

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, OCTOBER 23, 1915

COURT HOUSE CONSTRUCTION URGED

The Carrying Charges to Date Would have Met the Cost of the Foundations—Adamson Report Answered in Detail

THE Court House Board has sent a communication to the Board of Estimate and Apportionment asking immediate and final approval of the plans, specifications and contract for the new Court House.

It calls attention to the delay since the plans were submitted on June 18, and shows that the carrying charges and other expenses occasioned have already amounted to \$557,460, which "wasteage exceeds the cost of the construction of the foundations of the new building."

The board transmits for the information of the Board of Estimate and Apportionment, certain reports made to the Court House Board by its advisors,—the consulting architect, Walter Cook, the architect; Guy Lowell, the consulting engineer; E. P. Goodrich and the architect's consulting engineers, Daniel E. Moran, Clark, MacMullen and Riley and C. E. Knox.

Criticism of the Adamson Report.

One of these reports is in reply to the objections raised by the Director of the Bureau of Contract Supervision, Tilden Adamson, last summer. The board's experts allege in great detail that Adamson's report was "a confused mixture of mis-statements and erroneous conclusions, predicated upon mis-interpretations of the plans, specifications and contracts," that "most of the figures cited are not correct," that "his statistical data has been misapplied," and that he has an "entire misunderstanding of the subject." The experts allege that nearly every statement in the report is erroneous, and that in fact the plan has no suggestion of the various extravagances charged. There is declared to be no luxurious clubs; the library is planned to contain 216,868 volumes instead of 2,000,000.

No Luxuries for Judges and Lawyers.

The space for employees is about one-half of that provided in the Municipal Building; no luxuries are provided for the judges or the lawyers; there is only one auditorium instead of ten, as suggested; there is no palatial dining-room; there is no Bar or Buffet; the private robing room complained of is simply an office connected with each Court; there are no luxurious baths or fountains; there is no indication of elaborate decoration; there are no railroads in the building, and the business of the courts is increasing very greatly and not decreasing as was charged. It is shown that almost every figure in his report is erroneous or miscalculated.

The experts reproduce the plans submitted by Adamson, so as to show "a large number of rooms in his plan to be either wholly or mostly in the dark and without natural ventilation," and state that "his scheme is an entire mutilation of the Court House design," and that "it is quite impossible to consider the scheme seriously."

The experts state "In view of the many cases of misstatement and of false conclusions contained in the director's report, we feel most puzzled to understand his attitude. In a great many cases it would seem to be that, not of a profes-



GUY LOWELL,
Architect of the New Court House.

sional critic, but of a professional fault-finder; and in some, we cannot avoid the conclusion that it is one of hostility to the whole scheme, a hostility quite independent of any examination of the design."

Accommodations Detailed.

An additional report is transmitted containing comparisons in great detail of the court house accommodations with the previous plans for this building, with existing conditions and with other court houses in this country and Europe. These comparisons show that room sizes are very moderate, and that considering the necessary number of courtrooms, the accommodations, cubeage and cost are very economical. It is noted in the report that the cost of the site for the Royal Law Courts in London was \$12,000,000, and that the building, which contains 19 courts, as against 56 courts in New York, cost \$3,650,000.

The report contains a history of the growth of law libraries in this country and in Europe, which shows that the larger of them considerably exceed 100,000 volumes at the present time, and have grown at the rate of 400 per cent. in the last 22 years, a percentage of growth which exceeds the growth of the New York Public Library in that period. It shows that the great courts in Europe and this country have very large law libraries connected with them which are increasing very rapidly in number of books.

Estimates of Cost.

A third report was submitted containing the estimates of cost made in detail by the Quantity Survey Company and by the engineers, as follows:

Building proper.....	\$7,814,132.54
Mechanical equipment.....	1,347,225.00
Elevator equipment.....	330,000.00

Total cost exclusive of
furniture and fixtures....\$9,491,357.54

This cost of 41c. per cubic foot is shown to be comparable with the cost of the larger court houses in this country.

Cubical Contents Reduced.

The Court House Board states that it has succeeded in having the cubical contents of the building reduced by 18 per cent. since the original plans were submitted; but that at the same time, the usable room area in the building as compared with the total floor area has been increased by 20 per cent. It shows that the highest estimate of cost under the original competition plans of \$14,000,000 has been brought down to \$9,491,357.54, the detailed estimate of cost under the revised plans.

The board agrees with the experts that "it would be unwise to reduce to any material degree the accommodations provided; that the use of certain rooms must be left to the future to determine and that any economy must be effected by a careful revision of the specifications," which has been done. Attention is also called to the increased business of the courts and the large increase which will result from the revised Constitution.

The board calls attention to the fact that any delay, which will ensue, if the plans of the building are modified, will cause a wasteage because of carrying charges and expenses of over \$2,000,000, and suggests that unless action is promptly taken these losses will continue to accumulate, until the cost of the building, which must sooner or later be completed, will be twice as much as estimated.

Immediate Appropriations Asked.

In a letter, addressed to Mayor Mitchel, and signed by the members of the Court House Board, it is urged that the city undertake the work as soon as possible and that appropriations for the entire cost of the work be made at once so as to enable a single, simple form of contract to be let, and the work completed within a reasonable time, for it is contended that by using this method a considerable saving will be effected.

The board states that it has been greatly concerned to make every possible revision in the plans and specifications in order that the building may be constructed in accordance with the general approved design at the least possible cost, consistent with the requirements of the courts, having in view the necessity of erecting a court house suitable for the needs of future generations and a building of monumental dignity as demanded by the people of the city.

Courts Inconvenienced.

It is also pointed out that delay in proceeding with this work has caused great inconvenience to the courts and to the many thousands of citizens using them and that the delay involves the city in a very considerable loss, by the carrying charges of the site and by the failure to avail of low prices in the building market.

THE NEW INDUSTRIAL COMMISSION

Its Numerous Lines of Activity—The Bureau of Inspection and What It Is Doing—Complex Requirements of the Labor Laws

WHEN "The State Industrial Commission of New York State" is written or spoken of, we venture the assertion that not many persons thoroughly appreciate just what is meant. Many have an idea, no doubt, that it is the same thing as the Industrial Board, under another title. Not so.

The Industrial Commission is the new administrative head of the Department of Labor of New York State. As a matter of fact, it is the Labor Department, but the Labor Department is a constitutional entity, and so the title had to be retained in the law creating the Industrial Commission.

The New York State Industrial Commission administers a consolidation and reorganization of the State Labor Department, with its various bureaus and ramifications; the Workmen's Compensation Commission and the administration of the State Fund, and the New York State Employment Bureau. These departments and bureaus are subdivided in the following manner, as listed in the first monthly Bulletin of the department:

Bureau of Inspection, covering inspection of factories, mercantile establishments and other places where labor is employed, as to fire prevention, fire hazards, safety of life and limb, sanitary conditions. This is subdivided into divisions of factory inspection, mercantile inspection, homework inspection, industrial hygiene, section of medical inspection and supervising inspection districts.

Bureau of Statistics and Information, subdivided into divisions of general labor statistics, industrial directory, industrial accidents and diseases, special investigations and printing and publication.

Bureau of State Employment, designed to bring employers and unemployed together for mutual benefit. This bureau has branch offices in all the important labor centers of the State.

Bureau of Mediation and Arbitration, designed to afford a ready means of adjustment of disputes regarding industrial relations.

The Various Bureaus.

Bureau of Workmen's Compensation, which administers the Workmen's Compensation Law and the State Insurance Fund. This was formerly a State department in itself.

Bureau of Industries and Immigration, which is clothed with power to make full inquiry, examination and investigation into the condition, welfare and industrial opportunities of all aliens arriving and being within the State.

Moreover, the New York State Industrial Commission succeeds to the powers and duties of the Industrial Board in formulating an industrial code as well as framing rules and regulations for the conduct of employers and employees which have full force and effect of laws when the legislature is not in session; and also to many of the powers and duties of the abolished State fire marshal's office.

It can readily be seen that the Industrial Commission is a body clothed with great powers and invested with tremendous responsibilities which affect well-nigh every one of the nearly ten million inhabitants of New York State.

The department which the owners of factory and mercantile buildings will most come in contact with is the Bureau of Inspection, concerning which the Bulletin has the following to say:

Inspection work in the Labor Department, which includes the inspection of all factories in the State and mercantile establishments in the first and second



JOHN MITCHELL,
Head of the State Industrial Commission.

class cities, and the inspection and licensing of powder magazines and explosives and boilers, is a part of the work of the enlarged department that has been assigned to Commissioner James M. Lynch. No branch of the department's activities is more important than the work of inspection, and while it includes every factory within the limits of the State, and the mercantile establishments of the big cities, the public generally knows but little of its workings.

The Bureau of Inspection.

According to the Labor Department's last census, there are about 55,000 factories in the State. The number of mercantile establishments over which the Department has jurisdiction is very large. This class of places subject to the Departmental inspection will run into many thousands, roughly estimated at 30,000.

In addition to these duties of inspection, Commissioner Lynch has charge of the work of the Division of Industrial Hygiene, a branch of the Department that pays attention to industrial accidents and occupational diseases, and also has supervision of the inspection work and the licensing of boilers and magazines for the storing of powder and other explosives. When the Legislature last winter abolished the Department of the State Fire Marshal, it transferred to the Department of Labor certain of the duties and functions of that other Department.

The Division of Homework Inspection is another feature of the work allotted to Commissioner Lynch, a division about which little is known generally.

In the year 1914 the force of 152 factory inspectors made regular inspections of each one of the factories in the State, while in addition to the regular visitations there were 14,000 special inspections, 5,000 investigations of complaints and 108,000 inspections that were made by inspectors for the purpose of seeing that orders that had been previously issued by the department were being complied with. Then there were 13,000 licensed tenement houses where work for factories is done that had to be inspected, a total of, roughly, 70,000 places that the factory inspectors had to visit.

Enormously more complex requirements of the law were made by the Legislature of 1913, the amendments that were then passed going at much greater depth into the question of sanitation and

safety than the laws had previously done. A reflection of that change may be seen in the fact that while in 1912 the inspectors found it necessary to issue 42,000 orders that had to do with sanitary matters and 33,000 orders having to do with safety, in 1914 the inspectors found it necessary to issue 74,000 sanitary orders and 171,000 orders in relation to safety. Of this number, the records show that there were 100,000 having to do with the question of improved fire protection, largely required through the new provisions that were added to the law by the Legislature of 1913.

Subjects of Investigation.

Requirements of other sections of the law that have to be investigated include the day of rest law in factories and mercantile establishments; the hours per day requirements on street, surface and elevated railroads, on steam surface and other railroads, and on block system telegraph and telephone operators and signalmen on street surface, subway and elevated railroad systems. There is also required the enforcement of the law governing the payment of wages by receivers and the section that requires the payment of wages weekly and in cash, these particular sections being violated in a great many cases. Inspection, too, must be made of the safety of scaffolding, ropes, blocks, pulleys and tackles used in building operations and the general protection of builders' employees.

"No state employee," Commissioner Lynch says, "is required to perform such complete and multifarious duties as a factory inspector, and on the conscientious and painstaking discharge of his duties depend to a large extent the safety and health of the Industrial population of the Empire State."

Examination of Plans.

Closely allied with the inspection work is the division that has to do with the examination of plans of new factories or of additions, improvements or enlargements to existing ones. While it is not mandatory that the plans of a new factory shall be submitted to the department for approval before the building is constructed, once it is done and occupied as a factory it comes within the jurisdiction of the department and then is subject, structurally as well as to its machinery guarding, to the demands of the Labor Laws. Factory owners more and more appreciate the benefits that come by having their plans approved, says the Bulletin, in advance, and the plan examination division looks after this particular feature of inspection work. Once the plans are approved the factory owner is assured that after his building is used for factory purposes he will not have to make costly alterations in the building to meet the law's requirements.

The work done by the Division of Industrial Hygiene is inspection work of a scientific kind. It deals with the dangers of occupational diseases and accidents, and the state, without any blare of trumpets, has been conducting the work for a number of years with the most gratifying results. The department's medical and chemical examiners have done a great work that has been unheralded and unsung. Investigation has been made as to the causes of various diseases in particular industries, and of the causes of accidents that have come in occupations about which not much had heretofore been known. The results of these investigations have shown where the dangers lie, and corrective methods have been applied, that there might not be a recurrence of these accidents, in very many cases disastrous explosions with attendant loss of life.

WEST 72nd STREET IN TRANSITION STATE

Apartment House and Business Invasion Has Changed Character of Street—Five Years Have Strikingly Altered This Thoroughfare

“NEW YORK CITY will never be finished.” These were the words of an old New Yorker who has just returned to the city after an absence in Europe of more than ten years. The remark was made as the result of a walk through West 72d street last week. “I owned and lived in a private dwelling in this block,” he said, referring to the section of the thoroughfare between Columbus avenue and Sherman Square, “and in those days every one thought that the future of the street was assured and would never change. We did our part, or thought we did, when we had the street restricted and placed under the jurisdiction of the Department of Parks. Arrangements were made that no delivery wagons could go in the street after twelve o’clock, noon, and we figured out that this would be a barrier against trade.

Fact Stranger Than Fiction.

“As to apartment houses, they were not to be considered, except possibly on the corner plots. Well, the change has come, and I suppose the present owners are well satisfied, for values are higher than in the old days. But I have learned my lesson, and no matter what anyone tells me, even though it appears ridiculous to me, I will not pass judgment.”

This condition is true. Years ago West 72d street was strictly a residential thoroughfare. The first change noted was when owners moved to other sections and leased their homes to boarding-house keepers. Then a few store alterations were made, then several plots assembled by speculative builders and high-class apartment houses erected.

To the casual observer West 72d street, especially between Columbus avenue and Broadway, seems in a chaotic state, while in reality the reverse is true. In the course of a few years the improvements will seem perfectly logical, as they are following the trend. There has been a revived demand for living quarters in this section of the city, largely due to the splendid transit facilities, its conveniences to other portions of the city and its beauty. But people are no longer willing to undertake the care of a private house, hence the



VIEW OF 72D STREET, EAST FROM BROADWAY.

apartment house construction movement.

Victor M. Earle, of Earle & Calhoun, said last week: “The best renting demand is for small apartments and at the present time they are hard to obtain. It is largely a question of rent. Five rooms that rent for \$600 a year are more easily disposed of than the same number for \$700 a year, even though the latter location and environs may be better. All in all renting conditions are better than for the last five years. Small rear apartments are no longer a drug on the market. Tenants can be found readily for these suites, while two years ago they were considered ‘dead wood’ by owners.”

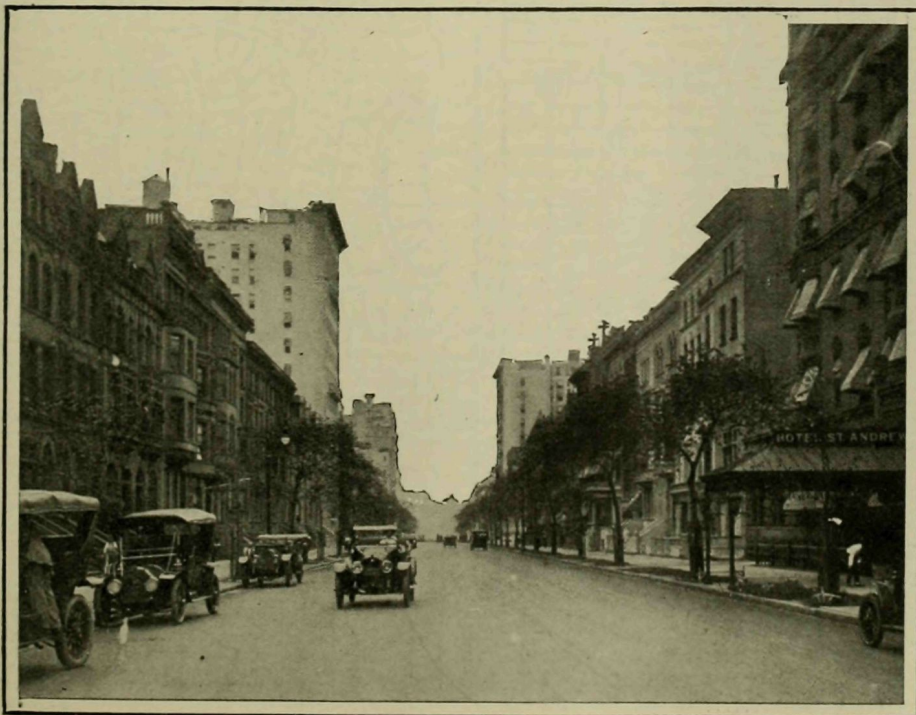
Leroy Coventry, of Leroy Coventry & Company, in speaking of the section

said: “Rentals are being well maintained in West 72d street. In elevator houses three rooms bring from \$1,400 to \$1,800, four rooms from \$2,000 to \$2,400, while two rooms and bath, in non-houskeeping buildings average between \$55 and \$75 a month. The outlook in this section is good. Loans can be obtained by responsible builders of apartments, if structures suitable to present-day requirements are designed. A new twelve-story operation is shortly to be started at Nos. 124-126 West 72d street, and ground will be broken about November 1. At the present time there are no dwellings to lease between Columbus avenue and Broadway, though there are a few on the market, near Central Park.”

Now “Marking Time.”

Herbert R. Houghton, of the Houghton Company, said: “The condition of 72d street, just west of the park, presents a peculiar condition. The values of realty are too high to be wholly desirable for private residential purposes, yet the time has not quite arrived when business invasion is warranted. Of course, this will come in time. The talk of the subway in Central Park West might have some effect on the situation, though, while meetings are continually being held, still it is doubtful whether the new line will be built for some time to come. West of Columbus avenue, to Broadway, the section is on a staple basis, and its future is assured. West of Broadway, to the river, there has been considerable activity and many of the old-time residents have moved away. A number of schools have located on these blocks. It is my opinion that the section west of Broadway will develop sooner than east of Columbus avenue. The market today is in a healthy condition.”

Builders will continue to erect apartment houses in West 72d street, but they will be houses of high-class construction. Dwellings will be converted into stores and apartments, but only high-class business will be transacted. These facts spell the salvation of the thoroughfare. Its character will be maintained for many years to come.



VIEW OF 72D STREET, WEST FROM BROADWAY.

BEST METHODS OF LAND SUBDIVISION

Reasons Lot Sizes Should Not Be Standardized—Land Values Independent of Lot Sizes—Narrow Lots Lead to Narrow Buildings

By E. P. GOODRICH

Consulting Engineer to the Borough President of Manhattan*

AT the sixth national conference on city planning held in Toronto, 1914, a special committee consisting of some of the members of the executive committee of the conference was appointed to investigate the prevailing methods of land subdivision in the various parts of the United States and present to the seventh conference in Detroit a report of its finding. The plan adopted by the committee as set out in the final circular was, broadly, to gather and digest any information likely to be of practical assistance to those responsible for maintaining and improving the quality of land subdivision plans.

But the committee decided to concentrate its efforts in the beginning upon the study of the most fundamental question in its opinion, namely, what are the best lot dimensions to adopt under various typical conditions commonly found in America?

In order that the information or conclusions might be as convincing as possible, and that the elements of chance in locality should be eliminated, various types of cities were selected, comprising large cities and small cities, old cities and relatively new cities, cities in different sections of the country and cities with different types of topography. An outline of the information desired, and suggested methods of procuring it, were submitted to local committees and the following report is a very brief statement of the conclusions based entirely on the information submitted.

Reports were received from Berkeley, Cal.; Boston, Mass.; Bridgeport, Conn.; Brookline, Mass.; Chicago, Ill.; Cleveland, O.; Detroit, Mich.; Kansas City, Mo.; Louisville, Ky.; New York, N. Y.; Newark, N. J.; Philadelphia, Pa.; Syracuse, N. Y.; Washington, D. C.; Montreal, Canada; Vancouver, B. C., and much information was extracted from a paper by Lawrence Veiller, submitted to the third national conference on city planning held in Philadelphia in 1911. Information obtained on several of the items in the committee's circular was too scanty to warrant conclusions, so that this report will be limited to a consideration of the following topics:

- (a) Typical dimensions and typical tendencies.
- (b) Effect of size of buildings.
- (c) Effect of size of values.
- (d) Effect of restrictions.
- (e) Alleys.
- (f) Standards.

Typical Dimensions and Tendencies.

(a) Philadelphia with an average lot of 15x50 was found to be almost in a class by itself; the same lot size being used to some extent in Baltimore. New England, as represented at least by Boston and Brookline, had irregular lot sizes with a tendency toward 40 to 60x90 to 100; New York and Newark had a fixed standard at from 20 to 25x100; Middle and Western cities an average lot size of 50x150.

A general tendency was found toward reduction in depth of lot, except in New York, Newark and Chicago, where 100 or 125 feet is the fixed standard. Cities

with lots deeper than 100 feet are tending toward that figure, and New England with its irregular lots is tending below 100. In Philadelphia the development of the one-family house and the comparatively recent growth of row houses has brought about a lot of the narrowest possible frontage and depth. Widths in all places except Philadelphia tend down to about 30 feet, with a general recommendation for a lot wider than 20 feet.

(b) Lot area seems to be the original determining factor. Deep lots are made narrow, narrow lots lead to narrow buildings, bad for residence or business. Deep lots, even down to 70 or 80 feet tend toward having rear buildings, often residences. These conditions are likely to produce congestion and lower values. Except in Philadelphia lot size has generally fixed building size and number of houses per lot. In Philadelphia the single family house has developed the small lot.

(c) The information under this topic was hardly sufficient for any conclusion, but it seems to show that where growth is active either in the number of residences or the conversion of residential buildings to other uses, the existing lot and building size has little influence on real estate values. Where conversion is slower larger plots are worth more because more easily converted. Established poor occupancy tends to depress or at least restrain increase of values through natural depreciation and shift of classes of occupants dependent upon condition of dwelling. Several cities report that land values are independent of lot size or building class, and depend on useableness of the property.

(d) Legal restrictions as to the per cent. of lot which may be covered, the size and shape of yards or courts and

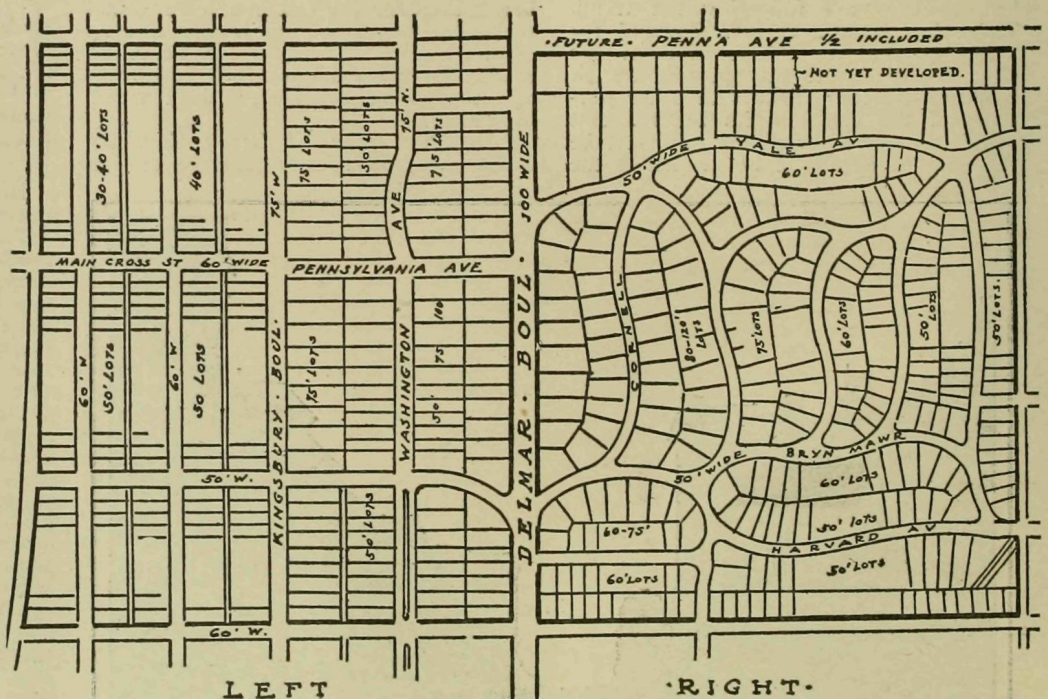
the location of the building on the lot should be added to defining lot sizes if best results are to be obtained. By restrictions are meant those imposed by the developer of the property as well as by the municipality.

Not Rightly Used.

(e) The general feeling is that the effort to make use of waste lands in deep lots has been one of the chief producers of alleys, but in some cities they are found to be deliberately designed. The conclusion in all the reports is that whether deliberate or evolutionary they are bad as now used.

(f) Although the information points to a desire for a standard in depth, at least not to exceed 100 or 125 feet, the discussion of the point brought out some very strong reasons why lot sizes should not be standardized. The feeling left after the discussion was that for a high-class residence any limitation in width or depth might be objectionable. For the residence of moderate price, as well as for one built to rent for \$10 to \$12 a month, it would certainly be desirable to find the most advantageous width and depth of lot, but an attempt even to set a minimum depth and minimum frontage might result in securing an undesirable adherence to the lowest dimensions.

The committee is convinced that the study should be continued more intensively in the cities already studied and that statistics from other cities should be gathered. It realizes that the conclusions already drawn can be only tentative since they are based on insufficient data and that as far as further physical, sociological and economic facts are concerned they have not been received in a measure sufficiently broad to be able to draw any conclusions.



ADJOINING SUBDIVISIONS NEAR ST LOUIS MISSOURI

To ILLUSTRATE STUDY OF BEST LOT SUBDIVISION

	Left	Right
Area of tract.....	90 acres	92 acres
Number of lots.....	380 lots	370 lots
Building frontage....	17,600 feet	22,400 feet
Side frontage.....	8,200 feet	5,600 feet
Average frontage....	49 feet	63 feet
Average depth.....	165 feet	135 feet
Cost per front foot..	\$22.00	\$17.00

The tract on the right has advantage of eliminating waste side frontage, of narrower streets and greater privacy, of shallower lots and decreased cost of construction and maintenance, of wider frontage at less cost per lot. The result has been, more attractive individual improvements and architectural design and the better upkeep of the property.

*A paper read at the Detroit City Planning Conference and reprinted from the "City Plan."

LIGHT AND VENTILATION OF BUILDINGS

Preliminary Draft of a New Article For the Building Code—Minimum Sizes For Courts and Yards—Applies to Future Buildings

THE preliminary draft of Article 27, dealing with Light and Ventilation, issued this week by Rudolph P. Miller, engineer expert to the Building Committee of the Board of Aldermen, in the revision of the Building Code, is the result of numerous conferences with representatives of various interests who had been invited to consider an earlier draft. The proposed Article does not deal with the subject completely, as a proposed ordinance on Height, Size and Arrangement of Buildings is now in preparation by the City Plan Committee of the Board of Estimate and Apportionment and intends to deal with the larger aspects of light and ventilation.

In the article under consideration the object sought is to secure proper conditions for the rooms in buildings of different kinds to make them habitable. The first section provides that every room in residence buildings shall be ventilated by means of windows directly to the outer air, so that no building hereafter erected shall contain any living rooms that have not exterior ventilation.

A Standard of Purity.

Discussion of the general question showed that it was impracticable to apply the same principle for direct exterior ventilation to buildings used for business purposes or for purposes of assembly. A second section provides (being applicable to business buildings), for a means of ventilation in case direct exterior ventilation is not secured. Under this section the rooms of business buildings hereafter erected must be so ventilated that the temperature therein under ordinary conditions is not excessive and that a certain standard of purity of air is maintained.

In public buildings a more positive means of ventilation is required. The provision in this case is that there shall be such a system of ventilation that there is an actual change of air within any room used for public purposes, such as places of assembly, hospitals and asylums, schools, etc. The provisions, however, are not to apply when the looms used for public purposes are so large that there is more than 1,000 cubic feet of air space to each occupant and there is some exterior ventilation by means of windows.

Minimum Size of Rooms.

A minimum size of rooms in residence buildings is specified; and another section excludes storerooms from the application of the article.

Bathrooms under this article may be ventilated in one of several ways: 1, by direct exterior ventilation through windows to the outer air; 2, by windows opening into vent shafts of a specified minimum size and increasing in area according to the height of the shaft, such shaft being when desired covered by louvred skylights; 3, by individual vent ducts leading to the outer air above the roof; 4, by means of skylights which open directly to the outer air above thereof; or to a court or yard of the required size; 5, by any approved system of mechanical ventilation that will secure a change of air amounting to approximately six changes during the hour.

Windows utilized for the purpose of ventilating rooms to the outer air are required to have an area of at least $\frac{1}{8}$ of the floor area of the rooms. The minimum area of any window is to be 12 square feet, and the window is to be so arranged as to open for about one-half of its area. Provision is, however,

made so as not to exclude mullioned windows in which the aggregate area of the separate parts equal the required area for any window.

Courts and Yards.

In dealing with courts no attempt is made to say what shall be provided in any building in the way of courts, but a minimum size of court dependent on its height to the roof of the building is specified when courts are to be used for purposes of ventilating rooms by means of windows. No court under the proposed article shall be less than 4 feet wide in any case, nor shall such minimum width be less than $1\frac{1}{4}$ inches for every foot of height to the roof of the building.

Under this proposed article yards are required at the rear of every residence building having a minimum width of 10 per cent. of the depth of the lot, but in no case less than 6 feet. Such yards must extend across the entire width of the lot and be unobstructed for their full height from the floor level of the lowest story used for residence purposes. When a building, however, faces on two

or more streets, these yards are not required.

Another section provides that all courts used for ventilation purposes as in the article prescribed shall be connected to the street or yard by means of an intake at the bottom of the court. The minimum size of such intake is 5 per cent. of the area of the court, except that no intake shall be less than 4 square feet. When, however, a court exceeds 400 square feet, then the aggregate areas of intakes need not be more than is required for a court of 400 square feet.

The provisions of the article are made to apply to buildings hereafter erected, but it is also provided that no existing building shall be so enlarged or its lot so diminished as to reduce the area of any yard or court below what is required for the proper ventilation of any room opening on to such yard or court. It is also provided that no additional rooms shall be placed in any buildings that may hereafter be enlarged or altered unless such rooms comply with the requirements for rooms in new buildings.

HOW TO GET LOWER INSURANCE RATES

Owners Who Are Obeying Fire-Prevention Orders and Making Their Buildings Safer Should Consult With Their Insurance Brokers

BY reducing the fire risk upon improved real estate, it is but natural to expect that the fire insurance premium should be correspondingly decreased. By compliance with the various orders of the different city departments having to do with reducing fire risk to a minimum, property owners should consequently be entitled to lower fire insurance rates. There is no doubt whatsoever but what the Board of Fire Underwriters graduates its rates in accordance with the installation of fire-prevention appliances in various buildings.

However, the Advisory Council of Real Estate Interests has believed that there is still considerable opportunity for property owners to avail themselves of lower fire insurance rates when they have actually complied with the orders of the Fire Prevention Bureau. Conferences were held with the Fire Department to ascertain whether any definite plan could be worked out, by which property owners would receive the benefit of lower insurance rates. In this respect, the following communication to the council from the Chief of the Fire Prevention Bureau, Mr. Joseph O. Hammit, may be of interest at this time:

"I believe that sometimes property owners who are entitled to reduction in their insurance premiums because of compliance with orders of the Bureau of Fire Prevention do not get this reduction simply because they do not ask for it. It would be well to advise every property owner who makes his buildings safer against the possibility of fire, or against the likelihood of the spread from floor to floor, or from one section to another of his building, of any fire that occurs, to take the matter up with his insurance broker and get advice as to the possible effect upon the rate of insurance premium.

"Large reductions in insurance are, of course, granted for sprinkler protection, yet the Fire Department does not feel justified in requiring in most occupancies the full amount of sprinkler protection, which would be demanded by the Insurance Exchange for the maximum pos-

sible reduction in insurance rates. Property owners who are installing sprinklers, in response to orders of the Fire Department should, and usually do, I believe, take this into consideration. Most of the equipments are now installed in accordance with plans approved both by the Insurance Exchange and the Fire Department; yet there are certainly some cases of sprinkler protection installed in cellars for which a certain amount of insurance reduction would be justified and has not been obtained because the matter has not been properly followed up. The time to follow the matter up is before, instead of after, the sprinkler protection is installed, because the property owner may find it to his advantage to spend a little more money on the sprinkler equipment, in order to obtain the insurance reduction.

"Another class of Fire Department orders, compliance with which should justify a reduction in insurance, is the orders for protection or enclosure of vertical shafts, such as stairway, elevator, light and vent shafts. The purpose of these enclosures, except where intended primarily for the protection of stair exits, is to prevent spread of fire from floor to floor. This is a matter which is of direct bearing upon the insurance risk, whether the shaft is fully enclosed or only provided with trap doors. In these cases also the time to take the matter up, from an insurance viewpoint, is before, rather than after, the order has been complied with, since the Fire Department might accept as compliance with the order a type of trap door or of enclosure that would obtain the maximum insurance credit. A third class of orders that should have a bearing upon insurance rates is the orders for the installation of portable fire appliances. These include everything from water buckets to sand buckets, to patented chemical fire extinguishers.

"The Insurance Exchange and the Board of Fire Underwriters do not inspect every risk inspected by the Fire Department. In many cases insurance rates are established by the Exchange."

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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The Board of Education, with twenty thousand employees, does not seem to be in sympathy with the desire of the taxpayers for an economical administration of its affairs.

The head of an important inspection department stated in public this week that a certain group of settlement workers who have been extremely active in soliciting the enactment of the present stringent fire-prevention laws were strangely reluctant to comply with violation orders issued against their own building.

Chairman Osborn of the Democratic State Committee takes the right view. He says he hopes and believes that the Constitution will be voted upon without regard to politics and purely on its merits. He protests that a decision upon it should be reached without involving the proposed organic law in the fights of party politicians.

Thirty-fourth street is still a section of our Applan Way. Those who were predicting its decadence as the principal crosstown retail business thoroughfare have been revising their opinion since the renewal of the Waldorf-Astoria lease. They will revise it still more when the New Haven express and the Westchester local trains begin running into the Pennsylvania Station.

The Parthian arrow which the State Legislative investigating committee winged back at the New York City administration when it had complained of costly mandatory legislation from Albany was, that the bills had been passed at the request of the New York City members and supposedly were desired by the local public. The fact of the matter is that in the experience of New York City mandatory legislation has been mostly clandestine legislation, over which the Mayor rarely had the power of veto, and concerning which the taxpayers had little or no knowledge until too late to remonstrate.

The Mills Committee and the Income Tax.

The Joint Committee on Taxation from the State Legislature, which is specially charged with the duty of investigating the present unsatisfactory tax system and recommending a plan for its organization, has finished its labors in this city for the time being. After a few weeks of intermission the committee will continue its investigation by holding hearings at Syracuse, Rochester and Buffalo. Very general satisfaction is being expressed by the taxpaying people of the city with the direction the inquiry has taken thus far, with the intelligent foresight with which the hearings were planned, and with the nature of the testimony elicited. In all probability the committee will evolve a plan that will bring an appreciable measure of immediate relief to real estate owners, not only from the direct State tax but also to some extent from the huge city tax.

The skies are distinctly brighter since the committee has been here to listen, with marked attention on the part of its members, to the men most competent to inform them of the exact state of taxation affairs in this city. No truth essential for the committee to know was hidden or disguised, because, whatever has been the policy elsewhere, the real property tax has been heroically enforced here, and it is because it has been that the State tax bears more heavily upon New York than upon other cities of the State. From all that was said during the course of the hearings it is surmised that the relief expected will take in part the form of a low tax on ability to pay, based on the national income tax returns, which are said to be available for the use of State and local assessors. Here is a basis of assessment on which the State can levy a tax in short order, and moreover, it would be a uniform and equitable tax. It was Prof. Seligman, of Columbia, a firm believer in the income tax, who contributed this important information to the committee concerning the availability of the national government's income tax returns for State tax purposes.

The income tax as levied by the national government is not beyond criticism; it is not yet certain that it is in all its phases constitutional, but many of our foremost financiers and scientists consider that it is the fairest form of taxation, in theory, that has yet been tried in this country. During the stress of the Civil War the government resorted to the expedient of the income tax and passed a law for the levying of an assessment of three per cent. on the excess of over six hundred dollars of the "annual income of every person residing in the United States, whether such income is derived from any kind of property or from any profession, trade, employment or vocation carried on in the United States or elsewhere, or from any source whatever." If the income exceeded ten thousand dollars the rate was to be five per cent.

One of the objections that was then urged against a tax on incomes was, that nearly all persons had been already once taxed upon the sources from which their income was derived. This objection, if it be a real objection, would have double force, if the State of New York in the present stress should decide to use the income tax returns to the U. S. Government as a basis for a State income tax levy, but Prof. Seligman has said this objection is not worth the paper it is written on. The income tax has many complexities. It makes no distinction between earnings and income from invested capital. It is inquisitorial at best. But when the holder of an equity in real estate looks upon the considerable class of civil service employees earning salaries in excess of commercial standards who would not contribute a penny to the State tax unless called upon by an income tax law, he is not likely to oppose giving it a reasonable trial in the present emergency.

A greater problem than raising new revenue, however, is the problem of reducing the cost of government so that

there will be no cause for excessive taxation. Unfortunately this is not within the province of the Mills committee. But it is partially within the power of the local administration. Acting through the budget committee of the Board of Estimate, and following the recommendation of the Bureau of Standardizations (a bureau which has cost the city \$300,000 thus far), the administration officers could, if they would, practice what they preach and save the taxpayers large sums of money.

The Changed Business Signals.

The present bull movement in business is certain to continue indefinitely save for the usual reactions, bankers are saying. The forces behind it are almost all-powerful in finance, and they are extending their interests and going in directions which they could not have been prevailed upon to follow at any previous time. Witness Standard Oil and the Rockefellers going into the steel business with William E. Corey, the first-class bankers who have bought into the Wright aeroplane company, the new steel combine which Charles M. Schwab is engineering, the new enterprises of such men as Henry C. Frick, E. C. Converse, the Mellon millionaires of Pittsburgh and the McFaddens of Philadelphia, besides the national administration officers coming out for conservative duties on sugar, wool and other articles, and for spending a billion on the army and navy.

As the entrance by these foremost business men into these new activities, and this change of policy on the part of the government, are in the face of the bug-a-boos which ordinarily attend Presidential years, the probabilities are that the push business is to get before the year closes from the forces now behind the market will swing it through the ordinarily dead year at a pace that will reverse history and experience. The public will be late, as usual, in realizing the changed financial conditions, but the certainty of their delayed rush makes the opportunity for the prompt operator in any line of speculative business who goes in on this tide and does not overstay.

The great war has reversed all the traditional signals in the game. Low tariffs are nullified by naval and military blockades. War orders make many lines of industry indifferent to domestic trade conditions. Wages and profits thus obtained filter into other channels and contribute their share toward the general improvement. An extraordinary harvest, an equally extraordinary market and a redundancy of money in the banks have joined the chase before which the imps and satyrs of the kingdom of hard times are fleeing into the jungle.

Notwithstanding that taxes are grievously high, that the municipal and State governments are wasteful, that the up-lifters are a menace, that capital insists as always upon good terms, this is still the day of opportunity in the real estate field, the time to buy and the time to build.

President McAneny's Retirement.

With the retirement of Mr. McAneny from the presidency of the Board of Aldermen, the Social Welfare party will lose their principal champion in the city administration, but will gain a powerful advocate in the Times, in the general management of which Mr. McAneny is to be associated.

The Board of Aldermen has had an ascendancy in public estimation during his regime which no one would have once thought possible. The revision of the Building Code and of the Code of Ordinances without friction, jobbery or much cost to the city has been considered a fine achievement for his brief term.

The street-widening campaign, which, as president of the Borough of Manhattan, Mr. McAneny carried through the business zones, met with local opposition at first, and in the end with general approval. In the negotiations for the construction of the Dual System of interborough traffic lines Mr. McAneny and Comptroller Prendergast represent-

ed and defended the city's interest so conscientiously and ably as to earn the title of "sparrow hawks."

An irreparable loss will be that of the city planners, among whom he was the most prominent political force, and with whose strivings for a more beautiful city he had the fullest sympathy. As chairman of the City Plan Committee of the Board of Estimate he was the main-spring of the movement which culminated in the appointment of the Building Districts Commission, which is now making a survey of the city with a view to setting boundaries for the districts through which it is hoped some regularity and definiteness in structural development may be enforced.

The plan of the New York City Improvement Commission of 1903-7 for a civic center was nurtured and developed during Mr. McAneny's presidency of the Borough of Manhattan into a far more ambitious project than the commission had in mind. The selection of a site in what was once the slum district of the city of such immense proportions as not only to make space for the court house, but to permit of the potential grouping about it of other public buildings, together with the contemplated linking of the civic center by means of a new boulevard with both the Brooklyn and Manhattan bridges was a conception worthy of Napoleon Bonaparte as the beautifier of Paris. It served not alone the cause of the city beautification but through the demolition of the buildings on the site removed almost the last vestiges of what was once the most notorious plague spot in the Western Hemisphere—Five Points. If ever the beautiful dream comes true in its entirety it will be a monument to President McAneny. But alas, he must leave it while it is still a great expanse of ruins.

Amendments Should Have Been Separated.

Editor of the RECORD AND GUIDE:

Thus far in the controversy concerning the proposed revision of the constitution of the State, little if any mention has been made of the upheaval of statutes and judicial decisions, and the consequent uncertainty as to personal and property rights and general disturbance of business conditions, that will necessarily be caused by the radical changes contemplated in the organic law of the commonwealth.

Nearly every material provision of the existing State Constitution has been litigated to a finality, directly or in connection with statutes enacted thereunder. The law of the State, as a whole, is not only settled, but is settled to the knowledge and general satisfaction of our citizens. No doubt our social evolution has produced conditions which make it desirable that additions to or subtractions from the Constitution shall be made, but such innovations may be effected by other means than a capital operation. The Federal constitution is not torn in pieces and put together again every time it becomes necessary to make additions to it.

There has been no general revision of the fundamental law of the land since it went into effect in 1789; such changes as have been made in it have been by way of amendments, of which but two have been adopted during the last forty years. This permanency of foundation has made for that stability in Federal statutes and decisions which is the backbone of American institutions.

Under the cover of a general revision of a constitution or a statutory code, it is possible that provisions may be inserted therein which, if submitted as independent propositions, would be overwhelmingly rejected by the people or their representatives. So, too, it is possible, under the cover of such a revision, to effect omissions of provisions which, if separately suggested, would be summarily disapproved.

These forms of legislative chicanery are commonly termed "jokers" and they frequently get by, upon the specious plea that the good features of a measure should not be killed to eradicate the vermin that infest it. The number and

nature of the "jokers" tucked away in a revision of a State constitution concocted by a combination of corporation lawyers, political hacks and pharisaical "publicists" may be determined accurately only by the expensive and tedious process of litigating every line of it.

The safe course for our people is to hold to the time tried and well settled State constitution they now have, and to require that every suggested change in it, either of addition or elimination, shall be made the subject of an independent amendatory proposition, to stand or fall on its individual merits.

A. C. MACNULTY.

BUILDING CODE REQUIREMENTS

The Advisory Council of Real Estate Interests through its Committee on the Building Code, Messrs. Henry M. Hodge, Otto M. Eidlitz and Julius Franke, has approved of the adoption, with the following changes, by the Board of Aldermen of the proposed ordinances of the new Building Code relating to fire extinguishing appliances, and also those relating to miscellaneous requirements of Chapter V of the Code and to the general provisions of the Building Code. These ordinances pertain mostly to administrative features.

With regard to Fire Extinguishing Appliances, the council states that that section of the ordinance which requires buildings in course of construction to be provided with standpipes, with a provision that the standpipes be continued upward as the building increases in height, appears to be going to extremes, and, furthermore, that it is impracticable in a building during course of construction.

Such a clause has been found in the regulations of the Fire Department, but there has been no instance where it has been complied with.

This ordinance further requires every building with standpipes to be supplied with fire pumps, ready at all times, including day, night and holidays. In addition to this, it appears that an elevator must be ready, and also boilers must be kept under fire. The council believes that these provisions might be good for certain extraordinary hazards, but to make them apply for every building that requires a standpipe would be a hardship.

If the question of life is considered, then these provisions would be unnecessary at night or on holidays, unless the buildings were occupied. If the provision is for the purpose of protecting adjacent property, then it would be unfair to expect an owner of property to keep his pumps working for his neighbors.

As a matter of fact, in such cases the Fire Department would use the standpipe and connect its engines to the base. Furthermore, in sprinkled buildings there is very little need of standpipes, and to make expensive maintenance requirements for such buildings would be unjustifiable expense. It is suggested that this matter of pumps being in readiness be left out of this code, inasmuch as it is subject to change and modification by the Fire Department at any time. Should Building Department matters in connection with the Fire Department be consolidated with other building matters, then it is time enough to include such matters in the Building Code.

Penalties.

With regard to the ordinance relating to Miscellaneous Requirements, it has been suggested that since wooden beams may be cut out for the passage of pipes, at a distance of 36 inches, from the end, there is no reason why steel beams should not also be cut for the same purpose, except occasionally that steel beams may be damaged in greater proportion than wooden beams; but there would be no objection in a great many cases to cutting flanges of beams near the bearings. It is, however, suggested that steel beams are not to be cut for the passage of pipes, unless permission from the Building Department is obtained.

With regard to penalties, the Super-

intendent of Buildings is allowed, at his own discretion, to fix the fine at from \$10 to \$50, for any violation whatsoever, whether technical or actual. The council believes that this should be very carefully considered before it is put into a law. If this clause is not strictly enforced it will lead to two things; first, it will become a "dead letter," which is a bad thing to have in any law; second, it might lead to great abuse and favoritism, which is worse. Section 655 of the Code provides that any person who shall receive and fail to comply with any written pre-emptory order of the Superintendent of Buildings, when in his judgment immediate compliance is essential to public peace or safety, shall be guilty of a misdemeanor. The council has suggested that this section be omitted, for it often occurs that the Superintendent will issue a pre-emptory order, not because he really thinks that there are dangerous conditions, but because he thinks dangerous conditions might develop.

The latter situation is well provided for under the power given to the Superintendent with regard to emergency measures, when, in cases of defective or illegal work, the Superintendent is authorized and empowered to order all further work stopped, to require all persons to vacate the building and to cause such work to be done in and about the building as, in his judgment, may be necessary to remove any danger. It is therefore considered unwise to confer any power beyond this upon the Superintendent of Buildings, as is contemplated in Section 655. As a matter of fact, after carefully considering this matter, the council says that it does not favor the methods proposed with regard to penalties. It realizes the difficulties which now confront the Superintendent of Buildings; but, on the other hand, also realizes the possible danger of entrusting such radical powers to men whose sense of equity might not be beyond suspicion.

An Alternative Proposed.

As an alternative, it proposes that these chapters be amended along following lines: That for violations which are structural, notice be served as heretofore, and that a period of 10 days be allowed the owner and his representative to take some action; that, in case no action be taken and there be no proof of good intent, the Superintendent of Buildings should serve a second notice; that within five days after serving same, application will be made to a court having jurisdiction for an injunction which will prohibit all work on the building, except such as is necessary to correct the violation.

Failing to obtain results, the Superintendent should then make formal application for an injunction. At the hearing the judge would have power to make the injunction permanent, in which case a fine of not less than \$50 would automatically become obligatory, but the judge would have power to increase same up to and not to exceed \$250. The council submits that violations on elevators and on plumbing can be handled in a similar way, but they should not necessitate the total stoppage of other work. It feels satisfied with the fact that a method such as above described, where-in fines become automatic, with conviction, would render impossible some of the flaws apparent in the present laws.

Buying for Improvement.

Work on the preparation of plans for five detached dwellings to be built on villa plots in the Boulevard section of Mineola was begun last week; and, the construction of the houses will soon be begun. With three dwellings already under way, there will be a total of eight dwellings in frame in the section before midwinter; and, more dwellings of varied designs are contemplated before Spring arrives. This part of Mineola was only put on the market last July; and the object of the operating company is to improve its holdings and make plot selling an incident. Most of the plots sold have been bought by prospective home builders.

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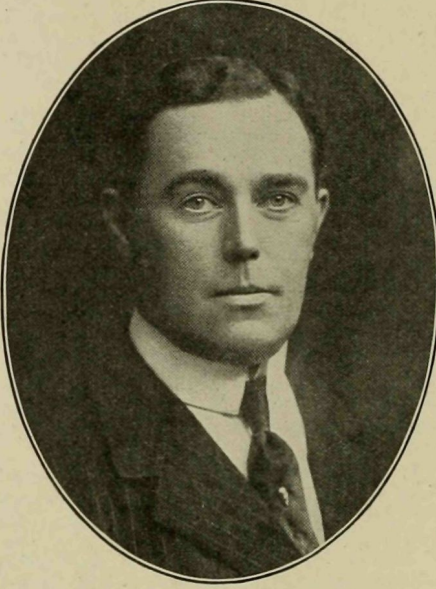
Brokerage Sales, Auctions, Foreclosure Suits
Together With Other Current Realty Items

THIRD TERM FOR PRES. MCGUIRE

His Policies to Be Continued—A Brooklyn Man on the Board of Governors.

The Real Estate Board of New York held its annual meeting for the election of governors at noon on Wednesday. There were 104 ballots cast. The following were elected governors to serve for three years: Laurence M. D. McGuire, Charles A. Cone and Thomas Hovenden.

Immediately after, at an organization meeting of the Board of Governors, Laurence M. D. McGuire was re-elected president. Lawrence B. Elliman, vice-president; Edward C. Cammann, secretary, and Frederick D. Kalley was re-elected as treasurer.



LAURENCE M. D. MCGUIRE.

Other elections held by the members today were as follows:

For Nominating Committee: Alfred V. Amy, David A. Clarkson, Oscar L. Foley, Robert R. Rainey, F. R. Wood.

For Auditing Committee: Donald W. Brown, Thomas P. Graham, Eugene S. Willard.

A Dinner in Prospect.

The members before their adjournment voted unanimously their appreciation of the work of the president and the retiring members, Messrs. Albert B. Ashforth, vice-president, and Elisha Sniffin, secretary. This expression of appreciation is to take the form of a dinner to the president and the retiring governors.

Resolutions were also passed appointing a committee to prepare some suitable expression of sympathy for Edward L. King, a former secretary of the board, now ill in St. Luke's Hospital.

Significance of the Election.

For the third time Laurence M. D. McGuire has been elected president of the Real Estate Board, although it was necessary to change the constitution in order to retain his valued leadership. During his administration the board has become very active and influential for good government in the interest of real estate. He has given freely of his time and distinguished ability to the work of the board, especially its public work, which has taken him into the councils

of the State and city government on many occasions. His re-election means a continuance of that effective policy on the part of the board. Next year the board will take new offices in the Astor House Building.

Another significant action is the election of Mr. Hovenden, of the Chauncey Real Estate Company, of Brooklyn, as a member of the board of governors. This is taken to mean a broadening of the field of the board's influence in those general matters of public policy which are not directly connected with local professional affairs. It is a good omen for property owners throughout the whole city.

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, 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.

Asphalt—Arden street, Nagle avenue to Sherman avenue; 161st street, Fort Washington avenue to Riverside Drive; Lexington avenue, 38th street to 41st street; Broadway, west side, 108th to 110th street.

Granite—13th street, Third to Fourth avenue; Front street, Whitehall street to Coenties Slip, and Old Slip to Fulton street; 55th street, Eleventh avenue to Twelfth avenue; 18th street, Sixth avenue to Seventh avenue.

New Members of the Advisory Council.

The Advisory Council of Real Estate Interests announces the election to the council of two new members, Robert Walton Goelet and Frederick H. Ecker. Mr. Goelet is one of the largest property holders in the City of New York and will represent the interests of large owners upon the council. Mr. Ecker is the treasurer of the Metropolitan Life Insurance Company and the vice-president of the Union Dime Savings Bank, and thus will represent life insurance companies and savings banks upon the council.

Forty-three Years in Business.

J. Edgar Leaycraft, head of the firm of J. Edgar Leaycraft & Company, real estate agents, brokers and appraisers, of 30 East 42d street, corner of Madison avenue, was the guest of his office staff at a testimonial dinner at the Hotel Astor Thursday night. The occasion was the forty-third anniversary of Mr. Leaycraft's going into business. Sixteen employees of Mr. Leaycraft for periods ranging from one and a half to thirty-one years, were present and presented the esteemed gentleman with a gold watch.

More Work and Wages.

New York's manufacturing establishments in September, 1915, employed 5 per cent. more hands and paid out 9 per cent. more in wages than they did the previous year, says a report issued tonight by the State Industrial Commission. The greatest increases were in the metal working industry, because of the activity of concerns manufacturing fire arms and automobiles.

NEW LIGHTING REGULATIONS.

A Further Reduction to Consumers Ordered by P. S. Commission.

The Public Service Commission has adopted an order of great interest to the consumers of electric current in the Boroughs of Manhattan and the Bronx. The order is addressed to the New York Edison Company and the United Electric Light and Power Company. Among other things, it provides that these companies, after January 1, 1916, when making free renewals of lamps to their customers shall supply Tungsten lamps of 50 watts and above; the smaller size Tungstens to be paid for by customers at a price not exceeding the actual renewal cost of such lamps. Heretofore, it has been the practice for the companies in making renewals to furnish Gem, or carbon filament, lamps.

After May 1, 1915, by order of the commission, the companies reduced their price for current from 10 cents to 8 cents per kilowatt hour, and allowed the renewal of Tungsten lamps when the customer paid an additional half cent per kilowatt hour for current. The present order cuts out this half cent per kilowatt hour. The present order also provides that the companies shall not refuse to supply current to any applicant on the ground that the applicant is either the owner or operator of a private plant or customer thereof, provided he is not selling current to others outside of his own premises.

After January 1, 1916, the companies shall determine the amount of current supplied by means of a master meter or meters installed on the premises of the customer. The schedule or service regulations of the companies shall prescribe the conditions under which a customer of the companies may make application for exchange service to or from either of the said companies. This action was taken in conformity with an opinion of Commissioner George V. S. Williams. Commissioner William Hayward also submitted an opinion in the case, holding that the companies should be compelled to supply to consumers Tungsten lamps of 25 watts without charge.

TAX HEARINGS.

Prof. Seligman Advocates and Explains the Income Tax.

Prof. E. R. A. Seligman, Professor of Political Economy in Columbia University and chairman of the executive committee of Mayor Mitchel's Committee on Taxation, told the Joint Legislative Committee on Taxation, at the Merchants' Association on Monday that he was in favor of an income tax, and that if it was limited to 1 per cent, it would provide a revenue of more than \$21,000,000 and would make the imposition of a direct State tax unnecessary.

Real estate taxation at present is too burdensome for property owners, in Mr. Seligman's opinion. He urged that localities be given the sole power to tax real estate, taking such power from the State. Personal property taxation, he said, was bound to fail in New York and in every place where similar conditions prevail, largely because the American system permits personal property to follow the taxpayer's legal residence.

Bronson Winthrop, counsel to the committee, asked Mr. Seligman to outline the principal defects of New York State's taxation system, taking up real estate first.

"The defects are of a double nature, State and local," said the witness. "The defect lies in the State's attempt to tax real estate at all. The result is that in each county there is pressure on assessors to reduce assessments. England, Germany, and France have abandoned taxation of real estate by the States and have relegated it to local divisions. That is tending to come about in the United States because of inequalities in assessments in the different counties.

Undue Burden on Real Estate.

"The second defect is that real estate is made to bear an undue proportion of the tax burden. It pays more in a great many cases than is true anywhere else in

the world. Its proportion is unfair. Real estate taxation ought to be given only to the localities to handle and should be for local, not State purposes. As far as the administration of real estate taxation goes, New York City, under Commissioner Purdy, has advanced until now it is at the head of the world in that respect. One of the chief defects of the present system is that we tax virtually nothing except real estate."

"What is your impression of the personal property tax?" asked Mr. Winthrop.

"It is a distinct failure," replied Mr. Seligman, emphatically. "Everywhere else in the world, where conditions exist such as prevail in New York, that tax is a failure. It is a failure because, first, under the present economic conditions a man's property, scattered over the country or world, is no longer a good index of his ability to pay. Second, whole classes nowadays possess ability to pay personal property taxes and have no property. Third, under our American system, personal property follows the taxpayer's residence. A man's legal residence is in a place other than where he earns his money or where he lives most of the year. It is practically impossible to reach a man who can evade taxation as easily as that. Fourth, as a consequence of this, in order to raise money for governmental burdens the rate has to be very high."

Professor Seligman said the income tax should be levied where the income was derived. Incomes derived from real estate outside the State should be exempted on the theory that they were already taxed in the locality of their existence. The exemption on incomes of \$4,000 by the Federal income tax, he regarded as entirely too great. He said exemption should vary according to the size of the family and place of residence. Statisticians had calculated, he said, that in New York City it requires from \$1,000 to \$1,200 a year to keep body and soul together. In a family of three or four children, therefore, there should be an exemption for each child. These figures include, he said, the moderately prosperous mechanic or clerk. A graduated income tax should not be imposed, he said, and there should be no super tax on great incomes.

PRIVATE REALTY SALES.

SALES were numerous, distributed, and reflected considerable improvement in the market. Small buyers were active and there were enough large purchases made to represent a generally miscellaneous volume of trading that is most encouraging. As an evidence of the saleability of small income producing properties, one large lending institution disposed of eight holdings, acquired at various times at foreclosure. The leasing branch of the market was also active and concerned both business and residential properties. Curiously enough, although it is now three weeks since October 1, apartment renting activity continues unabated.

One of the interesting transactions of the week concerned the old home of the late General Daniel E. Sickles, at Fifth avenue and 9th street, which is to become the site of a tall multi-family building, especially designed to meet the needs of the section. The improvement is regarded with great interest on account of its probable effect on the character of future improvements in that neighborhood, which has within recent years witnessed a transition from a residential to a business district. There has, however, been apparent a recent tendency for reversion to old-time conditions and some of the owners who have been holding their property for residential purposes are said to have enjoyed unusual success.

Other interesting deals concerned a new loft building in West 38th street, purchased by an investor, who has already large Manhattan real estate interests, and a tall apartment house in West 79th street, acquired by the president of the Metropolitan Life Insurance Co. for investment.

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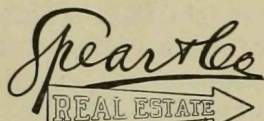
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The total number of sales reported and not recorded in Manhattan this week were 31, as against 17 last week and 16 a year ago.

The number of sales south of 59th street was 9, as compared with 5 last week and 4 a year ago.

The sales north of 59th street aggregated 22, as compared with 12 last week and 12 a year ago.

The total number of conveyances in Manhattan was 128, as against 101 last week, 17 having stated considerations totaling \$901,050. Mortgages recorded this week number 66, involving \$1,333,075, as against 49 last week, totaling \$965,564.

From the Bronx 17 sales at private contract were reported, as against 10 last week and 12 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$485,810, compared with \$760,945 last week, making a total for the year of \$52,094,630. The figures for the corresponding week last year were \$671,123 and the total from January 1, 1914, to October 24, 1914, was \$34,104,991.

Interesting 58th Street Deal.

Manning & Trunk have sold for Mrs. Emma K. Docharty to Barbara F. Schurman, wife of Jacob W. Schurman, president of Cornell University, the private house, 43 West 58th street. Mrs. Schurman already owns 39-41 and 45 West 58th street and with this last purchase now controls a plot with a frontage of 80 feet. She is also the owner of 49 West 58th street and the nine-story apartment house, known as the "Dalhousie" at 40-48 West 59th street with a frontage of 125 feet directly in the rear of her other holdings, making a total ownership at this point of more than 20,000 square feet. Simultaneously with the sale of No. 43, Manning & Trunk leased for Mrs. Schurman the three houses at 41 to 45 West 58th street for ten years at an aggregate rental of about \$120,000, to Mariana Berggran, who at present conducts the Madison Arms, at 142-146 Madison avenue. The lessee contemplates extensive alterations, including the building of a large extension, the installation of an elevator, etc.

\$1,000,000 Apartment Trade.

John R. Hegeman, president of the Metropolitan Life Insurance Company, has purchased through the J. Romaine Brown Company, from the Esthold Realty Company, Bing & Bing, the twelve-story apartment house, 135 West 79th street, on a plot 62x102.2. The building contains 48 apartments of the small type and is fully tenanted, showing a rent roll of about \$53,000 a year. In part payment the purchaser gave the Majestic, a seven-story apartment house at the southeast corner of St. Nicholas avenue and 145th street, covering a plot 183.9x100x irregular. The J. Romaine Brown Company will manage the 79th street property. The transaction involved about \$1,000,000.

Washington Square Deal.

William Lustgarten & Company have purchased from the Bowery Savings Bank, the one-time home of the late General Daniel E. Sickles, at the northeast corner of Fifth avenue and 9th street. Included in the sale are the two adjoining buildings, one in 9th street and the other on Fifth avenue, forming a plot 100 feet in the street by 79 on the avenue. Upon the expiration of present leases in 1916, the buildings will be demolished and a twelve-story apartment house erected. The property was taken over by the seller last year in foreclosure proceedings for \$138,250. The proposed improvement attaches unusual interest to the transaction, representing as it does a reversion to the old residential character of Washington Square.

Silk Merchant Buys.

Samuel K. Jacobs has purchased from the Isaac A. Hopper Company the twelve-story store and loft building at 8-10 West 30th street, on plot 100x100,

formerly the site of the old Hotel Burlington. The property has been held at \$950,000. The sellers purchased the property last year from Otto H. Kahn and Paul M. Warburg, as trustees, for about \$450,000. On the completion of the present building, it was leased to a realty company for a term of ten years at a net rental of \$54,000 a year, and Mr. Jacobs takes the property subject to this lease. He is already a large owner of Manhattan properties and figured recently in the news as seller of the northwest corner of Fourth avenue and 28th street.

Bronx Builders Buy.

Jacob Geisler, said to represent a building concern, has purchased from the Hammer Realty Company, Ernest E. Hammer, president, a plot of about ten lots on the east side of Valentine avenue, through to Tiebout avenue beginning 69.6 feet north of 183d street. The property fronts 100 feet on Valentine avenue and 101.2 on Tiebout avenue with northerly and southerly lines of 227.4 and 212 feet respectively. The deal was negotiated by David H. Spring, Peter N. Gardner and Max Miller.

Chevrolet Co. Acquires an Acre.

The Chevrolet Motor Company, through Ashforth & Co., has purchased from Sarah J. Brooks the northeast corner of Eleventh avenue and 55th street, on lot 25x100, and leased from the Chaler estate fifteen surrounding lots, constituting the entire block front on the east side of Eleventh avenue, from 55th to 56th street, with a frontage of 200 feet in each street. The property has been acquired in connection with the company's large plant, occupying the block front, directly north.

Purchase in Dey Street.

K. Stevenson, of Chicago, has purchased from Mrs. Laura F. Hearn and Sherwood D. Ferris, through Geo. R. Read & Company and William H. Whiting & Company, 65-69 Dey street, two four and five-story buildings, on plot 54.9x50. The buyer is said to represent the New York Steam Company, whose plant abuts the property.

Rumored 57th Street Deal.

According to a rumor yesterday, the estate of John S. Kennedy had sold the property at 6-8 West 57th street, through to 7 West 56th street, with frontages of 65.6 feet in the former street and 25 feet in the latter. The report could not be confirmed and no information regarding the transaction was available.

Sells 75 Bronx Lots.

W. E. & W. I. Brown (Inc.) have sold to the Bronx Parkway Commission for James K. Walter, a plot of about 75 lots in the block bounded by Bronx Boulevard, Bronx River, East 216th and East 219th street, Bronx.

Manhattan—South of 59th St.

6TH ST.—Lawyers' Mortgage Co. has sold 3 East 6th st, a 4-sty tenement, on lot 22x100.

9TH ST.—Richard S. Elliott has resold to Mrs. W. L. Morgan the front and rear dwellings, on lot 25x93.11, at 52 West 9th st, which he bought last week from Louis C. Jacoby.

10TH ST.—G. Reynolds Gibbons sold for the 20 West 10th St. Corporation, Richard S. Elliott, treasurer, 20-22 West 10th st, a 5-sty apartment house, on plot 42x92.3. The property was purchased several years ago from the estate of Francis Bacon and rebuilt for apartment house purposes.

2D AV.—Lawyers' Mortgage Co. sold 769 2d av, a 5-sty tenement, on lot 25x80.

Manhattan—North of 59th St.

65TH ST.—James Kyle & Sons sold for Mary Mayhew 304 East 65th st, a 3-sty dwelling.

66TH ST.—Douglas Robinson, Charles S. Brown Co. has sold for Charles B. Squire 16 East 66th st, a 4-sty dwelling, on lot 25x90.5.

67TH ST.—St. Matthew's Roman Catholic Church has obtained permission from the Supreme Court to sell the plot, 100x100.5 in the north side of 67th st, 123 feet east of West End av, for \$55,000 to Charles D. Weed.

78TH ST.—K. R. Babbitt has purchased, through William B. May & Co., from Urban H. Broughton, the 5-sty dwelling, 15 East 78th st, on lot 25x102.2. The property has been held at \$200,000.

82D ST.—William C. Hill is reported to have sold 323 West 82d st, a 3-sty dwelling, on lot 20x100.8.

93D ST.—Lawyers' Mortgage Co. sold 183 East 93d st, a 4-sty tenement, lot 30x100, to Henry N. Braude and Archibald Papae.

114TH ST.—Lawyers' Mortgage Co. has sold 246 East 114th st, a 4-sty flat, on lot 21x100.11.

116TH ST.—Lawyers Mortgage Co. sold to M. M. S. Building Co., Milton M. Silverman, president, the 6-sty apartment house at 227 and 229 West 116th st, 40x100.11. The selling company acquired the property, together with the Rosebury, adjoining, last year in foreclosure proceedings. Weschler & Kohn, as attorneys, represented the new owners.

118TH ST.—John R. Davidson sold for Marie Schwarz 353-355 West 118th st, a 7-sty elevator apartment house, on plot 50x100. The broker reports it an all cash deal.

119TH ST.—Reylor's Realty Co. sold, through H. H. Cohen, 524-526 East 119th st, a 6-sty new law tenement on plot 50x100.11, which has been held at \$50,000.

119TH ST.—Lawyers' Mortgage Co. sold 324-326 East 119th st, two 2-sty dwellings, plot 37.6x100.

121ST ST.—Lawyers' Mortgage Co. sold 302 West 121st st, a 5-sty tenement, on plot 33.6x100.

142D ST.—Bond & Mortgage Guaranty Co. has resold 312 West 142d st, a 5-sty tenement, on lot 25x99.11.

144TH ST.—The Lawyers' Mortgage Co. has sold to the Henderson Construction Co. 530 West 144th st, a 6-sty apartment house, on plot 87.6x99.11. The buyer immediately resold the property to a realty company.

184TH ST.—J. Irving Walsh and Goldschmidt & McDonald sold for George H. Budke, 649 West 184th st, a 5-sty apartment house, on plot 50x100, to Judge Jeremiah T. Mahoney, who gave in part payment a dwelling with garage, on Central av, Cedarhurst and another dwelling with garage in Irving pl, at Woodmere.

LEXINGTON AV.—Ennis & Sinnott have resold, through J. Irving Walsh, to George M. Clarke, the two 3-sty dwellings, 1229-1231 Lexington av, on plot 32x62.3.

MADISON AV.—John J. Kavanagh sold for the estate of Annie D. Smith 1323 Madison av, a 3-sty dwelling, on lot 20x74, adjoining the northwest corner of 93d st.

PARK AV.—Henry R. Noyes is reported to have sold 1980 Park av, a 5-sty tenement, on lot 24.11x86.

7TH AV.—Paul A. McGolrick has bought from Pasquale Angarola, 2424 7th av, a 6-sty elevator apartment house on a plot 75x75. This was an all cash transaction over one mortgage and the consideration was about \$125,000.

10TH AV.—The Haven Construction Co. resold the plot, 37.6x100, at the northwest corner of 10th av and 214th st, bought recently from the Lawyers' Title Insurance Co. The new owner, Adolph L. Simon, president of the Admine Construction Co., will erect apartments. Weschler & Kohn, attorneys, represented the seller.

Bronx.

HOME ST.—Penenson Realty Co. bought, through Eugene J. Busher, 844 Home st, a 5-sty apartment house, from the Germania Fire Insurance Co.

137TH ST.—Charles B. Farwell sold for the Koewenhoven Estates, Inc., 581 East 137th st, a 4-sty tenement, on plot 27x100.

165TH ST.—Charles R. Schiess has resold the 3-sty flat, 858 East 165th st, on lot 18.3x91.

BARNES AV.—Joseph A. Wasserman sold for A. Schmidt the dwelling and plot, 31x105, on the east side of Barnes av, 93.6 ft. south of 215th st.

DALY AV.—Kurz & Uren and D. A. Trotta have sold 1914 Daly av, a 4-sty apartment house, on plot 32x100.

FORDHAM RD.—Joseph T. Ryan sold, through John R. and Oscar L. Foley, the southeast corner of Fordham rd and Bathgate av, a 3-sty dwelling, on plot 82.4x100.4.

HEATH AV.—John R. and Oscar L. Foley sold for George E. Murphy 2868-2872 Heath av, three 3-sty houses, on plot 60x100.

MELROSE AV.—Harry H. Cohen has sold for the Cedar Construction Co. the northeast corner of Melrose av and 162d st, a new 6-sty apartment house with stores, on plot 45x100. The property was held at \$80,000.

MORRIS AV.—William M. Moore sold to the Hyman Berman Building Co. the plot, 100x106, on the west side of Morris av, 47 ft. north of 183d st, for improvement with 5-sty apartment houses.

MORRIS AV.—W. E. & W. I. Brown have sold for the J. W. Cornish Construction Co. the two new 5-sty apartment houses at the northeast corner of Morris av and Mount Hope pl. The corner house occupies a plot 60x95, the adjoining avenue house measuring 65x95, the two having a total frontage of 125 ft. Adolph and Henry Bloch, as attorneys, represented the sellers.

SEDGWICK AV.—H. A. Keiber sold for H. A. Young to Eberhardt & Podgur the plot 75x133, on the west side of Sedgwick av, 159 ft south of Kingsbridge rd.

SETON AV.—G. Halpin sold two lots, 50x100, on the east side of Seton av, 100 ft. north of 233d st, or Nelson av, to a client of Joseph A. Wasserman.

VYSE AV.—H. C. Jackson Building Co., Harry C. Jackson, president, sold 1904 Vyse av, a 5-sty apartment house, on plot 72x72x irreg. to Isaac Hyman, who gave in part payment the vacant plot, 200x150, on the south side of Laramie rd, 950 ft west of Park av, 114th st, N. J.

WEBB AV.—Matthew B. Larkin sold for William L. Phelan the plot, 50x100, on the east side of Webb av, 200 ft. north of Devoe terrace.

WEBSTER AV.—Foody & Gribbon have sold to the Gotham Engineering Corporation, T. W. Stemmler, Jr., president, and A. E. Dochez,

treasurer, a plot 250x100 on the east side of Webster av, 226 ft north of 184th st. The buyer will improve with five 5-sty apartments from plans by George Keister, architect.

Brooklyn.

MENAHAN ST.—Reinhold A. Schlesing, successor to James M. Hawley, at 193 Himrod st, sold 379 Menahan st, for John Hertling, Jr., to Michael Muller.

BURLING ST.—Realty Associates sold, through Caleb K. Kellogg, to George W. Tucker, 264 Sterling st, a 2-sty dwelling on lot 20x100.

44TH ST.—I. Salzberg sold for J. Johnson to T. Rubin a plot 35x100 on the southeast side of 44th st, 315 ft from 13th av; also for Mrs. Tosbell to L. Gold, a plot 44x100, on New Utrecht av, 100 ft from the southeast corner of 69th st.

66TH ST.—Alco Building Co. sold 1927 66th st to Joseph Plastrick and 2073 63d st to Joseph Bauman.

68TH ST.—Frank A. Seaver & Co. sold for the Boyd Realty Co. 268-270 68th st, two 6-fam. flats.

68TH ST.—Walter S. Ross has sold for Theodore Ficke to Frank A. Herting, builder, a plot 80x100, in south side of 68th st, 98 ft west of 4th av.

73D ST.—L. F. Brauns has sold for Herman H. Lucke 452 73d st and for F. Schum a plot 40x100, in the south side of 78th st, east of 4th av.

80TH ST.—Frank H. Malone sold a plot, 100x109 in the south side of 80th st, west

of the Ridge Boulevard, for William H. Peters to the Morrison, Allardyce Construction Co. for improvement with bungalows. The same broker sold for James Purcell 120x109 in the north side of 81st st, 100 ft. west of Ridge Boulevard, to Monroe Steiner, who will build dwellings.

AV. U—Isaac Bloomgarden has sold to the Stuyvesant Building Co. the southwest corner of Av U and East 15th st to be improved with four business buildings.

BEDFORD AV.—George Bauer, builder, has sold the dwelling at 2754 Bedford av for about \$10,500; the dwelling at 1049 East 13th st for about \$11,300; the dwelling at 948 East 10th st for about \$10,500, and the dwelling at 205 Sterling pl for about \$7,900. These houses have been recently completed.

CATON AV.—J. D. O'Connell, Jr., has sold for Peter J. Collins a 2-sty dwelling on Caton av and East 4th st; also for A. Newell the vacant plot on the northeast corner of Brooklyn av and Maple st.

FLATBUSH AV.—The McInerney-Klinck Realty Co. have sold the 2-sty brick store and business building on the west side of Flatbush av, 173.8 south of Caton av, on a plot 20x102 ft., for Mrs. E. G. Hudson to Herman Lehman.

OCEAN AV.—The Montauk, a 6-sty elevator apartment house at the northwest corner of Ocean av and Woodruff av, has been sold by the United Cities Realty Co. to a purchaser who gave in part payment a tract of land in East New York av, bounded by Riverdale, Newport, Hinsdale, Williams and Alabama avs. The apartment building was held at \$200,000.

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NEW YORK

OCEAN PARKWAY.—Louis Gold sold the two new 5-sty apartment houses at 241-245 Ocean Parkway, 30x100 each, to Eleanor L. Lawrence, of Yonkers, N. Y., and Maude L. Rigby, of Ormond, Fla., respectively. Each house is fully rented and contains 16 apartments. The properties were held at \$160,000.

3D AV.—E. J. Hollahan, Inc., sold for G. M. & B. L. Sykes the plot 40x100, on the west side of 3d av, 60 ft. south of 71st st, adjoining the new Bay Ridge Theatre, now nearing completion.

5TH AV.—David Meyer sold for P. J. Carley to Elias Wolf the 3-sty business building at 7-23 5th av, the store of which is leased to Van Dyk Tea Co. for a term of years.

10TH AV.—B. J. Storza sold for Nicola Capone the 2-sty dwelling, 800+ 10th av, on lot 20x100.

Queens.

FAR ROCKAWAY.—The Lewis H. May Co. has sold for the estate of Dr. France, William S. Pettit, executor, 37 Seneca st, a dwelling, on a plot 60x100, to H. Brosman.

FLUSHING.—Eugene W. Denton sold to Edith M. Schwimbersky the plot, 33x100, at the northeast corner of Cypress av and 25th st.

LONG ISLAND CITY.—Hammond & Fay have sold the house on the east side of 9th av, 237 ft. north of Jackson av, for Karl Lavlina to Kate Keany of Seabright, N. J.; also sold the plot, 30x100, in east side of Lent st, between Jackson and Park avs, Corona, for William F. McCauley to James and Annie Callan, who will improve the plot.

ROCKAWAY PARK.—The Rockaway Park Realty Co. has sold for the estate of Andre Champollion two cottages in Beach 120th st; also, for Isaac Lubin a cottage in Beach 114th st.

ROSEDALE.—New York Suburban Land Co. sold 20x100 on Boulevard to K. Sanwald and 20x100 in rose pl to C. Glover.

WOODMERE.—Goldschmidt & Macdonald sold for the Hellenita Construction Co. to Hiram V. Cosby two plots on Burton av, containing 9 lots. In part payment the purchaser gave a plot in Crescent st, Long Island City.

Richmond.

OAKWOOD.—J. Sterling Drake has sold for Benjamin Nielson to Jessie Mary Moore four lots, making a plot 100x100, on Brook av and Southfield boulevard.

Nearby Cities.

NEWARK, N. J.—Appelbaum & Appelbaum sold for the Abraham Sickie estate 461 Broad st, a 3-sty building, to Weise Brothers, shoe retailers.

NEWARK, N. J.—Feist & Feist, Inc., sold for Mrs. Annie E. Dodd, of East Orange, to Oscoe A. Clark, president of the Clark Razor Blade Co., 205-211 New Jersey Railroad av, where the new owner intends to erect an 8-sty factory building to cover the entire plot, estimated to cost in the neighborhood of \$50,000.

Rural and Suburban.

BEDFORD, N. Y.—Seaman Lowerre & Co. have sold for May C. Knowles her property at Bedford, consisting of 75 acres on the Armonk rd, which has been held at \$40,000.

BRIGHTWATERS, L. I.—T. B. Ackerson Co. sold 75x100 ft on Windsor av north in the Lake Section to Robert Graves; 50x140 ft on South Bay av in the Harbor Section to Mrs. Jessie R. Dunn; and 100x150 ft on Potter Boulevard in the Pines to Mrs. Ethel Louise Peterson.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x100 on Hickory av to M. Moran and 25x150 on 4th av to J. Barker.

GREAT NECK, L. I.—Sherwood Aldrich, president of the Ray Consolidated Copper Co., has purchased for about \$225,000 the estate of George H. Nicolai at Great Neck, L. I., comprising 15½ acres along Little Neck Bay, between the estates of Mrs. Cord Meyer and George H. Plimpton. Mr. Aldrich has been living on the estate during the summer.

GREAT NECK, L. I.—Ten acres of the Corwith & McBee property has been sold by Frank Crowell to Albert A. Cohen, vice-president of the Consolidated Card Co., at a reported price of \$75,000. The land has a frontage of 410 ft on Long Island Sound, and reaches back as far as Kings Point rd. It is the purchaser's intention to improve with a house costing at least \$40,000.

HACKENSACK, N. J.—Joseph P. Day sold to William H. Can 332 Summit av, a 3-sty dwelling on plot 175x200. This property was sold at auction in the Exchange Salesroom last week to James M. Woods.

MONTCLAIR, N. J.—Frank Hughes-Taylor Co. sold for the Montclair Realty & Construction Co. to Edward Philip Simms the residence in the south side of Meitrose pl, held at \$20,000.

MONTCLAIR, N. J.—W. A. Barnaby of New York has purchased a residence on Roseland av, Essex Falls, with a tractage of 500 ft, for about \$40,000.

SCARBOROUGH, N. Y.—Fish & Marvin have sold for the estate of Henrietta C. Brinckerhoff its property consisting of ten acres, residence and outbuildings. This place adjoins the estates of Walter W. Law, V. Everett Macy and Mrs. G. S. Achellis, and has been held at \$40,000. The purchaser is Charles F. Samson.

SCARSDALE, N. Y.—Angell & Co. sold the Lawrence Churchill house in the Heathcote Association to John E. Muhfeld. This property contains a modern dwelling and two acres of land and was held at \$45,000.

WESTBURY MANOR, L. I.—The Westbury Manor Co. sold the dwelling at Butler and Henry sts, Westbury Manor, on plot 80x100, to Thomas Rayfield; also plot 60x100 in Butler st, near Manor av, to W. J. Gochens.

WHITE PLAINS, N. Y.—Robert E. Farley Organization sold for L. Ward Prince a plot near the Gedney Farm Hotel to J. R. Whitehead, of New Rochelle.

YONKERS, N. Y.—Burke Stone, Inc., sold for Congressman Woodson R. Oglesby, of Yonkers, a half acre plot on Tuckahoe rd to a Mrs. Brettel, whose property has just been taken by the Bronx River Parkway Commission.

LEASES.

Old Stern Building Filled.

M. & L. Hess (Inc.) leased for Louis Stern, Benjamin Stern and the estate of Isaac Stern, the fifth floor at 28-30 West 23d street, through to 9-19 West 22nd street, about 21,000 square feet, for a term of years, at an aggregate rental of about \$50,000. The lessees, large book publishers, desire their name withheld for the present. This is the second book firm which has leased floors in the building within the last few weeks, the top floors having been taken recently by Barse & Hopkins. This completes the rental of the entire building formerly occupied by Stern Brothers, containing 275,000 square feet and involving a total rental of \$110,000 per annum. The fact that it has been so rapidly filled with commercial tenants indicates the rapid rise of 23rd street as a wholesale centre. Among the tenants now in the building are Montgomery Ward & Company; Walker & Heisler, large carpet merchants; W. T. Grant Company, which operates a chain of retail stores throughout the country; Berliner, Strauss & Meyer and Levy & Marcus, prominent neckwear manufacturers, and Elias Brothers & Company, of Trenton, shirt manufacturers.

Big Film Company Lease.

The Triangle Film Corporation has leased from Brokaw Bros. the eleventh and twelfth floors in the new Brokaw building now in course of construction on Broadway just south of 42nd street, for a term of five years, beginning on or about January 1, 1916. The company is taking about 14,000 square feet of space, which will be used for the executive offices, film exchange, projection rooms, fireproof storage for films, indoor motion picture studio, for emergency work and other purposes. One of the conditions of the lease is that there shall be no other film concerns in the building. The transaction was negotiated by Alfred B. Ashforth and the Cross & Brown Company.

New West Side Garage.

M. & L. Hess (Inc.) have leased from the plans for James J. Riordon, (Inc.), recently formed, to Morris Segall, 438-454 West 18th street. This plot, 225x92, is to be improved with a two-story garage, sufficiently large to accommodate about 250 commercial autos. Plans have been prepared by James S. Maher, architect, and construction work will be begun at once. The building will be ready for occupancy by April 1, 1916. The lease is for ten years and involves a rental of about \$160,000.

"Childs" in Brooklyn.

Willard S. Burrows Company and Howard C. Pyle & Company have leased for the Metropolitan Associates to Childs Company the corner store and basement in the Garfield Building, corner of Court and Remson streets, Brooklyn, opposite Borough Hall, for a term of

twenty-one years, at an aggregate rental of about \$300,000. After extensive alterations the premises will be occupied as an addition to their chain of restaurants.

Jewelers in Heidelberg.

Morris & Company, jewelers, have leased through the Hall-Berwin Corporation, from the United Stores Land & Improvement Company, the corner store in the Heidelberg Building, at the southwest corner of Broadway and 42nd street, for a long term of years, at an aggregate rental of about \$180,000. The lease dates from November 1, 1915.

New 42d Street Cafe.

The Epfurth Hotel & Cafe Company has leased from the Windolph estate the southwest corner of Seventh avenue and 42d street, on lot 20x50, for twenty-one years, with two renewal privileges, at a rental of \$20,000 a year, net, beginning next May.

Dwelling at \$20,000 a Year.

Olney B. Mairs has leased, furnished, from Josephine F. V. B. R. Thomas, through William B. May & Company, the six-story American basement residence, 1069 Fifth avenue, which has been held at an annual rental of \$20,000.

Altman Gallery Leased.

Canessa, of Paris, art dealer, has leased from the Somerworth Realty Company, for ten years, the one-time Benjamin Altman gallery, at 1 East 50th street, on plot 33x100. The building will continue to be used as an art gallery.

Manhattan.

ALBERT B. ASHFORTH, INC., and Benjamin Englander have leased the store and basement at 142-144 West 29th st to Vandeweghe Brothers, now at 158 West 29th st.

ALBERT B. ASHFORTH, INC., leased space in 21 West 45th st to Arms & Clark, the 6th floor of 10 East 33d st to Charles S. Levy and lofts at 85 5th av to the Economy Works, of 5 East 16th st; E. A. Ginzburg and Oppenheim & Baruch.

ALBERT B. ASHFORTH (Inc.) rented apartments at 150 East 35th st for the Durham Realty Co. to Sidney Harris; at 33 West 67th st to Harrington Mann, and to Mrs. Owen Johnson; at 260 West 57th st for Klein & Jackson to Mrs. Annie Holbrook, and at 148 West 57th st to F. Wright Moxley.

BASTINE & CO. have leased the top floor at 36-44 West 24th st to the Independent Braid Works, and the 3d floor of 154 West 34th st to the F. & L. Manufacturing Co.

BASTINE & CO., as agents of Valencia Court, 317 West 95th st, have leased apartments to Orvar Hylin, Miss Beatrice M. McBain, Miss Bertha R. Stone, Mrs. R. T. McKay, Mrs. Frances Grandin, Norman Anthony, John A. Williams and Charles M. Hayward, and have renewed with Arthur Aylesworth, Walter Tigar, L. D. Baker, Mrs. M. K. Thurston, John Barnes Wells, Miss Belle Rison, Byrd D. Wise, Charles Simoni, William H. Noble, Mrs. C. M. Fix, F. G. Crane, Miss G. B. Moody, Geo. W. Abbott, C. D. Brackenridge, William T. Davis and A. M. Dupay.

DANIEL BIRDSALL & CO. have leased the entire building at 371 Broadway to Budd & Co., furniture retailers. It was recently rebuilt by the owners, the estate of Carson G. Peck.

DANIEL BIRDSALL & CO. rented for the estate of George Bliss 10,000 sq. ft. in 468-468 Broadway to the Independent Infants' Wear Co.; also for the Importers' Building Co. space in 72 Leonard st to William Whitman & Co. and the Union Buffalo Mills Corporation; also for the Greenwich Savings Bank 3 lofts in 1 West Houston st to various tenants, and for Charles W. Cudel the 6th loft at 119 Bleecker st.

CARSTEIN & LINNEKIN report unusual activity on 4th av and predict the avenue will be 100 per cent. rented at the end of the season. The firm recently closed leases at 222 the top floor to the Prudential Life Insurance Co.; at 2-9-43 the 10th loft to James P. Kelly; the 9th loft to the Canadian Woolen Mills and space on the 4th floor to Storch & Brown; at 221-7 space on the 6th floor to Charles A. McGin & Co., Inc.; and at 456 addition space to Capehart's Malkown Methods, Inc.; also at 79-81 5th av space to H. Livingston and at 876 Broadway the 2nd loft to Haber Bros., Inc.

A. P. COBURN has leased one-half of the 2d floor in 409 Pearl st to Gramlich & Staab Lithographing Co. for five years.

DUFF & CONGER have leased apartments for the Mutual Life Insurance Co. in 16 East 96th st to Mrs. Sarah Jacobs; in conjunction with Douglas L. Elliman & Co. sub-let for John McE. Ellis, in 122 East 82d st to Harry F. Smith, Jr.; in conjunction with Cross & Brown Co. for Frederick Ayer in 131 East 50th st to Peter Brown and in 127 East 86th st to Frederick Keenan; and in conjunction with Cross & Brown Co. for Frederick Ayer to John Zsotny, the store 1-7 East 86th st.

CORPORATION OF JOHN WANAMAKER has leased two entire buildings, approximately 120,000 sq. ft., at 27th st and 11th av, from the Terminal Warehouse Co. The Wanamaker corporation has had under lease one or more buildings of the Terminal Warehouse Co. for the last 17 years. The original lease was made through the real estate office of John N. Golding.

DU BOIS & TAYLOR have leased for the estate of Louis Biel the 3-sty dwelling 509 West 149th st to Mrs. Spitz.

DUROSS CO. leased to Albin Chastainer and Jean Corroge the 4-sty house 329 West 14th st.

DOUGLAS L. ELLIMAN & CO. have leased for Julius Tishman & Sons the last remaining apartment in their new building 122 East 76th st to Charles H. Blair, of Schmidt & Gallatin.

DOUGLAS L. ELLIMAN & CO. leased private houses at 129 East 56th st for Mrs. E. H. Stanton to C. C. Vernam and, furnished for the winter, 22 East 78th st, for John L. De Saulles to Philip G. McFadden.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 901 Lexington av to Arlington T. Scott; furnished, for the season, in 122 East 82d st to Mrs. W. H. Stott; in 24 East 49th st to Charles & Jack, Inc.; in 1-8 East 57th st to V. S. Andrew, and in 122 East 76th st to E. Steinbrugge, Jr.

DOUGLAS L. ELLIMAN & CO. leased, furnished, for the season for Mrs. F. R. Bain, her residence at the northeast corner of Park av and 94th st, to Milton H. Kohn; a duplex apartment of 14 rooms and 5 baths in 840 Park av for Philip G. McFadden to Miss Mary B. Chamberlaine, and apartments in 149 East 40th st to Rudolph Bischoff, in 47 East 49th st to Miss J. E. Heremedeem, and in 128 East 57th st to H. L. Haskell.

DOUGLAS L. ELLIMAN & CO., and Fish & Marvin, have leased an apartment, furnished,

for the season, in 32 East 64th st for Mrs. C. R. Woodin; also, in conjunction with Albert B. Ashforth, a furnished apartment in 405 Park av for Miss Georgine Iselin to Henry S. Snyder of the Bethlehem Steel Co.; in 149 East 49th st to Miss H. Trautman; and, furnished, in 55 East 76th st for Mrs. A. S. Loring to Dr. Herbert L. Wheeler.

J. B. ENGLISH has leased for Charles W. Barnette to the Vatal Club the 2d floor in 109 West 47th st.

J. B. ENGLISH has leased for Albert J. Sanders to Charles W. Barnett the business building 109 West 47th st. The tenant has been the occupant of the store for about six years.

EWING, BACON & LUNRY leased space in 101 Park av to the Lowe Bros. Co., the Seeger Refrigerator Co. and Elwyn J. Seelye, and space in 8 West 40th st to Winslow Bros., Nikola Tesla Co., Luigi Orsell, Charles B. Knight and J. T. H. Mitchell.

J. ARTHUR FISCHER has leased for John J. Cavanagh the 4-sty building 311 West 33d st to Michael McBride; also the following apartments to Mrs. I. C. Taylor at 159 West 45th st and at 19 East 127th st and to H. W. Schirmer and George Spearin.

JULIUS FRIEND, EDWARD M. LEWIS CO. leased for the Seventh Avenue Security Corporation to Henry Froelich, Inc., two floors in the building now being erected at 35-37 West 37th st.

FROMAN & TAUBERT have leased 3-sty dwellings for the estate of Charles Wolfson at 137 East 95th st; for Misses Reidenbach 340 East 79th st; for Mrs. A. T. Atterbury 1225 Lexington av, and for Dr. M. Green 1200 Lexington av.

GOODALE, PERRY & DWIGHT and Heil & Stern have rented the 3d loft in 11 East 17th st to Benjamin Wohl.

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GOODWIN & GOODWIN rented for the estate of John Thompson, Lucinda Thompson, extrx., to Vincent Angelicola, the 3-sty dwelling at 55 West 119th st.

A. A. HAGEMAN has leased to J. Miller the 1st loft at 46 West 36th st; 1st and 2d lofts at 637 6th av to Andrew Planos.

HEIL & STERN have leased for Charles Kaye Renting Co. in 105-17 Madison av, the 2d loft to Empire Cloak & Suit Co., and the 8th loft to M. Altman & Co.

M. & L. HESS (Inc.) rented the 8th floor at 154-8 West 18th st to the Alboden Co., dental cream; also the 3d floor at 40 East 20th st to Gersten & Lubasch; and the 3d floor rear at 30-2 West 15th st to the Fairmount Waist & Dress Co.

M. & L. HESS (Inc.) have leased the 8th floor at 114-120 East 23d st, through to 115-119 East 22d st, to Weinstein Brothers, as additional space to the floors now occupied by this tenant on a long term lease. This makes a total of 90,000 sq. ft. occupied by this concern and completes the rental of the entire building 227,500 sq. ft.

M. & L. HESS (INC.) were the brokers in the lease reported last week in the Record and Guide of the 17th floor at 113-9 West 40th st, through to 114-8 West 41st st, to the United Cigar Mfrs. Co. The floor contains 14,000 sq. ft., and is now occupied by the U. S. Printing & Lithographing Company, which is moving its offices to Brooklyn. The United Cigar Manufacturers Co. is now at 54th st and 2d av, and has purchased several other concerns, which has made it necessary to take this space. The lease is for \$10,000 per annum and runs for ten years and two months.

HOUGHTON COMPANY leased for Frances Morris the 3-sty dwelling 162 West 64th st to George W. Louch.

HOUGHTON COMPANY leased, furnished, for the winter, the 3-sty dwelling 254 West 71st st to Isaac Einhorn for Edith O. Massey of Cambridge, Mass.

HOUGHTON COMPANY has leased an apartment for the American Real Estate Co. in the Hendrick Hudson to George E. Marks, and for the Park Ave. Corporation an apartment in 650 Park av, to D. S. Smith.

JOHN J. KAVANAGH and H. V. Mead & Co. leased for Rev. Anthony Loux, 826 7th av, a 5-sty building, on lot 25x100, to Milton Newitter and Herman Witt, for a furniture salesroom.

JOHN J. KAVANAGH has leased apartments in 30 East 68th st to Mrs. W. H. Barnes; in 100 East 81st st to Mrs. M. White; in 933 Park av to W. Brandt and in 133 East 73d st to M. A. Parry.

LOUIS KEMPNER & SON have leased the store at southeast corner of Broadway and 89th st for ten years to Edward Miller and Henry Ritzheimer. The rental aggregates about \$40,000.

PAYSON McL. MERRILL CO. leased from October 1, 1916, for the 930 Park Av. Co., Edgar A. Levy, president, to Francis M. Weld, of White, Weld & Co., bankers, the 13th floor, containing 18 rooms and 6 baths, in the building to be erected at the southwest corner of Park av and 81st st.

MANNING & TRUNK, in conjunction with William B. May & Co. have leased the basement store in 58 West 40th st for John R. Stevens to the Misses Dorothy Steele and Louise Colwell for their Goose Quill Tea Room.

EDWARD MARGOLIES has taken a long term lease from William Waldorf Astor of the 4-sty dwelling on lot 24.8x95, at 202 Madison av. This property adjoins the northwest corner of 35th st, which Mr. Margolies already has under lease, together with the four houses on 35th st at Nos. 11 to 17, opposite the B. Altman store. These latter properties are also owned by Mr. Astor and have been remodelled by the lessee within the past two years into stores and apartments. The house at 202 Madison av will be altered in a similar manner at a cost of about \$10,000.

A. H. MATHEWS has rented for five years the store and basement at 14 Maiden lane to Tessaro, Inc., dealer in books and stationery, and the 6th loft in 179 to 183 Wooster st for Brooklyn Savings Bank to Louis S. Seligman, artificial flowers.

PUCK has taken a long term lease of the entire 6th floor in the old Mark Cross Building, at 210 5th av. The publication has occupied its present home at Lafayette and Houston st since 1877, at which time it was founded by Keppler & Schwartzman.

CHARLES F. NOYES CO. has leased a floor at 47-49 West st for B. Crystal & Son, Inc., to Talbot & Co., and a portion of the 3d floor at 74-80 Washington st for the same owners to Saleem Sakal.

THOMAS J. O'REILLY leased apartments in 562 West 164th st to Charles W. Bender and Edward J. Lelyveld; in 7 West 108th st to Daniel Macdonald, Robert J. Lacier and Bernard M. Wood; in 229 West 109th st to George D. Wagner, Mrs. Claire Schroeder, Mrs. Margaret Racine, Herman S. Sloman, Miss Dolly Hines and Mrs. Jessie Ritter, Jerome Beatty and Mrs. Margaret Purdin; in 101 East 123rd st to J. J. Cody; in 508 West 112th st to Mrs. Delphine C. Berry, Louis S. Schnitzer and Daniel J. O'Sullivan; in 515 West 111th st to Samuel Buxbaum, Mrs. Margaret Hirschfeld and Miss Lena B. Hertz.

THOMAS J. O'REILLY leased apartments in 503 West 121st st to Elmer L. Anderson, Irving D. Zimmer, Thomas B. Hart, Mrs. H. Hurlbert and Harry Muir; in 526 West 113th st to Arthur Miller and Miss Genevieve Flatley; in 510 West 113th st to Mrs. A. West, Carl L. Morgan, Mrs. Eva M. Brown and William A. Miller; in 1871 7th av to Simon Agress, Wolf Bonson and Jean N. Malnati; 539 West 112th st to Harry Harris, Mrs. Amelia Frank, Abraham J. Altman, Armin H. Mittleman, Isaac H. Weiss and Dr. Edward A. Bullard; 227 Riverside dr to William D. Shivers, Mrs. Lillie B. Verity, R. A. Shaw and A. L. Silverman, and

in 601 West 136th st to Mrs. Margaret Ellis, Mrs. Rose E. Schemp, Phillip DeAngelis, Mrs. Rosary P. Reyling and Henry Nicholson.

PEASE & ELLIMAN have leased for M. Tracy Hoppin to John J. Townsend the 4-sty dwelling at 173 East 80th st; and for Robert S. Clark to Louis Du Pont Irving the 4-sty dwelling at 63 East 78th st.

PEASE & ELLIMAN have leased for the Horn & Hardart Co. at 250-252 West 42d st the 2d floor, an area of 5,000 sq. ft., to George Bothner, who will conduct a physical culture school.

PEASE & ELLIMAN have leased for the Schulte Realty Co. to the Macniiff Horticultural Co., the store at 182 Fulton st; also offices in 55 Liberty st to Inter-seal Corporation and George W. Myers, Jr., and additional space to R. P. Bolton Co., and Lybrand, Ross Bros. & Montgomery.

PEASE & ELLIMAN leased for the estate of Edward Rafter, the 4-sty dwelling, 43 West 86th st, to the New Synagogue, now in Aeolian Hall. The head of this congregation is Rabbi Ephraim Frisch, and among the officers are M. H. Rothschild, Jerome Weil, and J. L. Frankel. Clarence Adler is the director of music.

PEASE & ELLIMAN have rented, furnished, for the estate of Louise Tillinghast, represented by William P. Dixon, the 4-sty dwelling at 26 East 64th st to Francis M. Hillhouse; also, furnished, for Lucien H. Tyng, his apartment in 3 East 85th st to Charles B. Macdonald, president of the National Golf Links of America; for G. M. Richards the store in 28 West 46th st to the White Swan Tea Room, at present in Belmar, N. J.; for Mrs. Irene Boesch to Dr. Alfred Jackson the 3-sty dwelling at 321 Lexington av, and apartments in 11 East 68th st to Mrs. R. Sachs, and in 829 Park av to James Vail Converse.

PEASE & ELLIMAN have leased for Charles G. Curtis to Mrs. Charles J. Welch the 4-sty dwelling, at 18 East 70th st; also apartments for the American Real Estate Co. in 40 East 62d st to Dr. H. G. Knapp, and to Edward B. Bryon; for R. D. McCarter in 875 Park av, furnished, to John Revillon; for the Montana Realty Co. in 121 East 52d st to James J. Hickey; at 145 East 35th st to Mrs. Henry Russell; and in 116 West 59th st to Ben Ali Haggin, the artist; and additional space at 28 West 46th st for G. M. Richards to Mrs. Margaret Edgar and Miss Marie Diechmann, proprietors of the White Swan Tea Room of Belmar, N. J.

PEASE & ELLIMAN have leased, furnished, for Philip Livingston to Mrs. John E. Alexandre the 5-sty dwelling at 3 East 56th st, one of the group of Astor houses forming the northeast corner of 56th st and 5th av; also for the 161 East 79th St. Co., controlled by I. Randolph Jacobs and S. Morrill Banner, in 161 East 79th st, an apartment to Gardiner W. Millett, of the law firm of Millett, Roe & Hagen; for H. N. Wessells, as attorney, a duplex apartment of 12 rooms and 4 baths, in 830 Park av, to Mrs. Joseph H. Allen; and apartments in 570 West 156th st to Joseph H. Dilkes; in 25 Fort Washington av, to Frederick Mellor; and in 601 Madison av, to Miss Janet Scudder.

PEASE & ELLIMAN have leased, furnished, for Mrs. John H. Scoville to Lucius K. Wilmerding the 4-sty dwelling at 32 West 53d st; also, furnished, the apartment of Miss Alice Swift, the interior decorator, in 1190 Madison av to Dr. H. S. Satterlee, whose apartment in 925 Park av was recently let furnished through the same brokers to W. B. Franklin; and they have also renewed the lease of Miss Swift in the above mentioned premises; also leased apartments at 60 West 58th st to C. Merritt Ives; in 56 West 11th st to Leonard Hangen and to Miss Leone LaCombe, and in 315 West 115th st to H. R. Barrone and to Miss Rose Bremmiller; sublet for Frank Cunningham in 784 Park av to Ferruccio Vitale, and renewals of leases in 56 West 11th st to Henry W. J. Telfair; in 570 West 156th st to Meyer C. Jacobs; in 25 Fort Washington to H. C. Loomis; in 29 East 77th st to Dr. Samuel Bradbury; in 165 West 72d st to Y. Pendas; in 42 West 39th st to Mrs. M. R. Kelly, and in 285 Central Park West to Alfred Newburger.

PORTER & CO. have leased for Maria H. Burt to Margie Willard the 3-sty dwelling 255 West 128th st.

GEO. R. READ & CO. leased apartments; in 34 East 40th st to Irene Andrews; in 3 East 35th st, to Ouida Bergere, Dagny Christiansen and L. L. Topping; in 56 East 34th st to Leroy Hutchins and George L. Babcock; in 311 West 95th st to Louise A. Hufnagel, Frank E. Arkush, F. G. Carrie, Rose B. Scott, Mary C. K. Thurston, Hardesty G. Maratta, Dorothy Usner Baxter, Katharine A. B. Wilson, Maurice Seidler and May R. Potter.

GEO. R. READ & CO. report leases of offices and space in No. 111 5th av to Isidore Lusher, of 146 5th av; Rufus H. Kimball, George A. W. Buchholtz and Active Muslin Underwear Co.; in 1170 Broadway to Rubber Garment Specialty Co., Ahrens & Winslow, of 69 5th av; Philip W. Mahler, of 18 West 27th st; Estelle A. Steinreich and J. J. Beyle Mfg. Co.; in 122-4 East 25th st to Hawkeye Embroidery Co., Beatrice Brown and John Gillespie; in 392 5th av to Dante Gambinossi, Mattewam Mfg. Co., of 24 Nassau st, and Henry Hoshach, successor to Metcalf Co.; in 19 West 38th st to Waldorf Costume Co., of 1 West 34th st; in 12 West 48th st to Miss Marjorie Worth, and in 507 5th av to Lucien Fanguiere.

ROY SCHERICK leased for William H. Browning the 2d loft in 502-4 Broadway, through to Crosby st, to Goodman, Cohen & Co., manufacturers of shirts; also at 37 Union sq the 2d and 3d lofts to Rice & Wallenstein, importers of novelties and fancy goods.

SHAW & CO. have leased for John L. Garvey the 3-sty dwelling 367 West 123d st to Joshua Wood.

SHAW & CO. have leased for the Ohio Realty Co. the store 402 St. Nicholas av to Michael Roth.

SHAW & CO. have leased for Samson Lachman and Abraham Goldsmith the 3-story dwelling 172 East 116th st to William Merling.

LOTON H. SLAWSON CO. has leased the store at 3659 Broadway to Max Rothfeld for a grocery; in 171 Madison av, office space to Mansfield C. Crawley, representing a well known wholesale stationery firm; in 120 West 32d st, to the McClure newspaper syndicate, a part of the 13th floor for executive offices, and in the same building, to Alfred Fantl, resident buyer, space comprising in all about 7,000 sq ft.

SLAWSON & HOBBS have leased for R. L. Silverman, 319 West 92d st to R. L. Tucker; also to Dr. Alexander Nicoll, 119 West 88th st.

SLAWSON & HOBBS leased the dwelling, 136 West 88th st, for Mrs. T. Footem to William L. Lyon.

SLAWSON & HOBBS have leased 323 West 82d st for Henry Parsons to Andrew Demetre and for W. E. D. Stokes to D. D. Lyon, 242 West 73d st.

SPEAR & CO. have leased for Louis Stern, Benjamin Stern and the estate of Isaac Stern the 4th loft in 28-30 West 23d st to Graham & Matlock, thereby completing the renting of the entire building.

E. TANENBAUM REALTY CORPORATION has leased for the estate of Eugene A. Hoffman to Hydeman & Lassner, importers of veilings and nettings, the store and basement 105-10, 5th av. This store has been vacant for three years, and was formerly occupied by the woolen concern of S. Stein & Co., who paid \$25,000 per annum therefor. The same brokers also leased to Charles Frederick Naegele, the portrait painter, a large studio in 230 5th av; and in the southwest corner of 26th st and 5th av space on the 19th floor to Morris H. Siegel, Zangille Co. and Siegel Service Co.; on the 21st floor to Hartman & Owens, and for the Moritz Cohen Estate 20,000 sq. ft. of store and basement space in 224-232 West 26th st to the Corrugated Paper Products Co.; also an apartment for Bing & Bing in 309 West 99th st to L. Gans, and in conjunction with L. Tanenbaum, Strauss & Co., Inc., leased the store and basement 19 West Houston st for Thornton Woodbury to S. Goldberg.

E. A. TURNER has leased for the estate of J. A. Petrie the house at 107 East 30th st; for L. Kauffman apartments at 176 Lexington av; for J. Walters to A. Zvorko the store at 102 West 28th st, for a restaurant and chop house; for Daniel Mulcahy to G. J. Polykranas, wholesale florist, the store at 104 West 28th st; to H. Mayer, cigar dealer, store at 118 Lexington av, to dealer in rare books; store at 118 Lexington av for W. C. Reeves & Co.; 2d floor at 119 Lexington av to J. Klinker; for F. E. Gunnison to J. Baltar the house at 140 East 27th st; for Joseph Solomon the 2d floor at 126 East 27th st; for the estate of Mary Beato, to importers and exporters of Oriental goods, the ground floor store at 152 Lexington av; and for Lillian Brackett the parlor floor in the newly altered building at 56 East 34th st.

UNGER & WATSON, INC., leased 4-story dwellings at 235 East 60th st for Kidansky & Levy to M. Hink and 344 East 50th st for German Kahn to J. Hobiger.

WORTHINGTON WHITEHOUSE, INC., has sublet for V. Everit Macy to Walter D. Denegre of Manchester, Mass., 37 West 56th st, a 5-story basement dwelling belonging to Elisha Dyer. The house was held at \$7,500 a year.

Brooklyn.

L. F. BRAUNS has leased the store at Ovington and 5th avs for S. Goldberg to a grocer.

BULKLEY & HORTON CO. has leased the residence at 356 Clinton av for Mrs. Alice Shepard to David T. Leahy.

CHARLES E. RICKERSON has rented to Carl Schlicke the 3-story dwelling 5 Plaza st.

Suburban.

DEBLOIS & ELDRIDGE rented for Rev. George Grenville Merrill the Gilliat cottage on Rhode Island av, Newport, to Henry H. Thorndike for the winter.

DOUGLAS L. ELLIMAN & CO. leased, furnished, for the winter, the residence on Hilton av, Garden City, of William H. Mills, president of Naylor & Co., to Herbert L. Smith of the New York Stock Exchange.

ROBERT E. FARLEY ORGANIZATION rented the W. H. Smith residence in Seymour pl, White Plains, to D. W. Warwick.

FISH & MARVIN rented the Caspar Whiting residence at Lawrence Park, Bronxville, to Mrs. Paul Orvis.

FISH & MARVIN have leased the property of Mrs. William D. Nichols at Scarborough to Mrs. C. B. Orcutt of Elizabeth, N. J. The property consists of 3 acres, residence and out buildings and is situated near the Briarcliff Lodge and the estates of Mrs. G. S. Achellis and Walter W. Law.

JULIA BEVERLEY HIGGENS has renewed leases on the following houses at Mt. Kisco: for William C. Le Gendre his house "Stone Cottage" to Rush E. Duer for two years; for Miss Augusta Wood "Brambleworth" to William H. Fearing for one year; for Mrs. E. P. Montgomery "Grey Stone Farm" to W. Fel-lows Morgan, Jr., for two years; and for Pierre Jay "Blue Hills" to Seth Bliss Hunt for one year.

SCARSDALE ESTATES ORGANIZATION has rented the Lessan house at Greenacres to F. L. Fuller.

S. S. WALSTRUM-GORDON & FORMAN leased at Ridgewood, N. J., the Zabriskie residence, 127 Prospect st to Capt. Francis Met-calf, of Bermuda; the Crossley residence 51 South Irving st to G. A. Schmid, of Manhat-tan, and the Hart residence, 33 California st, to E. H. Hendrickson.

RULAND & WHITING CO. have leased the 12-story building known as "Unit D" of the Ho-boken Factory Terminal at Hoboken, N. J.,

just north of the grounds of the Stevens Insti-tute of Technology. The building contains 275,-000 sq ft and has just been completed by the Hoboken Land and Improvement Co.

OBITUARY

AMOS F. ENO, a large holder of Manhat-tan real estate and for many years a promi-nent merchant of this city, died suddenly last Thursday at his home, 32 5th av, of acute indigestion. His death came as a surprise, since the day before he had transacted business at his office, 13 South William st. Mr. Eno was the son of the late Amos R. Eno, and was born eighty-one years ago in Simsbury, Conn. He was the eldest of six children, two of whom, William P. Eno and Mrs. C. B. Woods, sur-vive him. His career as a member of the firm of Eno, Van Buren & Valentine, with offices at 311 Broadway, was characterized by his unusual business honesty. Most of the dealings of the firm were with southern mer-chants, and when the latter, at the outbreak of the civil war, repudiated their debts to northern business men, his firm went into the hands of the receiver. Mr. Eno joined the Seventh Regiment and fought during the civil war, retiring as a colonel. At the end of the

war, Mr. Eno engaged in business again with great success and thirty-six years after his firm had affected a settlement with his credi-tors he began to pay off the old debts. For the last thirty years he had been managing his extensive real estate holdings, including the fol-lowing, of which he is the owner of record: 15 and 27 Coenties slip; 16-18 Columbus Circle; 229-231 Front; 34-36 Front; 293 and 35 Front, and 138, 142-146 Macdougall; 5 Mercer; 301 Monroe; 165 Pearl; 73-77 Pine; 21 and 28 South; 13-15 and 39-41 South William; 49-51 and 57 Stone; 94-96 Thompson; 41-50 Washington sq; 42 Washington sq south; 93 and 99-101 West 3d; 8 West 10th; 157-165 West 46th; 204-220, 234-236 and 248-250 West 53d; 13-15 West 60th; 44-54 West 64th st; 155 West 68th st; Am-sterdam av, Block 1140, lot 4; 1556-1558, 1821, 1680-1684, 2001 Broadway and Broadway, Block 1140, lots 55, 58 and 14, 427-431, 433-420, 426-434, 456, 474-478 West Broadway, and West Broadway, Block 502, lot 25, 28-32, 31-33 5th av, and 822 7th av. Two weeks ago Mr. Eno gave to the General Society of Mechanics and Tradesmen the loft building at 94-96 Thompson st, through to West Broadway, with an addi-tional sum of \$25,000 for improvements. Mr. Eno was unmarried and a member of the Manhattan, Century, Union League, Down-Town and Turf and Field clubs.

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ADOLPH DAMMANN, retired real estate operator, of 526 West 113th st, died on Thursday, after an illness of five months caused by a complication of diseases. He was born in Hanover, Germany, in 1854, and came to this country many years ago. Until his retirement from business several years ago he was engaged in real estate business in Washington. He leaves a widow and four sons.

ABRAHAM ROTHSCHILD, retired real estate dealer, died on Tuesday at his home, 29 West 118th st, aged eighty-six.

EDWARD M. IVES, insurance broker, of 290 Broadway, died on Tuesday at the Hotel St. George, in Brooklyn. Mr. Ives was a native of Windsor, Vt., and had been a resident of the Heights section of Brooklyn for fifty years. He is survived by his widow, Mrs. Ida Mann Ives.

CHARLES E. LOUNSBURY, retired real estate dealer, died on Wednesday at his home, in Portchester N. Y., aged fifty-six. Mr. Lounsbury was a director of the First National Bank of Portchester, and a Mason. His widow and two sons survive him.

REAL ESTATE STATISTICS

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

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

MANHATTAN.
Conveyances.

	1915		1914	
	Oct. 15 to 21	Oct. 16 to 22	Oct. 15 to 21	Oct. 16 to 22
Total No.....	128	122	128	122
Assessed value.....	\$6,123,206	\$9,160,000	\$6,123,206	\$9,160,000
No. with consideration..	17	17	17	17
Consideration.....	\$901,050	\$1,011,900	\$901,050	\$1,011,900
Assessed value.....	\$1,068,000	\$930,000	\$1,068,000	\$930,000

	1915		1914	
	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22
Total No.....	5,389	5,842	5,389	5,842
Assessed value.....	\$325,623,668	\$385,270,933	\$325,623,668	\$385,270,933
No. with consideration..	734	695	734	695
Consideration.....	\$41,289,395	\$26,264,400	\$41,289,395	\$26,264,400
Assessed value.....	\$44,919,833	\$27,524,726	\$44,919,833	\$27,524,726

Mortgages.

	1915		1914	
	Oct. 15 to 21	Oct. 16 to 22	Oct. 15 to 21	Oct. 16 to 22
Total No.....	66	74	66	74
Amount.....	\$1,333,075	\$2,205,937	\$1,333,075	\$2,205,937
To Banks & Ins. Cos....	16	13	16	13
Amount.....	\$697,025	\$1,692,000	\$697,025	\$1,692,000
No. at 6%.....	27	36	27	36
Amount.....	\$760,100	\$1,565,107	\$760,100	\$1,565,107
No. at 5½%.....	.....	2	.....	2
Amount.....	.....	\$14,000	.....	\$14,000
No. at 5%.....	12	11	12	11
Amount.....	\$196,000	\$174,250	\$196,000	\$174,250
No. at 4½%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual rates.....	2	2	2	2
Amount.....	\$54,000	\$10,430	\$54,000	\$10,430
Interest not given.....	25	23	25	23
Amount.....	\$322,975	\$442,150	\$322,975	\$442,150

	1915		1914	
	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22
Total No.....	3,065	3,366	3,065	3,366
Amount.....	\$80,571,933	\$99,574,268	\$80,571,933	\$99,574,268
To Banks & Ins. Cos....	617	732	617	732
Amount.....	\$35,068,638	\$44,329,630	\$35,068,638	\$44,329,630

Mortgage Extensions.

	1915		1914	
	Oct. 15 to 21	Oct. 16 to 22	Oct. 15 to 21	Oct. 16 to 22
Total No.....	25	35	25	35
Amount.....	\$699,750	\$1,459,300	\$699,750	\$1,459,300
To Banks & Ins. Cos....	8	16	8	16
Amount.....	\$109,750	\$1,114,000	\$109,750	\$1,114,000

	1915		1914	
	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22
Total No.....	1,513	1,626	1,513	1,626
Amount.....	\$87,680,356	\$92,308,434	\$87,680,356	\$92,308,434
To Banks & Ins. Cos....	627	567	627	567
Amount.....	\$62,205,950	\$58,159,360	\$62,205,950	\$58,159,360

Building Permits.

	1915		1914	
	Oct. 16 to 22	Oct. 17 to 23	Oct. 15 to 21	Oct. 15 to 21
New buildings.....	4	2	4	2
Cost.....	\$59,568	\$525,075	\$59,568	\$525,075
Alterations.....	\$197,661	\$152,207	\$197,661	\$152,207

	1915		1914	
	Jan. 1 to Oct. 22	Jan. 1 to Oct. 23	Jan. 1 to Oct. 21	Jan. 1 to Oct. 23
New buildings.....	393	356	393	356
Cost.....	\$53,044,188	\$41,933,265	\$53,044,188	\$41,933,265
Alterations.....	\$11,844,055	\$9,446,791	\$11,844,055	\$9,446,791

BRONX.
Conveyances.

	1915		1914	
	Oct. 15 to 21	Oct. 16 to 22	Oct. 15 to 21	Oct. 16 to 22
Total No.....	123	96	123	96
No. with consideration..	13	12	13	12
Consideration.....	\$51,050	\$142,380	\$51,050	\$142,380

	1915		1914	
	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22
Total No.....	4,456	5,100	4,456	5,100
No. with consideration..	829	610	829	610
Consideration.....	\$5,814,030	\$5,391,220	\$5,814,030	\$5,391,220

Mortgages.

	1915		1914	
	Oct. 15 to 21	Oct. 16 to 22	Oct. 15 to 21	Oct. 16 to 22
Total No.....	60	47	60	47
Amount.....	\$689,762	\$189,743	\$689,762	\$189,743
To Banks & Ins. Cos....	11	1	11	1
Amount.....	\$288,500	\$2,000	\$288,500	\$2,000
No. at 6%.....	32	27	32	27
Amount.....	\$392,617	\$123,781	\$392,617	\$123,781
No. at 5½%.....	4	6	4	6
Amount.....	\$55,500	\$21,700	\$55,500	\$21,700
No. at 5%.....	6	1	6	1
Amount.....	\$91,500	\$10,000	\$91,500	\$10,000
Unusual rates.....	.....	1	.....	1
Amount.....	.....	\$162	.....	\$162
Interest not given.....	18	12	18	12
Amount.....	\$155,145	\$34,000	\$155,145	\$34,000

	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22
Total No.....	2,808	2,879
Amount.....	\$24,591,113	\$27,814,038
To Banks & Ins. Cos....	216	305
Amount.....	\$8,129,428	\$5,726,251

Mortgage Extensions.

	1915		1914	
	Oct. 15 to 21	Oct. 16 to 22	Oct. 15 to 21	Oct. 16 to 22
Total No.....	15	13	15	13
Amount.....	\$301,950	\$134,750	\$301,950	\$134,750
To Banks & Ins. Co....	8	3	8	3
Amount.....	\$269,000	\$12,750	\$269,000	\$12,750

	1915		1914	
	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22
Total No.....	702	561	702	561
Amount.....	\$11,635,705	\$10,742,500	\$11,635,705	\$10,742,500
To Banks & Ins. Cos....	187	106	187	106
Amount.....	\$4,332,475	\$2,902,650	\$4,332,475	\$2,902,650

Building Permits.

	1915		1914	
	Oct. 15 to 21	Oct. 16 to 22	Oct. 15 to 21	Oct. 16 to 22
New buildings.....	10	19	10	19
Cost.....	\$213,800	\$492,600	\$213,800	\$492,600
Alterations.....	\$2,500	\$26,900	\$2,500	\$26,900

	1915		1914	
	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22
New buildings.....	756	640	756	640
Cost.....	\$21,870,850	\$14,339,857	\$21,870,850	\$14,339,857
Alterations.....	\$619,200	\$942,050	\$619,200	\$942,050

BROOKLYN.
Conveyances.

	1915		1914	
	Oct. 14 to 20	Oct. 15 to 21	Oct. 14 to 20	Oct. 15 to 21
Total No.....	525	477	525	477
No. with consideration..	54	52	54	52
Consideration.....	\$363,586	\$239,034	\$363,586	\$239,034

	1915		1914	
	Jan. 1 to Oct. 20	Jan. 1 to Oct. 21	Jan. 1 to Oct. 20	Jan. 1 to Oct. 21
Total No.....	17,844	18,759	17,844	18,759
No. with consideration..	1,936	1,936	1,936	1,936
Consideration.....	\$14,918,053	\$11,704,219	\$14,918,053	\$11,704,219

Mortgages.

	1915		1914	
	Oct. 14 to 20	Oct. 15 to 21	Oct. 14 to 20	Oct. 15 to 21
Total No.....	370	315	370	315
Amount.....	\$1,456,769	\$1,059,444	\$1,456,769	\$1,059,444
To Banks & Ins. Cos....	103	25	103	25
Amount.....	\$649,100	\$142,850	\$649,100	\$142,850
No. at 6%.....	220	184	220	184
Amount.....	\$704,961	\$463,435	\$704,961	\$463,435
No. at 5½%.....	104	74	104	74
Amount.....	\$570,150	\$391,018	\$570,150	\$391,018
No. at 5%.....	28	30	28	30
Amount.....	\$137,875	\$102,150	\$137,875	\$102,150
Unusual rates.....	3	.....	3	.....
Amount.....	\$2,200	.....	\$2,200	.....
Interest not given.....	15	27	15	27
Amount.....	\$41,583	\$102,841	\$41,583	\$102,841

	1915		1914	
	Jan. 1 to Oct. 20	Jan. 1 to Oct. 21	Jan. 1 to Oct. 20	Jan. 1 to Oct. 21
Total No.....	14,312	13,581	14,312	13,581
Amount.....	\$57,137,393	\$57,536,270	\$57,137,393	\$57,536,270
To Banks & Ins. Cos....	2,751	2,607	2,751	2,607
Amount.....	\$19,799,580	\$21,177,314	\$19,799,580	\$21,177,314

Building Permits.

	1915		1914	
	Oct. 15 to 21	Oct. 15 to 21	Oct. 15 to 21	Oct. 15 to 21
New buildings.....	146	60	146	60
Cost.....	\$1,134,150	\$515,500	\$1,134,150	\$515,500
Alterations.....	\$68,600	\$73,030	\$68,600	\$73,030

	1915		1914	
	Jan. 1 to Oct. 21	Jan. 1 to Oct. 21	Jan. 1 to Oct. 21	Jan. 1 to Oct. 21
New buildings.....	4,225	3,801	4,225	3,801
Cost.....	\$35,420,440	\$35,263,035	\$35,420,440	\$35,263,035
Alterations.....	\$3,365,685	\$2,455,260	\$3,365,685	\$2,455,260

QUEENS.
Building Permits.

	1915		1914	
	Oct. 15 to 21	Oct. 15 to 21	Oct. 15 to 21	Oct. 15 to 21
New buildings.....	149	104	149	104
Cost.....	\$447,530	\$417,700	\$447,530	\$417,700
Alterations.....	\$44,800	\$48,550	\$44,800	

SCHINDLER & LIEBLER have been appointed agents for 426 6th st, 73 2d st, 16 Barrow st, 406-440 East 78th st, 303 East 105th st, 406 Courtland av, 832-806 East 160th st and 1208-1244 Fulton av.

PEASE & ELLIMAN have been appointed managing agents for "Finny Studios," at the southeast corner of Broadway and 153d st, by Charles Dickinson, as trustee for Mary L. Hainhouse.

EUGENE J. BUSHER has placed loans of \$10,000 on 1294 Webster av; \$10,000 on the taxpayer on the south side of Forham rd, 61 1/2 east of Tiebout av; \$8,500 on 102 East 176th st; \$2,500 on 1294 Webster av; \$2,000 on 1229 Webster av and \$10,000 on the northwest corner of Bryant av and Home st.

DOUGLAS L. ELLIMAN & CO. have opened a branch office at 509 5th av, in charge of L. L. Williams, to handle the renting of the new Guaranty Building, of which they are the agents, at 511 5th av, corner of 43d st. They have also rented adjoining offices to Clarence Payne, the owner of the building.

AT THE REGULAR ANNUAL meeting of the Brokers' Staff of M. & L. Hess, inc., the following officers were elected for the ensuing year: L. W. Flaunbacher, president; J. M. Wainwright, vice-president; A. F. Koehler, secretary, and H. B. Fox, treasurer. This organization meets weekly for general real estate discussions, bearing upon the leasing and selling of commercial properties.

CHARLES F. NOYES CO. were associate brokers with Brett & Goode Co. in the lease of total space aggregating four floors in the new 20-story Printing Credits Building, Sun av, 33d to 34th sts, to Bartlett-Orr Press, Rogers & Co., and Eugene C. Lewis & Co. With the renewal privileges these leases aggregated about \$125,000 in rentals. The Bartlett-Orr Press is now located in 20th st, Rogers & Co. in Murray st, and Eugene C. Lewis & Co. in William st.

REAL ESTATE BROKERS of Bergen County will hold a meeting on Monday evening, October 25, at the Union League Club, Hackensack, N. J., for the purpose of completing the organization of the Bergen County Realty Brokers' Association, recently suggested at a get-together supper on October 4. The committee in charge consists of Joan M. Contant, chairman; Fred M. Fountain, secretary; James W. Mercer, Walter Scott, Alexander B. Roberts, E. B. Westervelt, George Y. Ailaire and Frank Washington Brown.

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.

Max Alexander—April 27, 1914—LEXINGTON AV, 1729—1635-50, 4-sty flat, 16.8x65, \$9,000.
MADISON AV, 1620—1614-15, 5-sty flat, 25x87.5, \$24,000.

Louis Aumann—May 31, 1915—PITT ST, 31—342-55, 5-sty tnt, 25x100, \$23,000.

Anna V. Brunner—Dec. 26, 1914—15TH ST, 232 E—896-33, 4-sty tnt, 24x103.3, \$28,500.

Zillah P. Cohen—May 19, 1915—127TH ST, 231 W—1933-21, 3-sty dw, 14x99.11, \$9,000.
 127TH ST, 233 W—1933-20 1/2—same as 127th st, 231 W.

Thomas P. Fitzsimons—Nov. 23, 1914—36TH ST, 224 W—785-58, 4-sty tnt, 20x98.9, \$29,000.
 6TH AV, 749-751—995-34-34 1/2, two 4-sty bldgs, 39.2x60.9, \$100,000.
 43D ST, 102 W—995-36A, 3-sty dw, 19.3x80.3, \$50,000.
 76TH ST, 169 W—1148-6, 4-sty dw, 20x99, \$30,000.
 24TH ST, 122 E—879-71, 4-sty dw, 30x87, \$27,500.

Georgianna M. Foster—Sept. 25, 1914—114TH ST, 554 W—1885-58, 5-sty dwg., 20x100.11, \$26,000.

Rosalie C. Frick—Mar. 4, 1915—54TH ST, 150 E—1308-43, 4-sty tnt., 19x100.5, 1/2 interest, \$7,875.
 54TH ST, 152 E—1308-42, same as 54th st, 150 E.
 60TH ST, 149 E—1395-23, 3-sty dwg., 20x100.5, 1/2 interest, \$9,000.

Susie A. Hill—Feb. 10, 1915—46TH ST, 149 W—999-11, 3-sty dwg., 18.9x100.5, \$37,500.
 82D ST, 123 W—1213-19 1/4, 3-sty dwg., \$17,500.

82D ST, 133 W—1212-49, 4-sty dwg., 18.9x102, \$22,000.
 128TH ST, 111 W—1913-25, 4-sty dwg., 25x99.11, \$13,500.
 132D ST, 108 W—1916-39, 3-sty dwg., 12.6x99.11, \$5,000.

Leon M. Hirsch—Feb. 3, 1909—104TH ST, 62 E—1609-44, 3-sty dw, 18.9x100.11, \$9,000.
 134TH ST, 57 W—1732-16, 3-sty dw, 18.9x99.11, \$8,000.
 82D ST, 8 W—1195-38 1/2, 4-sty dw, 18x102.2, \$28,000.
 123D ST, 521 W—1978-23, 5-sty flat, 33.2x100.11, \$36,000.

Julius G. Miller—Dec. 11, 1914—7TH AV, 2419-2412—2010-3, 6-sty apt, 40x100, \$56,000.

NAGLE AV, ns, 130 west of Arden st—2174-89, vacant, 100x350, \$32,000.

BROADWAY, 625—523-46, 12-sty loft, 34x200, \$294,000.

3D AV, 1798—1627-39, 4-sty tnt, 24.7x100, \$20,000.

3D AV, 1800—1627-40, 4-sty tnt, 25.9x108, \$30,000.

94TH ST, 15 E—1506-11, 4-sty dw, 22x100.8, \$53,000.

139TH ST, 249 W—2025-9, 4-sty dw, 32.4x99.11, \$17,000.

Ignatz Hochfelder—Feb. 16, 1913—4TH ST, 88 E—445-10, 3-sty dwg., 20.5x82.2, \$23,000.

4TH ST, 90 E—445-11, 3-sty dwg., 20.7x82.2, \$23,000.

Elizabeth Hoellebolt—Dec. 2, 1914—AV C, 169—393-36, 5-sty tnt, 24.3x79, \$16,000.

AV C, 167—393-37, same as Av C, 169.

AV C, 165—393-38, same as Av C, 169.

AV C, 163, nwc 10th st—393-39, 5-sty tnt, 22x79, \$25,000.

10TH ST, 391 E—393-40, 5-sty tnt, 29x94.9, \$25,000.

Solomon Jacobs—Feb. 2, 1914—THOMPSON ST, 64-66—488-6, 5-sty tnt, 51.1x90x irreg., \$55,000.

27TH ST, 150 E—882-54, 5-sty tnt, 25x98.9, \$35,000.

85TH ST, 149 E—1514-22, 4-sty tnt, 24.10x82, \$16,000.

MADISON AV, 1673—1617-22, 3-sty dwg., 15.3x70, \$16,000.

PLEASANT AV, 320, nec 117th st—1716-1, 6-sty tnt, 37.9x95, \$55,000.

PLEASANT AV, 320A-322—1716-3, 6-sty tnt, 37.10x98, \$38,500.

BROADWAY, 4154, sec 176th st—2145-7, small frame bldg., 59.6x181x irreg, \$43,000.

Emanuel Katz—See Record & Guide of July 31, 1915, for other properties.

WICKER PL (West 227th st), south side, 125 ft east of Van Corlear pl—3402-444, vacant, 25x100, one-half interest, \$1,600.

Augusta A. Ketchum—Mar. 17, 1915—60TH ST, 240 E—1414-31 1/2, 4-sty dw, 13.4x100.5, \$12,000.

Frederick Knief—June 11, 1914—WHITE-HALL ST, 27, and PEARL ST, 27-29—10-15 and 12, two 5-sty bldgs, 58x100x40.10x irreg, \$250,000.

John Lerscher—Feb. 22, 1915—BEACH ST, 49-51—214-26, 5-sty tnt, 45.11x28.8, \$16,750.

THAMES ST, 21-23—52-7, 5-sty tnt, 35.3x50.4x irreg, \$19,500.

WATTS ST, swc THOMPSON ST—476-32, vacant, 74.10x31.11x irreg, \$18,500.

WATTS ST, ns, abt 127.1 east of Sullivan st—476-27, vacant, 38.9x9x irreg, \$1,000.

Minna Le Vio—May 19, 1915—79TH ST, 135 E—1508-15, 3-sty dw, 20x102.2, \$40,000.

Edward Livingston—Dec. 18, 1906—BROADWAY, 514-516, and CROSBY ST, 60-66—483-13 and 23, two 6-sty lofts, 37.6 on Broadway (with depth of 200 and frontage of 103.6 in Crosby st x irreg, \$375,000.

BROADWAY, ns, 125 ft east of Hawthorne st—22141-34, vacant, 25x100, \$7,500.

Leopold Lyons—Aug. 2, 1914—102D ST., 203-205 E—1652-4 1/2 and 5, two 5-sty flats, 50x100.11x irreg, \$32,500.

Frederick E. Maxim—June 18, 1914—183D ST, 584 W—2154-40, 3-sty dw, 15x104.4, \$12,000.

William T. Middleton—June 8, 1914—79TH ST, 147 W—1210-14, 5-sty dw, 14x75, \$20,000.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

INTEREST in auction room business is centered largely next week on the offering by Joseph P. Day and J. Clarence Davies of 329 lots belonging to the Bowie Dash estate. The sale will take place at the Exchange Salesroom, 14 Vesey street, on Tuesday, October 26, commencing 10 o'clock in the morning, and the auctioneers announce that the sale will be absolute.

The offerings are located on Broadway, at 236th, 237th, 238th and 240th streets and on adjacent avenues and streets and include a number on Spuyten Duyvil Parkway and in 244th street and adjoining thoroughfares. There are two Broadway blocks of lots on the east side of Broadway, south of 238th street, running to the Putnam Division of the New York Central Railroad. A strategic corner is made by the junction of Broadway and Kingsbridge road at the 238th street subway station. West of that line of Kingsbridge road, the main body of the lots to be sold lie below grade and extend to Spuyten Duyvil road, now be-

ing paved and improved with a great sewer. In addition to the Spuyten Duyvil road frontage, many of the lots front on Corlear and Tibbett avenues. The major portion of four blocks on Spuyten Duyvil road are at the entrance to Fieldston and Riverdale and lie on a most picturesque elevation within a few blocks of the Barnard School for Boys and the Horace Mann School. Van Cortlandt Park lies directly opposite and closes probably for all time the eastern area of improvement. The Dash estate property west of Broadway is, in many respects, similar to the Dyckman tract in its earlier stages of development and is considered by many to be particularly ripe for apartment house improvement at this time.

In the Dyckman section, just to the south of the Dash estate, the construction of apartment houses has already advanced along the line of Broadway to about 217th street, the 215th street station being the centre of an active building movement. North of this point and

Modern Improvements

Isn't it true that oftentimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of house-keeping.

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)

Marble Hill, the building of apartment houses recently has been most prominent in the immediate vicinity of the 231st street subway station, east and west of which a number of new and substantial multi-family houses have been erected. West of Broadway, Kingsbridge avenue, bisecting the Dash estate and leading directly to the 238th street station, is the local Fort Washington avenue and the scene of the most important structural changes.

The corner of Broadway immediately at the 238th street station has been improved by its owner with a two-story cafe building and summer garden. Fifty feet north of this corner Charles Hensel, one of the pioneer and most active builders in the Dyckman section, is now completing a good grade five-story walk-up apartment house with three and four-room apartments. A row of five-story apartment houses is being erected in 238th street, immediately adjoining the corner. The 238th street trolley car line to Bronx Park connects at this point with the Broadway subway and trolley car line.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 22, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

- Broome st, 132 (*), ns, 75 w Pitt, 25x100, 4-sty bk tnt; due, \$18,272.50; T&c, \$1,-174.58; Emanuel Moses, exr. 11,500
- Delancey st, 220, ns, 76.3 e Pitt, runs 73xw—xn27xe27xs100xw25.9, 5-sty bk tnt & str; due, \$23,243.56; T&c, \$—; Chas Becker. 23,000
- Levis st, 76 (*), es, 275 s Stanton, 25x100, 6-sty bk tnt & str; due, \$7,887.63; T&c, \$712.73; sub to mtg of \$25,000; Jacob Larchan. 30,000

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known Easy Housekeeping Homes in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

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162 REMSEN ST. BROOKLYN
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129 RALPH AVENUE

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- Pearl st, 450, es, 143.3 s Park row, 25x97.9x20x94.3, 3-sty bk & fr lodging house & str; due, \$21,040.83; T&c, \$812.69; Henry De Forest Weeks. 22,300
- 32D st, 140 W (*), ss, 415 w 6 av, 20x49 x20x48.11, 3-sty bk tnt; due, \$40,017.74; T&c, \$2,123.60; David Wesson, sub trste. 20,000
- 69TH st, 310 W (*), ss, 200 w West End av, 25x100.5, 5-sty bk tnt & str; due, \$11,476.85; T&c, \$332.80; Walther Luttgen, exr. &c. 9,000
- 109TH st, 160 E (*), ss, 106 e Lex av, 19x100.11, 4-sty bk tnt; due, \$8,630.80; T&c, \$93.50; City Real Estate Co. 8,500
- 114TH st, 351 E (*), ns, 100 w 1 av, 25x100.11, 6-sty bk tnt & str; due, \$25,720.03; T&c, \$1,474; Stephen O Lockwood. 10,000
- 138TH st, 634 W (*), ss, 360 w Bway, 15x99.11, 3-sty bk dwg; due, \$8,730.36; T&c, \$675.91; Anna M Terwilliger. 6,000
- 2D av, 2134 (*), es, 25.8 s 110th, 25x75, 4-sty stn tnt & str; due, \$11,415.37; T&c, \$390.83; Chas D Olendorf. 10,700
- 8TH av, 221 (*), ws, 28.3 n 21st, 22.6x100, 3-sty bk tnt & str, 1-sty ext; due, \$21,658.68; T&c, \$25; Geo H Smyth et al. 20,000

HENRY BRADY.

- 55TH st, 327 E, ns, 306.9 e 2 av, 18.11x100.5, 3-sty & b stn dwg; due, \$8,900.90; T&c, \$614.58; Lawyers Mtg Co, party int. 7,000
- 56TH st, 346 E, ss, 124 w 1 av, 18x80, 4-sty bk tnt; due, \$7,305.11; T&c, \$519.25; Lawyers Mtg Co, party in int. 7,000
- 114TH st, 319 E, ns, 228 e 2 av, 22x100.11, 2-sty bk & fr shop; due, \$5,719.50; T&c, \$367.57; Salvatore Luckes. 5,925
- Madison av, 2050 (*), ws, 50.10 s 130th, 16.5x75, 3-sty stn tnt; due, \$8,823.41; T&c, \$81.80; Astor Trust Co, trste. 6,000

JACOB H. MAYERS.

- 49TH st, 235 E, ns, 224 w 2 av, 18x100.5, 3-sty & b stn dwg; due, \$9,649.31; T&c, \$228.04; Geo Killian. 10,250

SAMUEL MARX.

- 37TH st, 52 W (*), ss, 228.6 e 6 av, 21.6x98.9, 5-sty stn tnt & str; due, \$64,630.39; T&c, \$785.40; Jos C Levi et al trstes. 60,000
- 118TH st, 232 E (*), ss, 210 w 2 av, 21x100.11, 6-sty bk storage; due, \$22,589.11; T&c, \$668.77; Payne Estate. 22,500
- 123D-st, 323 E (*), ns, 236 e 2 av, 18x100.11, 3-sty & b stn dwg; due, \$7,130.64; T&c, \$56; Mary Hanson. 7,400

DANIEL GREENWALD.

- Rivington st, 75-7, ss, 581 e Allen, 42.2x77, 7-sty bk tnt & str; adj Nov3. —

SAMUEL GOLDSTICKER.

- Spring st, 11 (*), nec Eliz (Nos 184-8), 25.3x95x25.3x89, 5-sty bk stable; due, \$2,-255.25; T&c, \$—; Harry W Lichtenstein. 400

- Total \$297,475
- Corresponding week 1914.... 588,423
- Jan. 1, 1915, to date..... 45,764,601
- Corresponding period 1914.... 28,771,505

Bronx.

The following are the sales that have taken place during the week ending Oct. 22, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

- Tremont av, ss, 163.4 w Montgomery av, 25x94x25x93, vacant; due, \$277.93; T&c, \$—; withdrawn. —

BRYAN L. KENNELLY.

- Dyckman st, ss, 438 w Bway, 150x158x irreg, vacant; Wm O Gantz. 11,650
- 80TH st, 71 E, ns, 60.6 w Park av, 20x82.2, 4-sty & b dwg; bid in at \$43,750. —

- Hoe av, es, 100 n Jennings, 25x100, vacant; J J Flynn. 2,750.

- Monticello av, es, 125 n Strang av, 50x100, vacant; withdrawn. —

- Villa av, 3164, es, 135.8 n 205th, 18x100, 2-sty fr dwg; bid in at \$1,400. —

JACOB H. MAYERS.

- 223D st E, ns, 205 e Carpenter av, 50x114; due, \$2,789.84; T&c, \$498.11; Mary Ryan. 3,510

- 228TH st E, nec Paulding av, see Paulding av, nec 228. —

- 233D st, 633 E, ns, 130 e Carpenter av, 25x114; due, \$2,493.65; T&c, \$400; Irving N Tompkins. 4,425

- Paulding av (*), nec 228th, 46.9x80; due, \$744.89; T&c, \$581; L Josephine Moses. 800

HENRY BRADY.

- Adams st (*), ws, — n Van Nest av, 809.11x14.7x411x168.10; due, \$12,783.92; T&c \$5,476.96; Regent Realty Co. 5,000

- Marion av, 2774 (*), es, 81.7 n 197th, 17.10x94.9x10.3x94.3, 2-sty fr dwg; due, \$1,-734.19; T&c, \$500; sub to 1st mtg of \$3,-600; Julia E Barnard. 4,350

JAMES L. WELLS & CO.

- Adams st (*), nec Van Nest av, 172.2x100x irreg; also COLUMBUS AV, ns, 53.2 e Adams, 53.2x96.1x52.3x99.1; due, \$5,859.16; T&c, \$1,565.10; Regent Realty Co. 3,000

- Van Nest av, nec Adams, see Adams, sec Van Nest av. —

- Van Nest av, ns, 53.2 e Adams, see Adams, nec Van Nest av. —

JAMES J. DONOVAN.

- Beach st (*), ss, whole front bet Minneford av & Main, runs e190.11xs25xw—xs—xw89.9xns1.9, City Island; due, \$4,254.26; T&c, \$1,411.78; Carrie F Guion, individ & extrx. 2,100

- Boston rd, 1033-43 (*), ws, 465.1 s 166th, runs w 157.6 xs69.7xw32.7xs69.9xe170.7xn140.4 to beg, 2-5-sty bk tnts; due, \$6,066.27; T&c, \$1,955.50; pr mtgs \$145,000; Daily Realty Co, Inc. 146,000

GEORGE PRICE.

- Cauldwell av, 786, es, 85 s 158th, 20x100, 2-sty & b bk dwg; due, \$7,568.78; T&c, \$235.26; Lawyers Mortgage Co, party in interest. 7,500

- Total \$188,335
- Corresponding week 1914..... 82,700
- Jan. 1, 1915, to date \$6,330,029
- Corresponding period 1914..... 5,333,486

Brooklyn.

The following are the sales that have taken place during the week ending Oct. 20, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

- COLUMBUS PL, ws, bet Atlantic av & Hekimer, lot 31; Rebecca Lieberman 450.00
- GREEN ST (*), ss, 295 e Franklin, 100 x100; Victor Meyer..... 7,025.00
- OAKLAND ST (*), es, 200 s Meserole av, 25x100; Henry G Dorr..... 3,000.00
- TAFFEE PL (*), es, bet Park av & Little Nassau, lot 18; Irving Woodman..... 550.00
- 44TH ST (*), ss, 160 e 15 av, 20x100.2; Johanna S Reidmann..... 3,500.00
- DE KALB AV, nws, 63 sw Bushwick av, 17x130; withdrawn..... —
- 14TH AV (*), nws, 19 se 78th, 18x100; Rose Wolf..... 1,000.00

JAMES L. BRUMLEY.

- FOSTER AV (*), ses, 25 sw E 93d 25x100; Delia C Baker..... 2,000.00
- WILLIAM J. McPHILLIAM & CO.
- BALTIC ST (*), ss, 315 e 4 av, 12.6x55.10; Wm Burrell..... 1,700.00

- BERGEN ST, ss, 133 w Kingston av, 19.6x100; withdrawn..... —
- COLUMBIA HEIGHTS, nws, 100 ne Cranberry, 25x100; FURMAN ST, ses, 125 ne Cranberry, 50x117; adj Feb116 KOUWENHOVEN PL (*), es, adj land of Peter Kouwenhoven, 143.9x561.3x irreg; KOUWENHOVEN PL, es, adj land of Maria Dittmas, 143.8x139.1x irreg; KOUWENHOVEN PL, es, adj land of Peter Kouwenhoven, 162.10x27.6x irreg; KOUWENHOVEN PL, es, adj land of Maria K Dittmas, 287.3x45.4x irreg; Wm W Kouwenhoven...10,000.00
- PARK PL (*), swc Rogers av, 27.11x105.7; Wm F Armstrong.....20,000.00
- REMSEN ST, ns, 99 e Clinton, 49x100; W H Gahagan, Inc.....53,650.00
- E 13TH ST (*), ws, 77 n Av P, 23x100; Isabelle Bradley..... 4,600.00
- 63D ST, nwe 5 av, 100x40; South Bklyn Realty Co..... 3,100.00
- 67TH ST (*), ns, 260 e 12 av, 40x100; Albert F Egelhof..... 3,250.00
- 75TH ST (*), nes, 500 nw 19 av, 40x100; Agnes E Reynolds..... 4,500.00
- OCEAN AV (*), nec Jerome av, 54.5x157.6x irreg; Jerome Lott..... 3,700.00
- 3D AV, sec 61st, 81.11x90; Manufacturers' C T Co; withdrawn..... —

NATHANIEL SHUTER.

- KOSCIUSKO ST, ss, 78.6 w Lewis av, 18.6x100; Jose Hart..... 4,550.00
- LOCUST ST (*), 232.11 e Coney Island Plank Rd, 25x103.11; Geo Weidner. 2,400.00
- S VAN ST, swc Van Brunt, 90x25; Robt C Baker..... 4,500.00
- 4TH ST (*), sws, intersec nws 5 av, 97.10x79; Saml Levy.....26,000.00
- 17TH ST, es, 345 n Av U, 40x80; Annie Aaron..... 3,750.00
- 62D ST, ss, 200 e 4 av, 20x100; withdrawn..... —
- 76TH ST, sws, 391 nw 18 av, 20x100; Urban Securities..... 4,000.00
- AV Q (*), nwe W 13th, 100x80; Jno J Ryan..... 2,800.00
- BAY PKWAY (*), ses, 170.4 sw Cropssey av, 20x94; Mary C Farina..... 7,000.00
- E NEW YORK AV, ss, bet Chester & Bristol, lot 30; Traders' Exchange, Inc..... 910.00
- NEW UTRECHT AV, sec Bay Ridge av, 22.3x126.1; withdrawn..... —

- Total\$177,935.00
- Corresponding week, 1914..... 60,725.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

- OCT. 28. BLEECKER ST, 402-16; also BANK ST, 84-6; also HUDSON ST, 582-8; also W 11TH ST, 289, 191.8x87.8x irreg, 4-5-sty bk loft bldgs (exrs). —

SAMUEL MARX.

- OCT. 28. 47TH ST, 5 E, ns, 175 e 5 av, 25x100.5, 4-sty & b bldg & 2-sty ext (vol). —

Bronx.

JOSEPH P. DAY.

- OCT. 26. 329 LOTS on & adjacent to Broadway, bet 236th & 240th & Spuyten Duyvil pkway & 244th, to be sold at the New York Exchange Salesroom, 14 Vesey, at 10 o'clock. —

- OCT. 28. 181ST ST, sec Harrison av, 91.4x62.8x irreg, vacant (exrs). —

Brooklyn.

- THE CHAUNCEY REAL ESTATE CO.
- OCT. 27. MORTON ST, 50, ss, 18 e Wythe av, 18x80, 3-sty bk dwg (vol). —
- 17TH ST, ns, 220 w 11 av, 100x90.2, vacant (vol). —
- NOSTRAND AV, es, 25 n Pulaski, 100x100, vacant (partition). —
- PROSPECT PARK W, 186, nec 14th, 32.6x97.10, 4-sty bk & stn apt (exrs). —
- PUTNAM AV, 638, ss, 130 w Lewis av, 20x100, 2 1/2-sty b & bk dwg (exrs). —
- STUYVESANT AV, 258, ws, 40 n Putnam av, 20x100, 3-sty & b stn dwg (vol). —

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:

- OCT. 23.**
No Legal Sales advertised for this day.
- OCT. 25.**
WASHINGTON ST, 774-8, ws, 43.11 n 12th, runs w66x46.3xe3x118xe63.3xs63.11 to beg, 3-3-sty bk & fr trnts & str; Reversionary Estates Co—Minnie M Cook et al; I Newton Williams (A), 233 Bway; Abel C Thomas (R) partition; Joseph P Day.
- 124TH ST, 510-6 W, ss, 200 w Amst av, 100x100.11, 7-sty bk tnt N Y Trust Co—Slade Simon et al; Bowers & Sands (A), 46 Cedar; Henry W Pollock (R); due, \$129,540.77 T&c, \$2,414.55 Joseph P Day.
- 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 & extr; Fredk L Allen (A), 55 Cedar; Josiah Canter (R) due, \$46,910.32; T&c, \$2,251.25; J H Mayers.
- OCT. 26.**
31ST ST, 134 W, ss, 400 w 6 av, 25x152.10x25x148, 4-sty stn tnt & str & 3-sty bk rear tnt; Union Dime Savgs Bank—Mary J McDonald et al; Woodford, Bovee & Butcher (A), 1 Madison av; Richard F Weeks (R); due, \$47,258.71; T&c, \$1,262.41; mtg recorded July 7'06 Joseph P Day.
- 103D ST, 166 E, ss, 156.6 w 3 av, 27x100.11, 5-sty stn tnt Louisa H Wheelwright—Forrest C Hirleman et al; Edw M Scudder (A), 59 Wall; Alex Wolf (R); due, \$17,869.33 T&c, \$1,182.90; mtg recorded Jan17'10 Samuel Marx.
- 2D AV, 2276, sec 117th (No 300 1/2), 25.5x84.10, 4-sty bk tnt & str & 1-sty bk str Jules J Vail—Henry A Wingert et al; Chalmers Wood (A), 52 William; Russell H Robbins (R) due, \$20,892.21 T&c, \$900 Joseph P Day.
- OCT. 27.**
OLIVER ST, 52, es, 75 n Oak, 25x102x24.1x101, 2-sty bk tnt & str & 6-sty rear tnt; City of N Y—Michael A Rofrano et al; Frank L Polk (A), Municipal Bldg; Henry A Deimel (R); due, \$33,055.28; T&c, \$2,625.00; Joseph P Day.
- 27TH ST, 132-42 W, ss, 380 w 6 av, 120x98.9, 2-6-sty bk loft & str bldgs; Emigrant Indust Savgs Bank—140 W 27th St Corp; R & E J O'Gorman (A), 51 Chambers; Winter Russell (R); due, \$220,331.19; T&c, \$2,736.50; Henry Brady.
- 79TH ST, 225 W, ns, 284 w Amst av, 16x102.2, 4 & 5-sty & b bk dwg; Saml R Welsler et al trstes—Omar A Jenks et al; Geo E Coney (A), 100 Bway; Jas M Vincent (R); due, \$24,565.68; T&c, \$681.47; mtg recorded Feb 21'10; Henry Brady.
- 107TH ST, 213 E, ns, 360 w 2 av, 25x100.11, 4-sty bk tnt & str; Caroline E Heath et al—Jos Isear et al; Warner & Korb (A), 27 Cedar; Jno J Rooney (R); due, \$10,704.64; T&c, \$158.90; Joseph P Day.
- 111TH ST, 136-8 W, ss, 287.6 e 7 av, 37.6x100.11; 5-sty bk tnt; Mary J Kingsland—Irving Arms Real Estate Corp et al; Chas P & Wm W Buckley (A), 141 Bway; Chas O'Sullivan (R); due, \$36,776.32; T&c, \$841.50; Joseph P Day.
- 111TH ST, 232-4 E, ss, 200 w 2 av, 40x100.11, 6-sty bk loft bldg; Jno A McVickar—Realty Realization Corp et al; Clarence R Freeman (A), 27 William; Thos L Feitner (A); due, \$25,684.67; T&c, \$884.07; mtg recorded Apr 15'04; Joseph P Day.
- HILLSIDE AV, ss, & ST NICHOLAS AV, ns, part of plot 147, map of estate of Isaac Dyckman, 170.3x209.9x168.8x143.9, vacant; N Y Mtg & Sec Co—Mary A Moriarty et al; Henry M Bellinger, Jr (A), 135 Bway; Augustus R McMahon (R); due, \$6,588.82; T&c, \$2,891.58; Henry Brady.
- OCT. 28.**
CHRISTIE ST, 116, es, 100.5 s Broome, 25x100, 5-sty bk tnt & str; Union Trust Co of N Y—Louis Tanz et al; Miller, King, Lane & Trafford (A), 80 Bway; Arthur C Train (R); due, \$22,401.45; T&c, \$555.93; Joseph P Day.
- HOUSTON ST, 25-7 W, ss, 50 w Mercer, 50x100, 6-sty bk loft & str bldg; United States Trust Co of N Y—Ferdinand H Mela et al; Stewart & Shearer (A), 45 Wall; Macgrane Cox (R); due, \$83,189.16; T&c, \$1,640.25; Herbert A Sherman.
- WOOSTER ST 203-5, ws, 185.9 n Bleecker, 36.8 x100x36.7x100, 6-sty bk loft & str bldg; Albany Savgs Bank—A Cushman Realty Corp et al; Tracey, Cooper & Townsend (A), 25 N Pearl, Albany, N Y; Chas L Hoffman (R); due, \$57,858.21; T&c, \$325; mtg recorded May27'09; Joseph P Day.
- 91ST ST, 20 W, ss, 175 w Central Pk W, 19x100.8, 4-sty bk church; Jno A Stewart et al trstes—Emma V Sherman et al; Beekman, Menken & Griscom (A), 52 William; Arthur M Levy (R); due, \$18,926.63; T&c, \$478.19; Samuel Marx.
- 118TH ST, 275 W, ns, 150 e 8 av, 25x100.11, 5-sty bk tnt; Louis L Wolf—Rose Reilly et al; W Bennett Marx (A), 257 Bway; Thomas O'Callaghan (R); due, \$2,705.85; T&c, \$—; Joseph P Day.
- 119TH ST, 128 W, ss, 385 e 7 av, 20x100.11, 3-sty & b stn dwg; Jennie J Mandeville—Lizzie L Ball et al; Blandy, Mooney & Shipman (A), 37 Wall; M M Friend (R); due, \$20,894.86; T&c, \$372.70; James L Wells.
- 123D ST, 3 W, ns, 281 e Lenox av, 19x100.11, 3-sty & b stn dwg; Cath Biehn—B W R Realities, Inc, et al; Cary & Carroll (A), 59 Wall; Robt L Luce (R); due, \$18,498.46; T&c, \$470.07; mtg recorded June30'05; Henry Brady.
- 3D AV, 2354, ws, 83.5 s 128th, 16.10x100, 3-sty bk tnt & str, 2-sty ext; Mutual Life Ins Co

- of N Y—Elsie Tiedmann individ & extr et al; Fredk L Allen (A), 55 Cedar; Warren C Van Slyke (R); due, \$15,068.72; T&c, \$3.50; Joseph P Day.
- OCT. 29.**
DUANE ST, 42, swc Lafayette (No 8), runs w Sxs31.3xe19.2xn23.3xw18.3, 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 \$42,600; Joseph P Day.
- HENRY ST, 220, ss, 141.4 e Clinton, 23.6x100, 4-sty bk tnt & str; Pinkus Nathan—Morris Marans et al; Otto A Samuels (A), 99 Nassau; Alex I Rorke (R); due, \$23,178.54; T&c, \$465.10; mtg recorded Dec18'07; Joseph P Day.
- LAFAYETTE ST, 401, es, 100 n 4th, 24.8x100, 7-sty bk loft & str bldg; Chas Remsen trste et al—Eugene Morgenthau et al; Joline, Larkin & Rathbone (A), 54 Wall; Jos I Green (R); due, \$78,699.39; T&c, \$1,783.65; Bryan L Kennelly, Inc.
- 29TH ST, 130-2 W, ss, 360 w 6 av, 40x98.9, 12-sty bk loft & str bldg; Jas A Trowbridge—130 W 29th St Co, Inc, et al; Henry M Bellinger, Jr (A), 135 Bway; Walter W Irwin (R); due, \$174,683.83; T&c, \$2,196.30; Joseph P Day.
- 63D ST, 305 E, ns, 109 e 2 av, 29x100.5, 5-sty bk tnt; City Real Estate Co—Richard Price et al; Action 1; Harold Swain (A), 176 Bway; Saml H Evins (R); due, \$14,969.14; T&c, \$264.05; mtg recorded July15'08 Joseph P Day.
- 63D ST, 307 E, ns, 138 e 2 av, 29x100.5, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$16,237.13 T&c, \$673.45 mtg recorded Oct15'09 Joseph P Day.
- 63D ST, 309 E, ns, 167 e 2 av, 29x100.5, 5-sty bk tnt; same—same; Action 3; same (A); Middleton S Borland (R); due, \$16,265.13; T&c, \$673.40; mtg recorded Oct15'09; Joseph P Day.
- 63D ST, 311 E, ns, 196 e 2 av, 29x100.5, 5-sty bk tnt; same—same; Action 4; same (A); Saml H Evins (R); due, \$16,230.19 T&c, \$673.45 mtg recorded Oct15'09; Joseph P Day.
- 104TH ST, 8 W, ss, 149.6 w Central Park W, 19.5x101x23.6x100.11, 5-sty bk tnt; Geo A Muller & ano—Margt E Hughes et al; Harold Swain (A), 176 Bway; Jos D Kelly (R); due, \$14,920.02; T&c, \$890.65; mtg recorded Jan15'06; Joseph P Day.
- 107TH ST, 60 E, ss, 175 e Madison av, 25x100.11, 5-sty bk tnt & str; Harold Nathan—Mary Block et al; Leventritt, Cook & Nathan (A), 111 Bway; Chas Putzel (R); due, \$2,898.76; T&c, \$145.60; sub to pr mtg \$21,800; Joseph P Day.
- 120TH ST, 339 E, ns, 25 w 1 av, 16.8x180.10, 3-sty & b stn dwg; Free Home for Young Girls—Louis Lese et al; Olney & Comstock (A), 68 William; Harry A Goidel (R); due, \$5,022.97; T&c, \$300.23; mtg recorded May1'05; J H Mayers.
- CENTRAL PARK W, 300, nwc 90th (No 1-3), 8x100, 8-sty bk tnt Eldorado; Abr Kipp—Secured Holdings Corp et al; Geo B Holbert (A), 154 Nassau; Louis M Ogden (R); due, \$29,770.40; T&c, \$4,435.90; sub to 1st mtg \$400,000 Joseph P Day.
- CENTRAL PARK W, 302, swc 91st (No 2), 100.8x100, 8-sty bk tnt Eldorado; Chas A Lindsley—Secured Holdings Corp et al; Geo B Holbert (A), 154 Nassau; Herman Stiefel (R); due, \$61,873.20; T&c, \$4,075.90; sub to 1st mtg \$400,000; mtg recorded Dec18'07; Joseph P Day.
- OCT. 30.**
No Legal Sales advertised for this day.
- NOV. 1.**
99TH ST, E, ns, 137 w 1 av, 37x100.11, vacant; Wm C Bowers—Fidelity Constn Co et al; Bowers & Sands (A), 46 Cedar; Chas A O'Neil (R); due, \$6,764.27; T&c, \$271.50; Jacob H Mayers.
- LEXINGTON AV, 2007-9, nec 122d, 28.10x60, 2-3-sty & b stn dwgs; Bradish Johnson et al trstes, &c—Harry Bierhoff et al; Stewart & Shearer (A), 45 Wall; Chas L Hoffman (R); due, \$16,973.72; T&c, \$665.44; Samuel Marx.
- PLEASANT AV, 373, ws, 60.5 s 120th, 40.4x85, vacant; E Louise Sands—Morris Weinstein et al; Bowers & Sands (A), 46 Cedar; Jno H Rogan (R); due, \$9,832.13; T&c, \$453.46; Henry Brady.
- RIVERSIDE DR, 186, on map 187, sec 91st, runs e 75 xs35.8xe10xs10xw46.10x10xw39.2xn35.8 to beg, 4-sty bk dwg; N Y Trust Co—Ferral C Dininny et al; Zabriskie, Murray, Sage & Kerr (A), 49 Wall; Wilbur Larremore (R); due, \$75,867.64; T&c, \$2,855.83; mtg recorded May16'12; Henry Brady.

Bronx.

- The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:
- OCT. 23.**
No Legal Sales advertised for this day.
- OCT. 25.**
PROSPECT AV, 1320, es, abt 290 s 169th, runs s37.6xe59.3xne45.11xn16.4xw100, 5-sty bk tnt; Herman Goldfarb—David Gellis et al; Bennett E Siegelstein (A), 99 Nassau; Henry B Singer (R); due, \$3,046.03; T&c, \$—; sub to 1st mtg \$27,000; Samuel Marx.
- OCT. 26.**
BROWN PL, 164, nec 135th (No 491-3), 33.4x100, 5-sty bk tnt & str; Lawyers' Mtg Co—Sec Mtg Co et al; Cary & Carroll (A), 59 Wall; Jos P Hennessy (R); due, \$31,669.37; T&c, \$625.21; Joseph P Day.
- KELLY ST, 1118-20, es, 149.2 n 167th, 50x111.7x50.3x106.3, 5-sty bk tnt Max Edison—Jus Realty Corp et al; Action 1; Abr Rosenblum (A), 320 Bway; Mortimer B Bernstein (R); due, \$5,835.24; T&c, \$216.98; sub to mtg \$37,500; Henry Brady.
- KELLY ST, 1122-4, es, 99.2 n 167th, 50x116.11x50.3x111.7, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$9,141.28; T&c, \$217.12; sub to mtg \$35,000; Samuel Marx.
- 135TH ST, E, nec Brown pl, see Brown pl, 164,

- CEDAR AV, 1957, ws, 91.3 n 179th, 16.8x100.9, 2-sty bk dwg; Fredk T Hoffman—Edson Bldg Co et al; Action 1; Ernest Hall (A), 62 William; Edw D Dowling (R); due, \$4,184.49; T&c, \$206.97; Chas A Berrian.
- CEDAR AV, 1959, ws, 107.11 n 179th, 16.7x100.9, 2-sty bk dwg; same—same; Action 2; same (A); same (R); due, \$4,418.49; T&c, \$206.97 Chas A Berrian.
- WEBSTER AV, es, 275 s 171st, 100x121x100.4x112.10, vacant; Anna M Nelson, gdn—Maria Zibelli et al; Henry M Bellinger, Jr (A), 135 Bway; Arthur N Giegerich (R); due, \$10,029.55; T&c, \$608.40; Joseph P Day.
- OCT. 27.**
EASTERN BLVD, swc Roberts av, see Roberts av, ss.
- GAINSBORG AV, sec Roberts av, see Roberts av, ss.
- MONTICELLO av, ws, 300 n Sorang av, see Monticello av, ws, 92.11 s Kingsbridge rd.
- MONTICELLO AV, ws, 92.11 s Kingsbridge rd, 50x100; MONTICELLO AV, ws, 300 n Sorang av, 75x100; SETON AV, es, 300 s Edenwald av, 50x100; Dora Pines—Horatio N Meredith et al; Schwartzman & Schwartzman (A), 44 Court, Brooklyn; Wm J McKeown (R); due, \$83,950; T&c, \$296.72; James J Donovan.
- ROBERTS AV, ss, whole front bet Gainsborg av & Eastern blvd, 200.1x100; Dora Pines—Washington Savgs Bank et al; Theo I Schwartzman (A), 44 Court, Brooklyn; Wm J McKeown (R); due, \$933.62; T&c, \$1,623.44; James J Donovan.
- SETON AV, es, 300 s Edenwald av, see Monticello av, ws, 92.11 s Kingsbridge rd.
- UNION AV, 993, ws, 266.2 s 165th, 45.7x164.5, 5-sty bk tnt; Wm L Condit—Davis Israel et al; Elkus, Gleason & Proskauer (A), 111 Bway; Geo B Hayes (R); due, \$41,504.85; T&c, \$1,300.38; J H Mayers.
- OCT. 28.**
BRONX PARK PL, swc White Plains rd, 91.6x100x107.8x101.1; Max S Weil—Jos Hahn et al; Arnest & Levy (A), 128 Bway; Harry Bijur (R); due, \$2,008.96; T&c, \$746.51; J H Mayers.
- OCT. 29.**
201ST ST, 201 E, nec Grand Blvd & Concourse, 19.5x100x15.16x100.2, 2-sty fr dwg; Carrie Fisher—Eliz Scrymgeour; Jno C Stein (A), 2873 Webster av; Morris Frank (R); due, \$1,680.90; T&c, \$381.89; sub to pr mtg \$3,500; James J Donovan.
- CLAREMONT PKWAY, 494, ss, 151.8 e Washington av, 25.3x169.7x25x173.3, 4-sty bk tnt & str; Harry B Rosen—Olga Balaban et al; Louis Jersawitz (A), 220 Bway; Mortimer B Bernstein (R); due, \$4,655.57; T&c, \$325.05; sub to 1st mtg \$18,500; Samuel Marx.
- GRAND BLVD & CONCOURSE, nec, 201st, see 201st st, 201 E.
- LOCUST AV, 280, es, 255 n 138th, 260x325x216x364, 1-2 & 3-sty bk shop; Mutual Life Ins Co of N Y—Robt C Fisher et al; Fredk L Allen (A), 55 Cedar; Benj A Hartstein (R); due, \$240,000; T&c, \$2,984.53; Jacob H Mayers.
- OGDEN AV, es, 450 n 170th, 50x112.3x50x111.11, vacant; Jacob Dohrman—Merwin Realty Co et al; Elfers & Abberley (A), 277 Bway; Jos I Berry (R); due, \$4,410.92; T&c, \$375.88; James J Donovan.
- PROSPECT AV, 701, ws, 27 s 155th, 21x95x21.2x94.10, 4-sty bk tnt; Italian Savgs Bank of City of N Y—Arthur Richardson et al; Wayland & Bernard (A), 165 Bway; Abr M Schwartz (R); due, \$14,474.17; T&c, \$363.30; Chas A Berrian.
- WESTCHESTER AV, es, 125.6 n Havemeyer av, runs e148x700xw154xse—xw30.7xw137.5xw25xse100xsw85.6xw100xsw252 to beg; Harlem Savgs Bank—Sarah D Munn et al; Edw S Clinch (A), 41 Park Row; Bernard J Isecke (R); due, \$19,437.00; T&c, \$17,114.07; George Price.
- OCT. 30.**
No Legal Sales advertised for this day.
- NOV. 1.**
TIFFANY ST, sec 167th, see 167th, 914 E.
- 167TH ST, 914 E, on map 910 E, sec Tiffany, 74.8x69.10x94.4x39.3, 5-sty bk tnt & str; Constantin Wagner—Adolph Lintner, et al; Wm R Adams (A), 25 Broad; Harry Kempner (R); due, \$7,929.65; T&c, \$1,700; sub to mtg \$42,000; Henry Brady.
- 235TH ST E, swc White Plains rd, 80x114; Peter Duncan—Jno Stevenson et al; Eugene L Brisach (A), 391 E 149th; Cyrus C Miller (R); due, \$10,214.57; T&c, \$1,097.91; George Price.
- CASTLE HILL AV, es, —s Hermany av, 94.5 x105.10x107.4x105; HERMANY AV, ss, —e Castle Hill av, 144x200x145.10x182.4; Thos Amend—Mary Wagner et al; Michl B McHugh (A), 115 Bway; Earnest R Eckley (R); due, \$2,395.70; T&c, \$1,235; sub to pr mtgs aggregating \$7,250; James J Donovan.
- HERMANY AV, ss, —e Castle Hill av, see Castle Hill av, es, —s Hermany av.
- TINTON AV, 890 & 890 1/2, es, 150 n 161st, 31.4x100, 3-sty fr tnt & str; Ceasar Munch—Julius Fuchs et al; Edw A Acker (A), 287 Bway; Jos P Hennessy (R); due, \$2,326.17; T&c, \$422; sub to 1st mtg \$10,137; Henry Brady.
- WHITE PLAINS RD, sec 235th, see 235th st E, swc White Plains rd.

Brooklyn.

- The following advertised Legal Sales will be held at the Brooklyn salesrooms, 189 Montague Street, unless otherwise stated:
- OCT. 23.**
No Legal Sales advertised for this day.
- OCT. 25.**
50TH ST, nes, 200 se 16 av, 40x100; Saml Harris et al—Katie E C Severs et al; Simmons & Harris (A), 108 Bway; Ira Garlick (R); Wm P Rae.
- EVERGREEN AV, nwc Hancock, 100x35; Otto Hilmer—Wm Brandries et al; Grover M Moscovitz (A), 183 Montague; Michael M Heffgott (R); Nathaniel Shuter.
- OVINGTON AV, ss, 221.7 e 2 av, 40.6x79.4; Aaron Schoenfeld et al—Eliz T Maher; Morris Reizenstein (A), 44 Court; Jas O Miller (R); Nathaniel Shuter.

Legal Sales, Brooklyn, Continued.

OCT. 26.
OCEAN PL, ws, 19.8 n Atlantic av, 17.2x80.3; Fredk W Penny—Sarah Maloney et al; W H Garrison (A), 50 Court; Wm S O'Connell (R); Wm J McPhilliamy & Co.
WARREN ST, ss, 70.3 e Columbia, 27.9x74.10; City Real Estate Co—Eugene L Parodi et al; Harry L Thompson (A), 175 Remsen; Arthur T Hanson (R); Wm J McPhilliamy & Co.
E 12TH ST, ws, 233.4 s Av O, 23.4x100; Anthony Kipp et al—Mary A Roelker et al; M V Dorney (A), 71 Wall, Manhattan; Isidore Kallet (R); Wm J McPhilliamy & Co.
BELMONT AV, ss, 40 w Atkins av, 20x90; Carrie F Artus—Richard D Williams et al; Hugh F Kenna (A), 44 Court; Wm Howard, Jr (R); Nathaniel Shuter.
CONEY ISLAND AV, nec Matthews pl, 100.4x 67.4; Bank of Flatbush—Lilia B Wiener et al; Hovell, McChesney & Clarkson (A), 50 Court; Jacob Peyser (R); Nathaniel Shuter.
EAGLE AV, ss, bet Manhattan av & Oakland, lot 26; Florence Kaidenberg—Wm Rooney et al; Liebrugge & Maxfield (A), 233 Bway, Manhattan; Jay S Jones (R); Wm P Rae.
RIDGE BLVD, es, 50 s 82d, 50x100; Title G & T Co—Daniel F Murphy et al; Harry L Thompson (A), 175 Remsen; Wm A Dempsey (R); Wm J McPhilliamy & Co.
UTICA AV, es, 19.8 s Prospect pl, 19x90; Louisa Morgan—Sophie Wilhelme et al; Action 1; Murtha & Hanson (A), 55 Liberty, Manhattan; Leon R Jacobs (R); Wm P Rae.
UTICA AV, es, 38.8 s Prospect pl, 19.4x90; same—same; Action 2; same (A); Wm F Connell (R); Wm J McPhilliamy & Co.
14TH AV, ses, 40 sw 79th, 20x61.4; S Bklyn Savgs Inst—Watpit Realty Corp et al; Action 3; Coombs & Whitney (A), 44 Court; Chas Y Van Doren (R); Wm J McPhilliamy & Co.
15TH AV, ses, 210 sw Bath av, 30x96.8; Wm F Upson, exr—Marguerite A McLaughlin et al; Harry L Thompson (A), 175 Remsen; Fred A Ahern (R); Wm J McPhilliamy & Co.
OCT. 27.
BUTLER ST, ns, 90 w 3 av, 110x200; Simon J Harding—Carrie Nichols et al; Gilbert, Elliott (A), 165 Bway, Manhattan; Jno A Valentine (R); Wm P Rae.
HALSEY ST, ns, 2.85 w Marcy av, 20x97.6; I Codnell Remsen—Louisa Allyn; Frank N Lang (A), 16 Court; Henry S Rasquin (R); Wm J McPhilliamy & Co.
HEMLOCK ST, es, 220 n Pitkin av, 20x100; May Stevenson—Mary Urtz et al; Ralph K Jacobs (A), 215 Montague; Chas E Russell (R); Nathaniel Shuter.
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.
SACKETT ST, nes, intersec nws Van Brunt, 20x75; Church of the Holy Communion—Cath White et al; Harry L Thompson (A), 175 Remsen; Abr H Kesselman (R); Nathaniel Shuter.
S 9TH ST, ns, 12 w Havermeier, 19x81.3; Albert G Hein—Victor Pakas et al; Jno A Holzappel (A), 260 Bway; Stanton Eldredge (R); Nathaniel Shuter.
E 12TH ST, ws, 360 s Av H, 20x100; Germania Real Estate & Impt Co—Sadie Strauss et al; Jno E Van Nostrand (A), 206 Bway; Wm F X Geoghan (R); Wm P Rae.
BAY 17TH ST, nws, 275 ne Bath av, 50x96.8; Title G & T Co—Ida Novik et al; Harry L Thompson (A), 175 Remsen; Michael Helfgott (R); Nathaniel Shuter.
BAY 32D ST, ss, 108.6 e Cropsey av, 120x96.8; Lucy P LeBrun—Sylvester Ross, Jr, Inc et al; Harry L Thompson (A), 175 Remsen; Allen A Deutsch (R); Nathaniel Shuter.
79TH ST, sws, intersec ses 14 av, 20x51.11; S Bklyn Savgs Inst—Watpit Realty Corp et al; Action 2; Coombs & Whitney (A), 44 Court; Alonzo G McLaughlin (R); Nathaniel Shuter.
LOT 73, Block 7109, Sec 21; Emil Mayer—Mirabeau L Towns et al; Chas H Schwartzman (A), 44 Court; Peter S Carter (R); Nathaniel Shuter.
LOTS 139 & 140, Block 7204, Sec 21; Edna A Davis—Renwick Constn Co et al; Geo A Nagle (A), 375 Fulton; Arthur L Tomes (R); Wm P Rae.
OCT. 28.
DOOLEY ST, ws, Lot 8; Jas Pirnie—Jonathan Elways et al; Jos H Breznell (A), 26 Court; Jno T McGovern (R); Wm J McPhilliamy & Co.
KENILWORTH PL, nes, 140 nw Av G, 20x 100; Jno F Nelson—Jas B Thomas et al; Anthony F Tuozzo (A), 44 Court; Francis J Cronin (R); Wm P Rae.
ORANGE ST, sws, intersec ses Hicks, 100.4x 20.4; Bowery Savgs Bank—Franklin Apartment Hotel Corp et al; Harry L Thompson (A), 175 Remsen; Geo B Adams (R); Wm P Rae.
S ELLIOTT PL, ws, 117 s DeKalb av, 50x100; Savgs Bank of Utica—Mabel E Hudson et al; Harry L Thompson (A), 175 Remsen; J Herbert Watson (R); Nathaniel Shuter.
E 35TH ST, ws, 240 n Beverly rd, 20x100; Chas H Puckhaber—Property Realization Corp et al; Hirsh, Newman & Reass (A), 391 Fulton; Isaac Lublin (R); Wm J McPhilliamy & Co.
59TH ST, ns, 230 e 13 av, 50x100.2; Louise N Bristow—Wm J Stratton et al; Harry L Thompson (A), 175 Remsen; Francis G Coates (R); Wm P Rae.
BUSHWICK AV, Meserole st & Scholes st. —x —; Kings County Trust Co—Eastern Brewing Co et al; Geo V Brower (A), 44 Court; Jackson A Dykman (R); Wm J McPhilliamy & Co.
12TH AV, nwc 65th, 105.7x40; Van Brunt Bergen —Emma W Davis et al; Hubbard & Rushmore (A), 26 Court; Henry P Burr (R); Wm J McPhilliamy & Co.
14TH AV, ses, intersec sws 78th, 20x50.6; S Bklyn Savgs Inst—Watpit Realty Corp et al; Action 1; Coombs & Whitney (A), 44 Court; Walter E Warner (R); W P Rae.

OCT. 29.
WEST ST, es, 215.10 n Av C, 18x100; Jos P Whiskeman—Boyd H Wood Co; Cary & Carroll (A), 59 Wall, Manhattan; Milton M Brooke (R); Wm P Rae.
WEST ST, ws, 197.10 n Av C, 18x100; Annie M Schantz—Boyd H Wood Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Daniel Maller (R); Wm P Rae.
E 29TH ST, es, 60 n Av L, 40x105; Jno V Cain —Bridget Foley et al; Edw J Flanagan (A), 44 Court; Milton Hertz (R); Wm J McPhilliamy & Co.
55TH ST, sws, 400 nw 16 av, 30x100; 55TH ST, sws, 430 nw 16 av, 30x100; Gustaf A Widen —Victor E Baffrey et al; Andrew F Van Thun, Jr (A), 189 Montague; Chas H Haubert (R); Nathaniel Shuter.
15TH AV, ses, 16.4 nw 65th, 20.11x100; Alice M Mennie—Anna C Brady et al; Cary & Carroll (A), 9 Wall, Manhattan; Augustus J Koehler (R); Wm J McPhilliamy & Co.
OCT. 30.
 No Legal Sales advertised for this day.

NOV. 1.
75TH ST, ss, 200 w 12 av, 30x100; Saml S Rosenberg—75th St Bldg Corp; Max N Koven (A), 26 Court; Saml Rabinowitz (R); Nathaniel Shuter.
PROSPECT AV, ns, 220 e Park av, 30x191; Henry Burn—Rozalie Rosenfeld et al; Harry H Altman (A), 44 Court; Marx S Feiler (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

OCT. 16.
16TH ST, 617 E; Kath V R Alles et al—Romey Realty Co, Inc, et al; amended; H Swain (A).
19TH ST, 357 W; Robt Kopp—Jas F Bragg et al; H Swain (A).
67TH ST, 240 W; D Comyn—David Israel et al; Bowers & Sands (A).
OCT. 18.
2D ST, 214-16; Wave Impt & Constn Co—Sol Henig et al; M Silverstein (A).
64TH ST, 302 E; Jos G Wallach—Peter Curran et al; Prince & Nathan (A).
2D AV, es, 100.5 n 63d, 25x100; Jos G Wallach —Mary Christman et al; Prince & Nathan (A).
OCT. 19.
55TH ST, ns, 125 e 2 av, 25x100.5; Jno J Brady et al—David Osterwey et al; E F Moran (A).
102D ST, 217 E; Ray Bernstein et al—Louis Sidorosky; House, Grossman & Vorhaus (A).
218TH ST, sws, intersec ses Park Ter West, 25 x101.2; Mary C Beecher—Jos A Powers et al; Geller, Rolston & Horan (A).
OCT. 20.
116TH ST, 362 W; City Real Estate Co—Michl J Farrell et al; H Swain (A).
E HOUSTON ST, 346 E; E 2D ST, 249; Rebecca April—Rubin Stillman et al; N April (A).
20TH ST, ssw, 153.8 w 6 av, 100x184 to 19th; 6TH AV, nwc 19th, 63.8x153.3; 19TH ST, ns, 253.8 w 6 av, 122.10x92; Equitable Life Assurance Soc of the U S—Simpson Realty Co et al; Alexander & Green (A).
50TH ST, 409 E; German Savgs Bank in the City of N Y—Annie Kurzok et al; A Roelker Jr (A).
74TH ST, ss, 36 e Park av, 18x74; Edmund J Levine et al—Louis Werner et al; S C Steinhart (A).
75TH ST, 46 W; Mary E Prior—Sarah E Crowell et al; G E & C Brower (A).
131ST ST, 107 W; Cortlandt de P Field et al —Lawrence Davis et al; H Swain (A).
8TH AV, es, 49.9 n 29th, 21x70xirreg; Loretto E Cosgrove—Anna Duffy; W P Clare (A).
OCT. 21.
MORTON ST, 40; Eugene A Philbin et al—Prudential Bond & Mtg Co et al; S S Menken (A).
SOUTH ST, 20; Rector Churchwardens & Vestrymen of Calvary Church in the City of N Y—Jos L Stern et al Zabriskie, Murray, Sage & Kerr (A).
SPRING ST, ns, 75 w Mercer, 37.6x100; Mutual Life Ins Co of N Y—Eugenie Rothschild et al; F L Allen (A).
WILLIAM ST, 264; Frank J Bauer—Jno Bauer et al; Wakelee, Thornall & Wright (A).
110TH ST, 213 E; J Frederic Kernochan et al—Irving G Schryer et al; H F Miller (A).
110TH ST, 215 E; J Frederic Kernochan et al—Martha Schlesinger et al; H F Miller (A).
6TH AV, nwc 11th, 25x60; Orphan Asylum Soc in City of N Y—Helena Berk et al; De Forest Bros (A).
OCT. 22.
CANNON ST, 102; Anna Backer—L Max Low Realty Corp et al; Lekowitz & Schaap (A).
22D ST, 121-3 W; Seamens Bank for Savgs in the City of N Y—Anne L Goldsmith et al; Cadwalader, Wickersham & Taft (A).
23D ST, ss, 200 w 6 av, 75x98.9; also 22D ST, ns, 208.4 w 6 av, 16.8x99.9; Seamans Bank for Savgs in the City of N Y—Jos M Gordon et al; Cadwalader, Wickersham & Taft (A).
71ST ST, 135 E; City Real Estate Co—Geo A Freeman et al; H Swain (A).
78TH ST, 132 W; & interior PARCEL beg at a point in cl of blk bet 77th and 78th, 341 w Columbus av, 4.5x16x4.2; City Real Estate Co —Susie E Wood et al; H Swain (A).
85TH ST, 234-6 E; Sidney Diamant—Amelia Bldz Corp et al; I L Rosenson (A).
134TH ST, 227 W; Robt W Davison—Saml L Conwell et al; W J Vreeland (A).

Bronx.

OCT. 15.
KELLY ST, 744; Anna Goldberg—Jos Farago et al; H Robitzek (A).
161ST ST, 700 E; Lawvers Mtg Co—Agnes M Prasnall et al; Cary & Carroll (A).
MORRIS AV, ws, 245 s 175th, 25x95; Wm N Johnson—Gertrude Lemien; J H Hildreth (A).

OCT. 16.
LOT 156, map of prop belonging to S Cambrelling et al; City Real Estate Co—Jos M O'Neill et al; H Swain (A).
OCT. 18.
UNION AV, es, 321.3 n 161st, 30x171.7; Fredk W Kraemer—Emanuel A Weil et al; A D Pape (A).
OCT. 19.
167TH ST, nec Union av, 45x100; Lawyers' Mtg Co—Chas A Moran et al; Cary & Carroll (A).
DE MILT AV, swc Matilda, 100x100; August Melchling—Julius C Von der Linden et al; G A Kues (A).
JEROME AV, es, 79.9 n Garfield, 28.5x138.5; Herman Wiebke et al—Jacob Beerli et al; R H Bergman (A).
LOT 81, map of 163 lots of estate of Mary Jane Radway, 24th ward; August Melchling—Marie E Von der Linden; G A Kues (A).

OCT. 20.
4TH ST, ses, 160 ne Union, 20x100 Elijah R Ryer—Minnie Farlam et al; Clocke, Koch & Reidy (A).
SHERIDAN AV, sec 165th, 64.2x200.9; Frederic Ashton de Peyster et al—Lillian B Rogers et al; L S Morris (A).

OCT. 21.
161ST ST, 276 E; Madeline D Morschhauser—Marie J Peters et al; J Hoenninger (A).
LOTS 13 & 14 (portion of), map of Central Morrisania; Florence S Dressel—David Rothstein et al; E H Carpenter (A).
LOTS 13, 14 & 15, map showing the subdivision of prop of estate of Wm B Ogden; American Swedborg Printing & Publishing Society—Maurice Stierer et al; McLoughlin & Martin (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

OCT. 14.
33D ST, ss, 206.3 w 3 av, 18.9x35; Guaranty Trust Co of N Y—Jos F Gross; Stetson, Jennings & Russell (A); Chas O Maas (R); due..... 7,339.30
85TH ST, ss, 40 e Columbus av, 40x 102.2; Jno A Stewart—Chas Hirschhorn et al; Beekman, Menken & Griscom (A); Stuart D Preston (R); due42,395.03
85TH ST, ss, 80 e Columbus av, 20x 102.2; same—same; same (A); same (R); due21,198.03
OCT. 15.
BROADWAY, nec 212th, 118.9x197.9; Max Marx—Hazel Real Estate Co et al; Lewis S Marx (A); Eugene F McGee (R); due18,955.72
OCT. 16.
 No Judgments in Foreclosure Suits filed this day.
OCT. 18.
118TH ST, 215 E; Alfred F Hess—Reginald de S Loughran; Elkus, Gleason & Proskauer (A); Maurice S Cohen (R); due 9,283.75
168TH ST, 514 W; Lawrence C Lommel—Gustave Levinson; Dutton & Kilsheimer (A); Denis O'L Cohalan (R); due15,925.26
CONVENT AV, swc 147th, 99.11x75; Ella M Burke—Convent Av Constn Co et al; O'Brien, Boardman & Platt (A); Sidney Harris (R); due.....141,502.50
OCT. 19.
179TH ST, 620 W; Geo M Brooks et al —Nellie V Gross; Henry M Bellinger, Jr (A); Bernard Naumberg (R); due13,418.05
OCT. 20.
113TH ST, ns, 468.4 e 6 av, 18.10x 100.11; Germania Life Ins Co—Henry Bennett et al; Dulon & Roe (A); Powell Crichton (R); due10,929.49
ST NICHOLAS PL, ws, 224.4 n 153d st, 50x112; German Savgs Bank in the City of N Y—Geo Schuck et al; Amend & Amend (A); Jas C Connell (R); due67,013.34
OCT. 21.
CORTLANDT ST, 85-7; Edwin Wolf—Wm Cooper; Hays, Hershfield & Wolf (A); Chas A Moran (R); due.....69,801.33

Bronx.

OCT. 15.
160TH ST, swc Courtlandt av, 23.6x 97.6; also COURTLANDT AV, 843; Broadway Savgs Instn—Constantine Pamos et al; R Kelly (A); M Bendit (R); due 8,920.84
OCT. 16.
BEAUMONT AV, 2332; Broadway Savgs Instn—Louise A Kaufhold et al; R Kelly (A); J B Harrison (R); due 5,227.08
OCT. 18.
LONGFELLOW AV, es, 125 s Jennings, 25x107.6; Paul Koch—Bertha Koch et al; F H Finn (A); W S Smith (R); due 2,119.17
LOT 88, 89 & 107, map of 160 lots in the 23d Ward; Trustees of the New York Universalist Relief Fund—Jno Commisky; W F Wund (A); S J Cowan (R); due 2,130.47
OCT. 19.
HERSCHEL ST, 105; Julia C Schieffelin—Norwood Heights Realty & Constn Co et al; C A Kalish (A); E J Healy (R); due..... 3,674.42
187TH ST, nec Anthony av, 21.2x90; Julius Heiderman—Wm Schmitz et al; J Heiderman (A); O E Davis (R); due 1,046.67
182D ST, ss, 53.4 e Crotona av, 25x 75; Theo Von Gerichten—Wm Schmitz et al; J Heiderman (A); O E Davis (R); due.....6,256.67

OCT. 20. No Judgments in Foreclosure Suits filed this day.
OCT. 21. WEBSTER AV, ss, 1,175 ne Woodlawn rd. 50x78.2; Mary E Goodwin as extr;—Emily Howes et al; J J Lenehan (A); due 2,312.69

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

Manhattan.
OCT. 16. 67TH ST, ns, 325 w 8 av, 25x100.5; Hortense Tracy—Theo M Leonard (dower &c); Merchant, Olena & Merchant (A).
67TH ST, ns, 372 w 8 av, 25x100.5; Hortense Tracy—Milo M Belding (dower, &c); Merchant Olena & Merchant (A).

OCT. 19. 8TH AV, ws, 115 s 17th, 23x100; & other PROP in Queens County; Bridget L Halligan—Patrick Long et al; partition; Carmody, Blauvelt & Kellogg (A).

OCT. 21. No Lis Pendens filed this day.
OCT. 22. No Lis Pendens filed this day.

Bronx.
OCT. 15. No Lis Pendens filed this day.
OCT. 16. No Lis Pendens filed this day.

MORRIS ST, ss, bet Wallace av & Barnes av, known as lot 233, Adea Park, 24th ward; Adelaide A Wabst—Philomena Cipolla et al; action to foreclose transfer of tax lien; C C Fowler (A).
BARNES AV, es, bet Morris & Adea av, known as lot 306, Adea Park, 24th ward; Adelaide A Wabst—Philomena Cipolla et al; action to foreclose transfer of tax lien; C C Fowler (A).

Brooklyn.
OCT. 14. BARBEY ST, es, 80 s Dumont av, 20x100; Minnie Cohen—Isidore Jacobs et al; D P Goldstein (A).

DEAN ST, swc Nostrand av, 22x95; Louis Kaplan—Minnie C Ryan et al; Smith & Prenskey (A).
DEAN ST, swc Nostrand av, 22x95; same—same; same (A).
FULTON ST, 446-8; Moses Annenberg—Julius Brody; foreclosure mechs lien; I Solomon (A).

ROCKAWAY AV, ws, 100 s Vienna av, runs w 100x100xw100x84.5xse239.3xe74.1xne—xn375.5 to beg; LIVONIA AV, sec Chester, 100x100; LIVONIA AV, nec Chester, 100x100; BRISTOL ST, ws, 100.3 s Livonia av, 20x100; BRISTOL ST, ws, 380 s Livonia av, 20x100; Jas Gray—Saml Rosendorf et al; to set aside deed; Simon & Weinstein (A).

BROADWAY, 114; Andrew S Cantoni—Henry Jandorf & wife; foreclosure of note; Guernsey & Guernsey (A).
HINSDALE AV, cl, 59.5 se Av U, runs sw471 xsw382xse391xse148.8xse451.4xse240xse 219.7 x ne619xnl1,178.5 to beg; State of N Y—Terence F Curley & ano; to create a title; F Van Wyck (A).

RODNEY ST, 191, Abr Reich—Jennie Klein et al; I Grunstein (A).
VAN SICLEN ST, nwc land Stephen M Stillwell, runs n399.10xsw224.11xsw452.6xne—to beg; Jos W. Dougan & ano—Dibs Saba Realty Co.; H M Bellinger, Jr (A).

BERGEN ST, ss, 219.9 e 6 av, 20.1x130; BERGEN ST, 508; Wilhelm Mattfield—Helen Gardner et al; S Seiderman (A).
FULTON ST, es, 18.7 se land of Saml R Johnson, runs s20xe90xnl.10xw50xw45.6 to beg; Bklyn Trust Co as trste—Thos F Rochford et al; H M Bellinger, Jr, Co.
GRAND ST, 144; Saml Abelson—Yetta Sonberg et al; S Kornbluth (A).

ELEEKER ST, ses, 320 w Wyckoff av, 20x100; Frank Vitale—Jos Mirabell et al; foreclosure mechanic's lien; C L Fasullo (A).
6TH ST, ns, 257.4 e 5 av, 20.1x100; Anna M Everit—Margt L Schoen & ano; G W Pear-sall (A).

POWELL ST, es, 300 n Sutter av, 50x100; State Bank—Abr Koepfel et al; J A Kohn (A).
ST EDWARDS ST, nwc Boliver, 50x94.9; Jno J Bonner—Jno J McManus, Sr, et al; partition; M F McGoldrick (A).

MECHANICS' LIENS. First name is that of the Lientor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

MECHANICS' LIENS. First name is that of the Lientor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.
OCT. 16. 9TH ST, 12 W; Adolph Klaff—Rudolph Johanson; Clirehugh & Clirehugh (40) 69.30
85TH ST, ss, 100 w Madison av, 166x—to 85th; J L Mott Iron Works—St Ignatius Loyola School et al; Jno Barry; renewal (50) 1,861.70

OCT. 18. CHERRY ST, 216; Abr Gingold—Chas S Sender (52) 110.00
81ST ST, 35 W; McMorrow Bldg Co, Inc—Orvista Realty Co, Inc (34) 1,000.00
85TH ST, ss, 100 e Madison av, 166x—to 84th; J L Mott Iron Works—Ignatius Loyola School et al; Jno Barry; renewal (correction) 1,861.70

OCT. 19. ACADEMY ST, ws, 225 n Bway 100x 153.3; Brandt Bros Bldg Co, Inc—Hudson Investing Co, Inc (59) 150.00
THOMPSON ST, 62; Jno H McGowan Co—Lawrence J Callanan; H G Vogel Co (58) 150.00

OCT. 20. ELDRIDGE ST, 133; Sam Braunstein—Fredk Storm; Max Kempler (62) 100.00
9TH ST, 12 W; Howard R Cummings—Jean McH Johansen; Clieshugh & Clieshugh, Inc (66) 719.50

OCT. 21. GREENWICH ST, 465-67; National Sash & Door Co, Inc—Henry Welsh Estate; Jos Bauman & Son (9) 660.00
48TH ST, 153 W; Garland Painting & Decorating Co—Edw G Glennon; Alys Cafe & Restaurant Co, Inc (70) 164.00

OCT. 22. BARTHOLDI ST, ns, 30.8 e Rosewood av, 50x95; Jas Martinelli—P S Constn Co; renewal (77) 89.30
11TH ST, 517 E; Adolph Shapiro—Chas Rubinger, Edwin & Brown & Nathan Marks (79) 89.30

OCT. 21. GREENWICH ST, 465-67; National Sash & Door Co, Inc—Henry Welsh Estate; Jos Bauman & Son (9) 660.00
48TH ST, 153 W; Garland Painting & Decorating Co—Edw G Glennon; Alys Cafe & Restaurant Co, Inc (70) 164.00
115TH ST, 75-79 W, & 116TH ST, 60 & 62 W; Tager Co, Inc—62 W 116th St, Henry Fuchtwanger; Fredk I Unger (75) 1,096.50

OCT. 22. BARTHOLDI ST, ns, 30.8 e Rosewood av, 50x95; Jas Martinelli—P S Constn Co; renewal (77) 89.30
11TH ST, 517 E; Adolph Shapiro—Chas Rubinger, Edwin & Brown & Nathan Marks (79) 89.30
124TH ST, swc Mt Morris Park W, —x—; Jos M Mullstein—Bernard Rathowsky & Mrs Von Sastrow (82) 800.00

Bronx.

Table listing property transactions in the Bronx, including dates (e.g., OCT. 15, OCT. 16), addresses (e.g., 198TH ST, 340 E; Nils M Roos), and values (e.g., 95.00, 1,850.00).

Brooklyn.

Table listing property transactions in Brooklyn, including dates (e.g., OCT. 14, OCT. 15), addresses (e.g., FULTON ST, sec Bradford), and values (e.g., 241.80, 83.00).

Table listing property transactions in Manhattan, including dates (e.g., OCT. 16, OCT. 18), addresses (e.g., LINDEN AV, 128-34), and values (e.g., 129.80, 300.00).

SATISFIED MECHANICS' LIENS.

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

Manhattan.

Table listing satisfied mechanics' liens in Manhattan, including dates (e.g., OCT. 16, OCT. 18), addresses (e.g., 42D ST, 412 W), and values (e.g., 8.00, 20.00).

Table listing property transactions in the Bronx (continued), including dates (e.g., OCT. 22), addresses (e.g., 54TH ST, 54 W), and values (e.g., 620.29, 157.00).

Bronx.

Table listing property transactions in the Bronx (continued), including dates (e.g., OCT. 15, OCT. 16), addresses (e.g., No Satisfied Mechanics Liens), and values (e.g., No Satisfied Mechanics Liens).

Brooklyn.

Table listing property transactions in Brooklyn (continued), including dates (e.g., OCT. 14, OCT. 15), addresses (e.g., 46TH ST, ss, 320 e 16 av), and values (e.g., 86.00, 150.00).

Table listing property transactions in Brooklyn (continued), including dates (e.g., OCT. 16), addresses (e.g., DEAN ST, ss, 60 e Franklin av), and values (e.g., 150.00, 1,365.06).

Table listing property transactions in Brooklyn (continued), including dates (e.g., OCT. 18, OCT. 19), addresses (e.g., No Satisfied Mechanics' Liens), and values (e.g., No Satisfied Mechanics' Liens).

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

ATTACHMENTS.

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

Manhattan.

Table listing attachments in Manhattan, including dates (e.g., OCT. 14 & 15) and values (e.g., No Attachments filed these days).

OCT. 16.
O'NEILL FULLER LUMBER CO; Chas S Hinkley; \$3,500; W L Flagg.

OCT. 18.
WADDELL, Jas A; Bruce Hatch; \$5,300; Rollins & Rollins.

OCT. 19 & 20.
No Attachments filed these days.

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

OCT. 15, 16, 18, 19, 20 & 21.

Terregrosse, Luigi. Hamilton st, 21-3 . . . Estate of S Weinstein. Doors, &c. 850.00

Flygare, C G. Murray st., 69. Stanley Electric Elevator & Machine Co. Elevator. 1,800.00

Colonial Marble Works. 116th st, 308 E. F & R Patch Mfg Co. Machinery. 72.00

204th St Corpn. 215th st, ss, 275 e 10 av. Colonial Mantel & Ref Co. Refrigerators. 270.00

Brooklyn.

OCT. 14, 15, 16, 18, 19 & 20.

Brassington, J. L. Utica av, nr Av N . . . F Huffer. Gas Fix. 192.00

Reilly, Jno J. 1633 & 1637 E 45th st. . . F Huffer. Gas Fix. 76.00

Harris-Coroney Co, Inc. 32d st & Mermaid av. Arthur D Harris & ano. Bungalows, &c. 15,000.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

OCT. 16.
ACADEMY ST, nwc Post av, 100x100; City Mtg Co loans Post Investing Co, Inc, to erect two 5-sty apartments; 10 payments 62,500.00

OCT. 18.
72D ST, ss, 225 w Col av, 50x102.2; Lawyers' Title & Trust Co loans Otto A Stoehr to erect 12-sty apartment house; 11 payments 300,000.00

Bronx.

OCT. 15.
FINDLAY AV, ws, 627.7 n 169th, 75.5x 107.5; City Mtg Co loans C J Carey Bldg Co, Inc, to erect 2 5-sty apartments; 9 payments. 34,000.00

OCT. 16.
MORRIS AV, ws, 47 n 183d, 100x106; Wm M Moore loans Hyman Berman Bldg Co, Inc, to erect two 5-sty apartments; 9 payments 70,000.00

SHERIDAN AV, es, 50 s 166th, 48x100; Manhattan Mtg Co loans Skandia Bldg Co, Inc to erect 5-sty apartment; 15 payment 32,000.00

SHERIDAN AV, sec 166th, 50x100; Manhattan Mtg Co loans Skandia Bldg Co, Inc, to erect 5-sty apartment with stores; 15 payments 40,000.00

Numbered Streets.

12 st, 50 W—Livia Rity Co, 299 Bway. FP
17 st, 121-5 W—Adams Land & Bldg Co, 61 Bway. Spr
22 st, 40-2 E—Jessie C Owen, 19 W 62. Spr
47 st, 243-5 W—Leonard L Hill, 32 W 25. FD
50 st, 400 E—Meyer Goldberg. FP-Rub
52 st, 19 W—Cath B Guernsey, care W M. 1672 Bway. FP
75 st, 432 E—Herman M Lewin. FP
110 st, 208 E—Board of Health, Walker & Centre A-WSS-FE(R)-FA
112 st, 315 E—Salvatore Saraai, 327 E 113. O
112 st, 542 W—Wilmore Rity Co, 115 Bway. Stp(R)
116 st, 100-2 W—Steil Markontonis. D&R
120 st, 245 W—Mrs Cath Bristol. ExS-FA
121 st, 449 E—Wells Holding Co, 159 W 125. O
121 st, 531-5 W—Corpus Christi Church. ExS
142 st, 214-6 W—St Charles Parochial Sch. ExS-WSS-FP-O-Tel

Numbered Avenues.

5 av, 417-21—Bonwit, Teller & Co. O
6 av, 80—Leo J Kreshover, 290 Bway. Rub
10 av, 249-51—Est Jacob Grifenhagen. WSS-FP-FE(R)

BRONX ORDERS SERVED.

Numbered Streets.

169 st, 913 E—Harry Lehr. FP-WSS-Ex

Named Streets.

Williamsbridge rd, 1483—John F Thompson, OS-NoS-El-CF-WSS

BROOKLYN ORDERS SERVED.

Named Streets.

Fulton st, 2081—S Yudkowitz. FP(R)El(R)-FA-WSS
Parkside av, 112—Edw H Nowlan. FP

RICHMOND ORDERS SERVED.

Named Streets.

Fingerbov rd, P S 34—Dept of Education, Park av & 59. WSS-SA-FP-Rec-D&R

BOARD OF EXAMINERS.

Regular meeting of the Board of Examiners every Tuesday at 2 P. M.; calendar closes at noon the preceding Saturday.

Appeal blanks may be obtained on application to the Clerk or Secretary; also information and assistance in relation to the preparation and filing of papers and plans.

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

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

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

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

(1) "Whenever a Superintendent of Buildings to whom such questions has been submitted shall reject or refuse to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of any such building or structure.

(2) "Or when it is claimed that the rules and regulations of the President of the Borough or the provisions of law or said ordinances do not apply.

(3) "Or that an equally good and more desirable form of construction can be employed in any specific case. The owner of such building or structure, or his duly authorized agent, may appeal from the decision of such Superintendent (to the Board of Examiners) where

OCT. 19.
JEROME AV, nwc 192d, 100x286.1; Lawyers' Title & Trust Co loans Jerome Av Constn Corpn to erect four 5-sty apartment with stores; 10 payments 195,000.00

OCT. 20.
159TH ST, ns, 275 e Courtlandt av, 50x101.3; Manhattan Mtg Co loans J T Construction Co, Inc, to erect 5-sty apartment; 15 payments 35,000.00

183D ST, ss, 116 w Bathgate av, 16x 92.4; Railroad Co-Operative Bldg & Loan Association loans Ewd Emden to make certain alterations upon said premises; 3 payments 1,800.00

W 37TH AV, sec 240th, 75x100; Railroad Co-Operative Bldg & Loan Association loans Louette D Mailing to erect 1-sty apartment; 4 payments. 6,500.00

OCT. 21.
UNION AV, es, 448 n land of Wm W Fox, 112x125; Morris Morgenstern loans E Lowenthal & Son, Inc, to erect 1-sty apartment with stores; 2 payments. 3,000.00

ORDERS

Brooklyn.

OCT. 19.
HINSDALE ST, nec Livonia av, —X—; Goldstein & Piaturek on Hinsdale Bldg Co to pay Barnet Weinstein. 600.00

DITMAS AV, nec E 22d, 161x100; Peru Holding Co on U S Title Guar Co to pay Steinberg Cut Stone Co. 1,800.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building.

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

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

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

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

Week Ending Oct. 16.

MANHATTAN ORDERS SERVED.

Named Streets.

Attorney st, 54—Alex Kaufman. FA-RQ
Elizabeth st, 49-51—Consolidated Embroidery Co. FA
Elizabeth st, 49-51—Grand Union Fold Box Co. FA
Lewis st, 41—Cong Bnao Mordchei Yank. A
Mott st, 41—Florence V Burden, 5 E 73. FA-WSS-Ex(R)-FE(R)-D&R
New Bowery, 44-8—Dominick Milano. Spr
Suffolk st, 27—Wm Messer Co. O
Thompson st, 114—John Leslie, 138 W 15. O
Washington st, 316—John H Freedlander, 244 5 av. Rub-FP
West st, 176—Est Susannah Drake, care Mary, 68 S Parsons av, Flushing. FE(R)
West Houston st, 57-61—Nathan Waist & Dress Co. FP

Named Avenues.

Bowery, 304—Michael J Adrian Corpn, 137 E 34 WSS
Broadway, 1491—Est Michael Dowling, care Kath, 227 W 70. FE-WSS(R)-Ex(R)-O
Broadway, 1491—Lyric Cafe. ExS-TD-FA

the amount involved by such decision shall exceed the sum of one thousand dollars."

The following points must be covered on page 1 of the appeal blank:

1. Plan number (record number in Bureau of Buildings).
2. Date of objection by Superintendent of Buildings.
3. Location of premises, (a) street numbers, (b) meets and bounds, (c) lot and block numbers.

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

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

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

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

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

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

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

Information not given over telephone; apply to Clerk or Secretary.

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

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

APPEAL 354 (filed 8th, laid over until today by request), Alteration 1947 of 1915, premises 32-34 West 100th street, Manhattan. Gillespie & Carrel, appellants.

1. Curtain walls used as bearing walls are of unlawful thickness.

"Whenever a superintendent of buildings to whom such question has been submitted * * *," etc.

Permission is desired to add another story to the building using the present curtain wall as bearing wall to carry the new story.

1. The new story will be used for office purposes only, by the owners of the building, and have a safe carrying capacity of 60 lbs. per sq. ft., as required by law.

2. The present brick walls are laid up with good hard burned brick in Portland cement mortar, and rest on solid rock foundation.

3. The brick walls are more than strong enough to carry the new story and the greatest load (after the new story has been added) resting on the brick work is 9.6 tons per sq. ft., whereas the law permits 18 tons per sq. ft. on brick work laid up in Portland cement mortar.

4. The building is absolutely fireproof throughout and of the most modern and up-to-date construction and has two fireproof staircases remote from each other enclosed in brick walls with fireproof doors at all openings.

Appearances: Charles H. Gillespie and M. Rogers.

On motion, APPROVED on CONDITION that the walls are found by the Bureau of Buildings to be of sufficient strength to carry the additional load to be imposed.

BUILDING MANAGEMENT

APARTMENTS IN ALTERED DWELLINGS

How Some Unprofitable Investments Can Be Made to Yield Good Returns

WHAT should be done with old private dwellings located in sections where business encroachments have made residences unprofitable or undesirable? The question is a large one and affects millions of dollars' worth of realty in Manhattan alone. A satisfactory solution is being sought by hundreds of property owners.

There are three answers to the problem, one the demolition of the old structure and the erection of a new one on the site; two, the assembly of a plot, including the adjoining houses, and disposing of them to speculator builders for improvement, and, three, the altering of the old building, installing stores on the ground floor, and apartments on the upper floors.

If the property owner has sufficient means to follow the solutions of either of the first two conditions, there remains

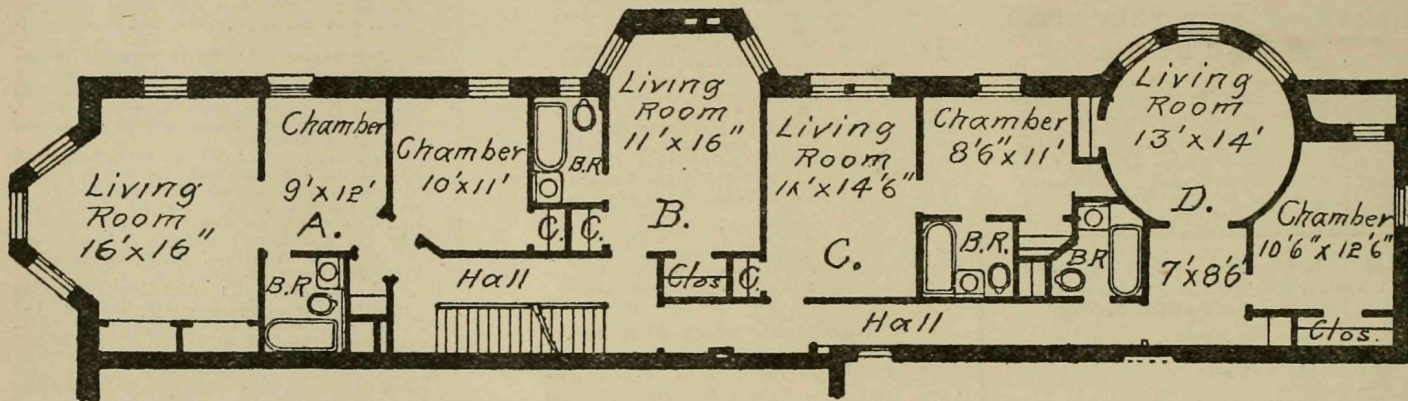
families, but the incurrent inconvenience is stood rather than the horrors of commuting. This mode of life appeals particularly to young married couples and serves as a stopgap until the time arrives when they are able to purchase a permanent home.

In the Lenox Hill section of Madison avenue a unique alteration has just been completed. The building, which is located on the corner, has a width of 20.6 feet in the street and a depth of 100.5 feet on Madison avenue. The typical floors are so arranged that four apartments of two rooms and bath have been provided. The living rooms are of unusual shape, one being circular, while two of the remaining three have large bay windows.

Being a corner building, all of the rooms have direct exposure and exceptional light. The private entrance to the apartments, in the street, is to all intents and purposes purely residential in

the excessive requirements of the Tenement House Department, the owner would be the material gainer. This of course does not imply that the tenants would be exposed to any extra hazard, but simply that rules and regulations that are necessary in a building housing a great number of families, need not necessarily apply to a building in which only a few families reside. One of the arguments sometimes used by realty owners is that were kitchens allowed there would be fewer families in the building, for a larger number of rooms would be given to a single suite.

A prominent broker, who has made a specialty of altering buildings for occupancy of this character, said recently: "Many real estate owners have faced severe losses on account of the change in the character of the neighborhood in which their properties are located. The only possible way for them to make a



FOUR UNIQUE APARTMENTS ARE POSSIBLE IN THIS LAYOUT.

nothing to be said, but if the alternative is chosen, the question then arises how can he best get an adequate return on his original investment without the additional outlay of too much money?

On the West Side a large number of houses have been purchased by apartment house builders and new structures erected, while on the East Side this movement has not been so pronounced, except so far as Park avenue and the adjacent side streets are concerned.

On Madison avenue, north of 52d street, there has been a decided tendency to convert old dwellings into stores and apartments and the move has been a profitable one, from the owners' standpoint. There are two reasons for this condition; first, there is a good demand for shops which cater to the family wants of the residents in the neighborhood, and there are more families living in the section than ever before, and secondly, rentals have reached such a figure that the man of moderate means, with a small family, has difficulty in finding living quarters within his income.

There has been a long-felt want among people wishing to live in the fashionable residential district of the city, without having to pay the high rental usually demanded. To be sure, many of these families are content to occupy two or three rooms, with or without a kitchenette, going out for all their principal meals. In many instances this mode of living is entirely new to these

character, because their are no show windows to the stores on the grade floor on this side of the building.

In order to make a proposition of this kind a success, all improvements must be installed and, in this particular building, a new steam heating plant and filtration system, hot and cold water, electric lights, hardwood floors, modern plumbing, tile baths, have been provided; in fact, every requirement of the new building and fire prevention laws has been fulfilled.

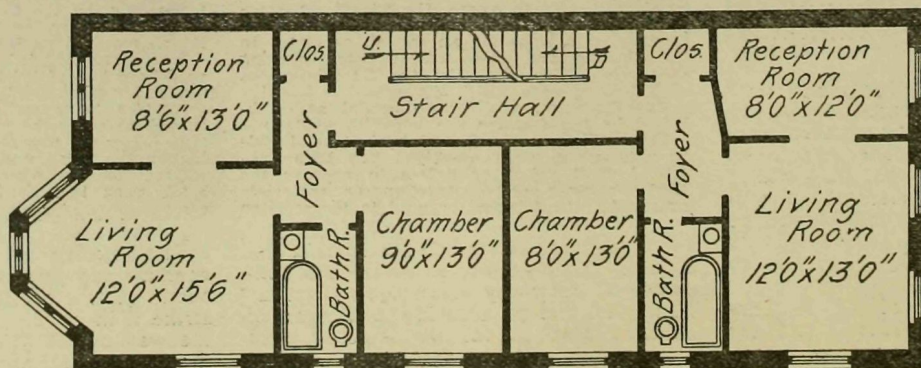
A few blocks to the south another alteration has just been completed which presents an entirely different layout. This building is also situated on the corner and the floor division, calling for two suites, each having three rooms and bath. On the top floor is a studio apartment, the main room being 17 x 21 feet in size.

The owner of this class of property could materially increase his yearly net revenue were it not for the rigid restrictions imposed by the various laws. Were these buildings allowed to be arranged as house-keeping suites, without

profit, or even to break even, is to alter their buildings so as to meet the immediate demand. In several sections buildings which were for years occupied as private dwellings, have become a drug on the market in that form. Owners have been forced either to sell or alter the property into stores, with apartments on the upper floors.

"As far as the store end of the alteration was concerned, but little trouble was encountered, but when the problem of the upper part of the house was faced, the investment took on an entirely different aspect. According to law, two kitchens can be installed, without bringing the property under the jurisdiction of the Tenement House Department. This is all right as far as it goes, but what can be done with the remaining space? If three house-keeping suites are provided, then the question of shafts, courts, fire-escapes, etc., comes up. This expense precludes the possibility of making the alteration.

"What is the result? The owner provides apartments of two and three rooms and bath, without kitchens, and actually



ALTERATION PROVIDES TWO SUITS ON A FLOOR.

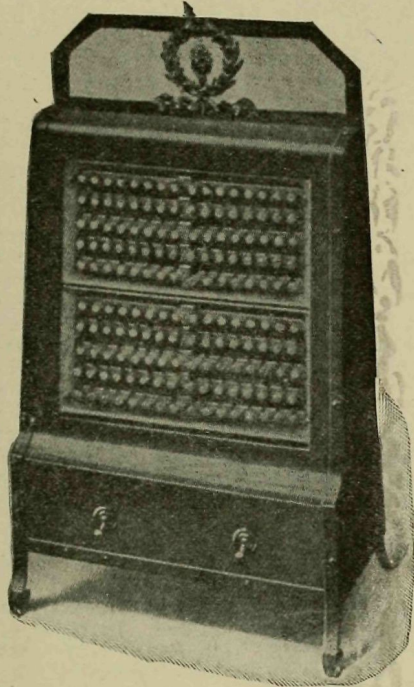
more families and more people reside under the same roof. Fortunately there is a strong demand for apartments of this character, and vacancies are few and far between. Owners are today receiving good returns on the entire amount invested, the original purchase price and the cost of the alteration, but only where good judgment has been used."

USEFUL APPLIANCES

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

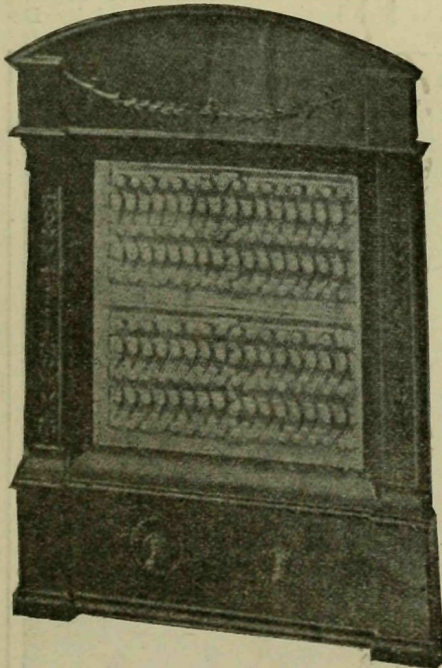
Electric Fires.

ARCHITECTS and builders alive to the present day demands for up-to-date appliances in the home, will appreciate the devices shown herewith. They are known as electric fires and are the result of prolonged tests and are thor-



oughly designed and constructed in every detail.

Two cuts shown herewith indicate the two leading types of heater. One is made of wrought metal, portable, built for strength and at the same time are neat in design. It is efficient in art black enamel. The other illustration shows a slightly different type which is strong and portable and fitted with a highly perfected system of heating elements.

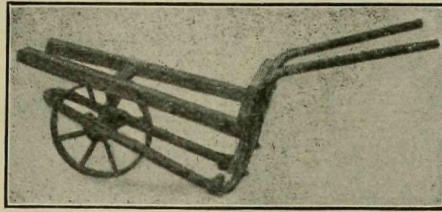


This device has been widely used abroad and has been pronounced by English architects as being thoroughly practical. Apartment house and hotel managers seeking equipment that will be sure to attract prospective tenants, will find this a device whose merits will be worth while looking into.

New Brick Wheelbarrow.

THROUGH courtesy of W. B. Conant, of Concord, Mass., and the Engineering News, a new type of wheelbarrow, designed for brick handling, is illustrated. This wheelbarrow has been found very satisfactory for handling

brick and other building materials by hand. It is constructed of a bent steel frame that encircles the wheel axles with handles of one piece with the frame. From the handles forward over the wheel is a stout wooden rack 24 in. wide at the back and tapering toward the front, where the joists are 7½ in. apart.



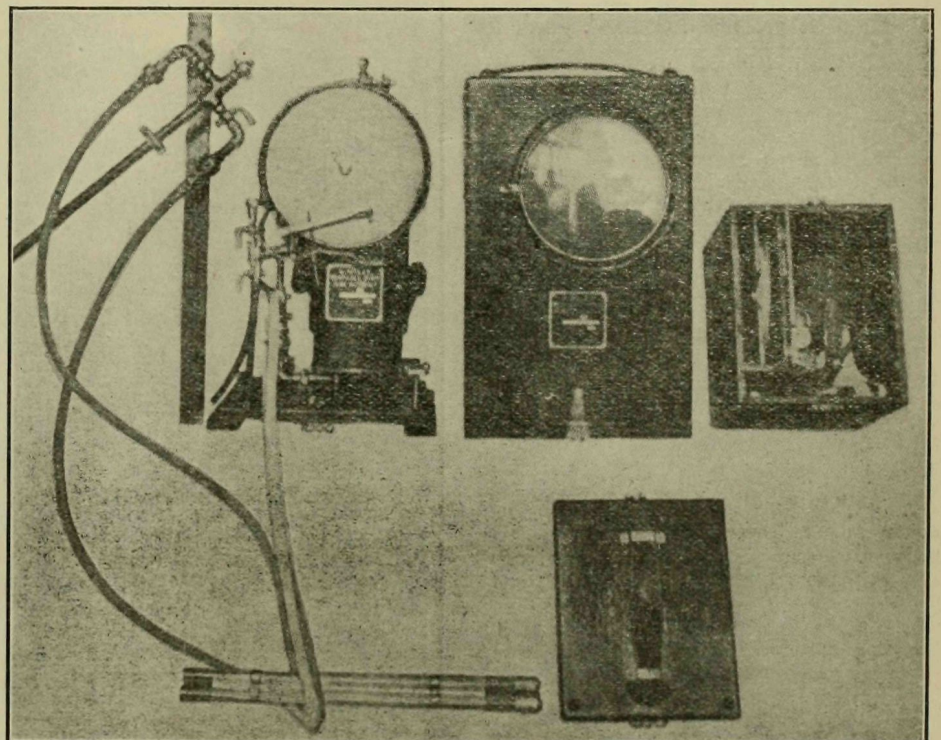
Three 18-brick trays are usually carried at a load. It has been found that 150 ft. is about the maximum distance over which brick can be economically transported by wheelbarrow. In all cases a smooth plank runway should be provided. For greater distances, industrial-railway or wagon haulage is more economical.

A recent test showed that three trays (54 bricks) could be wheeled 150 ft. and delivered to an elevator and the wheelbarrow returned, in 2 minutes. Increasing the distance to 200 ft. lengthened the time of the round trip to 3 minutes.

In wheeling bricks to an elevator the loaded wheelbarrow is left to be cared for by a man stationed to transfer the trays to the elevator, and the laborer returns with an empty wheelbarrow to the storage pile or car. Two men can supply the material for 19 masons provided the bricks are within 150 ft. and the mortar within 100 ft. of the elevator.

Water Leak Detector.

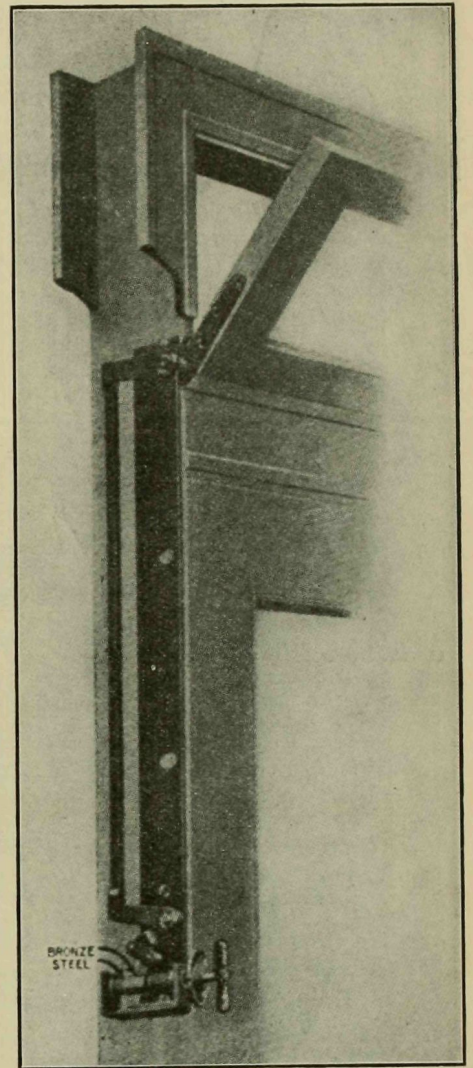
ONE of the most practical water leak detectors recently put on the market is described by the manufacturers as having exceptional merits. The device was originally intended to detect water waste in unmetered cities, which has been a most difficult problem. This light, portable equipment in the hands of a small gang is capable of noting even the slightest leak and property owners suspecting excess rates may be able by the possession of one of these contrivances to quickly determine whether all the water they are paying for is being utilized. In a great city like New York where electrolysis is a constant menace to water pipes, leaky pipes



are a constant danger to the steel skeletons of buildings, and as water is a conductor of electricity, electrolysis is spread into steel beams creating a danger of collapse that cannot be detected until an actual failure has occurred. The device illustrated is a new one designed for easy portability, but retains a remarkable low-flow accuracy.

Concealed Transom Operator.

SHOWN herewith is a concealed transom operator that is being introduced on the market. It has all steel parts, which are electro-galvanized and made of cold



rolled steel, with every bearing bronze bushed.

The handle can be located in any position on the casing by blocking out on the jamb at screws the lower end of the operator. The upper end must be blocked out.

The handle is so constructed that if in opening the transom the handle is left out in such a position that the door will strike it in opening, it will swing out of the way of the door. The underside of the handle carries a rubber strip which prevents the door from being scratched. This device can be installed in a damp partition without rusting.

CURRENT BUILDING OPERATIONS

New Homes of the Colony and Knickerbocker Clubs Represent the Best in Modern Building Practice

CONSIDERING as a whole the present general northward trend, it was not surprising that a number of the city's important clubs should follow this trend and obtain locations further uptown as sites for their new homes. The removal of these clubs from the Murray Hill and Madison Square sections to

facades are built of dark red brick, with trimmings of white marble. A prominent feature of the facades is the colonnade of white marble at the second and third floor levels. This style has been closely followed within the building in its finish, decoration and furnishings.

Although the Colony Club building is a full seven stories in height its appear-

ed as a lecture hall, ball room, dressing room, etc., which are so arranged that they may be used by outside organizations for social functions, without disturbing the members in other parts of the building, and the second to fifth floors are typical club floors.

On the second floor are the card-rooms, lounge, library and board room. On the third floor, the space has been divided into dining rooms for members and guests, smoking-room, loggia and an open-air dining room. The fourth floor and part of the fifth has been divided into sleeping rooms for members. There are about twenty such rooms which will be decorated and furnished in an artistic manner. The gymnasium, in which the most modern equipment will be installed, is located on the fifth floor. From the gymnasium to the baths and pool in the basement, direct communication is obtained by means of a special electric elevator serving only these two departments.

Roof Garden Provided.

The sixth and seventh floors are used exclusively for kitchens, pantries and service departments. On the roof a garden has been provided. In point of construction this club house represents the best in modern building practice.

The new Colony Club building is costing in the neighborhood of \$400,000 for construction alone, and including the cost of the land, the decorations and furnishings, the project when completed will represent an outlay of nearly \$1,000,000.

At the southwest corner of Fifth avenue and 62d street, the new home of the Knickerbocker Club was recently completed and formally turned over to its members. This handsome building was also designed and planned by De-



Norcross Bros., Builders.

THE COLONY CLUB.

Delano & Aldrich, Architects.

sites north of 59th street has created a new club center in a district that will maintain its prestige for many years to come.

Prominent among the organizations which have found it expedient to arrange for new home sites were the Colony and Knickerbocker clubs. The governors of these organizations discovered some time ago that, for many reasons, it would be advisable to move further uptown, preferably in a district where the inroads of trade were not so insistent. For the Knickerbocker Club this removal was not such an effort, because the building it occupied, while comfortable in many ways, was not strictly speaking modern and up to date.

The Colony Club.

The Colony Club, on the other hand, has been occupying a structure erected only ten years ago, and which is still in good condition, therefore more thought was given to the subject before the decision to move was accepted. One of the objections encountered was that the club would be forced to vacate a building which, in design and atmosphere, was perfectly adapted to its uses, although the structure had been usually pushed to the limit of its capacity to provide accommodations for its members and guests.

The new Colony Club building is now nearing completion at the southeast corner of Park avenue and 62d street and is being erected from plans and specifications prepared by Delano & Aldrich, architects, 4 East 39th street. Norcross Bros., 103 Park avenue, are the general contractors. The exterior has been designed in a dignified manner, in the style of the Georgian Colonial, and its



John Downey, Builder.

THE KNICKERBOCKER CLUB.

Delano & Aldrich, Architects.

ance from the street is that of a four-story building. The structure covers a plot 100x120 feet. In the basement is located the Turkish bath, swimming pool and the mechanical equipment and storage rooms. The first floor has been de-

lano & Aldrich. The architecture is also purely Colonial in character. The building was built under a general contract by John Downey, 410 West 34th street, and its cost, exclusive of the ground, approximates \$100,000.

BUILDING EXITS.

A Discussion of the Problem Interests Experts.

The first autumn meeting of New York Chapter of the National Fire Protection Association was addressed on Monday evening at the City Club by H. J. F. Porter, M.E., on the subject of "The Importance of Building Exits." Mr. Porter has specialized in the field of fire-prevention engineering for years and has made a particular study of horizontal exits, as distinguished from vertical exits. President R. P. Miller was in the chair.

At the conclusion of the talk there ensued a general discussion of the subject in which Robert D. Kohn, former president of the National Fire Prevention Association; Prof. Woolson and F. J. T. Stewart, representing the insurance interests; Chief Kenlon and Chief Hammett, of the Fire Department; A. L. A. Himmelwright, C.E.; Julius Franke and others took part.

Mr. Porter developed the thought that the horizontal exit was the most dependable emergency exit that can be installed in a building. With the aid of illustrations thrown on a screen he described the hazard existing in many buildings because of dependence on exterior fire-escapes and vertical stairways of obsolete types. Even some-proof towers in an emergency were liable to become choked with people and cause a panic.

Starting with the Triangle factory fire, he showed how far short the present laws come from following the recommendations of the commission which investigated the causes of that holocaust, through permitting the number of occupants on a floor to exceed the capacity of exits. Mr. Porter has his own formula for figuring the capacity of exits, a formula which Mr. Kohn took some exception to in the discussion which followed.

The various ways in which horizontal exits can be secured so as not only to get the full exemptions allowed by law, but also to comply with the law inexpensively, were described in an interesting manner. A horizontal exit may be through a fire wall into another section of the same building, or into a building next door, or across bridges to the rear of an opposite building.

Chief Kenlon in his remarks urged that dependence be placed not merely on horizontal exits, but also on smoke-proof towers and automatic sprinklers. He favored the use of all three means. In fighting a fire, as in fighting a military battle, the best strategy consists in flanking the enemy when possible. The smoke-proof tower enables the firemen to attack flames on any floor at close quarters from a safe position. The automatic sprinkler was also valuable in extinguishing incipient flames, but not infallible.

"Give us smoke-proof towers and we don't care, as firemen, how high you build your skyscrapers," exclaimed the Chief.

The discussion was an exceedingly profitable one. While it developed the value of horizontal exits, it also served to emphasize the value on some accounts of smokeproof towers, as well as of automatic sprinklers. Chief Kenlon said he wanted all three, and the Fire Department would still be needed.

Last Bronx Subway Section.

The proposed form of contract for the construction of Section No. 2 of Routes Nos. 19 and 22, being a part of the Southern Boulevard and Westchester avenue branch of the Lexington avenue subway, has been submitted by the Public Service Commission to the Interborough Rapid Transit Company, which will be the operator of the line, for its criticisms and suggestions. The company is made a party to the contract, and will bear part of the construction cost. The underground portion of this line ends at Bancroft street, the Bronx, and Section No. 2, which will be elevated, extends northward from that point along Westchester avenue to Eastern Boulevard, or Pelham Bay Park.

This is the last section of the new City-owned lines to be let in the Borough of the Bronx. The commission has now completed negotiations with the Federal Government for the construction of the necessary fixed bridge across the Bronx River, and this was the last obstacle to the construction of the line. The company must return the contract within ten days, after which it will be put in final form and advertised for bids.

Another Brooklyn Hospital.

A general contract was recently awarded to the William Kennedy Construction Co., 215 Montague street, Brooklyn, to erect a four-story hospital, at the southeast corner of Brooklyn avenue and President street, for the Home of St. Giles the Cripple, 184 Joralemon street. The plans for this building were prepared by Ludlow & Peabody, architects, 101 Park avenue, Manhattan. The structure will be built of brick and limestone and will be fireproof, with ground dimensions of 35x93 feet. It will cost in the neighborhood of \$100,000.

Turner Company Gets Contract.

An important contract was recently awarded to the Turner Construction Co., 11 Broadway, Manhattan, for the erection of an eight-story building, 75x200 feet, at Harrison, N. J., for the Hyatt Roller Bearing Co. The structure will be located at the corner of Middlesex and 5th streets and Railroad avenue, and built of reinforced concrete, beam and girder type, with brick curtain walls and pilasters. The plans for this project were prepared by E. C. Sickles, engineer and architect for the owner. This operation will cost approximately \$200,000.

George A. Fuller Co. Obtains Contract.

A general contract has been awarded to the Geo. A. Fuller Co., 111 Broadway, Manhattan, to erect the six-story office building at 124-126 State street, Albany, N. Y., for the Municipal Gas Co., 112 State street. This structure will be fireproof, built of brick with floors of reinforced concrete. The plans for this building were prepared by Marcus T. Reynolds, architect, 100 State street, Albany. This building covers a plot 57 x 64 feet, with an extension, two stories, 57 x 190 feet. The cost is estimated at \$300,000.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Allerton Realty Co., 240 West 23d st, James S. Cushman, president, contemplates the erection of an apartment at 143-5-7 East 39th st. No architect selected.

IRONDEQUOIT, N. Y.—An architect will soon be selected for the 2-sty brick addition to School No. 5, at the Point Pleasant rd, for the Board of Trustees, Norris st, to cost about \$8,000.

AKRON, N. Y.—Lodge No. 527, F. & A. M., C. E. Shields, master, J. W. Wickshire, chairman of building committee, contemplates the erection of a 2 or 3-sty masonic hall in Main st, near Church st, to cost about \$8,000. No architect selected.

JAMESTOWN, N. Y.—Sketches are being prepared for a 1-sty brick power plant at Institute st and Erie R. R., for the School Board of Trustees, Wilson Price, president. A. A. Amadon, chairman building committee, to cost about \$25,000. No architect selected.

NEW BERLIN, N. Y.—An appropriation of \$25,000 has been voted for a village hall here for the Village of New Berlin, W. M. Backus, president. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—A. Lincoln Levin, 103 Park av, owner, is taking bids on subs and materials for the 12-sty apartment, 80x105 ft, at 152-158 West 86th st, from plans by Schwartz & Gross, 347 5th av. Gunvald Aus Co., 11 East 24th st, steel engineer.

DWELLINGS.

PLANDOME, L. I.—F. G. Lippert, 132 Nassau st, Manhattan, architect, is taking

bids on general contract to erect a 2½-sty frame and stucco residence, 29x41 ft, for H. F. Meyer, care of architect.

WOODMERE, L. I.—Morrell Smith, Bank Building, Far Rockaway, architect, is taking bids on general contract for a 2½-sty residence, 28x46 ft, for Percy Heine-man, 749 West End av, Manhattan. Cost, about \$9,000.

HALLS AND CLUBS.

ROCHESTER, N. Y.—Bids have been extended to Oct. 30 for the 3-sty Labor Temple, 67x40 ft, in North Fitzhugh st, near Church st, for the Labor Temple Association, A. A. Green, president, 100 Arcade Building. Wm. Brockett, Powers Block, architect. Cost, about \$90,000.

HOSPITALS AND ASYLUMS.

MORRIS PLAINS, N. J.—Bids will close Oct. 29 at 2 p. m., for the morgue and laboratory at the New Jersey State Hospital for Insane, A. M. Bowen, warden. George S. Drew, State House, Trenton, architect. Cost, about \$10,000.

PUBLIC BUILDINGS.

BROOKLYN.—Bids will be received at the office of the Department of Parks, Municipal Building, Manhattan, until Oct. 28, at 3 p. m., for the completion of laboratory building and greenhouses for the Brooklyn Botanic Garden; also for the steam heating and ventilating apparatus and for plumbing, drainage, water and gas supply system and plumbing fixtures.

BROOKLYN.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the contract for alterations to Squadron C. armory on Bedford av, from plans by Pilcher & Tachau, and desires bids on all subs at once. Bids to be in October 30.

BROOKLYN.—Bids are desired on all subs at once by the McDermott & Hanigan Co., Inc., 103 Park av, Manhattan, for alterations to the 14th Regiment armory at 7th and 8th avs, from plans by Werner & Windolph. Bids to be in by October 30.

SALAMANCA, N. Y.—Bids will close November 12 at 3 p. m. for the 2-sty post-office building for the U. S. Government. J. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect. Cost, about \$75,000.

ORANGE, N. J.—James A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect, is taking bids, to close November 15, at 3 p. m., for furnishing and installing lighting fixtures in the post office at the northeast corner of Maine st and Lincoln av, for the U. S. Government. York & Sawyer, 50 East 41st st, Manhattan, architects. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Benedetto & Clark, 423 East 115th st, Manhattan, general contractors. Cost, about \$100,000.

ALBANY, N. Y.—Bids will be received at the office of Hoppin & Koen, 244 5th av, Manhattan, architects, until 12 noon, November 8, for furnishing and installing lighting fixtures and incandescent electric lamps at the County Court House, Eagle, Columbia, Steuben and Lodge sts, for the Board of Supervisors, City Hall, Albany. W. L. Crow Construction Co., 103 Park av, Manhattan, general contractor. Peter Keeler Building Co., 427 Orange st, contractor for finish of special rooms. Cost, about \$1,000,000.

SCHOOLS AND COLLEGES.

YORKTOWN HEIGHTS, N. Y.—Bids will close Nov. 9 at 2.30 P. M. for sewage disposal for the Board of Managers of the New York State Training School for Boys, at Yorktown Heights. Lewis F. Pilcher, Capitol, Albany, architect. Cost, about \$74,000.

EAST RUTHERFORD, N. J.—Bids will close Oct. 28 for a 2-sty school, 84x61 ft, on Vreeland av, near Paterson st, for the Board of Education, John Simpson, 1224 Essex Building, Newark, architect.

STORES, OFFICES AND LOFTS.

CEDARHURST, L. I.—Plans are being figured for a 2-sty frame and stucco store and office building, 32x53 ft, on Railroad av, for M. Keating, this place. A. T. Keating, this place, architect. Cost, about \$7,000.

MISCELLANEOUS.

MANHATTAN.—Thos. J. Waters, 271 West 125th st, general contractor, is taking bids on all subs for the 1-sty steel pier shed at the foot of West 23d st, for the Department of Docks & Ferries, American & Cuban Steamship Co., 27 William st, lessee. Cost, about \$37,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS. 190TH ST.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for two 5-

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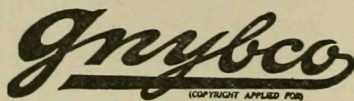
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Contemplated Construction—Continued.

sty apartments at the northeast corner of 190th st and University av, for Wm. M. Moore, premises, owner and builder. Total cost about \$115,000.

LEXINGTON AV.—E. Capel, 140 West 79th st, has completed plans for an 11-sty apartment, 78x100 ft, at the northwest corner of Lexington av and 69th st for the Brixton Construction Co., Edwin S. Brickner, 140 West 79th st, owner, who will take bids on subs latter part of the month. Cost, about \$300,000.

44TH ST.—Emery Roth, 119 West 40th st, has completed plans for a 9-sty apartment, 100x100 ft, at 137-145 East 44th st, for the Akron Building Co., 119 West 40th st, owner and builder. Cost, about \$200,000.

85TH ST.—Schwartz & Gross, 345 5th av, are preparing plans for a 9-sty apartment, 54x102 ft, at 106-110 East 85th st, for Isadore Miskkin, 6 West 32d st, owner and builder. Cost, about \$200,000.

86TH ST.—Plans are nearing completion for the 12-sty apartment, 80x106 ft, at 152-158 West 86th st, for the A. L. L. Construction Corporation, A. L. Levin, president, and John J. Hearn, vice-president, 67-9 West 46th st. Schwartz & Gross, 347 5th av, architects. Gunvald Aus, 11 East 24th st, consulting engineer. The John J. Hearn Construction Co., interested, will call for sub bids Nov. 1. Cost, about \$400,000.

CLINTON ST.—L. A. Sheinart, 194 Bowery, has completed plans for alterations to the 5-sty tenement, 82 Clinton st, for Martin J. and G. Grossman, 3219 3d av.

191ST ST.—George F. Pelham, 30 East 42d st, has prepared plans for three 6-sty apartments, 50x86.6 ft, in the north side of 191st st, 100 ft east of St. Nicholas av, for the Mose Goodman Corp., 117 West 119th st. Cost, about \$105,000.

HAVEN AV.—The Kreymborg Architectural Co., northwest corner 163d st and Southern Boulevard, has completed plans for two 5-sty apartments at the northeast corner of Haven av and 170th st, for the Namrek Building Co., Inc., 1558 Crotona Park East. Cost, \$50,000 and \$65,000.

POST AV.—Plans have been prepared by George F. Pelham, 30 East 42d st, for a 5-sty apartment, 44x95 ft, at the southwest corner of Post av and Hawthorne st, for the Preferred Investing Co., 529 Cortlandt av. Cost, about \$50,000.

POST AV.—George F. Pelham, 30 East 42d st, has completed plans for a 5-sty apartment, 34x93 ft, on the south side of Post av, 210 ft west of Hawthorne st, for the Preferred Investing Co., 529 Cortlandt av, to cost about \$30,000. Also for four 5-sty apartments, 28x93 ft, on the south side of Post av, 50 ft west of Hawthorne st, for same owner, to cost about \$120,000.

PUBLIC BUILDINGS.

CENTRE ST.—Chas. E. Knox, 101 Park av, has been selected as consulting elevator engineer for the 8-sty courthouse, 385 ft in diameter, at Centre, Leonard, Baxter sts and City Hall pl, from plans by Guy Lowell, 225 5th av. Clark, MacMullen & Riley, 101 Park av, engineers. Cost, about \$10,000,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

HAVILAND AV.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 5-sty apartment, 50x93 ft, at the northwest corner of Haviland and Olmstead avs, for John W. Dick, 2110 Chatterton av. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids October 18 for installing electric equipment in the Evander Childs High School. Jandous Electric Equipment Co., low bidder at \$25,110.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

PROSPECT PL.—A. B. J. Sauerbaum, 5809 15th av, has completed plans for a 4-sty apartment, 37x91 ft, on the north side of Prospect pl, 80 ft east of Troy av, for the Johnson Realty Corp., 224 Troy av, owner and builder. Cost, about \$18,000.

HEMLOCK ST.—L. Frank, 206 Crescent st, is preparing plans for a 4-sty brick apartment, 40x86 ft, in the west side of Hemlock st, 100 ft south of Pitkin av, for Emil R. King, 386 Crescent st, owner and builder. Cost, about \$18,000.

ROGERS AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 60x89 ft, on the west side of Rogers av, 100 ft north of Newkirk av, for the Stuyvesant Building Co., Mr. Pinals, president, 1466 Flatbush av, owner and builder. Cost, about \$35,000.

CHURCH AV.—Plans are being prepared by Cohn Bros, 361 Stone av, for two 3-sty

brick apartments, 20x40x65 ft, at the northeast corner of Church av and East 2d st, for the Safe Construction Co., Morris Shapiro, 127 Bristol st, owner and builder. Cost, about \$20,000.

CHRISTOPHER ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick apartment, 40x89 ft, in the west side of Christopher st, 161 ft north of Pitkin av, for Abram Sang, 98 Bristol st, owner and builder. Cost, about \$25,000.

EASTERN PARKWAY.—Cohn Bros, 361 Stone av, are preparing plans for a 4-sty brick apartment, 60x90 ft, on Eastern Parkway, near Ralph av, for Levy Mero-witz, 1351 Eastern Parkway, owner and builder. Cost, about \$40,000.

WILLOUGHBY AV.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for two 5-sty apartments, 50x88 ft, on the north side of Willoughby av, 50 ft east of Throop av, for Morris Halperin, 196 Bay 25th st, owner and builder. Cost, about \$30,000 each.

THROOP AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 5-sty apartment, 50x90 ft, at the northeast corner of Throop and Willoughby avs, for Morris Halperin, 196 Bay 25th st, owner and builder. Cost, about \$40,000.

CHURCHES.

SHERIDAN AV.—G. M. Nelson, 16 Oakland pl, Woodhaven, has prepared plans for a 1-sty frame church, 34x76 ft, at the northeast corner of Sheridan av and McKinley av for the Brooklyn Church Society, 413 Fulton st. Cost, about \$8,500.

DWELLINGS.

78TH ST.—F. W. Eisenla, 147 Remsen st, has completed plans for ten 2½-sty brick residences, 20x32 ft, in the north side of 78th st, east of 5th av, for Harry Pinover, 1539 68th st, owner and builder. Slag roofing, steam heating, electric wiring, tile baths, hardwood trim. Cost, about \$3,500.

86TH ST.—John C. Wandell Co., 4 Court sq, has completed plans for four 2-sty brick stores and residences, 19x42 ft, in the north side of 86th st, 298 ft west of 7th av, for the P. W. P. Realty Co., 643 84th st. Total cost, about \$16,000.

20TH AV.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 3-sty brick store and residence, 20x60 ft, at the southeast corner of 20th av and 62d st, for the Kraslow Construction Co., 190 Montague st. Cost, about \$8,000.

CARROLL ST.—Slee & Bryson, 154 Montague st, are preparing plans for eight 2-sty residences, 11x15 ft, in the north side of Carroll st, 160 ft east of Albany av, for the New Style Building Co., Macy Rosenbloom, 227 East 26th st, owner and builder. Slag roofing, steam heating, electric wiring, tile baths, cost, about \$6,000.

CROWN ST.—A. G. Carlson, 162 Remsen st, has completed plans for twelve 2-sty residences, 20x40 ft, in the south side of Crown st, 310 ft west of Rodgers av, for the Realty Associates, Clifford S. Kelsey, 162 Remsen st, president and builder. Slag roofing, steam heating, electric wiring, tile baths. Cost, about \$3,000.

28TH ST.—Adam E. Fischer, 862 Bushwick av, has completed plans for two 2-sty frame residences, 24x28 ft, in the west side of East 28th st, 416 ft south of Voorhies av, for K. W. Fisher, 2807 Emmons av. Total cost, about \$5,000.

FACTORIES AND WAREHOUSES.

LORIMER ST.—Shampan & Shampan, 772 Broadway, have prepared plans for a factory in the south side of Lorimer st, 328 ft west of Marcy av, for Louis Huethwohl.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education October 18 for completing and finishing alterations, repairs, etc., at P. S. 33, in accordance with the original plans and specifications of contract awarded to Jacob M. Gewertz, which has been declared abandoned. Philip Mittelman, low bidder, at \$1,667.

STABLES AND GARAGES.

CHESTER ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 1-sty garage, 50x100 ft, in the east side of Chester st, 200 ft from Blake av, for the Wolfmann Construction Co., Samuel Wolfmann, 644 Saratoga av, owner and builder. Cost, about \$6,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-sty brick apartment, 32x72 ft, at the northwest corner of Cooper av and Slocum st, for the Ed. Cooper Building Corp., 283 Vermont st, Brooklyn, owner and builder. Cost, about \$11,500.

WINFIELD, L. I.—Frank Chmelik, 796 2d av, L. I. City, is preparing plans for a 1-sty store and apartment, 25x82 ft, at

the southwest corner of Columbia av and Monroe st, for Mary Pospisil, 26 Columbia av. Cost, about \$6,000.

DWELLINGS.

MIDDLE VILLAGE, L. I.—William Von Felde, this place, has completed plans for two 2-sty brick residences, 20x53 ft, on the north side of Metropolitan av, 75 ft east of Johnson st, for Andreas Seiz, 2191 Metropolitan av. Cost, about \$7,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for two 2-sty brick residences, 20x52 ft, in the west side of Spruce st, 90 ft north of Liberty av, for A. J. Cisney, Belmont av, to cost, about \$5,000.

RICHMOND HILL, L. I.—George E. Crane, 4710 Jamaica av, has completed plans for six 2-sty residences, 16x37 ft, on the east side of Thrall av, 80 ft south of Fulton st, for the Gascoyne Realty Co., Woodhaven, L. I., owner and builder. Shingle roofing, steam heating, electric wiring, city sewage and water, parquet floors, tile baths. Total cost, about \$15,000.

MORRIS PARK, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for two 2½-sty residences, 24x32 ft, on the west side of Burges av, 100 ft south of Sutter av, for Jacob E. Sehad, Morris Park, owner and builder. Total cost, about \$12,000. Shingle roofing, steam heating, electric wiring, cesspool, city water, tile baths and parquet floors.

DUNTON, L. I.—L. Berger & Co., 1652 Myrtle av, Brooklyn, are preparing plans for a 3-sty residence and store building, 20x80 ft, at the northeast corner of Van Wyck and Metropolis avs, for Chas. Ras-kopf, 345 Hamilton av, Richmond Hill, L. I., owner and builder. Cost, about \$12,000.

SCHOOLS AND COLLEGES.

RICHMOND HILL, L. I.—Gustave E. Steinback, 15 East 40th st, Manhattan, is preparing preliminary plans for a 2-sty parochial school, 60x115 ft, for the R. C. Church of the Holy Child, Rev. Father Thos. A. Nummy, care of architect. Cost, about \$25,000. The architect will take bids on general contract about Jan. 1.

QUEENS.—The Board of Education opened bids October 18 for furnishing machine tools for new wood-working shop in Flushing High School. For items 1, 3 and 4, Oliver Machinery Co., low bidder at \$264, \$193 and \$213. For item 2, American Woodworking Machinery Co., at \$217.25.

Nassau.

DWELLINGS.

BELLROSE, L. I.—Guy Maine, 27 Band-man st, Jamaica, contemplates the erection of a 2-sty frame and stucco residence, 32x38 ft, opposite the Railroad station, to cost about \$4,500, from private plans. Shingle roofing, steam heating, electric wiring, city water, cesspool. Cost, about \$4,500.

GLEN COVE, L. I.—Howard Major, 597 5th av, Manhattan, is preparing plans for alterations to the 2½-sty frame residence for W. V. Hester, Red Spring st. Cost, between \$10,000 and \$12,000.

MILL NECK, L. I.—Hazzard & Erskine, 437 5th av, Manhattan, architect, will take bids the latter part of this month for the 2½-sty frame residence, 40x60 ft, for Harold P. Erskine, 437 5th av, Manhattan.

THEATRES.

FARMINGDALE, L. I.—Louis Inglee, Amityville, L. I., is preparing plans for a 1-sty hollow tile and stucco moving picture theatre, 27x95 ft, in Main st, for the Rex Amusement Co., E. T. Rinas, Amityville. Cost, about \$15,000.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—Graham, Burnham & Co., Railway Exchange Building, Chicago, Ill., is preparing plans for a 2½-sty brick and frame summer residence and garage, 30x81 ft, for Thomas Rodd, care of Penn. R. R. Co., 7th av and 32d st, Manhattan. Cost, about \$25,000. Owner will take bids early in November.

SCHOOLS AND COLLEGES.

AMITYVILLE, L. I.—Louis Inglee, this place, is preparing plans for alterations for the school here for the Board of Education, Willis B. Inglee, chairman. Cost, about \$10,000.

Westchester.

DWELLINGS.

BRONXVILLE, N. Y.—Caretto & Forster, 30 East 42d st, Manhattan, are preparing plans for a 2½-sty frame residence, 30x30 ft, at Cedar Knolls, for F. E. Falkenburg, care of architects. Cost, about \$6,000.

PORTCHESTER, N. Y.—Peabody, Wilson & Brown, 389 5th av, Manhattan, are preparing plans for a 2½-sty residence,

50x100 ft, at Knollwood Farm, for E. F. Price, 30 East 42d st, Manhattan.

PURCHASE, N. Y.—Henry B. Herts, 345 5th av, Manhattan, is preparing sketches for a residence for Alfred Liebman, care of Liebmann Sons Brewing Co., 36 Forest st, Brooklyn.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, has completed plans for a 4-sty tenement, 50x79 ft, at 15th st and Bergenline av, for Sarubbi & Roscitt, 445 21st st, owners and builders. Cost, about \$30,000.

WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, is preparing plans for a 3-sty tenement, 26x65 ft, in the south side of 20th st, for August Kuhle, 209 20th st, owner and builder. Cost, about \$10,000.

HARRISON, N. J.—Jos. W. Baker, 11 North 4th st, has about completed plans for a 2-sty brick garage and apartment, 50x100 ft, on Harrison av, for Henry Martin, 410 Harrison av. Cost, about \$8,000.

DWELLINGS.

ENGLEWOOD, N. J.—J. J. Ferry, Park pl, has completed plans for a 2½-sty frame bungalow, 37x25 ft, for Warren Garvin, 235 Grand av. Cost, about \$5,500.

WEST HOBOKEN, N. J.—Edward McDermott, 582 Spring st, is preparing plans and will soon take bids for a 2-sty residence, 22x53 ft, in West st, to cost about \$6,000. Owner's name for the present withheld.

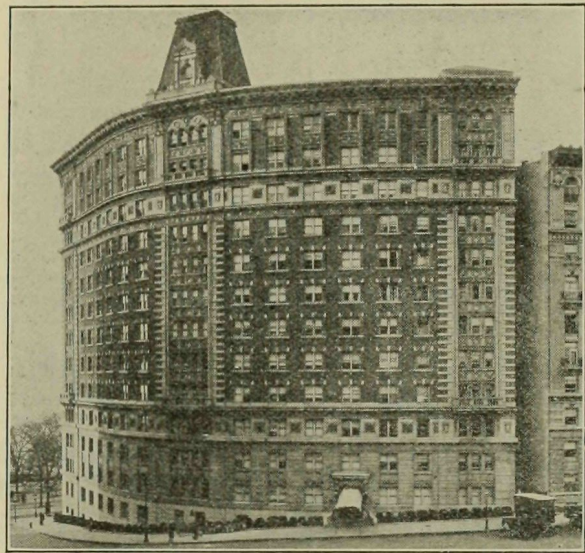
MONTCLAIR, N. J.—Thomas M. Doody, 135 5th av, Manhattan, contemplates the erection of a residence here from plans by Irwin Bush, 235 5th av, Manhattan. Cost, about \$12,000.

ASBURY PARK, N. J.—Walter F. Price, 714 Walnut st, Phila., Pa., is preparing plans for a 2½-sty hollow tile residence, 24x38 ft, to cost about \$10,000. Owner's name for the present withheld.

FACTORIES AND WAREHOUSES.

PLAINFIELD, N. J.—W. H. Clum, 152 Park av, is preparing plans for a 3-sty silk mill, 48x120 ft, here, to cost about \$25,000. Owner's name for the present withheld.

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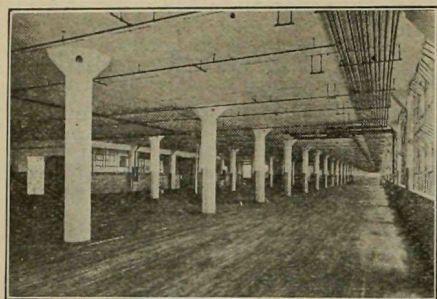
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SCHOOLS AND COLLEGES.

NEW PROVIDENCE, N. J.—J. N. Pier-son & Son, 130 Smith st, Perth Amboy, are preparing plans for an addition to the Lincoln Public School here for the Board of Education. Cost, about \$18,000.

ROSELLE, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has completed plans for a 2-sty parochial school, 77x93 ft, on 3d av, for St. Joseph's R. C. Church. Rev. Father James A. Vundry, pastor, 154 3d av. Cost, about \$40,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Hill & Stout, 299 Madison av, Manhattan, have about completed plans for a 2-sty store and office building, 100x100 ft, at 159-165 Market st, for the Prudential Insurance Co., Broad and Bank sts. The Hedden Construction Co., 52 Vanderbilt av, Manhattan, general contractor.

THEATRES.

PATERSON, N. J.—Chas. E. Sleight, Romaine Building, has completed plans and will take bids Nov. 1, for a 1-sty moving picture theatre, 54x113 ft, at the rear of 204 Market st, for Max Gold, Main st near Market st. Cost, about \$20,000.

JERSEY CITY, N. J.—Chris H. Ziegler, 75 Montgomery st, is preparing revised plans for a 1-sty moving picture theatre on Ocean av, near Orient av, for Higgins & Moody, care of architect. Cost, about \$12,000.

Other Cities.

DWELLINGS.

FAYETTEVILLE, N. Y.—Webster C. Moulton, 302 Union Building, Syracuse, is preparing sketches for a 2½-sty residence, 30x50 ft, for W. H. Darrow, this place. Cost, about \$8,500 to \$10,000.

GENEVA, N. Y.—I. Edgar Hill, Loan Association building, Geneva, is preparing plans for a 2½-sty colonial residence, 58 x64 ft, for F. W. Herendeen, Lockland rd. Cost, about \$15,000 to \$18,000. Bids will be taken early in January.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—I. Davis & Co., 431 South Dearborn st, Chicago, are preparing plans for a cold storage plant here for the Booth Fisheries Co., Perry L. Smithers, vice-president and manager, 22 West Monroe st, Chicago. Cost, about \$100,000.

HALLS AND CLUBS.

BUFFALO, N. Y.—Brown & Hoffman, 778 East Genesee st, are preparing plans for a 2-sty club building, 113x235 ft, at 1261 Genesee st, for the Columbia Turn Verein, Christ Forbach, French st, chairman of building committee. Cost, about \$65,000.

SCHOOLS AND COLLEGES.

ROCHESTER, N. Y.—Gordon & Madden, 300 Sibley Block, are preparing plans for the 2-sty brick school No. 37, 120x240 ft, at Post av and Congress st, for the City of Rochester Board of Education, Municipal Building. Cost, about \$90,000.

STORES, OFFICES AND LOFTS.

ALBANY, N. Y.—Plans are about completed for a 9-sty store and loft building, 37x110 ft, at 74-76 State st, by Fuller Robinson Co., 95 State st, architect. Kinney & Woodward Co., Waldorf Building, corner Madison la and James st, owner. Frank J. Dwyer, 23 Academy st, Amsterdam, N. Y., steam engineer. Cost, about \$250,000.

BUFFALO, N. Y.—Robert North, Prudential Building, is preparing plans and will take bids about Oct. 25, for a 2-sty store and office building, 115x65 ft, at the corner of Franklin and Mohawk sts, for the William H. Crosby Co., 183 Pratt st. Cost, about \$70,000.

ALBANY, N. Y.—Marcus T. Reynolds, 100 State st, is preparing sketches for the 9-sty D. & H. building on the plaza, foot of State st, for the Delaware & Hudson Railroad Co., F. L. Loree, president, 32 Nassau st, Manhattan. Cost, about \$400,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—B. Rukin, 7 West 116th st, has received the general contract to alter the residence at 1062 Madison av, for store and apartment purposes. David H. Davidson, 1062 Decatur av, owner. Adolph Meyer, 1064 Madison av, lessee. Saxe & Springsteen, 32 Union sq, architects. Cost, about \$8,000.

CEDARHURST, L. I.—F. A. Ketcham, Lawrence, L. I., has received the general contract to erect a 3-sty frame and stucco store and apartment, 30x70 ft, on Central av, near Railroad av, for A. M. Bodansky,

this place. A. T. Ketcham, this place, architect. Cost, about \$9,000.

CHURCHES.

BROOKLYN.—The Concord Construction Co., 476 Seneca av, has received the general contract for the completion of the 1½-sty brick church, 80x150 ft, at Stockholm st and Onderdonk av, for St. Aloysius R. C. Church, Rev. Father John W. Hauptman, premises. F. J. Berlenbach, 260 Graham av, architect. Cost, about \$100,000.

DWELLINGS.

BROOKLYN.—Paul J. Gallagher, 136 Coleridge st, has received the general contract to erect a 2½-sty residence, 89x62 ft, at the northeast corner of Hampton av and Falmouth st, for Cornelius A. Lane, 136 Coleridge st. Cost, about \$35,000.

EASTHAMPTON, L. I.—Frank B. Smith, this place, has received the general contract to erect a 2½-sty frame residence for Ralph S. Townsend, 1328 Broadway, Manhattan. Townsend, Steinle & Haskell, 1328 Broadway, Manhattan, architects. Cost, about \$10,000 to \$12,000.

EASTHAMPTON, L. I.—E. M. Gay, Newtown lane, has received the general contract to alter and erect an addition to the 2-sty residence for Dr. Fred Hollister, this place. J. Curtis Lawrence, this place, architect. Cost, about \$7,000.

EASTHAMPTON, L. I.—E. M. Gay, Newtown lone, has received the general contract to erect a 2½-sty residence, 37x90 ft, on Lilly Pond lane, for William G. Thaw, care of architect, J. Curtis Lawrence, this place. Cost, about \$25,000.

SCARSDALE, N. Y.—Gillies Campbell Co., 101 Park av, Manhattan, has received the general contract to erect a 2½-sty residence, 30x100 ft, for Lewis M. Bloomingdale, 14 East 70th st, Manhattan. Taylor & Levi, 105 West 40th st, Manhattan, architects. Cost, about \$20,000.

ARMONK, N. Y.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have received the general contract to alter the 2½-sty stone residence for Cornelius Rea Agnew, 16 William st, Manhattan. Hunt & Hunt, 28 East 21st st, Manhattan, architect. Cost, about \$35,000.

TOMPKINSVILLE, S. I.—Jos. Muller, Bay View av, has received the general contract to erect a 2½-sty hollow tile residence, 50x50 ft, for Misses Anna and Margaret Wood, 131 Cebra av. J. Fletcher Street, Drexel Building, Phila., Pa. Cost, about \$10,000.

OYSTER BAY, L. I.—The Gillespie Campbell Co., 101 Park av, Manhattan, has received the general contract to erect a 2½-sty frame residence, 50x110 ft, for Mrs. Robert Hager, Jr., care of architects, Foster & Gade, 15 West 38th st, Manhattan.

FACTORIES AND WAREHOUSES.

BROOKLYN (sub).—Edward J. Alquist, 312 West 42d st, Manhattan, has received the mason work for the baking plant at 45-53 Clinton av, for the Consumers' Biscuit & Mfg. Co. W. J. Dilthey, architect. The contract includes main building, 110 x100 ft, 3 stys; stables, 25x90 ft, 2 stys, and three ovens about 20x17, and 25 ft high.

MASPETH, L. I.—M. Mann, 137 West 110th st, Manhattan, has received the general contract to erect three large brick and concrete fireproof buildings of steel construction in Grand st, and will take bids on subs. Excavation work will begin soon.

SCHOOLS AND COLLEGES.

SPRINGFIELD, L. I.—Joseph Hrostoski, Hollis av, Hollis, has received the general contract to erect a 2-sty frame and stucco parochial school at the northwest corner of Willow pl and Broadway, for the Church of St. Mary Magdalene, Rev. Father John Tinner, P. Tillion & Son, 381 Fulton st, Brooklyn, architects. Cost, about \$15,000.

SYRACUSE, N. Y.—The Onondaga Building & Construction Co., 220 Washington st, has received the general contract to erect the Delaware School, at the corner of Delaware and South Geddes sts, for the Board of Education. James A. Randall, 705 S. A. & K. Building, architect. Thomas Wooley, City Hall, engineer. Cost, about \$200,000.

STABLES AND GARAGES.

MANHATTAN.—The Standard Concrete Steel Co., 413 East 31st st, has received the general contract to alter the 5-sty garage, 42-44 West 62d st, for Louise W. McAllister et al, 163 East 74th st. B. Hustace Simonson, 315 5th av, architect. Cost, about \$10,000.

NEWARK, N. J.—The Becker Construction Co., 361 Grove st, has received the general contract to erect an addition to the auto show rooms and garage, 520-522 Broad st, through to Atlantic st, for Scott

German, Firemen's Building. B. H. Shepard, 564 Main st, East Orange, N. J., architect. Cost, about \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN (sub.).—The Underpinning & Foundation Co., 290 Broadway, has received the foundation contract for the building at the southwest corner of 25th st and Lexington av, for B. W. Mayer, 2 West 33d st. Herman Lee Meader, 2 West 33d st, architect.

MANHATTAN.—Rheinstein & Haas, 101 Park av, have received the general contract to alter the 5-sty brick loft at 32-46 West 23d st, for the Isaac Stern Estate, Louis & Benjamin Stern, 569 5th av, executors. Starrett & Van Vleck, 8 West 40th st, architects. Cost, about \$30,000.

BROOKLYN.—G. W. Carlson, 47 West 34th st, Manhattan, has received the general contract to alter and erect an extension to the 4-sty loft building on Lafayette av, near Rockwell pl, for Dayton & Montgomery, on premises. Albert Ullrich, 367 Fulton st, architect. Cost, about \$14,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 172D ST, s w e Audubon av, 6-sty brick apartment house, 95x90; cost, \$50,000; owner, Donald Robertson, 700 West 179th st; architects, Schwartz & Gross, 347 5th av. Plan No. 346.

MISCELLANEOUS.

30TH ST, 605-653 West, and 321-329 11th av, two 1-sty frame poultry markets, 735x800x10; cost, \$8,918; owner, New York Central Railroad Co., Grand Central Station; builder, Kemper Peabody, 470 West 30th st. Plan No. 347.

39TH ST, 433-437 West, 1-sty brick bowling alley, 12x75; cost, \$650; owner, Howard B. Jackson, 220 West 42d st (et al); architect, Abijah C. Fox, 1123 Broadway. Plan No. 348.

Bronx.

APARTMENTS, FLATS AND TENEMENTS. WILKINS AV, s s, 100.51 e Crotona Park East, 5-sty brick tenement, slag roof, 50.29x94.13; cost, \$50,000; owner, Foxvale Realty Co., Frank Starkman, 748 Beck st, Pres.; architect, Kreymsborg Archtl. Co., 1029 East 163d st. Plan No. 563.

GRANT AV, w s, 109.42 n165th st, 5-sty brick tenement, plastic slate roof, 100x88; cost, \$100,000; owner, Arthur Av. Realty & Const. Co., Jos. P. Faiella, 550 East 187th st, Pres.; archi-

tect, Wm. A. Faiella, 2398 Lorillard pl. Plan No. 567.

DWELLINGS.

KING AV, w s, 265 s Terrace Point, 2 1/2-sty frame dwelling, shingle roof, 24x28; cost, \$1,800; owner, City Island Homes, Inc., Raymond Belmont, 31 Nassau st, Pres.; architect, Karl F. J. Seifert, 104 West 42d st. Plan No. 564.

LELAND AV, w s, 164.68 n Davis st, 3-sty brick dwelling, tin roof, 22.6x50; cost, \$4,500; owner, Frank Pepe, 325 East 117th st; architects, De Rose & Cavaleri, 2333 1st av. Plan No. 566.

250TH ST, s s, 142.98 w Goodridge av, 2 1/2-sty frame dwelling, shingle roof, 41.6x24; cost, \$8,000; owner, Delafield Estate, Inc., J. R. Delafield, 27 Cedar st, Pres.; architect, Dwight J. Baum, Waldo av. Plan No. 568.

WALDO AV, n w cor Livingston av, 2 1/2-sty frame dwelling, shingle roof, 64.6x60; cost, \$18,000; owner, J. N. Richardson Lyeth, 54 Wall st; architect, Dwight J. Baum, Waldo av. Plan No. 569.

WHITE PLAINS ROAD, e s, 180.55 s 150th st, 2-sty frame dwelling, tin roof, 25x42; cost, \$2,000; owner, Frank Petraglia, 6 Theriot av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 572.

HALLS AND CLUBS.

188TH ST, n s, 50 e Belmont av, 1-sty brick stores and amusement hall, plastic slate roof, 50x83; cost, \$6,500; owner, Peter Indelli, 1755 Clay av; architect, E. Wilbur, 562 West 164th st. Plan No. 571.

HOTELS.

BOSTON RD, n e cor Eastchester rd, 2-sty frame hotel, plastic slate roof, 25x65; cost, \$8,000; owner, Walter W. Taylor, 428 Tecumseh av, Mt. Vernon; architect, John Brandt, 271 West 125th st. Plan No. 570.

MISCELLANEOUS.

JEROME AV, s e cor 233d st, 1-sty brick and stone gate house, copper roof, 15.2x9.10 1/2; cost, \$15,000; owner, The Woodlawn Cemetery, Howard B. Smith, on premises, president; architect, H. Edwards Ficken, 10 West 22d st. Plan No. 565.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. POWELL ST, e s, 50 n Newport av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, \$25,600; owner, Wellard Impt. Co., 60 Liberty st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7276.

AV I, s w cor East 14th st, 4-sty brick tenement, 39.10x89.10, slag roof, 19 families; cost, \$40,000; owner, Ravergley Const. Co., 7 East 42d st, Manhattan; architects, Shampman & Shampman, 772 Broadway. Plan No. 7303.

DRIGGS AV, e s, 60 n Division av, 6-sty brick tenement, 65x84, slate roof, 35 families; cost, \$40,000; owner, Gaynor Impt. Co., 492 Kosciusko st; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 7296.

RIDGE BOULEVARD, n w cor Bay Ridge av, 4-sty brick tenement, 70.1x100.4, slag roof, 24 families; cost, \$60,000; owner, Ridge Boulevard Const. Co., 16 Court st; architects, Shampman & Shampman, 772 Broadway. Plan No. 7305.

RIDGE BOULEVARD, w s, 70.3 n Bay Ridge av, 4-sty brick tenement, 73x88.10, slag roof, 24 families; cost, \$60,000; owner, Ridge Boulevard Const. Co., 16 Court st; architects, Shampman & Shampman, 722 Broadway. Plan No. 7304.

41ST ST, n s, cor 7th av, 4-sty brick store and tenement, 50.2x90, gravel roof, 21 families; cost, \$30,000; owner, Safe Const. Co., 125 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 7331.

7TH AV, e s, 50.2 n 41st st, 4-sty brick tenement, 50x89, gravel roof, 21 families; cost, \$30,000; owner, Safe Const. Co., 125 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 7330.

DUMONT AV, s s, 35 w Cleveland st, five 3-sty brick tenements, 25x68, gravel roof, 6 families each; total cost, \$35,000; owner, Hadrian Realty Co., 674 Hendrix st; architect, Morris Perlstein, Middle Village, L. I. Plan No. 7413.

PROSPECT PL, n s, 80 e Troy av, 4-sty brick tenement, 37.4x91, gravel roof, 16 families; cost, \$18,000; owner, Theodore Johnson, 224 Troy av; architect, Arthur B. Sauerbrum, 5809, 15th av. Plan No. 7394.

DWELLINGS.

CROWN ST, s s, 301 w Rogers av, eleven 2-sty brick dwellings, 20x40, slag roof, 1 family each; total cost, \$32,000; owner, Realty Associates, 162 Remsen st; architect, A. G. Carlson, 157 Remsen st. Plan No. 7271.

CROWN ST, n s, 310 w Rogers av, twelve 2-sty brick dwellings, 20x40, gravel roof, 16 families each; total cost, \$36,000; owner, Realty Associates, 162 Remsen st; architect, A. G. Carlson, 157 Remsen st. Plan No. 7265.

FALMOUTH ST, n e cor Hampton av, 2-sty brick dwelling, 89x62.6, tile roof, 1 family; cost, \$35,000; owner, Cornelius A. Lane, 136 Coleridge st; architect, Paul J. Gallagher, 136 Coleridge st. Plan No. 7235.

PRESIDENT ST, n s, 320 East New York av, 3-sty brick dwelling, 20x57, slag roof, 1 family; cost, \$6,000; owner, Jacob Schauf, 898 Park av; architect, Wm. Debus, 86 Cedar st. Plan No. 7242.

RIDGE PL, w s, 70 s Bay Ridge av, two 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$6,000; owner, Robert Ward, Jr., 562 Nostrand av; architect, Wm. C. Winters, 706 Van Sicken av. Plan No. 7236.

WARWICK ST, w s, 120 n Livonia av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$3,500; owners, Stromwasser & Freedman, 287 Vermont st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 7252.

EAST 9TH ST, w s, 220 s Av J, 2-sty frame dwelling, 24.4x38.4, shingle roof, 1 family; cost, \$4,500; owner, John Bennett, 810 Av P; architect, C. G. Wessell, 406 4th st. Plan No. 7256.

FIRE SWITCHBOARDS, PANELS, SWITCHES

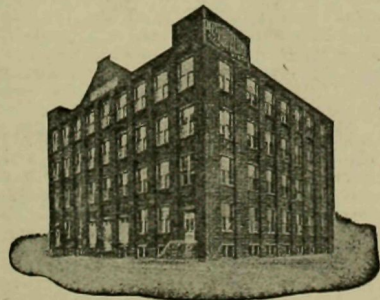
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LONG ISLAND CITY, N. Y. C.

Plans Filed, New Buildings, Continued.

EAST 15TH ST, e s, 405 n Av U, 2-sty brick dwelling, 10.10x41, slag roof, 1 family each; total cost, \$3,000; owner, Timothy McCarthy, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7232.

BAY 4TH ST, n s, 180 e Cropsey av, 1-sty frame dwelling, 17x23, slag roof, 1 family; cost, \$600; owner, Salvatore Scimca, 157 Forsyth st; architect, Rocco Mega, 2857 West 5th st. Plan No. 7246.

EAST 65TH ST, e s, 300 n Av N, 2-sty frame dwelling, 16.6x39, shingle roof, 1 family; cost, \$2,500; owner, Wm. Inglis, 309 Av Q; architect, Benj. F. Hudson, 319 9th st. Plan No. 7261.

76TH ST, s s, 50 e 16th av, four 2-sty brick dwellings, 15x50, gravel roof, 1 family each; total cost, \$10,000; owners, Hyman Wolin & ano, 5523 New Utrecht av; architect, Harry Olsen, 1633 51st st. Plan No. 7233.

80TH ST, s s, 300 w Ridge bldv, 2-sty frame dwelling, 22.2x35, shingle roof, 1 family; cost, \$4,500; owner, Morrison-Allardyce Co., 539 48th st; architects, Sleg & Bryson, 154 Montague st. Plan No. 7254.

CARROLL ST, n s, 160 e Albany av, eight 2-sty brick dwellings, 20x52, gravel roof, 1 family each; total cost, \$44,000; owner, New Style Bldg. Co., 227 East 26th st; architects, Sleg & Bryson, 154 Montague st. Plan No. 7299.

MIDWOOD ST, n s, 123.5 e Flatbush av, seven 3-sty brick dwellings, 20x76, slate roof, 1 family each; total cost, \$35,000; owner, Fred B. Norris, 188 Fenimore st; architects, Sleg & Bryson, 154 Montague st. Plan No. 7315.

57TH ST, n s, 240 e 8th av, four 2-sty brick dwellings, 17.6x55, slag roof, 2 families each; total cost, \$16,000; owner, Nelson E. Fleandreau, 1210 Nostrand av; architect, Geo. J. Lobenstein, 230 Martense st. Plan No. 7297.

73D ST, n s, 100 e 10th av, three 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$16,500; owner, Peter J. Foster, 21 East 15th st, Manhattan; architect, John A. Gorman, 383 Milford st. Plan No. 7307.

79TH ST, s s, 285.6 e 17th av, eight 3-sty brick dwellings, 25x70, gravel roof, 6 families each; total cost, \$80,000; owner, Saml. Brill, 126 Bay 31st st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 7290.

BEVERLY RD, n s, 80 w East 58th st, 1-sty brick dwelling, 20x55, tin roof, 1 family; cost, \$2,000; owner, Thos. Madden, 187 Hopkinson av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 7295.

GREENWOOD AV, s s, 110 w Prospect st, 2-sty brick dwelling, 20x40, gravel roof, 1 family; cost, \$4,000; owner, Windsor Terrace M. E. Church, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 7294.

WESTMINSTER RD, s e cor Ditmas av, 2-sty frame dwelling, 30x44, shingle roof, 1 family; cost, \$10,000; owner, Dr. Curtis H. Mencie, 1268 Union st; architect, Harry Grattan, 523 East 14th st. Plan No. 7309.

EAST 12TH ST, e s, 580 s Av H, two 2-sty frame dwellings, 16.6x36, shingle roof, 1 family each; total cost, \$6,000; owner, Christian Doenecke, 216 Washington av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 7344.

WEST 28TH ST, e s, 220 s Mermaid av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$9,000; owner, Angelina Castellano, 75 Baxter st; architect, Olaf B. Almgren, 239 95th st. Plan No. 7342.

WEST 31ST ST, n w cor Railroad av, four 1-sty frame dwellings, 10x18, gravel roof, 2 families each; total cost, \$4,000; owner, Solomon Cohn, 2932 West 35th st; architect, Olaf B. Almgren, 239 95th st. Plan No. 7343.

DITMAS AV, n s, 58.3 e Stratford rd, 2-sty frame dwelling, 22.4x39.2, shingle roof, 1 family; cost, \$5,000; owner, Floyd E. Moore, 335 East 23d st; architects, Sleg & Bryson, 154 Montague st. Plan No. 7332.

EAST 39TH ST, e s, 417.6 n Av I, two 2-sty frame dwellings, 16.6x38, shingle roof, 1 family each; total cost, \$4,000; owner, John J. Smith, 1674 Brooklyn av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7357.

57TH ST, n e cor 10th av, three 2-sty brick dwellings, 17.8x50, gravel roof, 1 family each; total cost, \$9,000; owner, Arthur J. Andersen, 492 52d st; architects, Laspia & Salvati, 525 Grand st. Plan No. 7363.

64TH ST, s s, 130 e 13th av, two 2-sty brick dwellings, 18x44, gravel roof, 2 families each; total cost, \$5,000; owner, Chas. Tozzi, 1350 62d st; architect, Chas. A. Olson, 1209 68th st. Plan No. 7372.

22D ST, n s, 100 w 17th av, two 2-sty brick dwellings, 20x60, gravel roof, 2 families each; total cost, \$9,000; owner, Peter Johnson, Plainfield, N. J.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7401.

STANLEY AV, s w cor Shepherd av, 1-sty brick dwelling, 25x37, gravel roof, 1 family; cost, \$1,400; owner, John Kolodzig, 301 East 95th st; architect, E. Dennis, 241 Schenck av. Plan No. 7414.

FACTORIES AND WAREHOUSES.
WOODBINE ST, n s, 200 w Central av, 1-sty brick storage, 25x20, gravel roof; cost, \$500; owner, John J. Mahoney, on premises; architect, Francis Iezek, 1703 Broadway. Plan No. 7287.

DOUGLASS ST, w s, 100 n Pitkin av, 1-sty brick storage and office, 25x50, — roof; cost, \$2,000; owner, James Jarcho, 1538 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 7317.

50TH ST, s s, 300 e 1st av, 1-sty brick factory, 73.3x93.10, gravel roof; cost, \$4,500; owner, Bush Terminal Co., 100 Broad st; architect, Wm. Higginson, 21 Park Row. Plan No. 7355.

53D ST, n s, 380 e 1st av, 3-sty brick shop, 200x320, tile roof; cost, \$175,000; owner, E. W. Bliss Co., Woolworth Bldg.; architect, Walter Pfaelander, 618 11th st. Plan No. 7415.

HOTELS.

OCEAN AV, s e cor Neptune av, 2-sty frame hotel, 77x71.8, slag roof; cost, \$22,000; owner, Frank Meserocchi, 29 West 27th st, Manhattan; architect, N. Serracino, 1170 Broadway, Manhattan. Plan No. 7258.

SCHOOLS AND COLLEGES.

WILSON ST, n s, 80 e Bedford av, 5-sty brick school, 84.9x64.7, tile roof; cost, \$100,000; owner, City of N. Y.; architect, C. B. J. Snyder, 500 Park av, Manhattan. Plan No. 7286.

STABLES AND GARAGES.

DITMAS AV, s e cor East 83d st, 1-sty brick stable, 12x18, metal roof; cost, \$200; owner, W. Becker's Chemical Works, 3824 Ditmas av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 7285.

EAST NEW YORK AV, n s, 210 w Sackman st, 1-sty brick garage, 40x81.4, slag roof; cost, \$5,000; owner, Henry Reisler, 293 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7273.

VAN BRUNT ST, w s, 167.4 s Harrison st, 1-sty brick garage, 42x52.4, slag roof; cost, \$3,000; owner, N. Y. Dock Co., State and Whitehall sts, Manhattan; architect, C. E. Hicks, ft. of Montague st. Plan No. 7250.

OCEAN AV, w s, 120 n Voorhies av, 1-sty frame garage, 20x22, shingle roof; cost, \$600; owner, Geo. H. Dougherty, 2610 East 21st st; architect, H. G. Dangler, 215 Montague st. Plan No. 7255.

81ST ST, s s, 117.1 e 5th av, two 1-sty brick garages, 12x18, gravel roof; total cost, \$600; owner, Edw. Edwards, 426 81st st; architect, Wm. H. Harrington, 510 57th st. Plan No. 7338.

81ST ST, s s, 264.5 e 5th av, two 1-sty brick garages, 12x18, gravel roof; total cost, \$600; owner, Edw. Edwards, 426 81st st; architect, W. H. Harrington, 510 57th st. Plan No. 7339.

81ST ST, s s, 191.9 e 5th av, two 1-sty brick garages, 12x18, gravel roof; total cost, \$600; owner, Edw. Edwards, 426 81st st; architect, Wm. H. Harrington, 510 57th st. Plan No. 7340.

81ST ST, s s, 337.1 e 5th av, two 1-sty brick garages, 12x18, gravel roof; total cost, \$600; owner, Edw. Edwards, 426 81st st; architect, Wm. H. Harrington, 510 57th st. Plan No. 7341.

BROOKLYN AV, s e cor Av I, 1-sty brick garage, 18x20, shingle roof; cost, \$500; owner, Wm. Geiger, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 7345.

3D AV, n w cor 77th st, 1-sty brick garage, 20x19.8, gravel roof; cost, \$300; owner, Jas. L. Marks, 69th st and 5th av; architect, W. H. Harrington, 510 57th st. Plan No. 7337.

13TH AV, n w cor 42d st, 1-sty brick garage, 26.4x20.2, slag roof; cost, \$500; owner, Morris Bienstock, 1258 47th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7351.

FALMOUTH ST, n e cor Hampton av, 2-sty brick garage, 27x43.8, tile roof; cost, \$1,500; owner, Cornelius A. Lane, 136 Coleridge st; architect, Paul J. Gallagher, 136 Coleridge st. Plan No. 7365.

52D ST, n e cor 10th av, three 1-sty brick garages, 18x10, gravel roof; total cost, \$1,800; owner, Arthur J. Anderson, 492 52d st; architects, Laspia & Salvati, 525 Grand st. Plan No. 7362.

EAST 53D ST, e s, 220 n Snyder av, 1-sty brick garage, 12x18, slag roof; cost, \$450; owner, Jacob Smulgin, 355 East 53d st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7393.

NORWOOD AV, e s, 300.4 s Fulton st, 1-sty brick garage, 25x30, tile roof; cost, \$600; owner, Rebecca Peltz & ano, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7421.

STORES AND DWELLINGS.

FLATBUSH AV, e s, 198 n Winthrop st, six 3-sty brick stores and dwellings, 19.8x55, gravel roof, 2 families each; total cost, \$28,200; owner, C. W. P. Realty Co., 5107 New Utrecht av; architect, A. G. Carlson, 157 Remsen st. Plan No. 7277.

ALBANY AV, n e cor Eastern pkway, 3-sty brick store and dwelling, 20x69, slag roof, 2 families each; cost, \$7,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7240.

13TH AV, n w cor 45th st, 3-sty brick store and dwelling, 20.2x65, slag roof, 2 families; cost, \$6,000; owner, Morris Bienstock, 1258 47th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7352.

13TH AV, w s, 68.2 n 45th st, 2-sty brick store and dwelling, 16x100, slag roof, 2 families; cost, \$2,500; owner, Morris Bienstock, 1258 47th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7327.

13TH AV, w s, 84.2 n 45th st, 2-sty brick store and dwelling, 16x100, slag roof; cost, \$2,500; owner, Morris Bienstock, 1258 47th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7328.

13TH AV, w s, 20.2 n 45th st, three 2-sty brick stores and dwellings, 16x50, slag roof, 2 families each; total cost, \$6,000; owner, Morris Bienstock, 1258 47th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7329.

STORES, OFFICES AND LOFTS.
BATH AV, s e cor Bay Parkway, 1-sty brick store, 35.11x51.6, slag roof; cost, \$5,000; owner, Hyman Brandstein, 8779 Bay Parkway; architects, Kallich & Lubroth, 215 Montague st. Plan No. 7420.

BATH AV, s s, 45.11 e Bay Parkway, two 1-sty brick stores, 25.5x49, slag roof; cost, \$4,000; owner, Hyman Brandstein, 8779 Bay Parkway; architects, Kallich & Lubroth, 215 Montague st. Plan No. 7419.

MISCELLANEOUS.

EMMONS AV, s s, 63 e Shore boulevard, 2-sty frame bathroom, 28x52, slag roof; cost, \$3,000; owner, Bridget Mullens, 134 East 29th st, Manhattan; architect, Michael M. Foley, 2160 East 13th st. Plan No. 7244.

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Queens.

APARTMENTS, FLATS & TENEMENTS.

L. I. CITY.—Graham av, s s, 50 e Hamilton st, 3-sty brick tenement, 25x60, slag roof, 6 families; cost, \$7,000; owner, Elizabeth Bauer, 628 Hamilton st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 3575.

L. I. CITY.—Willow st, w s, 128 s Hoyt st, 4-sty brick tenements, 25x86, slag roof, 12 families; cost, \$34,000 (two buildings); owner, Storia Park Const. Co., 845 Walton av, Manhattan; architect, F. W. Korfmann, 406 9th av, L. I. City. Plan No. 3689.

L. I. CITY.—Weil pl, e s, 230 s North Washington pl, 3-sty brick tenement, 25x66, slag roof, 6 families; cost, \$7,000; owner, Robert Salerno, 400 Hopkins av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 3678.

L. I. CITY.—Webster av, s s, 25 e 3d av, 4-sty brick tenement, 30x75, slag roof, 8 families; cost, \$10,000; owner, Frank Novatny, 378 Webster av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 3650.

RIDGEWOOD.—Slocum st, n w cor Cooper av, 3-sty brick tenement, 19x82, slag roof, 4 families; cost, \$10,500; owner, Ed. Cooper Bldg. Corp., 127 Grand st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av, Erocklyn. Plan No. 3694.

DWELLINGS.

BELLAIRE.—Albany av, w s, 382 s Hollis av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Mrs. Grace R. Stewart, Hollis av, Bellaire; architect, Geo. A. Elliott, Walton st, Jamaica. Plan No. 3474.

ELMHURST.—Horton st, s s, 200 e Chicago av, 2½-sty frame dwelling, 21x46, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Robert Conner, 43 Toledo st, Elmhurst; architect, Robt. W. Johnson, 60 Hunt st, Corona. Plan No. 3583.

JAMAICA.—Shore av, n e cor Baltic st, 2½-sty frame dwelling, 20x45, shingle roof, 2 families; cost, \$2,600; owner, H. Hrostoski, Shore av, Jamaica; architect, Wm. A. Finn, 106 Hillside av, Jamaica. Plan No. 3579.

MASPETH.—Marion av, s s, 608 e Juniper av, 1-sty frame dwelling, 18x33, slag roof, 1 family; cost, \$1,200; owner, Max Hoerning, 22 Maiden la, Maspeth; architect, M. Perlstein, Middle Village. Plan No. 3772.

MASPETH.—Firth av, e s, 80 s Grand st, 2-sty brick dwelling, 20x50, slag roof, 2 families; cost, \$4,000; owner, Triangle Holding Co., 44 Court st, Brooklyn; architects, Cantor & Dorfman, 373 Fulton st, Brooklyn. Plan No. 3584.

MIDDLE VILLAGE.—Hinman st, s w cor Steuben st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$2,800; owner, Jacob Kurlander, 590 Mvrtle av, Brooklyn; architect, M. Perlstein, Middle Village. Plan No. 3573.

BAYSIDE.—Bismark av, w s, 120 s Lamartine av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Grace E. Watson, 489 Sandford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3671.

BAYSIDE.—Ashburton av, s w cor 1st st, two 2-sty frame dwellings, 22x26, shingle roof, 1 family; cost, \$7,000; owner and architect, Jos. Josinsky, Bayside. Plan Nos. 3611-12.

BEECHHURST.—32d st, n s, 210 w 16th av, 2½-sty frame dwelling, 22x40, shingle roof, 1 family, steam heat; cost, \$1,200; owner, Carl A. Hollberg, Floral Park; architect, S. Pierson, Floral Park. Plan No. 3629.

BELLAIRE.—Albany av, w s, 462 s Hollis av, 2-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Mrs. Grace R. Stewart, Hollis av, Bellaire; architect, G. A. Elliott, Walton st, Jamaica. Plan No. 3631.

BROOKLYN HILLS.—Brazil st, n s, 325 e Freedom av, two 2½-sty frame dwellings, 14x43, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Ignatz Keppler, 619 Nostrand av, Brooklyn; architect, R. F. Schaeffer, 1526 Flatbush av, Brooklyn. Plan No. 3596.

CORONA.—41st st, w s, 200 s Park av, four 2-sty frame dwellings, 20x54, tin roof, 2 families; cost, \$14,000; owner, Thomas Daly, 12 39th st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan Nos. 3651 to 3654.

CORONA.—Fairview av, s s, 40 w Granger st, seven 1-sty frame dwellings, 18x34, tin roof, 1 family; cost, \$11,200; owner, Mary A. Iaricci, 42 Vine st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 3587 to 3593.

CORONA.—Willow st, n s, 225 e Albertis av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Antonia De Santis, 40 Lurting st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3622.

EDGEEMERE.—Collier st, s s, 180 e Briar pl, 2½-sty frame dwelling, 25x35, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Nathaniel Cohen, 260 Central av, Far Rockaway; architect, Edw. Berrian, 19 No. Thompson av, Rockaway Park. Plan No. 3648.

ELMHURST.—20th st, w s, 418 n Shell rd, 2½-sty frame dwelling, 22x46, shingle roof, 1 family, steam heat; cost, \$3,890; owner, A. Barrymore, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 3623.

FOREST HILLS.—Shorthill rd, w s, 296 n Greenway North, 2½-sty tile dwelling, 38x25, tile roof, 1 family, steam heat; cost, \$10,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3675.

FOREST HILLS.—Ivy Close, w s, 45 s Seasingood rd, 2-sty tile dwelling, 25x38, tile roof, 1 family, steam heat; cost, \$8,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3606.

FOREST HILLS.—Livingston st, n s, 150 s W. Seminole av, 2½-sty frame dwelling, 25x30, shingle 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. 3632.

FOREST HILLS.—Olive pl, n s, 80 e Continental av, 2½-sty frame dwelling, 42x21, tile roof, 1 family, steam heat; cost, \$8,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3674.

FOREST PARKVIEW.—Hanson av, w s, 100 n Myrtle av, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$12,800; owner, Louis Baum, 657 Williams av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3659.

GLEN MORRIS.—Hamilton av, e s, 100 n Metropolis av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Jas. J. Monohan, 1531 Walnut st, Glen Morris; architects, Olsen & Anderson, 196 Helen av, So. Ozone Park. Plan No. 3621.

GLEN MORRIS.—Cedar av, w s, 99 s Metropolis av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, \$2,500; owner, John McDermott, 1531 Walnut st, Glen Morris; architects, Olsen & Anderson, 196 Helen av, So. Ozone Park. Plan No. 3620.

JAMAICA.—Wells av, e s, 478 n Hawtree Creek rd, seven 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, \$17,500; owner, Max Gross, Lincoln av, Jamaica; architects, H. T. Jeffrey & Son, Butler Bldg., Jamaica. Plan Nos. 3636 to 3642.

JAMAICA.—Lincoln av, n e cor Baltic st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,200; owner, Geo. J. Wagner, premises; architect, R. Kurz, Fulton st, Jamaica. Plan No. 3657.

JAMAICA.—Amherst av, e s, 105 w Victoria av, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, J. Leonardi, 289 Hillside av, Jamaica. Plan No. 3672.

JAMAICA.—Bergen av, e s, 212 n Hillside av, three 2½-sty frame dwellings, 20x35, shingle roof, 1 family, steam heat; cost, \$12,000; own-

er, I. Wohl, 1020 Union Hall st, Jamaica; architect, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan Nos. 3660-61-62.

JAMAICA.—Maple av, s e cor Horton st, seven 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost, \$24,000; owner, Anthony Brojynsky, Hammond av, Jamaica; architect, Edw. Jackson, 8 Herriman av, Jamaica. Plan Nos. 3613 to 3619.

JAMAICA.—Highview av, w s, 575 s South st, 2½-sty frame dwelling, 17x26, shingle roof, 1 family; cost, \$1,500; owner, Jos. Gunther, 118 South st, Jamaica; architect, owner. Plan No. 3644.

JAMAICA.—DeGraw av, s s, 325 w Victoria av, 2½-sty frame dwelling, 19x38, shingle roof, 1 family, steam heat; cost, \$3,000; owners and architects, Henry Russell & Storms, DeGraw av, Jamaica. Plan No. 3681.

MASPETH.—Clinton av, n s, 50 e Washington pl, 2-sty frame dwelling, 20x37, tin roof, 2 families; cost, \$3,500; owner, Chas. Lezinas, Clinton av, Maspeth; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan No. 3634.

MASPETH.—Garrison st, e s, 147 n Flushing av, five 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, \$15,000; owner, John F. Graham, 232 Sumner av, Brooklyn; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3607.

MIDDLE VILLAGE.—Fulton av, e s, 225 n Market st, 2-sty frame dwelling, slag roof, 2 families; cost, \$2,500; owner, Jos. Kurlander, 45 Hinman st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3688.

QUEENS.—Poplar st, s w cor Kellog av, 2-sty frame dwelling, 26x26, shingle roof, 1 family, steam heat; cost, \$2,300; owner, Perth Realty Co., Flushing av, Hollis; architect, owner. Plan No. 3604.

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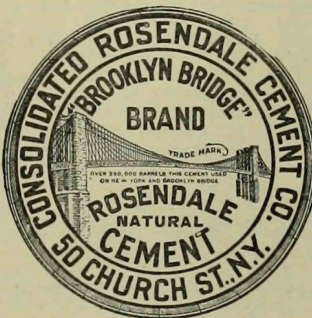
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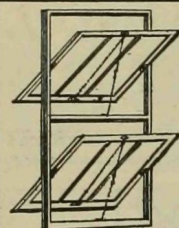
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Plans Filed, New Buildings, Continued.

RICHMOND HILL.—Welling st, w s, 200 n Broadway, two 3-sty frame dwellings, 18x53, shingle roof, 2 families; cost, \$9,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, C. W. Vanderbeck, 342 Oak st, Richmond Hill. Plan No. 3597.

RICHMOND HILL.—Waterbury av, e s, 34 n Emerson st, four 2½-sty frame dwellings, 17x42, shingle roof, 1 family, steam heat; cost, \$14,000; owner, Richmond Hill Securities Co., 73 Dennington av, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 3625-6-7-8.

RIDGEWOOD.—Deyo st, n s, 240 e Ford av, five 2-sty brick dwellings, 20x54, slag roof, 2 families; cost, \$18,500; owner, Bachman & Metzger, 18 Gamma pl, Glendale; architect, J. Bachman, Jr., same address. Plan No. 3608.

ST. ALBANS.—Glenheim st, n w cor Rutland av, 2½-sty frame dwelling, 18x52, shingle roof, 1 family, steam heat; cost, \$3,500; owner, E. H. Brown, Bayville; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan No. 3635.

WINFIELD.—Garfield av, n s, 100 e Burroughs av, 2½-sty frame dwelling, 17x36, shingle roof, 1 family; cost, \$3,500; owner, A. Atkinson, 85 21st st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3586.

WOODHAVEN.—Oceanview av, w s, 707 n Jamaica av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Frank F. Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan No. 3667-68.

ELMHURST.—11th st, w s, 325 n Lamont av, 2½-sty frame dwelling, 20x36, shingle roof, 1 family, steam heat; cost, \$3,500; owner, J. L. Gundry, 1730 9th st, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 3697.

LINCOLN HEIGHTS.—Frost av, w s, 499 n Yukon av, 1½-sty frame dwelling, 14x28, tin roof, 1 family; cost, \$900; owner, E. Mansen, on premises. Plan No. 3699.

MIDDLE VILLAGE.—Memorial st, s s, 950 w Morton st, seven 2-sty frame dwellings, 20x51, tin roof, 2 families; cost, \$15,750; owner, Morton Park Realty Co., 464 Grand st, Manhattan; architect, M. Perlstein, Middle Village. Plan No. 3682 to 3686.

ROCKAWAY BEACH.—Boulevard, s s, 75 e Undine st, three 2-sty frame dwellings, 18x18, shingle roof, 1 family; cost, \$3,000; H. Knestner, 57 West 125th st, Manhattan; architect, E. Stelges, Rockaway Beach. Plan No. 3693.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Albert st, e s, 275 n Ditmars av, 1½-sty frame storage, 24x18, gravel roof; cost, \$300; owner, Dora Bauman, 134 Purdy st, L. I. City. Plan No. 3647.

RICHMOND HILL.—Concord st, e s, 170 s Liberty av, frame shop, 12x16, gravel roof; cost, \$200; owner, P. Vasseletti, premises. Plan No. 3594.

BROOKLYN HILLS.—Sherry av, n s, 275 w Freedom av, 3-sty brick bakery, 50x100, slag roof; cost, \$32,000; owner, Dillman Baking Co., Brooklyn Hills; architect, Ole Harrison, Fulton st, Jamaica. Plan No. 3700.

STABLES AND GARAGES.

ELMHURST.—Private rd, s s, 250 w Ketcham av, concrete garage, 20x22; cost, \$350; owner, Dr. C. A. Coombes, on premises. Plan No. 3582.

ELMHURST.—Cook av, s s, 50 e Toledo st, frame garage, 12x16; cost, \$75; owner, J. Beinheiser, on premises. Plan No. 3581.

L. I. CITY.—Ely av, w s, 78 n Jane st, 1-sty frame stable, 15x21, gravel roof; cost, \$100; owner, Donner Wrecking Co., Jane st, L. I. City. Plan No. 3576.

EDGEMERE.—39th st, w s, 120 s Edgemere av, concrete garage, 19x20; cost, \$400; owner, Wm. Schurr, premises. Plan No. 3643.

FOREST HILLS.—Euclid av, n s, 250 w Seminole av, brick garage, 14x18; cost, \$500; owner, Cord Meyer Co., Forest Hills. Plan No. 3633.

GLENDALE.—Myrtle av, s s, 122 w Tompkins av, brick garage, 20x35, slag roof; cost, \$700; owner, H. Kressberg, premises. Plan No. 3687.

GLENDALE.—Brush st, 52, frame garage, 12x18; cost, \$150; owner, R. P. Siegrist, premises. Plan No. 3630.

GLEN MORRIS.—Briggs av, e s, 140 n Ridge av, tile garage, 14x18; cost, \$250; owner, R. A. Kahny, premises. Plan No. 3624.

JAMAICA.—Roosevelt st, s s, 11 e Dewey av, 2-sty frame stable, 24x22, rubberoid roof; cost, \$1,000; owner, Gottlieb Kattnick, Huntington, N. Y.; architect, R. Kurz, Fulton st, Jamaica. Plan No. 3655.

NEPONSET.—Adirondack boulevard, s w cor Newport av, 1½-sty frame garage, 12x20, shingle roof; cost, \$400; owner, Alfred Hoefler, 550 West 42d st, Manhattan; architect, Arnold Johnson, Neponset. Plan No. 3679.

KEW.—Austin st, n w cor Newbold pl, 1½-sty frame garage, 16x22, shingle roof; cost, \$1,000; owner, Arnold Stabele, Kew. Plan No. 3595.

L. I. CITY.—Queens boulevard, s e cor Buckley st, 1-sty frame garage, 12x22, tin roof; cost, \$200; owner, Geo. Doan, premises. Plan No. 3609.

OZONE PARK.—Hatch av, n e cor Park av, tile garage, 12x18; cost, \$125; owner, Mrs. K. Nikolaus, premises. Plan No. 3645.

RICHMOND HILL.—Napier pl, w s, 200 n Jerome av, frame garage, 10x15; cost, \$165; owner, Jas. Coltery, premises. Plan No. 3646.

RICHMOND HILL.—Canadian st, w s, 125 n Metropolis av, two frame garages, 8x12; total cost, \$180; owner, J. B. O'Donohue, premises. Plan Nos. 3676-77.

SPRINGFIELD.—Merrick rd, w s, 340 e Main st, frame garage, 12x14; cost, \$150; owner, A. J. Proctor, premises. Plan No. 3663.

WOODHAVEN.—South 2d st, e s, 200 s Rockaway rd, brick garage, 20x20; cost, \$450;

owner, A. P. Kirchner, 1367 Broadway, Brooklyn. Plan No. 3585.

WOODHAVEN.—Allyn court, n s, 89 e Woodhaven av, frame garage, 10x16; cost, \$100; owner, H. M. Newcomb, 115 Howard av, Richmond Hill. Plan No. 3649.

DOUGLAS MANOR.—May av, n s, 80 e Shore rd, frame garage, 13x21, shingle roof; cost, \$300; owner, J. S. Brownson, Douglas Manor. Plan No. 3695.

FOREST PARK.—Dry Harbor rd, e s, 150 n Myrtle av, block garage, 20x24, tile roof; cost, \$325; owner, A. Wissig, on premises. Plan No. 3690.

FOREST HILLS.—Standish rd, n w cor Ascan av, brick garage, 19x9, tile roof; cost, \$1,000; owner, Sage Foundation Homes Co., Forest Hills. Plan No. 3701.

RICHMOND HILL.—Welling st, w s, 296 n Eelmont av, frame garage, 16x16; cost, \$110; owner, L. Schwab, on premises. Plan No. 3696.

STORES AND DWELLINGS.

JAMAICA.—Sutphin rd, s w cor Rector st, 2-sty frame store and dwelling, 45x68, slag roof, 1 family; cost, \$5,000; owner, Thos. Thomascheck, 82 Commercial st, Brooklyn; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 3578.

JAMAICA.—Elm st, e s, 275 s Bandmann av, two 2-sty brick store and dwellings, 20x48, slag roof, 2 families; cost, \$4,500; owner, John McKay, 46 Campian av, Jamaica; architect, Wm. A. Finn, 106 Hillside av, Jamaica. Plan No. 3580.

GLENDALE.—Ford av, s e cor Walton st, 2-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, \$5,000; and Ford av, e s, 20 s Walton st, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$4,000; owners, Beckert & Gluckert, 1861 DeKalb av, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 3691-2.

BAYSIDE.—Elsie pl, s e cor Bell av, two 2-sty brick dwellings and stores, 40x64, slag roof, 2 families; cost, \$12,500; owner, Thomas Cavanagh, Bayside; architect, Wm. H. Willett, Bayside. Plan No. 3605.

CORONA.—Fillmore av, n e cor 45th st, 3-sty brick store and dwelling, 25x48, slag roof, 2 families; cost, \$7,500; owner, J. A. Dioguardi, premises; architect, A. L. Marrinella, 11 East Jackson av, Corona. Plan No. 3680.

MIDDLE VILLAGE.—Morton st, s e cor Pulaske st, 3-sty brick store and dwelling, 20x52, slag roof, 2 families; cost, \$5,500; owner, Morton Park Realty Co., 464 Grand st, Manhattan; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3703.

STORES, OFFICES AND LOFTS.

CORONA.—Grand av, e s, 150 n Way av, frame office, 12x20, gravel roof; cost, \$100; owner, A. Netz, premises. Plan No. 3673.

MISCELLANEOUS.

AQUEDUCT.—Sage st, n s, 31 w Union st, frame boat house, 14x24, tin roof; cost, \$300; owner, Theo. A. Pirkes, premises. Plan No. 3599.

AQUEDUCT.—Rambler av, s s, 321 e railroad, frame boat house, 14x24, tin roof; cost, \$200; owner, Agnes Solinger, premises. Plan No. 3598.

BAYSIDE.—Bell av, n e cor Montauk av, signboard; cost, \$300; owners, McElroy Bros., Flushing. Plan No. 3658.

COLLEGE POINT.—1st av, n s, 125 w 10th st, frame fence; cost, \$200; owner, J. W. Rapp, premises. Plan No. 3610.

COLLEGE POINT.—2d av, n s, 250 e 4th st, 1½-sty brick shed, 20x24, slag roof; cost, \$1,000; owner, David Bermann, premises; architect, H. T. Morris, 321 13th st, College Point. Plan No. 3669.

CORONA.—Fairview av, s e cor Walker st, frame shed, 18x36, paper roof; cost, \$150; owner, Mary Iarricci, 67 Vine st, Corona. Plan No. 3665.

HOWARD ESTATES.—Hawtree av, e s, 300 s Flynn av, frame boat house, 10x16, tin roof; cost, \$100; owner, Jos. Lawn, premises. Plan No. 3600.

JAMAICA CREEK.—Bay av, w s, 400 n Cross st, frame boat house, 14x24, tin roof; cost, \$200; owner, Eliz. Weinkel, premises. Plan No. 3603.

RAMBLERSVILLE.—Dunton Canal, e s, 720 n Jamaica Bay, frame boat house, 19x24, tin roof; cost, \$300; owner, H. F. Ryan, premises. Plan No. 3601.

RICHMOND HILL CIRCLE.—Lulu av, s s, 100 e Filbert st, frame boat house, 16x20, tin roof; cost, \$250; owner, Thos. Madison, 181 Sheffield st, Brooklyn. Plan No. 3664.

RICHMOND HILL CIRCLE.—Pecan av, w s, 200 n Cedar av, frame boat house, 12x32, tin roof; cost, \$200; owner, D. Bennett, Richmond Hill Circle. Plan No. 3602.

ROCKAWAY BEACH.—Eldert av, w s, 150 n L. I. R. R., frame shed, 18x36, tin roof; cost, \$600; owner and architect, Henry Meyer, Jr., Hammells. Plan No. 3666.

SOUTH OZONE PARK.—Rose av and Old South rd, frame shed, 16x16, gravel roof; cost, \$60; owner, J. H. Gashan, premises. Plan No. 3670.

COLLEGE POINT.—3d av, n s, 200 e 1st st, frame shed, 24x10, gravel roof; cost, \$150; owner, P. Balzer, on premises. Plan No. 3698.

DOUGLASTON.—Hillside av, s w cor Hillcrest av, furnace, 107x8; cost, \$450; owner, Mrs. H. Heyer, on premises. Plan No. 3702.

Richmond. DWELLINGS.

BRODONELL ST. n s, 67 s Broad st, Stapleton, 2-sty tile dwelling, 17x25; cost, \$2,000; owner, Mrs. Nellie Dean, Stapleton; architect, Jas. H. Thompson, Rosebank. Plan No. 989.

GRANT ST. e s, 358 s Nichols av, Port Richmond, 2-sty frame dwelling, 24x28; cost, \$3,500; owner, Ed. Larsen, Elm st, West Brighton; architect, John H. Lee, 128 Decker av, Port Richmond. Plan No. 991.

PRICE LA, n s, 221 s e Lexington, West Brighton, 1-sty frame bungalow, 20x25; cost, \$650; owner, Michael Macks, Linoleumville; architect, C. Price, 96 Simonson pl, Port Richmond. Plan No. 1000.

STEPHEN PL, s s, 562 e Union pl, New Dorp, 2-sty frame dwelling, 22x30; cost, \$3,200; owner, Alfred Hughes, New Dorp; architect, Chas. Doroshook, West New Brighton. Plan No. 993.

VAN DUZER ST, w s, 25 n Roelf st, Stapleton, 2-sty brick dwelling, 20x42; cost, \$3,500; owner, Otto F. Kochler, 51 Metcalf av. Plan No. 1001.

3D ST, s s, 161 w Bayview av, New Brighton, two 2-sty frame dwellings, 22x24; cost, \$3,600; owner, P. F. McHenry, 125 Allen Place, New Brighton. Plan No. 1021.

13TH ST, n s, between Lincoln and Barnes, 1-sty frame bungalow, 15x24; cost, \$150; owner, Paul Pogg. Plan No. 1012.

BUNGALOWTOWN, 179, South Beach, 1-sty frame bungalow, 14x14; cost, \$125; owner, Geo. Spence, 614 Hamburg av, Brooklyn. Plan No. 994.

CAMP IDEAL, 1,000 e Seaview av, 1-sty frame bungalow, 16x20; cost, \$150; owner, Andrew Garavanta, 3612 Boulevard, Jersey City Heights; builder, Louis Garavanta, 98 Ocean av, South Beach. Plan No. 1011.

CRESCENT AV, w s, 25 s Boulevard, New Brighton, 1-sty frame bungalow, 16x20; cost, \$592; owner, H. Lesegang, Great Kills; architect, Wm. Peters, Great Kills; builder, Chas. Walschlegel, Great Kills. Plan No. 1007.

EGBERT AV, s s, 440 w Manor rd, Egbertville, 2-sty frame dwelling, 20x30; cost, \$2,300; owner, A. H. Ludwig, Egbertville; architect, John O. Johnson, Port Richmond. Plan No. 992.

DECKER AV, e s, 350 s Fagman pl, Port Richmond, 2-sty frame dwelling, 19x38; cost, \$2,000; owner, Lillie K. Scragg, 49 Anderson av, Port Richmond; architect, A. T. Nichol, 1976 Richmond ter, Port Richmond. Plan No. 1018.

FAIRVIEW AV, e s, 170 n Prospect av, New Brighton, 2 1/2-sty frame dwelling, 24x28; cost, \$4,600; owner, Lester W. Osborne, 129 Fairview av; architect, Wm. V. Cogan, 3d st, Hamilton Park. Plan No. 1003.

GUYON AV, e s, 650 s Smithfield blvd, two 1-sty frame bungalows, 18x24; cost, \$780; owner, Chas. Zoeller; architect, Wm. Peters. Plan No. 1017.

HARBOR RD, w s, 100 s R. R., Mariners' Harbor, 2-sty brick dwelling, 22x44; cost, \$2,000; owner, Frank Rossi, Brooklyn; architect, P. Fiori, 287 Glen av, Tompkinsville. Plan No. 996.

JEFFESON AV, w s, 200 s Boulevard, Midland Beach, 1-sty frame, bungalow, 18x22; cost, \$200; owner, Thos. McKittrick, 29 Jackson av, Dongan Hills. Plan No. 999.

LAMONT AV, s s, 200 n Washington av, 1-sty frame dwelling, 20x30; cost, \$1,000; owner, architect and builder, Frank M. Tench. Plan No. 1016.

LIBERTY AV, n s, 150 w Scotland av, near South Beach, 1-sty frame bungalow, 14x37; cost, \$100; owner, Andrew Ehscheid, 126 Snedeker av, Woodhaven, L. I.; builder, Louis Schraeder, Moore's Camp, South Beach. Plan No. 995.

OAKLAND AV, e s, 1233 n Forest av, West Brighton, 2-sty frame dwelling, 27x44; cost, \$5,500; owner, Wm. H. Barnett, West Brighton; architect, E. S. Barnes, West Brighton; builder, J. P. From, 234 Charles av, Port Richmond. Plan No. 1015.

OCEAN AV, 77A, Oakwood Beach, 1-sty frame bungalow, 18x35; cost, \$250; owner, Walter Stiernig, 15 Young st, Stapleton. Plan No. 1005.

RICHMOND AV, e s, 105 s John st, Port Richmond, 2-sty frame dwelling, 19x28; cost, \$2,000; owner, Peter Larsen, 50 Decker av. Plan No. 990.

WOODLAND BEACH, two 1-sty frame bungalows, 16x22; cost, \$600; owner, Jas. S. Graham; builder, Z. J. Graham. Plan No. 1014.

7TH AV, n s, 180 e Jersey st, New Brighton, 2-sty frame dwelling, 19x40; cost, \$2,700; owner, S. Melcranski, 7th av, New Brighton; architect, Jos. Okstel, 191 Nicholas av, Port Richmond. Plan No. 997.

FACTORIES AND WAREHOUSES.

AMBOY RD, 7116, 1-sty frame shop, 12x16; cost, \$40; owner, Abram E. Johnson. Plan No. 1022.

JERSEY ST, w s, 150 e 4th st, New Brighton, 1-sty frame storage, 10x20; cost, \$25; owner, Edw. I. Levine, premises. Plan No. 1004.

NELSON AV, s s, 850 e Amboy rd, Great Kills, 1-sty frame workshop, 10x12; cost, \$35; owner, Robt. H. Moore, 92 Nelson av, Great Kills. Plan No. 1006.

OLD TOWN RD, n s, 200 e Richmond rd, 1-sty block shop, 20x25; cost, \$200; owner, Fred L. Rader. Plan No. 1020.

WATER ST, s s, 1/4 mile s Amboy rd, Pleasant Plains, 1-sty frame storage, 12x16; cost, \$25; owner, James McFarlin, 39 Catherine st, New York; builder, L. Cohen, 48 Pine st, Stapleton. Plan No. 987.

STABLES AND GARAGES.

BAY ST, 714, Stapleton, 1-sty frame garage, 15x34; cost, \$135; owner, E. E. Mitchell, 710 Bay st, Stapleton. Plan No. 1008.

4TH ST, s s, 100 w Clinton av, New Brighton, 1-sty frame garage, 16x20; cost, \$100; owner, W. Rheinhardt, Clinton av, New Brighton; architect, John Davies, Tompkinsville; builder, Karlson Bros., Brighton Heights. Plan No. 1010.

MADA AV, e s, 100 s Castleton av, West New Brighton, 1-sty frame garage, 20x20; cost, \$100; owner, C. Florrie, Castleton av, West New Brighton; architect, John Davies, Tompkinsville; builders, Karlson Bros., Tompkinsville. Plan No. 1009.

RICHMOND TURNPIKE, e s, 198 s Theresa pl, Stapleton, 1-sty brick garage, 14x25; cost, \$1,200; owner, John Gans, Jr., 800 Richmond tpike, Stapleton; architect, Hy. G. Otto, 6 Jackson st, Tompkinsville; builders, Hy. Spruck & Son, 304 Broad st, Stapleton. Plan No. 998.

STORES AND DWELLINGS.

ENNIS ST, s s, 100 e Morning Star rd, Port Richmond, 1-sty brick store and dwelling, 19x36; cost, \$650; owner, Luigi Magitto, Port Richmond; architects, Buttermark & Paul, 164-113 John st; builders, Paramona & Co., Port Richmond. Plan No. 1002.

STORES, OFFICES AND LOFTS.

WASHINGTON AV, cor Richmond av, 1-sty frame store, 35x32; cost, \$800; owner, Killian Keller, premises; architect, Jos. Alkiewig, 337 Simonson av, M. H.; builder, M. Lautermeck, 562 Richmond av, Port Richmond. Plan No. 988.

MISCELLANEOUS.

SHARROTT AV, w s, 300 s Amboy st, 1-sty frame wagonshed, 38x14; cost, \$75; owner, Shero Schulman. Plan No. 1013.

STUYVESANT PL, e s, 14 South st, St. George, marble memorial fountain; cost, \$3,000; owner, Col. Hard, Broadway and Division st, West New Brighton; builders, Piccelli Bros., 467 East 142d st, New York City. Plan No. 1019.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 83, fireproof ceiling and floor beams, mason work to 5-sty brick stores and tenement; cost, \$350; owner, Israel Vischanski, 1682 Madison av; architect, John Caggiano, 356 Park av, Bronx. Plan No. 2401.

BEEKMAN ST, 84-90, n w cor Cliff st, construct brick shaft, reconstruct windows to 5-sty brick lofts; cost, \$1,000; owner, Shieren estate, 82 Beekman st; architect, William H. Ross, 12 Cedar st. Plan No. 2363.

BLEECKER ST, 103, n s, 25 e Greene st, fireproof stair enclosure and doors, extend stairs, reconstruct fire escapes, new bulkhead to 4-sty brick store and lofts; cost, \$1,500; owner, William Colgate, care Horace S. Ely & Co., 21 Liberty st; architects, John B. Snook Sons, 261 Broadway. Plan No. 2365.

DUANE ST, 117-125 n e cor Thomas st, install two dumbwaiter shafts, fireproof doors to 5-sty brick lofts; cost, \$300; owner, Manhattan Building Co., 309 Broadway; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2396.

GRAND ST, 283-285, s s, 25 w Eldridge st, rearrange partitions to two 6-sty brick store and tenements; cost, \$500; owner, Max Roth, 1115 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2400.

GREENWICH ST, 806-810, new stair enclosure, continue stairs, bulkhead, skylight, mason work to 6-sty brick factory; cost, \$1,000; owner, Philip Hano, 806 Greenwich st; architect, Chas. M. Straub, 147 4th av. Plan No. 2385.

HUDSON ST, 169-175, increase carrying capacity, new columns, girders, &c., alter store front to 7-sty brick storage; cost, \$5,000; owners, John A. Roebing's Sons' Co.; architects, owners. Plan No. 2397.

LAFAYETTE ST, 2-4, n w cor Reade st, new wall, columns, lower tier beams, new piers, roof, stairs, flue, openings, fireproof doors to 3-sty brick show room, storage and store; cost, \$9,500; owners, Stephen Baker, 40 Wall st, and Henry K. McHarg, 40 Wall st; architect, J. C. Cocker, 2017 5th av. Plan No. 2384.

MADISON ST, 68, and 46-48 Oliver st, remove 4 stories, construct new roof, wall to 1-sty brick garage; cost, \$15,000; owner, McGuire Estate, 431 West 14th st; architect, James S. Maher, 431 West 14th st. Plan No. 2409.

MERCER ST, 71, w s, 126 n Broome st, fireproof stair enclosure and doors, extend stairs, alter fire-escape, bridge to 6-sty brick store and lofts; cost, \$1,500; owner, William Colgate, care Horace S. Ely, 21 Liberty st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2387.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

Notice to Bidders.

Sealed Proposals will be received by the Clerk of the Board of Supervisors at the Court House, Mineola, New York, on or before Tuesday, October 26th, 1915, at 10 A. M., for the furnishing and installation of the metal furniture and fittings required for the County Clerk's Office; the Court rooms, Library, and County Treasurer's Office, in the additions to the present County Court House in accordance with specifications prepared therefor by Mr. William B. Tubby, Architect, 81 Fulton Street, New York City, N. Y. Each proposal must be accompanied by a certified check in the sum of One thousand dollars, payable to the Board of Supervisors of Nassau County, which shall be forfeited as liquidated damages sustained should the successful bidder fail to enter into the contract for this work; and give a satisfactory surety bond for fifty per cent. of the amount of the contract for the faithful performance of said work; also a surety bond against Mechanic's Liens to the full amount of the contract price within ten days after award has been made to the contractor.

The Board of Supervisors and the Architect reserve the right to reject any and all bids.

By order of the Board of Supervisors.

GEORGE M. GOODALE,
Supervisors' Clerk.

Dated at Mineola, L. I., Oct. 8th, 1915.

NOTICE TO CONTRACTORS.

Sealed proposal for furnishing the finishing hardware for Acute Hospital for 150 Patients and the Acute Hospital for 200 Patients, at the Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2.30 o'clock P. M., on Friday, November 5, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed. The right is reserved to reject any or all bids. Copies of specifications, proposal blanks and envelopes may be secured upon reasonable notice at the Department of Architecture, Capitol, Albany, N. Y., and may be seen at the New York Office of the Department of Architecture, Room 1224, Woolworth Building.

Dated October 18, 1915.

E. S. ELWOOD,
Secretary State Hospital Commission.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 16, 1915.—Sealed proposals will be opened in this office at 3 p. m., November 27, 1915, for the construction complete (including mechanical equipment and approaches) of a one-story and basement stone and brick faced building of 4,400 square feet ground area, fireproof construction (except the roof), tin and composition roofs, for the United States post office at Brenham, Tex. Drawings and specifications may be obtained from the custodian of the site at Brenham, Tex., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 16, 1915.—Sealed proposals will be opened in this office at 3 p. m., November 26, 1915, for the construction, complete (including mechanical equipment [except lighting fixtures] and approaches), of a one-story and basement, brick-and-stone faced building of 4,312 square feet ground area, partly fireproof construction, composition roof, for the United States post office at Navasota, Tex. Drawings and specifications may be obtained from the custodian of the site at Navasota, Tex., or at this office, in the discretion of the Acting Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 20, 1915.—Sealed proposals will be opened in this office at 3 p. m., November 29, 1915, for the extension, remodeling, etc., of the United States post office and custom house at Muskegon, Mich. Drawings and specifications may be obtained from the custodian at Muskegon, Mich., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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Plans Filed Alterations (continued).

MONROE ST, 158, s s, 166 e Clinton st, extend chimney to 6-sty brick laundry and lofts; cost, \$100; owner, Martin Schrenkelsen, 1123 Broadway; architects, Horenburger & Bardes, 122 Bowersy. Plan No. 2399.

PRINCE ST, 159, n s, 75 w West Broadway, install vent shafts, w. c. compartments, tile floors, windows to 5-sty brick tenement; cost, \$1,000; owners, Marx & Moses Ottinger, 31 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 2417.

PRINCE ST, 38-42, s s, 50 e Mulberry st, fireproof enclosure, change stairs, new stairs, bulkhead to 3-sty store and lofts; cost, \$750; owner, Hans P. Ulich, 40-42 Prince st; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 2418.

WASHINGTON ST, 327, erect awning to 2 1/2-sty brick store and loft; cost, \$40; owner, John H. Newton Estate, Mercy W. Newton, exr., 211 Pavia av, Jersey City, N. J.; architect, Granville W. Williams, 212 East 37th st. Plan No. 2389.

10TH ST, 16 East, s s, 250 e 5th av, erect fireproof elevator shaft and doors, skylight to 4-sty brick residence; cost, \$500; owner, Samuel P. Blagden, 16 East 10th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2369.

12TH ST, 534-542 East, between Avs A and B, enlarge window, mason work to 3-sty brick public school, 126; cost, \$225; owner, City of New York, care Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 2398.

17TH ST, 121-125 W, construct steel tank supports to 8-sty fireproof store and lofts; cost, \$2,500; owner, Adams Land & Building Co., 61 Broadway; architect, the Rusling Co., 39 Cortlandt st. Plan No. 2413.

18TH ST, 438-54 West, construct fireproof floor, boilerroom, pumphouse extensions to 2-sty brick garages; cost, \$20,000; owner, Consolidated Gas Co., 4 Irving pl; architect, James S. Maher, 431 West 14th st. Plan No. 2406.

25TH ST, 559, n e cor 11th av, erect new partitions, alter sash to 7-sty brick lofts; cost, \$200; owner, Ichobad T. Williams estate, Thomas and Harry K. S. Williams, exec., 25th st and 11th av. Plan No. 2415.

26TH ST, 210 West, s s, 146 w 7th av, increase door to yard to 4-sty brick tenement; cost, \$300; owner, Maria Van Riper, 493 8th av; architect, Patrick J. Murray, 201 Bush st, Bronx. Plan No. 2404.

27TH ST, 104-108 West, divide 1st sty, change entrance doors, lighting, etc; two new toilets to 12-sty fireproof stores and lofts; cost, \$100; owner, Israel Unterberg, 90 Franklin st; architect, Louis Allen Abramson, 220 5th av. Plan No. 2372.

31ST ST, 39 East, n s, 166 w 4th av, build 1-sty shed, balcony, slate floor to 4-sty brick store and dwelling; cost, \$475; owner, Mrs. Ethel J. Norwood, 39 East 31st st; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 2388.

33D ST, 32-34 East, s s, 133 e Madison av, new stairs to two 4-sty brick stores, offices and furnished rooms; cost, \$300; owner, Geo. Wheelock, 32 East 33d st; architect, John H. Knobel, 305 West 43d st. Plan No. 2393.

34TH ST, 22-26 West, s s, 425 w 5th av, remove c. i. front, new store front, partitions, mezzanine floor, mason work to 6-sty brick store and lofts; cost, \$15,000; owner, Madeline Force Astor, care United States Trust Co., 45 Wall st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2371.

42D ST, 30 East, s w cor Madison av, erect bulkhead to 21-sty fireproof offices; cost, \$8,000; owner, 42d St & Madison Av Co., 30 East 42d st; architect, J. R. Marsh, 39 Howard pl, Brooklyn. Plan No. 2370.

57TH ST, 301 East, n e cor 2d av, shift entrance, new vestibule, entrance, stair hall, fireproof partitions, store front, openings, iron platforms to 5-sty brick store & tenement; cost, \$4,000; owner, Peter Doelger Brewing Co., Inc., 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2361.

59TH ST, 615-631 West, install two electric power ventilating fans, new concrete floor, reinforce girders to 3-sty brick livestock storage; cost, \$52,000; owner, New York Central Railroad Co., Grand Central Station; architect, Kemper Peabody, 470 West 30th st. Plan No. 2380.

61ST ST, 3-7, & 4-8 West 62d st, erect steel tank supports, new tanks to 7-sty fireproof shops and moving picture lofts; cost, \$3,771; owner, The Columbus Circle Realty Co., 287 Atlantic av, Boston, Mass.; architect, Royal J. Mansfield, 135 William st. Plan No. 2378.

65TH ST, 34 East, s s, 80 e Madison av, erect dumbwaiter, fireproof doors to 4-sty brick dwelling; cost, \$300; owner, Marchel C. Leferts, premises; architect, Jobst Hoffman, 188 St. Nicholas av. Plan No. 2392.

66TH ST, 131-135 East, n e cor Lexington av, new bathroom to 11-sty fireproof tenement; cost, \$300; owner, 131-135 East 66th St Corp., 131-135 East 66th st; architect, Eli Benedict, 1947 Broadway. Plan No. 2408.

72D ST, 530-538 E, s s, w Exterior st, erect brick piers, iron, steel and mason work, remove foundation walls to four 3 & 5-sty brick factory, storage, stable and tenements; cost, \$3,000; owner, Edward Hober, 530-38 East 72d st; architect, Otto Reissmann, 147 4th av. Plan No. 2416.

97TH ST, 229-231 West, n e cor Broadway, shift partitions to 7-sty brick stores and tenement; cost, \$50; owner, Peter Doelger Brewing Co., Inc., 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2395.

105TH ST, 434 East, s s, 513 e 1st av, fireproof blocks, mason work, extension to 1-sty frame and fireproof blocks stable; cost, \$350; owner, Edwin Shuttleworth, 815 Vernon av, Long Island; architect, Lucas Provenzano, 332 East 110th st. Plan No. 2382.

114TH ST, 451 East, new steps, balcony, sashes to 3-sty brick dwelling; cost, \$500; own-

er, Gaetano Rossano, 451 East 114th st; architect, Daniel Santoro, 70 Sand st, Stapleton. Plan No. 2383.

116TH ST, 200-212 West, s w cor 7th av, add two rows of seats to 2-sty fireproof stores and theatre; cost, \$1,000; owner, St. Nicholas & 7th Av Corp., 435 East 24th st; architect, Samuel Rosenblum, 51 Chambers st. Plan No. 2368.

117TH ST, 441-443 East, n s, 163 w Pleasant av, erect bake oven, chimney to 6-sty brick store and apartments; cost, \$1,000; owner, Sofia Romano, 441 East 117th st; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 2405.

120TH ST, 110 East, close doorway, new fire escape to 4-sty brick dwelling; cost, \$1,000; owner, Mulholm R. Lawrence, 60 Broadway; architect, Rufus S. Tilden, 331 Madison av. Plan No. 2399.

134TH ST, 14-20 East, s s, 200 e 5th av, enlarge window openings, partitions, bulkhead, plumbing to four 4-sty brick tenements; cost, \$6,000; owner, Cassel Cohen, 212 Wooster st; architect, Otto L. Spannhaake, 13 Park Row. Plan No. 2390.

136TH ST, 161 West, 175 east 7th av, change show window and steps to 4-sty brick office and dwelling; cost, \$200; owner, Earnestine D. Lyon, 34 West 136th st; architect, Vertner W. Tandy, 1931 Broadway. Plan No. 2362.

178TH ST, 603 West, n s, 80 w St. Nicholas av, lower 1st sty floor, new front and extension to 3-sty brick store and apartments; cost, \$5,200; owner, Nicholas J. Botsacos, 1365 St. Nicholas av; architects, Euell & Euell, 125 Sherman av. Plan No. 2386.

AV B, 292-294, n w cor 17th st, erect new stairway to 6-sty brick factory; cost, \$500; owner, Charles P. Newton Estate, Greenwich, Conn.; architect, Fred G. House, 292 Av B. Plan No. 2364.

AUDUBON AV, 390, construct extension, change window to door to 2-sty brick residence; cost, \$500; owner, Julianna M. Laurent, 390 Audubon av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 2411.

BOWERY, 145-149, e s, 40 s Broome st, install dumbwaiter, fireproof shaft to 5-sty stores and lofts; cost, \$300; owner, Nathan Hirschfeld, on premises; architect, M. Joseph Harrison, World Bldg. Plan No. 2381.

BROADWAY, 756-760, n e cor 8th st, erect steel frame, tank to 9-sty fireproof store and lofts; cost, \$500; owner, John Wanamaker, 756 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2366.

BROADWAY, 832, w s, 70 n 12th st, erect screened stairway, fireproof passage to 10-sty fireproof store and lofts; cost, \$4,000; owner, Seaman's Bank for Savings, 74-76 Wall st; architect, N. Grant Kelsey. Plan No. 2379.

BROADWAY, 3562-8, n e cor 146th st, remove and rebuild marquee to 3-sty brick stores and dance hall; cost, \$150; owner, Bradhurst Amusement Co., 701 7th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2374.

BROADWAY, 5-11 and 7 Greenwich st, construct new toilet room to 17-sty fireproof office building; cost, \$1,000; owner, Broadway Realty Co., 11 Broadway; architect, Eli Benedict, 1947 Broadway. Plan No. 2402.

LEXINGTON AV, 1264-1270, n w cor 85th st, remove stoop, lower entrance hall to 5-sty brick stores and apartments; cost, \$800; owner, Arthur Bloch, 944 Park av; architect, Oscar Lowinson, 5 West 31st st. Plan No. 2377.

LEXINGTON AV, 1060, w s, 35 n 75th st, extend front wall, new show windows, shift partitions, new stairs, mason work to 3-sty brick store and dwelling; cost, \$5,500; owner, Christopher Keim, 1060 Lexington av; architect, Adolph Fuhs, 302 East 87th st. Plan No. 2367.

MADISON AV, 743, construct porch to 4-sty brick dwelling; cost, \$500; owner, John E. L. Davis, care architect, Hugh J. Campbell, 349 West 21st st. Plan No. 2410.

WEST BROADWAY, 465-469, new fireproof roof in yard to 6-sty fireproof factory; cost, \$600; owner, Samuel H. Baer, 465 West Broadway; architect, Anthony Ventrascio, 183 Spring st. Plan No. 2375.

1ST AV, 1576, s e cor 82d st, enlarge window openings, new partitions to 4-sty brick stores and tenement; cost, \$1,500; owner, Joseph Moses, 1564 1st av; architect, Otto L. Spannhaake, 13 Park Row. Plan No. 2391.

1ST AV, 1211, new store fronts, hallway, vestibule, wall and footings to 5-sty brick tenement; cost, \$1,000; owners, Rosie Levy, 304 East 81st st, and Hannah Strauss, 366 Hunderston st, Newark, N. J.; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 2414.

1ST AV, 43, enclose boilerroom, fireproof, door and ceiling, floors to 5-sty brick stores and tenement; cost, \$1,000; owner, The Crompond Realty Co., Inc., 320 Broadway; architect, Chas. M. Straub, 147 4th av. Plan No. 2403.

5TH AV, 129-131, e s, 25 s 20th st, new fireproof doors, elevators, stair enclosure, stairs, skylight, motor room, mezzanine, toilet rooms to two 5 and 8-sty fireproof show rooms and lofts; cost, \$15,000; owner, Roosevelt Estate, 30 Pine st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2394.

5TH AV, 856, s e cor 67th st, remove portion of wall, alter sidewalks to 6-sty fireproof residence; cost, \$300; owner, Elbert H. Gary, 856 5th av; architect, J. Francis Burrows, 410 West 34th st. Plan No. 2373.

5TH AV, 362-4, construct new mezzanine floor, metal ceiling, stairs, dumbwaiter to 12-sty fireproof store and offices; cost, \$400; owner, Francis Burton Harrison, Governor of the Philippine Islands, Henry T. Scott, care Pacific Telephone Co., San Francisco, Cal.; architect, Fritz Huberti, 105 West 40th st. Plan No. 2376.

5TH AV, 281, s e cor 30th st, new skylight to 5-sty brick offices; cost, \$300; owner, Lillian Myoro, New Netherlands Hotel; architect, Bernhard J. Decking, 212 10th st, Hoboken, N. J. Plan No. 2412.

Bronx.

DE VOE TERRACE, w s, 393 s 190th st, 1-sty brick extension, 7x14, to two 2-sty brick dwellings; cost, \$100; owner, Elizabeth Ericson, 2585 Sedgwick av; architect, A. Ericson, 2497 De Voe terrace. Plan No. 442.

BOGART AV, n e cor Sackett st, new chimney, new partitions, etc., to 2-sty frame dwelling; cost, \$1,000; owner, Frank Guiri, 58 Dean st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 441.

MORRIS PARK AV, n e cor Muliner av, new partitions to 3-sty frame dwelling; cost, \$250; owner, Chas. Gillis, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 446.

VYSE AV, n w cor Freeman st, new toilet, new partitions to 2-sty brick store and dwelling; cost, \$200; owner, Mrs. Herman Streese, 1435 Prospect av; architect, P. G. Stadler, 362 East 151st st. Plan No. 445.

WASHINGTON AV, e s, 284.70 s 180th st, 1-sty frame extension, 12x15, to 2-sty frame dwelling; cost, \$400; owner, Helen Matthias, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 444.

WHITE PLAINS AV, 3630, new toilet, new partitions to 3-sty frame tenement; cost, \$450; owner, Michael Belotti, 3634 White Plains av; architect, P. J. Stadler, 362 East 151st st. Plan No. 443.

WILLIS AV, 518, new partitions to 3-sty brick stores; cost, \$100; owner, J. Clarence Davies, 520 Willis av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 447.

Brooklyn.

AMITY ST, s s, 192 e Henry st, interior alterations to 3-sty dwelling; cost, \$300; owner, Mrs. Miri Major, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7318.

COOPER ST, s s, 99.5 e Broadway, plumbing to 3-sty tenement; cost, \$200; owner, Andrew Gallagher, on premises; architects, Laspia & Silvati, 525 Grand st. Plan No. 7366.

COURT ST, e s, 24 s Livingston st, interior alterations to 4-sty store and dwelling; cost, \$200; owner, Philip Ritzheimer, 81 Court st; architect, W. H. Volckening, 82 Wall st, Manhattan. Plan No. 7360.

LEFFERTS PL, n w cor Classon av, interior alterations to 4-sty boarding house; cost, \$500; owner, Belle Williams, 118 Lefferts pl; architect, F. L. Hine, 189 Montague st. Plan No. 7400.

MCDUGALL ST, n s, 150 e Ralph av, exterior alterations to 2-sty store and dwelling; cost, \$400; owner, Margaret Boyes, 29 McDougall st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 7346.

MOORE ST, n s, 150 w Morrell st, interior alterations to 3-sty tenement; cost, \$200; owner, Gaetano Butera, 126 Moore st; architect, Lew Koen, 76 Graham av. Plan No. 7248.

MORRELL ST, w s, 25 n Varet st, interior alterations to 3-sty store and tenement; cost, \$100; owner, G. Domico, 15 Melrose st; architects, Cannella & Gallo, 60 Graham av. Plan No. 7391.

PACIFIC ST, s s, 80 w Carlton av, chimney to ice plant; cost, \$1,200; owner, Chas. Ast, 2072 Belmont av; architect, Franz Wolfgang, 535 East 177th st, Manhattan. Plan No. 7354.

PACIFIC ST, s s, 100 w Saratoga av, interior alterations to 1-sty stable and dwelling; cost, \$500; owners, Pirrozi & Son, 2064 Pacific st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7279.

PACIFIC ST, n s, 40 e Grand av, interior alterations to 3-sty store and tenement; cost, \$500; owner, John Tierney, on premises; architect, Jacob Fisher, 25 Av A, Manhattan. Plan No. 7423.

PEARL ST, w s, 105.3 s Johnson st, exterior alterations to 3-sty store and dwelling; cost, \$4,000; owner, Hy. D. Gill, 337 East 57th st, Manhattan; architects, Slee & Bryson, 154 Montague st. Plan No. 7298.

REMSEN ST, s s, 302 w Hicks st, extension to 4-sty dwelling; cost, \$2,500; owner, J. S. Coffin, on premises; architect, Edmund W. Hicks, 1324 So. Vine st, Morris Park. Plan No. 7392.

SACKMAN ST, e s, 175 n Liberty av, extension to 2-sty dwelling; cost, \$500; owner, Jos. Marshall, 443 Main st; architect, E. M. Adelsobn, 1776 Pitkin av. Plan No. 7231.

SCHERMERHORN ST, s s, 250 e Clinton st, extension to 4-sty dwelling; cost, \$3,500; owner, Harriet F. Snyder, on premises; architects, M. L. & H. G. Emery, 58 Bible House, Manhattan. Plan No. 7229.

TAFFE PL, w s, 79.9 s Flushing av, interior alterations to 2-sty factory; cost, \$200; owner, A. V. Ellis et al, 63 Park Row, Manhattan; architects, Warren & Clark, 489 5th av. Plan No. 7241.

VAN BRUNT ST, n e cor Bowne st, interior alterations to 2-sty stable; cost, \$300; owner, Wm. Russell Adams, on premises; architects, Gibbons Co., 318 Columbia st. Plan No. 7262.

WYCKOFF ST, s s, 75 w Bond st, interior alterations to 2-sty dwelling; cost, \$250; owner, Leon Rothenberg, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 7408.

EAST 3D ST, e s, 250 s Albermarle rd, extension to 2-sty dwelling; cost, \$1,000; owner, Ludwig Obermeyer, 317 East 2d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 7260.

NORTH 6TH ST, s s, 142 e Roebling st, interior alterations to 2-sty dwelling; cost, \$200; owner, Cono Dalio, on premises; architect, Max Cohn, 350 Bedford av. Plan No. 7410.

NORTH 8TH ST, s s, 100 w Driggs av, interior alterations to 3-sty tenement; cost, \$400; owner, Stanislaw Macbalski, on premises; architect, Max Cohn, 350 Bedford av. Plan No. 7411.

EAST 8TH ST, w s, 400 n Av L, extension to 2-sty dwelling; cost, \$700; owner, Lawrence

Leinar, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 7253.

WEST 9TH ST, n s, 100 e Court st, exterior alterations to 6-sty foundry; cost, \$300; owner, Doeblin Die Casting Co., on premises; architect, Turner Const. Co., 11 Broadway. Plan No. 7386.

BATTERY AV, e s, 234 s 92d st, plumbing to 2-sty dwelling; cost, \$325; owner, Chas. Hoppe, on premises; architect, Geo. J. Ohl, 176 Atlantic av. Plan No. 7322.

BATTERY AV, e s, 287 s 92d st, plumbing to 2-sty dwelling; cost, \$275; owner, Geo. Frosch, on premises; architect, Geo. J. Ohl, 176 Atlantic av. Plan No. 7321.

BELMONT AV, n s, 50 e Osborn st, extension to 2-sty store and dwelling; cost, \$300; owner, Ida Lieb, 1769 Pitkin av; architect, E. M. Adelsobn, 1776 Pitkin av. Plan No. 7278.

CLINTON AV, w s, 71.3 s Myrtle av, plumbing to 3-sty dwelling; cost, \$300; owner, Chas. W. English, 176 Clinton av. Plan No. 7323.

DE KALB AV, n s, 150 e Throop av, extension to 3-sty factory; cost, \$3,500; owner, Fred Haslam Co., 83 Pulaski st; architect, Adam E. Fischer, 373 Fulton st. Plan No. 7367.

DE KALB AV, s s, 350 e Sumner av, extension to 3-sty synagogue and dwelling; cost, \$2,500; owner, Cong. Bner Jacob Joseph, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7356.

DIVISION AV, n s, 20 e Roebling st, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Jos. Kriston, 30 Lee av; architect, Tobias Goldstone, 50 Graham av. Plan No. 7358.

DUMONT AV, n e cor Amboy st, extension to 3-sty store and tenement; cost, \$1,200; owner, L. Feldman, 162 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7417.

FLATBUSH EXTENSION, w s, from Chapel to Concord sts, elevator to 12-sty factory; cost, \$10,000; owner, Sperry Gyroscope Co., 126 Nassau st; architect, Otis El. Co., 250 11th av. Plan No. 7395.

HUDSON AV, s e cor Plymouth st, interior alterations to 3-sty store and dwelling; cost, \$200; owner, C. Kroeger, 366 Canal st; architect, Howard H. Hoffman, 62 Morton st. Plan No. 7234.

JAMAICA AV, s s, 26.9 e Hendrix st, extension to 2-sty store and dwelling; cost, \$200; owner, Jos. Weiner, 264 Jamaica av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 7289.

LEE AV, e s, 68 s Ross st, interior alterations to 3-sty dwelling; cost, \$500; owner, J. Nadelson, 71 Lee av; architects, Shampan & Shampan, 772 Broadway. Plan No. 7376.

MERMAID AV, s s, 60 e West 32d st, extension to 2-sty dwelling; cost, \$900; owner, Salvatore Merlino, 2973 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7320.

METROPOLITAN AV, n s, 69 e Wythe av, extension to 2-sty garage; cost, \$7,000; owner, Richard Schnibbe, 257 Metropolitan av; architects, Hopkins & McEntee, 37 East 28th st, Manhattan. Plan No. 7347.

MYRTLE AV, n w cor Sanford st, extension to 2-sty store and dwelling; cost, \$300; owner, Adam H. Kunzie, on premises; architect, A. C. Kunzie, 65 Elliott av, Middle Village. Plan No. 7301.

NEW JERSEY AV, e s, 200 n Fulton st, interior alterations to 2-sty engine house; cost, \$900; owner, City of New York; architect, Wm. S. Cornell, Fire Department. Plan No. 7282.

NEW LOTS AV, s w cor Montauk av, interior alterations to 2-sty dwelling; cost, \$500; owner, Guiseppi Soczara, 380 Montauk av; architect, Luciano Piscicotta, 391 East 149th st, Manhattan. Plan No. 7310.

NEW YORK AV, n e cor Atlantic av, interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, John H. Hiack, 1225 Fulton st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7422.

PITKIN AV, s s, 65 e Herzl st, extension to 4-sty store and tenement; cost, \$1,200; owner, Abr. Kaplan, 1462 Eastern Parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7291.

PROSPECT AV, n s, 151 w Prospect Park West, elevator to 2-sty laundry; cost, \$2,000; owner, John H. Seaman, 283 11th st; architect, Otis El. Co., 250 11th av. Plan No. 7396.

PROSPECT PARK SOUTHWEST, s s, 25 e Prospect Park West, extension to 3-sty theatre; cost, \$3,000; owner, Leonard Michel, 3d st and Bond st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7369.

ROCHESTER AV, s w cor St. Johns pl, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Wm. P. Knowles, 184 Montague st; architect, F. L. Hine, 184 Montague st. Plan No. 7306.

SARATOGA AV, e s, 20 n Sutter av, extension to 2-sty store and dwelling; cost, \$1,000; owner, Sam Lipshitz, 53 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7280.

SNEDIKER AV, w s, 178.9 s Blake av, extension to 2-sty store and dwelling; cost, \$600; owner, Geo. Zeller, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7292.

STUYVESANT AV, w s, 40 s Kosciuszko st, extension to 1-sty garage; cost, \$6,000; owner, John F. Brozek, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 7300.

SUTTER AV, s s, 62.6 w Powell st, plumbing to 3-sty store and tenement; cost, \$200; owner, Samuel Sonkowitz, on premises; architect, E. M. Adelsobn, 1776 Pitkin av. Plan No. 7353.

THATFORD AV, e s, 175 n Livonia av, interior alterations to 3-sty store and dwelling; cost, \$150; owner, Calla Konisberg, on premises; architect, Max Cohen, 350 Bedford av. Plan No. 7409.

VERNON AV, n s, 360 e Sumner av, interior alterations to 2-sty garage and dwelling;

cost, \$1,000; owner, David Liederman, 305 Vernon av; architects, Shampan & Shampan, 772 Broadway. Plan No. 7375.

WILLOUGHBY AV, n w cor Jay st, extension to 3-sty store and dwelling; cost, \$2,000; owner, A. Horehberg, 37 Wiloughby st; architect, Philip Schmitt, 515 Kosciuszko st. Plan No. 7331.

5TH AV, e s, 60 s Sterling pl, interior alterations to 2-sty theatre and store; cost, \$500; owner, Dennis J. Donovan, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7239.

20TH AV, s e cor 65th st, extension to 3-sty store and dwelling; cost, \$1,000; owner, Kraslow Const. Co., 190 Montague st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7333.

20TH AV, n e cor 66th st, extension to 3-sty store and dwelling; cost, \$1,000; owner, Kraslow Const. Co., 190 Montague st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7334.

Queens.

BAYSIDE.—Bell av, bet Park and Lawrence boulevard, electric sign on store; cost, \$200; owner, J. Cain, premises. Plan No. 2416.

BELLE HARBOR.—136th st, e s, 240 s Newport av, 1-sty frame extension, 18x11, rear dwelling, tin roof; cost, \$150; owner, J. Neuffer, premises. Plan No. 2430.

BROOKLYN HILLS.—Freedom av, w s, 60 s Fulton st, new stone foundation to dwelling; cost, \$200; owner, T. Pano, premises. Plan No. 2403.

COLLEGE POINT.—14th st, w s, 200 n High st, new porch to dwelling; cost, \$200; owner, Frank Wick, premises. Plan No. 2401.

COLLEGE POINT.—2d av, s s, from 8th to 9th st, interior alterations to factory; cost, \$2,000; owner, Empire Art. Metal Co., premises. Plan No. 2352.

CORONA.—Toledo av, e s, 75 n Lewis av, new plumbing to five dwellings; cost, \$125; owner, S. T. Rawnoberg, premises. Plan No. 2406-7-8-9-10.

CORONA.—Fillmore av, n s, 25 w 45th st, 2-sty frame extension, 10x10, rear dwelling, tin roof; cost, \$300; owner, J. Makilak, premises. Plan No. 2405.

CORONA.—48th st, 68, 1-sty frame extension, 15x9, rear dwelling; cost, \$125; owner, E. Tarr, premises. Plan No. 2472.

EAST ELMHURST.—Ditmars av, w s, 600 n Grand av, erect porch over present porch to dwelling; cost, \$150; owner, A. Sjorgen, on premises. Plan No. 2334.

EDGEWEG.—48th st, s w cor Boulevard, erect w. c. compartment and new plumbing to ten bungalows; cost, \$500; owner, W. A. Reinhart, premises. Plan Nos. 2374 to 2383.

FAR ROCKAWAY.—White st, w s, 268 s Mott av, new foundation to hotel; cost, \$500; owner, G. T. Soper, premises. Plan No. 2372.

FLUSHING.—Cypress av, 16, plumbing to dwelling; cost, \$100; owner, T. J. Clark, on premises. Plan No. 2346.

FLUSHING.—Lincoln st, s s, 275 e Main st, interior alterations to stable; cost, \$400; owner, Empire State Dairy Co., Brooklyn; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2348.

GLENDALE.—Large av, n e cor Van Dine av, plumbing to dwelling; cost, \$100; owner, G. Oppermann, on premises. Plan No. 2331.

GLENDALE.—Richard av, 76, plumbing to dwelling; cost, \$65; owner, Mrs. H. Zipp, premises. Plan No. 2398.

GLENDALE.—Richard av, e s, 153 n Central av, plumbing to two dwellings; cost, \$65; owner, Mrs. B. Zipp, premises. Plan No. 2397.

GLENDALE.—Olmstead pl, w s, 150 n Central av, plumbing to dwelling; cost, \$50; owner, G. Cariel, premises. Plan No. 2361.

GLENDALE.—Olmstead pl, w s, 175 n Central av, plumbing to dwelling; cost, \$50; owner, J. Arabia, premises. Plan No. 2362.

GLENDALE.—Tompkins av, e s, 565 s Central av, plumbing to dwelling; cost, A. Beber, premises. Plan No. 2363.

GLENDALE.—Myrtle av, n w cor Oceanview av, interior alterations to hotel to provide for moving picture studio; cost, \$15,000; owner, Mirror Films Co., 15 East 42d st, Manhattan; architect, T. C. Visscher, 299 Madison av, Manhattan. Plan No. 2385.

GLENDALE.—Richard av, 72-74, plumbing to two dwellings; cost, \$65; owner, P. Keller, premises. Plan No. 2462.

GLENDALE.—Richard av, 68-70, plumbing to dwelling; cost, \$65; owner, P. Keller, premises. Plan No. 2463.

GLENDALE.—Richard av, 55-56, plumbing to two dwellings; cost, \$65; owner, P. Keller, premises. Plan Nos. 2464-5.

JAMAICA.—Rockaway rd, e s, 125 s Bandman av, new store front to dwelling; cost, \$75; owner, W. Hudinski, premises. Plan No. 2404.

JAMAICA.—Remsen av, e s, 300 n Carlton av, 1-sty frame extension, 5x7, side factory, new plumbing; cost, \$100; owner, Queens County Ice Co., premises. Plan No. 2391.

JAMAICA.—Birch st, e s, 100 n Jamaica av, plumbing to dwelling; cost, \$50; owner, A. F. Hough, premises. Plan No. 2367.

JAMAICA.—Prospect st, w s, 185 s South st, plumbing to dwelling; cost, \$50; owner, V. Conklin, premises. Plan No. 2400.

JAMAICA.—Rockaway rd, e s, n e cor L. I. R. R. repair stable after fire damage; cost, \$150; owners, Armour Co., Chicago, Ill. Plan No. 2341.

JAMAICA.—Unionhall st, e s, 476 s Fulton st, interior alterations to station; cost, \$600; owner, L. I. R. R. Co., premises. Plan No. 2451.

JAMAICA.—South st, s s, 75 e Prospect st, 1-sty frame extension, 12x7, rear dwelling, tin

Plans Filed, Alterations, Continued.

roof; cost, \$100; owner, S. J. Goldberg, premises. Plan No. 2425.

JAMAICA.—Canal st, 85, 1-sty frame extension, 7x14, rear dwelling; cost, \$300; owner, G. H. Miller, premises. Plan No. 2473.

JAMAICA.—Herald av, 309, plumbing to dwelling; cost, \$50; owner, M. Underbreid, premises. Plan No. 2447.

KEW.—Austin st, n e cor Pembroke pl, plumbing to dwelling; cost, \$50; owner, J. Cole, premises. Plan No. 2439.

KEW.—Onslow pl, n w cor Grenfeld av, plumbing to dwelling; cost, \$85; owner, Dr. Green, premises. Plan No. 2440.

KEW.—Church st, w s, 200 n Central av, plumbing to dwelling; cost, \$75; owner, Kew Gardens Corp., 56 Wall st, Manhattan. Plan No. 2441.

KEW.—Lefferts av, s e cor Metropolitan av, plumbing to dwelling; cost, \$50; owner, L. F. Sinclair, premises. Plan No. 2355.

KEW.—Beverly rd, n s, 200 e Lefferts av, plumbing to dwelling; cost, \$50; owner, S. Cahn, premises. Plan No. 2356.

KEW.—Pembroke pl, n e cor Austin st, plumbing to dwelling; cost, \$50; owner, G. Scott, premises. Plan No. 2358.

KEW.—Abingdon rd, s w cor Willow st, plumbing to dwelling; cost, \$50; owner, C. I. Higgins, premises. Plan No. 2357.

L. I. CITY.—Hamilton st, n w cor Washington st, new store front; cost, \$250; owner, Wm. Platz, premises. Plan No. 2392.

L. I. CITY.—Anabel pl, s s, bet Gosman and Addison pl, gas piping in factory; cost, \$50; owner, Courtney Dev. Co., premises. Plan No. 2373.

L. I. CITY.—Crescent st, e s, 350 s Jamaica av, plumbing to dwelling; cost, \$50; owner, R. Bruer, premises. Plan No. 2366.

L. I. CITY.—Steinway av, 950, new store front; cost, \$75; owner, G. Blessing, premises. Plan No. 2384.

L. I. CITY.—Jackson av, 434, electric sign on store; cost, \$75; owner, Iona Dairy Lunch Co., premises. Plan No. 2412.

L. I. CITY.—8th av, 703, new store front on dwelling; cost, \$150; owner, S. Dzerzynski, premises. Plan No. 2419.

L. I. CITY.—8th av, e s, 425 n Vandeventer av, 1-sty frame extension, 22x15, rear dwelling, tin roof; cost, \$350; owner, John Rocklein, 562 8th av, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 2421.

L. I. CITY.—Broadway, 580, new store front; cost, \$150; owner, C. Rheinold, premises. Plan No. 2396.

L. I. CITY.—7th av, 79, plumbing to dwelling; cost, \$100; owner, A. Maso, on premises. Plan No. 2338.

L. I. CITY.—Steinway av, w s, 307 n Jamaica av, 1-sty brick extension, 75x34, rear store, tin roof, interior alterations; cost, \$1,500; owner, Rose Benoff, 120 Lee av, Yonkers; architect, M. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 2336.

L. I. CITY.—Vernon av, 167, interior alterations to store and dwelling; cost, \$600; owner, Antonia DeLuca, premises. Plan No. 2427.

L. I. CITY.—11th av, 225, plumbing to dwelling; cost, \$100; owner, A. O'Neill, premises. Plan No. 2434.

L. I. CITY.—11th av, 293, plumbing to dwelling; cost, \$100; owner, P. Proni, premises. Plan No. 2435.

L. I. CITY.—2d av, e s, 25 s Pleasure pl, new store front; cost, \$150; owner, A. Schmidt, premises. Plan No. 2452.

L. I. CITY.—7th av, 79, plumbing to dwelling; cost, \$100; owner, M. Massa, premises. Plan No. 2437.

L. I. CITY.—2d av, 236, frame extension, 6x7, rear dwelling, tin roof; cost, \$150; owner, B. Jacobs, premises. Plan No. 2443.

MASPETH.—Zeidler av, e s, 75 s Flushing av, extension to shop; cost, \$75; owner, L. Hoffman, premises. Plan No. 2446.

MASPETH.—Grand st, s w cor Columbia av, electric sign on store; cost, \$60; owners, Inglis Bros., premises. Plan No. 2474.

MASPETH.—Grandview av, s s, 250 w Grove st, new concrete foundation to dwelling; cost, \$150; owner, A. A. Kalisch, premises. Plan No. 2450.

MASPETH.—Flushing av, 1649, interior alterations to moving picture show; cost, \$500; owner, Geo. Schraiber, 23 Zeidler av, Maspeth. Plan No. 2330.

MASPETH.—Grand st, s e cor Columbia av, repairs to shed; cost, \$60; owner, J. Imglis, premises. Plan No. 2422.

MIDDLE VILLAGE.—Steuken st, n s, 150 w Morton st, repair porch to dwelling; cost, \$75; owner, P. Mack, premises. Plan No. 2354.

MORRIS PARK.—Walnut st, w s, 200 s Atlantic av, new dormer window to dwelling; cost, \$75; owner, Emil Smith, premises. Plan No. 2339.

OZONE PARK.—Jerome av, s s, 80 n Oakley av, plumbing to dwelling; cost, \$50; owner, L. Rouff, premises. Plan No. 2393.

RICHMOND HILL.—Brandon av, n s, 40 w Woodland av, plumbing to dwelling; cost, \$50; owner, A. W. Smith, premises. Plan No. 2394.

RICHMOND HILL.—Ashland av, s w cor Stoothoff av, plumbing to dwelling; cost, \$50; owner, Mr. Mar, premises. Plan No. 2343.

RICHMOND HILL.—Park st, s w cor Railroad av, new doorway to store; cost, \$100; owner, John W. Burras, Riverhead, L. I. Plan No. 2340.

RICHMOND HILL.—Elm st, e s, 150 s Jamaica av, plumbing to dwelling; cost, \$50; owner, F. Weissance, premises. Plan No. 2332.

RICHMOND HILL.—Grant av, e s, 118 n Jamaica av, plumbing to dwelling; cost, \$50; owner, A. Fagot, premises. Plan No. 2399.

RICHMOND HILL.—Briggs av, w s, 200 n Fulton st, plumbing to dwelling; cost, \$50; owner, G. M. McCloskey, premises. Plan No. 2370.

RICHMOND HILL.—Kimball av, s s, 110 e Lefferts av, plumbing to dwelling; cost, \$50; owner, E. H. Vose, premises. Plan No. 2389.

RICHMOND HILL.—Stoothoff av, w s, 200 n Stewart av, interior alterations to garage; cost, \$100; owner, W. E. Wright, premises. Plan No. 2390.

RICHMOND HILL.—Jamaica av, s s, 25 w Chestnut st, alterations to shop; cost, \$450; owner, Geo. Dotterweich, premises. Plan No. 2360.

RICHMOND HILL.—Fulton st, s s, 314 plumbing to dwelling; cost, \$50; owner, J. Jeffrey, premises. Plan No. 2364.

RICHMOND HILL.—Hamilton av, 646, new foundation to dwelling; cost, \$200; owner, Lewis-Gotthelf Const. Co., premises. Plan No. 2417.

RICHMOND HILL.—Ridgewood av, s e cor Hamilton av, plumbing to dwelling; cost, \$50; owner, Mrs. Barth, premises. Plan No. 2369.

RICHMOND HILL.—Walnut st, w s, 200 s Ridgewood av, plumbing to dwelling; cost, \$50; owner, M. Korde, premises. Plan No. 2371.

RICHMOND HILL.—So. Norris av, e s, 140 n Chichester av, plumbing to dwelling; cost, \$50; owner, C. Peterson, premises. Plan No. 2466.

RICHMOND HILL.—Herald av, 311, plumbing to dwelling; cost, \$50; owner, C. Koerner, premises. Plan No. 2448.

RICHMOND HILL.—North Vine st, e s, 250 s Hillside av, plumbing to dwelling; cost, \$75; owner, A. Van Weynarsh, premises. Plan No. 2453.

RICHMOND HILL CIRCLE.—Bergen Landing rd, s e cor Malcolm av, frame extension, 8x30, rear dwelling; cost, \$100; owner, J. Allcoco, premises. Plan No. 2432.

RICHMOND HILL.—Kendall av, n s, 35 w Thadford av, plumbing to dwelling; cost, \$55; owner, Gerard Realty Co., 215 Montague st, Brooklyn. Plan No. 2436.

RIDGEWOOD.—Myrtle av, s s, 150 w L. I. R. R. extension to shed, 8x15; cost, \$50; owner, S. Jarvis, premises. Plan No. 2444.

RIDGEWOOD.—Myrtle av, s s, 150 w L. I. R. R., extension to shed, 10x13; cost, \$50; owner, S. Jarvis, premises. Plan No. 2445.

RIDGEWOOD.—Madison st, s s, 135 w Forest st, plumbing to dwelling; cost, \$75; owner, Caspion Herold Estate, premises. Plan No. 2433.

RIDGEWOOD.—Palmetto st, 1869, 1-sty frame extension, 9x15, rear dwelling, tin roof; cost, \$450; owner, Julius Stein, on premises. Plan No. 2420.

RIDGEWOOD.—Woodward av, 657-9, 1-sty frame extension, 10x6, rear dwelling, tin roof, interior alterations; cost, \$8,700; owner, Walter Wilson, 3 Warwick boulevard, Jamaica. Plan No. 2423.

RIDGEWOOD.—Fresh Pond rd, e s, bet, Palmetto and Gates avs, plumbing to store and dwelling; cost, \$60; owner, A. Musto, premises. Plan No. 2433.

RIDGEWOOD.—Edsall av, s s, 40 s Richard av, plumbing to four dwellings; cost, \$200; owner, M. Wagner, premises. Plan No. 2333.

ROCKAWAY PARK.—Chester av, e s, 200 s Bayside drive, new foundation to dwelling; cost, \$75; owner, H. Meyer, Jr., premises. Plan No. 2442.

ROCKAWAY BEACH.—Boulevard, s e cor 84th st, 1-sty frame extension, 15x19, rear dwelling, slag roof; cost, \$300; owner, Kalmen Kohen, premises. Plan No. 2429.

ROCKAWAY BEACH.—83d st, w s, 500 n Boulevard, 1-sty frame extension over present extension on rear dwelling, tin roof, interior alterations; cost, \$500; owner, Antonia Duesta, premises. Plan No. 2349.

ROCKAWAY BEACH.—South Hammell av, 86, extend piazza on dwelling; cost, \$200; owner, J. Rosenthal, premises. Plan No. 2402.

SOUTH JAMAICA.—Miller st, e s, 200 s New York av, 1-sty frame extension, 12x16, rear dwelling, tin roof; cost, \$50; owner, A. Warwick, premises. Plan No. 2386.

SOUTH OZONE PARK.—Helen av, n w cor Pressberger av, 1-sty frame extension, 8x9, rear dwelling, tin roof; cost, \$150; owner, E. Schaefer, premises. Plan No. 2415.

WHITESTONE.—17th st, n e cor 8th av, plumbing to store; cost, \$125; owner, C. Beer, premises. Plan No. 2468.

WINFIELD.—Monroe st, 16, plumbing to dwelling; cost, \$100; owner, R. H. Watkins, premises. Plan No. 2469.

WOODHAVEN.—Jamaica av, n s, 72 e Forest parkway, 1-sty brick extension on rear store, slag roof; cost, \$500; owner, J. Fischer, 1141 Jamaica av, Woodhaven. Plan No. 2431.

WOODHAVEN.—Oceanview av, w s, 661 n Jamaica av, plumbing to dwelling; cost, \$50; owner, D. J. McCullagh, premises. Plan No. 2456.

WOODHAVEN.—Oceanview av, w s, 641 n Jamaica av, plumbing to dwelling; cost, \$50; owner, W. A. Cook, premises. Plan No. 2451.

WOODHAVEN.—Oceanview av, e s, 140 n Brandon st, plumbing to dwelling; cost, \$50; owner, L. Hamilton, premises. Plan No. 2458.

WOODHAVEN.—Brandon av, n s, 20 w Woodland av, plumbing to dwelling; cost, \$50; owner, J. McIlwin, premises. Plan No. 2395.

WOODHAVEN.—Jerome av, n s, 20 e Emerald st, new cesspool to dwelling; cost, \$50; owner, A. Blecker, premises. Plan No. 2337.

WOODHAVEN.—Herald av, e s, 175 n Jamaica av, plumbing to dwelling; cost, \$50; owner, Wm. Bennet, premises. Plan No. 2335.

WOODSIDE.—Greenpoint av, s s, 200 w 5th st, plumbing to dwelling; cost, \$200; owner, A. Bannash, premises. Plan No. 2347.

WOODSIDE.—5th st, e s, 225 n Howell av, plumbing to dwelling; cost, \$50; owner, Mrs. Balfour, premises. Plan No. 2418.

Richmond.

COLUMBIA ST, e s, 300 n Prospect, West New Brighton, alterations to frame dwelling; cost, \$130; owner, James Smyth, 421 Columbia st, West New Brighton; builder, R. H. Leadley, 23 Winant av, Port Richmond. Plan No. 471.

SUNRISE TERRACE, 528 s Howard av, alterations to frame dwelling; cost, \$110; owner, D. Steengrafe, Stapleton; architect, Hy. G. Otto; builder, H. Langworthy, Stapleton. Plan No. 465.

TAYLOR ST, e s, 175 s Castleton av, West New Brighton, alterations to frame dwelling; cost, \$110; owner, Mrs. J. H. Matthews, Manor rd, West New Brighton; builder, R. H. Leadley, 23 Winant av, Port Richmond. Plan No. 473.

11TH ST, n s, 225 e York av, New Brighton, alterations to frame dwelling; cost, \$800; owner, H. Janicke, 15 11th st, New Brighton; builders, Buttermark & Paul, 164-113 John st. Plan No. 466.

AMBOY RD, s s, 100 e Main st, Tottenville, alterations to frame church; cost, \$860; owner, Church of St. Stephen, premises; architect, C. L. White; builder, E. R. Paugh, Tottenville. Plan No. 477.

BREHAUT AV, e s, 500 s Amboy rd, Tottenville, alterations to frame dwelling; cost, \$300; owner, Richard Pearsall, Tottenville; builder, H. Thrane, Tottenville. Plan No. 469.

EGBERT AV, 21, Egbertville, alterations to frame store and dwelling; cost, \$200; owner, M. Petose, premises; builder, V. Giachie, 153 New Dorp lane. Plan No. 464.

FRESH KILLS RD, s s, 1 Richmond Hill, alterations to frame dwelling; cost, \$75; owner, J. Personein, 496 West Broadway, Manhattan. Plan No. 467.

GROVE AV, s w cor Maple av, Port Richmond, alterations to frame store and dwelling; cost, \$70; owner, M. Francensk, 40 Grove av; builder, Leo Roselake, 54 Grove av. Plan No. 479.

HEBERTON AV, n w cor Merserian av, Port Richmond, alterations to frame dwelling; cost, \$230; owner, F. D. V. Telfair, 252 Heberton av, Port Richmond; builder, Alfred Deppe, 91 Caroline st, West New Brighton. Plan No. 474.

HOWARD AV, w s, 712 s Eddy st, Stapleton, alterations to brick dwelling; cost, \$200; owner, John H. Gans Estate, 58 Central av, St. George; builders, Henry Sprack & Son, 304 Broad st, Stapleton. Plan No. 462.

JEWETT AV, cor Waters av, West New Brighton, alterations to tile office; cost, \$425; owner, Westerleigh Bldg. & Loan Assn., Westerleigh, West New Brighton; builders, Wm. Osborn & Son, Mariners Harbor. Plan No. 478.

MARION AV, s s, 100 w Cebra av, Stapleton, alterations to frame dwelling; cost, \$75; owner, Richard Bench, Stapleton; builder, Henry Johnson, 84 Ceatlon av. Plan No. 461.

RICHMOND AV, n w cor Renfrew pl, Port Richmond, alterations to frame dwelling; cost, \$138; owner, E. L. Snits, 876 Richmond av, Port Richmond; builder, R. H. Leadley, 23 Winant av, Port Richmond. Plan No. 470.

WESTERN AV, w s, 1,400 s Shore rd, Port Ivory, S. I., alterations to brick box factory; cost, \$9,000; owners, Proctor & Gamble Mfg. Co., Cincinnati, Ohio, and Port Ivory, N. Y. Plan No. 476.

PLANS FILED IN
NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 16. The location is given, but not the owner's address.

JERSEY CITY.—Max Block, 1069 Summit av, 2-sty frame alteration, \$200; Henry A. Cordes, 855 Bergen av, 4-sty brick alteration, \$2,000; Rose Lerner, 190 Summit av, 3-sty brick, \$12,000.

JERSEY CITY.—Samuel Goldfarb, 314 3d st, 4-sty frame alteration, \$400; Harry Rothberg, 99 Morris st, 3-sty brick, \$9,000; Malcolm Isbister, 112 Morris st, 4-sty brick, alteration, \$200.

BAYONNE.—Julius Dvorin, s w cor 17th st and Court pl, 3-sty brick, \$9,000; Anna Gottko, 169 Prospect av, 3-sty brick, \$6,000.

WEST NEW YORK.—Charles Castronuovo, south side 19th st, 225 east of Broadway, 3-sty brick, \$11,000.

IRVINGTON.—Henry Schneider, 984-990 Springfield av, 2-sty brick, \$9,000.

IRVINGTON.—Abraham Gennet, 236 South 21st st, 3-sty frame, \$5,000.

PERTH AMBOY.—Sarah Werner, 641 Cortlandt st, 3-sty frame alteration, \$1,200.

NEWARK.—Vito Manno, 284 Littleton av, 3-sty frame alteration, \$100; Joseph Heller, 317 and 321 Peshine av, two 3-sty frame, \$14,000; Samuel J. Sayit, 811 South 16th st, 3-sty frame, \$6,000; Greenstone Realty Co., n w cor High and Spruce sts, 5-sty brick, \$90,000; Frank Megaro, 19 Drift st, 5-sty brick alteration, \$200.

NEWARK.—Giuseppe Cassese, 622 North 5th st, 4-sty brick, \$11,000; Union Brewing Co., 40 Fairview av, 3-sty frame, alteration, \$500; Lieb, Butensky & Portneff, n w cor Spruce and Charlton sts, 4-sty brick, \$24,000; David Krimitsky, 18 Chelsea av, 3-sty frame, \$5,000; Louis Peterman, 94-96 Prince st, 3-sty frame, alteration, \$1,000; Alfonso Jannuzzi, 90 Cutler st, 3-sty frame, alteration, \$800; Knights of Pythias

Building & Loan Association, 153 Clifton av, 5-sty brick, alteration, \$1,500; Vincent R. Del Guercio, 125 Warren st, 4-sty frame, alteration, \$500; Jeremiah O'Reilly, 154 Leslie st, 3-sty frame, \$5,000.

PATERSON.—Max Goldenberg, 416 Main st, 3-sty frame alteration, \$500.

NORTH BERGEN.—Rosario Nizza, n side Orchard st, 100 ft. e of Highland av, 2-sty brick, \$6,000.

EAST ORANGE.—Empire Construction Co., 86 North Park st, 2-sty frame, \$5,000.

ROSELLE PARK.—James H. Chiaravalle, 335 Westfield av, 3-sty brick, alteration, \$200.

WEST HOBOKEN.—National Building Co., of West Hoboken, s w cor Hague st and Palisade av, 4-sty brick, \$24,000.

PATERSON.—Michael Yannello, 372 10th av, 3-sty frame, alteration, \$1,300.

PASSAIC.—Jacob Rubenstein, n side 9th st, 25 ft. e of South st, 3-sty brick, \$6,000.

KEARNY.—William Meyer, n e cor Kearny av and Van Cortlandt pl, 3-sty frame, \$11,000.

HOBOKEN.—Keuffel & Esser Co., 318 Adams st, 4-sty frame, alteration, \$600.

PERSONAL AND TRADE NOTES.

W. E. CLUM, architect, has moved his offices from 74 Broad st to 120 Broad st, Elizabeth, N. J.

WILLIAM H. NYE, general contractor, has moved his office from 107 Waverly pl to 286 5th av.

JOHN FULTON, JR., general contractor, has opened an office in the Vanderbilt Concourse Building, 52 Vanderbilt av.

JOSEPH D. ALLEN, architect, has opened an office for the practice of his profession in the Union Building, Newark, N. J.

C. W. EILENBERGER, architect, has opened an office for the general practice of his profession in Main st, Hampton, N. J.

M. W. KELLOG & CO., manufacturers of pipe fittings and smokestacks, have moved their offices from 50 Church st to 90 West st.

HARRIS BROS., architects, have opened offices at 32d st and Mermaid av, Brooklyn, for the general practice of their profession.

FIBRE CONDUIT COMPANY, Orangeburg, N. Y., has moved its New York office from 103 Park av to the Architects' Building, 101 Park av.

AUGUST BLASS, plumbing contractor, 908 9th av, desires catalogues and price lists from jobbers and plumbing and heating supply houses.

INTERBOROUGH LUMBER CO., INC., dealer in wholesale lumber and timber, has opened an office and yard at 37th st and 14th av, Brooklyn.

WERTZ STUDIOS, doing a general decorating and furnishing business, has recently opened an office and showroom at 941 Broad st, Newark, N. J.

AUGUST BELLON, general contractor, has opened an office at Beach 82d st, Rockaway Beach, L. I., where he will conduct a general building business.

MEEKS BROS., plumbing contractors, 473 52d st, Brooklyn, desires catalogues and price lists from manufacturers and jobbers of heating and plumbing supplies.

HERBERT O. WEIGAND, architect, Forest Hills, L. I., desires catalogues and samples from manufacturers and supply houses interested in the building trades.

J. C. WHITESIDE, formerly connected with the New York Leather Belting Co., has become associated with the Peerless Rubber Mfg. Co., 31 Warren st, as publicity manager.

J. FABIEN, plumbing and heating contractor, formerly located at 156 Summit av, has moved his office and shop to larger quarters at 141 Monticello av, Jersey City, N. J.

T. LEE MILLER was recently placed in charge of the New York office of the Sangamo Electric Co., 50 Church st. He was lately connected with the Toledo Railways & Light Co.

WILLIAM WILLIAMS, Commissioner of the Department of Water, Gas and Electricity, has issued a circular to inform property owners of a new electrical code which is now in force.

JAMES W. FARRELL, for some years past connected with the Central Foundry Co., 90 West st, has resigned to accept the general managership of Froelich Bros., of Philadelphia.

JOHN SCHMIEDECKE, plumbing contractor, 1001 Seneca av, Brooklyn, desires catalogues and samples from manufacturers and jobbers in the heating and plumbing lines.

JOHN BORUP, a prominent building contractor of Westchester County, with offices at Bronxville, has incorporated his business. Work will in future be undertaken by John Borup, Inc.

F. K. DAVIS, formerly with the Chamberlin Metal Weather Strip Co., 456 4th av, has associated himself with the New York office of the Consolidated Engineering Co., with headquarters at 104 Park av.

KANTOR BROS., jobbers in plumbing and steam heating supplies, formerly located at 205 Court st, on account of increased business, has moved to larger and better arranged quarters at 8 Livingston st, Newark, N. J.

J. MARTYN HAENKE CO., INC., architects, 15 Broad st, will discontinue the architectural business and as soon as matters can be arranged will dissolve partnership. J. Martyn Haenke is no longer in any way connected with the firm.

BOMMER BROS., 270 Willoughby av, Brooklyn, have been awarded the Medal of Honor at the Panama-Pacific International Exposition in recognition of the superiority and most up-to-date construction of their Bommer spring hinges.

HARLEM EVENING TRADE SCHOOL is now organizing its classes in mensuration, algebraic formula, principles of orthographic projection and plan reading. Four nights for the balance of the term will be devoted to these subjects.

HAROLD M. LEWIS, formerly resident engineer on the construction of a sewage system and waterworks extension at Charleston, Mo., is now in the office of Charles W. Leavitt, landscape architect and civil engineer, 220 Broadway.

E. C. STEARNS & CO., of Syracuse, N. Y., have taken over the plant and business of the National Incinerator Co., and in future will handle the sale of the "Incinerite," a gas burning device for the disposal of garbage and other household waste.

E. P. MELLON, architect, has opened an office at Room 804, Vanderbilt Concourse Building, 52 Vanderbilt av, for the general practice of his profession and desires samples and catalogues from manufacturers and dealers interested in the building trades.

H. G. MOULTON, of 14 Wall st, has been appointed by the Public Service Commission as an expert in a consulting and inspecting capacity on underpinning work on the subway construction throughout the city. Mr. Moulton has had very extensive experience in connection with mining and railroad timber construction. He will work under Alfred Craven, chief engineer of the Commission.

AMERICAN ENAMELED BRICK & TILE CO., 1182 Broadway, has obtained the order to supply the enameled brick to be used in the construction of the Park Place Terminal Building in Newark, N. J. The order was secured through the concern's Newark representatives, A. S. Reid & Co. Approximately 670,000 white, brown mottled and colored American enameled brick will enter the walls of this structure.

BRADLEY CONTRACTING COMPANY denies the report that it has secured a contract for machine guns, small arms and rifle cartridges for the Russian Government for various deliveries during 1916 and the early part of 1917. The contract price was said to be about \$75,000,000. It was said that the machine guns were to be manufactured by the Savage Arms Company.

MAYOR THOMAS L. RAYMOND of Newark, N. J., thinks that a city architect and engineer would be an economy and is seriously considering a recommendation to that effect. A large amount of money is now spent annually in fees to architects and engineers, by the various city boards, which he feels might be reduced by the employment of a city architect and the installation of an architectural department.

MAX LASBERG, of the firm of Wolfinger & Lasberg, general contractors, 346 Broadway, which has been active in a large way in the development of the modern apartment houses in the Flatbush section of Brooklyn, was married to Miss Augusta Englander, daughter of Mr. and Mrs. Beethoven Englander, Tuesday evening, October 12. The ceremony was performed at Vienna Hall, 133 East 58th st, and was followed by a reception and supper. Nearly three hundred guests attended. Mr. and Mrs. Lasberg are spending their honeymoon in Bermuda, and on their return will live on Washington Heights.

PORT NEWARK TERMINAL, representing a municipal investment of \$2,250,000, was formally introduced to the public Wednesday afternoon, when more than 30,000 persons visited the extensive reclamation and development of the meadow tract on Newark bay. With about 300 acres filled in and a channel large enough to accommodate ocean-going steamers, Port Newark Terminal affords the best highway to and from the rich markets of the world. Patrick H. Ryan, president of the Board of Street and Water Commissioners, who supervised the development, was chairman of the day. Mayor Raymond and other public officers made addresses and there was a hydroplane ascension and concert and other pastimes. The Board of Trade attended in a body, and fifty members of the Traffic Club acted as a reception committee. Free transportation by trains and steamboats was provided.

OBITUARY

LOUIS P. SCHERER, a building contractor widely known in East Orange, N. J., and vicinity, died at his home in Fort Wadsworth, S. L. Monday, October 18. He is survived by his widow and two sons.

AUGUSTUS J. DU BOIS, for a number of years professor of civil engineering in the Sheffield Scientific School, Yale University, died of heart failure at his home in New Haven, Conn., Tuesday, October 19. He was born at Newton Falls, Mass., sixty-six years ago. Professor Du Bois was widely known as a writer on engineering subjects.

WILLIAM WIMPRESS, for many years a prominent building contractor in the Bronx, died at his home, 315 74th st, Brooklyn, Saturday, October 16. He was born in this city eighty-four years ago and moved to Brooklyn about eight years ago, shortly after he retired from the building business. He is survived by a son and daughter.

HENRY CLAY CARREL, a member of the firm of Gillespie & Carrel, architects, 1123 Broadway, died after a long illness at the University Hospital, Philadelphia, Pa., Tuesday, October 19. Mr. Carrel was born in Cincinnati, in 1869, and received his early education in the public and high schools of that city. He was a member of the Architectural League of New York, a Fellow of the American Institute of Architects and a member of the Brooklyn chapter of that society. He also belonged to the Japan Society, Hamilton Club and Commonwealth Lodge, No. 409, F. & A. M. Mr. Carrel was a bachelor and lived at 93 Hicks st, Brooklyn. He is survived by two brothers and sisters. His body was taken to the city for burial.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Cleveland, O., February 17-19, 1916. Headquarters at the Hotel Statler.

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.

SOCIETY FOR ELECTRIC DEVELOPMENT, INC., is completing its arrangements for the Electrical Prosperity Week, November 29-December 4. Interesting programs are now being prepared for each day of the celebration, further announcement of which will be made in a later issue of this paper.

NEW JERSEY SOCIETY OF SANITARY ENGINEERS will hold its quarterly meeting in Paterson, Saturday evening, October 30, when addresses on the subjects pertaining to the present plumbing problems will be discussed. A number of prominent men affiliated with this important branch of the building trades will deliver addresses.

INTERNATIONAL TRADE CONFERENCE, under the auspices of the Foreign Trade Department of the National Association of Manufacturers, will be held at the Hotel Astor December 6-8, 1915. Prominent men in various branches of the exporting business have been invited to attend and interesting programs are being prepared for each session.

EASTERN SUPPLY ASSOCIATION held its annual meeting at the Hotel Astor, Wednesday, October 20, at which Joseph F. Evans, of the Wyoming Valley Supply & Mfg. Co., Wilkes-Barre, Pa., delivered an address on "Trade Loyalty," and Guilford R. Adams, of Samuel Sloane & Co., Rochester, N. Y., read a paper entitled "Better Business Blocks." An open discussion was held on the 10 per cent. discount plan.

MUNICIPAL ART SOCIETY held the first meeting of this season in the galleries of the National Arts Club, 119 East 19th st, Wednesday evening, October 20. Charles R. Ashbee, of London, England, an architect and an authority on art subjects, spoke of the work which had been done in his country in laying out villages and towns for workmen. Although these settlements met every requirement of utility, they were at the same time as attractive as the homes of many of the wealthier classes. Carl Bannwart, Secretary of the Shade Tree Commission of Newark, N. J., addressed the meeting, telling how to enlist the public in the interest of tree planting and conservation.

ELECTRICAL ENGINEERS. — The 315th meeting of the American Institute of Electrical Engineers will be held in the Auditorium of the Engineering Societies Building, 33 West 39th st, New York, on Friday, November 12, at 8.15 p. m. The general subject of the meeting will be "Operating Temperature for Mica Insulation" and a paper will be presented by Mr. F. D. Newbury on "Experimental Data Concerning the Safe Operating Temperature for Mica Armature Coil Insulation." The paper advocates increasing the temperature limits of built-up mica insulation, which the present Institute Standardization Rules fixes at the conservative figure of 125 deg. cent, because of the lack of convincing data justifying the general adoption of a higher limit. The paper is published a month in advance in order to afford ample time for preparing discussion on the subject.

RECENT INCORPORATIONS.

WEST 4TH STREET REALTY CORPORATION has filed papers with \$10,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Leonard L. Hill, 131 West 86th st.; Samuel V. Hill, Montclair, N. J., and Jas. R. English, 256 West 57th st. The attorneys are Gardner & Tyndall, 141 Broadway.

AMERICAN TRACT BUILDING CO. has been incorporated with a capitalization of \$20,000 to do a realty and construction business with offices in Manhattan. The directors are J. C. Warren and A. T. Coyle, 30 East 42d st, and F. D. Bewley, 610 West 116th st. The attorneys are Van Schaick & Brice, 30 East 42d st.

HILLTOP REALTY CO. has filed incorporation papers to do a realty and construction business and to deal in buildings, etc., with \$15,000 capital stock, offices in Manhattan. The directors are Norman W. Kernsood, Broadway and 71st st.; Julius Davison, 3440 Broadway, and Jas. J. Finnegan, 214 West 68th st. The attorney is Norman W. Kerngood, 42 Broadway.

DESLAURIES COLUMN MOULD CO. OF NEW YORK has been chartered with offices in Manhattan to do a realty, construction, concrete ceiling and column business with \$25,000 capital stock. The directors are Henry A. Dahlen, 206 Bergen av, Jersey City, N. J.; Leonard J. Martin, 199 Linden av, Irvington, N. J., and Aimee Marx, 754 East 169th st, Bronx, N. Y. The attorneys are Levi, Gutman & Stern, 320 Broadway.

THE RYDMIRE CORPORATION has been chartered as a realty and construction company with \$100,000 capital stock, offices in Brooklyn. The directors are William Gremler, 455 East 7th st, Brooklyn; Edith P. Gehring, 556 Lafayette av, Brooklyn, and Kate A. Heck, 261 Cornelia st, Brooklyn. The attorney is John M. O'Neill, Ridgewood National Bank Building, Brooklyn.

BUILDING MATERIALS AND SUPPLIES

SANITARY TILE MANUFACTURERS STOP SHADING OF PRICES AND PUT QUOTATIONS NEAR 1912 LEVEL

Portland Cement In Better Condition—Labor Supply Short

IN line with other departments in the building material and supply market the Associated Clay Tile Manufacturers have decided to advance the price of sanitary tile, by agreeing to restrict shading and price cutting. The result is that today the accepted price for sanitary floor and wall tiling is only about two cents a foot below the high level ruling in 1912, and there is some reason to warrant the trade in expecting the price to at least meet the old prosperity level by the first of the year. Conservatives, however, believe that if the new level is maintained at the present rate of building construction throughout the east, quotations will remain at the existing level at least until spring.

Following this announcement, President Robert Beck, of the Interstate Mantel and Tile Dealers' Association, called a special executive meeting of all the district presidents east of Chicago on Thursday at the Hotel Astor at which time the matter of accepting the change was discussed, with other matters. No intimation as to the result of the conference was forthcoming from the members, but it was understood that a sentiment developed in favor of the increase. Dealers contend that while the prospect for excellent building conditions are good, they would be in a position to maintain prices if interlapping of dealer districts was barred by manufacturers. The manufacturers, as a rule, say that the dealers have forced prices so low in the recent depression by inviting counter-bids as to result in selling tile below the cost of manufacture. The manufacturers were satisfied to release excess stock as long as it lasted, but now, when stocks are low, foreign labor is scarce, raw materials are higher and building is on the increase, they cannot maintain the old schedules.

An advance of \$2 a ton on Bessemer black sheets featured the steel trade this week. The American Sheet and Tin Plate Company announced that it has put 24 gauge on a 2.10c. basis for current business. The trade hears that quotations for deliveries after January 1 will be even higher than that figure. Wire products are expected to show a further advance of \$1 to \$2 a ton before long. Beams, channels, tees and zees are without change at 1.569c., tidewater, but this is the low level, no range being quoted. The tremendous rush in the steel mar-

ket is reflected in the demand for machinery. Manufacturers of building materials seeking figures on new equipment to take care of the rush expected to develop early next year complain that it is very difficult to obtain machine shop capacity for machinery that is not in stock and has to be made on special order. They say that practically every shop has rush orders and that the same applies even to factories as remote from building material production as printing presses, safes, sewing machines and special machine parts.

Common brick plants along the Hudson river will close next week, with their sheds moderately filled, and current prices at \$6.75 to \$7, showing a little more firmness than last week. Sand remains unchanged at 45 cents and is reported to be easy at that level. Gravel shows no change but crushed stone continues to be stiff at 85 and 90 cents for trap rock and 80 and 85 cents for blue stone. Linseed oil remained at 60 and 61 cents a gallon.

Portland cement bought at the early summer levels is said to be exceedingly scarce in dealers' hands. There are only two yards that have any quantity of it on hand to speak of, according to reliable informants, and this will be worked off shortly, thus bringing the price to consumers at higher levels than these dealers have been able to offer in the past. Prices are still being shaded by some interests, but with increasing caution, as the general impression now is that at least \$1.48 will be bottom before another thirty days elapse. Manufacturers have had trouble in getting labor. This factor alone will force prices in this market higher. Reports of a conference of cement manufacturers here this week were vigorously denied and no formal action has been taken to check price shading, the manufacturers having come to the conclusion that economic conditions will solve this problem by themselves.

Plan filings in the five boroughs this week follow. In the same week last year 193 buildings were filed with an estimated value of \$1,973,579.

	Week ending			
	Oct. 15.		Oct. 22.	
	No.	Value.	No.	Value.
Manhattan.....	2	\$70,000	4	\$59,568
Bronx.....	9	226,700	10	213,800
Brooklyn.....	136	664,660	146	1,134,150
Queens.....	100	260,457	149	447,530
Richmond.....	12	13,925	36	47,882
Totals.....	259	\$1,235,742	345	\$1,902,930

began to develop and to reach a state of prospective building that made the manufacturers nervous.

Then there came about a condition among the various districts that comprising the distributing zones of the country that made it possible for a dealer in one city to run into a territory in another district and take business at a discount, sometimes amounting to several thousand dollars on a job. This practice has developed into a serious state of affairs, both from the view point of the manufacturer and the dealer. President Robert Beck, of Chicago, taking advantage of the fact that the manufacturers would be in this city this week, decided to call a special executive meeting and a conference was held between a special committee of the manufacturers and a special committee representing the dealers.

No decision was reached as to possible procedure to effect a change for the better in this interlapping trade condition, but it was understood that the credit association's representatives had a recommendation to submit to its organization that would tend to control overlapping of districts.

Secretary F. W. Walker, of Beaver Falls, Pa., said he had nothing to give out at this time, but it was understood that the general conditions in the tile trade had improved considerably with the recent past. A statement was made to the effect that there is considerable sentiment among manufacturers in favor of a fourteen cent level for all floor and wall ti-

PORTLAND CEMENT.

Practically All of the Cheap Spring Cement Now Sold.

PORTLAND cement manufacturers are expecting a further advance in the price of this commodity. Most of the spring cement bought by local dealers around \$1.32 has moved out to jobs, there being only two important yards with any great quantity of this material on hand. Dealers who have been holding off their purchases have been coming into the market for new supplies and have found that prices are much stiffer than they were a fortnight ago.

Manufacturers have been watching the brick market. They have been more or less concerned as to the quantity of brick that will be on hand for this market at the close of the season, and in view of the fact that supplies up the Hudson are comparatively low, they are now practically certain that they can move their prices up, especially since labor is scarce. Wage concessions at the mills have been granted by some companies in order to hold their men and keep up manufacture. The Hager enterprise probably will not proceed in this district, at least until spring, which has a tendency to further stiffen the market, in view of the fact that cement supplies in both zones are low. Current bookings are said to be nearer \$1.48 and \$1.58 for business covering deliveries in the present quarter. Dollar cement at the mills is looked for by some interests.

COMMON BRICK.

Prices Stiffen Here as Season in Hudson District Ends.

HUDSON RIVER common brick plants closed this week and immediately prices for this commodity in New York stiffened, although no actual change in quotation was made. The quotations made by the Greater New York Brick Company as the week closed were \$6.75 and \$7. This is practically the level of last week, but then there was a fifty cent range, whereas the current one is only a quarter.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 21, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		
Open barges, left over, Friday A. M., Oct. 15-13.	Arrived.	Sold.
Friday, Oct. 15.....	6	11
Saturday, Oct. 16.....	5	5
Monday, Oct. 18.....	11	11
Tuesday, Oct. 19.....	8	5
Wednesday, Oct. 20.....	5	4
Thursday, Oct. 21.....	5	3
Total.....	40	39

Reported en route, Friday, Oct. 22-6. Condition of market, firm. Prices: Hudsons, \$6.75 and \$6.50; Raritan, \$6.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.50 to (year). Cargoes left over Friday A. M., Oct. 22-14.

1914.		
Left over Friday A. M., Oct. 16-15.	Arrived.	Sold.
Friday, Oct. 16.....	8	7
Saturday, Oct. 17.....	7	1
Monday, Oct. 19.....	13	10
Tuesday, Oct. 20.....	1	2
Wednesday, Oct. 21.....	7	3
Thursday, Oct. 22.....	4	9
Total.....	40	32

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.50; Newark, yard, — to \$7.25; nominal. Left over Friday a. m., Oct. 23-23.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915..... 64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 21, 1915, 1462
Total No. bargeloads sold Jan. 1 to Oct. 21, 1915..... 1448
Total No. bargeloads left over Oct. 22, 1915 14
Total No. bargeloads left over Jan. 1, 1914 87
Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 22, 1914..... 1355
Total No. bargeloads sold Jan. 1 to Oct. 22, 1914..... 1332
Total No. bargeloads left over Oct. 23, 1914 23

HAGER'S PLANS DELAYED.

Chicago Advises Say His Backers Have Urged Temporary Postponement.

PORTLAND cement dealers in this city who have been looking forward to the advent of the Hager Portland Cement Company as a possible agency in continuing the low prices for this commodity, through its possible energy in securing a foothold here, need have no further hopes in this regard for the immediate future, at least. Mr. Hager's backers have urged temporary delay upon him until the financial situation clears. The fact that Mr. Hager still expects to develop his idea is shown by the report that he has declined an invitation from W. E. Corey to join the Midvale Steel & Ordnance Company. Mr. Hager was formerly identified with the Universal Portland Cement Company, which is known as a subsidiary of the United States Steel Corporation. When Mr. Hager was in this city recently he said he had no further statement to make than that his company probably would not be ready to do anything in this territory until Spring, at least.

LINSEED OIL HIGHER.

Cards Here Go Up Another Cent Following Advance in Duluth.

PREDICTIONS made by the Record and Guide to the effect that linseed oil prices would go higher before the close of October were fulfilled yesterday when local distributors put the price up another cent following a jump of a cent and a quarter at Duluth. This makes the current price in this market of good linseed oil at 62 and 63 cents, a gain of a cent from last week. The rise was ascribed to heavy pressure on orders at Duluth following heavier specifications from Eastern paint manufacturers.

TILE INTERESTS MEET.

Important Executive Sessions at Hotel Astor Discuss Trade.

IMPORTANT executive sessions of the Tile Manufacturers' Credit Association and the Interstate Mantel and Tile Dealers' Association at the Astor yesterday and Thursday, following the recent announcement of a stiffening in prices of floor and wall tile by the manufacturers of this commodity, had special significance to architects and general contractors in the New York as well as other districts.

Early in September manufacturers decided to take up the slack in prices that had existed throughout the country since 1912 when the price per foot as per regular list was fourteen cents. During the late depression manufacturers had an over-supply of tile on hand and, in order to move it and convert as much stock as possible into cash, they consented to let dealers call for counter-bids and competition among manufacturers for orders became so acute that it was not long before prices fell below a profit taking basis.

During the last few months labor has become scarce. The price of raw material began to stiffen, chemicals were hard to obtain and the shortage of cars made transportation slow and uncertain. In the meantime the present season finds the manufacturers with low stocks, in comparison with stocks at this time in former years. To bring matters to a head the building plan filings throughout the country