Bauro—Reinhart Brugger et al: Gollmar, Smith & F (A).

LINCOLN PL, ns, 389.7 w Buffalo av, 120.3x 180, excepting certain portions thereof; Simon J Harding—Jennie Stenfeld et al; G Elliott (A).

ST JOHNS PL, ss, 399.2 e Rochester av, 80x 120.3; Simon J Harding—Morris Stoloff et al; G Elliott (A).

STOCKHOLM ST, wc Central av, runs sw250x nw200xne230.4xe28xse179.10 to beg; Moses Bernstein—250 Pacific St, Inc, et al; J J Schwartz (A).

GATES AV, ses, 325 sw Central av, 22x100; Louis Schaffner—Katharina Busch et al; A G Schaffner (A).

GATES AV, ss, 125 e Stuyvesant av, 25x100; Ottilie Moser—Eliz Lyons et al; G S Smith (A).

(A).

ROAD leading to Canarsie Landing, sws, int nws land heirs Anthony R Schenck, dec, runs sw289.4xnw151.9xne289xse148 to beg; Hermann Lohmann—Emanuel Klein et al; H P Burr (A).

Burr (A).

SEPT. 20.

BOREUM ST, ss, 75 w Graham av, 50x100;
Title G & T Co—Erna Englander et al; T F
Redmond (A).

HENRY ST, ss, 107.9 e Bowne, 25x125; Michael
J McLaughlin—Margaret Anderson et al;
partition; H C Babcock (A).

PRESIDENT ST, ns, 320 e Nevins, 20x100; Pasquale Pantano—Raphael Sanseverino et al;
C I Ryan (A).

E 5TH ST, ws, 185 n Beverly rd, 35x100; Title
G & T Co—Fabian E Granroos et al; T F
Redmond (A).

11TH ST, sws, 234 nw Prospect Park W, 50x
100; Kate J Brickelmaier—Saml F Boyd et
al; to set aside deed; H Ringrose (A).

BATH AV, sc Bay 23d, 90.5x104.2x86.10x105.3;
BATH AV, wc Bay 23d, 93.11x106.2x93.9x
108.1; Bertha E Cromwell—Geo C Bynner
et al; to set off dower right; Furst & Furst
(A).

FLATBUSH AV, nes, 47.2 nw Av J, 19.9x89x 23.10x102.5; Title G & T Co—Jas Graham et al; T F Redmond (A).

NEWKIRK AV, sec Ocean av, runs s124.11xe 106.2xe—xn157.5xw45.11 to beg; Saml Hess—Kirknew Realty Co et al; Jonas, Lazansky &

Kirknew Realty Co et al; Jonas, Lazansky N (A).

N (A).

VERNON AV, ss, 365 w Sumner av, 20x100; Philip Jung—Max Levinson et al; L & M Blumberg (A).

4TH AV, ws, 25 s 62d, 75x100; Bond & Mtg Guar Co—Dome Realty Co et al; T F Redmond (A).

25TH AV, ws, 440 s Benson av, 40x96.8; Emma Kavanagh—Udalrigo Guidotti et al; G W Pearsall (A).

LOT 39, map prop in Bay Ridge, belonging to Est Theo Sedgwick (decd); Mary N Scranton—Saml H Bates et al; W H Garrison (A).

SEPT. 21.

—Saml H Bates et al; W H Garrison (A).

SEPT. 21.

BERGEN ST, ss, 39 e Schenectady av, 19.6x55.7;

Helene A Kny—Max Brooks et al; P F
Rosenberg (A).

BERGEN ST, ss, 78 e Schenectady av, 19.6x
55.7; Adolph Frey—Max Brooks et al; P F
Rosenberg (A).

RYERSON ST, ws, 104 n Myrtle av, 20x100;

Jas H Doty—Edith M Kaley & ano; partition;

W A Bacher (A).

18TH ST, ec 8 av, 100x100.2; Title G & T Co—
Cooper Diamond Co et al; H L Thompson
(A).

38TH ST, nes, 60 nw 13 av, 20x90.4; Jno Knoll

(A). 38TH ST, nes, 60 nw 13 av, 20x90.4; Jno Knoll —Louis Weisbrod et al; Reynolds & Geis

3STH ST, nes, 60 nw 13 av, 20x90.4; Jno Knoll
—Louis Weisbrod et al; Reynolds & Geis
(A).

54TH ST, nes, 175 nw 15 av, 50x100; Title G
& T Co—Fannie Himmelstock et al; T F Redmond (A).

82D ST, sws, 160 nw 11 av, 60x200; Title G &
T Co—Albert E Parfitt et al; T F Redmond
(A).

82D ST, nes, 240 nw Bay pkway, 60x100; N Y
Investors' Corpn—M Emma Ronk et al; T F
Redmond (A).

88TH ST, sws, 225 nw 4 av, 25x72.6x25.7x78.2;
Franklin Trust Co—Edw Crowe et al; T F
Redmond (A).

LIEERTY AV, 865; Mary T O'Donnell—Bessie
Naughton et al; A I Smolens (A).

10TH AV, ws, 20 s 80th, 20x100; Caroline C
Phillips—Nicola Caponi et al; Davenport &
Corner (A).

18TH AV, ss, 981 w 3d, 22.3x115.6; Title G &
T Co—Arnold Rotter et al; T F Redmond
(A).

(A).

SEPT. 22

CLINTON ST, nws, 156 ne Nelson, 19x90; Jennie Kahn—Daniel Holland et al; partition; A C Kahn (A).

HENDRIX ST, ws, 90.11 s New Lots av, 31x 69.9x31.1x70; SMITH AV, ws, 130 s New Lots rd, 60x76.6x60x72.3; BARBEY ST, nwc Wortman av, 40x85; WORTMAN AV, ns, 40 w Barbey, —x—; Isidor F Greene, trste—Abr Bender et al; to set aside deed; S Rosenthal (A).

(A).

LAKE ST, es, 422.7 s 2 pl, 84.5x100; Frances
Lind—Peter C Campbell et al; S E Faron
(A).

(A).

MONTGOMERY ST, ss, 119.8 e Franklin av, 39x80; Jno H Neary—Patk J McCormack et al; T Burgmyer (A).

OAK ST, ss, 277 w Franklin, 21.4x75; Mary E Des Caso—John W Stiles et al; L S Goebel

OAK ST, ss, 277 w Franklin, 21.4x75; Mary E
Des Caso—John W Stiles et al; L S Goebel
(A).

13TH ST, ws, 108 n Av K, 40x100; Germania
Savgs Bank—L I Inv & Impt Co et al; Cary
& Carroll (A).

13TH ST, ws, 220 n Av K, 40x100; same—
same; same (A).

13TH ST, ws, 140 n Av K, 40x100; same—
same; same (A).

13TH ST, ns, 122.10 e 2 av, 25x100; Anna E
Borgstrom—Geo Allen et al: J C Danzilo (A).

21ST ST, sws, 225 se 3 av, 50x100; Jos L Hart—Luigi Parrella et al; T F Redmond (A).

24ST ST, sws, 25 se 3 av, 50x100; Jos L Hart—Luigi Parrella et al; T F Redmond (A).

54ST ST, ws, 460 s Av J, runs s62.3xnw—xe66.6 to
beg; Michael Hellebrand—Anna Hellebrand;
to obtain a judgment; J A Timony (A).

53D ST, nes, 100 se 8 av, 40x100.2; Fundy Co
—Jacob Shlakman et al; Jonas, Lazansky &
N (A).

53D ST, nes, 440 nw 16 av, 40x100; T F Redmond

53D ST, nes, 440 nw 16 av, 40x100.2; Title G & T Co—Louisa Glassheim et al; T F Redmond

N (A).

3D ST, nes, 440 nw 16 av, 40x100.2; Title G & T Co—Louisa Glassheim et al; T F Redmond (A).

6IST ST, ns, 500 e 13 av, 20x100; New Brunswick Trust Co—Kate Fazzolari et al; H A Rubino (A).

75TH ST, ns, 480 w 12 av, 13.4x100; Title G & T Co—Meister Builders et al; T F Redmond (A).

75TH ST, ns, 493.4 w 12 av, 13.4x100; Title G & T. Co—Orazio Caltabiano et al; T F Redmond (A).

79TH ST, ss, 340 w 3 av, —x—; Bklyn Institute of Arts & Sciences—Mary E Neville et al; T F Redmond (A).

79TH ST, ss, 400 w 21 av, runs s200xw—xn100x w—xn—xe104.11 to beg; Wm C Hulick—Helen M Biscoe et al; M S Marden (A).

BAY RIDGE AV, ss, 517 e 4 av, 20x95.9; Jno L Martin—Ridge View Holding Co et al; T F Redmond (A).

BEDFORD AV, nes, 80 se Penn, 20x81.4; Jno Stark—Legation Reaity Corpn et al; foreclosure mechanic's lien; E E Rosenblume (A).

EAST N Y AV, nws, 96.1 sw Stone av, runs nw 90.1xsw36.7xse100 8xne35 to beg; Newburg Savgs Bank—Morris Levy et al; H L Thompson (A).

EAST N Y AV, nws, 49.11 sw Stone av, runs nw 700xsw19.9xsw31.3xse90.1x n e 46.2 to beg; same—same; same (A).

EVFR (REREEN AV, sws, 25.3 se Woodbine, 25x 92.11x25.3x96.4; Niagara Radiator & Boiler Co—Henry Wensler & ano; to set aside deed; O H Stearns (A).

HOPKINSON AV, nwc East N Y av, runs n38.2 xw59xs77.9xne71.1 to beg; Mary G Mace—

	TELEGORED HIND GOIDE	331
Pros Park West Realty Co et al; H L Thompson (A).	SEPT. 23. WESTCHESTER AV, ses, 94.7 s May-	SEPT. 20.
KINGS HGWAY, sec land Geo Lott, runs se169.3 xne383.2xse1,075.6x s w 182x s e 762xse1,825.8x s e 462.11x s w 714.3 x s w147.11xnw2,978,4xne	flower av, 31.9x78.5; Church E Gates & Co, Inc—Carlo Marroccoli & M Cappiello & Son (30)	No Satisfied Mechanics' Liens filed this day. SEPT. 21.
16.6xnw1,331.6 to beg, excepting certain portions thereof; Anna Bergen—United Realty Alliance et al; J D Prince, Jr (A).	SEPT. 16.	No Satisfied Mechanics' Liens filed this day.
NARROWS AV nec 78th 109 4v450 · NARROWS	BLEECKER ST, 328; Hirsch & Borg- hardt—Thos, Mirabel & Wm Grunn 159 45	SEPT. 22. No Satisfied Mechanics' Liens filed this day. SEPT. 23.
AV, sec 78th, runs e450xs100xw50xs79.6xw 402.1xn138.4 to beg; 78TH ST, sec 1 av, 218.8x 700; 79TH ST, ss, 100 w 2 av, 209.4x240; 77TH ST, sec 3 av, 109.4x160; 78TH ST, swc	McKIBBEN ST, 166; A Malkin—Max Steckler. 315.00 STERLING PL, sec Rochester av, 120x	142D ST, nwc Wales av, 100.7x144.7; Friedman Marble & Slate Works, Inc
4 av, runs w300xs109.4xw—xse429.6xe96.5xn 218.8 to beg; 79TH ST, ns, 400 e 3 av, runs n 19.4se76.6xw74 to beg; Chas C Ely—Alfred	ham, Inc & J V Cunningham 72.00 VERMONT ST. 266: J E Steffens	—Ward Baking Co et al; June3'15. 400.00 142D ST, nwc Wales av, 101x145; Noonan Buildir- Material Co, Inc—
G Ely; partition; H W Beebe (A). PROSPECT AV, nec 3 av, 19.6x65; Sol B Kraus —Saml Weinberg et al; Jonas Lazansky &	Henrietta Haller & Albt Haller 184.00 SAME PROP; C Steffens Son—same 49.00 WATKINS ST, sec Liberty av, 80x100;	Ward Baking Co et al; Aug18'15 730.95 142D ST, nwc Wales av, 100x144; Columbian Concrete Steel Bar Co—
N (A). ROCKAWAY AV, ws, 25 s Lott av, 20x100; Lena	del Realty Co & Mendel Koeppel 544 06	Ward Baking Co et al; May28'15 6,079.87 142D ST, nwc Wales av, 108x144.8; Lewis Max—Ward Baking Co et al;
Reizenstein—Celia Samlowitz et al; M Reizenstein (A). WILLOUGHEY AV, ns, 225 e Tompkins av, 26.8	FLUSHING AV, HARRISON AV & BARTLETT ST (whole block), Max A Moshenberg—Kahn Bros, Inc &	July15'15
x100; Y W C A—Julius Price et al; Wood, Cooke & S (A). 1ST AV, ws, 69.4 s 80th, 40x100; Frances Lind—	LEWIS AV, 106; S Kahan—Sarah Kap-	SEPT. 16. Brooklyn.
Esther Weiss et al; S E Faron (A). LOTS 1-3, in Groot Vly in town Flatlands;	26.2x100; Gittel Teitelbaum—Simon	E 24TH ST, es, 350 s Av L, 50x100; Otto Nelson—Benj F Miller & wife; June 22'15
Daniel F Shea—Robt L Crooke et al; to create a title; Stern & Gilleaudeau (A).	Lippman & Louis Wiener	Woodthorpe Co, Inc, & Our Own
MECHANICS' LIENS.	Reinhardt & Adolph Zink 22 00	-; Union Sash & Door Co—Esace L
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.	LINCOLN PL, 806; R H Cogan—Jose- phine Winne & Mrs W J Hendrick S 4TH ST, sec Hooper, 50x100; D	Schwartz & A Corn; Aug15'15 238.00 SEPT. 17. E 19TH ST, ws, 83.7 n Dorchester rd,
Manhattan,	Jacob Ponemone	60x100; Jacob Steinfeld—Dorchester Bldg Co; Feb13'15
SEPT, 18. RIVINGTON ST, 134; Max Moshen- berg—Minnie Edelstein & Kahn Bros,	& Wm J Smith	BAY RIDGE AV, ns, 100.4 e 3 av, 93x 100; Schwartz & Son—Upton Realty Corpn; Sept16'15
Inc (58)	Wollinger & Lashberg 155 00	PITKIN AV, 1593; Morris Glickman— Isidore & Benj Bloom; July22'15 35.00
Harold Thomson (59) 40.00	58TH ST, nes, 100 se 11 av, 40x100.2; L Guberman—A, S & G, Inc	SEPT. 18. DEAN ST, ss. 60 e Franklin av, 20x80; S B Miller—Herzfeld & Sweedler;
18TH ST, 208 & 210 W; S B Miller, Inc—Kennedy Estate; Tager Co, Inc	BROADWAY, S77-9; E M Feetelberg— Isabelle Realty Co & Al Kane LEWIS AV, ns, 30 w Pulaski, 30x75;	Aug13'15
(62)	Jos Miller 122 00	DIVISION AV, 263; American Wood Carpet Flooring Co (Inc)—Williams- burgh Plaza Realty Co (Inc); July
D T Kennedy; D E Kennedy (60) 954.70	STONE AV, sec Blake av, 20x100; J Blum—Jno & Jas Nelsey & Joe Levin 150.00 SEPT, 18.	26'15
SEPT. 21. DUANE ST, 129-33; International Cont Co, Inc—Estate of Eugene A Hoff-	4TH AV, 211; Cicollalo & Briglio— Frank S Guigliano	CATON PL, 40, 42, 46 & 48; Saml A McElroy—M J Donnelly; Feb11'14
man; Howard Cont Co, Inc (65) 140.00 188TH ST, ns, from Sedgwick to Webb av, 300x700x—x500; Lewis H Woods—	SEPT. 20. FIRST PL, 74; Albert G Olches—Michl Maroon	Cohn Cut Stone Co—Dominick San- tillo; Aug26'15
Webb Academy & Ship Builders Home;; Brighton Heights Develop-	LORIMER ST. ws. 100 s Meserole av 50	Dominick Santillo; Aug27'15 188.57 WOODBINE ST, ses, 104.10 ne Ever- green av, 75x100; Saml Gans—Inez
ment Co; renewal (63)	Realty Co. 455.00	D Zarwell; Aug7'15
SEPT. 22. No Mechanics' Liens filed this day.	REID AV, 180; B H Becker—Jno J	Co; Sept15'15
SEPT. 23. LEWIS ST, 13; Jas J Mooney Co-M & G Realty Co; Kidansky & Levy; Mil-	bell & Harry Bolstoin	COOPER ST, nws, 75 ne Central av, 50x100; Atlas Cut Stone Co—Wall Sil
ler & Valentine, Inc (66)	SARATOGA AV, es, 100.3 s Sutter av, 26x100; Abram Sang—Lena & Simon Lippman 466.00	E 14TH ST, es, 300 n Av X, 100x 100; Stefano Adragna—Ceegold Co:
Nathan Rosen (67)	rao & Pasquale Imperator	May ⁶ '15 51.75 SAME PROP; Egel Light Co—same; Aug10'15 60.00
N Y Linen Supply & Laundry Co; Riger Constn Co (68)	SEPT. 22. 325.00	SAME PROP; same—same & Henry Sommerfield as pres; May22'15 149.98 SAME PROP; Colonial Lumber Corpn—
33D ST, 35 W; Fireproof Products Co, Inc—Childs Co, W D Lewis Co & Chas T Mitchell (75)	RUTLEDGE ST, 314-320; Standard Line Co—Ella Arensberg & Rutledge St Horse Auction Co; Karl Jacobs &	same & Jacob Levey as sec & Frank Sabetti; Oct8'14
34TH ST, 111 E; Manhattan Elec- trical Contracting Co—Mary F Peck	Gerson M Krakower	ber Co—Ceegold Co, H Sommerfield as pres, & Home Title Ins Co: April9'15 202 20
& W E Morgan (72)	EASTERN PKWAY, 1600: I. Kaleshof	SAME PROP; Max W Cody & ano—Cee gold Co & Hy Sommerfield, as pres; Apr14'15
merman & Gotthelf (71)	sky—Benj W Lowenthal & Rose D Palmer	Co & Henry Sommerfold: Aug 1915 950 00
Gotthelf (73)	SATISFIED MECHANICS' LIENS.	SAME PROP; N Rubin—Ceegold Co & Home Title Ins Co; May5'15
Co, Inc—Efrem Zimbalist, F H Wakeham & Chas T Mitchell (76) 77.08 122D ST, 135 W; Jos Shanske—Louis	First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.	Hy Sommerfield & Frank Sabetti; Dec15'14
122D ST, 135 W; Jos Shanske—Louis Spiegel & Mary Margeson (69) 81.00 LENOX AV, 128; Paris Marble & Tile Works—Lenox Photo Play Co; re-	Manhattan.	-Henry B & Isabella H Moore; July 28'15 350.00
newal (74)	SEPT. 18. No Satisfied Mechanics Liens filed this day.	¹ Discharged by deposit. ² Discharged by bond.
National Bridge Works—Sol Bloom (70)	SEPT. 20. 37TH ST, 327-29 W, & 38TH ST, 310-28 W; Northern Waterproofing Co—	³ Discharged by order of Court.
SEPT. 17.	52D ST, 425 E; Greenberg Bros—Chris-	ATTACHMENTS. The first name is that of the Debtor,
BECK ST, 582-8; Walter J White— Ostro Constn Co (26)	sept. 21. 5.50	the second that of the Creditor.
109.1; Jas Quinn Constn Co, Inc- Liberty Lace & Netting Works, Eugene Metzger, Hugo N Schloss &	CENTRAL PARK W, 236; Edw Maliphant—Hannah Elias et al; April'15 88.00	Manhattan.
CROTONA AV. 2105: Sadie Males—	SEPT. 22. 77TH ST, 321-3 E; Abr Metchick— Saml Wallach et al; Sept15'15 16.80	WIENER, Robt O; Henry Wilhelm; \$8,391.50; J J McKelvey.
Thos, Jos, Mary Ann, Margt & Cath McMahon & Harry Heppner (24) 29.27 JACKSON AV, 485; Robt Elkan—Flar	110TH ST, 86 E; Shapiro & Stolman— Sol M Unger et al; Aug 24,15 290.00 110TH ST, 86 E; same—same; Aug	SEPT. 17. DIAMLER, Motoren Gesselschaft; Paul Lacroix; \$10,591.60; E W Keiser.
JACKSON AV, 485; Robt Elkan—Flar Bldg Corpn & Jennie Wolf & Flar Eldg Corpn (23)	20'15	JORDAN, MARSH CO; J Wener & Co; \$4,-237.25; A A Gilberberg.
No Mechanics Liens filed this day. SEPT. 20.	day. SEPT. 24,	SEPT. 18 & 20. No Attachments filed these days. SEPT. 21.
ANDREWS AV, ws, 197.1 s 179th, 252	ACADEMY ST, nes, 150 nw Vermilyea av; Wm M Young—Loyal Bldg Co et	L P C MOTOR CO; Stewart Automobile Co; \$3,597.94; Beekman, Menken & Griscom.
Co, Inc, & Mary O'Connor; Oesting Bldg Co, Inc (27)	22D ST, 237 E; Ford Roof Constn Co —Theresa J Kelly et al; July28'14 87.00	SEPT. 22. CHEMICAL CO OF AMERICA, Inc; Herrick & Voigt (A); \$698.25; Schwed & Frank.
375; Kertscher & Co—Oesting Bldg Co, Inc, & Mary O'Connor; Jullus R Miller Co, Inc (28)	SEPT. 17.	PURINDING MARKAGE LANGUAGE CONTROL CON
SEPT. 21. No Mechanics' Liens filed this day.	BATHGATE AV, 1620-22; Louis I Bregman—Wattenberg, Cahan & Pitt- man et al; Sept13'15	CHATTEL MORTGAGES. AFFECTING REAL ESTATE.
PARKER AV, ns. 68.4 e Castle Hill av,	SEPT. 18. TIFFANY ST. nwc Whitlock av 100v	SEPT. 17, 18, 20, 21, 22 & 23.
C M Constn Co (29)	100; Salvatore Confort!—Ensign Improvement Co; Aug24'15 1,500.00	Quaremba Raffaele. 9th av, 664 E Esposito. Barber Fix 310.00

Chattel Mortgages-Brooklyn-Continued.

Saranac Constn Co. Ft Washington av, nec 160th st..Consolidated Phandelier Co. Fixtures....... 1,850.00 Tenney Candy Corpn. Watts st, 76-84 ..National Equipment Co. Machine. 1,500.00

Bronx.

SEPT. 17, 18, 20, 21, 22 & 23.

Home Fox Co. Home st, swc Fox..
Colonial Mantel & Refrigerator Co.
Refrigerator. (R)
La Spina, P M. Harlem River & E
150th st. F R Patch Mfg Co. Machinery. 387.00 800.00

Brooklyn.

SEPT. 16, 17, 18, 20, 21 & 22.

Bay Ridge Homes Corp. 55th st nr 5 av..Gorau Chandelier Co. Gas

BUILDING LOAN CONTRACTS.

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

Manhattan.

SEPT 21.

10TH ST, 198-204 E; also 2D AV, 156-160; Poughkeepsie Savgs Bank loans Stuyvesant Sq Realty Co, Inc, to erect a 6-sty apartment; 5 payments....170,000.00

Bronx.

SEPT. 18. 188TH ST, sec Creston av, 51.6x95.9; City Mtg Co loans Pecken Bldg Co to erect 6-sty apartment; 11 payments..42,000.00

ORDERS

Brooklyn.

DEPARTMENTAL RULINGS.

FIRE DEPARTMENT.

Bureau of Fire Prevention.

These regulations apply to all buildings hereafter erected except factory buildings, tenement houses, theatres, motion picture theatres, and other buildings for which the requirements as

to exit facilities are specifically provided by law

or ordinance:

§4. Number of Exits Required.—(a) There shall be provided in all buildings sufficient means of exit from each story to accommodate the maximum number of persons that may be employed or housed in such story, the number to be computed as provided in all buildings at least two separate means of exit remote from each other from each floor area (including the ground floor), except in private dwellings occupied by not more than two families, and buildings not exceeding two stories in height occupied as stores, offices or show rooms; in all such "excepted" buildings the enclosure of stairways need not be provided, except that the cellar or lowest story shall be properly cut off from the upper floors. The above provision for two means of exit from the ground floor of stores may be waived if one means of exit is deemed sufficient by the Chief, Bureau of Fire Prevention.

§5. Capacity of Exits.—Capacity of floors. For the purpose of determining the number of occupants in any floor area of a building, unless information is furnished giving a more accurate determination, the following assumptions will be made as to the floor area occupied by each individual:

(1) Ten (10) square feet in dance halls and in lodge rooms and similar occu-

(1) Ten (10) square feet in dance halls and in lodge rooms and similar occupancies.

(2) Fifteen (15) square feet in schools, colleges, court rooms and restaurants.

(3) Twenty-five (25) square feet in stores, markets, lodging houses and reading rooms.

stores, markets, longing heading rooms.
(4) Fifty (50) square feet in office buildings and show rooms.
(5) One hundred (100) square feet in hospitals, hotels, asylums, furnished room houses, studio buildings and similar occurrences.

coupancies.

(6) One hundred and fifty (150) square feet for warehouses and garages.

Note: The term floor area shall mean the entire space in a given story between exterior walls, fire walls or fire exit partitions (which shall include the enclosing partitions around stairwells), except that in computing such area the space occupied by walls, partitions, columns and all shafts may be excluded. It is intended that the floor area shall include all that part of each floor which is actually used for the purposes specified as the occupancy of the building.

(b) Auditoriums and dance halls.—In all builds.

the purposes specified as the occupancy of the building.

(b) Auditoriums and dance halls.—In all buildings of a public character containing assembly rooms for lectures, entertainments or other similar purposes, and which do not come under the provisions of Article 24 or 25, Chapter 5 of the Code of Ordinances, a seating layout shall be shown on the plan giving the number of seats and spacing of same, width of aisles, etc. For all such occupancies and for dance halls the aggregate width (in feet) of all exits shall be equal to one-twentieth (1-20) the seating capacity of the auditorium or capacity of dance hall, and such exits shall open either directly on the street or on a court or fireproof tunnel leading to the street, where such auditorium or dance hall is located on the ground floor. Where the auditorium is above the ground floor, such exits shall open (excepting horizontal exits) on stairways which shall not be used to serve any other part of the building. In no case shall any auditorium or dance hall be located at a height exceeding six (6) stories or seventy-five (75) feet above the street level, unless provided with horizontal exits of an aggregate width heretofore specified, i. e., 1-20th of the capacity. The exits shall be so arranged as to properly serve all parts of the auditorium, and where leading to stairways the clear width of each stair shall be not less than the width of the exit shall be computed as follows:

(c) Interior and outside stairways.—In computing the number of persons that any interior

enumerated above under Sub-division (b) of this Section, the capacity of the exits shall be computed as follows:

(c) Interior and outside stairways.—In computing the number of persons that any interior enclosed stairway, smokeproof tower, or outside screened stairway can safely accommodate in each story, it shall be assumed that the capacity of the stairs is fourteen (14) persons for each twenty-two (22) inches clear width of stairs, plus one person for each five (5) square feet of unobstructed hall area or landings in the stairway included between the enclosure walls or partitions, or of unobstructed balcony. If the story height from floor to floor exceeds twelve (12) feet six (6) inches, one additional person may be added for each foot in excess of twelve (12) feet six (6) inches, one additional person may be added for each foot in excess of twelve (12) feet six (6) inches, one shall be made for any increase in allowance shall be made for any increase in width of less than twenty-two (22) inches.

(d) Horizontal exits.—The capacity of a horizontal exit shall be assumed to be the number of persons that can be accommodated within the available floor area on the opposite side of such exit ...owing five (5) square feet of unobstructed floor space for each person. Lae available floor area will be equal to the net unobstructed floor space on the opposite side of the exit after the floor space necessary to accommodate the persons normally occupying such floor area has been deducted, the number of such persons shall be computed in accordance with the provisions of Sub-aivision (a) of this Section. After the net available floor area has been determined the capacity of same shall be computed by allowing five (5) square feet of unobstructed floor area to each person. Where it is impossible to determine beforehand what proportion of the floor area will be unobstructed, computation shall be made on the basis that sixty-five (65) per cent. of such floor area will be occupied by desks, chairs, or other furniture or fixture

ter to be accepted only when the height of the building does not exceed six (6) stories or seventy-five (75) feet.

The width of a horizontal exit door shall be not less than forty-four (44) inches nor more than sixty-six (66) inches in the clear, and shall not exceed forty-eight (48) square feet in area; but in no case shall the aggregate width of all horizontal exit doors be less than twelve (12) inches for each twenty (20) persons or fraction thereof, permitted to occupy the larger floor area served by such exit, in excess of its normal occupancy, when used as an area of safety.

Definition of horizontal exit.—A horizontal exit shall be the connection through a fire partition in any building by means of one or more openings not less than forty-four (44) inches wide, protected on one side by a self-closing fire door and on the other by an automatic fire door containing no glass panels, which shall continuously be unlocked and the opening unobstructed whenever any person is employed or housed on either side of the opening.

Exterior balconies and bridges not less than forty-four (44) inches in width connecting two buildings and not having a gradient of more than one foot fall in six, may also be counted as horizontal exits when the doors opening out upon said balconies or bridges are fire doors and are level with the floors of the building, and when all doors of both buildings opening on such balconies or bridges are continuously kept unlocked and unobstructed whenever any person is employed on either side of the exit, and when such balconies or bridges are built of incombustible material and are capable of sustaining a live load of not less than ninety (90) pounds per square foot with a factor of sustaining a live load of not less than ninety (90) pounds per square foot with a factor of safety of four; and when such balconies or bridges are built of incombustible material and are capable of sustaining a live load of not less than ninety (90) pounds per square foot with a factor of safety of four; and when suc

Section 4.

§6. Location of Exits.—(a) Distance to exits and passages.—Exits shall be remote from each other, and arranged so far as practicable to afford a person in any part of the building a choice between two directions of travel, each of which will lead to an exit remote from the other. Exits shall be so located that no person shall be compelled to travel in a horizontal direction from the most remote part of the building served by such exit more than:

(1) Sixty (60) feet in schools hospitals asy-

g served by such exit more than;

(1) Sixty (60) feet in schools, hospitals, asy lums, sanitariums, nurseries and othe places for the care, treatment or deter tion of persons (excepting jails) or i which numbers of children are house (2) One hundred (100) feet in all othe buildings.

An unphystrate, public hall or corridor lead

An unobstructed public hall or corridor leading directly to the stairway or other means of exit shall be provided in all buildings, the lost area of which is sub-divided into smaller areas, such as offices or other rooms, by interior partitions.

where an outside screened stairway or fire escape constitutes one of the means of exit and an omission of the hall or corridor previously described is permitted, an entrance to such means of exit is through a room opening on a public hall or corridor, an exit sign shall be placed over the door to such room, and the door shall contain a plain glass panel, and a four-pound flat-head axe shall be placed in a rack located convenient to such door, and the fastenings of door shall be by means of a snap lock requiring no key to open it.

Note: The purpose of this provision is to permit persons to break out the glass panel and open the door in case same is locked.

to permit persons to break out the glass panel and open the door in case same is locked.

(b) Exits from stairways.—All lines of stairs, including interior enclosed stairs, smokeproof towers, outside screened stairs and fire escapes, shall lead either directly to the street or to an open yard, court or fireproof tunnel from which access may be had to the street. In no case shall it be permissible to re-enter the building from the termination of a line of stairs, except where such entry is through a fireproof tunnel or corridor properly lighted on a separate circuit from the main service circuit, and such passage or tunnel shall lead directly to the street or to an open yard or court leading to the street.

In all buildings exceeding four stories in height all stairways that serve as required means of exit shall be continued their full width to the roof.

§7. Approved Means of Exit.—(a) In fireproof buildings.—An approved means of exit of fireproof buildings shall consist of either an interior enclosed fireproof stairway, a smokeproof tower or a horizontal exit. where the height of the buildings is not over six (6) stories or seventy-five (75) feet an outside screened stairway or fire escape will be accepted as one of the required means of exit, the latter only when the conditions are as described in the 3d paragraph of this section.

(b) In non-fireproof buildings.—An approved means of exit in non-fireproof buildings shall consist of either an interior enclosed fireproof stairway, a smokeproof tower or a horizontal exit. Where the height of the building does not exceed six (6) stories or seventy-five (75) feet an outside screened stairway, an interior feet an outside screened stairway, an interior feet an outside screened stairway, an interior

enclosed non-fireproof stairway or a fire escape will also be accepted as one of the required means of exit, the latter only when the conditions are as described in sub-division (c), of this section.

(c) Fire escapes

ditions are as described in sub-division.

(c) Fire escapes—where permitted.—In all cases where a single stairway is provided of sufficient capacity to accommodate the number of occupants in each floor area a fire escape located remotely from such stairs will be accepted as the secondary means of exit, where the height of the building does not exceed six (6) stories or seventy-five (75) feet, except that a fire escape shall not be considered as a secondary means of exit in schools, hospitals, sanitariums, nurseries and other places for the care, treatment or detention of persons.

§9. Definition of Interior Enclosed Fireproof Stairways.—

Stairways.—
Such stairways shall be constructed of incombustible material and shall have an unobstructed width of at least forty-four (44) inches throughout, except that hand rails may project not more than three and one-half (3½) inches into such width. There shall be not more than twelve (12) feet six (6) inches in height between successive landings. The treads shall not be less than ten (10) inches wide, exclusive of the nosing, and shall be constructed and maintained in such a manner as to prevent persons from slipping thereon. The rise shall not be more than seven and three-fourth (7¾) inches.

inches.

Stairways shall be provided with proper and substantial hand rails on both sides and when seven (17th the providence of the skylight at least three-quarters (%) of the area of the shalt, the skylight to be glazed with plain glass not more than three-sixteenths (3-16) inch thick, no pane of which shall exceed seven hundred and twenty (720) square inchestore of not less than of the providence of th

halls and landings shall be not less than fortyfour (44) inches. There shall be no openings
in any wall separating the stairway from the
building, but fixed or self-closing fireproof windows sufficient for lighting purposes will be permitted in the exterior walls, provided they are
not subject to fire exposure hazard from the
same or nearby buildings. Access shall be provided to the stairway from every story of the
building by outside balconies of steel or masonry or by vestibules within the walls of the
building, but open on at least one side. Every
such balcony or vestibule shall have an unobstructed width of at least forty-four (44)
inches and shall open upon an open space not
less than one hundred (100) square feet in
area. The balcony or vestibule shall be provided with a solid incombustible floor. Railings of steel or other approved incombustible
material shall be provided not less than four
(4) feet in height. Access to the balcony or
vestibule from the building and to the stairways from the balcony or vestibule shall be by
approved self-closing fire doors not less than
forty-four (44) inches wide and seven (7) feet
high, which shall swing in the direction of exit
travel. The doors shall be provided with locks
or latches with visible fastenings requiring no
keys to open them. A wired glass panel not
exceeding three hundred and sixty (360) square
inches may be provided in the door opening into
the stair shaft. The level of the balcony or
vestibule floor shall not be more than seven
and three-quarters (7%) inches below the door
sill of the building. Landings in such stairways
shall be of sufficient width so that the doors
opening into stairways shall not reduce the free
passageway of the landing to a width less than
the width of the stairway. The provisions for
treads, risers, hand rails, lighting, etc., as described in Section 9 shall also apply to smokeproof towers.

§12. Definition of Outside Screened Stairways. Accost to the balconies shall be by means of selfclosing fire door

noor level; snail be constructed of incombinstible material, and be capable of sustaining a live load of not less than ninety (90) pounds per square foot with a factor of safety of four (4).

(b) The balconies shall be at least four (4) feet in width, shall include not less than two windows at each floor level, and be protected by a railing four (4) feet in height, rigidly braced. If the story height exceeds fifteen (15) feet there shall be provided an intermediate balcony between the floors. The lowest balcony shall not be less than ten (10) feet above the sidewalk level. That part of the balcony next to the stair opening shall be not less than twenty-two (22) inches in width, and such opening shall be protected by a railing constructed as previously described.

(c) The stairs from the lowest balcony to the roof shall be not less than twenty-two (22) inches in width, and be placed at an angle not exceeding forty-five (45) degrees and protected on each side with a railing four (4) feet high and securely braced to the stair strings. If the strings of the stair are constructed of plates, the stair shall be braced to the wall of the building at a point midway between the balconies. The rise shall not exceed eight (8) inches. At the lowest balcony a counterbalanced stairs of the cantilever type shall be erected of not less than twenty-two (22) inches in width and provided with releasing device, and also a control, to properly retard the lowering of the counterbalanced stairs.

All mechanical parts shall be of simple construction easily operated and open for inspection. The counterbalanced stairs shall be provided with a railing similar to the railings on the stairs above.

(d) All windows on the course of the fire escape and within three (3) feet of the fire escape balconies shall be of fireproof construction. If movable sash is used, such windows shall also be self-closing.

314. Definition of Fireproof Tunnels or Corridors.—A fireproof material where the partitions do not extend through the cellar on lower story.

one (1) foot of rise in six (6) feet of run. Where it is impracticable to overcome the differerence in level by means of a gradient, and it is necessary to introduce steps, the tread and rise shall be the same as that specified in Section 9.

BOARD OF EXAMINERS.

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

APPEAL 343 of 1915, New Building 273 of 1915, 47-51 East 50th street and 44-50 East 51st street, Manhattan. Warren & Wetmore, appellants.

1. Wall checked are of unlawful thickness.

lants.

1. Wall checked are of unlawful thickness.

2. Building is more than 12 stories high and in excess of 150 feet in height and should have all trim, sash, doors, floors, etc., of fireproof material.

An equally good and more desirable form of construction can be employed.
 Because of the track conditions below the building.

of construction can be employed.

2. Because of the track conditions below the building.

1. That the provision of the building code regarding thickness of walls supported on steel beams be waived and that we be allowed to construct walls down to ground floor level of thickness as shown on plans as no floor height except top story is over 13°.

2. That the provision of the building code regarding height of building and fireproofing be waived and that we be allowed to construct the building in accordance with the rulings of the Tenement House Department as the tracks under the building limit the space normally occupied by the building.

1. The walls 12" thick are sufficiently strong and fire resisting where suported at each story and all projecting cornices are supported directly on steel.

2. That the building is only 12 stories high with a roof pent house which occupies only 50 per cent. of the roof area and that height of building is in accordance with Tenement House regulations.

Appearance: Joseph W. Davis, Jr.

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

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, Combusti-bles in Places of Public Assembly.

.....Interior Alarm System,Locked Doors. Electrical Equipment.

DL. Locked Doors.
El. 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.
No S. No Smoking Signs.
Spr. Sprinkler System.
St. Stairways.
Stp. Standpipes.
SA. Structural Alterations.
*Tel. Telegraphic Communication with Headuraters.
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.
*Fil Sy. Approved Filtering and Dist. Hing Systems.
*OS. Oil Separator,
RQ. Reduce Quantities.
*St Sys. Storage System.
*NOTE—The symbols—A—FE—FP—Spr—S;—
**NOTE—The symbols—A—FE—FP—Spr—S;—
**Sys. Storage System. FA.
EX.
FA.
FD.
FE.
FREC

*NOTE—The symbols—A—FE—FP—Sp:—S:—Stp—Tel—WSS—Fil Sy—OS—St Sys—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 plarm sys lem, fire escape, sprinkler system, etc., as the case may be

Week Ending Sept. 18.

MANHATTAN ORDERS SERVED.

Named Streets.

Bank st, 15—Josephine M Goggeshall, Kensington, W. London, England......FP
Barrow st, 45—Patrick Shanny.....FP
Batavia st, 3—Umberto Vitarelli....FA-GE
Beekman st, 78-80—August Zinsser Realty
Co, 35 Nassau......A-FD
Beekman st, 99-103—L Gordon Hammersley, care J K Lockman, 50 W 39.

WSS-WSS(R)-FP
Beekman st, 104—Henry L Meyer Est, care
W F Grell, 21 Desbrosses......FD-A
Bleecker st, 27—Weintraub Brass Mfg Co.
Rec(R)-FA
Broad st, 106—Invader Oil Co......NoS-FA
Canal st, 359—Bertha Strasberger, 573 5 av.
WSS
Cortlandt st, 35-7—Peter Henderson & Co. Rec

East River, 41 & 42 sts—N Y Edison Co, 130

Front st, 226—The Stevens Grease & Oil Co

Goerck st, 79—Max Mehlman	63 st, 237-9 E—Carl L KnoellerFA-Rec	BRONX ORDERS SERVED.
Gold st, 20—Elson & Brewer, IncNoS-FA-Rec Grand st, 281—Nathan Schwartzberg.	66 st, 116 E-Mrs C F ClarkNoS-El	Named Streets. Bronx River, s Westchester av—Fred Schnei-
Greenwich et 218 Davis Waters & Co.	69 st 251 W—Favary Tire Co. 734 5 av.	derNoS-FA-Rec Brown pl, 142-4—Leismann Garage.
D&R-NoS Creenwich et 321 Samuel MeyersonRub	co -t 950 C1 W Frederick G Bourne 149	CF-FP-Rec-WSS Country Club, Westchester—Edward C Pot-
Greenwich st, 321—George S Goerke CoFP-FA	Bway	ter
Hester st 55—Adam Happell, 408 E 93.	72 st, 530 E-N Y Reed & Rattan Co.	Numbered Streets.
Heaten at 156-60 P Nathan & Co RO-FA-D&R		135 st, 749 E—Charles RamseyWSS-FP 139 st & Harlem River—Candee, Smith &
Hudson st. 122—Farbwerke-Hoechst CoCF	77 st, 206 W-W Dixon Ellis, II BwayCA	Howland, ft E 26NoS-FA-Rec-El 142 st, 337 E—John GrossmanFE(R)
Hudson st, 446—Jacob Resnikon.	79 st, 226 W-Barnard School.ExS-FP-Rec-D&R	144 st, 346 E—Charles J Worth0 146 st, 367 E—George GunzerNoS-F'A-Rec
Jefferson st, 80—Herbert Frankel, 251 W 92 A-FD		150 st, 312 E—Peter BennettFE(R) 155 st, 300 E—George CassellFP 156 st, 859 E—Prospect Tire Repair Co.
John st, 12-16—David Kaiser & CoCF Jumel pl, 29-31—Walter BurkeFA-NoS-Rec	89 st, 310 E—Max Jalewsky	161 st, 667 E—Joseph Levine.D&R-NoS-FP-WSS
Salle, Ill	05 et 338 E—H Bernstein, IncD&R	162 st, 391 E—Harris Kaufman. FP-NoS-Rec-FA-RQ
Larayette St, 510—Steinberg & Hilliam F'A	96 st, 238 E—Frank BrandweinFA-GE 98 st, 214 E—Neil P Cullom, 30 BroadRub	175 st & Park av—Waites Motor Van Co, Tremont & Park avsNoS-FA-Rec-El
Maiden la, 1—D A Cushman Realty Corp, 172	103 st, 129 E—Monmouth Holding Co, 40 CedarEx(R)	Named Avenues. Alexander av, 191—Dr William E Howley.
Maiden la, 41-3—L M Kirsch	104 st, 208 E—Isaac Greenspan. Rub-FA-GE-FP-Rec 105 st, 425 E—H Herrmann Lumber Co, 368	Bassett av, 1537—Borea Contracting Co, 2875
Mangin st 29-Max KleinmanFP	Broome	Bway
Manhattan st, 130—Moore & Helmowitz.	110 st, 324 E-Mrs Mary Guida, 329 E 109. FA-GE-FP	Bronx Blvd
Mercer st, 35—Leon Tanenbaum, 640 Bway. FE Mercer st, 227-9—Grand Packing Box Co, 76 Grand	111 st, 23 E—Rosa Berman, 140 W 111FP 111 st, 410 E—Consolidated Gas Co, 130 E 15	Coddington av, 2879—William Cokeley, 1323
Monroe st, 94—Nassau-Beekman Inv Co, 119	112 st 12 E_Bertha Nissenson, 107 W 122. FP	Ft Schuyler rdNoS-FA-Rec East Tremont av, 211—James Nolan.
Morton st, 52-Wm J Broderick, 505 Bedroid	117 st, 138 E—Harry Dolitsky, 250 Eldridge.FF	Nos-FA-Rec East Tremont av, 448—Edward F Miller, Inc. FA-D&R-El-Nos
Murray st, 33—John S Leng's Sons A Record C Campbell NoS-FA	ant av	Murdock av, 4112—Phillip Aginsky.NoS-FA-Rec River av & 151 st—Knickerbocker Motor
Pearl st, 257—Est Caroline W Astor, Caroline W SS(R)	121 st, 228 E—Elias RosenFA 122 st, 51 E—Bella Levy, care L & CoFP	Truck CoFA-FP-El-WSS
Pearl st, 393—J Archibaid Muliay, FP-WSS(R)	122 st, 61 E—Edward L Clarkson, Tivoli. N Y	Sheridan av & 160 st—The Pullman Co, 15 Broad
Pearl st, 456—Frederick Koessel. FP-WSS-Ex-A(R)	123 st, 407 E—Charles StramielloNoS-FA 124 st, 111 W—George Ehret, 235 E 92FP 125 st, 220-2 E—Est Francis Hustace, 379 3	So Blvd, 526—The North Sand CoRec-NoS-FA Numbered Avenues.
Pelham st, 5—Harry Haltzberg, 42 and 3 av, Bklyn. FD-A	av	3 av, 4442—Max LermanNoS-FA
Perry st, 131-3—Joseph Seeman, 121 Hudson, DC-FE(R)-Ex-WSS(R)	127 st, 152-4 W—Riverdale Storage CoO	BROOKLYN ORDERS SERVED. Named Streets.
Prince st, 63—Clementi DeodatiFP Reade st, 114—C H & E Z Goldberg. RQ-GE-CA-Ex(R)	128 st, 172 E—Mrs Rose BradyFP 128 st 172 E—Carrie A Miller, 154 W 129.	Bergen st, 62—Abraham SchwartzFP-Rub-FA Bleecker st, 19-21—Julius Muller.
Scammel st, 38-44—Charles M Warner, 79	198 st 174 E—Lillian L Miller, 152 W 129	FP-NoS-FA-Rec Grand st, 769—Glaser & GlaserFA-NoS
South st, 91—Henry Strani	198 st. 174 E-Mary McKiernanRub	Jewell st, 90-106—Rosbeck & Zintbaum. Co. NoS-FA-Rec
South st, 178—Allen L Story, Lawrence, B. 1. Stp(R)	132 st. 79 W—Reid Ice Cream Co, 32 New Chambers	Pearl st, 302—Bklyn Wire Forming CoEl Prospect pl, 729-41—Healy Prospect Garage
Spring & Greenwich sts—Cornell & Underhill	135 st, 36 W—Joseph GreenbaumD&R-Rub 137 st & 7 av—Cogut & GibbonsEx(R)-D&R 144 st & 7 av—Stratford Amusement Co.	CoNoS-FA-Rec Walton st, 90—Joseph KasliniskyDC
Stanton st, 334-40—Graff Realty Co, 309 Bway WSS(R)	D&R-FP-Ex(R)-0 145 st, 501 W—Frederick H Walker, Green-	Numbered Streets. 2 st, 136-8—Greason Son & Dalzell, Inc, 160
Stanton st, 334-6—Louis ZodikowFA Thompson st, 62—M Gallipoli.FA-WSS(R)-D&R Thompson st, 62—M Gallipoli.FA-WSS(R)	wich, Conn	3d
Vesey st, 48—The Upjohn CoRec-WSS(R) Washington Mews, 44—Edward N Tailer, 99 Washington Mews, 44—Edward N Tailer, 99 Franklin	157 st, foot of W—Lenox Sand & Gravel Co. Rec-FA-NoS	Turecamo, 121 Bay 11FA-NoS 18 st, 655 E—Philip SchalwacherNoS-FA-Rec
Washington pl, 116—Mary E L Sulzer, care John, 817 Bowery.	158 st, 668 W—John J Grant, 111 W 90. FP-FA-NoS-Rec	29 st, 354-6 E—Mortimer A WilliamsCF 89 st, 265—Mrs G G HollanderNoS-FA-Rec
Washington pl, 126—Valsecchi & Co. NoS-FA-D&R	158 st, foot of W-Charles Adams, 111 Bwav. F'A-Rec-NoS-El	Named Avenues. Atlantic av. 2830—Schaefer & Laux, 2832
Washington st, 415-23—James T Pyle, care J M, 68 William	167 st, 553 W-T D MerriganFA-Rec-NoS Named Avenues.	Atlantic av
	Av A, 74—Carl KlingelhoefferRub-FP Av A, 1614—David Yankauer, 156 W Bway. FP	Evergreen av, 314—Fred'k Jung, JrOS-CF Flushing av, 501—Richard V StaatsD&R
West st, 186—Consolidated Gas Co, 130 E 13.GE	Av D, 28—Samuel EdermanFA-FP Audubon av, 269—Nathan Goden. FA-NoS-Rec Bowery, 146-8—Jane J Neill Est, care Car-	Lafayette av, 56—Albert Korber & Son. NoS-FA
Wooster st, 185—M Feigel & Bro. NoS-FA-Rec Numbered Streets.	dozo & Nathan 128 BwayFE(R)-Ex-SA-FF	son avE-FA-Ren-NoS Myrtle av, 1312—Israel DentzigNoS-Rec
4 st, 15-9 E—Liberty Doll CoFP-Rec-FA-NoS 8 st, 25 W—Adelaide Gutman Est, care Frank	Bowery, 173—George HornTD Bowery, 229—Benjamin Harris CoCF Broadway, 32—Journal of CommerceRub	Railroad av & W 20 st—M J Baldrick, 222 Van Sicklen avCF-FA-NoS So Portland av. 189—Chas D Strang, 195 So
8 st, 25 W—Adelaide Guinair Est, cast — A-FD & Gutman	Broadway, 404—Sportsman's Apparel CoRub Broadway, 471—Consolidated Gas Co, 130 E 15	Portland avNoS-FA-Rec
11 at 510 F Hannah Lewenthal, care Isaac,	Broadway 475—Est John J Downey, care J I	Numbered Avenues. 3 av, 7416—Edward A_WirthRub-NoS
126 5 avFA-Rec	Downey, 410 W 34Stp(R)-FP-WSS(R) Broadway 1731-7—Buick Motor CoFP-El	3 av, 7607—Herman BluestalD&R 4 av, 29—Richard BurkeFP
13 st, 24-6 E—G GennertFA-Rec	Broadway, 1849—Mutual Motor Sales Co. NoS-FA-El-Rec	5 av, 534—John Bolton EstateFP 18 av, 421—John HanlonDC(R)-DC
14 st, 154-60 W—Custen BrosDC-FA-Rec-Rub 17 st, 230-34 W—The Drug Products Co. NoS-FA-Rec-CF	Broadway, 3251—American Sticky Flypaper. FA-NoS-GE-Rec	QUEENS ORDERS SERVED.
19 st, 23 W—Arragon Holding Co, 35 Nassau.FD 19 st, 29-33 E—Elizabeth Upham, 247 5 av.	Broadway, 3648—Ludwig MarxFA-Rec Columbus av, 951—I SchneiderFA-Rub Columbus av & 108 st—Lion Brewery.	Numbered Streets. 12 st, bet Vernon & East avs (L I City)—
99 of 19.16 E_Saul Glemby CoO-DC	Loney av 151—David Haister	Simplex Automobile Co, Inc, 247 W 36, ManhattanCF
22 st, 118-24 W—M & R Aride Co	Madison av. 1679—Joseph Rosenstreich. Rub-FA	Named Avenues. Clinton av, 37 (Jamaica)—Theo R Chap-
25 st, 147 E—New Century Color Plate Co. FA-D&R	Park Row, 56-63—Est Joseph Pulitzer, care J	man
25 st, 302 W—Grifenhagen Bros, 249 10 av. D&R-Ex(R)-FP	A Shaw, 788 Riverside drFD-A St Nicholas av, 386—Edwin E Black, 149 Bway Ex(R)-O	Siegmann
26 st, 109-15 W—Est Henry W Boettger, care Pauline, W 254 and Independence av.	Wadsworth av, 74-8—Wadsworth Garage, Inc Rec-D&R-CF	Jamaica av, 2338 (Rich Hill)—Modern Clean- ing & Dyeing Co NoS-FA-Rec-FP
FP-Stp(R)-Spr 28 st, 145-7 W—Gross Realty Co, 268 West,	West Broadway, 506—Marioni BrosD&R-NoS West End av, 490—Durham Realty Co, 200	Laurel Hill Blvd (Elmhurst)—Wm B Hendry NoS-FA-Rec Lefferts av (Rich Hill)—Long Island R R Co.
20 of 519-23 W—Chas F Robers & CoRec	5 av	Jamaica, L I
30 st, 7-9 W—Theresa Neiman, 431 Riverside	1 av 1472-Abraham LevineEx(R)-D&R	mell. Mott av & R R Crossing (Far Rock)—Thomas
37 st, 15 E—Helen H Jenkins, 582 Madison av	1 av & 21 st—Consolidated Gas Co, 130 E 15El 2 av, 104-6—Annie Rosen, 960 Prospect av. Stp(R)	Myrtle av & Hancock st (Ridgewood)—
43 st, 148-50 E—Charles & Co, 44 E 43. NOS-FA-Rec-FP	2 av, 572—Wortmann BrosFA	So Division av, 57 (R B)—Mrs Pauline
43 st, 518 W—Weser Bros, 524 W 43. FA-Rec-El-NoS 44 st, 330-40 E—United Dress Beef Co.	Prospect pl	So Junction av. 29-Ernest Distelhorst Co.
45 st 510-4 W—Thomas Connors. 514 W 45.	3 av, 1796—Philip OdesNos-ra-Rec-Dar	Corona, L I
WSS-FP-FA-FE (K)	ingdale, 3 av & 59	4 av, 15-17 (R P)—Fred SeeligFP 4 av, 19 (R P)—Miss Ollis PrattFP
IStp-FE-Spr	3 av, 3785—H Morgenthau Co, 30 E 42Spr(R) 4 av, 295-7—The S P C to Children. FP-FE-Ex-A-Tel	RICHMOND ORDERS SERVED.
51 st, 131 W—Trio GarageOS-NoS-Rec-FA-CF 54 st, 424 W—Day & Meyer, 341 4 av. FA-GE-FP	5 av, 1351—Benjamin Werner, 316 W 94FP	Named Streets.
55 st. 154 E-William E Haussler, Inc. Rec-El	Bway	Jersey st, 15 (New Brighton)—John H Rosenstein
61 st, 138 E—Thomas Kane Est. care Bridget C, Beach av, Larchmont, N. Y. FP-FE-0-Ex-WSS(R)	8 av, 2145—Otto Peterson	Dichmond Terrace 552 (N B)—Herbert
61 st, 138-40 E—George Hollwedel. FP-FE-O-Ex-A	11 av, 566—Sam MullerFP-GE-Rec	CrabtreeRub-FP
And prove year part as our did not	TIE KULICITE DE L'AND PARTE	SALES STATE OF STATE

BUILDING MANAGEMENT

DISTRIBUTION OF SPACE IN APARTMENTS

Points to be Observed in Laying Out Floor Areas in High Class Structures

ROM the standpoint of the property owner, architect, builder or building manager, the distribution of space in an apartment house is of the utmost iman apartment house is of the utmost importance, for upon this one thing alone may hang the success or failure of the enterprise. The distribution of space in high-class apartment houses, of the fire-proof type, may be considered from two standpoints; first, that in relation to the entire plot to be improved, and secondly, in relation to the individual suites contained in the building.

In determining the distribution of space with relation to the entire plot the first thing to be considered is the size of the apartments in demand in the particular neighborhood where the opera-

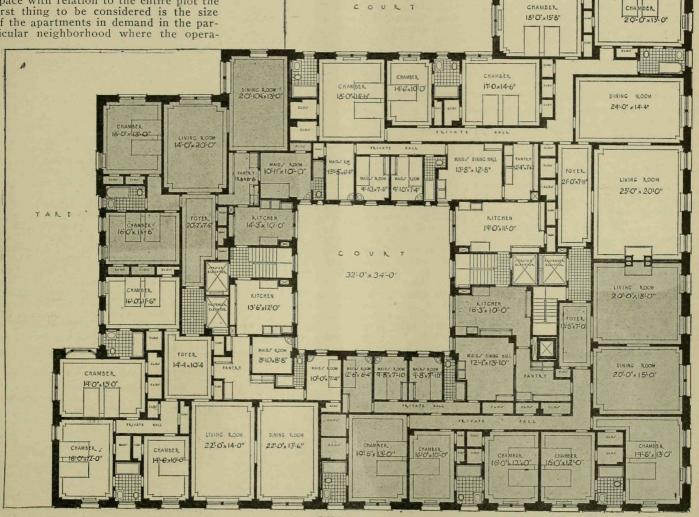
ticular neighborhood where the opera-

so made as to bring the master bed-rooms as far from the noise as possible. If on the other hand a plot on a thoroughfare of extra width, such as Park avenue, is to be improved, this condition need not be so seriously considered, and an entirely different layout would be practical.

Once the question has been settled as to what type of house is to be erected, as best suited to the site, and the location of the various suites and elevators determined, then the distribution of

necessary equipment of the modern apartment. While no definite rule can be formulated, still they must be conveniently located and be of ample size. It is difficult to realize a condition where too many closets have been supplied. Dressing-rooms are also popular in apartments of higher class. There are two ways of handling this problem, either by building a small bedroom which can be used as a dressing-room, or by meeting the problem fairly in the

or by meeting the problem fairly first place and laying away su



EAST 92nd STREET

TYPICAL FLOOR PLAN

1155 PARK AVENUE

contain?

tion is to be undertaken. That is to say, how many rooms shall each suite

say, how many rooms shan each suite contain?

When this problem has been solved, and it takes an expert to find the solution, the floor plan should be laid out in such a manner that the principal suites are given the best exposure; also any other advantages which will help their renting possibilities.

The location of the entrance hall should next be considered and the distribution of the elevators and stairways. It is essential that the general surrounding conditions be taken into account, especially the improvements made, or likely to be made, on adjoining properties. A uniform and advantageous arrangement of courts, yards and open spaces can then be affected so that permanent light and ventilation can be obtained.

The location of the plot is an influencing factor. If, for example, the property is located on a street or avenue upon which is operated a surface line, the arrangement of the apartments should be

space inside each apartment must be decided upon. This is again much influenced by the location of the apart-

ment house to be erected.

Speaking in the broad sense, there is a general tendency to have a large liva general tendency to have a large living-room, rather than a living-room and library. It has been found that many families do not require a library, or if they do, another room can be converted for this purpose. It is therefore desirable that one of the other rooms in the suite be so arranged that it can be utilized either for bedroom purposes, or as a library.

as a library.

The tendency during the last few years has been to have an abundance of bathrooms, and, from present indications, it is safe to assume that the fine apartments of the future will have a separate bathroom connected with every bed-

Closets are a most important and

space to afford the tenant this comfort, without taking away any other room from the suite.

All fine apartments are laid out in three sections: First, the living section, including the living-room, library, dining-room, etc.; secondly, the servants' quarters, which comprise the kitchen, pantry, servants' dining-room, bedrooms, and laundry, if there be one, and thirdly, the bedrooms and baths for the use of the family.

the family.

The living-room section should be so The living-room section should be so designed as to give easy and direct access to and from the passenger elevator. A foyer is usually provided, with closets for coats and hats, and other requisites. It is, of course, understood that each room in this section is separate and apart from any other, and that one room need not be crossed in order to reach another. In some of the approved plans the fover is so laid out approved plans the foyer is so laid out that access from it can be had to both the living-room and the dining-room.

The servants' section should be likewise laid out so that easy access can

be had from the service elevator. In the larger apartments containing many servants' rooms, the quarters of the male servants should be separated from those servants should be separated from those of the female servants, and there should be a bath for each. It is only within the last few years that particular attention has been given to the servants' section of the apartment, but in an up-to-date house of today the portion assigned to the servants has been given as much care as was devoted to the other sections of the suite.

care as was devoted to the other sections of the suite.

As to the master bedroom section, it is most important that the rooms be isolated from the others. The baths should adjoin the bedrooms and be located between them when practical. Each bedroom should have at least one closet, and if possible two should be provided, specially if the room is to be occupied by more than one person. It is also desirable that one or more closets be placed in the private hall used as a means of egress to the chambers. At least one of these closets should be designed for a linen press.

The use of long halls in high-class apartments should be avoided if possible. Much space is wasted unnecessarily in passage-ways and they are always a source of annoyance and inconvenience to the mistress of the home. It is desirable from every point of view to minimize the hall space. When this is according to the mistress of the home.

sirable from every point of view to min-imize the hall space. When this is ac-

REDUCING THE

complished a more compact and prac-

complished a more compact and practical suite can be provided.

As to the size of which each room should be, there is no rule that can be applied. Of course, much depends upon the rent which will be requested, and also the number of rooms in the apartment, of which the room in question is a part. Naturally, an apartment having many bedrooms must make provision for comparatively many occupants. Consequently there must be a larger dining-room than would be provided for a smaller suite. The same rule is also applicable to the living-room and other rooms used in common by the family. In the highest-class apartments a laun-

In the highest-class apartments a laundry should be installed as well as a sewing-room and one for the use of the valet. In short the apartment of today must combine all the comforts and conveniences of a modern private dwelling,

without its drawbacks.

without its drawbacks.

It is yearly becoming more difficult to lay out a good apartment. This is partly true because continually laws are passed and regulations enforced, some good and others unnecessary, which tend to add to the problems faced by the apartment house specialist. Then, again, tenants are becoming more exacting, and every new building must coning, and every new building must contain all the good points of its predecessors, with none of their bad features. This intimately affects distribution of space.

CLEANING COST

uum cleaning, we are going through the building in nearly one-half the time we previously did with the old system. From one to five o'clock in the morning these two men clean electric light globes and oil woodwork. The seven day porters are distributed as follows:

Distribution of Porters.

One in the main hall, one for the second and third floors, four of the remaining five clean windows from 6 to 9 a.m. and from 4 to 6 p.m. The one man remaining, however, takes care of the ice coolers, filling them from 6 to 9 a.m. These five porters after breakfast in the morning are distributed throughout the building with four to five floors each, dusting, cleaning marble in corridors and toilets and washing stairs.

This change effected a saving of \$40 per week in labor, or \$2,080 a year, and increased the actual working hours of the cleaning force, resulting in more efficient work and better satisfaction to the tenants. One in the main hall, one for the sec-

the tenants.

the tenants.

It is, of course, impossible to advance general figures as to the amount of work a janitor can do, as each building must be analyzed and operated according to its individual character, size, construction and class, and local labor conditions must also be considered.

All Aim for One Result.

However, the one thing in all buildings that can be constantly hammered on is the general principles of scientific management, which make for greater efficiency at less money. It really does not matter whether you are trying to reduce the cost of cleaning, or to increase your elevator efficiency, or to foster a duce the cost of cleaning, or to increase your elevator efficiency, or to foster a spirit of harmony and greater co-operation among your employes, systematizing the work with due consideration of the human element, eliminating lost motion as much as possible, must necessarily result in efficient and economical operation.

Since the preparation of this catial.

operation.

Since the preparation of this article, I have been forced to discontinue the night cleaning—not because the work was not done, in my opinion, more satisfactorily and cheaper, but because of the difficulty in getting men for the work. This, no doubt, is the result of a system which has been in vogue in New York for many years of cleaning almost entirely between the hours of six and nine in the morning and from four to seven in the afternoon, and men are unwilling to work at night when they can obtain day employment.

employment.

By W. H. CLASS

Ways and Means Discussed-Old and New Methods Compared—Are Men Better Cleaners Than Women?

THERE has always been a question as to whether janitors or janitresses are more efficient. While attending the conventions of the National Association of Building Owners and Managers for several years past, I have made inquiries of different building managers all over the country as to their system of cleaning buildings, with a view of determining which was the more economical and satisfactory method.

which was the more economical and sistactory method.

The large majority of those with whom I talked have obtained better results cleaning at night, the larger percentage of these I found doing the cleaning with men rather than with women.

Some few years ago an extensive investigation was conducted by one writer for the purpose of ascertaining the gen-

vestigation was conducted by one writer for the purpose of ascertaining the general opinion at that time. Out of a total of 4,386,243 square feet of rentable area selected from seventeen cities, 67 per cent. favored women. In Chicago, out of twelve chief janitors, representing 1,833,243 square feet of rentable area, six, representing 1,234,397 square feet, or approximately 67½ per cent., were in favor of janitors, and six, representing 598,846 square feet, were in favor of janitresses.

Where Women Are Preferred.

Where Women Are Preferred.

Women were found to have the preference in Cleveland, St. Louis, Toledo, Indianapolis, Milwaukee, Minneapolis, Terre Haute, Rochester, Pittsburgh, Kansas City and Detroit, while Seattle, Memphis, Tacoma and Columbus favored

My own recent investigations, however, lead me to believe that in most instances men are employed. It is argued that women, being physically weaker than men, cannot move furniture with the same ease and dispatch, that they are susceptible to illness and are frequently pff on this account, and that it is more difficult to maintain discipline over them. On the other hand, it is argued by those favoring women that they do their work neater and better. They are less destructive to furniture and tools and will do as much work per hour as men; My own recent investigations, however,

will do as much work per hour as men; that women by training are better fitted for their work and, if carefully selected, will give much better and cheaper service

One man in Chicago stated that in his building of 350,000 square feet, a saving of \$1,18 per floor per night was made

by using men, or an annual approximate saving of \$8,000.

Having had this question in mind for several years, and realizing the difficulties which we in New York have to contend with in the very short amount of time available for the cleaning and the ever increasing difficulty of obtaining good women for this work, I have gone into the question of night cleaning very thoroughly.

Within the past few months I decided that it would be better to make an actual trial and select a building to make the

trial and select a building to make the test. Prior to making the change, the cleaning force was arranged as follows:

Twenty-four women working four and one-half hours each day, \$5.00 per week,

Thirteen porters and a head porter working 10 hours each day, \$10 per week, six days.

The Old System.

With the old system, the women did 1 the cleaning within the offices and scrubbed corridor floors, while the porters were engaged in window cleaning and the care of the halls, staircases and toilets during the day. Two of these porters were used exclusively upon the porter was a relatively upon the same floor one are lucively upon the same floor one are lucively upon the same are lucively upon the main floor, one exclusively upon the second floor and one exclusively upon the third floor.

Under the new system, we employed one foreman and 12 porters, and in the daytime seven porters. The twelve night porters worked from six o'clock in the evening to five o'clock in the morning, with one hour off for lunch, each detailed

One man for every four floors from the 26th floor down to and including the 15th floor.

One man for every two floors from the 14th floor to the 4th floor inclusive.

One man for the third floor and one man for the 2nd floor.

man for the 2nd floor.

This requires a detail of ten men whose duties are to sweep the floors in the offices, wash linoleums, clean cuspidors, wash basins and finally dust all furniture. These men also wash the floors of the corridors and toilets of their respective floors. The two remaining men do vacuum cleaning and dusting down of walls, moving furniture for the purpose of cleaning under and work from 6 o'clock to midnight.

With this six hours per night of vac-

How to Avoid Leaks in Radiators.

At a recent meeting between an arch-

At a recent meeting between an architect, an owner and a building manager, at which plans for a new building were under discussion, the building manager in laying out heating equipment made this interesting statement:

Before the radiators are installed in any building that I have anything to do with I take pains to shut off a certain form of tenant kickery by a little extra investment. I insist that each radiator be connected with a high-pressure hose and water be run through it with the sections upside down for five minutes. Then I have the radiator connected with a 30-lb. compressed air pipe and the air is forced through until a fine piece of muslin placed at the outlet pipe fails to catch any sand particles.

It is possible residue of core sand that I'm after. If this is allowed to remain

It is possible residue of core sand that I'm after. If this is allowed to remain in the pipe the grains get down into the valve seat and in a very short time I have my tenants about my ears complaining about leaky radiators. The danger of have my tenants about my ears complaining about leaky radiators. The danger of a leak starting in a radiator at night and doing a great deal of damage to floors and ceilings is abated at the very start. The extra cost of this work when the building is going up pays me handsomely for I seldom have a report of a leak from any tenants."—Heating and Ventilating Magazine.

Fire-Prevention Day.
Friday, October 8, will be "Fire-Prevention Day" in the schools of the city, and Fire Commissioner Adamson desires that much shall be made of it, so as to make it impressive.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, De-signed to Aid the Architect, Builder and Building Manager, Described With-out Regard to Advertising Consideration.

Gas Steam Radiator.

Gas Steam Radiator.

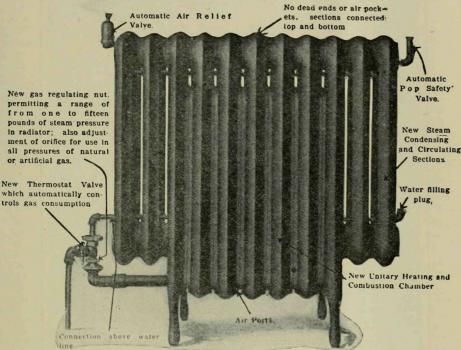
HEREWITH is shown a novelty in the form of an improved gas steam radiator. It is a heating unit in itself and consists of a series of plain designed regulated sections and automatic thermostatic valve and a gas burner. The manufacturers say the products of combustion cannot escape into the room owing to the new unitary heating and combustion chamber, which consists of a series of ribs on the middle sections of the radiator which dove-tail together when the sections are assembled. This

cally the whole of their working day swinging in midair and the only thing between them and a bad smash-up is a

between them and a bad smash-up is a length of rope. And because very often the rope is worn in spots or is rotten, hundreds of workmen are injured every year. It is a lamentable fact that this particular hazard is not classified among industrial accidents. The newspapers, however, are full of reports of ladder and scaffold accidents, for the loss of life is appalling.

There has never been a law that required any particular inspection of rope—in fact it has only been within the past year that an adequate means of examining and testing rope has been available. That the machine fills a long-felt want is shown by the fact that thousands of feet of rope are now tested for New York painters and builders every month. A local firm makes a business of testing rope, although the machines can be purrope, although the machines can be pur-

chased outright.



construction affords a completely

construction affords a completely enclosed combustion chamber, there being no openings except the small air ports at the bottom which provide for the secondary air supply for the flame.

A new circulating method is obtained by the use of overhanging loops which are placed at each end of the radiator. These loops do not come over the gas burner, so that a different temperature exists in the overhanging loops than in the center loops which are directly over the burner. As all sections are connected at the top, this arrangement provides that the steam as generated will rise and flow into the overhanging loops where it condenses and runs down to the bottom of these loops. The water then finds its level back over the heat of the burner.

In a test of a 10-section radiator which is reported by the manufacturers, using 4 qts. of water and plugging the return opening from the overhanging loops, less than five hours were required before all of the water was in the four overhanging loops. At the end of these five hours the six middle loops were dry.

Although the new gas regulating nut in the radiator permits a range of from 1 to 15 lbs. of steam pressure in the radiator, this nut is set to 5 lbs. pressure. As soon as the gas is lighted steam begins to be generated in the radiator. As the steam pressure increases, the gas consumption decreases, and, after 5 lbs. pressure has been reached, only enough gas is consumed to maintain these 5 lbs. of steam pressure. of steam pressure.

Rope Tester.

S USPENDED by ropes usually not more than an inch in thickness, hundreds of thousands of American workmen pursue their daily occupations, says the Edison Monthly. Painters, bricklayers and carpenters—they spend practi-

When rope is damaged by exposure to the weather and continual use it usually shows its weakness, and frequent tests in such cases are not absolutely necessary

Ropes that are used in cleaning opera-Ropes that are used in cleaning operations, however, meet different dangers. Acids eat into the hempen fibre and while not changing the external appearance of the rope rot the center. Such rope will part under strain as though cut with a knife and, according to rope men, should be tested before every job. By means of a series of wheels operated by motor and regulated by a friction brake, rope passing through the machine may be subjected to any desired

The lower pair are driven into the form floor and after the reinforcement has been placed the upper prongs are hammered down to grip the bars. They have been used recently on several Cleveland buildings. While it was thought by some that there might be difficulty in removing the forms, on account of the grip of the chair, no trouble of this sort has arisen.

Reinforcing-Rod Chair.

THERE is a new device designed to support reinforcing bars in the forms during the placing of concrete. It differs somewhat from most devices for the purpose in that it is driven into the forms previous to replacing the reinforcement, thereby insuring permanently the correct placing of the steel. Each chair is of heavy sheet steel cut and bent to develop two pairs of sharp prongs.

Safety Dumb-Waiter Latch.

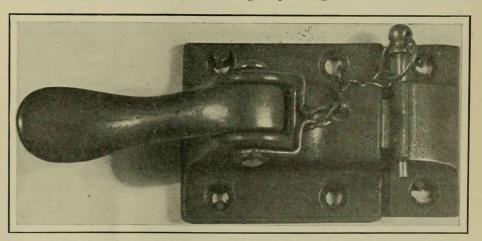
THIS improved safety first dumbwaiter latch (for which patents have been applied for) has been designed to meet a long-felt want, which will prevent possible entry by burglars into an apartment through the dumb-waiter door. Tests have proved it impossible to force any dumbwaiter door equipped with this any dumbwaiter door equipped with this

improvement.

The extra cost of these latches over the old style dumb-waiter latch is so small that its exclusive use should appeal to all builders and owners of apartment small that its exclusive use should appeal to all builders and owners of apartment houses, etc., in fact any one contemplating building should specify them in their specifications as their installation insures a more perfect fitting and reliable dumb-waiter door and latch than heretofore, a requirement which will be greatly appreciated by all builders.

They also appeal to prospective tenants who see them on the dumb-waiter doors. When looking for new apartments these people are always seeking for new improvements and these safety first latches will readily catch their eye.

The use of these latches also does away with the necessity of adding extra or additional prices of hardware such as bolts, hooks, hoops, chains, etc. This extra precaution against burglary being taken by most tenants who in placing these additional pieces of hardware greatly damage both dumb-waiter door



There are many factors that tension. tension. There are many factors that enter into the safety of rope. Some are known, others are revealing themselves as safety engineers study more deeply into the problem. It is quite certain, however, that rope which has passed the test of the special machine may be depended upon to sustain its allotted burden. burden.

and who invariably remove and trim and trim and who invariably remove these articles when vacating an apart-ment, leaving screw holes and causing other damage to be repaired by owner or agent. These improved latches dis-pense with these difficulties and the old style latches can be easily replaced with these new improved latches, the screw holes being exactly the same holes being exactly the same,

CURRENT BUILDING OPERATIONS

New Loft Operation Soon to be Commenced in West 39th Street by the Estate of August Finck-About \$300,000 Involved

OLLOWING the recent announcement of the improvement of the block front in the west side of Eighth avenue, between 33d and 34th streets, with a structure designed for printers

avenue, between 33d and 34th streets, with a structure designed for printers and the allied trades, another operation of like character is shortly to be undertaken in West 39th street, on property formerly occupied by the Finck brewery. The site, which is located at Nos. 318 to 326 West 39th street, has a frontage of 125 feet and runs back 98.9 feet to the center line of the block. It is owned by the Estate of August Finck.

The new structure will be known as the Finck Building, and will be erected, as an investment, by the No. 324 West 39th Street Corporation, which is entirely controlled by the estate. The building is designed for the occupancy of printers and others requiring floors of heavy carrying capacity, and each floor has been designed for a live load of 250 pounds. Special care has been taken to avoid any possible vibration. A careful study has been made of the construction designed for taking up vibration in other buildings and it is believed that several objections have been overcome and that the new structure will be more completely protected against vibration than any similar building erected in this country. No expense has been spared to accomplish this result.

The building is designed under the new building code as governing walls, floors and steel construction. There are three lines of interior columns running parallel with the front of the building and at each column of the front and rear line is an electric power outlet for machinery.

column of the front and rear line is an electric power outlet for machinery. There are provided also on each floor special vents and acid drains such as are particularly required in the printing

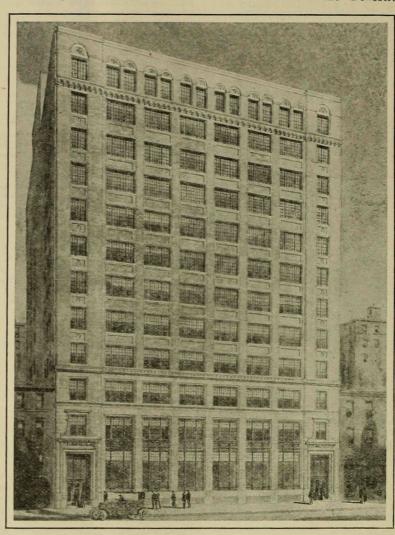
Every effort has been made to make the new structure as fireproof as pos-sible, and a minimum rate of insurance

sible, and a minimum rate of insurance should result. A sprinkler system will be also provided throughout and scuppers in the floors carry away any overflow.

Crow, Lewis & Wickenhoefer, 200 Fifth avenue, are the architects who prepared these plans, which call for a twelve-story building, with pent house covering two-thirds of the roof area. This pent house is to be occupied by a photo-engraving concern. The cost of

located at the rear of the lot. The estate owns the adjoining 100 foot plot to the west of the property to be improved, so permanent light is assured on three

stone with granite base, while the upper portion will be of buff colored face brick, with terra cotta trimmings. The windows will be of the "Fenestra" type.



Crow, Lewis & Wickenhoefer, Arch'ts. 318-326 WEST 39TH STREET.

sides. The maximum amount of window surface has been provided in the front, and this also applies to the west

The cement floors will be of a special manufacture, which will prevent the dis-integration of the surface and resulting dust. This item is most important and tends to increase the life of machinery.

New Post Office Station.

New Post Office Station.

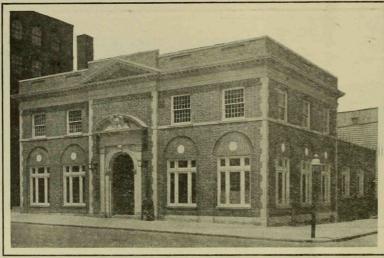
At the corner of Willoughby avenue and Steuben street, Brooklyn, the Pratt Station Post Office has just been opened to the public. This postal station was constructed to serve the manufacturing district which surrounds the location on two sides and the residential section on the remaining two sides. The building has been erected on a plot 87x100 and was constructed by the Morris Building Company, from designs prepared by Shampan and Shampan, architects, 722 Broadway, Brooklyn, for the Pratt Institute, as owners. The United States Government is the lessee.

Government is the lessee.

The exterior of the building has been treated in Colonial style of architecture, somewhat in conformity with the adjacent buildings, the facade being laid up with red brick in English bond, with

white rough joints.

The heating and electricity is furnished from a central plant of the Pratt Institute. Electric system is a semi indirect type. A driveway has been erected at the rear and side of the building from which all deliveries are made, through an opening in the rear wall.



Shampan & Shampan, Arch'ts. PRATT INSTITUTE POST OFFICE STATION.

building has been estimated at \$300,000.

The first story and basement will cover the entire plot, while above the first floor a ten foot light court will be

side and the rear. The building will have stores on the ground floor. Exceptional care has been given to the architectural treatment of the front, the three lower stories being of lime-

QUARRY PRODUCTS IN 1914.

Seven Per Cent. Less Than the Year Before—Larger Use of Building
Marbie.

The value of the production of stone in this country last year reached \$77,412,292, larger than any year prior to 1912, though it was slightly less than the output of that year and about 7 per cent. less than in 1913. Some classes of stone however, showed an increase in 1914, notably marble and sandstone, the value of which increased more than half a million dollars. Of the forty-seven stone

of which increased more than half a million dollars. Of the forty-seven stone producing States, fourteen showed an increased production last year.

The value of the granite produced in 1914 was \$200,028,919, against \$20,733,217 in 1913. The value of "trap rock" was \$7,865,998, against \$9,134,494 in 1913; that of marble was \$8,121,412 in 1914, against \$7,870,890 in 1913, and that of common limestone was \$33,894,155, against \$38,745,429 in 1913. Sandstone was \$7,501,808 in 1914, against \$7,244,965 in 1913.

Building stone decreased in value from \$18,097,219 in 1913 to \$17,796,552 in 1914, showing a loss of only \$300,667, or about 1½ per cent. The decrease in 1913, as compared with 1912, was much greater, namely more than 4 per cent. Marble showed an increase in production for building purposes in 1914.

Pennsylvania, according to the report, has always held first rank among the stone-producing states, except in the year 1908, when Vermont reported the largest production. In 1914 Pennsylvania produced more than 10 per cent. of the total value of the entire United States.

New Building Ordinances.

New Building Ordinances.

Three new ordinances which are to form part of the Building Code were in-troduced in the Board of Aldermen this week, and hearings have been called for Thursday, October 7, namely:

Article 18. Safeguards against the spread of fire. See Record and Guide,

August 14.

Article 20. Roofing and roofing structures. See Record and Guide, August 28.
Article 10. Safeguards during construction and demolition. See Record and Guide, August 21.

The Subway Accident.

Regret is heard on every hand among builders and contractors that the fatal accident in the subway excavation on Seventh avenue occurred on one of the sections under contract to the United States Realty and Improvement Company. The cause of the cave-in has not yet been determined, but is not likely to be found due to any lack of precaution on the part of the contractors. on the part of the contractors.

The timber shoring of the deck was particularly heavy and was under constant oversight of the engineers of the public service commission. The casualties reported are eight dead and many wounded.

Building at Mineola.

An autumn building and real estate movement has been begun in Mineola, central Nassau county, Long Island. A row of modern flats with stores is in course of construction at the northwest corner of East Williston and Harrison avenues, in the business section; plans are in preparation for three detached dwellings to be built in the Boulevard section, while in the same part of Mineola Walter E. Sexton, a civil engineer, has bought a plot 100x140, on Pomander road, which he will improve with a dwelling and garage to cost \$8,000; two detached dwellings are in frame just east of East Williston avenue; and several business buildings in the center of town are undergoing renovation.

vation.

Numerous patrons of the Wheatley Hills Golf Club are being attracted to the Boulevard section of Mineola on account of its adjacency to the golf club links. There are no houses for sale or to rent in this part of Mineola at this time, but there is a strong demand for dwellings ranging in cost from \$5,000 to \$7.500 each, and the autumn and winter will witness the building of many houses at these prices to meet the spring de-

KULES FOR ELECTRICIANS.

The License Board, appointed in accordance with the new Electrical Code by Commissioner Williams of the Department of Water Supply, Gas and Electricity, has established the following rules:-

1. An applicant for a license or a special cense shall be required to submit with his application a sworn statement which shall give the age of the applicant, if an indi-vidual, shall inform the Board of the period vidual, shall inform the Board of the period of time such applicant shall have been in business as a master or employing electrician, and shall give a list of at least twelve (12) complete equipments for electric light or power which he has installed. The Board reserves the right further to examine such applicant, either orally or in writing, as to his fitness and qualifications.

- 2. Applicants unable to comply with the bove conditions shall be required by the Board to submit to a written examination.
- of an individual, a corporation or a co-partnership. In the case of a corporation or a co-partnership, the applicant shall state the name, age and official position (with such corporation or such co-partner-ship) of its representative who will submit to examination.
- 4. Where two or more buildings are under one ownership or one management, the person employed by such owner or by such management to supervise the installation, alteration or repair of electric wiring or appliances in such buildings shall be li-censed under subdivision 8 of section 1; or else, the electrician in each building must hold a special license, as provided in subdivision 11 of section 1.

Shortly after the 1st of October application blanks will be available for distribution. Written examinations as may be necessary will be held during the latter part of October.

mand. Operators in the Boulevard secwatchful waiting," and by so doing, they have discerned the type of houses demanded and which are suitable for this part of Mineola.

Vaudeville Theater in 96th Street.

A. E. Westover, Keith Theater Building, Philadelphia, Pa., architect for the B. F. Keith Company. with headquarters at 1564 Broadway, Manhattan, has plans under way for a new vaudeville playhouse to be situated at 202-208 West 96th street, east of Broadway, running through and having a frontage at 203-209 West 95th street. The plot measures 117x200 feet, and it is said the building will afford a seating capacity of 3,000 will afford a seating capacity of 3,000 people. Construction will, of course, be fireproof, with a facade of light brick and limestone. Building contracts have not been issued.

New Apartments in the Fark Section.

Plans have been completed by George and Edward Blum, architects, 505 Fifth avenue, for a nine-story apartment house to be erected at 101-105 East 74th street, on a plot 75x102.2 feet. This building Construction Co., to be erected at 101-105 East 74th street, on a plot 75x102.2 feet. This building is for the J. H. Taylor Construction Co., 30 East 42d street, owner and builder. The facade of this structure has been designed in a semi-Colonial style and will be built of red brick with white marble trimmings. This building has been planned with two suites to a floor which will be equipped with the most modern devices and conveniences for the housekeeper. The operation will represent an expenditure of about \$200,000 exclusive of the cost of the land.

C. Albro Planning Country House

L. C. Albro Planning Country House. Plans are being prepared in the office of Lewis Colt Albro, architect, 2 West 47th street, for a handsome residence to be erected near Cold Spring, N. Y., for Dr. Clarence Fahnestock. This house will be two stories in height, built of local stone, terra cotta blocks and brick veneer. Its dimensions will

be approximately 50x240 feet. The project will include the erection of a number of farm and out-buildings and the property will be extensively land-

New West End Operation.

Neville & Bagge, architects, 105 West 40th street, have started plans for a twelve story apartment house to be erected on a plot 100x100 feet, at 592-598 West End avenue, and 274 West 89th street. This property was recently purchased by the 590 West End Avenue Company (McMorrow Bros.), 271 West 125th street, who will build the new structure. Further details of this project will be announced in a later issue of this paper. paper.

To Rebuild 11th Avenue Garage.
Paul C. Hunter, 191 9th avenue, has been retained to prepare plans for rebuilding the garage recently destroyed by fire on 11th avenue, West Side, between 24th and 25th streets, covering the entire block front. Complete destroyed the control of tails are not available at this time, except that the construction will be strictly fireproof, probably one-story in height. The J. O. Devlin Construction Company, and John J. Buckley, of 27 Cedar street, are the owners.

NO ARCHITECTS SELECTED.

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

CARLE PARK, L. I.—The Board of Education of Carle Park, Nassau County, G. F. Dorwin, chairman, contemplates the erection of a school here. No architect selected.

LARCHMONT PARK, N. Y.—F. C. Kelly, care of Columbus Trust Co., 60 Broadway, Manhattan, contemplates the erection of a 2½-sty stucco residence on Stuyvesant av. No architect selected.

KINGSTON, N. Y.—The Kingston Factory Corporation, Albert H. Cook, president, contemplates the erection of a 2-sty factory, 50x130 ft, in Cornell st, to cost about \$10,000. No architect selected.

GLOVERSVILLE, N. Y.—The City National Bank, Chas. N. Harris, cashier, 2 South Main st, contemplates the erection of a bank building in the east side of North Main st, north of Fulton st, to cost about \$60,000. No architect selected.

AUBURN, N. Y.—The Enkel Motor Co., C. Howard Williams in charge, contemplates the erection of an addition to the present plant after the first of the year. No architect selected.

NETCONG, N. J.—The Methodist Episcopal Church of Stanhope, Rev. Fred Wiley, Stanhope, pastor, contemplates the erection of a chapel to cost about \$18,000. Competitive sketches will be received after January 1.

NEWTON, N. J.—The Board of Education of Newton, Harvey S. Hopkins, president, has appointed a committee to make preliminary reports on the feasibility of erecting a high school here. No architect selected.

PLANS FIGURING.

CHURCHES.

PATERSON, N. J.—Bids will close September 27 for the 1-sty chapel, 41x69 ft, at the southeast corner of East 27th st and Broadway, for the Church of the Covenant, 190 Main st. Lee & Hewitt, 1123 Broadway, Manhattan, architects. Cost, about \$25,000.

NORTH PELHAM, N. Y.—The Church of the Covenant, Rev. H. Hewitt, pastor, is taking bids to close about Sept. 30 for the 1½-sty fieldstone and bluestone church, 40x50 ft at Central and Maple avs, from plans by George H. Olphert, Proctor Building, Mt. Vernon. Cost, about \$15,000.

DWELLINGS.

DWELLINGS.
GLEN COVE, L. I.—Howard Major, architect, 597 5th av, Manhattan, is taking bids for alterations to the 2½-sty frame and stucco residence here for Howard F. Whitney, care of architect. Cost, between \$10,000 and \$12,000.

PORTCHESTER, N. Y.—Bids will close October 1 for the residence here for Hugh Chisholm, 200 5th av, Manhattan. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about \$30,000.

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Plans Figuring-Continued.

HOSPITALS AND ASYLUMS.

SKILLMAN, N. J.—The State Village of Epileptics, David F. Weeks, president, is taking bids to close Oct. 4 for a 2-sty brick employees' house here from plans by George S. Drew, State House, Trenton. Also for custodial buildings and a cottage here.

cottage here.

SCHOOLS AND COLLEGES.
ELIZABETH, N. J.—Bids will close Sept.
30 at 8 p. m. for the Winfield Scott Public
School, on Madison av, for the Board of
Education. C. Godfrey Poggi, 2 Julian pl,
architect. Runyon & Carey, 845 Broad st,
Newark, steam and electrical engineers.
Cost, about \$128,000.

STABLES AND GARAGES.
EAST NORWICH, L. I.—Guy Lowell, 225
5th av, Manhattan, architect, is taking
bids to close Sept. 27, for a 2-sty garage
and apartment, 37x122 ft, for Gurnsey
Curren, care of architect.

Curren, care of architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Bids will close Sept. 27
for the 13-sty store and loft building at
318-328 West 39th st, for the 324 West
39th St Corporation, Mrs. Louise Finck,
president and treasurer, 111 Broadway.
Crow, Lewis & Wickenhoefer, 200 5th av,
architects. Louis E. Eden, 1 Madison av,
steam and electric engineer. Cost, about
\$300,000.

ALBANY, N. Y.—Bids will close October 5 at 12 M., for the 6-sty office building at 124-126 State st, for the Municipal Gas Co., 112 State st, Marcus T. Reynolds, 100 State st, architect. Cost, about \$300,000.

CONTEMPLATED

CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS. ST. NICHOLAS AV.—George F. Pelham, 30 East 42d st, is preparing plans for three 5-sty apartments at 191st st and St. Nicholas av, for Mose Goodman Corp., 117 West 119th st.

55TH ST.—Rouse & Goldstone, 40 West 32d st, are preparing plans for a 9-sty apartment, 50x100 ft, at 51-55 West 55th st, for the Banley Realty Co., S. Morrill Banner, 170 Broadway, president and builder, who will take bids on subs. Cost, about \$130,000.

6TH AV.—William H. Gompert, 171 Madison av, has completed plans for alterations to the restaurant at 783-785 6th av, for store and apartment purposes. Jack's Restaurant, 761 6th av, owner. Cost, about \$18,000.

MADISON AV.—Sass & Springsteen, 32 Union sq, are preparing plans for a 5-sty apartment, 20x50 ft, at 1062 Madison av, to be altered from residence for David H. Davidson, 1062 Decatur av. Cost, about

2D AV.—Neville & Bagge, 105 West 40th st, is preparing plans for a 6-sty apartment, 65x125 ft, at the southeast corner of 2d av and 10th st, for the Stuyvesant Sq Realty Co., Jacob Volk, president, 346 Broadway. Cost, about \$150,000

190TH ST.—Sass Springsteen, 190TH ST.—Sass & Springsteen, 32 Union sq, are preparing plans for four 5-sty apartments, 62x78 ft each, in the south side of 190th st, through to north side of 189th st, 125 ft east of St. Nicholas av, for the A. & K. Construction Co., care of E. Adler, 6 West 32d st, owner and builder. Cost, about \$200,000.

139TH ST .- Gronenberg & 303 5th av, have completed plans for a 6-sty apartment, 50x87 ft, at 43-45 West 139th st, for Annie Roberts, 7 East 109th st. Cost, about \$50,000.

12TH ST.—Robert J. Reiley, 477 5th av, is preparing preliminary plans for a 5-sty apartment, 42x100 ft, at 21-23 East 12th st, for John J. O'Keefe, 1 Hague st.

STABLES AND GARAGES.

106TH ST.—Matthew Del Gaudio, 401
East Tremont av, is preparing plans for a
1-sty garage, 100x100 ft, at 429-43 East
106th st, 413 ft east of 1st av, for Salvatore Imperato and Louis Camera, 2017 1st
av, owners and builders. Cost, about

12TH AV.—Marshall Grimes, 12TH AV.—Marshall Grimes, 39 East 42d st, has about completed plans and will take bids about September 27, for a 1-sty garage, 50x98 ft, on 12th av, 50 ft north of 55th st, for J. G. Patterson, 55th st and 11th av.

STORES, OFFICES AND LOFTS. GREENE ST.—Adolph E. Nast, 546 5th av, has completed plans for alterations to the 6-sty loft building, 50x200 ft, at 215-217 Greene st, for Henry S. Barley, 14 Wall st. Cost, about \$5,000.

NORFOLK ST.—Sass & Springsteen, 32 Union sq, are preparing plans for a 3-sty store, office and residence at 96 Norfolk st, for Flora E. Lannis, care of Chas. G. Lockwood, 35 Nassau st. Cost, about \$10,000.

BROADWAY .- Jos. C. Schaeffler & Co., 38 West 32d st, are preparing plans for a 2-sty store and office building, 89x65 ft, at 1604-1610 Broadway, southwest corner of 49th st, for The Fleischmann Co., 701 Washington st. Cost, about \$50,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
JESSUP AV.—Goldner & Goldberg, 391
East 149th st, are preparing plans for a
5-sty apartment, 50x100 ft, on the west
side of Jessup av, south of 171st st, for
the Alameda Building & Construction Co.,
M. Kahn, 865 Stebbins av, president and
builder. Cost, about \$40,000.

NELSON AV.—Chas B. Mayers 1 Union

NELSON AV.—Chas. B. Meyers, 1 Union sq West, has completed plans for a 5-sty apartment, 75x88 ft, on the west side of Nelson av, 230 ft south of McCombs rd, for the Ezra Construction Co., 870 Kelly st, I. Rosenfeld, president. Cost, about \$55,000.

DWELLINGS.
OLMSTEAD AV.—Anton Pirner, 2069
Westchester av, has completed plans for
a 2-sty frame residence, 21x40 ft, on the
east side of Olmstead av, 28 ft north of
Hermany av, for William Heinrich, 2066
Story av, owner and builder. Cost, about
\$3,500.

STORES, OFFICES & LOFTS.
179TH ST.—Matthew W. Del Gaudio,
1910 Webster av, is preparing plans for
1-sty stores, 25x100 ft, at the northeast
corner of 179th st and Clinton av, for M.
Cavelieri, 2167 Belmont av. Cost, about
\$6,000.

Brooklyn.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
9TH AV.—Thomas Bennett, 303 52d st, is preparing plans for a 3-sty brick apartment, 20x55 ft, on the east side of 9th av, 20 ft north of 55th st, for John Kline, 55th st and 9th av, owner and builder. Slag roofing, steam heating. electric wiring, dumb waiter, metal ceilings, metal bar fronts, parquet, tile baths. Cost, about \$8,000.

BUTLER PL—Shampan & Shampan.

BUTLER PL.—Shampan & Shampan, 772 Broadway, have completed plans for four 4-sty brick tenements, 56x96 ft, on the south side of Butler pl, 150 ft west of Sterling pl, for the Bryna Realty Co., 163 Prospect Park West. Total cost, about \$180,000

\$180,000.

EASTERN PARKWAY.—William Debus, 86 Cedar st, is preparing plans for a 4-sty apartment, 25x72 ft, at the northeast corner of Eastern Parkway and Albany av, for Michael Schaffner, 847 Park pl, owner and builder. Cost, about \$12,000.

NEW UTRECHT AV.—Sidney Diamant, 15 East 40th st, has about completed plans for eleven 3-sty brick store and apartment buildings in the New Utrecht av section of Brooklyn.

SCHENCK AV.—Harry Dorf, 614 Kos-

SCHENCK AV.—Harry Dorf, 614 Kosciusko st, is preparing plans for a 4-sty apartment, 27x82 ft, on the west side of Schenck av, 225 ft south of Livonia av, for the P. K. Realty Co., 20 Norton st, Aaron Lepper, 544 Bedford av, president and builder. Cost, about \$10,000.

65TH ST.—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, the Bronx, for a 4-sty flat, 40x80 ft, in the north side of 65th st, 150 ft west of 14th av, for F. Piazzo, 6422 14th av. Cost, about \$25,000.

64TH ST.—Matthew W. Del Gaudio, 1910 Webster av, the Bronx, is preparing plans for a 4-sty flat, 20x72 ft, in the south side of 64th st, 130 ft east of 13th av, for N. Palermo, 1372 64th st. Cost, about \$8,000.

LIBERTY AV.—Shampan & Shampan, 772 Broadway, have prepared plans for 4 apartments on the south side of Liberty av, 61 ft e of Church st, for the R. F. Realty Co.

DWELLINGS.

DWELLINGS.

SEA GATE, L. I.—Richard W. Rummell,
Jr., 45 Bay 28th st, Brooklyn, is preparing plans for a 2-sty brick residence, 38
x38 ft, on the south side of Atlantic av,
50 ft east of Beach 40th st, for Benjamin
Benguiat, this place, owner and builder.
Cost, about \$10,000.

BROOKLYN.—Thos. Bennett, 303 52d
st, is preparing plans for a 2½-sty residence, 25x55 ft, for David Bennett, 79th
st and 4th av, owner and builder. Cost,
about \$10,000.

\$10,000.

56TH ST.—F. W. Eisenla, 147 Remsen st, has completed plans for three 2-sty residences in the north side of 56th st, 80 ft west of 16th av, for John H. Connelly, 5107 New Utrecht av, owner and builder. Total cost, about \$16,000.

12TH ST.—The Sterling Architectural Co., 216 Fulton st, Manhattan, has completed plans for two 2-sty frame residences, 22x48 ft, in the west side of East 12th st, 220 ft north of Av K, for Howard Bullard, 1124 Av J. Total cost, 09,000.

NEW LOTS RD.—Harry Dorf, 614 Kosciusko st, has completed plans for four 2-sty brick residences, 20x52 ft, at the southeast corner of New Lots rd and Jerome st, for the M. & R. Construction Co., 598 Schenck av, owner and builder. Slag roofing, electric wiring, tile baths, no heating. Cost, about \$12,000.

80TH ST.—F. W. Eisenia, 147 Remsen st, has completed plans for six 2-sty brick residences, 20x55 ft, in the south side of 80th st, east of 5th av, for the Sands Construction Co., 472 58th st, owner and builder. Gravel roofing, steam heating, electric wiring, tile baths, parquet floors and hardwood trim. Cost, about \$5,000 each.

PRESIDENT ST.—Plans have been prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the state of the prepared by Slee Prepared to the prepared by Slee Prepared to the state of the prepared by Slee Prepared by

about \$5,000 each.

PRESIDENT ST.—Plans have been prepared by Slee & Bryson, 154 Monfague st, for twelve 2-sty brick residences, 17x66 ft, in the north side of President st, east of Bedford av, for Chas. A. Chase, 479 Franklin av, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, tile baths, hardwood trim. Cost, about \$7,000.

Cost, about \$7,000.

17TH ST.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame residence, 22x40 ft, in the east side of East 17th st, 450 ft north of Av C, for the Midwood Associates, 805 Flatbush av, owners and builders. Shingle roofing, steam heating, electric wiring, hardwood trim, tile baths. Cost, about \$8,000.

AV.—Arthur G. Carlson, Remsen st, is preparing plans for ten 2-sty brick residences, 20x55 ft, on the west side of 10th av, between 74th and 75th sts, for the Johnson Construction Co., 7102 10th av, owner and builder.

Co., 7102 10th av, owner and builder.

FACTORIES AND WAREHOUSES.

MYRTLE AV.—L. Allmendinger, 926

Broadway, is preparing plans for a 2½sty brick bottling plant, 40x100 ft, on the
south side of Myrtle av, 80 ft east of
Sumner av, for the Ferdinand Munch
Brewing Co., Ernest F. Dissler, president,
277 Vernon av. Cost, \$15,000 to \$20,000.

SCHOOLS & COLLEGES.
CHESTNUT ST.—F. J. Berlenbach, 260
Graham av, has completed plans and will

take bids on general contract for a 3-sty brick convent, 38x66 ft, in the east side of Chestnut st, 150 ft north of Fulton st, for the Church of the Blessed Sacrament, Rev. Father J. M. Kiely, 200 Euclid av, pastor. Cost, about \$15,000.

STABLES AND GARAGES.
CLINTON AV.—W. J. Dilthey, 1 Union sq, Manhattan, has completed plans for a 2-sty brick stable, 25x90 ft, on the east side of Clinton av, 23 ft north of Park av, for the Consumers' Biscuit Mfg. Co., 517 West 19th st, Manhattan.

Queens.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Cannella &
Gallo, 60 Graham av, Brooklyn, are preparing plans for a 5-sty apartment, 50x
88 ft, in Crescent st, for Frank Paladino,
care of architects. Cost, about \$30,000.

MASPETH, L. I.—Cantor & Dorfman,
373 Fulton st, Brooklyn, are preparing
plans for a 3-sty apartment, 20x75 ft, at
the southeast corner of Grand st and 1st
av, for the Triangle Holding Co., Louis
Gold, 44 Court st, Brooklyn, owner and
builder. Cost, about \$9,000.

DWELLINGS.

DWELLINGS.

DWELLINGS.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 2-sty brick residence, 20x52 ft, in the east side of Sandol st, 90 ft south of Midwood av, for Henry and Barbara Hartmann, 411 Sandol st, owners and builders. Cost, about \$4,000.

WOODHAVEN, L. I.—Chas. Infanger, 2634 Atlantic av, Brooklyn, has completed plans for two 2½-sty frame residences, 16x38 ft, on the west side of Oxford av, 30 ft north of Tulip st, for Wilmot D. Lesee, 726 Hatch av. Cost, about \$6,000.

*\$6,000. WOODMERE, L. I.—Frederick McAvoy, this place, is preparing plans for a 2½-sty residence, 35x40 ft, on Neptune av, for Lewis Simpson, 19th st and Broadway, Manhattan. Shingle roofing, steam heating, electric wiring, cesspool and city water required. Cost, about \$7,000.

BELLE HARBOR, L. I.—J. A. Lasher, Rockaway Beach, has completed plans for a 2-sty frame residence, 26x30 ft, on the east side of Brighton av, 260 ft north of Bayside dr, for B. Saloman, this place. Cost, about \$3,500.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty resi-

dence at the north corner of Ascan av and Standish rd, for the Sage Founda-tion Homes Co., 27 Greenway ter, to cost about \$8,000. Also a 2½-sty brick resi-dence at Exerter st and North Tennis pl for same owner, to cost about \$12,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, Butler Building, have completed plans for eight 2½-sty frame residences, 16x34 ft, on the east side of Wells av, 200 ft north of Hawtree Creek rd, for Max Gross, Linav, owner and builder. Cost, about \$20,000.

FLUSHING, L. I.—Harry T. Morris, Jr., College Point, is preparing plans for a 2½-sty residence, 20x30 ft, for William R. Majer, 141 Locust st. Cost, about

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for two 2-sty residences, 17x34 ft, on Fairview av, near Granger st, for Cataldo Russi, 568 Vernon av, L. I. City, owner and builder. Total cost, about \$6,000.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for six 2-sty brick residences, 20x52 ft each, on the north side of Cooper av, 81 ft west of Yale av, and on the west side of Yale av, 19 ft north of Cooper av, for the Cooper Building Co., 127 Grand st, Manhattan, owner and builder. Fotal cost, about \$30,000. hattan, owner about \$30,000.

COLLEGE POINT, L. I.—Harry T. Morris, Jr., this place, is preparing plans for a 2-sty frame and stucco residence, 24x 32 ft, on Boulevard, north of Av D, to cost about \$6,000. Owner's name for the present withheld.

ARVERNE, L. I.—W. C. Winters, 106
Van Siclen av, Brooklyn, is preparing plans for a 2½-sty residence, 22x34 ft, on the west side of Clarice av, 40 ft south of Morris av, to cost about \$6,000. Frank Abrams, Marbridge Building, Manhattan, general contractor. Shingle roofing, steam heating, electric wiring, parquet floors, tile baths, hardwood trim. Cost, about \$6,000.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for five 2-sty brick residences, 20x 50 ft, at the northwest corner of Maple av and Cooper av, for John A. Cromertz, 3694 Broadway, Brooklyn, owner and builder. Cost, about \$26,500.

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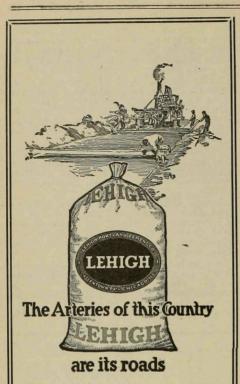


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Office and Factory, 520 EAST 20th STREET NEW YORK Contemplated Construction-Continued.

KEW, L. I.—John F. Rowley, 477 5th av, Manhattan, is preparing plans for a 2½-sty tile and stucco residence, 34x40 ft, for J. S. McHugh, care of architect. Cost, about \$10,000.

BELLE HARBOR, L. I.—J. B. Smith, 67
North Fairview av, Rockaway Beach, has
completed plans for a 2-sty frame residence, 25x46 ft, in the west side of Beach
126th st, 80 ft north of Bayside Drive, for
Michael Meyer, 9 Hammels Dock, Rockaway Beach. Cost, about \$4,500.

away Beach. Cost, about \$4,000.

WOODHAVEN, L. I.—L. J. Frank, Jr., 206 Crescent st, Brooklyn, has completed plans for a 2-sty brick residence, 20x40 ft, at the northwest corner of Russel pl and Woodhaven av, for F. Reinking, 4154 Brandon st, owner and builder. Cost, about \$4,000.

about \$4,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for five 3-sty stores and residences, 20x55 ft, at the southwest corner of Decatur st and Myrtle av, for Morris Sillman, 2391 Myrtle av, owner and builder. Cost, about \$36,000.

FACTORIES & WAREHOUSES.

LONG ISLAND CITY.—Louis Allmendinger, 926 Broadway, Brooklyn, has completed plans for a 1-sty brick barrel shop, 102x160 ft, at the southwest corner of Haywood av and 4th st, for Meurer Bros., 575 Flushing av, Brooklyn. Cost, about Flushing av, Brooklyn. Cost, about

Richmond.

DWELLINGS.

DWELLINGS.

NEW BRIGHTON, S. I.—Jos. Keenan,
224 4th av, has completed plans for a 2sty frame residence, 21x48 ft, on the
north side of 3d av, 246 ft east of Jersey
st, for Edward Norton, York av, James
Ball, 224 4th av, New Brighton, mason.
Cost, about \$4,500.

CLIFTON, S. I.—H. W. Boguer, 134 Cedar st, Manhattan, has completed plans for a 2-sty brick residence, 32x26 ft, at Harbor View pl and Harbor View av, for Felix Fanderlik, 30 York ter, New Brighton. H. Hermanson, 340 Oakland av, West New Brighton, general contractor. Cost, about \$6,000.

Nassau.

DWELLINGS.

DWELLINGS.
WOODBURY, L. I.—Delano & Aldrich, 4
East 39th st, Manhattan, are preparing
plans for a 3-sty residence, 250x150 ft,
for Otto Kahn, 52 William st, Manhattan,
to be erected here. Materials of construction have not been decided, except that
the building will be fireproof.

Westchester.

DWELLINGS.

DWELLINGS.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty hollow tile and stucco residence, 33x40 ft, on Brookside av, 225 ft west of Grandview av, for David Premier, 26 South 5th av, Mt. Vernon. Joseph De Marco, this place, general contractor. Slate roofing, steam heating, electric wiring, city sewage and water. Cost, about \$6,500.

SCARSDALE, N. Y.—Plans have been prepared privately for a 2½-sty residence, 30x45 ft, on Walworth av, for Henry I. Muller, 81 Mamaroneck av, White Plains. Cost, about \$15,000.

HASTINGS-ON-HUDSON, N. Y.—Caretto & Forster, 30 East 42d st, Manhattan, have been commissioned to prepare plans for a 2½-sty frame residence here for W. R. Pierson, care of architects.

BRONXVILLE, N. Y.—Katherine C.

BRONXVILLE, N. Y.—Katherine C. Budd, 527 5th av, Manhattan, is preparing plans for a 2-sty concrete, stucco and terra cotta block residence at Lawrence Park, for George R. Percy, 239 West 103d st, Manhattan. John R. Taylor, Hudson av, Chatham, N. Y., has excavating and foundation contract. Cost, about \$25,000.

HALLS & CLUBS.
YONKERS, N. Y.—Beersman & Vollmer & Evarts Tracy, 244 5th av, Manhattan, associate architects, have completed plans for a 4-sty masonic temple at the southeast corner of Guion st and South Broadway, for the Masonic Guild F. & A. Masons, E. M. Yerkes, 32 North Broadway, chairman of building committee. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about \$70,000. Bids will be taken Oct. 1.

PUBLIC BUILDINGS.

PUBLIC BUILDINGS.

MT. PLEASANT, N. Y.—Clark, MacMullen & Riley, 101 Park av, Manhattan, have been retained to lay out central heating, lighting and power plant here for the Board of Supervisors of Westchester County, Harvey Green, clerk, Court House, White Plains, N. Y.

EAST VIEW, N. Y.—E. E. Seelye, 101 Park av, has been selected steel engineer for the 3-sty penitentiary and

work house here for the Westchester County Building Commission, Robert S. Brewster, 49 Wall st, Manhattan. Alfred E. Hopkins, 101 Park av, Manhattan, architect. Cost, about \$250,000.

EAST VIEW, N. Y.—Alfred E. Hopkins, 101 Park av, Manhattan, is preparing plans for a 1 and 2-sty woman's prison, 80x100 ft, for the Westchester Co. Building Committee. Cost, about \$50,000. Bids will be called about November 1.

SCHOOLS & COLLEGES,
MT. VERNON, N. Y.—John P. Walther,
147 East 125th st, has completed plans for
an addition to the Hamilton School No. 5,
160x160 ft, at North High and North
Bleecker sts, north of Mt. Vernon av, for
the Board of Education. Cost, about \$35,000. Owner will advertise for bids about
October 2. October 2.

New Jersey. New Jersey.

APARTMENTS, FLATS & TENEMENTS. SUMMIT, N. J.—R. Botelli, 207 Market st, Newark, has completed plans for a 3-sty tenement, 30x52 ft, at 515 Morris av, for M. Bogasian, premises. Slag roofing; no heating, wiring, tile or dumbwaiter required. Cost, about \$7,000.

CLIFFSIDE, N. J.—Philip H. Diemer, 128 Humboldt st, Union Hill, is preparing plans for a 2-sty flat, 25x36 ft, for Godlewski & Oldcey, P. O. Box 258, owner and builder. Slag roofing, electric wiring, no heating. Cost, about \$5,000.

WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, is preparing sketches for a 5-sty apartment, 40x 90 ft, at the northwest corner of 13th st and Hudson av, for Oscar Millimet, 14th st and Bergenline av. Cost, about \$35,000.

CHURCHES.

ENGLEWOOD, N. J.—R. C. Hunter, 1-3
North Dean st, is preparing plans for a
1-sty brick church, 28x50 ft, at Englewood av and McKay Park, for the Methodist Episcopal Church, Rev. R. McGeed,
Englewood av, pastor. Cost, about \$5,500.

DWELLINGS.
ATLANTIC HIGHLANDS, N. J.—Joseph Swannel, Broad st, Red Bank, is preparing preliminary plans for alterations and additions to the frame residence on 8th av, for Mrs. A. G. Brown, on premises.

FACTORIES AND WAREHOUSES.
BAYONNE, N. J.—Plans have been prepared privately for a storage and compounding building at Av A and 1st st, for The Texas Co., 17 Battery pl. Mr. Boag, care of owner, in charge.

MUNICIPAL WORK.

NEWARK, N. J.—C. F. Zachau, 45 Clinton st, has completed plans for a 2-sty meter-testing house, 32x85 ft, at South 8th st and 4th av, for the City of Newark.

STABLES AND GARAGES.

JERSEY CITY, N. J.—Frank A. Rooke,
489 5th av, Manhattan, is preparing plans
for a 1-sty office, stable, store and wagon
room, 175x90 ft, at Old Bergen rd, Ocean
and Thompson avs, for the Sheffield
Farms-Slawson-Decker Co. Ralph Horton, 528 West 57th st, Manhattan, general contractor.

DOVER, N. J.—J. J. Vreeland, Jr., 16 West Blackwell st, has completed plans for a 1-sty garage, 50x175 ft, in East Blackwell st, for Edward Kelly, Berry Building. Cost, about \$5,000.

Other Cities

Other Cities.

DWELLINGS.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, has completed plans for a 2½-sty residence, 28x33 ft, at 210 South Cherry st, for William H. Major, 28 Hammersley av, owner, who will take bids on separate contracts. Cost, about \$6,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS. BRONX, N. Y. (sub.)—Henry Belmont & Son, 103 Park av, have received the heating contract for the 5-sty apartment on the south side of Tremont av, 123 ft east of Anthony av, for the Davidson Av Realty Co., Henry Cleland, 1849 Anthony av, president and builder. Lucian Pisciotta, 391 East 149th st, architect. Cost, about \$75.000.

DWELLINGS.

MANHATTAN.—Robert Feinstein, 192
Bowery has received the general contract
to alter two residences at 109-11 East
91st st, for Bing & Bing, 119 West 40th
st. Emery Roth, 119 West 40th st, architect. Cost, about \$20,000.

MIDDLETOWN, N. Y.—S. B. Crosby, 54
Grand av, has received the general contract to erect a 2½-sty residence, 45x60
ft, on Prospect av, for Russell Wiggins,

care of architect, F. J. Lindsey, 18 Union st. Cost, about \$15,000.

st. Cost, about \$15,000.

PASSAIC, N. J. (sub).—Albert J. Martin, 234 Randolph st, has received the mason work, and Roosma Bros., 400 Highland av, the carpentry, for the 2½-sty brick veneer and hollow tile residence, 40x46 ft, for W. H. Carey, 268 Boulevard. Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, architects. Cost, about \$15,000.

about \$15,000.

WEST NEW YORK, N. J.—J. Venturo, 459 Central av, West Hoboken, has received the general contract to erect a 2-sty residence in the south side of 21st st, for Ralph Taurozzi, 666 Jackson st. Fred Sorg, this place, has heating contract. Cost. about \$5,500. Joseph Turck, 770 Bergenline av, architect.

FACTORIES & WAREHOUSES.
RICHMOND HILL, L. I.—R. T. Buttelman, 1930 Myrtle av, Brooklyn, has received the general contract to erect a 3-sty bakery, 50x100 ft, in Cherry st, for the Pilgrim Cake Co., this place. Ole Harrison, Jamaica, L. I., architect. Cost, about \$30,000.

about \$30,000.

NEW BEDFORD, MASS.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract to erect the 9-sty warehouse, 110x160 ft, for the Merchants' Terminal Warehouse Co. Lockwood, Greene & Co., 60 Federal st, Boston, Mass., architects and engineers. Work will be undertaken at once.

POUGHKEEPSIE, N. Y.—Edgar V. Anderson, 39 Market st, has received the general contract to erect a 2-sty packing house at 38 Cottage st, for Nelson Morris & Co., 38 Cottage st, E. J. Poirot, care of owners, 209 South La Salle st, Chicago, Ill., architect. Cost, about \$40,000.

HOTELS.
BINGHAMTON, N. Y. (sub.)—The Binghamton Bridge Co., Press Building, has received the structural steel contract for an addition to the 5-sty hotel at 118-120 Chenango st, near Warren st, for the Carlton Hotel. E. W. Dickerman, Perry Building, architect and engineer. Cost, about \$60,000.

about \$60,000.

STABLES AND GARAGES.
CEDARHURST, L. I.—The Silverson Construction Co., 291 Broadway, Manhattan, has received the general contract to erect a 2-sty frame and stone garage and residence, 43x33 ft, in Oak st, near Washington av, for S. Perper, 351 4th av, Manhattan. M. Zipkes, 405 Lexington av, Manhattan, architect. Cost, about \$8,500.

STORES, OFFICES AND LOFTS.
MANHATTAN.—The Marmac Construction Co., 316 West 30th st, has received the general contract to erect a 3-sty brick and stone store and loft, 65x98 ft, at 63-40 West 29th st, for Mrs. Mary Fariera, 106 6th av. Randolph H. Almiroty, 220 5th av, architect.

MANHATTAN.(sub.).—Post & McCord,

MANHATTAN.(sub.).—Post & McCord, 101 Park av, have received the steel contract for the 12-sty store and loft building at 318-326 West 39th st, for the 324 West 39th St. Co., Mrs. Louise Finck, president, 111 Broadway. Crow, Lewis & Wickenhoefer, 200 5th av, architects. Cost, about \$300,000.

NORTH BERGEN, N. J.—David Kuenzler, 5132 Boulevard, West New York, has received the general contract to erect a 1-sty embroidery shop, 48x92 ft, in 23d st, for Herman Zoebisch, 625 23d st. Joseph Turck, 770 Bergenline av, West New York, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 55TH ST, 51-55 West, 9-sty fireproof apartments, 50x85; cost, \$130,000; owners, Thomas C. Dunham Estate & Farmers Loan & Trust Co., 22 William st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 321.

22 William st; architects, Rouse & Goldstone.
38 West 32d st. Plan No. 321.

STABLES AND GARAGES.
RIVERSIDE DR (12th av), w s. 149 s 158th st, 1-sty brick garage, 74x21; cost, \$2,500; owner. Agnes S. Miller, Audubon Park West and 158th st; architect, John Harden, Jr., 531 West 157th st. Plan No. 323.

STORES, OFFICES AND LOFTS.
397H ST, 318-326 West, 12-sty fireproof lofts, 125x98; cost, \$275,000; owner. The 324 West Thirty-ninth Street Corporation, 315 West 57th st; architects, Crow. Lewis & Wickenhoefer, 200 5th av. Plan No. 320.

23D ST, 53-57 W, 12-sty fireproof store and 10fts, 75x197; cost, \$300.000; owner, Nameloc Co., 125 West 56th st; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 322.

MISCELLANEOUS.

43D ST, 119 West, n s, 237 w 6th av, 1-sty brick dining room, 20x38; cost, \$1,100; owner, Charles H. Jones, Cold Spring Harbor, Nassau Co., Long Island; architect, A. J. Stines, 132 4th st, Long Island City, L. I. Plan No. 324.

1407H ST, s e cor 5th av, 1-sty frame office and tool room, 20x25; cost, \$800; owner, City

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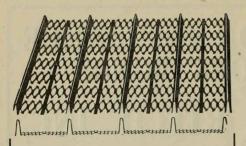
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of New York, Dept. of Water Supply, Gas and Electricity, Municipal Bldg.; architect, owner. Plan No. 325.

Bronx.

APARTMENTS, FLATS AND TENEMENTS. 18STH ST, s e cor Creston av, 5-sty brick tenement, 95.8x59.19%, plastic slate roof; cost, \$65.000; owners, Picken Bldg. Co., Wm. H. Picken, 457 West 141st st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 514.

1818T ST, s e c Vyse av, 6-sty brick tenement, 50x90.67, tar and gravel roof; cost, \$50,000; owners, Philip Weinstein & Son, Inc., Philip Weinstein, 1397 Stebbins av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan

FREEMAN ST, s s, 234.5 w Westchester av, two 5-sty brick tenements, slag roof, 50x87.6; cost, \$100,000; owner, Durbar Realty Co., Harry Krakower, 80 Maiden lane, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 519.

HOME ST, n s, 286.5 e Longfellow av, two 5-sty brick tenements, slag roof, 50x87.6; cost, \$100,000; owner, Durbar Realty Co., Harry Krakower, 80 Maiden lane, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 520.

CHURCHES.

187TH ST, n s, 100 e Valentine av, 2-sty brick church, slag roof, 30x80; cost, \$4,000; owner, Rev. Herman Von Holler, 334 East 187th st; architect, A. M. Colucci, 1342 Fulton av. Plan No. 516.

DWELLINGS.

MINNEFORD AV, e s, 21 s Terrace Point, 1½-sty frame dwelling, 18.2x40.5, shingle roof; cost, \$2,000; owners, City Island Homes Inc., Raymond Belmont, 31 Nassau st, Pres.; architect, Geo. W. Kibitz, 800 East 175th st. Plan No. 513.

No. 513.

CARLISLE PL, e s, 150 s 213th st, 2-sty brick dwelling, 22x25; cost, \$1,500; owner, Jos. Contrino, 3514 Holland av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 521.

RESERVOIR OVAL, s s, 305.6 e Van Cortland av, 2-sty frame dwelling, tin roof, 19x 61.6; cost, \$3,000; owner, Jos. T. O'Donnell, 1187 Clay av; architect, Geo. F. Spellman, 101 Park av. Plan No. 522.

EAGLE AV, e s, 200 s 156th st, 2-sty brick dwelling, slag roof, 25x51; cost, \$3,000; owner, Pasquale Piccirillo, 704 Eagle av; architects, Kreymborg Archtl. Co., 1029 East, 163d st. Plan No. 518.

MULINER AV, e s, 128.64 s Neil av, 24%-sty

MULINER AV, e s, 128.64 s Neil av, 2½-sty frame dweling, shingle roof, 21x52; cost, \$5,-000; owner, Harmony Const. Co., Jacob Cohen, 1126 Walker av, Pres.; architect, Henry Nord-heim, 1087 Tremont av. Plan No. 523.

MISCELLANEOUS.

WHITE PLAINS AV, s e cor 215th st, 1-sty brick store and shop, gravel and tar roof, 41x 60; cost, \$1,500; owner, Y. M. C. A. Assoc.; lessees, Ruff & Burk, on premises; architect, John Davidson, 638 East 227th st. Plan No. 517.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. ST. JOHNS PL, n e cor Rochester av, 4-sty brick store and tenement, 55.7x90, gravel roof, 22 families; cost, \$30,000; owner, David Isaacowitz, 316 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 6607.

owitz, 316 Hopkinson av; architects, comiz, 316 Hopkinson av; architects, comiz, 361 Stone av. Plan No. 6607.
65TH ST, s s, 140 w 13th av, 4-sty brick tenement, 20x70.4, tin roof, 8 families; cost, \$7,500; owner, Nicholas Palermo, 1364 64th st; architect, M. W. Del Gaudio, 401 East Tremont av, Manhattan. Plan No. 6604.

ROCHESTER AV, e s, 55.7 n St. Johns pl, 4-sty brick tenement, 65x88, gravel roof, 25 families; cost, \$30,000; owner, David Isaacowitz, 316 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 6606.

POWELL ST, w s, 100 n Hegeman av, four 3-power, Rem

av. Plan No. 6606.

POWELL ST, w s, 100 n Hegeman av, four 3-sty brick tenements, 25x72, gravel roof, 6 families each; total cost, \$28,000; owner, Rem Constn. Co., 1585 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 6698.

LAWRENCE AV, n s, 200 e 3d st, 3-sty brick tenement, 25x72, slag roof, 6 families; cost, 88,000; owner, Navesink Cont. Co., 32 Warren st, Manhattan; architect, Wm. T. McCarthy, 16 Court st. Plan No. 6690.

LAWRENCE AV, n s, 225 e 3d st. two 3-sty

\$8,000; owner, Nayesink Cont. Co., 52 Waltenst, Manhattan; architect, Wm. T. McCarthy, 16 Court st. Plan No. 6690.

LAWRENCE AV, n. s, 225 e 3d st, two 3-sty brick tenements, 25x72, slag roof, 6 families each; total cost, \$16,000; owner, Navesink Cont. Co., 32 Warren st, Manhattan; architect, Wm. T. McCarthy, 16 Court st. Plan No. 6689.

LAWRENCE AV, n. s, 247.8 e 3d st, 3-sty brick tenement, 25x72, slag roof, 6 families; cost, \$8,000; owner, Navesink Cont. Co., 32 Warren st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 6688.

CHURCHES.

CHESTNUT ST. e s, 150 n Fulton st, 3-sty brick convent, 38.4x66.4, tin roof; cost, \$14,000; owner, Blessed Sacrament R. C. Church, 200 Euclid av; architect, F. J. Berlenbach, 266 Graham av. Plan No. 6577.

DWELLINGS.

WEST 7TH ST, e s, 100 n Av S, 2-sty frame dwelling, 17.2x37.2, shingle roof, 1 family; cost, \$2,300; owner, Highlawn Realty Co., 414 Rutland rd; architect, Chas. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 6617.

WEST 7TH ST, e s, 150 n Av S, 2-sty frame dwelling, 17.2x37.2, shingle roof, 1 family; cost, \$2,300; owner, Highlawn Realty Co., 414 Rutland rd; architect, Chas. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 6615.

WEST 7TH ST, e s, 100 n Av S, 2-sty frame dwelling, 17.2x37.2, shingle roof, 1 family; cost, \$2,300; owner, Highlawn Realty Co., 414 Rutland rd; architect, Chas. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 6615.

ATLANTIC AV, s s, 50 e Beach 40th st, 2-sty brick dwelling, 38x38, tile roof, 1 family; cost, \$10,000; owner, Ben Benguiat, Sea Gate; archi-tect, Richd. W. Rummell, Jr., ——. Plan No.

BEDFORD AV, n w cor Farragut rd, 2-sty frame dwelling, 23.10x36.10, shingle roof, 1 family; cost, \$6,000; owner, Annetta M. Hayden, 634 East 32d st; architect, G. F. Leonard, 5 Beekman st, Manhattan. Plan No. 6574.

Beekman st, Manhattan. Plan No. 6574.

EAST 12TH ST, w s, 162 n Av T, 2-sty frame dwelling, 20x32, shingle roof, 2 families; cost, \$4,000; owner, Sophia M. Dorr, 1573 East 13th st; architect, John H. Hager, 1970 East 12th st. Plan No. 6648.

WEST 32D ST, w s, 280 n Surf av, 1-sty frame dwellings, 11,3x29.6, — roof, 1 family; cost, \$300; owner, Edith Vinton, 2950 West 32d st; architect. Geö. A. Suess, 2966 West 29th st. Plan No. 6630.

RICHMOND ST, e s, 220 s Jamaica av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Jas. F. Walsh, 498 Jamaica av; architect, Chas Infanger, 2634 Atlantic av. Plan No. 6674.

Plan No. 6674.

54TH ST, s s, 120 w 8th av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$20,000; owners, Iba Bros., 579 50th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 6656.

\$3D ST, s s, 100 w 4th av, ten 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$50,000; owner, Herman H. Lucke, 412 58th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 6655.

DREW AV, w s, 121.11 n Glenmore av, four

sen st. Plan No. 6655.

DREW AV, w s, 121.11 n Glenmore av, four 2-sty brick dwellings, 17x53, gravel roof, 2 families each; total cost, \$14,000; owners, Chas. Deloca & ano. 1253 Herald av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6653.

9TH AV, e s, 20 n 55th st, 3-sty brick store and dwelling, 20.4x71, slag roof, 2 families; cost, \$6,000; owner, John Kline, 5423 9th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6661.

RICHMOND ST, e s, 220 s Jamaica av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Jas. F. Walsh, 798 Jamaica av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6674.

AV H, n s, 95 e East 7th st, 2-sty frame dwelling, 17x37, shingle roof, 2 families; cost, \$3,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 4710 Jamaica av. Plan No. 6695.

EAST 7TH ST, e s, 32 n Av H, two 2-sty frame dwellings, 17x37, shingle roof, 1 family each; total cost, \$6,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 4710 Jamaica av. Plan No. 6696.

CLEVELAND ST, w s, 160 s Hegeman av, 1-sty brick dwelling, 20x24, slag roof, 1 family; cost, \$1,200; owner, Jacob Jasper, 742 Williams av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6717.

EAST STH ST, e s, 340 s Av M, 2-sty frame

av. Plan No. 6717.

EAST 8TH ST, e s, 340 s Av M, 2-sty frame dwelling, 18x42, shingle roof, 1 family; cost, \$3,600; owner and architect, Arnold A. Zachoro, 1345 Eriggs av, Richmond Hill. Plan No. 6704.

EAST 8TH ST, e s, 370 s Av M, 2-sty frame dwelling, 18x42, shingle roof, 1 family; cost, \$3,600; owner and architect, Arnold A. Zacharo, 1345 Briggs av, Richmond Hill. Plan No. 6703.

FACTORIES AND WAREHOUSES.

FULTON ST, s s, 160 e New York av, 4 & 6-sty brick creamery, 252x100, gravel roof; cost, \$300,000; owner, Sheffield Farms Slawson Decker Co., 528 West 57th st, Manhattan; architect, Frank A. Rooke, 489 5th av, Manhattan. Plan No. 6712.

ATLANTIC AV, n w cor Cleveland st, 4-sty

Plan No. 6712.

ATLANTIC AV, n w cor Cleveland st, 4-sty brick factory, 140x94, tar roof; cost, \$0,000; owner, P & L. Contracting Co., 230 Grand st; architect, M. J. Harrison, World Bldg., Manhattan. Plan No. 6732.

HOTELS.

DWIGHT ST, n e cor Van Dyke st, 3-sty brick hotel and dwelling, 25x100, slag roof, 1 family; cost, \$9,000; owner, Michel Leonard Bwg. Co., 3d and Bond sts; architect, John Burke, 372 Union st. Plan No. 6599.

STABLES AND GARAGES.
FENIMORE ST, n s, 140 e Nostrand av, 1-sty brick garage, 13x17, gravel roof; cost, \$300; owner, John E. Klodt, on premises; architect, Fredk. Koldt, on premises. Plan No. 6573.

CHURCH AV, s s, 79.6 e Buckingham rd, 2-sty brick garage, 57x148.1, slag roof; cost, \$14,000; owner, Paul M. Wiedman, 457 East 7th st; architect, W. H. Tudeman, 1622 Jefferson av. Plan No. 6578.

SIST ST, n s, 89 e 21st av, 1-sty frame ga-

SIST ST, n s, 89 e 21st av, 1-sty frame garage, 18x40.5, shingle roof; cost, \$400; owner Trent Realty Co., 44 Court st; architects, Wortman & Braun, 114 East 28th st. Plan No. 6608.

PRESIDENT ST, s s 160 w Albany av, 1-sty brick garage, 16.6x20, shingle roof; cost, \$500; owner, Helene J. Boettler, on premises; archi-tect, Wm. F. Boettler, on premises. Plan No. 6618

GATES AV, s s, 325 e Throop av, 1-sty brick garage, 30x100, slag roof; cost, \$3,500; owner, Maria Kaufman, 616 Gates av; architect, Jos. Hartung, 548 2d av. Plan No. 6643.

GELSTON AV, e s, 125 s 90th st, 1-sty brick stable, 25x25 slag roof; cost, \$200; owner, Dominick Re Renoo, 8908 5th av; architect, Harry Rocker, 9004 5th av. Plan No. 6632.

EAST 23D ST, w s, 420 s Av M, 1-sty brick garage, 12x18, shingle roof; cost, \$450; owner, Elmer E. O'Donnell, 443 East 17th st; archi-tects, Slee & Bryson, 154 Montague st. Plan No. 6670.

82D ST, s s, 120 w Colonial rd, 1-sty brick garage, 18x20, shingle roof; cost, \$600; owner, Monroe Stiner, 315 68th st; architects, Slee & Bryson, 154 Montague st. Plan No. 6671.

JEFFERSON AV, n w cor Evergreen av, 1-sty brick garage, 40.10x20, slag roof; cost, \$1,400; owner, Richard Gaskill, 38 Palmetto st; archi-

tect, Jas. D. Parker, 12 4th st, Woodhaven. Plan No. 6649.

RIDGE BLVD, nwc 84th st, 1-sty brick garage, 18x21, shingle roof; cost, \$700; owner, Edw. Slaggatt, 169 83d st; architects, Slee & Bryson, 154 Montague st. Plan No. 6685.

ARLINGTON AV, s e cor warren st, 1-sty brick garage, 17.4x20, slag roof; cost, \$500; owner, Stephen De Costa, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6730.

tect, Louis F. Schillinger, 167 Van Sielen av. Plan No. 6730.

STORES AND DWELLINGS.

NOSTRAND AV, w s, 20 n Church av, four 3-sty brick stores and dwellings, 17.8x55, gravel roof, 2 families each; total cost, \$24,000; owner, Wellworth Realty Co., 1452 Nostrand av; architect, A. W. Pierce, 59 Court st. Plan No. 6575.

NOSTRAND AV, n w cor Church av, two 3-sty brick stores and dwellings, 20.5x40; gravel roof, 2 families each; total cost, \$12,000; owner, Wellworth Realty Co., 1452 Nostrand av; architect, A. W. Pierce, 59 Court st. Plan No. 6576.

DEAN ST, n s, 366.8 w Saratoga av, 1-sty brick store and dwelling, 13.4x65, tin roof, 1 family; cost, \$15,000; owner, Rodell Realty Co., 1518 Lincoln pl; architects, Cohn Bros., 361 Stone av. Plan No. 6646.

WEST 25TH ST, w s, 160 n Surf av, two 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owner, Jos. Calentino, 301 West 143d st, Manhattan; architect, Jos. A. McDonald, Surf av and West 24th st. Plan No. 6637.

63D ST, n w cor 18th av, 3-sty brick store and dwelling, 20x80, tin roof, 2 families; cost, \$5,000; owner, Kraslow Constn. Co., 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 6645.

18TH AV, w s, 20 n 63d st, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$5,000; owner, Kraslow Constn. Co., 188 Montague st; architects, Cohn Bros., 36f Stone av. Plan No. 6644.

Montague st; architects, Cohn Bros., 36T Stone av. Plan No. 6644.

CLYMER ST, n s, 116.5 w Division av, 2-sty brick store and dwelling, 12.6x36, slag roof, 1 family; cost, \$2,500; owner, Thos. McEnancy, 202 South 9th st; architect, Thos. McEnancy, 202 South 9th st. Plan No. 6665.

DeKALB AV, s s, 50 e St. James pl, 3-sty brick store and dwelling, 25x48, slag roof, 2 families; cost. \$7,000; owner, Jas. J. Murphy, 345 DeKalb av; architect, G. I. Prowler, 167 Van Brunt st. Plan No. 6663.

MALTA ST, e s, 315 s Vienna av, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Isaac Cohen, 303 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 6684.

STORES, OFFICES AND LOFTS.
70TH ST, n e cor Ft. Hamilton av, 1-sty brick store, 30.11x20, gravel roof; cost, \$1,500; owner, Anthony De Rosa, 462 Amsterdam av; architect, John Burke, 372 Union st. Plan No. 6603.

BEDFORD AV, e s, 230 s South 9th st, 1-sty brick store, 16 3x99 4 slag roof; cost \$1,000

BEDFORD AV, e s, 230 s South 9th st, 1-sty brick store, 16.3x29.4, slag roof; cost, \$1,000; owner, John Gunther, 451 Bedford av; architects, Shampan & Shampan, 772 Broadway. Plan No. 6673.

MISCELLANEOUS.

BANKER ST. w s, 100 n Meserole av, 1-sty iron shed, 36x90; — roof; cost, \$1,000; owner, Vulcan Rail & Constn. Co., on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 6621.

MILL ISLAND

Plan No. 6621.

MILL ISLAND, n s, brick chimney, 11.2 dia x 120 high; cost, \$3,000; owner, National Lead Co., 111 Broadway; architect, Alphons Custodes Chimney Constn. Co. Plan No. 6647.

COLUMBIA ST, n w cor Amity st, 1-sty brick shed, 50x150; slag roof; cost, \$2,000; owners and architects, J. W. Gasterger & Sons, 44 Boerum pl. Plan No. 6691.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
RIDGEWOOD.—Van Cortlandt av, s s, 93 w
Fresh Pond rd, two 3-sty brick tenements, 27
x66, slag roof, 6 families; cost, \$16,000; owner.
A. B. C. Import Co., Inc., 100 Graham av, Brooklyn; architect, W. T. McCarthy, 16 Court st,
Brooklyn; architect, ——. Plan No. 3323.

RICHMOND HILL.—North Curtis av, w s, 190 n Hillside av, two 2-sty frame dwellings, 18x36, shingle roof, 1 family, steam heat; cost, 429 North Vine st, Richmond Hill. Nos. 3270-71.

WOODHAVEN.—Thrall av, e s, 80 s Fulton st, six 2-sty frame dwellings, 16x40, tar and gravel roof, 1 family; cost, \$15,000; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 3281 to 86.

BELLE HARBOR.—Beach 126th st, w s, 80 n Bayside drive, 2-sty frame dwelling, 25x46, shingle roof, 1 family, steam heat; cost, \$4,-500; owner, Michael Meyer, 9 Hammells Dock, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 3258.

away Beach. Plan No. 5295.

COLLEGE POINT.—Av C, s s, 75 w 21st st, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$1,500; owner, John Wolfhart, Av C, College Point; architect, F. E. Andrews, 1212 3d av, College Point. Plan No. 3245.

CORONA.—40th st, e s, 308 s Park av, two 2-sty frame dwellings, 20x54, tin roof, 2 familles; cost, \$7,000; owner, Thomas Daly, Corona;

architect, R. W. Johnson, 60 Hunt st, Corona. Plan Nos. 3256-57.

Fig. Nos. 3256-57.

ELMHURST.—Court terrace, w s, 90 s Suydam pl, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$2,800; owner, J. Albrecht, 22 Ralph st, Brooklyn; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3248.

3248.

FLUSHING.—Botanic pl, w s, 190 s Mitchell av, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$3,500; owner, Victor B. Hess, 97 Botanic pl, Flushing; architect, H. W. Britt, 44 12th st, Flushing. Plan No. 3246.

HOLLIS.—Garrison st, n s, 160 w Beaufort st, two 2½-sty frame dwellings, 20x36, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Jos. Hrostoski, Hollis av, Hollis; architect, Wm. A. Fein, 106 Hilldale av, Jamaica. Plan Nos. 3259-60.

RIDGEWOOD.—Cooper av, n w cor Maple av, five 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, \$26,500; owner, John A. Cromertz, 3694 Broadway, Manhattan; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 3252-3.

Nos. 3252-3.

WOODHAVEN.—Oxford av, w s, n w cor Tulip st, 2½-sty frame dwelling, 18x40, shingle roof; cost, \$3,500; owner, Wilmot D. Losee, 726 Napier av, Woodhaven; architects, C. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 3251.

WOODHAVEN.—Woodhaven av, n w cor Russell pl, 2-sty brick dwelling, 20x40, shingle roof, 1 family; cost, \$4,000; owner, Ferd Reinking, 4154 Brandon st, Woodhaven; architect, L. J. Frank, Jr., 206 Crescent st, Brooklyn. Plan No. 3243.

KEW.—Audley st, s w cor Abingdon rd, 3-sty tile dwelling, 51x21, tile roof, 1 family, steam heat; cost, \$10,000; owner, H. E. McLoughlin, 1779 Union st, Brooklyn; architect, Walter Mc-Quade, 47 West 34th st, Manhattan. Plan No.

3264.

MIDDLE VILLAGE.—Fulton av, e s, 250 n Market st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$2,500; owner, A. Rudy, 25 Ludlow st, Manhattan; architect, M. Perlstein, Middle Village. Plan No. 3262.

BAYSIDE.—5th st, w s, 120 n Ashburton av, two 2½-sty frame dwellings, 24x30, shingle roof, 1 family, steam heat; cost, \$8,000; owner and architect, Hansen Building Co., Bell av, Bayside. Plan Nos. 3300-3301.

CORONA.—Lent st, w s, 102 s Park av, 2-sty

CORONA.—Lent st, w s, 102 s Park av, 2-sty brick dwelling, 18x53, slag roof, 2 families; cost, \$3,800; owner, Fortunia Milograno, 15 47th st, Corona; architect, A. De Blasi, Jackson av, Corona. Plan No. 3292.

ELMHURST.—Calmus rd, n s, 81 w Dewey st, 2-sty frame dwelling, 17x40, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Viola N. Weeks, 39 Stoutenberg av, Maspeth; architect, A. Schoeller, Way av, Corona. Plan No. 3303.
FLUSHING AV.—State st, s, 50 e 28th st, 2½-sty frame dwelling, 24x29, shingle roof, 1 family, steam heat; cost, \$4,000; Flushing Homes Corpn., 1127 Av G, Brooklyn; architect, B. F', Hudson, 319 9th st, Brooklyn. Plan No. 3312.

JAMAICA.—DeGraw av, s s, 325 w Victoria st, 2½-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat; cost, \$3,000; Henry Russell-Storms, Jamaica; architect, owner. Plan No. 3291.

No. 3291.

LITTLE NECK.—Browvale dr, e s, 111 n Rugby pl, 2-sty frame dwelling, 25x25, shingle roof, 1 family, steam heat; cost, \$3,500; and Abingdon rd, w s, 63 s Little Neck rd, 2-sty frame dwelling, 25x35, shingle roof, 1 family, steam heat; cost, \$3,500; owner and architect, Clinton P. Lowell, 30 East 42d st, Manhattan. Plan Nos. 3304-05.

L. I. CITY.—Freeman av, s s, 49 e 1st av, 1-sty brick dwelling, 23x24, tin roof, 1 family; cost, \$850; Jos. Marino, on premises; architect, J. M. Grady, Bridge plaza, L. I. City. Plan No. 3293.

3293.

L. I. CITY.—Sth av, e s, 500 n Vandeventer av, 2-sty brick dwelling, 21x55, slag roof, 2 families; cost, \$6,000; owner, Martha Hansen, 547 9th av, L. I. City; architect, Fred Korfmann, 406 9th av, L. I. City. Plan No. 3295.

MASPETH.—Hall av, s s, 375 e Clermont av, 2-sty brick dwelling, 22x36, tin roof, 2 families; cost, \$4,200; owner, Jacob Dombroski, 104 Clinton av, Maspeth; architect, F. J. Wazelowski, 204 Greenpoint av, Brooklyn. Plan No. 3294.

RICHMOND HILL.—Central av, s e cor Vine st, nine 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$22,500; owners, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 3313 to 3321.

WOODHAVEN.—Manor av, n w cor Grossjean st, 2-sty brick dwelling, 18x36, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Innova-tion Homes Co., 1127 Av G, Brooklyn; architect, B. F. Hudson, 319 9th st, Brooklyn. Plan No.

COLLEGE POINT.—10th st, e s, 50 s Monument av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Wilby Wittaker, 17th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 3324.

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Plans Filed, Brooklyn, Continued.

FOREST HILLS.—Kelvin st, s s, 100 e Colonial av, 2½-sty brick dwelling, 38x34, tile roof, 1 family, steam heat; cost, \$5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 3239

WOODHAVEN.—Shoe and Leather st, n s, 375 w 3d st, 2-sty frame dwelling, 19x47, tin roof, 2 families and store; cost, \$2,000; owner, A. D. Ambrosio, 1129 Boyd av, Woodhaven; architect, A. Cehio, Woodhaven. Plan No. 3329.

FACTORIES AND WAREHOUSES.
FLUSHING.—Locust st, ss, 400 w Union st, frame shop, 30x38, tin roof; cost, \$300; owner, F. W. Snow, Suffern, N. Y. Plan No. 3306.

SCHOOLS AND COLLEGES.
FLUSHING.—Sandford av, n s, 200 e Jamaica av, 2-sty brick school, 68x70, slag roof; cost, \$18,000; owner, Sisters of St. Joseph, Jamaica av, Flushing; architect, T. H. Poole Co., 15 West 30th st, Manhattan. Plan No. 3326.

STABLES AND GARAGES.
CORONA.—Roosevelt av, 155-7, frame stable, 12x12; cost, \$30; owner, A. C. Smythe, on premises. Plan No. 3310.

FLUSHING.—Ash st, s s, 150 w Central av, frame garage, 12x14; cost, \$150; owner, G. W. Ecclees, on premises. Plan No. 3299.

L. I. CITY.—Hoyt av, s s, 150 e Goodrich st, brick stable, 8x10; cost, \$100; owner, G. Rossano, on premises. Plan No. 3302.

RICHMOND HILL—Hamilton av. e s, 170 p.

sano, on premises. Plan No. 3302.

RICHMOND HILL.—Hamilton av, e s, 170 n Kimball av, frame garage, 20x18, tin roof; cost, \$250; owner. Chas J. Kreamer, on premises. Plan No. 3297.

RICHMOND HILL.—Kimball av, s s, 60 e Herold av, frame garage, 10x18, tin roof; cost, \$75; owner, Mrs. B. Blecher, on premises. Plan No. 3298.

No. 3298.

RIDGEWOOD.—Seneca av, w s, 75 s Ralph st, 1-sty brick garage, 25x90, slag roof; cost, \$3,000; owner, John Kern, 515 Grove st, Ridgewood; architect, Otto Thomas, Jamaica. Plan No. 3296.

CORONA.—Prospect st, n s, 200 w Myrtle av, frame garage, 12x16; cost, \$100; owner, J. Nelson, 84 Prospect st, Corona. Plan No. 3280.

ELMHURST.—Lurting av, 57, frame garage, 12x18; cost, \$75; owner, W. J. Daniels, on premises. Plan No. 3267.

JAMAICA.—Orchard st, e s, 105 s Highland av, frame garage, 18x18, tin roof; cost, \$300; owner, The Orchard Corpn., 50 Orchard st, Jamaica. Plan No. 3268.

KEW GARDENS.—Abingdon rd, s e cor Lef-

KEW GARDENS.—Abingdon rd, s e cor Lef-ferts av. 1½-sty brick garage, 21x30, tile roof; cost, \$2.500; owner. F. J. MacIsaac, on prem-ises. Plan No. 3287.

ises. Plan No. 3287.

JAMAICA.—Larrimore av, n e cor Harvard av, frame garage, 12x16; cost, \$150; owner, L. Speichler, premises. Plan No. 3247.

GLENDALE.—Edison st, e s, 100 s Myrtle av, frame garage, 20x25; cost, \$300; owner, Mrs. J. Fischer, premises. Plan No. 3263.

FIUSHING.—Central av, 116, frame garage, 12x17; cost, \$150; owner, Chas. H. Burchard, premises. Plan No. 3255.

L. I. CITY.—2d av. n s, 99 w Webster av. 1-sty brick garage, 50x90, slag roof; cost, \$10,-000; owner, John McLaughlin, 346 East 81-st; Manhattan; architects, Neville & Barge, 105 West 40th st, Manhattan. Plan No. 3330.

st; Manhattan; architects, Neville & Bagge, 105
West 40th st, Manhattan. Plan No. 3330.
QUEENS.—Hollis av, s s, 75 e Dewey av, frame garage, 12x18; cost, \$250; owner, C. Homell, premises. Plan No. 3327.

STORES AND DWELLINGS.
MIDDLE VILLAGE.—Pulaski st, s w cor Chinman st, 2-sty frame store and dwelling, 23x60, slag roof, 2 families; cost, \$3,500; owner, Jos. Monischulski, 67 Pulaski st, Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 3266.

JAMAICA.—Jamaica av, s w cor Canal av, three 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; cost, \$17.500; owner, S. & A. Building Co., 1502 38th st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 3254-55.
RIDGEWOOD —Myrtle av, s w cor Decatur st, five 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$36,000; owner, Morris Sillman. 2391 Myrtle av, Ridgewood; architects, L. Berger & Co., Myrtle av, Ridgewood, Plan Nos. 3249-3250.

RIDGEWOOD —Myrtle av, s e cor Summerfield st, three 3-sty brick store and dwellings, 20x52, slag roof, 2 families; cost, \$19 000; owner, Morris Sillman 2391 Myrtle av, Ridgewood, Plan Nos. 3307-8-9.

MISCELLANEOUS.

QUEENS.—Hultz av, 37, frame shed, 12x15,

MISCELLANEOUS.
QUEENS.—Hultz av, 37, frame shed, 12x15, gravel roof; cost, \$50: owner, J. F. Vetter, on premises. Plan No. 3269.

premises. Plan No. 3269.

GLENDALE.—Martin av, w s, 125 s Myrtle av, frame fence; cost. \$25; owner, D. Kaufman, premises. Plan No. 3244.

CORONA.—Jackson av, s e cor 39th st, frame sign; cost. \$200; owners, McElroy Bros., Flushing. Plan No. 3261.

SPRINGFIELD.—Springfield rd. e s, 3,572 n Merrick rd. 1-sty brick shed, 79x40, slag roof; cost, \$2,000; owners, Danzegner Bros., premises. Plan No. 3265.

HOLLIS.—Pueblo av s s \$200 o Flushing av

HOLLIS.—Pueblo av, s s, 800 e Flushing av, frame shed, 8x14; cost, \$40; owner, W. Kelly, on premises. Plan No. 3290.

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RICHMOND HILL CIRCLE.—Walnut st, w 46 n Cedar st, frame boat house, 14x20, tin roc cost, \$300; owner, Geo. Borck, 8 Elm st, maica. Plan No. 3289.

JAMAICA.—Silkworth av, w s, 1,000 s Jamaica av, frame sign; cost, \$100; owner, A. D. Shaw & Co., 76 Broad st, Manhattan. Plan

No. 3352.

JAMAICA.—Dean st, e s, 75 s Shore av, frame coop; cost, \$25; owner, Geo. Mathieson, premises. Plan No. 3328.

MASPETH.—Jay av, n s, 75 e Washington pl, frame shed, 10x14; cost, \$100; owner, Paul Kerrick, premises. Plan No. 3331.

DWELLINGS.

TOWNSEND LANE, e s, 140 s Richmond av, South Beach, 1-sty frame dwelling, 25x36; cost, \$1,40°; owner, Petro Perlongo, 155 Chrystie st, Manhattan; architect, B. Domino, 107 St. Marys av, Rosebank; builder, M. Fricano. Plan No. 918.

Manhattan; architect, B. Domino, 107 St. Marys av, Rosebank; builder, M. Fricano. Plan No. 918.

TOWNSEND LANE, e s, 180 s Richmond av, South Beach, 1-sty frame bungalow, 17x34; cost, \$1,000; owner, Gioachino Inebornone, 155 Chrystie st, Manhattan; architect, B. Domino, 107 St Marys av, Rosebank. Plan No. 917.

DECKER AV, e s, 175 n Hagaman pl, Port Richmond, 1-sty frame dwelling, 17x32; cost, \$1,500; owner, John P. From, 234 Charles av, Port Richmond. Plan No. 922.

DIVISION AV, n s, 454 w Broadway, West Brighton, 2-sty frame dwelling, 27x28; cost, \$3,500; owner, Wm. J. Noonan, Cary av, New Brighton, 2-sty frame dwelling, 27x28; cost, \$3,500; owner, Wm. J. Noonan, Cary av, New Brighton; architect, Sears, Roebuck & Co., Chicago, Ill.; builder, Geo. Larsen, Post av, Port Richmond. Plan No. 920.

EGBERT AV, s s, 409 w Manor rd, Egbertville, West Brighton, 2½-sty frame dwelling, 20x30; cost, \$2,300; owner, Clarke Drum, West Brighton; architect, John O. Johnson, Port Richmond. Plan No. 912.

MADA AV, n s, 400 s Castleton av, West Brighton, 2-sty brick dwelling, 22x31; cost, \$3,600; owner, Catherine F. Strachan, 48 Warren st, West Brighton; architect, O. O. Odegaard, 210 Elm st, Port Richmond. Plan No. 923.

NORWALK AV, s s, 160 e Manord rd, West New Brighton; architect, John Davies, Tompkinsville. Plan No. 916.

RICHMOND TURNPIKE, w s, 100 n Lexington av, Linoleumville, 1-sty frame dwelling, 23x 34; cost, \$1,600; owner, Jos. M. Geigel, Jr., Linoleumville; architect, Jos. J. Hall, Merrill av, Bloomfield. Plan No. 924.

SCOTT AV, n s, 630 w Old Town rd, South Beach, 1½-sty frame dwelling, 30x25; cost, \$1,000; owner, A. Poljak, South Beach; architect, Chas. B. Hewcker, Tompkinsville. Plan No. 910.

HOSPITALS AND ASYLUMS.
FINGERBOARD RD, n s, 430 Sherman av,
Ft. Wadsworth, 3-sty brick orphan asylum, 200
x75; cost, \$95,090; owner, Bethlehem Orphan
Home, 431 West 43d st, Manhattan; architects,
Kopp & Strong, 7 Wall st, Manhattan. Plan
No. 909.

No. 909.

STABLES AND GARAGES.

TYSON ST. 151, New Brighton, 1-sty frame garage, 10x20; cost, \$125; owner, Julia Rodewald Estate, same; builder, R. E. Boller, 151 Tyson st, New Brighton, Plan No. 925.

HOWARD AV, w s, 712 s Eddy st, Stapleton, 1-sty brick garage, 50x25; cost, \$4,000; owner, John H. Gans Estate, 58 Central av, St. George; architect, Hy. G. Otto, 6 Jackson st, Tompkinsville; builders, Henry Spruck & Son, 304 Broad st, Stapleton. Plan No. 921.

NEWARK -AV, w s, 125 n Innis st, Elm Park, 1-sty frame garage, 12x18; crst, \$200; owner, Geo. C. Trauter, Port Richmond. Plan No. 919.

POST AV, s s, 100 w Heberton av, Port Richmond, 1-sty frame garage; cost, \$75; owner, C. J. Sharrott, 1022 Post av, Port Richmond; builder, M. S. Lake, 285 Jewett av, Port Richmond. Plan No. 926.

mond. Plan No. 926.

MISCELLANEOUS.

BENNETT ST, n s, 50 w Nelson av, Great Kills, brick cesspool, 6x6; cost, \$20; owner, J. Ellis, Great Kills; builder, Geo. Hoverkamp, Jr., Port Richmond. Plan No. 915.

PROSPECT ST, n w cor Amboy rd, New Dorp, concrete cesspool; cost, \$100; owner, L. C. Butler, New Dorp. Plan No. 913.

CRESCENT AV, s w cor Waterfront st, Great Kills, brick cesspool, 6x8; cost, \$30; owner, Robt. Nelson, 344 St. Nicholas av, Manhattan; builders, Belmar & Tinger, 96 Warren st, Manhattan Plan No. 914.

WILSON AV, s s, 50 n Eltingville, sign, 60x 12; cost, \$50; owner, Wood-Harmon Co. Plan No. 911.

PLANS FILED FOR ALTERATIONS.

Manhattan.

Manhattan.

BLEECKER ST, 18-20, s w cor Elizabeth st, new columns and girders, show windows, ceiling, partitions, concrete cellar to two 4-sty brick stores and lofts; cost, \$3,500; owner, County Holding Co., 206 Broadway; architert, Michael Bernstein, 185 Madison av. Plan No. 2190.

BROOME ST, 453, s w cor Mercer st, new fireproof partitions and doors, continue stairs to 6-sty brick store and lofts; cost, \$2,000; owner, William E. Billings, 34 Gramercy Park; architect, William G. Wilson, 512 West 162d st. Plan No. 2193.

CROSBY ST, 160, w s, 161-n East Houston st, continue stairway, bulkhead, skylight, walls, masonry work to 6-sty brick store and lofts; cost, \$400; owner, Alfred D. Pell, 922 5th av; architect, Henry H. Holly, 84 Woodland av, Summit, N. J. Plan No. 2188.

DUANE ST, 171, n w cor Staple st, erect marquise to 5-sty fireproof store and loft; cost, \$270; owner, Robert Colgate, 59 William st; contractor, Mike Prince, 479 West Broadway. Plan No. 2192.

Plan No. 2192.

ELIZABETH ST, 309-311, w s, 40 s Eleecker st, new wall, fire escapes, columns and girders, show windows, stairs, ceiling, plumbing fixtures to two 3 and 4-sty stores and lofts; cost, \$4,000; owner, County Holding Co., 206 Broadway; architect, Michael Bernstein, 185 Madison av. Plan No. 2189.

son av. Plan No. 2189.

ELIZABETH ST, 116, and 132 Bowery, erect sprinkler tank outfit to 5-sty brick lofts; cost, \$700; owner, Mrs. Fannie Arnheim, care Marks Arnheim, Inc., Broadway and 9th st; architect, L. G. House Engineering Co., Inc., 143 West 40th st. Plan No. 2172.

GREENWICH ST, 567-573, n e cor King st, new fireproof stair enclosure, fireproof doors to 5-sty brick factory; cost, \$1,500; owner, Corporation of Trinity Church, 187 Fulton st; architect, Thomas F. Rae, 253 West 27th st. Plan No. 2198.

HOWARD ST, 29, stair enclosure fireproofed.

Plan No. 2198.

HOWARD ST, 29, stair enclosure fireproofed, new stairs, bulkhead, skylights, etc., extend vent shaft to 5-sty brick lofts; cost, \$5,000; owner, Elizabeth Chesebrough, J. T. Durham, atty., 33 Howard st; architect, Edmund Riesdorff, 86 Roosevelt st. Plan No. 2206.

Roosevelt st. Plan No. 2206.

MERCER ST, 191, installing steel beams to 4-sty brick factory; cost, \$95; owners, Rosalind Reiman & Leona Reiman Nelken, New Orleans, La.; architect, A. J. Corcoran, Inc., 11 John st. Plan No. 2186.

MERCER ST, 297-303, w s, 132 n Waverly pl, extend stairs to 6-sty brick lofts; cost, \$160; owner, Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2213.

MOTT ST 7-9 w s 166 s Park st. new elec-

architect, John Cox, Jr., 30 East 42d st. Fian No. 2213.

MOTT ST, 7-9, w s, 166 s Park st, new elevator shaft opening, elevator machinery, pent house, skylight to 6-sty brick restaurant and salesroom; cost, \$209; owner, James B. Smith, Woodcliff Lake, N. J.; architect, Frank M. Coffin, 272 Manhattan av. Plan No. 2179.

NEW BOWERY, 24, w s, 32 s Madison st, new opening, trap doors to 3-sty brick storage and shop; cost, \$50; owner, Martin T. Garvey, 36 New Bowery; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2205.

OLIVER ST, 25, w s, 89 n Madison st, new extension, partitions, walls, etc., removed to 3-sty brick dwelling; cost, \$1,500; owner, Sty brick dwelling; cost, \$1,500; owner, Stymes Church, 23 Oliver st; architect, Charles B. Meyers, 1 Union Sq West. Plan No. 2211.

SHERIFF ST, 66-68, e s, 60 s Rivington st, new brick walls, iron beams, stairways, etc., remove partitions and balcony to 5-sty brick bath and meeting rooms; cost, \$15,000; owner, Max Rosenberg, 712 East 17th st, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 2181.

2181.

11TH ST, 333 East, n s, 196 w 1st av, new partitions, windows, brick wall, mason work to 4-sty brick tenement; cost, \$2,000; owner, Isreal Schlasketsky, 1853 Madison av; architect, Otto Reissmann, 147 4th av. Plan No. 2176.

13TH ST, 442 E, s s, 124 w Av A, erect wall, ceiling, repair stairs to 4-sty brick stores and tenement; cost, \$200; owner, Anthony F. Scala, 223 East 116th st; architect, Chas. H. Dietrich, 529 East 138th st. Plan No. 2221.

15TH ST, 124-142 E, s e cor Irving pl, 2-sty brick and steel extension 22x84 erected, new openings to 20-sty fireproof offices; cost, \$25,-000; owner, Consolidated Gas Company of New York, 130 East 15th st; engineer, W. Cullen Morris. Plan No. 2225.

Morris. Plan No. 2225.

16TH ST, 1 West, n w cor 5th av, new openings, iron beams to 11-sty fireproof mercantile building; cost, \$3,500; owner, Ogden Goelet Estate, 9 West 17th st; architect, Richard Rohl, 128 Bible House. Plan No. 2216.

19H ST, 507-509 W, erect shaft for lift elevator to 2-sty brick storage and lofts; cost, \$400; owner, Katherine T. Moore, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 2222.

21ST ST, 215-217 East, addition to 4-sty brick school; cost, \$650; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 2210.

school; cost, \$650; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 2210.

23D ST, 401 East, n e cor 1st av, new partitions, steel beams, c. i. columns, remove wall to 4-sty brick stores and lofts; cost, \$1,200; owners, Isaac Roth & Louis A. Hirsch, n e cor 23d st and 1st av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2173.

25TH ST, 355 West, n s, 150 e 9th av, new concrete floors, sidewalk and yard, stall drains, &c, to 3-sty brick engine house; cost, \$3,500; owner, City of New York; Robert Adamson, Commissioner, Municipal Bldg.; architect, William S. Connell, Fire Department. Plan No. 2201.

28TH ST, 115 West, extend building to line, raise tier beams, new enclosed stairway, girders, posts, remove partitions and wall to 3-sty brick store and storage lofts; cost, \$4,500; owners, Mrs. Bertha K. Bartlett, 1221 North Cascade av, Colorado Springs, Col., and Miss Helen M. Post, Ridgefield, Conn.; architect, Charles C. Grant, 37 East 28th st. Plan No. 2182.

28TH ST, 526-532 West and 525-531 West 27th st, remove wall, new steel columns and beams, addition to 5-sty brick and frame shop; cost, \$14,000; owner, The E. R. Merrill Spring Co., 532 West 28th st; architect, Paul C. Hunter, 191 9th av. Plan No. 2212.

29TH ST, 114 East, s s, 193 e 4th av, erect new front, extend floors, reset tiers, rebuild walls, new stairs, partitions, fireproof doors, fire-escapes, fireproof windows to 4-sty brick store and lofts; cost, \$3,000; owner, Thomas Snell, 110 4th av; architects, Julius J. Diemer, 118 East 28th st. Plan No. 2209.

34TH ST, 144 West, s s, 225 e 7th av, construct tank to 5-sty brick stores and lofts; cost, \$200; owner, Robard Realty Co., 110 West 34th st; architect, John H. Knubel, 305 West 43d st. Plan No. 2183.

St; architect, John H. Knubel, 305 West 43d st. Plan No. 2183.

38TH ST, 310 East, s s, 196 e 2d av, new water closet compartments, partitions, concrete cellar and yard, plumbing to 4-sty brick tenement; cost, \$500; owners, Clothilde M. Carroll, et al., 310 Mosholu Parkway, Bronx; architect, Eli Benedict, 1947 Broadway, Plan No. 2187.

45TH ST, 65-67 West, n s, 176 e 6th av, two new bath rooms, change partitions to 10-sty fire-proof hotel; cost, \$300; owner, Will Rafel, 65-67 West 45th st; architect, Augustus N. Allen, 2 West 45th st. Plan No. 2194.

45TH ST, 7-9-11 West, n s, 155 w 5th av, new extension and door opening to 16-sty fire-proof mercantile building; cost, \$300; owner, 45th St Realty Co., 7-9-11 West 45th st; architects, Schwartz & Gross, 347 5th av. Plan No. 2214.

46TH ST, 126-132 West, s s, 350 w 6th av, erect 2 hollow tile vaults to 12-sty fire-proof office building; cost, \$600; owner, Leavitt Realty Co., 126-132 West 46th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2195.

50TH ST, 505-513 West, new fire escape, stairs, fireproof windows and december two 5 streeps windows and december two 5 streeps windows and december two 5 streeps.

50TH ST, 505-513 West, new fire escape, stairs, fireproof windows and doors to two 5-sty brick lofts; cost, \$1,000; owner, Directors' Investment Co., 231 Av C, Bayonne, N. J.; architect, Donald G, Anderson, 26 Av B, Bayonne, N. J. Plan No. 2220.

No. 2220.

54TH ST, 114 East, new tank, steel supports to 5-sty brick tenement; cost, \$250; owner, May H. Meyer, care A. Mugler, 405 East 117th st; architect, August Mugler, 405 East 117th st. Plan No. 2215.

57TH ST, 120-124 West, s s, 270 w 6th av, new steel tank supports to 12-sty fireproof hotel; cost, \$200; owner, Charles Van Bergen et al, care Edmund Coffin, attorney, 34 Pine st; architect, Charles Sheres, 37 Liberty st. Plan No. 2217.

tect, Charles Sheres, 37 Liberty st. Plan No. 2217.

65TH ST, 13 East, raise basement, extend building to building line, rearrange partitions, new elevator shaft, vent shaft, window openings and area, rearrange stairs to 6-sty brick dwelling; cost, \$9,000; owner, Hoyt Reiss Construction Co., 516 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2180.

67TH ST, 26 W, new partitions to 2-sty brick stable; cost, \$3,500; owner, John McDermott, 2 Washington Market; architect, Frank E. Newman, 1123 Broadway. Plan No. 2224.

95TH ST, 26 East, s, 65 w Madison st, new window, concrete floor, iron girder to 5-sty brick dwelling; cost, \$500; owner, James S. Cushman, 26 East 95th st; architect, William S. Miller, 141 East 40th st. Plan No. 2218.

97TH ST, 209 West, n w cor Amsterdam av, reconstruct bath room, mason work to 7-sty brick tenement; cost, \$400; owner, Samuel Bookman, 9 East 62d st; architect, Eli Benedict, 1947 Broadway. Plan No. 2178.

107TH ST, 313 West, erect new enclosure, tin roof to 3-sty brick non-fireproof residence; cost, \$400; owner, Edward H. Harris, 313 West 107th st; architect, John H. Corrigan, 2 Columbus (Circle. Plan No. 2219.

125TH ST, 313-315 West, construct marquise to 4-sty brick restaurant and lofts; cost, \$100; owners, Picker Bros, Realty & Improvement Co., 313-315 West 125th st; architect, Edward Hisnay, West 238th st, near Waldo av. Plan No. 2185.

134TH ST, 23-25 East, remove walls, new steel beams to 1-sty brick garage; cost, \$300; owner, James Everard Estate, 12 East 133d st; architect, Leonard J. Stanford, 2250 Bathgate av. Plan No. 2197.

tect, Leonard J. Stanford, 2250 Bathgate av. Plan No. 2197.

181ST ST, 611-615 West, n s, 125 w St. Nicholas av, remove chimney, new partitions to 3-sty brick store and dwelling; cost, \$500; owner, Harry Siegel. 261 1st av; architect, Arthur Weiser, 271 West 125th st. Plan No. 2175.

BOWERY, 331-333, 103 s 3d st, new stairs, partitions and fire-escape balcony to 5-sty brick lofts; cost, \$3,000; owners, Susan Cox & Houston A. Thomas, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2171.

BOWERY, 238-242, w s, 54 n Prince st, new partitions and stairs to 3-sty brick store and dwelling; cost, \$500; owner, Eugene A. Hoffman Estate, 258 Broadway; architect, Morris Schwartz, 194 Bowery. Plan No. 2207.

BROADWAY, 692-694, and 2 to 20 East 4th st, new fire-escape stairs, fireproof doors, concrete floor arches, partitions to 12-sty fireproof stores and lofts; cost, \$1,000; owner, Broadway & Fourth Street Building Co., 49 Wall st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2203.

BROADWAY, 1384-1390, s e cor 38th st, new

BROADWAY, 1384-1390, s e cor 38th st, new marquise to 8-sty brick hotel; cost, \$400; owner, Saul K. Wronkow, 1384 Broadway; architett, Harry Hurwitz, 230 Grand st. Plan No. 2208.

2208.

BROADWAY, 2681-87, n w cor 102d st, new foundations, safe deposit vault, partitions, toilet room, screens, booths to 7-sty brick tenement; cost, \$3,000; owner, Jacob Bookman Estate, 9 East 62d st; architect, Charles L. Fraser, 1604 University av. Plan No. 2204.

BROADWAY, 141-145, s. w cor Liberty st.

University av. Plan No. 2204.

BROADWAY, 141-145, s w cor Liberty st, mason work, store fronts, beams, partitions, fireproof flooring, stairs to 19-sty fireproof stores and offices; cost, \$5,000; owner, Pittsburgh Life & Trust Co., 1133 Broadway; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 2177.

BROADWAY, 1631-1637, n w cor 50th st, new partitions, mezzanine to 3-sty fireproof store and lofts; cost, \$800; owner, the Wendel Estate, 175 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2223.

MADISON AV, 195-197, s e cor 35th st, cut window opening, new partitions to 4-sty brick dwelling; cost, \$500; owner, Maria De Witt Jessup estate, care Chas. S. Brown Co., 10 East 45th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2191.

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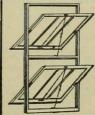




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.Plans Filed Alterations (continued).

MADISON AV, n w cor 134th st, new show windows, stairs, fire escape, mason work, remove walls to 2-sty brick garage and store; cost, \$1,200; owner, Marcus Weinstein, 108 1st st, N. W., Washington, D. C.; architect, Leonard J. Stanford, 2250 Bathgate av. Plan No. 2196.

3D AV, 1368, 44 s 78th st, new store front to 4-sty brick store and dwelling; cost, \$250; own-er, Katherine McGlynn-Mulry, 375 Fulton st, Brooklyn; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2174.

5TH AV, 708-710, n w cor 55th st, addition to brick church; cost, \$5,000; owner, Fifth AP, Presbyterian Church, 18 West 56th st; architect, C. Grant La Farge, 101 Park av. Plan No.

2200.

7TH AV, 713, remove piers, two new c. i. templates to 4-sty brick stores and dwelling; cost, \$1,000; owner, Cliverage Co., Inc., 299 Madison av; architect, Jack A. Silberman, 104 West 42d st. Plan No. 2199.

West 42d st. Plan No. 2199.

STH AV, 2221, w s, 28 s 120th st, new store front to 5-sty brick stores and tenement; cost, \$150; owner, Albert Baumann estate, 15 William st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2202.

Bronx.

CORLEAR AV, w s. 301.20 n 230th st, 1-sty brick extension, 9.11x31, to 2-sty frame dwelling; cost, \$1,000; owner, Zacharia Olsen, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 400.

Tremont av. Plan No. 400.

GRAND CONCOURSE, s w cor 193d st, 1-sty frame extension, 10x26.6 to 2½-sty frame dwelling; cost, \$600; owner, Mrs. H. H. Sisson, on premises; architect, A. Erricson, 2585 Sedgwick av. Plan No. 402.

KING AV, w s, 50 n Bowne st, new plumbing, new partitions, &c, to 1½-sty frame dwelling; cost, \$700; owner, Belle L. Hammond, 829 Beck st; architect, Samuel J. Stammers, 320 5th av. Plan No. 404.

MORRIS AV, n w cor 181st st, new windows to 2-sty frame store and dwelling; cost, \$25; owner, Jacob Pritz, 2171 Morris av; architect, Wm. C. Frohne, 2463 Davidson av. Plan No. 401.

PARK AV, w s, 135.3 s 188th st, new doors, new partitions, &c, to 4-sty brick tenement; cost, \$500; owner, Marion C. Schnackenberg, 4691 Park av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 405.

Tremont av. Plan No. 405.

WASHINGTON AV, 1052, new store fronts to 3-sty frame store and tenement; cost, \$500; owner, Philip Kohler, on premises; architect, Wm. Schnaufer, 3444 3d av. Plan No. 406.

WESTCHESTER AV, 1045, new balcony to 1-sty brick store; cost, \$1,000; lessees, Jeselsohn & Grasenkel, 1049 Westchester av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 407. M. 407.

3D AV, 2688, new boiler room to 3-sty brick store and dwelling; cost, \$400; owner, Sarah Moatinger, Newburgh, N. Y.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 403.

Brooklyn.

BALTIC ST, s s, 233.6 w Hoyt st, interior alterations to 4-sty tenement; cost, \$300; owner, Benj. Waxman, 151 Grand st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6631.

BALTIC ST, s s, 100 e Hoyt st, interior alterations to three 2-sty dwellings; cost, \$250; owner, Chas. C. Jacobs, 215 Montague st; architect, Walter S. Schneider, 345 5th av, Manhattan. Plan No. 6680.

Waiter S. Schneider, 343 5th av, Mahnattan. Plan No. 6680.

CHAUNCEY ST, e s, 261 n Broadway, plumbing to 2-sty dwelling; cost, \$150; owner, Henry Weil estate, 1748 Decatur st; architect, Philip McGuire, 26 Dewey pl. Plan No. 6731.

CUMBERLAND ST, w s, 175 n Lafayette av, extension to 3-sty dwelling; cost, \$10,000; owner, Rufus E. Holder, on premises; architect, Hy Holder, 242 Franklin av. Plan No. 6700.

DELMONICO PL, e s, 30.7 n Ellery st, interior alterations to 3-sty tenement; cost, \$850; owner, Isaac Rubinowitz, 76 Beaver st; architect, Lew Koen, 76 Graham av. Plan No. 6591.

DEWEY PL, n s, 140.7 e North 6th st, extension to 2-sty dwelling; cost, \$1,000; owner, Morris Kahn, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6592.

EAGLE ST,, s s, 100 e Manhattan av, interior alterations to 3-sty store and tenement; cost, \$300; owner, Chris Ober, 158 Eagle st; architect, John G. Dreyer, 75 Oakland st. Plan No. 6622.

HERZL ST, s e cor Pitkin av, interior alterations to 4-sty store and tenement; cost, \$500; owner, Abraham Kaplan, 1462 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6594.

MADISON ST, s s, 165 w Sumner av, interior alterations to 4-sty tenement; cost, \$500; owner, Jacob Sely, 144 Kent av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6587.

MAGENTA ST, n s, 225 n Crescent st, et tension to 1-sty garage; cost, \$500; wme Geo. Coleman, 91 Magenta st; architects, Cha Infanger & Son, 2634 Atlantic av. Plan N 6726.

NAVY ST, e s, 117 n Johnson st, interior alterations to 3-sty store and tenement; cost, \$200; owner, Carmine Tagliamonte, on premises; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 6672.

OSBORN ST, w s, 149 n Belmont av, interior alterations to 2-sty shore cost. \$200.

No. 6672.
OSBORN ST, w s, 149 n Belmont av, interior alterations to 2-sty shop; cost, \$300; owner, Max Engle, 116 Osborn st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6597.
OSBORN ST, w s, 149 n Belmont av, extension to 2-sty store and dwelling; cost, \$3,000; owner, Max Engle, 116 Osborn st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6598.

PEARL ST, w s, 25 n Concord st, interior alterations to 3-sty laundry; cost, \$200; owners

Wendel & Evans, 116 Houston st; architect, N. A. Paradies, 231 West 18th st. Plan No. 6662. QUINCY ST, n s, 275 w Nostrand av, interior alterations to 2-sty dwelling; cost, \$250; owner, Edward S. Hewitt, 225 Quincy st; architect, Hy Holder, 242 Franklin av. Plan No. 6699.

Holder, 242 Franklin av. Plan No. 6699.

SACKMAN ST, e s, 74.9 s Pitkin av, extension to 3-sty store and dwelling; cost, \$800; owner, Isaac Levine, 2900 Fulton st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6680.

SEELEY ST, s s, 1,252 w 20th st, interior alterations to 2-sty dwelling; cost, \$575; owner, owen Fox, 53 Seeley st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6640.

SMITH ST, e s, 20 n Douglass st, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Mrs. Henrietta Morris, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6702.

WARWICK ST, w s. 280 s Dumont on interior and state of the state of

WARWICK ST, w s, 280 s Dumont av, interio alterations to 2-sty brick dwelling; cost, \$500 owner, Benj. E. Goldman, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No.

6651.

18TH ST, s s, 139 e 6th av, plumbing to two 2-sty dwellings; cost, \$230; owner and architect, Albert Bajahi, 634 6th av. Plan No. 6713.

EAST 18TH ST, w s, 275 Av G, extension to 2-sty dwelling; cost, \$500; owner, Louise M. Jaquise, on premises; architect, Chas. E. Wissell, 406 4th st. Plan No. 6722.

WEST 25TH ST, w s, 160 n Surf av, move 2-sty dwelling; cost, \$300; owner, Jos. Calentano, 301 West 143d st, Manhattan; architect, Jas. A. McDonald, Surf av and West 24th st, Plan No. 6636.

58TH ST, s s, 240 e 3d av, exterior alterations 4-sty tenement; cost, \$1,000; owner, Citizens rust Co., 774 Broadway; architects, Shampan Shampan, 772 Broadway. Plan No. 6589.

ATLANTIC AV, n e cor Chestnut st, extension to 3-sty shop; cost, \$2,000; owner, Columbia Machine Co., 235 Chestnut st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6725.

BROADWAY, s s, 77 e Reid av, interior alterations to 3-sty store and dwelling; cost, \$5,000; owner, Margaret Castello, on premises; architects, S, Millman & Son, 1780 Pitkin av. Plan No. 6654.

BUSHWICK AV, e s, 25.6 n Maujer st, inter-ralterations to 3-sty store and tenement; sct, \$250; owner, Michael Simon, on premises; rehitect, Henry M. Entlich, 27 Montrose av. lan No. 6628.

BUSHWICK AV, w s, 70 n Piling st, extension to 2-sty dwelling; cost, \$175; owner, Henry Etinger, 1450 Bushwick av; architect, Löuis F. Schillinger, 167 Van Sielen av. Plan No. 6634.

DeKALB AV, n s, 196 8 e Broadway, interior alterations to 2-sty theatre; cost, \$5,000; owner, Madison Theatre Co., 122 Livingston st; architect, Thomas W. Lamb, 1493 Broadway, Manhattan. Plan No. 6657.

hattan. Plan No. 6097.

EASTERN PKWAY, n e cor Washington av, interior alterations to 1-sty store and dwelling; cost, \$250; owner, S. Gavares, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 6681.

cost, \$250; owner, S. Gavares, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 6681.

FT. HAMILTON AV, n w cor 85th st, interior alterations to 2-sty dwelling; cost, \$500; owner, Michael Murphy, on premises; architect, A. E. Parfitt, 1036 82d st. Plan No. 6666.

GLENMORE AV, s s, 50 w Snediker av, extension to 2-sty dwelling; cost, \$300; owner, Max Grundfast, on premises; architect E. M. Adelsohn, 1776 Pitkin av. Plan No. 6724.

GRAHAM AV, s w cor Seigel st, interior alterations to 2-str storage and dwelling; cost, \$500; owner, Max Annenberg, 966 Greene av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6705.

GRAHAM AV, w s, 29.6 s Seigel st, interior alterations to 2-sty store and dwelling; cost, \$300; owner, Max Annenberg, 966 Greene av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6706.

GRAHAM AV, s e cor Ten Eyck st, interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Harry Blum, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6650.

HUDSON AV, w s, 20.10 s Plymouth st, extension to 3-sty store and dwelling; cost, \$800; owner, Ferdinand Rohele, 240 Front st; architect, Jos. P. Rofano, 215 York st. Plan No. 6675.

KENT V, w s, 120 n So 5th st, interior alterations to 1-sty factory; cost, \$300; owner, American Sugar Refining Co., So 4th st and Kent av; architect, Godfrey Engel, 126 Winthrop st. Plan No. 6728.

LEE AV, e s, 22 n Rodney st, interior alterations to 3-sty tenement; cost, \$700: owner, Esther Rubenstein, 141 Rodney st; architect, Hv J. Holder, Jr., 242 Franklin av. Plan No.

LEWIS AV, n e cor Pulaski st, interior alterations to 3-sty brick dwelling; cost, \$125; owner, Max L. Epstein, 371 South 5th st; architect

LIBERTY AV, s s, 25 e Alabama av, interior alterations to 2-sty dwelling; cost, \$500; owner, Fred J. Kern, 302 Liberty av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6727.

NEW LOTS RD, s e cor, Alabama av. interior alterations to 2-sty dwelling; cost, \$275; owner, Simon Rapelje, on premises architect, Louis F. Schillinger, 167 Van Sielen av. Plan No. 6729.

No. 6729.

OCEAN AV, s w cor Stratton walk, interior alterations to 3-sty hotel; cost, \$3.000; owner, Louis Stauch, Bowery, C. I.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6638.

PITKIN AV, n s, 50 e Linwood st, interior alterations to 1-sty theatre; cost, \$8,000; owner, John O'Shea, 672 Greene av; architect, Louis F. Schillinger, 167 Van Sielen av. Plan No. 6612. 6612

PROSPECT AV, n s, 275 e 3d av, extension 2-sty dwelling; cost, \$1,500; owner, Otto to

Olsen, on premises; architect, Wm. H. Paine, 126 Liberty st. Plan No. 6693.

PROSPECT AV, n s, 174.6 e 5th av, interior alterations to 2-sty hall; cost, \$1,500; owner, Wm. D. Kolle, 273 Prospect av; architect, wm. H. Wirth, 358 17th st. Plan No. 6716.

11. Wirth, 358 17th st. Plan No. 6716. 5TH AV, w s, 60 s 61st, store front to 3-sty store and dwelling; cost, \$300; owner, Adam Schuman, 1966 Broadway; architect, Jos. C. Cocker, 2017 5th av, Manhattan. Plan No. 6581.

Oueens.

AQUEDUCT.—Walnut st, e s, 146 n Old South rd, 1-sty frame extension, 20x11, rear dwelling, tin roof; cost, \$300; owner, A. Lamaccio, premises. Plan No. 2117.

BUSHWICK JUNCTION:—Metropolitan av, s s, 250 e Fresh Pond rd, 1-sty frame extension, 10x26, on side station; cost, \$800; owner and architect, L. I. R. R. Co., Penn Station, Manhattan. Plan No. 2179.

Manhattan. Plan No. 2179.

CORONA.—Jackson av, s w cor 44th st, new marquise to moving picture show; cost, \$150; owner, S. Gallucci, Corona. Plan No. 2172.

CORONA.—Randall av, w s, 287 s Shell rd, 2-sty frame extension, 20x20, rear dwelling, tin roof, interior alterations; cost, \$1,600; owner, Chas. Rouge, Randall av, Corona; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 2122.

W. Johnson, 60 Hunt st, Corona. Plan No. 2122.
EDGEMERE.—Boulevard, n w cor 41st st, interior alterations to dwelling; cost, \$600; owner, John L. Murray, on premises. Plan No. 2123.
ELMHURST.—Gay st, s w cor Pearsall st, interior alterations to dwelling; cost, \$100; owner, F. Hoffmann, on premises. Plan No. 2146.
FLUSHING.—Broadway, n s, 900 w Murray st, frame extension, 11x21, rear shed; cost, \$75; owner, J. Scott, on premises. Plan No. 2143.
FLUSHING.—Broadway, n s, 79 w Farrington st, frame stand; cost, \$150; owner, M. Fisher, on premises. Plan No. 2131.
FLUSHING.—So. 21st st, 308, 1-sty frame extension, 12x15, rear dwelling, tin roof; cost, \$75; owner, Adam Budzich, premises. Plan No. 2107.
FLUSHING.—16th st, 579-81, plumbing in two dwellings; cost, \$150; owner, M. D. Miller, premises. Plan No. 2167.
GLENDALE.—Lafayette st, 31, 1-sty frame

premises. Plan No. 2167.

GLENDALE.—Lafayette st, 31, 1-sty frame extension, 18x16, rear dwelling, tin roof; cost, \$250; owner, S. Galeurer, on premises. Plan No. 2136.

GLENDALE.—Richard av, n s, 150 w Central av, plumbing to dwelling; cost, \$50; owner, C. Fritz, on premises. Plan No. 2147.

Fritz, on premises. Plan No. 2147.
GLENDALE.—Olmstead pl, e s, 220 n Central av, plumbing to three dwellings; cost, \$200; owner, V. Maisner, on premises. Plan No. 2142.
JAMAICA.—Jamaica av, n w cor Hardenbrook av, new store front and interior alterations; cost, \$350; owner, Harry J. Zimmer, on premises. Plan No. 2150.
JAMAICA.—Rockaway rd, n e cor Beaver st, plumbing to dwelling; cost, \$40; owner C. Jochnowitz, on premises. Plan No. 2141.
JAMAICA.—New York av, n w cor South st, 1-sty frame extension, 60x38, front shop, tar and gravel roof; cost, \$250; owner, J. Bliss, premises. Plan No. 2119.
JAMAICA.—New York av, n w cor South st.

and gravel roof; cost, \$250; owner, J. Bliss, premises. Plan No. 2119.

JAMAICA.—New York av, n w cor South st, interior alterations to store and dwelling; cost, \$100; owner, J. Bliss, premises. Plan No. 2118.

JAMAICA.—Highland av, n s, 120 e Union av, 1-sty frame extension, 4x5, rear dwelling, tin roof; cost, \$100; owner, F. Loeserman, premises. Plan No. 2160.

JAMAICA.—Guinsberg pl, s s, 155 e Rockaway rd, new store front; cost, \$150; owner, M. Berman, premises. Plan No. 2169.

KEW.—Willow st, e s, 180 n Abingdon rd, plumbing in dwelling; cost, \$50; owner, J. P. Pierce, premises. Plan No. 2157.

KEW.—Willow st, e s, 76 n Abingdon rd, plumbing in dwelling; cost, \$50; owner, J. A. Finchbeck, premises. Plan No. 2159.

KEW.—Willow st, e s, 76 n Abingdon rd, plumbing in dwelling; cost, \$50; owner, J. A. Finchbeck, premises. Plan No. 2159.

KEW.—Willow st, e s, 37 n Abingdon rd, plumbing in dwelling; cost, \$50; owner, M. B. Oehler, premises. Plan No. 2158.

KEW GARDENS.—Cuthbert pl, s s, 125 e Lefferts av, plumbing in school; cost, \$55; owner. City of New York, Manhattan. Plan No. 2152.

ET. City of New Fork, Maintetean Tan 192152.

KEW GARDENS.—Grenfell av, n w cor Park lane, plumbing in dwelling; cost, \$100; owner, S. Burns, premises. Plan No. 2109.

KEW GARDENS.—Newbold pl, e s, 150 n Austin st, plumbing in dwelling; cost, \$50; owner, S. Brown, premises. Plan No. 2108.

KEW GARDENS.—Grenfell av, n s, 150 e Quentin st, plumbing to dwelling; cost, \$50; owner, G. H. Tuhlson, on premises. Plan No. 2132.

E132.

KEW GARDENS.—Lefferts av, n e cor Abingdon rd, rear porch on rear dwelling, 28x7, interior alterations; cost, \$2,000; owner, F. J. MacIsaac, on premises. Plan No. 2135.

KEW GARDENS.—Grenfell av, n s, 50 continue to dwelling; cost \$50.

KEW GARDENS.—Grenfell av, n s, 5 Quentin st, plumbing to dwelling; cost, s owner, Otto Limbert, on premises. Plan

2133.

KEW GARDENS.—Beverly rd, n w cor Richmond Hill rd, plumbing to dwelling; cost, \$50; owner, N. Brigney, on premises. Plan No. 2149.

L. I. CITY.—3d av, w s, 100 n Jamaica av, 2-sty frame extension, 30x12, rear dwelling, tin roof, interior alterations; cost, \$3,000; owner, Frank Zvanovec, 70 Wilson av, L. I. City; architect, Edward Hahn, Bridge Plaza, L. I. City. Plan No. 2130.

City. Plan No. 2130.

L. I. CITY.—Elm st, n s, 100 e Ely av, 1-sty frame extension, 20x10, rear dwelling, tin roof; cost, \$250; owner, Carl Sandford, on premises. Plan No. 2125.

L. I. CITY.—Hopkins av, n w cor Camelia st, plumbing in dwelling; cost, \$50; owner, N. Marolda, premises. Plan No. 2116.

L. I. CITY.—Jackson av, w s, 50 s Bridge Plaza, 1-sty frame extension, 25x3, front store and tenement, interior alterations; cost, \$50; owner, Anna M. Steffens, premises. Plan No. 2121.

L. I. CITY.—10th av, e s, 537 n Jamaica av, interior alterations to tenement; cost, \$200; owner, Wilhemina Geipel, premises. Plan No.

L, I. CITY.—10th av, e s, 537 n Jamaica av, interior alterations to tenement; cost, \$200; owner, Wilhemina Geipel, premises. Plan No. 2114.

MORRIS PARK.—Jefferson av, n s, 40 w Fulton st, plumbing in dwelling; cost, \$50; owner, F. Christian, premises. Plan No. 2154.

RICHMOND HILL.—Atlantic av, n s, 25 e Lefferts av, plumbing in dwelling; cost, \$75; owner, E. Gernant, premises. Plan No. 2153.

RICHMOND HILL.—Tennessee av, e s, 300 s Rockaway rd, plumbing in dwelling; cost, \$50; owner, H. Grigeletti, premises. Plan No. 2155.

RICHMOND HILL.—Washington st, w s, 400 n Brandon av, plumbing in dwelling; cost, \$50; owner, W. Hitsky, premises. Plan No. 2112.

RICHMOND HILL.—Lefferts av, n s, 60 n Cuthbert pl, plumbing in dwelling; cost, \$100; owner, Merchants Holding Co., 44 Court st, Brooklyn. Plan No. 2120.

RICHMOND HILL.—Washington av, e-s, 180 n Emerson av, plumbing in dwelling; cost, \$50; owner, W. Langhar, premises. Plan No. 2111.

RICHMOND HILL.—Nostrand pl, w s, 90 s Emerson pl, plumbing in dwelling; cost, \$50; owner, M. Willis, premises. Plan No. 2110.

RICHMOND HILL.—Jamaica av, 3500, 1-sty frame extension, 5x3, side dwelling; cost, \$50; owner, M. Willis, premises. Plan No. 2110.

RICHMOND HILL.—Nostrand pl, w s, 250 s Brandon av, plumbing to dwelling; cost, \$50; owner, J. Rankin, on premises. Plan No. 2145.

RICHMOND HILL.—Ridgewood av, s s, 100 e Hamilton av, plumbing to dwelling; cost, \$50; owner, C. Streikman, on premises. Plan No. 2145.

RICHMOND HILL.—Beaufort st, n s, 60 e Curtis av, plumbing to dwelling; cost, \$50; owner, J. Johnson. on premises. Plan No. 2144

2148.
RICHMOND HILL.—Beaufort st, n s, 60 e
Curtis av, plumbing to dwelling; cost, \$50; owner, J. Johnson, on premises. Plan No. 2144.
RICHMOND HILL.—Orchard st, s s, 125 e
Chestnut st, plumbing in dwelling; cost, \$100;
owner, A. W. Sheridean, premises. Plan No.
2166.

RIDGEWOOD.—Forest av, 830, interior alterations to store and tenement; cost, \$500; owner, Fredk. Rugheimer, premises. Plan No. 2161.

Fredk. Rugheimer, premises. Plan No. 2161.

ROCKAWAY BEACH.—Beach 84th st, e s, 240 n Boulevard, 1-sty frame extension, 11x9, rear dwelling, tin roof; cost, \$300; owner, C. Fox, premises. Plan No. 2156.

ROCKAWAY BEACH.—Chase av, w s, 265 n Boulevard, new roof to dwelling; cost, \$100; owner, S. Drucker, on premises. Plan No. 2124.

STEINWAY AV, 395-97, interior alterations to moving picture theatre; cost, \$50; owner, N. Marks, premises. Plan No. 2151.

Marks, premises. Plan No. 2101.

UNION COURSE.—University pl, n s, 25 e 2d st, 2-sty frame extension, 8x19, rear dwelling, tin roof, interior alterations; cost, \$1,000; owner, Edw. Hass, 8th st, Union Course; architect, G. E. Crane, Richmond Hill. Plan No.

owner, Edw. Hass, 8th st, Union Course; architect, G. E. Crane, Richmond Hill. Plan No. 2134.

WHITESTONE.—29th st, s s, 250 e 14th av, new partition to store; cost, \$50; owner, Mrs. Stowe, premises. Plan No. 2168.

WHITESTONE.—21st st, 78, interior alteratios to dwelling; cost, \$300; owner, W. Hearn, premises. Plan No. 2171.

WOODHAVEN.—Dennington av, w s, 60 s Ferris st, 2-sty frame extension, 6x14, side and rear dwelling, tin roof, interior alterations; costt, \$2,000; owner, W. A. Miller, on premises; architect, J. C. Burmeister, 1462 Woodhaven av, Woodhaven. Plan No. 2138.

WOODHAVEN.—Woodland av, e s, 30 n F'erris st, plumbing to dwelling; cost, \$20; owner, E. L. Way, on premises. Plan No. 2139.

WOODHAVEN.—Oceanview av, w s, 567 n Jamaica av, plumbing to dwelling; cost, \$30; owner, F. C. Krum, on premises. Plan No. 2140.

WOODHAVEN.—Huntington st, s s, 150 e Halifax st, new foundations to 4 dwellings; cost, \$600; owner, C. Schwarz, 40 Lexington av, Manhattan. Plan Nos. 2162-3-4-5.

WOODHAVEN.—Oceanview av, n w cor Ferris st, plumbing in dwelling; cost, \$50; owner, W. A. Emery, premises. Plan No. 2173.

WOODHAVEN.—Oceanview av, w s, 15 n Ferris st, plumbing in dwelling; cost, \$50; owner, W. P. Spaulding, premises. Plan No. 2174.

2174. WOODHAVEN.—Linden st, s s, 225 w Freedom av, plumbing in dwelling; cost, \$50; owner. WRODHAVEN.—Linden st, s s, 250 w Freedom av, plumbing in dwelling; cost, \$50; owner, W. Wagner, premises. Plan No. 2176. WOODHAVEN.—Ceanview av, w s, 547 n Jamaica av, plumbing in dwelling; cost, \$50; owner, Geo. T. Madigan, premises. Plan No. 2178.

Richmond.

Richmond.

ROCKAWAY ST, n s, 175 n Depew, Tottenville, alterations to frame dwelling; cost, \$125; cwner, G H. Bunnell, 70 Monticello av, Jersey City; builder, J. H. Vandewater, 386 Brighton st, Tottenville. Plan No. 408.

DECKER AV, n s, 200 w Palmer av, Port Richmond, alterations to frame dwelling; cost, \$500; owner, Mrs. O'Neill, Herberton av, Port Richmond; builder, Jos. Aketel, 191 Nicholas av, Manhattan. Plan No. 405.

GREENLEAF AV, n w cor Marion, alterations to frame factory; cost, \$450; owner, Herman Ankum Co.. 31-33 Thomas st, Manhattan; builder, F. N. Goble, Inc., 118 Leroy st, Manhattan. Plan No. 407.

HATFIELD AV, n s, 150 e Nicholas av, Port Richmond, alterations to frame dwelling; cost, \$200; owner, Patrick Boylan, Grant av; builder, John D. Williams, 375 Morningstar rd. Plan No. 404.

MIDLAND AV, e s, 85 n 10th st, Midland Beach, alterations to frame bungalow; cost, \$200; owner, M. J. Work, 85 Hicks st, Brooklyn; builder, L. C. Work, 85 Hicks st, Brooklyn. Plan No. 406.

ROMA AV, n s, 40 w Surf av, New Dorp, alterations to frame dwelling; cost, \$250; owner, John Spaldo, 13 North Moore st, Manhattan. Plan No. 409.

WILLIAMS AV, s w s, opp Bennett st, Great Kills, alterations to frame bungalow; cost, \$200; owner, Th. Lanjour, New Dorp. Plan No. 410.

PERSONAL AND TRADE NOTES.

CHARLES B. BUERGER has resigned from his connection with the office of George W. Fuller, consulting engineer, 170 Broadway, and has been appointed consulting engineer for the Atlantic Refining Co. of Philadelphia, Pa.

GEORGE HENRY PAYNE, of the firm of Oakman & Payne, architects, 345 5th av, will receive the nomination for Alderman of the Forty-first Assembly District on the Republican, Progressive and Independence League tickets.

can, Progressive and Independence League tickets.

JACOB VOLK HOUSE WRECKING COM-PANY, 103 Park av, has been awarded the wrecking contract at the southeast corner of Varick and Laight sts, by Marc Eidlitz & Son. Trowbridge & Livingston are the architects for the new operation.

W. E. HARDY, for the past 11 years connected with the Diamond Rubber Co., and the B. F. Goodrich Co., and lately in charge of the sales of their Mechanical Rubber Goods Division, was recently appointed sales manager of the Boston Belting Co., Boston, Mass., manufacturers of mechanical rubber goods.

MILLIKEN BROS., INC., engineers and contractors for structural steel work, have moved their general and executive offices from the Whitehall Building, 17 Battery pl, to its plant at Milliken, Staten Island. The sales office for the Metropolitan District has been moved from the Whitehall Building, 17 Battery pl, to its plant at Milliken, Staten Island. The sales office for the Metropolitan District has been moved from the Whitehall Building, 17 Battery pl, to its plant at Milliken, Staten Island. The sales office for the Metropolitan District has been moved from the Whitehall Building, 17 Battery pl, to its plant at Milliken, Staten Island. The sales office for the Metropolitan District has been moved from the Whitehall Building, 17 Battery pl, to its plant at Milliken Staten Island. The sales office for the Metropolitan District has been moved from the Whitehall Building to the Trinity Building, 11 Broadway. Telephone, Rector 3530.

VISITING LUMBERMEN now have a well appointed clubhouse on the seventeenth floor of Lord's Court Building, 27 William st. The new club has been organized along broad lines which promise advantages of a high order to frequent visitors who will have use of information that is made available at all times by a permanent secretary.

FOSTER MILUIKEN, formerly president of Milliken Bros., Inc., steel engineers and con-

secretary.

FOSTER MILLUKEN, formerly president of Milliken Bros., Inc., steel engineers and contractors, and for some time an official of C. T. Wills, Inc., building contractor, was elected president of the McNab & Harlin Manufacturing Co., at a meeting held September 20. This concern has its main office at 55 John st, Manhattan, with large works at Paterson, N. J., where it has been engaged during the past sixty years in the manufacture of brass, iron and steel valves, cocks and fittings for steam, water and gas.

and gas.

A CITY TENEMENT COMMISSION is being organized in Hoboken, N. J., having as its object the general betterment and improvement of tenement house conditions in that city. This commission proposes to work for cleaner and more sanitary tenement houses, for buildings that will not be conductive to disease breeding, and for tenement houses that are properly ventilated and where the inmates may sleep under the most healthful conditions. Prominent among the organizers of this movement are Mrs. Lena Alsberg, of the United Aid Society, Newark st, Hoboken; Mrs. Wittpenn, Mrs. Richard Beyer and Richard Stevens.

and Richard Stevens.

HECLA IRON WORKS, whose plant is at North 10th and 11th sts. Brooklyn, has recently been awarded contracts for the iron work on the following buildings: Department of the Interior office building, Washington, D. C., one of the largest office buildings in the world, James A. Wetmore, architect; Burton Building, 5th av and 29th st. Manhattan. Starret & Van Vleck, architects; Foster Building, 40th st and Madison av. F. S. Townsend, architect; Drovers & Mechanics' Bank, Baltimore, Md., Joseph Evons Sperry, architect: Coca-Cola Building, Baltimore, Md.; Arthur Tufts, architect; Rome Trust Co. Building, Rome, N. Y., Metzer & Bullock, architects; Metropolitan Life Insurance Co. buildings Mt. McGregor, N. Y., Dan Everett Waid, architect; Franklin National Bank, Philadelphia, Pa., Furniss, Evans & Co. and McKim, Mead & White, associated architects, and the apartment house at No. 420 Park av Fullerton & Weaver Co., owner, and Warren & Wetmore, architects.

CHARLES SCHOEN, formerly doing business

& Weaver Co., owner, and Warren & Wetmore, architects.

CHARLES SCHOEN, formerly doing business under the firm name of the Schoen-Badkin Company, successors to the Empire Brass & Metal Works, 229 West 29th st, has organized a new company to be known as Charles Schoen, Incorporated, with headquarters at 29 West 34th st. Mr. Schoen is well known in his line, and for many years has enjoyed the patronage of a large circle in the building trade. Contracts for brass and metal equipment with which Mr. Schoen has been identified include a large number of banking structures, namely: Russell Brothers, Wall and William sts; E. H. Harriman, 111 Broadway; E. & C. Randolph, 111 Broadway; U. S. Morteage & Trust Company, 55 Cedar st; U. S. Morteage & Trust Company (branch). Broadway and 73d st; U. S. Mortgage & Trust Company (branch). Broadway and 73d st; U. S. Morteage & Trust Company, 15d av and 125th st; National Reserve Bank, 165 Broadway, and several branches of the Corn Exchange Bank, all in Manhattan; the Iron Bound Trust Company, Newark, New Jersey; The Citizens National Bank, Englewood; Hamilton Trust Company, Paterson; National Iron Bank, Morristown; First National Bank at Washington, New Jersey; the Union National Bank of Baltimore, Md: the McLouchlin Banking Corporation Building at 10th and G sts, Washington, D. C., and many others. Mr Schoen is ready to submit estimates on arribitets' plans or from his own desiens, which will be cheerfully furnished. His telephone number is Greeley 1480.

OBITUARY

CHARLES STRAIN, a civil engineer, died uddenly at his home, 738 Eleventh av, Long sland City, Friday, September 17. He was 39 ears of age and is survived by his widow.

suddenly at his home, 738 Eleventh av, Long Island City, Friday, September 17. He was 39 years of age and is survived by his widow.

THOMAS GREENLEES, one of the leading builders in the Williamsbridge section of the Bronx, died at his home, 3762 Barnes av, Wednesday, September 15. Mr. Greenlees was born in Scotland sixty-one years ago and came to America thirty-four years ago. He was a member of the Bronx Council, Royal Arcanum. He is survived by two sons and three daughters.

IRA LEWIS CONKLING, president of the Conkling-Armstrong Terra Cotta Co., died at his home in Germantown, Pa., Monday, September 20. He was born fifty-five years ago. About thirty years ago he went to Pniladelphia and engaged in the manufacture of terra cotta, in the development of which he occupied a prominent place. Mr. Conkling wrote a number of treatises upon the production of this material and was for some time considered as one of the leading authorities on its manufacture and use.

CORNELIUS J. FIELD, a mechanical and electrical engineer, died of typhoid fever at his home, 825 Prospect pl, Brooklyn, Saturday, September 18. He was born in Chicago, fifty-three years ago and was formerly chief engineer and superintendent of the Edison Company in Brooklyn. In 1891 after his resignation from this company, he entered the contracting business and built electric railroads and street systems in various cities throughout this country. In 1895 he became the consulting engineer for large banking interests and ten years later went to Cuba and constructed railroads and plants for sugar interests. He is survived by his widow and four daughters.

MAXIMILIAN LEWINSON, civil engineer and president of the firm of Lewinson & Co., con-

MAXIMILIAN LEWINSON, civil engineer and president of the firm of Lewinson & Co., contractors, 7 East 42d st., died suddenly at his home in Scarsdale, N. Y., Sunday, September 19. He was sixty years of age. Mr. Lewinson, who was a member of the Metropolitan Museum of Art and the American Museum of Natural History, was born in Poland. He came to this country thirty-five years ago and later began his career as a civil engineer in the office of Leopold Eidlitz, Sr., in this city. Eleven years ago he founded Lewinson & Co. Mr. Lewinson was a director of the Manhattan Square Apartment Association and was a member of the Engineers' Club and the American Society of Civil Engineers. He is survived by his wldow.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

EMPIRE STATE GAS AND ELECTRIC ASSOCIATION will hold its annual meeting October 7-8 in the Engineering Societies Building, 29 West 39th st. Secretary, C. H. B. Chapin.

NATIONAL HOUSING ASSOCIATION, fourth conference at Minneapolis, October 6 to 8. John Ihlder, of 105 East 22d street, New York, is field secretary.

BRONX CHAMBER OF COMMERCED WILLIAMS

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

NATIONAL ASSOCIATION PAVING BRICK MANUFACTURERS' ASSOCIATION at the quarterly meeting of its board of directors held in Cleveland, recently, affirmed arrangements tentatively made for holding its annual meeting Oct. 11-12, at Dayton, O.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the New Willard Hotel, Washington, D. C., Sept. 20-23 inclusive. E. S. Marlow, of the Potomac Electric Power Company, Washington, D. C., is chairman of the convention committee.

is chairman of the convention committee.

AMERICAN INSTITUTE OF ARCHITECTS will hold its next convention on the Pacific Coast—in October—and sessions will be held both in San Francisco and Los Angeles. Entertalnment committees have been appointed by both the San Francisco and Southern California chapters.

FRIENDS OF YOUNG ARTISTS, a society formed for the purpose of rendering assistance and counsel to young artists in the various branches, has announced the awards in the architectural competition recently held by the society. B. Hoyt, an architect of this city, was awarded the first prize of \$200, the second prize going to John F. Harbeson, of Philadelphia, and the third to F. L. Finlayson, of New York. The theme of the competition was a private mausoleum. A total of 112 drawings were submitted in the competition, which are on exhibition in the studio of Mrs. Gertrude Vanderbilt Whitney, 8 West 8th st, where they will be on view till October 15.

ART STUDENTS LEAGUE OF NEW YORK

October 15.

ART STUDENTS LEAGUE OF NEW YORK has recently issued its catalogue for the season of 1915-16, which opens October 4 and ends May 27. The classes will be held in the American Fine Arts Building, 215 West 57th st. The list. of course, is very complete, consisting of life drawing and painting, portrait painting, illustration and composition, land-scape, mural painting and composition, sculpture, modeling and many other courses. The charge for the courses is per course, the charge being made at so much a month or for periods of five or eight months. The illustrations of the catalogue are instructive and interesting and show the quality and character of the work being done by the students of the League.

BUILDING MATERIALS AND SUPPLIES

UPWARD MOVEMENT IN BASIC MATERIALS EXPECTED AFTER THE TURN OF THE MONTH-RAILROADS RUSH ORDERS FOR STEEL

> Portland Cement Steady-Brick Easy-Glass Prices Stiffen

LMOST every department of the A building material market considers itself between two fires. Mill demand is increasing, but not with the proportion of building orders generally expected for September. Portland cement interests, for instance, are operating at continued high pressure in anticipation of export, municipal and State road work. Structural steel is affected by war conditions and while an increase in price for building purpose is wholly war-ranted, based upon mill activity, there ranted, based upon mill activity, there is hesitation about boosting quotations just now owing to a general desire to give builders every opportunity they can to take advantage of current lists. Common brick manufacturers feel that they, too, ought to get more than \$6 for their brick, based upon winter supply, and the volume of brick now held in the hands of dealers, but there is found to be a tendency in this department to hold back until the splendid plan filing record of August can be gauged by actual operations going ahead.

Suburban dealers say there is a better inquiry. Prices are being held pretty steady by dealers everywhere, competi-

steady by dealers everywhere, competition by means of price cutting being rather guarded among speculators because of the inability of manufacturers to make long quotations at current levels

Continued instances are shown where well-backed dealers are unable to make reservations at existing levels longer than sixty days. A case was reported this week where a builder wanted to be covered on a Brony operation for basic covered on a Bronx operation for basic materials into November, and the best he could do was to come within 5 per cent. of an average price of his requirements on the present quoted levels. Other buyers not able to make such close purchases said they were unable to get quotations at all on some lines, notably crushed stone, Portland cement and wire lath for delivery after the first

and wire lath for delivery after the first of the year.

Steel is assured of an active fourth quarter. Railroads are beginning to realize that mills are filled up and accordingly they were more eager to get into the market. The Erie bought 20,000 tons for next year, the New York Central 150,000 tons, the Southern 20,000 tons, and scattering railroad orders were reported aggregating an additional 170,000 tons for first quarter delivery, all at prices considerably above those now prices considerably above those now ruling. There is a tendency to make 1916 prices very much higher than even these large buyers were able to get,

and if war orders continue, such a course

will be a certainty.

This activity on the part of the railroads prompted more eagerness among builders to get in touch with fabricators this week in the metropolitan district. The fact standard basic pig iron is stiffening at \$15, valley and foundry iron rine fact standard basic pig from is stif-fening at \$15, valley and foundry iron manufacturers are strongly tempted to run their \$14.75 price up to \$15 would seem to indicate that quotations by fab-ricators for fourth or first quarter de-liveries will be more guarded than they have been.

The possibility of extensive speculative construction this year is made rather remote by this turn of the structural steel and basic building material market. steel and basic building material market. The current building situation is getting to be more and more a specialty proposition, that is, the erection of definite buildings for definite tenantage throughout the metropolitan district. There is very little construction based upon pure investment. Buildings are being put up, and doubtless will continue to be erected for some time, perhaps until the spring of 1916, because of an actual compulsory demand for them. Operations inspired by the hope of turning tax eating propby the hope of turning tax eating property into paying investments will not be prevalent, at least so long as present price conditions exist in the basic building material market.

building material market.

Reports from architects' offices throughout the district show a preponderance of factory extensions, apartment house construction and workingmen's homes in the neighborhood of new industrial centers. Residence construction is noticeably lacking while dwelling operations are moderately active. Commercial operations are taking the lead, and from projections being filed in the district, it is apparent that this form of building will be that which will be the most prevalent during the last part of this year. Commercial operations as a rule are not hindered by a few cents change in prices and after September it is probable that this type of building will have to pay more for the material it will require.

Plan filings in the five boroughs for the week follow. In the same week last year 190 new building plans were filed with an estimated value of \$1,981,168.

	Week ending,			
	Se	pt. 17.	Ser	ot. 24.
	No.	Value.	No.	
Manhattan	5	\$123,000	6	\$709,400
Bronx	12	220,500	13	335,000
Brooklyn	116	1,066,000	79	755,950
Queens	126	336,485	99	328,720
Richmond		38,875	17	116,700
Totals	285	\$1,784,860	214	\$2,245,770

Announcement was made in the trade yesterday that the price of galvanized sheets had been reduced, owing to the decline in spelter. This action had been expected for about tendays. One sale was made, according to reports current in the trade, at \$3.28 for No. 28. Blue annealed sheets continue in active demand, electrical companies being in the market for large lots:

Notable among the week's steel transactions. STRUCTURAL STEEL. Railroad Buying Increasing—Mills Reaching Capacity—Prices Firm.

S TRUCTURAL steel orders are being coddled in this market, mainly to give builders a chance to get in on present low prices, according to a steel man of prominence here this week. He said:

Notable among the week's steel transactions were heavy tonnages for additions to steel plants showing how crowded the steel companies are for capacity. Two of the more important bookings were: For additions to the United Steel Company's plants, 2,000 tons; for plant extensions at the Eethlehem Steel Company, 6,000 tons. Milliken Brothers' plant in Staten Island may be enlarged and the Taylor Iron & Steel Company in High Bridge, N. J., are also said to be contemplating enlargement of their plant.

HARDWARE.

Hinges, Butts, Brackets, Wrought Iron Goods Up.

C ONTINUED stiffening of prices for building hardware staples like butts, hinges, brackets and wrought iron goods, including some tools, culminated in the announcement being

made by one large hardware manufacturing concern that its quotations on all these lines had been advanced 10 per cent. No assurances were made that this lead would not be taken by other concerns. The reason for this advance was credited to the increasingly high price of raw material, the further advance in the price of pig iron and labor troubles requiring higher wages for men in the mills.

GLASS

Stiffer Quotations on Window Grades—Wages Affecting Prices.

R EPRESENTATIVES of two large companies distributing glass in this district said this week that the manufacturers of window glass have been selling so close to margin for such a long time that if the threatened disturbance arising from a demand for higher wages develops at the mills as it has in other industries, there would be an immediate change upward in prices. They advised those who expected to be in the market for this commodity within the current quarter to get what supplies they could in the near future.

LINSEED OIL.

Flaxseed Prices Advanced to 7 and 8 Cents at Duluth.

P AINT and floor preparation manufacturers using linseed oil were advised this week that the price of flaxseed at Duluth had advanced to 7 and 8 cents. It was too early, according to linseed oil authorities, to determine what effect this would have upon the price of their commodity here. The price movement suffered a slight reaction almost immediately afterward owing to continued cold weather. Current quotations here remained steady at 54 and 55 cents.

PORTLAND CEMENT.

PORTLAND CEMENT.

Mill Prices Firm at 90 Cents—Quotations Guardedly Made.

P ORTLAND cement when quoted for delivery later than October 31 is listed guardedly by the big manufacturers. The smaller companies are not such retardant factors in the market now, as most of the big companies are standing firm at the \$1.52 level alongside dock for 500 barrel lots. Advices from the Valley and up the Hudson this week indicate shipments quite as active as those for August on old contracts. The fact that August showed a 36 per cent. gain for three of the New York boroughs leads the manufacturers of this commodity to look for continued activity in the buying market, especially since dealers, they say, have become assured that \$1.52 is the definite base price for standard cement. Fall plan filings have been made in volume and value sufficient to lead manufacturers to believe that a much stronger market will develop here in the near future than now exists, and so they are holding firmly to the \$1.52 level.

COMMON BRICK.

COMMON BRICK.

Manufacturers Holding Together for \$6 or Higher After Oct. 1.

M ANUFACTURERS of common brick up the Hudson river have decided to hold together for \$6 after the first of the month, according to a statement made in the trade this week. Shipments have been brought down to a very close approximation of what the market's requirements for actual building are and therefore there is said to be very little stacking. On the other hand, the dealers say there is such an uncertainty about what proportion of current plan filings will actually go ahead in the light of the present money situation that they say they doubt whether they will do much stacking this year, unless the price is made so as to permit them to take a profit on their investment should there be only a moderate building movement in the spring.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 23, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.

Open barges, left over, Friday A. M., Sept.

1915.	
Open barges, left over. Friday A. M., 17-10.	Sept.
Arrived.	Sold.
Friday, Sept. 17 2	4
Saturday, Sept. 18 2	3
Monday, Sept. 20 17	11
Tuesday, Sept. 21 1	4
Wednesday, Sept. 22 7	5
Thursday, Sept. 23 1	5
Indisday, Sopt. 20 1	9
Total	32
Reported en route, Friday, Sept. 24-	8.
Condition of market open Driess II.	7

Condition of market, easy. Prices: Hudsons \$5.75 to \$6.00: Raritans, \$5.75 and \$6.00 (whole-sale dock, N. Y.): (for dealers' prices add profi-and cartage); Newark, \$6.50 to \$7.00 (yard) Cargoes left over Friday A. M. Sont 94.

Cargoes lett over Fillday A. M.,	Sept. 21-0.
1914.	
Left over Friday A. M., Se	pt 18-6
	Arrived, Sold.
Friday, Sept. 18	. 6 6
Saturday, Sept. 19	. 5 4
Monday, Sent. 21	. 15 11
Tuesday, Sept. 22	. 1 3
Wednesday, Sept. 23	1 9
Thursday, Sept. 24	. 1 3
Indisday, Sept. 24	. 1 0
Total	200 000
Condition of market, weak. P	
\$5.00 to \$5.50; Newark, yard,	
nominal. Left over Friday a. m.	, Sept. 25—6.

ing to a steel man of prominence here this week. He said:

"Let your people look about them. If they want to find out why steel prices will go up look at the movement of the railroads. They are using practically every box car on their lists and the big crops are not ready to move yet. The California railroads cannot find cars enough over the southern route to move fruit for this market. The steel mills are filled almost to capacity with war orders. The railroads begin to realize the truth of our statements and are eager to buy. There were taken this week approximately 200,000 tons of steel orders from railroads. We have got to save some capacity for structural steel, but we are not obliged to reserve that capacity at a loss."

Pig iron is also firmer. One company is thinking of advancing its price on foundry iron from \$14.75 to \$15, and will probably do so. Standard basic is already quoted at \$15 Valley. This is said to be another factor that may force the price of steel up. THE RECORD AND GUIDE QUOTATIONS ARE ACCEPTED AS OFFICIAL BY BUILDING MATERIAL EXCHANGES,