

REAL ESTATE RECORD AND BUILDERS GUIDE.

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HOUSING AND THE UNTAXING OF BUILDINGS

The Single Tax Would Make Some Aspects of the Housing Problem Worse—False Hopes For Lower Rents

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THE fundamental point in the demand for the exemption of buildings from taxation is the contention of the single-taxer that private property in land is unjust and that property in everything else is necessarily just.

With this general proposition, I have dealt elsewhere and have attempted to show that both branches of the contention are unsound.

This association, however, is interested in a much more restricted phase of the subject—the contention, namely, that the housing problem can be solved by the exemption of dwellings from taxation, and that as a consequence houses ought to be so exempted.

It is with this far more modest phase of the problem that I shall occupy myself, leaving entirely on one side the question of the truth of the single tax as a general philosophy.

In approaching this more restricted problem, however, it is essential to distinguish between two questions.

The first is, as to whether in truth the housing problem in large cities can be solved by the untaxing of buildings.

The second and more important question is, whether, even if the first be answered in the affirmative, it is for other reasons inadvisable to introduce the alleged reform.

For, after all, we must carefully distinguish between the two aspects of every tax—the fiscal aspect and the social or general economic aspect. In modern times, it has become, and rightly so, the custom to emphasize the social consequences and effects of a tax.

The Primary Function.

But this must not blind us to the fact that the primary function of a tax is to raise money; and that while a tax system ought indeed to be so contrived as to have the least possible deleterious social results, the primary fiscal rules of every revenue system must always be borne in mind—viz., adequacy and equality. Even a socially desirable change in a revenue system which would result in fiscal embarrassment or gross injustice of burden could not be defended.

Let us take up first, then, the problem as to whether the untaxing of buildings would solve the housing problem in large cities. It may be taken for granted that under ordinary conditions, while a tax on land remains on the land owner, a tax on houses will be shifted to the tenant. Other things being equal, therefore, it would seem that the untaxing of buildings would result in lower rents or in roomier apartments at the same rent. Before, however, it is legitimate to assume this result, it will be necessary to bear three things in mind.

In the first place, it is a notorious fact that since buildings depreciate in the course of time, and since it is not the custom in America to provide a depreciation fund, intending builders and especially intending home-owners count upon the expected increase in the value

of the land in order to make good the depreciation in the building, or, even apart from that, in order to enable them to pay back the money they have borrowed in financing the property.

An increase in the land taxes would obviously mean a pro-tanto slackening in the increase of land values, or even in a great majority of cases an actual decrease in land values. To this extent the prospective growth in the number of houses would be checked and the expected result in the way of lower rents retarded.

The Element of Friction.

In the second place, we must count, especially in large cities, with the element of friction. In actual life, all sorts of influence which would take too long to recapitulate here come in to prevent the benefit of lower taxes from being transferred to the tenant. These influences are known to all students under the name of "inelasticity of demand" and would without much doubt frequently to a large extent impede the process. Again, it is by no means sure whether the benefit, if it actually reached the tenant, would take the form of lower rents or of larger rooms. If it took the latter form, it is questionable whether congestion would be appreciably relieved. For, as we all know, the worst congestion in our large cities is due to the filling up of the rooms by boarders. And if the rooms were a little larger, the result would probably be the taking in of more boarders. For where rents are so high, as they are in large cities, and as they would substantially remain, tax or no tax, tenants will try to save as much as possible on their rent in order to have more left for the other expenses.

In the third place, houses in our large cities are almost everywhere built on borrowed money. The margin of security on the loan is not very high. If by the sudden untaxing of buildings there should be a substantial decrease in land values, this margin would be apt to be seriously impaired. Intending builders will, as a consequence, have to pay a higher interest rate on their mortgages and this would tend in part at least, to offset the reduced taxes.

As to Lower Rents.

Thus, from many points of view, the enthusiastic hopes for lower rents as a result of untaxing buildings would have to be moderated. There would indeed be a tendency ultimately to have lower rents; but the reduction might be far less than was imagined, might be much slower in coming than was expected.

The housing problem, or congestion problem, depends, however, not alone upon the number of tenants per room, but also upon the number of tenants per acre. In other words, we must not forget the problem of high tenements and of open spaces. It is quite beyond question that the untaxing of buildings will increase the tendency to erect lofty tenement houses in the slums, and will decrease the tendency to have little gardens about the houses in the suburbs.

While therefore the untaxing of buildings might have some effect upon reducing the congestion per room, it would, on the other hand, increase the congestion per acre. It could therefore not be said to solve the housing problem, for it will make some aspects of the housing problem worse. It is no answer to say, that high buildings can be prevented and public parks multiplied by law. It is possible to accomplish these results now and yet they are not accomplished.

Would Make the Problem Worse.

What we are studying is the tendency of the projected measure taken by itself, and not in view of other legislation which may or may not be obtained. The untaxing of buildings by increasing the height of buildings and by diminishing the open spaces about buildings may do at least as much harm as the possible reduction of rents may do good.

We now come to the second and more important part of the problem: What will be the general fiscal and economic effects of the untaxing of buildings?

Here, in the first place, it must be pointed out that as a general fiscal proposition of undoubted validity the narrowing of the base of taxation is always to be regarded with suspicion. The higher taxes on land, which would result from the untaxing of improvements, would have a doubly injurious result.

The assessment of property would be twice reduced, first, by the removal of improvements from the assessment roll, and, secondly, by the decrease in the value of the land itself. In almost all American States there is not only a constitutional limit as to the tax rate on property, but a constitutional limit as to the amount of indebtedness which is restricted to a certain percentage of the real estate. The great narrowing of the base would in many of our large cities render necessary a tax rate which would transcend the constitutional limit and which might therefore seriously interfere with the conduct of the city's affairs. In the same way, the restriction of the debt limit would often be most embarrassing. The fiscal results might therefore most assuredly be injurious.

Violation of Equality.

In the second place, the project would violate some of the most elementary principles of equality. In a careful investigation that has recently been made under the auspices of the New York City Committee on Taxation, it has been shown beyond the peradventure of doubt that results like the following would ensue from the untaxing of buildings.

The sky-scrapers would pay less than at present and the wealthy individuals and corporations that own these structures would be relieved from taxation. The great mass of modest single homes in the Borough of Manhattan would pay more than at present, and the tendency would be strongly accentuated to drive such home-owners into the large apartments.

Finally, in almost all the groups of apartment and tenement houses in the Borough of Manhattan, the wealthier owners in each class would be relieved

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of the expense of the more modest owners. In all these ways, we should have a travesty of justice; instead of equality we should have inequality of taxation.

A Warning.

The untaxing of buildings is not only a housing problem, but a more important fiscal problem and a still more important economic problem. Let us not be carried away by enthusiasm. Remember, that taxation is a far more complicated and subtle matter than is imagined by the ordinary tyro. Do not forget that the adjustment of taxation has always test-

ed the energies of our greatest statesmen the world over. Do not make the mistake of thinking it a simple matter and of regarding any particular measure from a narrow or merely social point of view.

Were I to discuss the general policy of levying higher taxes on land, or even of starting out in a small community with a system of land taxes only, to which the economic life might possibly adjust itself, that would be one thing.

But it is quite another thing to take our larger centers of industry, with all their complicated property relations and to demand such a change in tax methods

as would amount to a revolution in property relations. Let us not advocate any such change unless we are quite sure, both from general principle and from concrete experience that the benefits expected will actually be secured and that these benefits on the one hand will not be more than outweighed by injuries on the other. It is because of my serious doubts on these points that I am compelled to withhold my support to the untaxing of buildings in large cities. The housing problem can indeed be solved. But this is not the way to solve it.

SINGLE TAX HEARINGS BEGIN NEXT WEEK

Before the Mayor's Committee on Taxation—A Questionnaire Submitted
—Frank P. Walsh of Kansas City to Appear For the Single Tax

WHETHER New York City will incorporate within its tax system the principles of the single tax will shortly be determined by the Mayor's Committee on Taxation. For several years the proposition of untaxing improvements upon real estate has been agitated by advocates of single tax doctrines. In so far as the State is concerned, this question culminated in the public hearings before the Legislature over a year ago, when the opposition to such a form of taxation met with signal success.

Briefs Submitted.

The Mayor's Committee on Taxation has been seriously considering this entire question, and after public hearings will announce its conclusions as to the feasibility of untaxing buildings. Briefs were submitted to the Mayor's committee by the Advisory Council of Real Estate Interests, for real estate owners, and by Benjamin C. Marsh in behalf of single taxers.

In addition to considering these briefs the Mayor's committee has received two reports prepared by Professor Robert Murray Haig, Instructor of Economics in Columbia University. These reports deal first, with the exemption of improvements in Canada and in the United States; and with some of the probable effects of such exemption in New York City.

In order that the ground may be thoroughly covered, a questionnaire of about 106 questions has been submitted to both sides for answers. A special committee of the Advisory Council has been formed of representative real estate men for the purpose of preparing replies, and copies of this questionnaire and answers may be obtained directly from the council. The hearings will commence on Monday next, at 2.30 P. M., when the first witnesses will be Benjamin C. Marsh for the single taxers. John Moody and William J. Schieffelin will discuss the merits and disadvantages of an increment tax on land, and other witnesses will be Richard M. Hurd, president of the Lawyers Mortgage Company, Stewart Browne and Herbert E. Jackson, vice president of the Lawyers' Title & Trust Company.

Date of Hearings.

The remaining hearings will be held at the same hour on Nov. 10, 15, 22 and 24. On November 17, at 8 P. M., the labor leaders will get a hearing.

In behalf of real estate the following witnesses will testify: Messrs. Clarence H. Kelsey, Louis V. Bright, Adolph Bloch, Allan Robinson, William H. Chesebrough, Robert E. Dowling, L. M. D. McGuire, Franklin Pettit, George T. Mortimer, Frank R. Howe, Elmer D. Coulter, E. A. Treadwell, Joseph L. Buttenweiser, J. Clarence Davies and E. A. MacDougal. John J. Pulley, Comptroller of the Emigrants' Industrial Savings Bank, will appear for the savings banks. The principal witnesses for the single tax organization will be Hon. Frank P. Walsh, chairman of the U. S. Industrial Commission, a lawyer of Kansas City, and Henry de Forest Baldwin.

The questionnaire which has been presented by the Committee on Taxation is divided into five series. The first relates to the effect of the untaxing of buildings upon land values and upon speculation in land; series two deals with the effect of untaxing buildings upon building operations, housing conditions and congestion; series three to the effect of the untaxing of buildings upon rent; series four to the effect of untaxing buildings upon public revenue and public credit; series five to the effect of untaxing buildings upon mortgage loans.

These indicate the course to be followed by the committee in its examination and cross-examination of witnesses. In view of the fact that the city is now searching for new sources of revenue

it is highly improbable that the elimination of such a source of revenue as the tax upon real estate improvements would be countenanced by city officials. On the other hand the present system of taxation is such that almost the entire burden is placed on real estate so that members of the State Legislature, as well as tax officials in the city of New York, are seeking means to distribute this tax burden more equitably than it has been in the past. Notwithstanding these facts, real estate interests must carefully prepare their case in opposition to untaxing improvements and with this view in mind the Advisory Council is rapidly developing a line of testimony of which it has expectation of being irrefutable.

INJUNCTION PROCEEDINGS CONTINUED

United Owners Still Contesting the Constitutionality of
the Direct State Tax—Powers of the Board of Estimate

The United Real Estate Owners' Association on Saturday last argued motions for preliminary injunctions in three suits which probably involved constitutional questions as novel and important as any that were ever argued at one session of the Supreme Court. The first case involved an issue which had probably never been tested in court, i. e., whether a taxpayer could restrain the payment of public money for election expenses connected with a proposed constitution, on the ground that it was contrary to the United States Constitution.

While the motion was denied, members of the United are saying that the overwhelming defeat of the proposed constitution was largely due to the emphatic manner in which the so-called anti-American tendencies of the new document were brought to public attention in this suit.

The second suit raised for the first time the question whether a taxpayer could invoke Section Fifty-nine of the Charter to enforce the obligation of all municipal officials to administer public affairs according to the strict rules laid down by courts of equity, to guide trustees in their dealings with the property in their charge.

The five thousand pages of stenographic notes of the discussions of city officials at meetings held to determine this year's budget, furnish evidence unequalled in interest, for the student of modern civics. J. Bleecker Miller, the counsel for the association, read full extracts from these minutes, claiming that they showed a lack of the economical attention to reducing salaries to the level prevailing in business houses. Many interesting questions concerning the power of the Board of Estimate and the Board of Aldermen to increase salaries beyond the amounts specifically permitted in the Charter, were raised; the denial of the preliminary motion for an injunction is, of course, not final, and on the trial of the case, very probably

all of the contests between those who favored and those who opposed economy in salaries will be fought out in court.

The third suit, concerning the constitutionality of the direct tax of \$13,000,000 will be continued, in spite of the insertion of the item in the preliminary budget. The United is endeavoring to bring order out of chaos in the complicated methods of accounts, prevalent in State finance. This suit is intended as a supplement to the suit concerning the loan of \$6,000,000, which it is claimed was made by the Comptroller without authority. It is only through persistent struggles that taxpayers can hope to persevere and assert their rights. The absence of such litigation in the present condition of the realty market, overburdened as it is with taxation, would be greatly to be regretted.

No Tax on Secured Debts.

The new secured debt tax law, which the State has been trying out since May 1, went out of existence automatically last Saturday, and since then State officials in the office of Comptroller Travis have been trying to figure out just how successful an experiment it has been. By the figures on the books it shows up as a wonderful revenue collector—Deputy Controller William Boardman figured out that the revenues from secured debts had increased \$761,518 during the past six months over the same months of 1914.

From now on until after the next Legislature takes some positive action no secured debt law of any kind will be in force in New York State. The old law was abrogated to make room for the experiment with the new one, and the length of that experiment was fixed so it couldn't go beyond October 31. It was announced at the Controller's office today that the office could no longer tax any secured debts.

—The tax rate in the five counties varies because county expenses are a county charge.

UPLIFT IN FORDHAM SQUARE SECTION

Erection of New Apartment Houses Has Increased Demand for Stores
—Rentals Well Maintained and Vacancies are Becoming Scarcer

WITH each new high-class apartment house operation on Fordham Heights, further strength is added to the flourishing business community at Fordham Square. This plaza, on one of the principal east and west thoroughfares, bids fair to become an important trade center in the rapidly growing borough. Its growth, besides being accelerated by constant additions to the apartment house colony is being stabilized by the character of the business enterprises which have sought and obtained locations there.

The demand for store space in the newest structures has kept pace with the demand for apartments in the new neighborhood being created west of the square, on and in the immediate neighborhood of the Grand Boulevard and Concourse. Fordham Heights for so many years a private house community is developing rapidly into a multi-family house district. More than seventy new structures of this character have been completed in this section and in many of them future residents are renting from the plans, a rather unusual situation for the Bronx. The strength of general conditions may be illustrated by the example of the Pasadena apartment house in East 193d street, from Webster to Decatur avenues, a five-story "walk-up" structure, with stores, which was not ready for occupancy until September 15, and yet was entirely rented before a single tenant took possession.

The Bronx Board of Trade recently called attention to the rapid strides which this section of the city is making in its transformation into a high-class apartment house neighborhood and predicted that the extensive building movement now in progress would continue. "Since the early spring," declared the Board of Trade, "more than \$2,500,000

has been expended in the erection of apartment houses in the section of which the Grand Boulevard and Concourse is the main artery and center."

The new buildings are invariably non-elevator, although the Leroy, a six-story structure with elevators, at Fordham road and Valentine avenue, the first of its kind in that particular section, is now successfully rented. The influx of new populations includes families from Manhattan and lower Bronx districts and represents the highly desirable tenancy which can afford to pay from \$7 to \$10 a room.

The presence of the big girders on the roadway of Jerome avenue is actual evidence of the progress-

properties, enjoyed a mild building boom of its own. Arthur H. Murphy recently completed a two-story brick and stone store building, on Webster avenue, facing the square, from plans by Andrew J. Thomas. This building is completely rented. Just north the same architect is superintending the erection of a similar structure on the west side of Webster avenue, 154 feet north of Fordham road, for the Wedgewood Company, Henry F. Keil, president.

At Fordham road, southeast corner of Marion avenue, the Adams Realty Company, M. E. Oppenheimer, president, has completed a row of one-story taxpayers. West of this location, the Elm Holding Company, Wolf Burland,

president, is building a similar business building at the southeast corner of Fordham road and Elm place, with a frontage of 160 feet on the road. This structure will be devoted to public market purposes, large space to be taken by butchers and provision dealers, and the remaining smaller areas to be subdivided for those offering other kinds of merchandise.

These recent operations, all resulting in the construction of taxpayers, is a reflection of the same trend which has been noticed in the business development of other business sections of a growing community. The older struc-

tures on Fordham Square are all three-stories or less in height and there does not seem to be any indication, at present, of any deviation from this tendency. The stores are well tenanted. According to local agents, they are netting, on the average, about \$100 a year a front foot.

"The recent growth of Fordham Square is not surprising," said H. A. Keiber, of Jacob Leitner's new Fordham office, "when we consider the many advantages which the plaza has for business purposes. Fordham Square is facing a most encouraging future."



TAXPAYERS ON FORDHAM ROAD, NEAR WEBSTER AVENUE.

ing subway construction, and this situation coupled with the manifold advantages of the district for residential purposes is declared to be the chief contributing factor to the unusual renting and building activity.

The construction of so many multi-family residential properties naturally created the need for tradespeople of all kinds to cater to the various needs of the residents. Fordham Square, for years the business section of this part of the Bronx, has felt the influence of this demand and has, coincident with the building movement of residential



VIEW OF FORDHAM SQUARE, SHOWING PRESENT DEVELOPMENT.

HARLEM SHOULD ATTRACT INVESTORS

Prices Have Not Recovered Since Slump Following 1907 Panic—Many Sites Available For Business and Apartment House Improvement

By FRANK A. SHAW, of Shaw & Company

IN considering the possibility of the recovery of real estate values, in Harlem, from the serious depreciation in market value which has taken place, it is necessary to look into the causes for such decline. Study of the subject must necessarily take us beyond the boundaries of Harlem, and include the effect that general business and other conditions have had upon real estate in most sections of the city. Consideration must also be given as to the character of buildings, and whether or not they are adequate improvements for the present and future of the section. Transit facilities and the effect of the extension of transit lines to outlying districts, as well as the topography of the section, are also important factors and have a direct bearing upon values—not only in creating, but also in sustaining them. All of these factors must be considered and compared with conditions in other sections.

There is no doubt that the past few years of general business depression throughout the country, and in fact throughout the world, has had a decided effect upon real estate values in New York City. Notwithstanding the general depression, however, there have been material increases in values in certain sections.

Causes for Condition.

Many different opinions as to the causes for these conditions have been expressed by those who have made a study of the situation, but aside from general business conditions, high taxes and purely local causes for either depreciation or enhancement, the one cause upon which all are agreed is the change in transit facilities. The subway line built some years ago caused the development of the outlying districts, and the rebuilding of some of the older sections in the very heart of Manhattan.

During the great boom that followed the opening of the subway, the increased population and general business prosperity made it possible to find tenants for the new as well as the older buildings. The demand was beyond the conception of the most optimistic. After the panic of 1907, a material change took place. Many business houses found it possible, and for some it was necessary, to do with less space and many tenants in dwellings and apartments were forced to curtail. With a greater supply than demand, competition became keener and rents were reduced. Quite naturally, the newer buildings, with all modern conveniences, were shown the preference and rented much better than the older buildings.

Effect of Transit Lines.

This was so, not only in the newer sections into which the transit lines were extended, but also in the older settlements where some new buildings had been erected during the boom. Buildings adjacent to stations commanded higher rentals and showed a smaller percentage of loss of rent than buildings further removed.

There is no room for argument regarding the effect that transit facilities have upon the value of real estate, provided advantage is taken of such facilities and proper utility is made of the land. This is particularly true of the older and more thickly settled districts because such sections are generally more central.

Inasmuch as income, or possibly income capitalized is the real basis of value, it naturally followed that the market value of the older improvements declined as a result of their lower income power.

As a consequence the older settlements



FRANK A. SHAW.

suffered greater loss because of the fact that most of the improvements were the antiquated types of flats and private dwellings.

In Harlem we have a glaring illustration of the effect that modern apartments have had upon the older style of flats. There is a difference of opinion as to the possible future demand for private dwellings. The limited demand, and the eagerness of the owners of such property to dispose of their holdings, seems to prove that, in this section at least, private dwellings are no longer considered a desirable improvement.

In some of the "mid-town" sections many of the older buildings have been torn down, and where a sufficient plot-tage could be obtained, large buildings have been erected on the sites. Such structures have, as a rule, rented well and have proven to be first-class investments. In such sections land values have increased to an extent sufficient to absorb the loss of the building value. Examples of this are to be found in the Park avenue, West End avenue, and some of the lower business sections.

Good Demand for Lofts.

It would be folly to expect improvements of the same character as are being created in those sections to be made in Harlem; they could not be supported. However, there is without question an extensive field for builders in Harlem. They can reap a rich harvest if they will erect buildings of a proper character. There is a good demand for space in modern loft buildings in some sections. The advantages of Harlem as a commercial center are not fully realized.

One of the greatest needs of the residential section is to have the obsolete flats and private dwellings replaced with modern elevator apartments, in the better sections, and walk-up apartments in the other parts. There is at the present time a large demand for apartments consisting of from two to seven rooms and if a number of such buildings were erected the demand would increase, because they would attract tenants to the section. There are few buildings of the elevator type erected in Harlem at the present time, and they are always well rented at rentals ranging from \$9 to \$12 a room. Most of the elevator apartments in the section were built some years ago and have apartments consisting of six, seven and eight rooms, because when they were built the demand was for larger suites,

In the south portion of Harlem there is little vacant land, but it is possible to assemble plottage by purchasing old building sites. Such plottages can be obtained, on private house blocks in the best sections, at prices exceedingly low when compared with those paid on the West Side. It is also possible to assemble plottage suitable for walk-up apartments, on blocks with good surroundings, at prices that will compare favorably with those obtained in the better sections of Washington Heights.

That Harlem is an ideal residential section is without question. Its transit facilities are splendid. With the Second, Third and Eighth avenue elevated lines, the Lenox avenue and Broadway subway all in operation, and the Lexington avenue subway under construction, there will be, when the latter is finished, six lines that will take passengers to any part of the city for one fare. In addition to these lines, there are eleven surface and a number of the new bus lines.

Not only is Harlem accessible to all parts of the greater city by reason of its unusual transit facilities, but also by reason of its central location. The center of Manhattan Island is said to be the corner of 124th street and Lenox avenue, which point is practically in the heart of Harlem.

Opportunity for Builders.

All improvements have been installed; the streets have been paved with asphalt; all assessments have been paid. With Central and Mount Morris parks and the chain of parks on the west, the section has its share of breathing space.

Considering all of the advantages of the section, and the comparatively low prices at which land may be purchased in a mid-town section with a present population of more than 300,000, it will be wasted opportunity if builders do not take advantage of the present low market values.

New Brooklyn Piers.

The Public Service Commission and the New York Dock Company have perfected an agreement which, it is estimated, will save the City of New York at least \$500,000 in the cost of construction of the new subways and will result in the immediate expenditure of at least \$1,250,000 by the company for the improvement of the Brooklyn waterfront between Fulton street and Atlantic avenue. The improvement contemplates the replacement of the existing piers, which are about 400 feet long, by five new piers, which will be from 640 to 750 feet in length, more than doubling the capacity of the piers and making possible the accommodation of much larger vessels than can be taken care of with the present pier space.

Incidentally, three of the new piers will be erected over the existing subway tunnel in Joralemon street, and the two new subway tunnels in Montague and Clark streets, so that absolute protection will be afforded for these tubes. The agreement provides for the purchase by the city of easement rights for the new subway at the foot of Clark street, Brooklyn, for \$275,000, and that the Dock Company will agree to pay at least \$75,000 for property owned by the city at the foot of Montague street and at least \$25,000 for property owned by the city at the foot of Joralemon street, Brooklyn. In other words, the city will acquire the Clark street easement for \$175,000 net, and the Dock Company will be able to make the improvements above mentioned.

THE CITY'S SUBSURFACE STRUCTURES

What the Subway Contractors Encounter When They Open the Streets and the Problems They Solve—Report of a Public Service Engineer

CHARLES N. GREEN, engineer of subsurface structures, has made an interesting report to Alfred Craven, chief engineer of the Public Service Commission, upon the congestion existing under the surface of many streets in New York City by reason of the duplication of pipes and the continuance of disused mains. Much of it, he finds, is due to duplication of service, resulting from the large number of separate companies authorized to do business in the city. Conditions are worse in Manhattan than in the other boroughs, and Mr. Green recommends that steps be taken toward an arrangement with the Consolidated Gas Company, the city authorities, the electric and steam companies and other owners of subsurface structures, whereby duplicate and unused mains may be removed and the space underneath the streets systematically assigned to the structures which must continue to exist.

An Engineering Problem.

In the building of the new subways the engineers are continually working on this problem, for the commission has the right to displace water and gas mains to make room for the subway structure, but it is also obligated to relay all pipes so displaced in such condition that the service shall be as good after as before the subway structure was placed under the streets. This obligation extends to duplicate and disused pipes as well as those which are necessary, with the result that after a large portion of the subsurface has been taken for a subway the conditions as to other subsurface structures are worse congested than before. So far as the records show, none of the companies owning mains existing beneath the street surface has paid the city anything for the privilege. Most of the pipes were laid in days gone by under perpetual franchises granted to gas and other companies, so that there is no question as to the legal rights in the streets.

In Mr. Green's opinion, however, the time has arrived when the city should take up this problem seriously and provide for the future, because if the growth of subsurface structures during the next fifty years should be as great as it has been during the last half century there will not be room enough under the streets to place all the pipes, wires, cables, ducts, etc. No systematic effort to regulate the locations of these structures or to allot the exact space to be occupied seems to have been made, and in this respect New York is no worse off than Chicago, Boston and other large cities. In Europe, however, municipal control of such matters has made a further advance, and in Berlin especially the space is systematically distributed and certain classes of pipes, like gas service mains, are carried underneath the sidewalks to relieve the pressure in the crowded area under the street pavements.

Present Conditions.

Present conditions, the report states, are due partly to the indiscriminate laying of structures in times past, and partly to a duplication, as a result of competition, of structures serving the same purpose. On this point the report says, as found in the Public Service Record:

"This duplication is most noticeable in the case of gas mains. For block after block we find four, six, eight, ten and even twelve mains in a street belonging to some or all of the four gas companies operating in Manhattan. Then in many

of the streets there are three or more mains belonging to the same company, which range from 4 to 16 or 20 inches in diameter, and which with the necessary working space for making repairs form an unnecessary encumbrance of the street.

"It appears that the Consolidated Gas Company distributes gas over the entire island of Manhattan, the Standard Gas Company from 13th to 135th streets, the New Amsterdam Gas Company from Henry street to 135th street and the Mutual Gas Company from the Battery to 64th street. The Standard and the Mutual gas companies do not occupy all of the streets. We would expect then to find the greatest duplication in the area between 13th and 64th streets. These mains are not laid in straight runs but are offset back and forth, often from one side of the street to the other, without reference to an economical use of the space between curbs.

Concerning Restoration.

"In restoration we are limited by law to a purely physical proposition, that of restoring the property as far as possible as we find it, with only such changes as physical interference with the subway structure makes necessary. In any event, we must restore or make possible equivalent service. Thus we are perpetuating an impossible condition at excessive cost instead of correcting it so that the city at least may derive some benefit from the moneys expended in restoration.

"From actual restoration and from estimates made of future restoration, it would seem that the excessive cost due to the unnecessary mains will be from \$1,700 to \$15,000 per subway contract section. This does not take into consideration the cost in cases where other structures are moved on account of physical interference with this duplication of mains. The cost of by-passing the mains has been greatly increased for the same reason, but without a single definite system of distribution no estimate of the amount can be made.

"There is probably not a more congested underground condition in any city anywhere than now exists in Broadway between 17th and 24th streets. Restoration here besides being excessive in cost cannot be done in a satisfactory manner owing to the size and number of structures."

East River Tunnels Advancing.

The new tunnels being constructed under the East River from lower Manhattan to Brooklyn are now approaching the river front in both boroughs. The work has now assumed all the aspects of river tunneling—the air pressure has been introduced into the tunnels, and the men are all at work in "slickers." The air pressure on the Brooklyn side of the river is now about 21 pounds for both tunnels and is gradually being increased. On the Manhattan side it is about 12 pounds in the Old Slip-Clark street tunnel, but as yet no pressure has been needed for the Whitehall street-Montague street line.

The character of the soil at the locations of the four shafts varies greatly. On the Brooklyn side it is mainly sand; and on the Manhattan side in Whitehall street the walls of the tunnel are solid rock, while in Old Slip rock and earth are found, the earth being mostly back-fill.

The work on these tunnels is being done under the direct supervision of Mr. Clifford M. Holland, assistant engineer, Sixth Division. In addition to these tunnels, this division will soon be actively engaged in the supervision of the con-

struction of the tunnel to be bored from 14th street, Manhattan, to North 7th street, Brooklyn, which will be a part of the 14th street-Eastern District line.

At the present time, employment is given to nearly 1,200 men in this work. As the work advances, more men will be required, and every man that enters the tunnels must have a certificate from a physician stating that he is physically able to stand the air pressure.

A Few Dual System Figures.

Few people really comprehend the magnitude of the new subway work which has been going on in New York City for the past few years. To give some idea of its vastness, the Public Service Record has collected the following data from various departments of the commission:

The track mileage of the Dual System, including present transportation lines that are to be linked up with the new roads, will be 620 miles. The track mileage of these existing lines, including the subway and elevated lines in Manhattan, the Bronx and Brooklyn, is 296 miles, leaving 324 miles to be constructed.

The road mileage of the new construction will be 88.86 miles, of which 48.12 will be subway, 36.55 elevated and 4.19 miles over bridges. The extent of this new work will be better appreciated when it is stated that the total road length of the existing subway is only 25.72 miles.

The total amount of material to be excavated on the new lines is approximately 12,800,000 cubic yards, of which about 10,000,000 cubic yards have already been removed.

The total estimated amount of concrete to be used is 2,850,000 cubic yards, of which about 1,500,000 cubic yards have been placed.

The steel to be used will approximate 620,000 tons, of which about 360,000 tons have already been erected or delivered.

About 200,000 lineal feet, or nearly 40 miles, of new sewers will be built along the lines of the new work.

The number of men given employment in the work varies. There were 19,748 engaged in rapid transit construction on September 1, 1915.

It is estimated that the whole system, including equipment, will cost upward of \$330,000,000. Of this amount the Interborough Rapid Transit Company will provide \$105,000,000, the New York Municipal Railway Corporation \$61,000,000, and the City of New York the remainder.

Long Island Railroad Service.

The Public Service Commission for the First and Second Districts will hold a joint public hearing on November 11 in New York City on complaints involving the service of the Long Island Railroad. It is alleged that the company does not have a sufficient number of men on its trains to provide a conductor or guard at each train opening. Passengers claim that they must themselves open the gates to leave or board the cars, and thereby subject themselves to the danger of having the train start before they are clear of the openings. In 1910 the First District Commission adopted an order directing the company, among other things, to have on all its electrically operated trains within the district a proper complement of men. The company objected to this order, on the ground that the commission did not have jurisdiction over trains which operated within both districts. The order was then modified.

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in the Metropolitan District

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The saying that the public loves a spender isn't true in hard times when the spender is a public officer and the money is the taxpayers'.

Every center in the country, with the exception of Minneapolis, shows bank clearings in excess of last year, and with four exceptions in excess of October, 1913. All the signs of the times are favorable, but everybody is not getting war orders.

If that old colonial house, with large grounds, a stable, garage, chicken house, fruit trees and water frontage in New Jersey, at a ridiculously low price, turns out to be an uninhabitable ruin in an impossible neighborhood, don't be disappointed, for the artful suburban broker has other parcels for sale which he will be pleased to show, when once he has attracted you to his office by the offer of the historic bargain bait.

Government figures show that in the year 1910 charity organizations in this country received \$118,379,851 and expended, after allowing the difference in surplus, \$111,489,155. Of the latter amount \$94,658,836 was expended for running expenses, and the sum of \$16,839,319 went to the poor. These figures are based on 5,408 charity organizations which existed in 1910. The total number of poor relieved was 5,000,000. But dollars and cents cannot measure all the good work of these societies.

The business of keeping a restaurant has become one of the largest in Manhattan. It utilizes the best space in every neighborhood and pays the price. The basis of the trade is of course the hungry business man far from home at luncheon time, but there is also an uncountable number of persons once classified as "boarders," but now merely "roomers," who take their meals out. And there are thousands of others, married folk with homes of their own, who have formed the habit of dining out frequently, with the theatre and the cabaret on the side.

The City's Fiscal Problem.

The city budget for 1916, so far as the figures have been settled, carries appropriations amounting to the sum of \$198,981,155.81, or \$8,630.71 less than the 1915 budget. To this must be added the city's share of the direct State tax, \$13,975,000.

When the Board of Aldermen has revised the items, and the returns from the personal property tax are all in, it will be possible to fix the tax rate, which is likely to approximate 2.12 for the Borough of Manhattan, compared with 1.87 this year. This is not the highest rate that the city has ever paid, but it is the highest since the policy of assessing property at full value was adopted. The tax bills will next year actually be larger than they have ever been within present recollection.

The extravagance of municipal administrations of the past and the unwillingness of later ones to put into effect the ordinary measures of business economy have caused this great load of taxes to be added to the other unusual burdens which realty owners are called upon to carry in a time of general financial depression. No small part of the local, commercial and industrial stagnation (now happily disappearing) can be attributed to the over-taxation and over-regulation of real estate.

In order to keep the 1916 budget less than the previous one it was necessary after pruning the departmental estimates to cut \$1,600,000 from the city payroll. This was done against the persistent opposition of the President of the Board of Aldermen, but was always resolutely contended for by Mayor Mitchel and Comptroller Prendergast, who are deserving of the most credit for whatever moral courage and loyalty to the public interest was necessary on the occasion.

Rigid economies in all departments of the city government had long been demanded by every principle of business-like administration and had been bitterly opposed by heads of departments. The difference between a corporation run for political purposes and one run on sane business principles has had during the budgetary proceedings a most enlightening exemplification. The sooner the municipal corporation of New York is changed from a political to a non-partisan business basis the sooner will the economic interests of every individual within its bounds be better served. Even though the offer from the constitutional convention was rejected, a great deal can be done by the present administration to reduce the expenses of government.

It is known to everybody that the departmental service is overmanned as well as overpaid. There are departments not under the protection of the Legislature which can be amalgamated, and there is an immeasurable amount of unnecessary inquisitorial work being perfunctorily performed. Realizing this, as they must, the Mayor and the Comptroller as the chief executive officers in the city government, have in mind the merging of three spendthrift departments into one, which will promote efficiency and economy. Health, charities and hospitals are branches of the civil service so closely related that they could be easily merged into a Department of Social Service at a great saving in salaries and supplies. The Real Estate Board has pointed out a number of other instances where either a merger or an abolition would be natural and proper.

Real estate taxation has increased in this city since 1889 from \$72,000,000 annually to \$144,000,000 in 1914, and \$198,000,000 for the present year, a sum which is beyond all reason. In the easy-going days of old it was generally agreed that a city government was to be fairly liberal in its expenditures, rather than close-fisted, and that it should carry forward a reasonable amount of public improvements. But no such expansion of the civil service, no such coddling of dependent transients, as has been seen here in the last decade was ever dreamed of by the fathers.

Fortunately it is next year, when times will be better, and not this year, when

this enormous tax will have to be met. By that time new sources of revenue may have been tapped through the instrumentality of the Mills Committee of the Legislature or otherwise. Much can happen of a favorable nature for taxpayers before the 1916 tax bills will be due.

The Consequence of Distrust.

The defeat of the constitutional amendments which carried desirable administrative and constitutional reforms can be attributed directly to the failure of the convention to submit the amendments separately. The electors were refused the privilege of exercising their individual judgment between what was indubitably good and what was open to criticism. They had to accept the work of the convention as a whole or reject it as a whole, except for the tax and reapportionment questions. Inasmuch as the convention found it possible to set off two questions from the other thirty-three, it could undoubtedly have made further divisions, had it been so disposed. Certain it is as anything can be in an election issue that if the offer of simplification for the State government had been submitted as a separate proposition it would have won approval. The same can be said for the offer of budgetary reform, which would have lowered our taxes by introducing a budget system in accordance with accepted business principles. The home rule proposition might not in New York City have overcome the adverse votes of the hundred thousand city employees and their friends who are profiting by the present extravagant form of municipal administration, but it would have received, had it been separately submitted, such a preponderance of votes in the counties north of the Highlands as would have carried it into effect.

That the dominant leaders in the convention would not permit the electorate to pass upon their work in detail was either a manifestation of arrogance under our form of government, or it was a manifestation of distrust of public opinion. On the part of the electorate there evidently was some distrust of the convention when by the great majority of 450,000 votes a magna charta containing the most important and valuable reforms ever submitted in an American State was spurned. However mistaken the convention was in doubting the united wisdom of the people, and the electorate in entertaining a suspicion of the purposes of the convention, it must be the ultimate conclusion that lack of confidence, the besetting sin of American public life, was the underlying cause of the defeat of the new constitution.

Of late years in this country there has been a strong tide in public opinion returning toward old-fashioned simplicity in government. The people have wearied of being treated as subjects instead of partners. They have become keenly suspicious of what may be attempts on the part of any class to appropriate to itself undue authority in the government. For example, during the campaign there was a very noticeable feeling, which found expression not only in the published letter of Justice Seabury but in other quarters as well, that the dominant powers in the convention, if they had wisely destroyed the power of the "bosses," had unwisely added greatly to the political powers of the judiciary. For another example, the implied granting of new power to the State Labor Department over the occupancy of real estate, and also the refusal of the convention to declare against special privileges for any class of society, rightly or wrongly impressed a large body of the people unfavorably. The possibilities for good and evil in other propositions were viewed by many political economists as too large to be lumped up with other questions without analysis or explanation.

On the whole a great deal of misconception prevailed concerning the effect of the new constitution, but the hypothesis which comprehends most of the supposed reasons for its rejection is that the convention, on the one hand,

and the people on the other, lacked confidence in each other. The affairs of the State will in consequence stay as they are. The departments at Albany will continue to swarm with excess employees, and the expenditures of government will continue to increase, until there is an opportunity offered to submit again to the people, but this time in separate parts, some of the desirable reforms which a distrustful electorate rejected when they decided to act on the theory of "letting the horns go with the hide."

The Better Outlook.

Plan filings for new buildings in the five boroughs so far through the year represent operations of an estimated value of \$21,000,000 more than for the same period last year. Every borough has done better than it did last year, but there is much room for improvement. In the five boroughs, according to the figures in the Record and Guide's statistical table of last week, the value of the projects to date amounted to \$131,800,000, to compare with \$110,800,000 for the previous year. Of the total for the current year, \$53,850,000 belongs to Manhattan, \$22,440,000 to the Bronx, \$36,500,000 to Brooklyn, \$17,000,000 to Queens, and \$1,910,000 to Richmond.

True, it is only a sprinkle of prosperity as yet, but the shower is coming. Manhattan's present engagements seem small when compared with the activities of ten years ago, when, for the full year of 1905, the estimated valuation of the operations planned in Manhattan Borough alone amounted to \$124,746,000. But since 1905 the city has spread widely, and much of the smaller kinds of new work has been transferred from the central to the outer boroughs.

In the sales market the number of conveyances so far this year in each of the three principal boroughs has fallen a little below the record of the corresponding period of last year, and in Manhattan and the Bronx the same is true of the mortgages filed. In Brooklyn the mortgage filings have been more numerous this year, but the total amount of the loans is a little less. The tone of the market is decidedly better than it was a year ago. The figures may not show it, but the feeling of dejection which prevailed in the fall of 1914 has been entirely dispelled. Prosperity in the large measure that some other lines are feeling it has not yet returned to the real estate and construction fields, but it is not far off. The renting market where it had fallen off, or had been oversupplied, as in the downtown office sections, is showing considerable improvement, and there are other classes of property which have continued well tenanted all through the dull years.

In fine, the year so far has seen the general business of the country infused with new life, New York City, which was the most depressed center in the whole land, has been the last to feel the revival, but our large real estate and construction corporations are now reporting a decided improvement in their outlook. There should be no bread lines in New York next winter.

—For twenty-five years two private dwellings of similar architectural design, in old-gold brick with heavy brownstone trimmings, stood at the corner of 108th street and Riverside Drive, in pleasant contrast to the limestone fronts of the neighborhood. The one on the north corner is being demolished, and a thirteen-story apartment house will be erected on the site. The land is valued at \$103,000, and the building at only \$7,000. Very few dwellings now remain on the broad avenues of the West End.

—In the nomenclature of New York streets a few of the good names handed down to us from generations have survived. Praised be for Bowling Green, the Bowery, Gun Hill Road and Featherbed Lane.

Summary of Budget for 1916.

| | |
|--|------------------|
| New York City's 1916 Budget.. | \$198,981,155.61 |
| New York City's 1915 budget.. | 198,989,786.52 |
| Decrease from the 1915 budget | 8,630.71 |
| Net decrease in Mayor's depts. | 942,600.52 |
| Net decrease in other city departments, offices, courts, etc | 483,322.51 |
| Net increase in debt service.. | 3,380,829.07 |
| Net increase in fixed charges other than debt service, etc. | 80,706.56 |
| Decrease in deficiencies in taxes | 2,112,002.44 |
| Net increase in county offices. | 67,849.13 |
| Net decrease in total for city and county purposes..... | 8,630.71 |
| Direct State tax (none in 1915) | 13,975,021.73 |
| Net increase in total budget for all purposes..... | 13,966,391.02 |
| The State direct tax is levied per borough as follows: | |
| New York County | \$9,207,573.31 |
| Bronx County | 1,062,323.54 |
| Kings County | 2,746,201.80 |
| Queens County | 819,901.25 |
| Richmond County | 1,139,021.83 |
| Total | \$13,975,021.73 |

CRITICISM OF THE BUILDING CODE.

THE Advisory Council of Real Estate Interests, through its Building Code Committee, Henry W. Hodge, Otto M. Eidlitz and Julius Franke, has registered an objection to certain sections of Ordinance No. 2122 of the Building Code, which is now before the Board of Aldermen for final adoption. This ordinance relates to the enforcement of Chapter V. of the Code of Ordinances and provides for notice of requirements or of violations with judicial remedies and penalties. The statement follows:

"Those sections of the code to which the council particularly objects are: First, that relating to the provision whereby the Superintendent of Buildings may, within his discretion, obtain a restraining order from the courts which will preclude any owner from occupying his building or using it, or whatever portion of it may be designated by the Superintendent of Buildings, upon the ground that some section of the code had been violated.

"This is said to repose within the Superintendent of Buildings arbitrary and absolute power and might be a source of much misuse; for instance, should some minor change have been made, such as omitting a toilet room or providing an extra one, putting in a sink, omitting a standpipe, leaving out a partition, all of which would not affect the building's safety to any extent, in accordance with the strict letter of the law these would present an opportunity to the Superintendent to refuse to grant an occupancy certificate for the building or part of it.

"This section is closely related to that section providing for certificates of occupancy which was also questioned by the council a few weeks ago, upon the ground that such an elaborate system of occupancy certificates is not justifiable by any present unsatisfactory building, because of the use of buildings for other purposes than those for which they were intended. It was then stated that the occupancy of many buildings has been changed, as, for instance, old private houses have been used for shops and lofts, and churches have been converted into warehouses and shops, and other changes have been made; but in almost all such cases of change of occupancy where alterations were necessary plans were first required to be filed with the Bureau of Buildings and taken care of automatically. It may be that there is some abuse by these changes, but it is very doubtful whether they are so far-reaching in extent as to justify such a complicated system of occupancy certificates.

"Probably the most serious objection to this particular ordinance is that relating to penalties. Section 654, paragraph 1, gives the Superintendent of Buildings power to impose a fine of from not less than \$10 to not more than \$50 for a vio-

lation of an order; in paragraph 3 of the same section the Superintendent is permitted to impose a penalty of from \$50 to \$250 if his order is not complied with within the period of ten days. The council opposes the imposition of the smaller penalty because it will become the occasion for petty annoyance by inspectors from the Building Department.

"If a violation is sufficiently serious, it should have the penalty that is larger imposed. Today, with the penalty of \$50, there are many cases not prosecuted by the Corporation Counsel, because the cost would amount to too much. If this penalty is made less than \$50, many inspectors will be tempted to issue more violations than are required, with the certainty that the Corporation Counsel will not prosecute them. Such an opportunity would only cause serious inconvenience to property owners, for with penalties so low and to be imposed at the Superintendent's discretion will either make a dead letter of this entire section or will lead to great abuse and favoritism, which is worse.

"In order to eliminate this possibility of irritation and annoyance to property owners, the council has urged the removal of this particular clause. Section 655 of this ordinance, which makes any violation a misdemeanor should, in the opinion of the council, be somewhat modified. It is dangerous power to confer upon any public official to permit him to declare property owners or builders guilty of crime because of non-compliance with some minor order. This section reflects the general idea running through this entire ordinance of conferring upon a public official unlimited power, not regarding the personal equation of the official. There may be times when such absolute authority is necessary to enforce certain requirements of the Building Department, but they are really exceptional.

"The revised constitution was so overwhelmingly defeated at the recent election primarily because citizens were loath to trust to the Governor the unlimited power which was proposed. To be able to prevent one from occupying a building or using it, with additional power to annoy property owners with small fines for petty violations, and then, finally, be able to declare either builders, architects or owners criminals because of non-compliance with building orders establishes a domination on the part of the Building Department which may, under the supervision of incompetent administrators, become very irresponsible or dictatorial."

BROOKLYN CONDITIONS.

Mr. Bailey Hopes the City Will Cease Squandering Funds and Give Owners a Chance.

Frank Bailey, vice-president of the Title Guarantee & Trust Company and second vice-president of the Bond & Mortgage Guarantee Company, is very hopeful of improved real estate conditions in Brooklyn. In an interview this week, he said:

"It seems to be the general opinion that real estate has at last started to mend a little. On the first of October this company had \$1,100,000 of interest to collect and on the first of November it was all paid but \$90,000. This is a better record than has been made at any time since 1907.

"The city development or improvement seems to be principally along the line of the new subway, especially Fourth avenue. Some time ago I ventured to suggest that investors carefully consider this section, and the result proves the wisdom of that suggestion. There are practically no apartments to rent that way, and there is much new construction. There is some hope that the city will cease spending money and that the individual owner may have a chance to recuperate. If so, with the new subway construction, I look for improved conditions in Brooklyn.

"In Queens the real estate business is very good. We are doing there the largest business we have done in our history. This includes the joyful times prior to 1907."

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REAL ESTATE NEWS OF THE WEEK

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

President McGuire, Albert B. Ashforth and Elisha Sniffen Honored by Organization.

LAST Thursday evening, at Reisenweber's, Eighth avenue and 58th street, a complimentary dinner was given by the Real Estate Board of New York in honor of Albert B. Ashforth, retiring vice-president; Elisha Sniffen, retiring secretary, and President Laurence M. D. McGuire. Francis E. Ward was the toastmaster.

Places were reserved for about two hundred and fifty members and their guests. Short speeches were made by the three gentlemen in whose honor the dinner was given.

Among those who signified their intention of being present were the following:

L. S. Altmayer, A. V. Amy, Edw. A. Arnold, Dr. Warren H. Adams, H. A. Ahern, D. B. Algie, A. W. Allen, Albert J. Appell, G. D. Arthur, Charles Ash, A. B. Ashforth, J. Axelrod, H. Axelrod.

T. F. Byrne, W. F. Baker, A. L. Babcock, Alwyn Ball, Jr., Alwyn Ball, 3d, Edw. F. Barrett, A. R. Bastine, H. J. Bastine, Frank J. Bell, Wm. M. Bennett, Jos. Berger, Jos. F. Becker, A. F. Berry, A. D. Benson, Ernest H. Bishop, Clarence S. Bliss, Adolph Bloch, Henry Bloch, Wm. J. Boers, E. B. Boynton, H. M. Bottenous, Vasa K. Bracher, J. Brackenridge, Edw. S. Brickner, Jas. L. Brumley, D. W. Brown, George H. Brooke, George H. Budke, Jas. E. Buckley, E. J. Busher, Cyril H. Burdett, J. E. Busher.

E. C. Cammann, B. M. Campbell, H. W. Casler, Pierre M. Clear, Edw. F. Condon, Chas. A. Cone, Fredk. H. Cone, A. R. Conkling, Thos. P. Connor, A. S. Corbin, Elmer Dean Coulter, Jas. G. Coffin, Robert G. Cooke, Arthur C. Cronin, Warren Cruikshank, John F. Curry, Harry B. Cutner.

Herbert J. Dahn, Clarke G. Dailey, Wm. A. Dalton, John Davis, Jr., Joseph P. Day, J. Henry Deeves, Richard Deeves, Wm. S. Denison, Rich. J. Delehanty, Herman De Selding, Joel S. De Selding, Daniel M. Donegan, Jr., Edw. P. Doyle, J. T. Durham.

J. C. R. Eckerson, L. B. Elliman, Bennett Ellison, W. B. Ellison, Jos. L. Ennis.

J. G. Faist, T. Hubert Files, H. B. Fisher, Geo. B. Ford, A. C. Fordon, Jas. Frank.

Patrick Gallagher, B. E. Gender, F. Fredk. Georger, Jas. Gernon, Berent C. Gerken, Samuel P. Goldman, Morris Goodbody, John L. Goodbody, N. Goodsell, Thos. P. Graham, Vivian Green, Harold Grey, Geo. Gunther, G. W. Gustus.

John J. Halleran, L. B. Halleran, J. Stanley Hand, Stephen Hanley, S. H. Hannon, Jos. Hart, Raymond Harvey, C. A. S. Hatfield, Stuard Hirschman, S. T. Hodgman, Jas. J. Hoey, Wm. B. Hogan, J. Milton Hornor, Geo. S. Horton, Isaac O. Horton, H. R. Houghton, Thos. Hovenden, Dr. Wm. E. Howley, David H. Hyman, Louis H. Hyman.

Samuel Jackson, Mr. Johnson, James Johnston, Theodore C. Jung, Max Just.

Fredk. D. Kalley, Peter J. Kelly, Patk. Kiernan, Michael Kinsley, Alfred R. Kirkus, Leo M. Klein, Gerhard Kuehne.

A. L. Langdon and guest, C. A. Law, C. A. Littlefield, E. C. Leaycraft, John P. Leo, John P. Leo, Jr., Frank Lord.

M. F. McAlpin, John Knox McAfee, Hugh McAtamney, Sidney McCall, John J. McDonald, Dr. Robt. F. McDonald, Geo. B. McEntyre, Paul A. McGolrick, John J. McGuire, L. M. D. McGuire, Martin McHale.

G. M. Mabie, John R. MacMurray, Jas. V. Macdonald, Ranald H. Macdon-

ald, E. A. Manning, B. E. Martin, Bernard N. Martin, Clarence Martin, G. W. Martin, Horace P. May, R. W. Meade, John P. Meagher, Robt. Miller, Roland Miller, William H. Mills, A. C. Mitchell, M. Morgenthau, Jr., Wm. G. Morrissey, Barney Mayhoff, Jos. T. Mulligan.

Jules Nehring, W. Neumuller, W. S. Norton, Carlisle Norwood, Chas. F. Noyes.

Edmund V. O'Brien, J. Chas. O'Brien, Jos. J. O'Donohue, 3d, Hugh J. O'Kane, Geo. W. Olvany, Robt. Oppenheim, John F. O'Reilly, Nathan L. Ottinger.

W. B. Parker, W. F. Peacock, G. V. W. Pelz, E. Carson Pennel, Leopold Phillipp, Wm. E. Platt, Henry Polhemus, A. S. Prall, Howard Pyle.

Jos. P. Quinn.

Aaron Rabinowitz, Clarence J. Ramsey, R. R. Rainey, Ernest F. Reinhardt, Fredk. Reif, A. W. Riley, Harry J. Rogers, Clinton T. Roe.

R. S. Scarburgh, Chas. J. Schaeffler, Max Schallek, John J. Schmitt, Louis Schlesinger, Jesse Sharp, W. H. Shimpf, C. S. Shumway, Jos. J. Silver, Frank J. Sinnott, Fenwick B. Small, Drake V. Smith, Elisha Sniffen, Frank A. Spencer, Samuel Strasbourger, H. C. B. Stein, Jos. A. Stern, Maurice G. Straus, Louis A. Stecker, C. Stoddart, E. A. Sutphin.

Edw. N. Tailer, E. Tanenbaum, Geo. H. Taylor, Jr., John M. Thompson, Pell Thompson, J. C. Thorn, E. A. Tredwell, Anton L. Trunk, W. G. Tucker, Albert E. Tyler, Frank H. Tyler.

E. M. Vickers, C. G. Volkmar.

Alfred H. Wagg, J. Irving Walsh, John C. Walsh, Thos. L. Walsh, Francis E. Ward, Philip L. Watkins, A. L. Werner, Chas. L. Willis, G. M. Wharton, Major A. White, Major Lee White, Ralph Lee White, G. B. Whitehead, Chas. E. Williams, Howard Williams, Eugene S. Willard, Mr. Wilson, Wm. H. Winters, Sydney Wood, L. D. Woodworth, T. P. Ward, F. R. Wood.

Governor Charles S. Whitman is the first of the guests of honor to accept the invitation of the Real Estate Board to the twentieth annual banquet to be held at the Waldorf-Astoria on the evening of February 5, 1916. The Governor will make an address. This announcement is made by Chairman Elisha Sniffen of the board. Mr. Sniffen expects the attendance at this dinner to be the largest in the history of the board. At the annual banquet last year the attendance was one thousand and eight, which broke all previous records.

Allan Robinson Elected.

Allan Robinson, who for many years has been president of the Allied Real Estate Interests, of 165 Broadway, has been elected president of the City & Suburban Homes Company, 15 West 38th street. The company owns and operates a number of model tenement houses on the upper East Side, north of the Queensboro Bridge, also on the West Side. Mr. Robinson will continue his presidency of the Allied Real Estate Interests, at least for the present.

—The Borough of Manhattan contains 14,038 acres or 21.93 square miles, and is by a considerable margin the smallest of the five boroughs. The Bronx contains 26,017 acres or 40.65 square miles. Queens is the largest in size with 75,111 acres, or 117.36 square miles, and Brooklyn, second, with 49,680 acres or 77.62 square miles. Richmond is third with an acreage of 36,600 covering 57.19 square miles.

THE CITY BUDGET.

The Board of Aldermen to Hold Hearings—Tax Rate Not Yet Fixed.

The city budget for 1916 carries the enormous total of \$212,956,155.81.

It is the heaviest budget in the history of New York City. This total includes the \$13,975,000 State tax.

According to Comptroller Prendergast, the tax rate figures cannot be known until after the final compilation of the personal property assessments. The best estimate at present is 2.12, to compare with 1.87, the rate in Manhattan last year.

The final hours of the Board of Estimate's consideration of the budget ended in harsh debate.

Mayor Mitchel and Mr. Prendergast stood out successfully for no increase over the 1915 appropriation for the schools.

Mayor Mitchel issued a statement in which he congratulated the city upon the result of the Board of Estimate's deliberations.

He points to the fact that the city budget proper is smaller than the 1915 one by \$8,630.71.

The Mayor says the Board of Education's appropriation—\$40,116,050—is equal to the 1915 allotment to the schools. He adds: "If the Board of Education's vast budget is intelligently and efficiently administered," the board will be able "to give better educational service to the people of the city than ever before."

There were 850 to 1,000 salaries reduced. Approximately 1,500 posts were abolished. The eliminated salaries total about \$1,250,000. The net savings by cutting salaries is about \$350,000. Thus by cutting down and eliminating salaries the board saved \$1,600,000.

The budget will be sent to the Board of Aldermen and public hearings will be held by the Finance Committee of that body. The Aldermen may decrease but not increase the budget. Whatever the Aldermen do is subject to the Mayor's veto or approval.

The Government has begun to pillory the names of the pikers from this country who were caught without funds in Europe at the outbreak of the war, obtained help from American consuls and have forgotten to repay the loan. The fellow who won't repay a real debt of honor deserves to be exposed.

PRIVATE REALTY SALES.

TRADING this week was general, rather than local, and reflected no new developments. The business in the main concerned small properties, although there were several large deals consummated. The number of deals recorded in the Register's office was considerably larger than those in previous weeks.

The midweek holiday and the general interest manifested in the campaign this year was reflected in a slight decrease in the amount of business reported. Holiday weeks are rarely conducive to any marked advances in trading. The month of October closed with a fair representation of deals when compared with other months and although its contribution was not the largest of the year there was enough transacted to furnish additional evidence of the slow but sure improvement in real estate conditions. There are many factors which may be regarded as significant and encouraging at this time, indicating as they do that the readjustment period is well under way.

The apartment renting season has been unusually successful and has resulted in the strengthening of this class of properties for investment purposes. The general activity in certain industrial lines has also stimulated commercial leasing and in some of the so-called older sections of the city a good deal of space is being absorbed to meet new requirements.

The total number of sales reported and not recorded in Manhattan this week were 26, as against 21 last week and 10 a year ago.

The number of sales south of 59th street was 16, as compared with 12 last week and 4 a year ago.

The sales north of 59th street aggregated 10, as compared with 9 last week and 6 a year ago.

The total number of conveyances in Manhattan was 162, as against 107 last week, 29 having stated considerations totaling \$1,172,979. Mortgages recorded this week number 87, involving \$2,165,989, as against 61 last week, totaling \$839,450.

From the Bronx 10 sales at private contract were reported, as against 14 last week and 6 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$868,612, compared with \$2,573,841 last week, making a total for the year of \$55,537,083. The figures for the corresponding week last year were \$280,254 and the total from January 1, 1914, to November 7, 1914, was \$35,091,303.

Rumored Deal Involving Millions.

According to a well-defined rumor, current in real estate circles this week, the ownership of the block front on the west side of Broadway, from 35th to 36th street, including the twelve-story building now in course of construction, is about to revert back to Charles E. Johnson and others, the original sellers, who disposed of it in June, 1914, to William Everdell, Jr., and William H. Barnum, in one of the largest deals of the year. The brokers in that deal were William A. White & Sons and F. & G. Pflomm. The property was leased last May for a term of twenty years, with renewal privileges, to the Old School Realty Company, Sol. Bloom, president. The lease, according to the recorded instruments, involved an aggregate rental of \$6,500,000. When asked regarding the present transaction, Sol. Bloom denied it "in toto" and said there was no foundation to the report. At the offices of F. & G. Pflomm, who represent the Johnson interests, no definite information was available, and it was said that they had no announcement to make at this time regarding the transaction. Neither Mr. Everdell nor Mr. Barnum could be reached yesterday.

Buy Old Holdings.

W. E. & W. I. Brown (Inc.), and Jacob Leitner have sold for Margaret J. Becker, forty-two lots, thirty-six of which are in the block bounded by Crotona Park East, Boston road, Wilkins avenue and Charlotte street, and six at the northeast corner of Boston road and Charlotte street, to Louis E. Kleban and Isaac Leader, who will erect five-story apartment houses. Samuel Crook, as attorney, represented the seller, and Philip D. Shapiro and Oscar Englander, the purchasers. This is the first sale of the property in sixty-seven years, the present seller having acquired it as heir of the Bathgate family, who had purchased it in 1848 from members of the Morris family. The latter had owned it since March, 1676, when the original grant of the entire section was made to Lewis Morris by Governor General Sir Edward Andros.

\$2,000,000 Chelsea Project.

The Merchants' Refrigerating Company, represented by the Cruikshank Company, has purchased from the Consolidated Gas Company, represented by Joseph P. Day, the entire block bounded by Tenth avenue, Marginal, 16th and 17th streets, a total of about twenty-two lots. A large cold storage plant will be erected from plans by John B. Snook's Sons, architect. It is estimated that the entire enterprise will represent an outlay of about \$2,000,000. The deal is one of the largest closed in the Chelsea district, and adds another important industry to the group in that section. The National Biscuit Company recently built a ten-story addition to their large plant on the block to the south. Several weeks ago James G. Riordan leased a large frontage in West 18th street, for garage purposes. A number of large produce and provision dealers are established in the immediate neighborhood.

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ROCKVILLE CENTRE, VALLEY STREAM,
OCEANSIDE, EAST ROCKAWAYLONGACRE BUILDING, entire 11th floor
1476 BROADWAY, N. Y. Phone Bryant 146**Sale in Insurance District.**

Charles F. Noyes Company has sold for Charles B. Van Valen, for about \$300,000, the six-story insurance building, 103-105 William street, covering a plot of 42.11 x 77 feet. The United Cigar Stores Company occupies a portion of the ground floor, and among the insurance tenants are B. M. Crosthwaite Company and Blake & Rice. The property is 27 feet south of John street, in the heart of the insurance district, and will be held by the purchasers as an investment. William A. White & Sons were associated as brokers and will act as agents for the property.

Lumber Company Buys.

The S. & H. Realities, identified with the Herrmann Lumber Company, has purchased, from Charles Rubinger, the two five-story tenement houses at 362-366 Broome street, on a plot 65 x 118 x irregular. The acquisition of this property gives the buyer control of half the entire block bounded by Broome, Mott, Elizabeth and Kenmare streets. In part payment the buyer gave the two tenements at 201 and 202 Avenue C. The deal was negotiated by Mrs. Lillian C. Johnson.

Adds to Building Site.

William Lustgarten & Company, who recently acquired the one-time Daniel Sickles property at the northeast corner of Fifth avenue and 9th street, as a site for a twelve-story apartment house, have enlarged their plottage, by purchasing from Pauline D. Riggs and William Oothout, the dwelling at 27 Fifth avenue, on plot 26.4 x 100, making a total plot of about 105 x 100.

Loft—Farm Trade.

Daniel H. Jackson has purchased from the Mozle Realty Company the seven-story loft building, 27 East 10th street, on plot 24.10 x 94.6, one of the pioneer structures of this type in the section. Mr. Jackson gave in part payment a 251-acre farm at Warwick, Orange County, New York.

Manhattan—South of 59th St.

HUDSON ST.—Saul W. Levy sold for the Utility Realty Co. 494-496 Hudson st, through to 107-117 Bedford st, 3 and 4-sty buildings, on plot 43 in Hudson st and 83 in Bedford st, with a depth of 150 ft. The property has been held at \$60,000.

RIVINGTON ST.—Wolf & Sprung sold to Max Gittitz, 251 Rivington st, a 6-sty loft, on lot 25x57.

WASHINGTON ST.—The New York Life Insurance and Trust Co., as trustee, have sole to a client of William Cruikshank's Sons 571 and 573 Washington st, a 3-sty building and a stable, on plot 50x75. The buyer, it is understood, will improve the property at an early date.

11TH ST.—The estate of John A. McCreery sold to Daniel H. Jackson the two 3-sty dwellings, 207-209 West 11th st, on plot 41x80, which has been in the possession of the selling family since 1883. The broker was A. J. Norman.

13TH ST.—Richard S. Elliott has resold to E. James the 3-sty dwelling, on lot 20.6x100.3, at 137 West 13th st. Edward S. Foley was the broker. The house adjoins the rectory of the Greenwich Presbyterian Church and will be occupied by the new owner.

20TH ST.—William E. Kennedy sold to William Greishammer 418 East 20th st, a 4-sty building, on lot 20x92. The buyer now controls a plot 40x92.

44TH ST.—James J. Scallion has purchased from Joseph Zimit 305 East 44th st, a 4-sty flat, on plot 27x100.5.

49TH ST.—Frank W. Mosher bought from the estate of Minnie Roche, the 1-sty stable, 312 East 49th st, on lot 25x100.5.

50TH ST.—Frank B. Taylor has sold for the estate of Charlotte D. Ferry the 4-sty dwelling at 65 West 50th st, on lot 22x100.5, Columbia College leasehold.

56TH ST.—William B. May & Co., in conjunction with Tucker, Speyers & Co., have sold for Alfred C. Chapin, his private stable at 158 West 56th st, a 2-sty building, on lot 25x81.8.

MADISON AV.—The estate of George Ponset is reported to have sold the 4-sty dwelling at 148 Madison av, on lot 24.8x95, adjoining the southwest corner of 32d st. The property adjoins the large plot which is to be improved with a tall commercial building by George Backer. It also adjoins the dwelling of Dr. Charles Remsen and report had it that the latter was the purchaser.

Manhattan—North of 59th St.

67TH ST.—Pease & Elliman sold for Mrs. Edward C. Hoyt of Stamford, Conn., 12 East 67th st, a 4-sty dwelling, on plot 27x100, in the same block with houses belonging to George

Gould, Thomas F. Ryan, Henry O. Havemeyer and Judge Gary. The property has been held at \$150,000.

72D ST.—Douglas L. Elliman & Co. have sold for the estate of Catherine E. Tyson and Fannie A. Hamilton 33 East 72d st, a 4-sty house on lot 26x102.2. The property was held at \$125,000 and has been purchased by one time Police Commissioner Rhinelander Waldo, who recently inherited the adjoining corner property from his aunt, Miss Laura V. Rhinelander. This gives Mr. Waldo a plot 56x102.2 at the northeast corner of Madison av and 72d st.

76TH ST.—Frederick Southack and Alwyn Ball, Jr., and E. A. Veller have sold for Mrs. Henry Clark Coe 8 West 76th st, a 5-sty dwelling, on a lot 25x102.2, adjoining the Church of the Divine Paternity. The house was held at \$85,000.

87TH ST.—William C Hill sold to Francis B. Robert 323 West 87th st, a 3-sty dwelling, on lot 20x100.8.

94TH ST.—Michael W. Rayens has sold the 3-sty dwelling 174 West 94th st, on lot 17x91.

121ST ST.—Lawyers Mortgage Co. sold 302 West 121st st, a 5-sty flat, on plot 33.6x100.11, to the Model Home Land Co., John L. Moore, president, which will alter the present seven-room suite arrangement into smaller apartments.

122D ST.—Henry Van Arsdale sold, through Arthur S. Cox, 109 West 122d st, a 3-sty dwelling, on lot 19x100.11, to Paul A. McGolrick, who gave in exchange 2406 Newkirk av, a 4-sty flat, on plot 50x100.

131ST ST.—Senor & Stout (Inc.) sold for Paul C. Foxlocher to Rev. W. W. Brown, 143 West 131st st, a 3-sty dwelling, on lot 20x100.

WEST 154TH ST.—Ennis & Sinnott have resold the dwelling at 432 West 154th st recently purchased from the Lawyers' Mortgage Co. to a client of Knapp & Wasson.

182D ST.—Newtown Holding Co. sold through Abraham Leichter, the 5-sty apartment house, 612-614 West 182d st, on plot 50x70.

Bronx.

155TH ST.—Kurz & Uren and the Schoen-Westchester Realty Co. sold for Ferdinand Kurzman, 834 East 155th st, southeast corner of Union av, a 4-sty apartment house, with three stores, size 27.43x95.

160TH ST.—Kurz & Uren have sold for Benson Realty Co., a vacant plot, 50x100, in the north side of 160th st, 300 ft. west of Elton av, to S. & B. Company, Samuel B. Chase, president, and F. M. Bach, secretary, which will begin the erection of a new law modern apartment house with five families on a floor. The same brokers obtained a building loan for the company.

165TH ST.—Samuel Cowen sold the 6-sty apartment house, with stores, 50x100, at the southeast corner of 165th st and Washington av, for the Academy Construction Co.

CLAREMONT PARKWAY.—Fleming & Co. have sold for A. Montgriffo 417 Claremont pkway, an 8-family house, on plot 37.6x83, to M. W. Rayens.

COURTLANDT AV.—Kurz & Uren sold for the estate of Katherine S. DuBois 615 Courtlandt av, at the northwest corner of 151st st, a 3-sty building, on plot 50x100.

CROTONA AV.—Kurz & Uren and L. J. Greenberger have sold for Empire City Mortgage & Holding Co. 2299 Crotona av, a 4-sty apartment house, on plot 35x80.

FRANKLIN AV.—James E. Barry & Co. sold for Crandall & Foote, the dwelling at the northeast corner of Franklin av and 167th st on lot 25x100. The buyer gave in exchange, 3152 Perry av, a 2-fam dwelling, on lot 20x100.

SEDGWICK AV.—The Empire City Mortgage & Holding Co., Barkin & Weiss, bought from the Kane Construction Co. the plot containing about 8,000 ft., located on the east side of Sedgwick av, adjoining on the north the park under Washington bridge and measuring 50x 141.8x irreg. Kurz & Uren and L. J. Greenberger were the brokers.

SOUTHERN BOULEVARD.—The Schoen-Westchester Realty Co. and M. Rines have sold 1167 Southern Boulevard, a 2-fam. house, on plot 37.6x100.

UNIVERSITY AV.—D. H. Scully & Co. sold for William C. Bergen one of the row of 3-sty dwellings, now in course of construction, on the west side of University av, between 181st and 183d sts.

Brooklyn.

HART ST.—Henry P. Cain sold for the Etak Realty Co. the 2-sty dwelling, 432 Hart st.

53D ST. ETC.—I. Salzberg sold for James E. Sleight, the 2-family house, 1248 53d st, on lot 20x100; also, for Mrs. Jeanette Lipschitz, to Fort Green Co., a corner plot, 60x100, on the northeast side of 47th st and 16th av; and for Mrs. Mary Carroll, to Fort Green Co., a corner plot, 40x100, on the northeast side of 48th st and 16th av.

BAY RIDGE AV.—Frank A. Seaver & Co. sold for the Moore estate the 3 lots on the south side of Bay Ridge av, about 300 ft. east of Shore rd, and for the same owner 8 lots at the southwest corner of 6th av and 80th st.

CHURCH AV.—Norman Denzer has sold for Levy & Baird the five 3-sty flats and stores at 3501 to 3511 Church av. Mr. Denzer has also sold for L. B. Scheuer to the Alto Holding Co. for improvement the block front on the north side of Church av, between Raleigh pl and New York av, 200x100.

EASTERN PARKWAY.—Saul C. Levine sold 1010 Eastern parkway, an apartment house, on plot 53.4x120.7, to Charles H. Kyte, who gave in part payment 34 lots in Sylvania pl, Westfield, N. J.

MYRTLE AV.—Leonard Davidson & Co., have sold the 3-sty building at 2303 Myrtle av for Fannie Altholz to Henry and Helen Gerlach.

4TH AV.—Realty Associates sold, through Abraham Falk and I. Kalt, the plot 50x97.10, at the southeast corner of 4th av and 6th st, to Abraham Goodman, who will erect a 5-sty apartment house.

7TH AV.—Delack-Levey Co. sold for Samuel Coombs the block on the west side of 7th av, between 76th and 77th sts, comprising 14 lots.

Queens.

JAMAICA.—The Everett Realty & Construction Co., Samuel Knopf, treasurer, has sold in Middleton st, two blocks from the Long Island Station, houses to Sarah Ann Quarmby, Clarence Cooper, Fuller E. Jarbeau, E. A. Perkins and Henry S. Morrow.

QUEENS MANOR.—Robert E. Prendergast has sold for the New York Title Insurance Co., to Robert A. Young, lots 232 to 235 on Jackson av; to Martin and Martha Johnson, lots 595 to 597 on Jackson av, corner Spruce st; to John Mulcahey, lots 218 and 219 on Walnut st; to Gustav Proctor, lots 220 and 221 on Creed av; to Ethel M. and Edna M. Conklin, lot 23 on Jackson av to Frederick J. and Louise Diers, lots 253 and 259 Poplar st; to Richard and Ethel Maurer, lot 35 on Jackson av.

Nearby Cities.

NEWARK, N. J.—The Lionel Manufacturing Co., toys, has bought from the Standard Building Block Co. a plot 228x225 in the west side of South 21st st, 350 ft. south of Clinton av. The property has a Lehigh Valley Railroad siding and is to be improved with 2-sty mill constructed building to be ready next February.

NEWARK, N. J.—Feist & Feist, Inc., sold for the estate of Mary Germond, to Gertrude McC. and William Kane, the 2½-sty dwelling, 261 North 5th st.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 25x150 in 3d st to H. Brown, and at Westfield 20x100 on Newark av to E. Bragaw.

GREAT NECK, L. I.—Frank Crowell has sold for the Grenwolde Estates, a plot of 2¼ acres to Clara Lee March at a price of about \$30,000. The property has a large water frontage on Long Island Sound, and the purchaser intends to improve same with a residence.

HUNTINGTON, L. I.—Frederick Southack and Alwyn Ball, Jr., have sold the residence of Charlotte P. Dillon at Huntington, L. I., held at \$20,000, and one of the show places of the section.

MAMARONECK, N. Y.—Seaman Lowerre & Co. have sold for Andrew J. Connick his estate consisting of 10 acres with buildings at Orienta Point to J. S. Riegel.

MONTCLAIR, N. J.—H. Esk Moller sold to Mrs. C. S. Christy the residence on the west side of Highland av, fronting 125 ft. and extending back to Washington Rock. The property was held at \$40,000 and was sold through F. M. Crowley & Bros.

MORRISTOWN, N. J.—Edward P. Hamilton & Co. have resold for Fairchild-Baldwin Co. of Newark, N. J., 30 acres on Whippany rd. The property was acquired a month ago from B. Ogden Chisholm.

MT. KISCO, N. Y.—The Mount Kisco Estates and W. F. Batson sold the Michael W. Delahunt farm, on Byram Lake, to the mother superior of Holy Name convent of Clinton st, Brooklyn, who will establish a training school for young ladies.

NORTH CASTLE, N. Y.—The E. J. Reed farm of 50 acres, adjoining the estate of Richard Harding Davis, has been bought by W. C. Squirer, 2d, a resident of Greenwich, Mr. Squirer will erect a residence.

RIDGEWOOD, N. J.—Mrs. Kate Hopper has sold her 3-acre property on Paramus rd to Thomas H. Hull of Manhattan.

SCARSDALE, N. Y.—Robert E. Farley Organization has sold a plot of 3¼ acres at Morris la and Burchill dr to Frederick I. Kent, vice-president of the Bankers Trust Co., of New York City.

TUCKAHOE, N. Y.—Burke Stone sold for Mrs. Agnes B. Wellington, a plot in Main st to John T. Lawler.

VALLEY STREAM, L. I.—W. S. Franklin has sold at Valley Stream for Mrs. E. Dennis a dwelling with a large frontage on the Merrick road; also for J. J. Smith a cottage in Miriam st.

the General Electric Co. and to Grimsey & Trojan; also office space in the Frances Bldg., at the southeast corner of 5th av and 53d st to Mary F. Burnett, Elizabeth Arden and to Maison Elegant and with Bastine & Co. space in 106 East 19th st to Florence Willis.

BASTINE & Co. leased the top floor at 36 East 22d st to Max Brody.

DANIEL BIRDSALL & CO. have rented lofts in 512 Broadway to H. Trachtenberg & Son; 458 Broadway to May & Krivitsky; in 26 Barclay st to the Bernardini Statuary Co.; a loft in 35 Great Jones st to Rose & Gold; in 15-19 West 4th st to Novick Bros., Franklin Hat Co. and Ohlbaum Bros.

WM. D. BLOODGOOD & CO. leased the store at 101 West 42d st and the store at 503 5th av for Walter J. Salomon to the Jacobs Hat Company; also the 4th loft at 46 West 21st st to Joseph Leff.

CAMMANN, VOORHEES & FLOYD have leased the store and basement, 381 Broadway, corner of White st to the United Cigar Stores Co., which will occupy.

CAMMANN, VOORHEES & FLOYD have leased in the new building, 77 Madison av, a store and basement to Max Hechtman; adjoining store to Nicola Bruno; offices to William J. Smith, Heather Silk Co., Vreeland & Haggerty and Mandel Salinger; and the 4th and 5th floors to Gregg Publishing Co.

CORN & CO. have leased for Wm. B. May & Co., as agents, to Halley Tarr, two stores at 1661 Broadway; for Walter J. Vreeland, as agents, a loft in 49 West 46th st to Leo J. Rothleder, of 63 West 38th st; for M. & L. Hess, as agents, 5,000 sq. ft. in 22-24 West 27th st to Benjamin Martin, and for Albert B. Ashforth, as agents, the store at 665 5th av.

CROSS & BROWN CO. has leased the 6th loft in 29-33 West 36th st to Goldstein Bros. and in conjunction with M. Forman & Co. the 8th loft of the same building to Friend & Shrier, also space in 35-7 West 39th st to Newspaper Feature Service, Inc., for the Brunswick Realty Co., and space in 411 5th av to Vogel & Saltzman for the Murray Hill Investment Co.

DUROSS CO. have leased the store 178 Wooster st for Charles Devoe to Harry Levine; 4-sty house 351 West 14th st to Louis Kamatos and the 3-sty house 227 West 12th st to Elizabeth Connor.

DOUGLAS L. ELLIMAN & CO. leased 19 East 66th st, a 4-sty house on a lot 20x100, for the Pentalpha Realty Corporation, William B. May & Company, agent, to L. Graeme Scott.

DOUGLAS L. ELLIMAN & CO. have leased a furnished apartment in 103 East 75th st for George A. Frisbie to Clarence C. Buel; also, apartments in 48 West 59th st for the Estates of H. Van Amringe to Mrs. William L. Goulding; in 28 East 55th st, for Judge Daniel F. Murphy to Reginald A. Sully; in 149 East 40th st to Mrs. A. J. Phillips, and in conjunction with Worthington Whitehouse to Mrs. Clemence Crafts.

DOUGLAS L. ELLIMAN & CO. have leased for William Phelps Eno, of Washington, D. C., 24-6 West 57th st, the 5-sty residence formerly occupied by Perry Belmont, Oliver Harriman and later by Dunstan. The new tenants are Mrs. R. W. Hawkesworth and Mrs. Arthur Aymar Cater, who will use the premises for dancing classes and private entertainments. A portion of the premises will also be sublet for studios, etc.

DOUGLAS L. ELLIMAN & CO. have leased a furnished apartment in 875 Park av, for Mrs. P. A. Jennings to Marselis C. Parsons; also apartments in the Hotel Langdon, 5th av and 36th st to Mrs. Catherine Olney; in 116 East 58th st to Mrs. A. N. Anderson; and in 47 East 49th st to Miss Alice T. Woodfin; and for the estate of Charles F. Mathewson, 6 West 49th st, a 4-sty house, to James S. McCulloh, of the New York Telephone Co.

J. B. ENGLISH has leased for Stephen J. Weaver, the 4-sty dwelling 163 West 49th st to Joseph DeMarco.

EWING, BACON & HENRY have leased space in 9-11 East 40th st to the General Erecting and Improvement Co., and to the Christian Science Publishing Society and space in 12 West 40th st to Ottavio Negri, Mme. Berthe Levy, H. Hoffheimer and H. Block.

J. ARTHUR FISCHER leased the 4-sty dwelling 150 West 14th st to P. Olender; for A. H. Peck the 2d loft at 666 6th av to Mrs. L. Weston; for J. Walter Rosenberg the 2d loft at 259 West 42d st to the Eugene R. Duffy Association for Democratic club rooms for this district, and apartments in 159 West 45th st to Mrs. J. C. Campbell and H. Coleman and J. P. Waller.

FREDERICK FOX & CO. have leased the 7th floor in the new building now being erected at 5th av and 31st st, to A. M. Engel & Co.; the 4th loft at 256 West 23d st to Cashman Princess Co.; the 5th loft 27-35 West 24th st to Scher & Gladstone; the 1st loft 12 West 17th st to A. Cohen & Co. and the store and basement 137 West 28th st to the Raw Fur & Skin Trading Co.; also, in the new Bijou Building, 1237-9 Broadway, the 13th floor, containing 10,000 sq. ft.

JULIUS FRIEND, EDWARD M. LEWI CO., leased for the Seventh Av. Security Corporation, to Mark Aronson a floor in 35-37 West 37th st; for Edward W. Browning, to Favorite Skirt Co., a floor in 141-145 West 36th st, and for Nathaniel Whitman, to Adolph Streifeld, space in 4 Great Jones st.

GAINES & DRENNAN CO. has leased for Dr. William B. Coley 13 Park av; also an apartment in 1 Lexington av for John Brooks Leavitt to Hoffman Miller of Tuxedo Park, N. Y.

JOHN N. GOLDING rented to the Great Atlantic and Pacific Tea Co. stores at the southwest corner 140th st and 7th av; at 283 Audubon av and at the southwest corner of 174 st and Audubon av.

JOHN N. GOLDING rented in the Schermerhorn Building, 6 Wall st, the 2d floor banking office to the National Bank of South Africa, Limited, R. E. Saunders, agent. This corporation will take possession after extensive alterations are made; also to Lichtenstein Bros., bankers, part of the 13th floor in 100 Broadway; offices on the 14th floor to John Townsend Williams; on the 13th floor, Pine st, corner, to Charles S. Aronstam; additional offices on the 8th floor to the Bronx Parkway Commission, and on the 15th floor to Alfred H. Holbrook.

CHARLES HART rented floors in 49 East 8th st to Harry Gross & Isaac Rapps, manufacturers of skirts; in 48 East 8th st to Jacob Breger & Louis Ungar, braids and novelties; in 116 Prince st to Wetstein & Rosenwein, leather goods; in 61 Bleeker st to Friedenber & Kaplan, furriers' trimmings; in the same building to Chas. Leifer, feather boas; in 22 University pl to Herman Applebaum, cloaks

Borrowers

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

Lawyers Title and Trust Company

160 Broadway, Manhattan
381-383 East 149th Street
367 Fulton Street, Jamaica

188 Montague Street, Brooklyn
44 Court Street, Brooklyn
1354 Broadway, Brooklyn

LEASES.

Addition to New Colony.

Cross & Brown Company leased for Frederick Ayer of Boston the second floor of the new sixteen-story building, now being erected at the northeast corner of Broadway and 26th street, to G. & H. Fuld, lace and embroidery importers, now at 447 Broadway. The lease is interesting in that it marks the removal of one of the last of the downtown lace concerns from their old location.

Manhattan.

ALBERT B. ASHFORTH (INC.) leased the 3d floor at 362-364 5th av to the Frank Russek Fur Shop, who now occupy the northerly store and 2d floor of the same building.

ALBERT B. ASHFORTH (INC.) leased offices in 105-111 West 40th st to Mrs. August Belmont, of 44 East 34th st; the New York Club Women's Blue Book, Holophane Works of

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

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Queens Borough Real Estate

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National Window Cleaning & House Renovating Co.

42 East 4th Street,

NEW YORK

and suits; in 52 East 8th st to David Solomon & Benjamin Dagmen, cloaks and suits; in 55 East 8th st to Caskel Hoeffel, cloaks and suits; in 29 West 8th st to Joseph Freison, tailor, and renewed the lease of Schloss & Greenbaum, hats, of store in 50 East 8th st.

HEIL & STERN leased; in 105-17 Madison av, 16th loft to Son & Ash; also in 153-9 Madison av, 6th loft to Goldberg-Goldschmidt Costume Co.

HEIL & STERN leased lofts for 40 East 30th st Co. in 38-44 East 30th st to Morris Kashowitz and to A. I. Pearlstein & Co; also for David Price in 32-4 West 20th st to Shulsky Bros and Kay Dress Co.; in 160 5th av to G. H. & E. Freyberg and in 8-10 West 13th st to M. Hammer & Co.

M. & L. HESS (INC.) have leased for the D. & M. Co. the 12th floor in the building under construction at 116-120 East 27th st to M. Kirchberger & Co., of 380 2d av; also the 2d floor at 26 East 22d st to Eugene Baehr; the 10th floor at 12-14 West 32d st to Steinberg Ellis & Schofield.

M. & L. HESS (INC.) have leased to the Smart Waist Co., Inc., the 5th floor at 144-52 West 18th st; the 5th floor at 120-22 West 31st st to Isaac M. Romer; the 6th floor at 22-6 West 15th st to Ignatz Bratter, of 5 West 4th st; space at 19-27 West 21st st to the Rebman Co.; at 27-33 West 20th st; at 151-5 West 30th

st; at 151-3 West 19th st and at 30-2 West 15th st.

HOUGHTON COMPANY has leased for Dr. Ella L. Myers her furnished apartment at the southeast corner of Broadway and 92d st to Cornelius W. Luyster for the winter; also for Frederick Trautwein an apartment at 154 West 64th st to Edna Arnold.

HOUGHTON COMPANY has leased, furnished, for Olive F. Simpson the 5-sty dwelling, 35A West 72d st to John Forbes; also, in conjunction with Leroy Coventry & Co., the 4-sty dwelling 533 West End av for C. A. Braman to Mabel J. S. Rogers.

HENRY LONDON has leased for the Pasedonia Realty Corporation to the Leander Realty Corporation the four apartment houses at 623, 625, 627 West 136th st, 103, 105 West 143d st and 448, 450 Grand st for a total rental of about \$110,000.

MANNING & TRUNK have leased for Bryan L. Kennelly the 4-sty dwelling 60 West 50th st to Madam L. Prevot, dressmaker, formerly at 16 West 55th st.

J. K. MOORS leased the store at 697 8th av to Abraham Lemler.

PEASE & ELLIMAN and Douglas Robinson, Charles S. Brown Co. leased for the Lorillard estate, the building at 30 North William st. The tenant will occupy.

PEASE & ELLIMAN have leased for Horn & Hardart Company, in their new building at 604-606 6th av the 2d floor to Rosenbaum & Hughes, proprietors of the Hotel Herald, for 10 years for a billiard parlor.

PEASE & ELLIMAN have leased offices in 27 William st to Noyes, Merriman & Co.; Dr. Van Zile; the Clark Book Co.; R. A. Stem and M. A. Hoppock; also apartments in 601 Madison av to Gardiner L. Gilsey and Walden Pell; 411 West 114th st to the Misses G. & L. Farrell and in the St. Urban to M. H. Hauser.

PEASE & ELLIMAN have leased for the Guardian Holding Co. to the Maison Simone, the store and basement in 60 West 57th st; for Bing & Bing an apartment in the "Brentmore," at Central Park West and 69th st, to Minor C. Keith; offices in 7 East 42d st for Homer Foot, Jr., as agent, to the Women's Police Association, and, furnished, for Mrs. C. E. McKenna to John Philip Sousa, the bandmaster, the 4-sty dwelling at 123 East 72d st.

PEASE & ELLIMAN have rented for Mrs. Adelaide Degener to M. Rivero Collada of Pueblo, Mexico, the 4-sty dwelling at 30 West 69th st; also apartments in 27 East 62d st for Harris & Vaughan as agents, to Alfred C. Levy; in 105 Gramercy Park, to Miss Emilie Brown; in 60 West 58th st, to Henry B. Johnson; in 146 East 49th st, to Mrs. Jessie S. Van-Riemst; in 46 East 41st st, to Fritz K. Rupprecht; in 56 West 11th st, to G. M. Cumming, and for the 161 East 79th St Co., controlled by I. Randolph Jacobs and S. Morrill Banner, in 161 East 79th st to Mrs. Grace E. McGregor.

PEASE & ELLIMAN have leased for Charles Haviland of Paris the parlor floor in 14 East 37th st to Frances L. Carson; also apartments in "Harnerley Hall," at 64th st and Central Park West, to Alexander C. Boeckel; for J. H. Williams in 119 West 71st st to Mrs. Mary E. Huggins; and for Erwin H. Smith, furnished, in 511 West 113th st to John H. G. Stuurman, Jr., and made renewals of leases in 24 West 59th st to Frederick Juillard; in the "St. Urban," at Central Park West and 89th st, to William Lauterbach; in 829 Park av to R. H. Lutz; in 56 West 11th st to Nelson L. Robinson, and in 46 East 41st st to Reuben Leslie Maynard.

L. J. PHILLIPS & CO. have leased apartments in 550 West 153d st to Ernst P. Orr, J. M. Walters, Rev. L. Griswold, assistant to Dr. Gates of the Church of Intercession, and Julius Hoffman; in 522 West 136th st to Thomas Jackson, S. Limpert, C. Jodry, Mrs. R. Redmond, D. J. Burtis, L. J. Shaw, H. Strum, S. R. Kent and I. Seelig; in 408 West 150th st to J. W. Berman, H. C. Alden, P. Toff, L. Clickener, Gustavus Mayer and H. C. Alden; in 615 West 162d st to W. J. McCafferty, Frank W. Harris, Freda Solomon, Sidney D. Sugar, M. E. Klein, Alice S. A. Whitney, Frank Bartlett, M. W. Cowan, Hirman A. Morgan and M. S. Harris; in 609 West 127th st for Bing & Bing to C. Chalhoub; in 614 West 157th st for the Chauncey Real Estate Co. to S. Menz; in 530 West 136th st to M. A. Sherman, A. Heindl, J. Neidenthal, A. Schreihagen, Charles Smith, J. Friedman, and Mrs. B. Mendenhall; in 25 Fort Washington av, for Pease & Elliman to Mr. Friedman; also the dwelling 759 St. Nicholas av for the Rossiter estate to F. A. Allen; 865 Riverside dr for Otto R. Hartman to a client of John Whalen; stores at 3791 Broadway to Rees & Rees, the cleaners; at 3793 and 3793 1/2 Broadway to Benjamin Fleischer delicatessen; offices at 3785 Broadway to Leavitt and Scanlon for the sale of gowns, robes, etc.; to Mrs. Clark and to Mr. Kreis at 1148 St. Nicholas av.

PORTER & Co. have leased for Cynthia K. Wheeler to Mary McDonough the 3-sty dwelling 143 West 126th st.

PORTER & CO. have leased for R. T. & D. T. Dana to Kate Dreyfuss, the 3-sty dwelling 240 West 127th st.

ROBERT R. RAINEY leased for the Rhineland Real Estate Co. to a client of M. L. Simon for ten years the 6-sty building at 222 to 228 West 14th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased space in 681 5th av to Walter Mackurz & Fenwick.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased for Mrs. C. W. Yale the dwelling in 38 East 70th st, furnished, for the season to C. W. Provost.

ROY SCHERICK has leased for the 302 5th Av. Co. the 2d loft at the northwest corner of 31st st and 5th av to Morris Goldberg Sons, importers of beads and fancy goods, located for the last 35 years at 7 Bond st.

LOUIS SCHRAG leased for John J. Cavanaugh, the 1st loft in 256 West 23d st to Mazoyer & Co.; also for the 39 West 32d St Co.,

the 10th loft to Dilloff & Zimmerman, of 142 West 24th st.

SHAW & CO. leased for Rosie Scheer to Arthur H. Mayle, the 3-sty dwelling, 153 West 120th st.

MORRIS STEINBERG, trading under the name "Jackson's," at 264 6th av, has taken over the remaining term of the lease of 394 5th av, held by A. De Pinna & Co., who are to remove to their new building, at the northwest corner of 5th av and 50th st.

L. TANENBAUM, STRAUSS & CO. (INC.) have leased for Semon Bache & Co., 20,000 sq. ft. in 636-642 Greenwich st to Bellas Hess & Co., who occupy the entire building at Washington, Morton and Barrow sts.

L. TANENBAUM, STRAUSS & CO. (INC) leased to Kaplan Bros., 20,000 sq. ft. in the Richter Building at 627-9 Broadway for the sale of artificial foliage; also 27,000 sq. ft. in 88 University pl, through to 24-6 East 12th st.

E. TANENBAUM REALTY CORPORATION rented for the 21st St and 5th Av Corporation the 5th floor in 160 5th av to "Lucile, Ltd., New York and Paris," which is the corporate name of Lady Lucy Duff-Gordon, to be used for model studios.

TUCKER, SPEYERS & CO. have leased for Captain William H. Wheeler the 10th floor east in 28-30 West 38th st to Alfred Wolfson, and the 8th floor east to Barnett Sims; sub-leased for Hahn & Benjamin in 39-41 West 38th st, the 3d floor east to Alex Latner, of 21 West 3d st; for T. J. Oakley and Philip Rhineland the parlor floor at 68 West 38th st to Mrs. Boehm & Luks; also the easterly store and rear building at 66 West 38th st to Underwood & Underwood, photographers, of 417 5th av, and a floor in 26 East 22d st to the Cohen Marx Co.; also the store and parlor floor at 2324 Broadway, for George A. Byrd to Schmitt & Sides.

STEPHEN H. TYNG, JR., & CO. leased in the Madison Av. Bldg., Madison av and 25th st, space to the Metropolitan Silk Co.; Sawyer, Reagan & Co., woolens, of 215 4th av; Klots Throwing Co. and Villa Stearns Co., raw silks, of 225 4th av and to the Farr Alpaca Co., dry goods, of 22 Thomas st; also in the 4th Av. Bldg., 4th av and 27th st, additional space on the 13th floor to the Crowell Publishing Co.; in the Metropolitan Bldg., at Broadway and 16th st, space to the English Clothes Shop; for Cross & Brown Co. at 1140 Broadway to the Bentley Franklin Co., art needlework, of 532 Broadway; for the Murray Hill Investing Co. 5,000 sq. ft. in 411 5th av to C. F. Rumpff & Sons, of 683 Broadway, leather goods, and for Irons & Todd the 9th floor in 353 4th av to the Sanford Narrow Fabric Co.

CHARLES B. VAN VALEN leased space on the 11th floor at 95 William st to the Levey & Sonnenberg Insurance Agency.

F. R. WOOD, W. H. DOLSON CO. has leased for Dr. Thomas E. Satterthwaite the 3-sty dwelling at 154 West 93d st to G. Kirkpatrick.

Brooklyn.

POWERS ESTATE has leased to the Schulte Realty Co., 575 Fulton st, a 5-sty building, on plot through to Flatbush av extension. The Schulte Realty Company only a short time ago secured from the same owners two adjoining properties, 577-579 Fulton st. As previously stated a new building will be erected on the Flatbush av extension plot. Pease & Elliman represented the lessee.

REILLY ESTATE leased to the Schulte Realty Co., for 10 years, the store 586 Atlantic av, directly opposite the Long Island Railroad Depot. Pease & Elliman represented the lessee.

Suburban.

BURKE STONE (Inc.) has rented A. S. Nichols his residence furnished in McIntyre st, Armour Villa Park, to A. L. Van Halderam, for the winter.

F. M. CRAWLEY & BROS. leased at Montclair, N. J., to Major W. J. Hawkins the residence on the southeast corner of Lloyd rd and Hoburg pl for Wm. H. Milnor; also for Mrs. J. A. Moseley her residence northwest corner of Lincoln st and Douglas rd, to Archibald H. Chave, of Montreal, and the residence at 38 Gates av to M. E. Smith, of Jersey City.

FEIST & FEIST (Inc.) leased for the Johnson St. Realty Co. to A. Hollander & Son, with an option to purchase, 291-297 New Jersey Railroad av and 1-23 Johnson st, a 1 and 2-sty structure and vacant plot, which will be used for the fur dyeing business of the lessees.

FISH & MARVIN leased to the Spence School for girls, the property of Frank C. Munson, on Bear Ridge rd, near Pleasantville, consisting of 3 acres, with a dwelling and out-buildings.

GOLDSCHMIDT & MACDONALD rented cottages at Woodmere, L. I., for Frank R. Crocker, in Oak st to Leonard S. Hirschbein; for Mrs. Bedell in Lafayette pl to Edward S. Paine; for Leon Tannebaum in Park st to Mrs. Beatrix Thomson; for the Frank Cotter Co. on Woodmere blvd to Charles K. Doyle, and for the Methodist Church on Central av to A. H. Strauss.

HECKSCHER & DE SAULLES in conjunction with the Lynch Agency, have rented the Wilson Cottage, near the Laurel-in-the-Pines, at Lakewood, N. J., for the winter, to J. Lawrence Pool, of Rye, N. Y.

SCARSDALE ESTATES Organization rented the John F. Rowley semi-bungalow on Claremont av, Greenacres, to Mrs. William E. Kurtz of Indianapolis.

JOHN F. SCOTT has rented for another year to Mrs. Walter C. Stearns her country place at Hewlett, L. I., to Norrie Sellar.

BURKE STONE (INC.) rented for Mrs. Sarah E. Brown a bungalow in Armour Villa Park facing the Bronx River Parkway to Leonard M. Fanning of Brooklyn.

BURKE STONE (INC.) rented for Carl F. Dieckman of Chicago his house in McIntyre st, Armour Villa Park to George Gleichert of Bronxville.

Wants and Offers

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

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ARCHITECT, experienced, all-round ability, past 15 years member of well-known reputable N. Y. firm, desires responsible position with Architect, Builder or Realty concern, Manhattan or Brooklyn; moderate terms. PRACTICAL, Box 738, Record & Guide.

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HIGHLY efficient renting man of many years' experience in managing office and mercantile buildings, seeks connections with progressive firm of operators or agents. Best references furnished. Box 762, Record & Guide.

YOUNG MAN, age 27, expert management, collections, leasing; brokerage appraisals; eight years largest office New York; will connect with estate or trust company or real estate office; salary \$18 and commission; make a bid. Box 728, Record & Guide.

PARQUET FLOOR (which by change in plans could not be used) for sale. Patent 4" x 4" quartered oak block with 6" mahogany strip border, all 3/8". Size, 16'-9" x 21' 6". No mastic needed. Contraction or expansion provided for. A new high-class floor at a bargain. Box 648, Record & Guide.

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BROOKLYN, N. Y.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

| | 1915 | 1914 |
|--------------------------|-------------------|-------------------|
| | Oct. 29 to Nov. 4 | Oct. 30 to Nov. 5 |
| Total No..... | 162 | 121 |
| Assessed value..... | \$7,450,000 | \$6,739,862 |
| No. with consideration.. | 29 | 9 |
| Consideration..... | \$1,172,979 | \$285,850 |
| Assessed value..... | \$1,455,500 | \$312,500 |

| | 1915 | 1914 |
|--------------------------|------------------|------------------|
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 5 |
| Total No..... | 5,658 | 6,634 |
| Assessed value..... | \$337,932,781 | \$399,754,195 |
| No. with consideration.. | 787 | 718 |
| Consideration..... | \$43,101,924 | \$27,035,350 |
| Assessed value..... | \$47,171,833 | \$28,378,726 |

Mortgages.

| | 1915 | 1914 |
|-------------------------|-------------------|-------------------|
| | Oct. 29 to Nov. 4 | Oct. 30 to Nov. 5 |
| Total No..... | 87 | 53 |
| Amount..... | \$2,165,989 | \$1,488,575 |
| To Banks & Ins. Cos.... | 22 | 15 |
| Amount..... | \$1,429,000 | \$847,000 |
| No. at 6%..... | 31 | 23 |
| Amount..... | \$626,189 | \$768,400 |
| No. at 5½%..... | 6 | 1 |
| Amount..... | \$539,000 | \$3,500 |
| No. at 5%..... | 20 | 12 |
| Amount..... | \$535,300 | \$272,500 |
| No. at 4½%..... | ..... | 2 |
| Amount..... | ..... | \$72,000 |
| No. at 4%..... | ..... | ..... |
| Amount..... | ..... | ..... |
| Unusual rates..... | ..... | ..... |
| Amount..... | ..... | ..... |
| Interest not given..... | 30 | 15 |
| Amount..... | \$465,500 | \$372,175 |

| | 1915 | 1914 |
|-------------------------|------------------|------------------|
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 5 |
| Total No..... | 3,213 | 3,469 |
| Amount..... | \$83,577,372 | \$103,387,783 |
| To Banks & Ins. Cos.... | 654 | 760 |
| Amount..... | \$36,738,538 | \$45,389,630 |

Mortgage Extensions.

| | 1915 | 1914 |
|-------------------------|-------------------|-------------------|
| | Oct. 29 to Nov. 4 | Oct. 30 to Nov. 5 |
| Total No..... | 22 | 26 |
| Amount..... | \$615,500 | \$1,518,450 |
| To Banks & Ins. Cos.... | 10 | 12 |
| Amount..... | \$343,000 | \$745,450 |

| | 1915 | 1914 |
|-------------------------|------------------|------------------|
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 5 |
| Total No..... | 1,581 | 1,693 |
| Amount..... | \$90,052,006 | \$95,408,084 |
| To Banks & Ins. Cos.... | 656 | 599 |
| Amount..... | \$63,309,950 | \$60,094,810 |

BRONX.

Conveyances.

| | 1915 | 1914 |
|--------------------------|-------------------|-------------------|
| | Oct. 29 to Nov. 4 | Oct. 30 to Nov. 5 |
| Total No..... | 115 | 106 |
| No. with consideration.. | 19 | 12 |
| Consideration..... | \$414,373 | \$147,741 |

| | 1915 | 1914 |
|--------------------------|------------------|------------------|
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 5 |
| Total No..... | 4,729 | 5,304 |
| No. with consideration.. | 876 | 633 |
| Consideration..... | \$6,483,525 | \$5,619,190 |

Mortgages.

| | 1915 | 1914 |
|-------------------------|-------------------|-------------------|
| | Oct. 29 to Nov. 4 | Oct. 30 to Nov. 5 |
| Total No..... | 61 | 57 |
| Amount..... | \$418,016 | \$227,731 |
| To Banks & Ins. Cos.... | 9 | 3 |
| Amount..... | \$124,578 | \$22,000 |
| No. at 6%..... | 20 | 28 |
| Amount..... | \$118,350 | \$73,415 |
| No. at 5½%..... | 4 | 9 |
| Amount..... | \$73,800 | \$85,800 |
| No. at 5%..... | 10 | 7 |
| Amount..... | \$53,378 | \$35,150 |
| Unusual rates..... | 2 | 1 |
| Amount..... | \$18,741 | \$3,000 |
| Interest not given..... | 25 | 12 |
| Amount..... | \$153,747 | \$30,366 |

| | 1915 | 1914 |
|-------------------------|------------------|------------------|
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 5 |
| Total No..... | 2,923 | 2,978 |
| Amount..... | \$25,409,674 | \$28,268,416 |
| To Banks & Ins. Cos.... | 232 | 309 |
| Amount..... | \$8,312,506 | \$5,796,251 |

Mortgage Extensions.

| | 1915 | 1914 |
|------------------------|-------------------|-------------------|
| | Oct. 29 to Nov. 4 | Oct. 30 to Nov. 5 |
| Total No..... | 10 | 6 |
| Amount..... | \$123,750 | \$105,600 |
| To Banks & Ins. Co.... | 2 | 2 |
| Amount..... | \$10,000 | \$41,000 |

| | 1915 | 1914 |
|-------------------------|------------------|------------------|
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 5 |
| Total No..... | 727 | 576 |
| Amount..... | \$12,073,725 | \$11,062,100 |
| To Banks & Ins. Cos.... | 198 | 111 |
| Amount..... | \$4,585,975 | \$3,044,150 |

Building Permits.

| | 1915 | 1914 |
|--------------------|-------------------|-------------------|
| | Oct. 29 to Nov. 4 | Oct. 30 to Nov. 5 |
| New buildings..... | 12 | 2 |
| Cost..... | \$304,500 | \$1,200 |
| Alterations..... | \$14,600 | \$9,500 |

| | 1915 | 1914 |
|--------------------|------------------|------------------|
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 5 |
| New buildings..... | 781 | 650 |
| Cost..... | \$22,745,050 | \$14,599,882 |
| Alterations..... | \$641,700 | \$966,450 |

BROOKLYN.

Conveyances.

| | 1915 | 1914 |
|--------------------------|-------------------|-------------------|
| | Oct. 28 to Nov. 3 | Oct. 29 to Nov. 4 |
| Total No..... | 407 | 451 |
| No. with consideration.. | 33 | 46 |
| Consideration..... | \$179,550 | \$291,793 |

| | 1915 | 1914 |
|--------------------------|------------------|------------------|
| | Jan. 1 to Nov. 3 | Jan. 1 to Nov. 4 |
| Total No..... | 18,620 | 19,580 |
| No. with consideration.. | 1,998 | 2,006 |
| Consideration..... | \$15,438,403 | \$12,119,340 |

Mortgages.

| | 1915 | 1914 |
|-------------------------|-------------------|-------------------|
| | Oct. 28 to Nov. 3 | Oct. 29 to Nov. 4 |
| Total No..... | 330 | 318 |
| Amount..... | \$983,915 | \$1,009,670 |
| To Banks & Ins. Cos.... | 60 | 32 |
| Amount..... | \$288,550 | \$156,250 |
| No. at 6%..... | 191 | 194 |
| Amount..... | \$408,092 | \$482,771 |
| No. at 5½%..... | 91 | 68 |
| Amount..... | \$414,750 | \$323,100 |
| No. at 5%..... | 19 | 36 |
| Amount..... | \$67,355 | \$124,340 |
| Unusual rates..... | 2 | ..... |
| Amount..... | \$2,000 | ..... |
| Interest not given..... | 27 | 20 |
| Amount..... | \$91,718 | \$79,459 |

| | Jan. 1 to Nov. 3 | Jan. 1 to Nov. 4 |
|-------------------------|------------------|------------------|
| Total No..... | 14,935 | 14,121 |
| Amount..... | \$59,261,724 | \$59,459,010 |
| To Banks & Ins. Cos.... | 2,875 | 2,651 |
| Amount..... | \$20,456,930 | \$21,435,564 |

Building Permits.

| | 1915 | 1914 |
|--------------------|-------------------|-------------------|
| | Oct. 29 to Nov. 4 | Oct. 29 to Nov. 4 |
| New buildings..... | 125 | 36 |
| Cost..... | \$1,048,450 | \$261,600 |
| Alterations..... | \$76,650 | \$27,456 |

| | 1915 | 1914 |
|--------------------|------------------|------------------|
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 4 |
| New buildings..... | 4,498 | 3,926 |
| Cost..... | \$37,565,690 | \$35,926,635 |
| Alterations..... | \$3,524,080 | \$2,532,991 |

QUEENS.

Building Permits.

| | 1915 | 1914 |
|--------------------|-------------------|-------------------|
| | Oct. 29 to Nov. 4 | Oct. 29 to Nov. 4 |
| New buildings..... | 82 | 47 |
| Cost..... | \$350,339 | \$127,066 |
| Alterations..... | \$4,758 | \$20,395 |

| | 1915 | 1914 |
|--------------------|------------------|------------------|
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 4 |
| New buildings..... | 4,884 | 3,939 |
| Cost..... | \$17,528,280 | \$16,861,375 |
| Alterations..... | \$782,942 | \$1,058,036 |

RICHMOND.

Building Permits.

| | 1915 | 1914 |
|--------------------|-------------------|-------------------|
| | Oct. 29 to Nov. 4 | Oct. 29 to Nov. 4 |
| New buildings..... | 35 | 12 |
| Cost..... | \$94,185 | \$24,300 |
| Alterations..... | \$8,150 | \$7,387 |

| | 1915 | 1914 |
|--------------------|------------------|------------------|
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 4 |
| New buildings..... | 1,027 | 955 |
| Cost..... | \$2,004,811 | \$1,584,764 |
| Alterations..... | \$691,125 | \$235,214 |

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E. TANENBAUM REALTY CO. has been appointed agent for 3 West 30th st.

BASTINE & CO. have been appointed agents of the Creston, a 7-sty apartment house at the southwest corner of West End av and 101st st.

CHARLES H. SHEFFIELD, formerly with the Cross & Brown Co., is now associated with Daniel Birdsall & Co.

DAVID L. WOODALL was the broker in the recently recorded sale of the 2-sty dwelling 1769 Mount Hope av for Gertrude Lemien to Thomas G. Price.

RULAND & WHITING CO. has removed its uptown office from 693 Madison av to more spacious quarters at 710 Madison av, corner 63d st.

WEST END ASSOCIATION will hold its regular monthly meeting on Monday evening in the Hotel Ansonia, Broadway and 73d st, at 8.30 p. m.

PEASE & ELLIMAN have obtained for the Ritz Realty Co., Robert M. Catts, president, a building loan of \$200,000 on their property at 44-46 East 25th st, from the Metropolitan Life Insurance Co. On this site there is in course of construction a 12-sty store and loft building.

GEORGE W. BOTH, who was associated with Angell & Co. for thirteen years, has severed his connection with the firm to take up the duties as treasurer of the village of Scarsdale. Stephen L. Angell will continue the business under the firm name of Angell & Co.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the 9-sty apartment house at 116 East 58th st by Mrs. B. F. Curtis; also for the new 13-sty apartment house, being erected by Edgar A. Levy at the southwest corner of Park av and 81st st.

CHARLES F. NOYES CO. has been appointed managing agent of 70 Wall st, 161 Pearl st, 163 Pearl st, two 5-sty buildings in the rear of 66-70 Wall st, 67-9 Greene st, recently purchased by George W. Sutton, and the 5-sty loft building, 448 Broome st.

DR. CHARLES V. PATERNO and affiliated companies will move their executive offices today to 2255 Broadway. The companies include the Paterno Construction Co, Paterno Investing Corporation and the Michael E. Paterno Realty Co.

OBITUARY.

WILLIAM F. HOYT, a fire insurance inspector connected with the Liverpool, London & Globe Insurance Co., died on Wednesday at his home, 259 Circuit rd, New Rochelle, N. Y., aged sixty-six.

WILLIAM M. WINANS, for the last twenty years employed in the Register's office, died on Wednesday, aged fifty-six, at his home, 466 2d st, Brooklyn. He was for years treasurer of the Kings County Benevolent Association. He was also a member and Past Master of Manual Lodge, No. 635, F. & A. M.; the 12th Assembly District Republican Club, the Logan Club, and of the Men's Club of All Saints' Church. He left a widow, five sons and a daughter.

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.

Susan B. Barnes.—May 16, 1915—79TH ST, 10 E—1393-63, 6-sty dw, 30x102.2, \$215,000.**Edward Baumann.**—May 29, 1915—AV C, 26-32—372-8, two 3-sty and one 2-sty dw, 83x23, leasehold from Nov 1, 1906, for 21 years, valued at \$5,000.**Sarah L. Boynton.**—Mar. 25, 1915—22D ST, 211 W—772-39, 4-sty dw, 16.8x49.4, \$12,000.

16TH ST, 142 E—871-49, 4-sty dw, 22x103.3, \$24,000.

WEST END AV, 308—1166-4, 3-sty dw, 20 x70, \$32,000.

John H. Browning.—Oct. 26, 1914—WARREN ST, 73—132-27, 6-sty loft, 25.1x75x irreg, \$60,000.

CHAMBERS ST, 197-199 and READE ST, 189—139-23-24 and 30, 3 and 5-sty loft, 58 3x73.6x irreg, in Chambers st and a 4-sty loft, 22.6x52x irreg, in Reade st, \$80,000.

7TH AV, 880-890, northwest corner 56TH st—1028-29, 7-sty hotel "Grenoble," 100.5 x78, and 56TH ST, 201-205 W—1028-27 and 29½, two 4 and 5-sty bldgs, 72x 113.11x irreg, \$500,000.

Brook G. Carleton.—Oct. 20, 1914—50TH ST, 75 W—1266-3, 4-sty dw, 17.1x100.5, \$47,500.**Francis A. Carlson.**—Mar. 3, 1915—BROADWAY, 3750, southeast corner 156th st—2114-5, 6-sty apt, 99.11x100, \$260,000.

70TH ST, 345 W—1182-12, 6-sty apt, 121.9x 75, \$160,000.

Odalie M. Clifton.—Jan. 29, 1915—WEST END AV, 849—1889-59, 5-sty dw, 24.6x 100, \$30,000.**Robert F. Daly.**—Mar. 23, 1915—50TH ST, 214 W—1021-48, 5-sty apt, 20x100.5, \$41,000.**Margaret L. Foote.**—Oct. 22, 1913—BEEKMAN ST, 20, 5-sty bldg, 24x85, \$65,000.**Mark H. Frank.**—Apr. 3, 1914—73D ST, 158 W—1146-56, 4-sty dw, 18.7x102.2, \$24,500.**Joseph Hamerschlag.**—Oct. 15, 1913—69TH ST, 38 W—1121-50, 4-sty dw, 25x100.5, \$48,000.

E 90TH ST, south side, 87.9 west of Madison av—1501-60-61-62, old cottage and vacant, 76.8x100.8, \$151,000.

BROADWAY, southeast corner 183d st—2164-20-23 (inc), vacant, 105.10x118x irreg, \$47,500.

BROADWAY, west side, from 131st to 132d sts—1998-28-32 (inc) and 36-37, old frame stables, 199.10x100, \$107,500.

BROADWAY, 1981-1985, and 67TH ST, 103-107 W—1139-14-15-16, seven 4-sty bldgs, 84.9x131.8x irreg, and BROADWAY, 1991—1139-51, 1-sty bldg, 28.1x130.2x irreg, \$365,000.

124TH ST, 235-241 W—1930-15-18 (inc), four 5-sty flats, 100x100, \$101,000.

126TH ST, 38 W—1723-53, 3-sty dw, 20x 99.11, \$16,000.

123D ST, 358 W—1949-59, 3-sty dw, 16x 100.11, \$11,000.

VERMILYEA AV, west side, block front from Isham to 211th st—2228-7, vacant, 145.2x75x91.6, \$25,000.

Decedent was also interested in various real estate companies owning the following properties:

34TH ST, 202-204 W—783-48-49, two 3-sty bldgs, 40x49.4, \$75,000.

34TH ST, 206-208 W—783-50-51, two 4-sty bldgs, 34.7x99.9, \$75,000.

34TH ST, 210 W—783-52, 4-sty bldg, 16.6x 99.9, \$37,500.

34TH ST, 212 W—783-53, same as 210.

FORT WASHINGTON AV—Entire block bounded by Fort Washington av, Haven av, 172d and 173d st; also 173D ST, south side, from Fort Washington to Haven av—2139-310, first plot 198.10x568.1x 263.11x431, and the second, 26.4x389.4x 58.5x372.1, \$325,000.

MORTON ST, south side, from Greenwich to Washington st—602-36, vacant, 188.9x 56.3x92.9x18.10x92.2x75.4, \$78,000.

MADISON AV, 1244-1248—1501-59-58-57, three 5-sty flats, 60.8x87.9, \$90,000.

9TH AV, swc 214th st—2210-13, vacant, 300x99.11, \$49,000.

9TH AV, sec 214th st—2194-5 and 9-10, vacant, 125x99.11, \$19,000.

BROADWAY, 3612-3618—2080-59, 6-sty apt, 74.11x100, \$175,000.

BROADWAY, southwest corner 135th st—2001-31-36 (inc), vacant, 150x100, \$125,000.

Ellen L. Hemenway.—Dec. 4, 1914—PARK PL, 45-47—126-9, 5-sty loft, 54.5x90.2, one-half interest, \$60,500.**Henry E. Howland.**—Nov. 7, 1913—9TH ST, 14 W—572-33, 4-sty dw, 23.6x93.11, \$24,000.**John H. Iden.**—Apr. 10, 1915—4TH ST, 100 E—445-16, 3-sty tnt, 18.9x96.2, \$15,250.

4TH ST, 128 E—445-30, 5-sty tnt, 26x48, \$16,200.

1ST AV, 59—445-32, 5-sty tnt, 24x74, \$22,000.

1ST AV, 60—431-6, 4-sty tnt, 24x94.11, \$25,750.

1ST AV, 61—445-31, 5-sty tnt, 24x74, \$37,750.

136TH ST, 228 W—1941-46½, 3-sty dw, 16.8 x99.11, \$9,500.

135TH ST, 217 W—1941-20, 5-sty flat, 25x 99.11, \$20,250.

135TH ST, 219 W—1941-19, 5-sty flat, 25x 99.11, \$21,750.

Meyer Kalmanowitz.—Aug. 2, 1914—MADISON ST, 208-210—271-21, 6-sty tnt, 42.3 x100, \$65,000.

ELDRIDGE ST, 77—306-30, 6-sty tnt, 29.2 x100, \$35,000.

Isaac B. Kleinert.—Apr. 18, 1913—87TH ST, 41 W—1201-17, 4-sty dw, 20x100.8, \$32,500.

GREENE ST, 103-105—500-26, 5-sty loft, 37x100, \$45,000.

Edward J. Lawson.—July 12, 1915—133D ST, 233 W—1939-17, 4-sty tnt, 19.6x99.11, \$13,000.**William R. H. Martin.**—Jan. 30, 1912—BROADWAY, 1264-1266—834-10-11, 16-sty hotel, "Hotel Martinique," 53.9x122.10 x irreg, a total plot of 17,748 sq ft, \$2,128,620.

34TH ST, 47-51 W—836-1, 11-sty office, "Marbridge Building," 178.8x150x irreg, occupying entire block front on east side 6th av, from 34th to 35th st, \$4,390,610.

BROADWAY, 1255-1261 and 522-526 6TH AV—833-6, 11 and 4-sty store and loft, 83.9x169x irreg, \$1,857,625.

HUDSON ST, 607-609—624-15, 6-sty hotel, "Trowmart Inn," 50.3x147.6x irreg, \$166,260.

Sarah E. Mellen.—Jan. 21, 1914—RIVERSIDE DR, 61—1186-53, 4-sty dw, 20.3x 76.3, \$28,000.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

An interesting sale, involving a building operation, was effected this week by the Charles F. Noyes Company, which purchased for Joseph F. Cullinan, on a bid of \$37,750, the plot 32.5 x 93 at 116 Front street, offered at the stand of Bryan L. Kennelly. The new owner will build a new structure to house his wholesale tobacco business.

In the Bronx salesroom yesterday the large waterfront property on the east side of Locust avenue, about 255 feet north of 138th street, and extending to the East River, was sold for \$262,500 to Edward M. James, who is said to represent C. D. Jackson & Co., marble importers, now at 105th street and the East River. The plot measures approximately 260 x 325 x 261 x 364 feet and was sold as the result of an action by the Mutual Life Insurance Company against R. C. Fisher and others on a judgment of \$240,000, other liens making an additional \$2,981. The purchaser, it is said, will move its plant to the new location. J. H. Mayers was the auctioneer.

The usual variety of miscellaneous properties scheduled for sale as the result of foreclosure proceedings will be offered during the coming week. They include private dwellings, tenements, business properties and several stables. The City of New York is plaintiff in an action against William N. Ryerson and others, seeking to recover \$3,178.27, and is foreclosing on the vacant plot at the northwest corner of Pleasant avenue and 109th street. The twelve-story loft building at 10 East 33d street will be sold in a similar action brought by Madeleine D. Barrett against Alice M. Moynan, subject to a first mortgage of \$160,000.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 5, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Pike st, 3, es, 40.6 n E Bway, 17.3x55.2x 17.3x55.3, 3-sty bk tnt & str; due, \$6,817.16; T&c, \$476.48; Julius Bachrach. 8,050

113TH st, 49 W (*), ns, 397 e Lenox av, 18x100.11, 3-sty & b stn dwg; due, \$11,176.53; T&c, \$685.15; Blackburn Miller. 10,000

121ST st, 256 W (*), ss, 158.10 e St Nicholas av, 18x100.11, 3-sty & b bk dwg; due, \$13,391.05; T&c, \$536.50; Mary S Witherbee. 12,000

136TH st, 154 W (*), ss, 233.4 e 7 av, 16.8x99.11, 3-sty & b stn dwg; due, \$9,483.84; T&c, \$475.90; Edw J Haney et al. 8,500

6TH av, 344 (*), es, 46.10 n 21st, 27.2x 95, 4-sty bk loft & str bldg, 2-sty ext; due, \$78,411.51; T&c, \$822.80; Mutual Life Ins Co, NY. 70,000

HENRY BRADY.

112TH st, 7 W (*), ns, 152 w 5 av, 18x 100.11, 5-sty bk tnt; due, \$16,503.02; T&c, \$964.30; Susan Tuckerman et al. 15,000

Nagle av (*), nec Academy, 100x160, vacant; due, \$25,304.39; T&c, \$654.50; Union Dime Savgs Bank. 26,000

Pleasant av, 373 (*), ws, 60.5 s 120th, 40.4x85, vacant; due, \$9,832.13; T&c, \$453.46; E Louise Sands. 8,000

JACOB H. MAYERS.

99TH st E, ns, 137 w 1 av, 37x100.11, vacant; due, \$6,764.27; T&c, \$271.50; exrs of Clementine Silverman Est. 5,000

110TH st, 207 E (*), ns, 110 e 3 av, 25x 100.11, 2-sty bk stable; due, \$11,749.42; T&c, \$231.74; Metropolitan Savgs Bank. 11,000

Riverside dr, 42, es, 62.1 n 76th, runs ne 40.6xe96.2xs22.2xv46xs18xw55.10, 4 & 5-sty stn school; adj Jan 10. —

SAMUEL MARX.

Pitt st, 9, ws, 125 n Grand, 25x100, 6-sty bk tnt & str; due, \$31,848.58; T&c, \$550; B Friend & Son. 32,000

130TH st, 504 W (*), ss, 125 w Ams av, 25x74.11, 5-sty bk tnt; due, \$16,365.25; T&c, \$1,603.58; Chas P Buckley et al, exrs & trstes. 10,000

BRYAN L. KENNELLY.

Front st, 161, nec Fletcher (Nos 30-2), 32.5x93x31.7, 5-sty bk loft bldg. (By order Sinking Fund); Jos F Cullman. 37,750

M. MORGENTHAU JR CO.

120TH st, 2 W (*), swc 5 av (Nos 1490-1500), 123x—x136x100.11, 7-sty bk tnt & str; due, \$235,416.96; T&c, \$6,878.73; Baron De Hirsch Fund. 237,500

DANIEL GREENWALD.
Greene st, 136, see 72d, 241 E.
Rivington st, 75-77, ss, 58.1 e Allen, 42.2 x77, 7-sty bk tnt & str; Sheriffs sale; withdrawn.
72D st, 241 E (*), ns, 158.4 w 2 av, 16.8x 102.2, 3-sty & b stn dwg; also 72D ST, 253-51 E, ns, 75 w 2 av, 83.4x102.2, 5-3-sty & b stn dwgs; also GREENE ST, 136, es, 187.4 n Prince, 38.1x100.4, 6-sty bk loft & str bldg; Aaron L Squires, trste. 1,600
72D st, 243-51 E, see 72d, 241 E.

Total \$492,400
 Corresponding week 1914.... 202,104
 Jan 1, 1915 to date..... 47,931,787
 Corresponding period 1914.... 29,479,109

Bronx.

The following are the sales that have taken place during the week ending Nov. 5, 1915, at the Bronx Salesrooms, 3208-10 3 av.

JOSEPH P. DAY.

Grand Blvd & Concourse, 2013 (*), ws, 29.3 s Bush, 49.1x93.9x47x107.8, 3-sty bk dwg; due, \$9,981.62; T&c, \$1,450.50; sub to mtg \$11,125; Theo Roehrs. 22,625

North Oak dr, ss; also SOUTH OAK DR, ns, lots 48, 49, 59 & 60, map of Bronx-wood, 100x200; adj Nov 18. —

BRYAN L. KENNELLY.
Southern blvd, 1128 (*), es, 75 n 167th, 50x100, vacant; due, \$8,787.68; T&c, \$592.95; City Real Estate Co. 9,000

HENRY BRADY.

Fox st, 667 (*), ns, 394.4 e Av St John, 40.7x125, 5-sty bk tnt; due, \$6,497.01; T&c, \$1,639.08; Abr Rice. 5,900

Tiffany st, see 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; due, \$7,929.65; T&c, \$1,700; sub to mtg \$42,000; Constantin Wagner. 49,000

Creston av, 2738 (*), es, 307.11 n 196th, 25x94.1x25.1x96.4, 2-sty fr dwg; due, \$7,070.72; T&c, \$569.08; Maria L Ausbuettel. 7,100

Tinton av, 890 & 890½ (*), es, 150 n 161st, 31.4x100, 3-sty fr tnt & str; due, \$2,326.17; T&c, \$422; sub to 1st mtg \$10,137; Ceasar Munch. 10,637

CHARLES A. BERRIAN.

Minnefeld av (*), ss, 25 e Beach, 50x 100; due, \$1,857.12; T&c, \$308.90; sub to mtg \$9,300; Danl Stiess. 10,300

GEORGE PRICE.

235TH st E (*), swc White Plains rd, 80x114; due, \$10,214.57; T&c, \$1,097.91; Peter Duncan. 1,000

White Plains rd, swc 235th, see 235th st E, swc White Plains rd.

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JACOB H. MAYERS.

Crotona Pkway (*), es, — n 176th, 4.3x 27.7x—x—, vacant; partition; Anna Ellentuch. 200

Locust av, 280, es, 255 n 138th, 260x325x 216x364, 1-2 & 3-sty bk shop; due, \$240,-000; T&c, \$2,984.53; Edw M Janes. 252,500

JAMES J. DONOVAN.

Castle Hill av (*), es, — s Hermany, 94.5 x 105.10 x 107.4 x 105; also HERMANY AV, ss, — e Castle Hill av, 144x200x145.10 x 182.4; due, \$2,395.70; T&c, \$1,235; sub to pr mtgs aggregating \$7,250; Thos Amend. 7,575

Hermany av, ss, — e Castle Hill av, see Castle Hill av, es, — s Hermany av.

Monticello av (*), ws, 92.9 s Kings-bridge rd, 50x100; also MONTICELLO AV, ws, 300 n Sorang av, 75x100; also SETON AV, es, 300 s Edenwald av, 50x100; due, \$1,101.71; T&c, \$296.72; Dora Pines. 1,275

Total \$376,212
 Corresponding week 1914..... 78,150
 Jan. 1, 1915, to date..... 7,605,296
 Corresponding period 1914.... 5,612,194

Brooklyn.

The following are the sales that have taken place during the week ending Nov. 3, 1915, at the Brooklyn Sales-rooms, 189 Montague Street:

WILLIAM P. RAE CO.

ORANGE ST, sws, intersec ses Hicks, 100.4x20.4; Belle Johnston32,000.00

WEST ST (*), ws, 197.10 n Av C, 18x 100; Annie M Schantz 3,000.00

WEST ST (*), es, 215.10 n Av C, 18x 100; Jos P Whiskeman..... 3,000.00

59TH ST, ns, 230 e 13 av, 50x100.2; Belle Johnston 2,400.00

14TH AV (*), ses, intersec sws 78th, 20x50.6; S Bklyn Savgs Inst.....4,000.00

JAMES L. BRUMLEY.

6TH ST, ss, 282.10 e 8 av, 35x100; W L James26,500.00

10TH ST, nwc Prospect Park W, 97.10 x92.6; James S Corrigan24,750.00

JACOB H. MAYERS.

57TH ST (*), nwc 4 av, 100x20.2; Kings County Savgs Inst17,400.00

WILLIAM J. McPHILLIAMY & CO.

DOOLEY ST (*), ws, Lot 8; Jas Pirnie 3,400.00

E 29TH ST (*), es, 60 n Av L, 40x105; Jno V Cain 625.00

E 35TH ST (*), ws, 240 n Beverly rd, 20x100; Chas H Puckhaber..... 2,500.00

12TH AV (*), nwc 65th, 105.7x40; Van Brunt Bergen 1,000.00

15TH AV, ses, 16.4 nw 65th, 20.11x 100; James Marini 3,300.00

NATHANIEL SHUTER.

S ELLIOTT PL, ws, 117 s DeKalb av, 50x100; Belle Johnston40,000.00

55TH ST, sws, 400 nw 16 av, 30x100; 55TH ST, sws, 430 nw 16 av, 30x 100; Samuel Lewis & Louis Rosen- thal13,385.00

75TH ST, ss, 200 w 12 av, 30x100; Regina Holding Co, Inc.....22,878.00

PROSPECT AV (*), ns, 220 e Park av, 30x191; Henry Burn 8,200.00

Total\$208,378.00
 Corresponding week, 1914 180,075.00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

NOV. 6.
 No Legal Sales advertised for this day.

NOV. 8.
30TH ST, 142 E, ss, 150 e Lex av, 25x98.9, 3-sty bk tnt & 2-sty bk rear stable; Abr L Martling et al—Stephen V Martling et al; Middleton S Borland (A), 46 Cedar; Robt F Wagner (R); due, \$918.37; T&c, \$—; Henry Brady.

57TH ST, 227 E, ns, 330 e 3 av, 20x100.5, 4-sty stn tnt; City Real Estate Co—Margt L Devins et al; Harold Swain (A), 176 Bway; Archibald E Baxter (R); due, \$14,035.89; T&c, \$526.65; Joseph P Day.

109TH ST, E, nwc Pleasant av (No 161), 12x 100.1x—, vacant; City N Y—Wm N Ryerson et al; Lamar Hardy (A), Melvin H Dalberg (R); due, \$3,178.27; T&c, \$778.10; Joseph P Day.

124TH ST, 510-6 W, ss, 200 w Amst av, 100x 100.11, 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.

NOV. 9.
CANNON ST, 118; es, 150.3 n Stanton, 24.10x 100, 6-sty bk tnt & str; Jno C Denner—Rachel Perlman et al; Amend & Amend (A), 119 Nassau; Jno P Dunn (R); due, \$1,112.-79; T&c, \$556.49; Henry Brady.

DUANE ST, 42, swc Lafayette (No 8), runs w Sxs31.3xe19.2xn23.3xnw18.3, 6-sty bk loft & str bldg; Hermine E Clark et al—Madison Av Real Estate Co et al; Harrison Clark, Jr (A), 15 William; Lawrence H Sanders (R); due, \$9,597.08; T&c, \$1,880.81; sub to mtg \$42,000; Joseph P Day.

LAFAYETTE ST, 8, see Duane, 42.

RIVINGTON ST, 28, ns, 75.3 w Forsyth, 24.11x 100x25x100, 4-sty bk stable; Geo T Soper—Frank X Mulry et al; Wm S Pettit (A), Far Rockaway; Kneeland Moore (R); due, \$5,736.45; T&c, \$1,700.20; Joseph P Day.

26TH ST, W, nec 7 av, see 7 av, 283-5.

83D ST, 602 E, ss, 81 e East End av, runs s25.6 xse—xs50.2xe16xn76.4xw17 to beg, 5-sty bk tnt; Clinton T Roe, sub trste—Jas S Seagrave et al; DeWitt C Hayes (A), 44 Pine; Jos F Mulqueen, Jr (R); due, \$13,795.75; T&c, \$580; Joseph P Day.

97TH ST, 227 E, ns, 200 w 2 av, 25x100.11, 5-sty bk tnt & str; Frank G Wild et al trstes—Martha Casner et al; Winthrop Stearns (A), 277 Bway; Jno H Rogan (R); due, \$13,-851.03; T&c, \$176.22; Joseph P Day.

108TH ST, 63 W, ns, 200 e Col av, 25x100.11, 5-sty bk tnt; August F Schaefer—Rosa Kahl et al; Aaron H Schwarz (A), 130 Fulton; Abram Ellenbogen (R); due, \$5,231.95; T&c, \$—; sub to mtg \$18,000; Joseph P Day.

133D ST, 11 W, ns, 185 w 5 av, 25x99.11, 5-sty bk tnt; Mary J Kingsland—Emma A Mayhew et al; Chas P. & Wm W Buckley (A), 141 Broadway; Isaac F Cohen (R); due, \$16,-050.94; T&c, \$629.90; mtg recorded Oct23'88; Samuel Marx.

7TH AV, 283-5, nec 26th (Nos 171-7), 49.5x 100, 6-sty bk tnt str; Annie R Gilbert et al trstes—7th Av Holding Co et al; Isaac S Heller (A), 27 William; Wm Klein (R); due, \$173,341.12; T&c, \$1,392.25; Samuel Marx.

NOV. 10.

4TH ST, 281 W, es, 48.7 s 11th, 17.2x50, 3-sty bk tnt & str; City Real Estate Co—Walter S Cassidy et al; Harold Swain (A), 176 Bway; Isaac F Cohen (R); due, \$5,534.57; T&c, \$260.05; Joseph P Day.

NOV. 11.

LIGHT ST, 52, ns, 125 w Hudson, 25x70.9x27.3x 73.6, 2-sty bk tnt; Margt H Hurlbut et al—Lida K Stelle et al; Bunnell & Bunnell (A), 55 John; Louis B Hasbrouck (R); partition; Joseph P Day.

RIVINGTON ST, 156, ns, 104 e Suffolk, 23x 100, 4-sty bk tnt & str, 5-sty bk rear tnt; Esther Koppelman—Yuda L Muhlstein et al; Harold L Kunstler (A), 144 Rivington; Jno H Rogan (R); due, \$4,600.25; T&c, \$—; sub to a mtg \$19,000; Samuel Marx.

8TH ST, 54 E, see Park Row, 122.

33D ST, 10 E, ss, 150 e 5 av, 25x98.9, 12-sty bk loft & str bldg; Madeline D Barrett—Alice M Moynan; Warren C French (A), 41 Park Row; Wilbur Larremore (R); due, \$56,896.-28; T&c, \$3,029.40; sub to mtg \$160,000; Henry Brady.

73D ST, 48 E, ss, 184 e Mad av, 20x102.2, 4-sty & b stn dwg; Helen S Ogilvie—Elisabeth A Demarest et al; Henry M. Bellinger, Jr (A), 135 Bway; Jos D Edelson (R); due, \$37,718.08; T&c, \$1,371.40; mtg recorded June 27'14; Joseph P Day.

PARK ROW, 122, ns, 197.5 e Duane, 24x107.6, 4-sty bk tnt & str, 1-sty ext; PARK ROW, 124-6, ns, 222.3 e Duane, 25x108.7, 3-sty bk & fr tnt & str, 1-sty ext; WILLIAM ST, 257-9, ns, 76.3 e New Chambers, 35x64.6x irreg, 7-sty bk loft & str bldg; 8TH ST, 54 E, ss, 53 w Mercer, 24x56, 6-sty bk loft & str bldg; Sheriff's sale of all right, title, &c, which Jeanie Stewart, individ and extr, had on Aug 13, 1915, or since; Jas A Timothy (A), 1476 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.

PARK ROW, 124-6, see Park Row 122.

8TH AV, 6, or Abingdon sq, 13, ses, 67.5 ne Bleeker, 30x43.8x25.6x17x39.6, 3-sty bk tnt; Margt E Phillips et al—Anna McCarthy et al; Robt A B Dayton (A), 15 William; Abr Stern (R); partition; Joseph P Day.

NOV. 12.

15TH ST, 153-9 W, ns, 150 e 7 av, 80x103.3, 7-sty bk loft & str bldg; N Y Life Ins Co—Altson Co et al; G W Hubbell (A), 346 Bway; J Campbell Thompson (R); due, \$132,946.31; T&c, \$6,422.69; Bryan L Kennelly.

112TH ST, 154 E, ss, 73 e Lex av, 27x100.11, 5-sty bk tnt; Emigrant Indus Savgs Bank—Agnes M Brooker, individ & extr, et al; R & E J O'Gorman (A), 51 Chambers; Henry W Unger (R); due, \$16,355.38; T&c, \$723; Henry Brady.

113TH ST, 41 W, ns, 468.4 e Lenox av, 18.10x 100.11, 3-sty & b bk dwg; Germania Life Ins Co—Henry Bennett et al; Dulon & Roe (A), 41 Park Row; Powell Crichton (R); due, \$11,264.31; T&c, \$241.40; mtg recorded July 18'94; Joseph P Day.

120TH ST, 339 E, ns, 225 w 1 av, 16.8x100.10, 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.

168TH ST, 514 W, ss, 145 e Audubon av, 25x 95, 5-sty bk tnt; Lawrence C Lommel—Richard Hermann et al; Dutton & Kilsheimer (A), 203 Bway; Denis O'L. Cohalan (R); due, \$6,259.09; T&c, \$424.30; sub to mtg \$15,-000; Joseph P Day.

179TH ST, 620 W, ss, 183 w St Nicholas av, 17x100, 3-sty & b stn dwg; Geo M Brooks et al 17x100, 3-sty & b stn dwg; Geo M Brooks et al sub trste—Nellie V Gross et al; Henry M Bellinger, Jr (A), 35 Bway; Bernard Naumburg (R); due, \$10,738.87; T&c, \$234.40; mtg recorded May14'09; M Morgenthau, Jr, Co.

NOV. 13.
 No Legal Sales advertised for this day.

NOV. 15.

WALKER ST, 81 & 81½, ss, 36 e Cortlandt al, 36x100, 6-sty stn loft & str bldg; American Mtg Co—Elias J Marsh et al; Bowers & Sands (A), 46 Cedar; Arthur S Friend (R); due, \$47,785.65; T&c, \$603.15; Joseph P Day.

25TH ST, 313 W, ns, 130 w 8 av, 24x98.9, 4-sty bk tnt & 3-sty bk rear tnt; Ethel V Sullivan—Jas C Walsh et al; Johnston & Johnston (A), 256 Bway; Loyal Leale (R); due, \$4,-029.71; T&c, \$170.33; mtg recorded Nov4'10; Samuel Goldstickler.

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.

RIVERSIDE DR, 186, on map 187, sec 91st, runs e 75 xs35.8x10x10x10x46.10x110xw39.2x11 35.8 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 May 16'12; 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:

NOV. 6.

No Legal Sales advertised for this day.

NOV. 8.

135TH ST, 295-7 E, ns, 250 e Lincoln av, 25x100, 3-sty fr tnt & str; Jos Costa—Timothy Toohig et al; Toivo H Nekton (A), 189 Montague, Brooklyn; Jno Boyle, Jr (R); due, \$4,363.01; T&C, \$117.82; Chas A Berrian.

NOV. 9.

WASHINGTON, nec Westchester av, see Westchester av, nec Washington.

163D ST, 782 E, ss, 18.3 e Tinton av, 20.6x75.7, 3-sty & b fr dwg; Wm Collins—Kath Collins et al; J & W T Croak (A), 45 Bway; John Davis (R) due, \$3,960.03; T&C, \$393.09; sub to 1st mtg \$2,000; George Price.

PROSPECT AV, 2054, es, 150.7 n 179th, 22.1x150.3, 2-sty fr dwg; Louis Schwartz—Jas D Rogers et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Jas Taylor (R); due, \$1,428.42; T&C, \$878.75; J H Mayers.

PROSPECT AV, 2056, es, 172.9 n 179th, 22x150.3, 2-sty fr dwg; same—same; same (A); same (R); due, \$1,222.93; T&C, \$878.75; J H Mayers.

WESTCHESTER AV, nec Washington, 50x96.1; Danl J White—Anna B Buckley et al; Wm C Daly (A), 128 Bway; Alex I Rorke (R); due, \$3,677.11; T&C, \$1,060.50; Henry Brady.

NOV. 10.

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, \$1,800.38; J H Mayers.

WEST FARMS RD, es, 82.2 s 174th, 47.8x50, vacant; Belle T Sewell—Julia Rosh et al; Milton Frank (A), 100 Bway; Jos P Hennessey (R); due, \$931.76; T&C, \$—; Joseph P Day.

NOV. 11.

ELSMERE PL, 772, ss, 95 e Prospect av, 42.4x48.10, 2-sty fr dwg; Nathan Himowich—Cleophas V Moore et al; Murray M Himowich (A), 233 Bway; Warren Leslie (R); due, \$1,800.57; T&C, \$300.00; Joseph P Day.

160TH ST, E, swc Courtlandt av, see Courtlandt av, 843.

BEAUMONT AV, 2332, es, 420.9 n 183d, 29.5x100x30.3x104, 2-sty fr dwg Bway Savgs Inst of City of N Y—Louise A Kaufhold et al; Richard Kelly (A), 233 Bway; Jno B Harrison (R); due, \$5,511.93; T&C, \$88.02; Henry Brady.

COURTLANDT AV, 843, swc 160th (No 322), 23.6x97.7, 3-sty & b bk dwg; Bway Savgs Inst of City of N Y—Constantine Pampos et al; Richard Kelly (A), 233 Bway; Max Bendit (R); due, \$9,282.71; T&C, \$354.82; Henry Brady.

NOV. 12.

HERSCHEL ST, 105, ws, 253.2 s Halsey pl, 25.4x101.9x25x97.10; Julia C Schieffelin—Norwood Heights Realty & Construction Co et al; Chas A Kalish (A), 60 Wall; Ellsworth J Healy (R); due, \$3,816.69; T&C, \$460.77; James J Donovan.

143D ST, 356 E, ss, 231.6 e Alex av, 25x100, 3-sty & b fr tnt & 3-sty fr rear dwg; Louis Tenore—Teresa Tenore et al; Chas D Ridgway (A), 41 Park Row; Lewis E Sisson (R); partition, Chas A Berrian.

178TH ST, E, nec Anthony av, see Anthony av, 1952.

182D ST, 714 E, ss, 53.5 e Crotona av, 25x70; 2-sty bk dwg; Theo Von Gerichten—Wm Schmitz et al; Julius Heiderman (A), 783 Elton av; Oliver E Davis (R); due, \$6,566.32; T&C, \$396.72 Henry Brady.

ANTHONY AV, 1952, nec 178th (No. 593), 21.2x90, 3-sty fr tnt; Julius Heiderman—Wm Schmitz et al; Julius Heiderman (A), 783 Elton av; Oliver E Davis (R); due, \$1,214.44; T&C, \$457.55 sub to mtg of \$9,500 Henry Brady.

WESTCHESTER AV, es, 125.6 n Havemeyer av, runs e148xn700xw154xs&se—xw30.7x11w131.5xw25xse100xsw55.6x11w100xsw252 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.

NOV. 13.

No Legal Sales advertised for this day.

NOV. 15.

AMUNDSON AV, ws, 100 s Strang av, see Strang av, ss, 75 w Amundson av.

BRYANT AV, 1536, es, 325 s 173d, 25x100, 3-sty fr tnt; Minnie M Schaf—Mary Leahy et al; Harold Swain (A), 176 Bway; Chas C Marrin (R); due, \$2,900.77; T&C, \$247; sub to mtg \$5,000; Chas A Berrian.

STRANG AV, ss, 75 w Amundson av, 25x100; AMUNDSON AV, ws, 100 s Strang av, 75x100; L Josephine Moses—Jno H Eden et al; G Arnold Moses (A), 3411 White Plains rd; Jno H Rogan (R); due, \$1,222.72; T&C, \$208; J H Mayers.

Brooklyn.

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

NOV. 6.

No Legal Sales advertised for this day.

NOV. 8.

BARBEY ST, es, 140 n Livonia av, 20x100; Tax Lien Co, Inc—Wm S Murray et al; Saml Marion (A), 52 Manhattan av; Peter W Ostrander (R); James L Brumley.

GARDNER AV, nwc Townsend, —x—; Louis Levin—Cath Condon et al; Albert A Levin (A), 215 Montague; A Sidney Galitzka (R); Nathaniel Shuter.

HOPKINS AV, ns, 375 w Tompkins av, 25x100; Saml J Kornblum—Leah Kosch et al; Morris Reizenstein (A), 44 Court; Sidney F Strongin (R); Nathaniel Shuter.

HOWARD AV, es, 53.2 s Dean, 27x90; Henrietta Solomon—Abr Levin et al; Action 1; Isidore Solomon (A), 44 Court; A Sidney Galitzka (R); Nathaniel Shuter.

HOWARD AV, es, 80.2 s Dean, 27x90; same—same; Action 2; same (A); Morton Rosenthal (R); Nathaniel Shuter.

NOV. 9.

COOK ST, ss, bet Bushwick & Evergreen avs, —x—; Alvin B Leavitt—Herrick McClethen et al; Niebrugge & Maxfield (A), 233 Bway, Manhattan; Thos J Molloy (R); Jas L Brumley.

NELSON ST, ns, 151.9 e Columbia, 25x100; Eugene Sammis—Esther Turner Goldrosen et al; Henry J Davenport (A), 375 Pearl; Geo J Houtain (R); Wm J McPhilliemy & Co.

PARK PL, ss, 21.4 e Brooklyn av, 21.4x95.7; Dime Savgs Bank of Williamsburgh—Emma Hagedorn et al; Otto F Struse (A), 260 Bway; Herman S Bachrach (R); Nathaniel Shuter.

COURT ST, ws, 25 s Union, 25x100; Horace G Teele—Geo Allen, Jr, et al; Henry J Davenport (A), 375 Pearl; Geo F Brower (R); Wm J McPhilliemy & 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 McPhilliemy & Co.

WEST 2D ST, es, 107.5 n Neptune av, 20x189; New Jersey Title Guarantee & Trust Co—Sacharo Rubens et al; Harry L Thompson (A), 175 Remsen; Julian V Cabara (R); Nathaniel Shuter.

4TH ST, ss, 340 w Bond, 40x116.4; City National Bank—Natale Malorino et al; Davenport & Corner (A), 375 Pearl; Jas S Regan (R); Wm J McPhilliemy & Co.

BAY 11TH ST, es, bet Bath & Cropsey avs, —x—; Louis Perlmuter—Jos A Helein et al; Theo L Schwartzman (A), 44 Court; Sidney M Gottesman (R); Nathaniel Shuter.

BAY 19th st, nws, 161.4 sw Bath av, 18x70.3; Lawyers' Title & Trust Co—Haskell Realty & Constn Co et al; Dean, Tracy & McBaron (A), 160 Bway; Percival G Bernard (R); Wm P Rae.

57TH ST, sws, 250 nw 15 av, 100x100; Gulian Ross—Alex Doyle et al; Henry A Ingraham (A), 189 Montague; Wm J Smith (R); Wm P Rae.

86TH ST, sws, intersec ses 16 av, 19.4x74.5; So Bklyn Savgs Inst—Jacob Wiener et al; Action No 1; Coombs & Whitney (A), 44 Court; Sheldon A Du Gret (R); James L Brumley.

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

HARRISON AV, nwc Middleton, 20x100; Annie Berger—Max Berger et al; Nathan D Shapiro (A), 803 Bway; Ira Rosenson (R); Nathaniel Shuter.

MERMAID AV, nec W 15th, 30.2x100; Filippo Ponci—Pasquale Balsamo et al; Jno L Danzilo (A), 119 Franklin av; Jos H Breaznel (R); Wm J McPhilliemy & Co.

10TH AV, ws, 160 s 80th, 20x100; Susan E Davis et al—Artee Realty Corp et al; Davenport & Corner (A), 375 Pearl; Michael Di-tore (R); Wm J McPhilliemy & Co.

10TH AV, ws, 60 s 80th, 20x100; Archobald H Campbell—Artee Realty Corp et al; Davenport & Corner (A), 375 Pearl; Walter E Warner (R); Wm J McPhilliemy & Co.

19TH AV, nws, intersec of sws, 52d, 100x100; 52D ST, sws, 100 nw 19 av, 100x100; 52D ST, sws, 200 nw 19 av, 120x100; N Y Mtg & Sec Co—Shenandoah Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Thos J Molloy (R); James L Brumley.

24TH AV, ws, bet 82d & Stilwell av, —x—; Bernard V Lott—Abram F Bucher, et al; Henry J Davenport (A), 375 Pearl; Mortimer W Byers (R); Wm J McPhilliemy & Co.

LOT 4, block 1134, sec 4; Bella Altman—Ida G K Dempsey et al; Theo I Schwartzman (A), 44 Court; Jas T Williamson (R); Nathaniel Shuter.

NOV. 10.

ELBERT ST, nws, 260 sw Knickerbocker av, 20x100; Anna Schumann—Geo Parker et al; Chas W Phillipbar (A), 1354 Bway; Milton Hertz (R); Nathaniel Shuter.

HART ST, ss, 320 e Tompkins av, 20x100; Julia Zechiel—Saml Selaway et al; Louis C Wills (A), 84 Bway; Jacob Kirschenbaum (R); Nathaniel Shuter.

JEFFERSON ST, ss, 320 e Bremen, 25x100; Bushwick Savgs Bank—Ida F Sabine et al; Rufus L Scott (A), 93 Nassau, Manhattan; Edw B Thompson (R); Wm P Rae & Co.

E 25TH ST, es, 175 n Av M, 50x100; Rebecca Stemmermann—Caroline E Lack et al; Jas Demarest (A), 140 Nassau, Manhattan; Jno C Stemmerman (R); Wm P Rae.

BEDFORD AV, es, 181.1 s Bergen, 74.5x82.1; Dime Savgs Bank of Bklyn—Jno G Eddy et al; Henry A Ingraham (A), 189 Montague; Thos F Garvey (R); Nathaniel Shuter.

BUFFALO AV, ws, 85.10 s Prospect pl, 17.11x100; Henry Seinfel—Roxanna Campbell et al; Schwartzman & Schwartzman (A), 44 Court; Jacob M Peyser (R); Wm J McPhilliemy & Co.

SARATOGA AV, es, 80 s St Mark's av, 19x100; Julia Kahle et al—Clara Rosenberg et al; Cary & Campbell (A), 59 Wall, Manhattan; Jas F Quigley (R); Wm P Rae.

STRATFORD RD, es, 340 s Dorchester rd, 40x100; Sophie L Duer—Irving W Farquharson et al; Duer, Strong & Whitehead (A), 43 Wall, Manhattan; Arthur E Goddard (R); Jas L Brumley.

WASHINGTON AV, ws, 138 n Gates av, 20x113; John Schumacher—Mary T L Warren et al; Mark S Feller (A), 44 Court; Fred G Milligan (R); Nathaniel Shuter.

NOV. 11.

WEST ST, es, 420 n Av D, 60x100; Andrew Gray—Martin J Donlan et al; Fredk W Marquand (A), 34 Pine, Manhattan; Jas T Williamson (R); Wm J McPhilliemy & Co.

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Legal Sales, Brooklyn, Continued.

BAY 16TH ST, ses, 174.8 sw Cropsey av, 17x 96.8; Jas W Anderson—Isidore H Singer et al; Cary & Carroll (A), 59 Wall, Manhattan; Albert A Levin (R); Nathaniel Shuter.
BAY 16TH ST, ses, 140.8 ne Cropsey av, 17x 96.8; People's Trust Co—Peter Cleary et al; Cary & Carroll (A), 59 Wall, Manhattan; Albert A Levin (R); Nathaniel Shuter.
BAY 16TH ST, ses, 123.8 ne Cropsey av, 17x 96.8; same—Fredk Chapman et al; Cary & Carroll (A); same (R); Nathaniel Shuter.
BAY 16TH ST, ses, 106.8 ne Cropsey av, 17x 96.8; same—Saml T Munson et al; same (A); same (R); Nathaniel Shuter.
BAY 17TH ST, nws, 87.1 ne Cropsey av, 17.2x 96.8; People's Trust Co—Isidore H Singer et al; Cary & Carroll (A); Chas M Travis (R); Nathaniel Shuter.
77TH ST, sws, intersec nws 14 av, 20x100; So Bklyn Savgs Instn—Mary T L Warren et al; Action 1; Coombs & Whitney (A), 44 Court; Ralph K Jacobs (R); Nathaniel Shuter.
CHURCH AV, ns, 95 e Rogers av, 28x123.10; Hermine Hollman—Wm A A Broen et al; Harry L Thompson (A), 175 Remsen; Peter B Hanson (R); Wm P Rae.
NOV. 12.
KOSSUTH PL, ns, 150 e Bway, 25x97.1; Maria Metzger—Willoughby Realty Co et al; Harrison C Glone (A), 391 Fulton; Alfred J Patterson (R); Wm P Rae.
86TH ST, nes, 118 nw 17 av, 19x100; Albert H De Silver—Sophie E Rustin et al; Harry L Thompson (A), 175 Remsen; Saml Y Gitlin (R); Nathaniel Shuter.
71ST ST, nes, 514.4 se 19 av, 18.6x100; Henry G Timmermann et al—Jacob Kaiser Impt Co et al; Chas J McDermott (A), 2 Rector, Manhattan; Edw W Cooper (R); Wm J McPhilliamy & Co.
14TH AV, nws, 20 sw 77th, 20x100; So Bklyn Savgs Instn—Mary T L Warren et al; Action 2; Coombs & Whitney (A), 44 Court; Gilbert H Thirkield (R); James L Brumley.

NOV. 13.
No Legal Sales advertised for this day.
NOV. 15.
PRESIDENT ST, ns, 100 e Rogers av, 100x 127.9; Matthew S McNamara—Kings West Co, Inc, et al; J Hunter Lark (A), 40 Court; Chas K Landesberg (R); Nathaniel Shuter.
41ST ST, nes, 265 w 13 av, 20x100.2; Minnie F Wise—C R M Realty Co et al; Action 1; Shaw & Landon (A), 29 Bway, Manhattan; Baruch Miller (R); Nathaniel Shuter.
41ST ST, ns, 245 w 13 av, 20x100.2; same—same; Action 2; same (A); Samuel Widder (R); Nathaniel Shuter.
PITKIN AV, ns, 50.4 w Hinsdale av, 24.7x100; Eastern pkwy ext, ses, 196.1 e Sterling pl, 20x100; OSBORN ST, ws, 28.5 s Hegeman av, 166.6x100.2; David Rothwein et al—Sol Wolf et al; Saml L Orlinger (A), 46 Cedar, Manhattan; Nathan B Finkelstein (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

OCT. 30.
27TH ST, 516-18 W; Annie A Coulson—Albert E Straker et al; B Moore (A).
59TH ST, 311 W; Harry Slavin—Myles Realty Co et al; Douglas, Armitage & McCann (A).
NOV. 1.
SULLIVAN ST, es, 75 s Spring, 25x75; Bowery Savgs Bank—Jas Winterbottom et al; Cadwaller, Wickersham & Taft (A).
62D ST, ss, 500 w 10 av, 25x100.5; Fannie M Kappel—Pauline Brerterman et al; E R Otheman (A).
159TH ST, 515 W; Frederic de P Foster et al—Thos Shirlaw et al; F F deRham (A).
NOV. 3.
3D ST, 13 E; Ernest F Bliss—Willett A Hanford; E R Kraetzler (A).
46TH ST, 30 W; Eveline W Brainerd—Peter A Peterson et al; T Davenport (A).
115TH ST, 215 W; Morris S Trop—Bessie Duke et al; N F Schmidt (A).

NOV. 4.
CATHERINE ST, 45-45 1/2; D Comyn Moran—Wm J Colihan et al; Bowers & Sands (A).
CHARLES ST, swc Waverly pl, 75x38.10; Isaac Marx—Margt M Fritz et al; F de P Foster (A).
24TH ST, 404 E; Jno A Brann, trste—Annie M Christie et al; J Fennelly (A).
52D ST, 415 E; Lewis A London—Emanuel Florsheim et al; S Rasch (A).
52D ST, 415 E; Lewis A London—Emanuel Florsheim et al; S Rasch (A).
69TH ST, 209 E; Fredk C Schneider—Amelia W Schenck et al; Gross & Sneudaira (A).

NOV. 5.
ELIZABETH ST, 22-8; Columbia Trust Co—Louis Levy et al; amended; Merrill, Rogers & Terry (A).
215TH ST, sws, lots 170 & 171, 12th Ward; Mary M Stagg—Mary J Hardy et al; T F Keogh (A).
BROADWAY, nws, lots 15 & 16, map of 12th Ward; also SEAMAN AV, ses, lots 156 & 157, 12th Ward; also SEAMAN AV, ses, lots 128 & 129, 12th Ward; also SEAMAN AV, nws, lots 223 & 224, 12th Ward; 4 actions; Mary M Stagg—Provincial Realty Alliance et al; T F Keogh (A).
7TH AV, 312-4; Tresco Realty Corp—312 & 314 Seventh Av Co et al; A H Bloch (A).

Bronx.

OCT. 29.
WEPSTER AV, nwc 169th, 97x100; Frederic Ashton de Pevster et al—Bertha Cohen et al; L S Morris (A).
OCT. 30.
WEICH ST, nwc Park av, 68.8x85.3; Lillian Knoepke—Anthony F Koelble et al; W F Clare (A).

173D ST, sec Bryant, 50x100; Poughkeepsie Trust Co—Wm Drahoulaz; C W H Arnold (A).
ANTHONY AV, es, 102.4 n 173d, 16.7x69.8; City Real Estate Co—Kath Ernst et al; H Swain (A).
WASHINGTON AV, es, 30.2 s 179th, 20x93.2; Augustus T Guriltz et al, as exrs & trstes—Emma Mayhew et al; Cary & Carroll (A).

NOV. 1.
172D ST, es, 125 n Gleason av, 25x100; Jno George Strub, as admr—Margaretha H Brohmer et al; F W Hottenroth (A).
183D ST, 480 E; Thos Regan—Alfred C Bachman et al; D Daly (A).
INTERVALE AV, es, 415 s 167th, 25x100; Nelson Smith, Jr—Chas Lopard et al; N Smith (A).
WASHINGTON AV, 1244; Martha E Neumann et al—Harrisetta Holding Co; I J Ettinger (A).
LOTS 480 & 481, map of Van Nest Park, 24th ward; Jno George Strub, as admr—Jno Falk, Jr et al; F W Hottenroth (A).

NOV. 3.
TREMONT AV, 318; Emigrant Industrial Savgs Bank—Wm H Birkmire et al; R & E J O'Gorman (A).
LOTS 10, 11, 12, 13, 14, 15 & 16, parcel 5, map showing subdivision of prop of estate of Wm B Ogden; Danl Seymour et al as exrs & trstes—Merwin Realty Co et al; D Seymour (A).
NOV. 4.
ARTHUR AV, 2110-12; Gussie Morgenstern—Uwanta Constn Co, Inc, et al; S N Tuckman (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

OCT. 28.
22D ST, 419 E; N Y Life Ins & Trust Co—Barnet Michalever et al; Emmet & Parish (A); Jerome Hess (R); due. 15,643.80
22D ST, 421 E; same—same; same (A); same (R); due. 15,643.80
32D ST, 162 W; Bank for Savgs in the City of N Y—Hattie L Nichols et al; Cadwaller, Wickersham & Taft (A); Jos P Morrissey (R); due, \$21,510.00; (Corrects error in last issue, when referee and amount due was omitted.)
OCT. 29 & 30.
No Judgments in Foreclosure Suits filed these days.
NOV. 1.
MADISON ST, 338; Emma R Slocum—Louis Smith et al; W R Murphy (A); Benno Lewinson (R); due. 6,450.00
110TH ST, ss, 345 e 1 av, 100x100.10; Josephine L Schumacher—Rubin Lasikin; Saml Berzik (A); Rudolph A Seligman (R); due. 5,418.02

NOV. 3.
No Judgments in Foreclosure Suits filed this day.

Bronx.

OCT. 29 & 30.
No Judgments in Foreclosure Suits filed these days.
NOV. 1.
LOTS 79 & 80, map of 369 lots owned by Hunts Point Realty Co; Mary Plunkett—Francis B Knight; G Squires (A); E D Dowling (R); due. 1,551.75
NOV. 3.
No Judgments in Foreclosure Suits filed this day.
NOV. 4.
PARKSIDE PL, nwc 209th, 45x190; Emily T Fairschild—Jos A Powers et al; Salter & Steinkamp (A); L E Sisson (R); due. 4,144.25
RESERVOIR OVAL, es, 175 s Holt pl, 75x115; Emily T Fairschild—Jos A Powers et al; Salter & Steinkamp (A); L E Sisson (R); due. 1,883.75
20TH ST, ns, 80 w Perry av, 25x94.5; Emily T Fairschild et al—Jos A Powers (R); due. 941.87
LOT 5, map of 96 lots, formerly a part of the Sheridan & Segrave Tract, and originally a part of the Schermerhorn Estate, 24th Ward; Marion D Carrere—Dora Shapiro et al; J S Davenport (A); J Frank (R); due. 441.21

LIS PENDENS.

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

Manhattan.

OCT. 30.
40TH ST, swc 1 av, 75x24.10; 44TH ST, ss, 130.5 e 3 av, 24.6x100.5; 44TH ST, ss, 205 e 3 av, 25x100; 45TH ST, 319-323 E; 45TH ST, 318-20 E; 1ST AV, swc 46th, 80.5x100; 56TH ST, 226 E; 58TH ST, 330-34 E; 63D ST, 419 E; 63D ST, ns, 306.5 w Av A, 25.6x100.5; 79TH ST, ss, 75 e 2 av, 52x102.2; 1ST AV, ws, 80.9 s 45th, 19.7x70; 1ST AV, ws, 75.5 s 48th, 50.1x100; 1ST AV, ws, 50.5 s 48th, 25x 75; 2D AV, ws, 75.5 s 47th, 25x100; 3D AV, es, 75.2 n 62d, 20x100; 6TH ST, 21 E; 14TH ST, 613 E; 50TH ST, ns, 88 e 2 av, 16.4x 100.5; 45TH ST, ns, 200 e 2 av, 25x100.5; 50TH ST, 343-49 E, & PROP in Kings Co; Max J Sulzberger—Max J Sulzberger, exr, et al; partition; Stroock & Stroock (A).
82D ST, nes, 215 nw Park av, 18x102.2; Hortense Tracy—Benj F Field et al; dower; Merchant, Olena & Merchant (A).
82D ST, nes, 233 nw Park av, 16x102.2; Hortense Tracy—Henry C Emmett et al; dower; Merchant, Olena & Merchant (A).
82D ST, nes, 249 nw Park av, 16x102.2; Hortense Tracy—Walter H Liebman et al; dower; Merchant, Olena & Merchant (A).

82D ST, nes, 281 nw Park av, 16x102.2; Hortense Tracy—Sarah C Mills et al; dower; Merchant, Olena & Merchant (A).
82D ST, nes, 265 nw Park av, 16x102.2; Hortense Tracy—Louis Vogel et al; dower; Merchant, Olena & Merchant (A).
82D ST, nes, 297 nw Park av, 18x102.2; Hortense Tracy—David Lydig et al; dower; Merchant, Olena & Merchant (A).
86TH ST, ns, 232.2 e 5 av, 23.4x100.8; Hortense Tracy—Augusta M de Peyster et al; dower; Merchant, Olena & Merchant (A).
86TH ST, ns, 180.4 e 5 av, 51.10x100.8; Hortense Tracy—Fireside Realty Co, Inc, et al; dower; Merchant, Olena & Merchant (A).
5TH AV, es, 50.8 n 87th, 50x140; Hortense Tracy—Annie C Phipps; dower; Merchant, Olena & Merchant (A).

NOV. 1.
No Lis Pendens filed this day.
NOV. 3.
9TH ST, ns, 302.4 w Bway, 25x92.3; New Columbia Iron Works—Bldg Contracting Co, Inc, et al; counterclaim; Hirschman & Drucker (A).
NOV. 4.
No Lis Pendens filed this day.
NOV. 5.
76TH ST, 332 E; Beni Asch—L Gewirtz Co, Inc; specific performance; S N Tuckman (A).

Bronx.

OCT. 29.
No Lis Pendens filed this day.
OCT. 30.
LOT 88, bet Givan's dr & Palmer blyd, Given's Homestead; Geo J Puckhafer—Geo A Meyer et al; action to foreclose transfer of tax lien; G A Moses (A).
LOTS 221, 222, 231 & 232; map of building lots belonging to W A & H C Mapes; Tobey Mendelsohn—Wm Henderson et al; action to debar claim; G A Moses (A).

NOV. 1.
No Lis Pendens filed this day.
NOV. 3.
EAGLE AV, 589; Arthur C Chesley et al—Jas Ferguson et al; action to foreclose mechanics lien; N Bardach (A).

NOV. 4.
LOT 20, map of New Village of Jerome, Williamsbridge; Frank Gass—Katie C Johnson et al; action to foreclose transfer of tax lien; M B McHugh (A).

Brooklyn.

OCT. 28.
ADELPHI ST, ws, 203.7 n Atlantic av, 25x100; Mary Bondivello—Paul Clements et al; partition; F S Martin (A).
BOX ST, ss, 95 w Oakland, 20x100; Faustine V Linger—Bolislau Linger et al; to admeasure dower; J Siegelman (A).
BOX ST, ss, 225 w Oakland, 25x100; same—Mary Campbell; same; same (A).
FULSTON ST, ns, 83.11 w Classon av, 17.6x 65.4; W Rutger J Planten—Chas E Evans et al; Holt, Warner & Gaillard (A).
MACON ST, ns, 200 e Patchen av, 18x100; Sarah N Doyle—Henry U Wilson et al; J A Blanchfield (A).
THOMPSON ST, —, bet Degraw & St Johns pl, on map 435 of prop of Richd Thompson; Jos A Banta—R Annie Armstrong et al; to recover premises; D Maller (A).
VAN BUREN ST, ns, 275 n Bedford av, 25x 100; Margt Ennis—Wm O Ennis et al; partition; G R Holahan, Jr (A).
21ST ST, nes, 225 se 3 av, 25x100; Title Guar & Trust Co—Maria R Parrella et al; T F Redmond (A).
57TH ST, sws, 100 se 12 av, 80x100.2; Title Guar & Trust Co—Geo L Allin et al; T F Redmond (A).
78TH ST, ss, 326.8 w 14 av, 22.8x100; Lucinda T Stockwell—Levy & Baird et al; Phillips & Avery (A).
FOUNTAIN AV, es, 110 s Belmont av, 100x100; Leppa Chodorovsky—C & K Corp et al; foreclosure mechs lien; M Rose (A).
GREENE AV, sec Cumberland, 75x80; Jas T Quinn—Wm J Dilthey et al; J E Smyth (A).
GREENPOINT AV, ss, 250 e Moultrie, 25x 104.6x25x103.7; Obermeyer & Liebmann—Jno H King et al; Howell, McChesney & C (A).
LAFAYETTE AV, ss, 23.8 w Ashland pl, runs —94.2xw17.3xns93.5xle16.10 to beg; also 16TH ST, nes, 197.10 se 11 av, 39.11x100x41.3x100; also BAY 16TH ST, ws, 600 s 86th, 100x 193.4; also MONROE ST, ns, 425 w Nostrand av, 20x100; also WILLOUGHBY ST, sec Bridge, 40x75; Jennie L McCue—Jas M Goss et al; partition; Hymes & Schaepp (A).
PUTNAM AV, ns, 53 w Franklin av, 20x47; Parselsky Bros—Edw W Larner et al; foreclosure mechs lien; H S & C G Bachrach (A).

OCT. 29.
GARFIELD PL, sws, 110 se 6 av, 30.7x100; also GARFIELD PL, sws, 140.7 se 6 av, 27x 100; So Bklyn Savgs Instn—Mary Bush et al; H M Bellinger, Jr—(A).
KOSCIUSKO ST, ns, 133.4 w Stuyvesant av, 16.8x100; Wilhelmina Zahn—Max Abraham et al; Halbert & Quist (A).
SEBLEY ST, ss, 40 w 18th, 20x90; David Samson—Gustave Lelner et al; H E Fajans (A).
W 3D ST, ws, 590.7 n Neptune av, 19.6x71x 19.6x70; Benj Eyl—Esther Zemarkowitz; Van Alen & Dyckman (A).
E 19TH ST, ws, 80 n Av O, 30x100; Lena Keck —Adelise de T Astarita et al; C L Downs (A).
E 29TH ST, ws, 250.6 n Beverly rd, 13.2x94; also E 29TH ST, 276.10 n Beverly rd, 52.8x 94; also E 29TH ST, 369 n Beverly rd, 26.4x 94; Charles Stein—Wolf Siegel et al; to create a lien; J J Schwartz (A).
82D ST, sws, 275 se Narrows av, 75x100; Wm A Leonard Hein et al; H M Bellinger, Jr (A).
DIVISION AV, 223-5; Ross Land Co—Morris V McDonald et al; to procure judgment for vendees lien; H J Krinsky (A).
OCT. 30.
BRADFORD ST, es, 100 s Sutter av, 20x100; Jno J Lynch—Lizzie Branagan et al; I Kallet (A).

ORANGE ST, nwc Henry, runs n55.9xw74.6xs 55.9xe4.8 to beg; also PROP in N Y Co; Max J Sulzberger—Max J Sulzberger, exr, Ferdinand Sulzberger et al; partition; Stroock & Stroock (A).

ST JOHN'S PL, s s, 500 w Howard av, 50x 120.7; Jennie Perlman—West Howard Corp et al; R E Ward, Jr (A).

NOV. 1.
DEGRAW ST, nwc Ralph av, runs n41.5xw100 xn97.5xw102.4xs145.3xel65.8 to beg; Warren A Parker—Fredk W. Holmes; specific performance; F A Keck (A).

POWELL ST, ws, 230 s Riverdale av, 50x100; Hyman Rabinowitz—Leo Forman et al; to create a lien; C B Barfield (A).

78TH ST, wc 14 av, 19x100; Mary E Ryerson—Salle Bldg Co et al; Snediker & Snediker (A).

HOPKINSON AV, 482-6; Klein Material Co—Thespian Bldg Corp et al; foreclosure mechanic's lien; Krakower & Peters (A).

MYRTLE AV, nec Grand av, 25x100; Harriet L Heimerdinger—Mary J Casey et al; Lieberman & Tanzer (A).

ST MARK'S AV, sec Troy av, 77.6x80; also PROP in Queens & Nassau Cos; David Levine—Ranieri Giuliani et al; to set aside deeds; B H Arnold (A).

NOV. 3.
OVERBAUGH PL, ec E 40th, runs se400xne—xn—xnw—xsw101.5 to beg; Lewisburg Realty Co—Getahome Bldg Co; J T Crusier (A).

E 17TH ST, ws, 200 s Av Q, 20x100; Alice M Cordier—Mary J Parmartin et al; Davenport & Corner (A).

ALL THAT piece of land under waters of Jamaica Bay in front of and adjacent to plant of said Jno O'Brien in town of Flatlands; People State N Y—Fredk Neuggass et al; to vacate letters; E E Woodbury (A).

MECHANICS' LIENS.

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

Manhattan.

OCT. 30.
WATER ST, 3831; Barckmann & Lustig—Domenico Benedetto (164)..... 1,703.00

3D ST, 21 E; Morris A Friedman—Jacob Oresky; Abr Brown (166)..... 35.00

174TH ST, 550-2; Wm H Black—Winfield W Scott (169)..... 191.90

EDGECOMBE AV, 90-4; Rubin & Marcus, Inc—114th St & 7th Av Consn Co (167)..... 250.00

EDGECOMBE AV, 78-86; same—same (168)..... 250.00

2D AV, 606; Louis Campo—Hyman Schwarz; Louis Wallen (165)..... 105.00

NOV. 1.
CATHERINE ST, 22; Louis Rudeman et al—Harry Abrahams; Cooper, Pollack Structural Iron Works (2)..... 150.00

43D ST, 241-7 W; Chas Steiber—48th St Co; renewal (5)..... 238.00

48TH ST, 5 E; W P Ellison, Inc—Ella Hawk; Richard Pickard, Jr (8)..... 5,481.55

56TH ST, 130 W; Krantz Mfg Co, Inc—Wm S Mason & Famous Players Film Co; Electric Consn & Supply Co (3)..... 305.00

135TH ST, 58-6 W; Harry Greenblatt—Lincoln Theatre; Fenimore Iron Works Co, Inc (4)..... 110.00

204TH ST, 677-81 W; Richard E Thibaut, Inc—204th St Corp (6)..... 578.17

204TH ST, ns, 125 w Broadway, 75x 100; Frank Toracino—204th St Corp (7)..... 150.00

RIVERSIDE DR, 780; M Sobel Co—Vauxhall Realty Co, Inc (1)..... 200.00

NOV. 3.
WATER ST, 383; City Kalamein Co—Jas E Benniditto & Barckman & Lustig (17)..... 160.00

42D ST, 161 E; Anna Schwartz—Jack Ruppert & Hollerth Bldg & Consn Co (9)..... 31.00

BROADWAY, 2182-86; also 77TH ST, 225-31 W; Edw J Richards—Eva J Coe, Climax Leasehold, Inc & Improved N Y Properties Corp (10)..... 398.28

SAME PROP; Wm Gross—same (11)..... 22.50

SAME PROP; Chas Vitale—same (12)..... 150.00

SAME PROP; Lester L Thurston—same (13)..... 814.30

SAME PROP; Werner Reinl Co—same (14)..... 39.65

BROADWAY, 1632; Vincent Valentine Contracting Co—Geo B Burnett, Paramount Consn Co, H H Moss & F H M Co (16)..... 500.00

BROADWAY, 1562; Vincent Valentine Contracting Co—Geo B Burnett & Paramount Consn Co (18)..... 8,700.00

EDGECOMBE AV, 78-86 & 90-96; T H Simonson & Son Co—114th St & 7th Av Consn Co (15)..... 3,472.58

57H AV, 500; Empire Structural Steel Co, Inc—Louisa M Gerry & Moses Haas (19)..... 344.66

NOV. 4.
89TH ST, 112 E; Jacob Rosenstreich et al—Mary A Thornton; Jos F A O'Donnell (22)..... 25.00

89TH ST, 114 E; J & M Rosenstreich—Mary A Thornton; Jos F A O'Donnell (20)..... 25.00

132D ST, 503 W; J & M Rosenstreich—Mary A Thornton; Jos F A O'Donnell (21)..... 13.00

204TH ST, ns, 125 w Bway, 75x100; Cullo Marble & Tile Works, Inc—204th St Corp (23)..... 500.00

6TH AV, 624; Saml Epstein, Inc—Theo C Marcean; M L Weiss Co, Inc (24)..... 171.40

NOV. 5.
GREENWICH ST, 304; Yale Iron Works—Estate of Serena Rhineland et al & Avie Elevator Co (27)..... 170.00

29TH ST, 230-2 E; F N Du Bois & Co—Capace Realty Co, Inc, Jno J Kelly (25)..... 49.58

116TH ST, 60-2 W; Henry Scharnberger—62 W 116th St, Tager Co, Inc, & Geo Gotthelf (29)..... 147.50

SAME PROP; same—62 W 166th St & Tager Co, Inc (30)..... 175.00

133D ST, 216 W; Saml Ginsberg—Hannah Grohman (35)..... 190.00

204TH ST, ns, 100 w Bway, 75x100; Andw Larsen—204th St Corp & Julius Kawace (28)..... 181.25

215TH ST, ss, 275 e 10 av, 75x99.11; Wm Cannon—204th St Corp (32)..... 400.00

AV A, 174-80; Saml Levin—Corcoran Realty Co (33)..... 43.00

LENOX AV, swc 145th, 199.10x450; Larkin Lumber Co—Jno D Crimmins & Danl J Tone (34)..... 68.40

2D AV, nwc 8th, 48x120; Maxrose Realities, Inc—37 St Marks Pl Corp, Emil Kiss & Jacob Rosenthal (31)..... 11,500.00

HUDSON RIVER, es, 239.4 s Dyckman, nr Riverside dr, —; Pheon Contracting Co—Vermont Hygeia Ice Co; renewal (26)..... 1,987.00

Bronx.

OCT. 29.
151ST ST, sec Melrose av, 20x63; Ignazio F Cavalluzzo—Jno Doe & Building Contracting Co (48)..... 213.00

WICKHAM AV, es, 150 n Nereid av, 16.5x97.5; Title Guar & Trust Co—Chas Miller & Vincenzo Mansidine (47)..... 55.00

OCT. 30.
151ST ST, ss, 70.3 e Morris av, 50x 118.4; Chas Braun—Father Francis; Frank Seery (49)..... 875.00

NOV. 1.
No Mechanics' Liens filed this day.

NOV. 3.
BURKE ST, 713, 715, 717 & 719; Jno F Spencer—Sol Rogers & Danl Martin (1)..... 48.04

NOV. 4.
BARTHOLDI ST, ns, 30.8 e Rosewood av, 50x95; Jas Martinelli—P S Consn Co & Frank B Sabetti; renewal (2)..... 570.00

VALENTINE AV, 2961; Christian Meurer—Margt Burkart (3)..... 30.60

Brooklyn.

OCT. 28.
BRIDGE ST, es, 100.5 n Plymouth, 21x100; Harry Surisky—Rose V Catherwood & Meyer Parshay..... 275.00

NELSON ST, 12; Consolidated Land & Stone Co—Gerardo & Rose G De Lia, Pietro Marcello & Lorenzo Crispi..... 85.00

SCHOLES ST, 186; also HUMBOLDT ST, 214; M Moshenberg—Mendel Sohanay & Goldstone & Boranoff & Benj Franklin..... 95.00

S 4TH ST, 310; L Tow—Abr Warmoff, Jacob Marinowsky & Saml Diement..... 490.50

58TH ST, ns, 300 w 11 av, 40x100; Schwartz & Son—A S & G, Inc..... 160.00

CHURCH AV, sec West, 100x105; Eagle Sash & Door Co—West Bldg Corp..... 2,200.00

DITMAS AV, nec E 22d, 75x100; L Weisfeld—Peru Holding Co..... 200.00

SARATOGA AV, 615; Gustave Rader Co—Simon & Lena Lippman..... 289.22

OCT. 29.
DELMONICO PL, 13; M Moshenberg—Yetta Hittleman & Jacob Goldstone. S 3D ST, 358; H & I Feldman Cont Co—So 3d St Bldg Corp..... 600.00

LOTT AV, ss, 100 w Thatford av, 140x 100; S & S Woodworking Co—Isaac Gancharek..... 813.47

NASSAU AV, ns, 75 e Manhattan av, 25x100; Chas Salenger—Jessie D Nisbet & Andw Nisbet..... 415.00

3D AV, swc Dean, 100x100; Jno Morton Sons Co—R F Stevens Co & Mitchell Farrell Adrian, Inc..... 429.45

5TH AV, ws, bet 43d & 44th, 200x100; International Sheet Metal & Roofing Co—190th St Holding Co, B S Moss Theatrical Ent, Inc, & Long Acre Consn Co..... 550.00

OCT. 30.
DEAN ST, swc 3d av, 80x100; Peter Connor—R F Stevens Co & Mitchell Farrell Anderson Inc..... 1,224.80

DELMONICO PL, 13; H Lerkin—Yetta Hittleman, Jacob Goldstone..... 347.50

SAME PROP; L Beranoff—same..... 450.00

ELTON ST, es, 305 s Stanley av, 40 x100; Arion Material Co—Esther Bloom & Jacob Rosenberg..... 50.41

PROSPECT PL, 276; Alf Envall & Son—August Liffner..... 81.00

RUTLEDGE ST, 314-320; F E Wise & Son—Rutledge St Horse Auction Co, L & Waller & Potter, Inc; Ella Arnesberg & H & F Feldman Cont Co..... 387.05

LIVONIA AV, swc Alabama av, 100x 150; Canadian Bldg Material Co—Alec Amusement Co & Isaac Brody..... 114.22

PENNSYLVANIA AV, 158-160; Acme Wood Carpet Flooring Co—District Consn Co..... 425.00

3D AV, 82-94; DEAN ST, 296-304; Communipaw Steel Co—R F Stevens Co & Mitchell Farrell Adrian Inc..... 665.00

NOV. 1.
DEAN ST, swc 3 av, 100x100; B C Miller Son—R F Stevens Milk Co & Mitchell Farrell Adrian, Inc..... 837.00

DELMONICO PL, 13; I Dareff—Yetta Hittleman, Jacob Goldstone & Louis Beronoff..... 85.00

HENDRIX ST, ws, 225 s Fulton, 50x 100; Curtis Brislin Lumber Co—Chas & Fannie Green, Rose Feinstein & O Van Orden..... 65.86

HOYT ST, 100; Union Sq Consn Co—Theo F Maude, Hoyt Motorused Car Co & A J Barado..... 595.00

SCHOLES ST, 186, & HUMBOLDT ST, 214; I Dareff—Mendel Sepanay, Goldstone, Baronoff, Benj Franklin..... 65.00

E 29TH ET, 603; E Carrigan—Chas Lipschitz..... 46.96

Brooklyn.

OCT. 28.
52D ST, 758-62; Chas I Silberman—D & A Realty Corp; Max Jonas & D Linder; Oct14'15..... 29.27

53D ST, 72-74; Chas I Silberman—Benj Cohen & Max Jonas; Oct14'15..... 24.01

55TH ST, 546-48; Chas I Silberman—Bayridge Bldg Co, Max Jonas & Hyman Goldberg; Oct14'15..... 157.13

73D ST, 442-76; Chas I Silberman—Herman H Lucke & Max Jonas; Oct14'15..... 74.80

AV F, 203-21; Chas I Silberman—Rapid Bldg Co & Max Jonas; Oct14'15..... 224.78

BEDFORD AV, 2574; Chas I Silberman—Conrad Consn Co & Max Jonas; Oct14'15..... 65.71

BAY RIDGE AV, 317-323; J P Duffy Co—Upton Realty Corp..... 96.00

CHRISTOPHER AV, ws, 125 s Newport av, 75x100; Saml Kirshner—Newport & Berg, Inc, & Sol Berg..... 160.00

MONTAUK AV, es, 90 s Blake av, 20 x100; Curtis Brislin Lumber Co—Jos & Kath Oleyasz & Alexander Barelle..... 180.37

MONTAUK AV, ws, 100 s Sutter av, 100x100; Max H Steinhart—Montauk Bldg Corp..... 56.00

MONTAUK AV, es, 90 s Blake av, 20x 100; Brislin Co—Jos & Kath Oleyasz & Alex Barelle..... 502.46

OCEAN AV, ws, 120 n Av T 100x40; C Polognia—Eliz White & Harry G Lamsen..... 89.00

NOV. 3.
CRYSTAL AV, swc Belmont av, 80x 100; Brodtkin Bros—C & K Corp..... 600.00

DUMONT AV, nec Williams av, —; J Allmark—Elias Sandomvisky & Elias Sand Co, Inc..... 440.00

FOUNTAIN AV, es, 100 s Belmont av, 80x100; Brodtkin Bros—C & K Corp..... 281.50

SAME PROP; same—same..... 294.50

MANHATTAN AV, 1085 & 1089; W P Youngs Italo De Parnia; Jacobo M Hoskurth, lessee, & Walter C & Peter Heideberger & I Singer..... 614.76

OCEAN PKWAY, 241-5; A J Dowdeswell—Lancastershire Realty Co & Sacks Plumbing Cont Corp..... 143.00

SNEDIKER AV, nec Riverdale av, 100 x100; G Ruder Co—Sackman Consn Co & Saml Sarusky..... 148.52

WILLIAMS AV, 407; Dumont Co, 569; Yetta Schmittey—Elias Landminsky & Allman & Kaplan..... 45.00

17TH AV, nwc 49th 80x100; F Vanderpool—Belbar Realty Co..... 743.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

OCT. 30.
1 WASHINGTON PL, 125-7; G Goldberg & Sons, Inc—Washington Pl Realty Co et al; June10'15..... 216.66

272D ST, 42 W; Flushovalve Co—Edw W Browning et al; May24'15..... 175.50

272D ST, 118 W; Flushovalve Co—Edw W Browning et al; May24'15..... 175.50

273D ST, 126 W; Flushovalve Co—Edw W Browning et al; May24'15..... 175.50

122D ST, 502-4 W; Dave Lager—May C Knowles et al; Dec3'14..... 362.25

BROADWAY, 1680-4; Harris H Uris Iron Works—Amos F Eno et al; Oct 27'14..... 1,300.00

BROADWAY, 1684; Gallo & Laguidara—Amos F Eno et al; Oct27'14..... 825.85

BROADWAY, 1680; 7TH AV, 810; Saml Fischer—Amos F Eno et al; Oct26'14..... 261.00

BROADWAY, 1684; Gallo & Laguidara—Amos F Eno et al; Oct28'14..... 825.88

BROADWAY, 1680-4; 7TH AV, 808-16; Michael Cerussi—Amos F Eno et al; Oct28'14..... 260.00

NOV. 1.
82D ST, 314-26 E; Bader Bros—Agnes Dunphy et al; Sept2'15..... 65.00

5TH AV, MADISON AV & 34TH & 35TH STS, block, &c; Sutphen & Myer—B Altmans & Co et al; Nov 9'14..... 327.32

SAME PROP; W Keck Co—same; Oct 13'14..... 5,851.50

NOV. 3.
MADISON AV, 605; H Bernstein, Inc—Mary E Pinchot Est et al; Oct 20'15..... 870.00

2D AV, 122; Sar Janco—Milgrim & Bro et al; Aug28'15..... 62.50

5TH AV, 572; H Bernstein, Inc—R A Budd et al; Oct20'15..... 300.00

NOV. 4.
347TH ST, 315-17 W; Frank E Wallis—Chas J Richter et al; June6'11..... 250.00

82D ST, 324-6 E, David Anger—Agnes Dunphy et al; Oct11'15..... 20.00

NOV. 5.
No Satisfied Mechanics Liens filed this day.

Bronx.

OCT. 29.
No Satisfied Mechanics Liens filed this day.

OCT. 30.
No Satisfied Mechanics' Liens filed this day.

NOV. 1.
No Satisfied Mechanics' Liens filed this day.

NOV. 3.
No Satisfied Mechanics Liens filed this day.

NOV. 4.
No Satisfied Mechanics Liens filed this day.

Satisfied Mechanics' Liens, Continued.

Table listing mechanics' liens with columns for address, amount, and date. Includes entries for FLATLANDS AV, IRVING AV, TOMPKINS AV, etc.

Discharged by deposit.
Discharged by bond.
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 with columns for date, name, and amount. Includes entries for MAPES, BABCOCK, WEIBEZHAN, etc.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Brooklyn.

Table listing chattel mortgages in Brooklyn with columns for date, name, and amount. Includes entries for Douglas Bldg Co, Douglas Bldg Co, etc.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table listing building loan contracts in Manhattan with columns for date, name, and amount. Includes entry for ST NICHOLAS AV.

Table listing mortgages in NOV. 1 and NOV. 5. Includes entries for PARK AV and 181ST ST.

Bronx.

Table listing mortgages in OCT. 30. Includes entry for FORDHAM RD.

Table listing mortgages in NOV. 1 and NOV. 2. Includes entries for VALENTINE AV and VALENTINE AV.

Table listing mortgages in NOV. 3. Includes entry for WALLACE AV.

Table listing mortgages in NOV. 4. Includes entry for WRIGHT AV.

ORDERS

Brooklyn.

Table listing orders in Brooklyn with columns for date, name, and amount. Includes entries for COOPER ST, CHRISTOPHER AV, etc.

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.

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

- List of classification codes: A, DL, EL, Ex, FA, FD, FE, FP, Rec, GE, DC, O, Rub, ExS, NoS, Spr, St, Stp, SA, TD, Vac, WSS, CF, D & R, FilSy, OS, RO, StSys.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FilSy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation.

Week Ending Oct. 30.

MANHATTAN ORDERS SERVED.

Table listing Manhattan orders served with columns for name, address, and date. Includes entries for Bond st, Beekman st, etc.

Table listing orders in Beekman st, Broome st, Cannon st, etc.

Table listing orders in Chatham sq, Chambers st, Cherry st, etc.

Table listing orders in Cluff st, Clinton st, Cortlandt st, etc.

Table listing orders in Greenwich st, Hague st, Hague st, etc.

Table listing orders in Madison st, Morris st, Mott st, etc.

Table listing orders in Nassau st, Nassau st, Nassau st, etc.

Table listing orders in Nassau st, Nassau st, Nassau st, etc.

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Table listing orders in Nassau st, Nassau st, Nassau st, etc.

Table listing orders in Nassau st, Nassau st, Nassau st, etc.

Numbered Streets.

Table listing numbered streets with columns for address and name. Includes entries for 3 st, 4 st, 9 st, etc.

17 st, 17-19 W—19 W 17 St Corp, 355 West End av.FD
 17 st, 141 W—Criterion Frame & Nov Co. NoS-FA-Rec
 17 st & Av B—Consolidated Gas Co, 130 E 15-CF
 19 st, 205 W—National Toy Mfg Co.NoS-FA-Rec
 20 st, 25 E—James Muir, 27 E 20.A
 20 st, 36-8 W—36 West 20th st, 119 West 40.A
 23 st, 10-12 E—Nucelar Mfg Co.CF-NoS-FA
 23 st, 314 E—Sydney B Hopkins.FA
 23 st, 317 E—James R McAfee, 71 S av.FP
 23 st, 317 E—Albert A Ochs.Rec
 23 st, 317 E—Joseph Hoffman.FP-Rec
 23 st, 518 E—Thomas Galligan.NoS-FA-El-D&R
 24 st, 141-3 W—Geschwer Bro.Rec
 24 st, 333 W—Rosario Bros.Rub
 24 st, 624-6 W—Physioc Studios, Inc. NoS-FA-Rec
 25 st, 119-25 W—Godfrey Knoche. WSS(R)-Stp(R)
 25 st, 137-9 E—The Manhattan Linotype Co. FD
 25 st, 141 E—Seiter & Kappes Litho Co.Rec(R)
 26 st, 15-17 W—Schulman & Fink.FD
 26 st, 15-17 W—L & M Zweigenthal.FD
 26 st, 15-17 W—Moses & Lett.FD
 26 st, 15-17 W—Simon & Brookstone.FD
 26 st, 15-17 W—Richter & Kessler.FD
 26 st, 15-17 W—Nathan Schlank.FD
 26 st, 15-17 W—Charles Werner.FD
 26 st, 15-17 W—Davidson & Watts.FD
 26 st, 15-17 W—Louis Silovitz.FD
 26 st, 15-17 W—Sam Levy & Co.FD
 26 st, 15-17 W—Rappaport & Simon.FD
 26 st, 15-17 W—Jonas Wolff Co.FD
 26 st, 15-17 W—Manhattan Skirt Co.FD
 26 st, 15-17 W—Travers Mfg Co.FD
 26 st, 15-17 W—Richter & Filan.FD
 26 st, 15-17 W—Heyman & Teuzer.FD
 26 st, 15-17 W—Kaplan & Siegel.FD
 26 st, 15-17 W—H A Posner & Bro.FD
 26 st, 15-17 W—E S Waist.FD
 26 st, 15-17 W—Abe L Utitz.FD
 26 st, 15-17 W—Economist Waist Co.FD
 26 st, 15-17 W—Moses Abramson.FD
 26 st, 15-17 W—M Fishbein & Co.FD
 26 st, 15-17 W—Lion Embroidery Co.FD
 26 st, 316-8 E—A Sperling.Rec-FD
 27 st, 138-42 W—G & W Novelty Co.FD
 27 st, 138-42 W—Manhattan Photo Co.FD
 27 st, 138-42 W—H K Djirdjirian & Co.FD
 27 st, 138-42 W—J Patchue.FD
 27 st, 138-42 W—Hecker Plaiting Co.FD
 28 st, 48 E—Eagle Photo Eng Co.Rec-FA
 28 st, 348 W—John M Brunjes, 1551 45 st, Bklyn.FP-Ex(R)-O
 28 st, 354 W—John H Fitzgerald, 360 W 31. Ex(R)-O
 29 st, 130 W—Leo Uhlfelder Co.FA
 29 st, 154 W—Augustus Edmonston.Rub-NoS-FA
 29 st, 242 W—Cary Spring Works.NoS-FA-Rub
 29 st, 303 E—Richard A Cromwell & Co. NoS-FA-Rec
 30 st, 145 W—Seader Bros.NoS-FA-Rec
 30 st, 217-23 W—St John the Baptist Ch. O-FA-Rec-Rub
 30 st, 217-23 W—Consolidated Gas Co, 130 E 15.GE
 31 st, 129 W—Nathan Lyons.FA
 31 st, 142 E—John Wanamaker, Bway & 8. NoS-Rec
 32 st, 227 E—Est Michael V Cregier, care Louise M, 52 Crary av, Mt Vernon. Ex(R)-O
 37 st, 207 E—Reis & O'Donovan.Rec-NoS
 38 st, 342 E—National Leather Belt Co.Rub-Rec
 40 st, 143 W—Standard Eng Co.Rec
 42 st, 128 E—Standard Oxygen Co, 216 E 42.CF
 42 st, 348 W—M F Quinlan.CF-El
 47 st, 419 W—Walter S Baker, 310 W 121. Rec-FA-NoS
 48 st, 244 E—Jennie Hershfield, care J Livingston, 320 Bway.FE(R)-ExS-FA-FP
 49 st, 304 W—Shepherd Auto Co.El-FP
 50 st, 235 W—Henry T Stein.FP-FA
 50 st, 628 W—Francis L Fitzpatrick.FA
 52 st, 79 E—Frank W Goodrich.D&R-El
 62 st, 157 W—Elias Lipsitz.FA-FP
 65 st, 204 E—Jacobus Verehuron.Rec-Rub
 68 st, 73 W—Mrs James Quirk.ExS-FA
 74 st, 256 E—Consolidated Oil & Sup Co.Rec-Rub
 76 st, 438 E—Abraham Levin.NoS-FA-Rec
 77 st, 345 E—Abraham Rosenberg.FP
 79 st, 221-3 E—St Zitas Home. WSS-FE-ExS-FA-A
 83 st, 612 E—Malcolm Motor Car Co.Rec
 85 st, 510 E—Hyman Harkavy.CF
 90 st, 431-5 E—Fred Orfkam.FA-CF-Rec
 92 st, 215 E—George Ehret, 235 E 92.OS
 98 st, 301 W—Elmer A Darling, 23 E 21. FP-FE(R)-ExS
 101 st, 102 W—Herman Markowitz.Spr-WSS-Ex
 101 st, 413 E—Albert Hautsch.NoS-FA
 103 st, 125 E—Monmouth Holding Co, 46 Cedar.FP
 115 st, 153 E—A De Francis & Co.FA-Rec
 116 st, 100-2 W—M & R Lunch Co.FP
 116 st, 180 E—William Strelitzky.FA
 116 st, 180 E—Harry B Goldman.Rec-FA
 120 st, 245 W—Consolidated Gas Co, 130 E 15. GE
 120 st, 245 W—Robert E Hinvest.FE-FP
 120 st, 509-17 E—Alexander Pelli & Co. Rec-FA-NoS
 125 st, 165 E—John A Sanchi. O-Tel-Spr(R)-FE(R)
 128 st, 123 W—S Desowitz, Inc.NoS-FA-Rec
 129 st, 110 E—O W Wuertz & Co, 1518 3 av. NoS-Rec
 130 st, 601-7 W—Broschart & Braun, Inc.FA
 131 st, 614 W—Clover Farms, Inc, 534 W 48. FA-Rec-NoS
 142 st, 42 W—Thompson Bros.FA-El-CF
 142 st, 537 W—William Kuhn.NoS-FA-Rec-SA
 Named Avenues.
 Amsterdam av, 2501-11—Ice Mfg Co, 1480 Bway.NoS-FA-Rec
 Broadway, 374-8—Consolidated Gas Co, 130 E 15.GE
 Broadway, 374-8—James R Roosevelt, 23 W 26 WSS(R)-FP-Spr
 Broadway, 449—Jennie Munson, 189 Montague, Bklyn.A-FD
 Broadway, 499—Francis Bannerman FP-WSS-FE(R)
 Lenox av, 231—David Finkler.Rec-FA
 Lenox av, 231—Benjamin Byalek.Rub
 Lenox av, 231—Paramount Const Co.Rec-Rub-FA
 Lenox av, 231—Consolidated Gas Co, 130 E 15. GE

Lenox av, 231—Mary F Dodge, 327 E 63.FP-O
 Madison av, 1119—Sisters of Charity. GE-Tel-A-FP-Ex-ExS-O
 Madison av, 1688—Thomas Goldman.Rec-FP
 Madison av & 46 st—N Y Central R R Co. Lex av & 45.Rec(R)
 Park av, 1646—Modern Painting Co.NoS-FA-Rec
 Park av, 2950—Monteleone & Son Paper Co. NoS-FA-RQ
 Park Row, 211—Henrietta Kommel, 1270 Madison av.FP-FD-A
 West Broadway, 42—The H Michelson Co.D&R
 West End av & 64 st—El Arco Radiator Co.FA
 Numbered Avenues.
 1 av, 401—Jacob C Louis.Rec
 1 av, 675—J Chas Teepe.Rec
 1 av, 1108-14—Gzito Machine Co.Rec-FD
 1 av, 1108-14—E R Steam Kindling Wd Co.FD
 1 av, 1108-14—Skrievanek & Tannhaeuser. Rec-FD
 2 av, 932—Savarese Bros.NoS-FA-Rec
 3 av, 156—H Portnof.Rec-FA
 3 av, 517 Adolph Buchholtz.FA-NoS
 3 av, 900 Harry Taussig.NoS-FA-FP
 3 av, 1151—Joseph Dillon Sons.NoS-FA-Rec
 4 av, 65—Margaret H Green.Stp(R)
 5 av, 244—Cobb & Jenkins.FD-Rec
 5 av, 244—Tracy & Swartwout.FD-FA
 5 av, 244—Joseph H Freedlander.FD-FA
 5 av, 244—Hoppin & Koen.FD-FA
 5 av, 244—McClure Photographer.FA-Rec-FD
 5 av, 244—Dobbs & Co.FD
 5 av, 244—Andrew J Connick.FP-Rec-FD
 5 av, 244—Harrington & Goodman.Rec-FD
 5 av, 244—J F Douglas & Co.FD
 5 av, 2152-4—S Hyman, 2069 5 av.SA
 6 av, 473—Pacific Embroidery Works.FP
 6 av, 473—Consolidated Gas Co, 130 E 15.GE
 6 av, 473—James Slater, 1123 Bway.FP
 6 av, 473—Nicholas Gianikes.FA-FP
 8 av, 522—William P Allan.Rec
 9 av, 324—William Ferris.FA-Rec-D&R
 9 av, 723—Julius Kramer.NoS-FA
 10 av, 326—Isadore Rehman.NoS-FA-Rec-Rub
 10 av, 525-35—Spear & Co., 253 6 av.FP-El
 Brooklyn Orders Served.
 Named Streets.
 Bristow st, 1401—Max Turetzky.Rec-D&R
 Cabot st & East Blvd—Church E Gates & Co. Rec-El-D&R
 Numbered Streets.
 138 st, 113 E—W P Haines & Co.NoS-FA-Rec
 146 st, 524 E—Patrick McLoughlin.Rub
 146 st, 524 E—Mrs Mary McIntyre.FP
 165 st, 732 E—Andrew Antable.Ex(R)
 Named Avenues.
 Bailey av, 3129—James Whelan.NoS-FA-Rec
 Claremont Pkway, 448—Jacob Feinberg.Rec-FA
 Garrison av & Bronx River—Burns Bros, 50 Church.StSys-FA-NoS
 Park av, 4239—Tremont Steam Carpet Clean Co.FA-D&R-Rec
 Prospect av, 1220—M J Grabschrift.FA
 Prospect av, 1425—Morris Citrin.Rec-D&R
 Rider av, 281—Manhattan Wood Work Co. Rec-El
 Vireo av, 4302—Herman Bodenheim.NoS-FA-Rec
 Numbered Avenues.
 3 av, 3613—L Radzin.NoS-FA-Rec-D&R
 3 av, 3783—Barney Stenzel.NoS-FA-Rec
 Brooklyn Orders Served.
 Named Streets.
 Beard & Conover sts—Holzapfel's American Compositions Co.StSys
 Bridge st, 19—Columbia Gas Fixture Co. El-FP
 Fulton st, 880—George Circhio.RQ-D&R
 Grant sq, 33—Isaac C Kirkman, 1365 Bedford av.FP-Ex
 Humboldt st, 628—Wm Behlen.FP-FA-El(R)
 Montague st, 136—Allied Realty Interests. FE-FE(R)
 Newell st, 199-201—R M Auto Repair Co, 195 Newell.D&R
 Osborne st, 232—Ben Safer.El
 Raymond st, 65—National Parlor Suit Co.D&R
 Russel st, 235—American Cooperage Co, Inc. NoS-GE-FP-Ex-RQ-FA
 Numbered Streets.
 6 st, 506—M E Church.WSS(R)-Exs-Ex(R)
 10 st, 248-256 N—George H Speaight.StSys
 Named Avenues.
 Franklin av, 979—Oriental Varnish Works. StSys
 Glenmore av, 555—O S Bluhm.NoS-FA-Rec
 Neck rd & Ocean av—Sheepshead Speedway Corp.D&R
 Putnam av, 310—Charles M Seacombe.FP
 Westminster rd, 481—John B Warnock, 962 Ocean av.DC
 Numbered Avenues.
 15 av, 7114—R Crecci.D&R-NoS-Rec-FA
 Queens Orders Served.
 Named Streets.
 13 st, w s, 175 s 6 av (College Point)—Herman Krasmpe.NoS-FA-Rec-CF-FP
 Bell av & Elm pl (Bayside)—Bayside Hardware Co.FA-Rec-NoS
 Cooper & Wyckoff avs (Glendale)—William Rupp.CF
 Jackson av, 391 (L I City)—Louis Camerdella.CF
 Richmond Orders Served.
 Named Avenues.
 Old Stone rd, 550—Marion Wisnieski. D&R-Rec-FP-CF
 Pennsylvania av, bet Clair & Anderson sts (Rosebank)—C B J Snyder, 500 Park av, Manhattan.FP-D&R-FA-WSS
 Board of Examiners.
 The following appeals and decisions have been handed down by the Board of Building Examiners:
 APPEAL 357 of 1915, New Building 311 of 1915, premises 311 Fifth avenue, Manhattan. York & Sawyer, appellants.

1. Walls are of unlawful thickness. Sec. 256. An equally good and more desirable form of construction can be provided.
 That 12" skeleton walls, carried on steel at each story, be permitted as enclosure walls.
 Inasmuch as this building is of the skeleton type of construction, the additional brick work as called for in the Sec. 256 adds additional weight to the steel without any advantage, and we respectfully ask that we be permitted to use 12" brick walls from the 1st to the 16th floors, inclusive.
 Appearance: John H. Appledorn.
 On motion, APPROVED on CONDITION that no unsupported vertical section of twelve-inch wall shall exceed fifteen feet in height; and further, that all street walls in the first story shall be at least sixteen inches thick.
 APPEAL 358 of 1915, New Building 504 of 1915, premises 1324 Wilkins avenue and 1315 Southern Boulevard, The Bronx. Matthew W. Del Gaudio, appellant.
 1. 6" posts must be anchored to foundation piers.
 2. State gauge and material of metal covering for roof and sides.
 3. Spacing of posts are excessive for metal covering at sides.
 4. State if there is a building adjacent to rear lot line.
 Additional objection: Structure is unlawful within the fire limits, and is not included by provisions of subdivision 5, Section 470, Article 22 of Chapter V of the Code of Ordinances relating to frame sheds within the fire limits.
 1. The objections numbers 1 to 4 will be properly complied with. The appeal is only from the additional objection.
 Under subdivision 6, Section 470, Article 22 of the Building Code, a structure of the kind mentioned is permitted, provided sides and roof are covered with fireproof material.
 The shed in this instance will be of an area less than that permitted, and will consist of practically two structures with an open space 7 ft. wide between each, and with the portion of the shed facing this space also open, thus making the structures open on at least three sides.
 The occupancy of building under the Building Code is not defined. In this case, the apparent future occupancy of the structure as a market will not alter the status of the building from that as specified, i. e., that structure is an open shed within the meaning of the Building Code. That such occupancy is no more hazardous than if the structure were used for other purpose, and as no gas light will be installed, and as building will be open on front and rear and on side facing open alley, the fire risk is less than in the usual type of open shed.
 Building, under proposed conditions, will be superior to structure permitted by the Building Code, owing to its street to street features, etc. Also, as the occupancy of a shed is not defined in the said Building Code, and the use of the building as marked is not contrary to any section of the Building Code, provided building is open on at least one side.
 Appearance: Matthew W. Del Gaudio.
 On motion, DISAPPROVED.
 APPEAL 359 of 1915, Alteration 6002 of 1915, premises northwest corner Arlington avenue and Warwick street, Brooklyn. Wm. C. Winters, appellant.
 Article No. 30, Section 6022. (No frame extension to be erected on side of frame building inside of fire limits.)
 Building is now frame and to build a brick extension on side would not harmonize with present building, also as all buildings on this side of street are. Adjoining building is at least 6' from proposed extension.
 That extension should be constructed of frame instead of brick.
 Wall on lot line to be brick filled.
 As main building is now frame also all buildings within one hundred feet are frame. We also see no safety (?) in erecting this small extension of brick. It could not possibly save main building in case of fire. (?)
 Appearance: Wm. Shein.
 On motion, DISAPPROVED.
 APPEAL 360 of 1915, New Building 307 of 1915, premises 326-336 East 42d street, Manhattan. Shape & Bready, Inc., appellants.
 3. Walls are of unlawful thickness at points noted. In the case of walls below first floor the portion of the wall inside of the water-proofing should be of the required legal thickness or else the two sections of wall should be properly bonded together by iron anchors two feet on centres in each direction, and a total wall thickness should be 4 inches greater than is required for a solid wall, neither section to be less than 8 inches in thickness.
 On the grounds that 12 inch brick walls are used as skeleton enclosure for a height of more than 75 feet are required by the Building Code.
 To be permitted to use 12" brick walls furred inside with 2 inch terra cotta tile blocks, supported at each floor level by steel beams and columns as enclosure walls for the building from the roof down to the second story floor level, for the rear and two side walls of the building.
 To be permitted to use a 16 inch brick enclosure wall for the first story on the two side walls, these walls are braced as shown on sheet No. 18.
 Regarding the walls below the first floor request is herewith made to permit their use as shown on plans, on the ground that they rest on rock and are surrounded by rock and that the actual loads coming on them are quite insignificant.
 That the brick walls as shown on plans are only an enclosure for the building to protect it against fire and weather.
 That the brick walls are properly carried down to the second floor level, and securely anchored into a steel frame designed to carry these loads.
 That any increase in these brick walls will only load up the columns and increase the cost without any advantage to the building.
 Appearance: H. F. Adams.
 On motion, APPROVED on CONDITION that skeleton construction be used throughout.

BUILDING MANAGEMENT

HANDLING COMPLAINTS IN APARTMENTS

By A. C. BANG, of E. S. Willard & Co.

COMPLAINTS can be classified as to those which are founded on some real grievance or those made with an ulterior reason. It might appear strange to the average tenant that a complaint could be made without some real cause back of it, but unfortunately for the agent or owner it is a fact and these complaints are as a rule the most difficult to handle. They may be due to some feeling against the janitor or superintendent or the agent arising from the refusal of some unreasonable demand or may be just pure "cussedness."

There are plenty of real complaints to be taken care of and adjusted, and it is the proper handling of these that determines the success or failure of an apartment house operation. There is nothing more aggravating to a tenant than to have a real complaint ignored, or not to have it attended to promptly.

Cause for Many Complaints.

Complaints, as a rule, are due to poor construction, insufficient heating appliances, inefficient employees. Complaints arising from poor construction and improper heating appliances usually are not easy to correct and frequently require the expenditure of large sums of money. The correction of those arising from inefficient employees should easily be effected. Most apartment houses have been built during recent years by so-called speculative builders, whose main object is to sell the building as soon as possible after completion. With this in mind the majority build to please the eye only, and frequently neglect the essentials, such as plumbing, heating and other operative appliances, which go so far toward making a tenant comfortable and contented.

Probably the most common complaints are caused by an insufficient supply of hot water and steam heat. In these cases a tenant is perfectly justified in making a "big kick" if he does not receive these services which are paid for and are essential for comfort and convenience. The lack of these may possibly be due to a parsimonious landlord or a lazy janitor, but oftener is due to the fact that when the building was erected the appliances installed were of insufficient capacity. Whatever the cause may be it must be rectified. This may mean rebuilding the chimney flue, enlarging the steam boiler, putting in a new hot water heater, changing the quality or size of the coal, or the method of firing or even perhaps firing the janitor or superintendent.

A Case in Point.

I have in mind an apartment house, the rear of which faced north with no surrounding houses to break the icy winds. As originally planned, the rooms on the rear simply had small steam risers running through them, and no radiators. Besides the steam boiler was not large enough even for this small amount of radiation. The windows were poorly constructed and let in a quantity of cold air. As a result during the cold weather the apartments in the rear were not habitable and were vacant most of the time. The house was sold and the new owner immediately installed radiators in all the rear rooms, added more sections to the steam boiler, tightened up all the windows and from that time there were no more complaints about lack of heat. These changes were quite expensive, but there was less coal burned than previously, and the entire cost was made up in one winter.

Another case was an apartment house finished during the winter months. The



A. C. BANG.

hot water was obtained through a device attached to the steam boiler. When the boiler was shut down the heater was used and was found to be entirely inadequate. By installing a device by which gases ordinarily passing up the chimney were consumed, and also improving the flue conditions enough additional heat was provided and a larger heater was not necessary. Very often flues will not be constructed properly nor of adequate size, the result being that they have to be rebuilt or else an iron or steel flue constructed on the outside of the structure.

Telephone Service.

Telephone service is now universally demanded even in apartment houses where rentals are very moderate, and is responsible for many complaints. The trouble is mainly due to switchboard service in the houses. If the telephone company could profitably arrange to furnish slot machines in each apartment with direct connection to the company exchange, many of the complaints might be avoided. There is little excuse for poor telephone service in large and high-priced apartments, but to give good service in small houses or where low rentals are paid, is quite a problem.

Contrary to general belief, telephone service at its best is an expensive luxury for the landlord and there is a tendency to skimp on the service by having the switchboard attendant perform other duties, such as operating the elevator, cleaning the halls, sidewalks, etc. It is easy to figure out the trouble that will ensue when there is one attendant for the elevator and the switchboard registering a call at the same time that a tenant on the top floor rings for the elevator. The matter of attendants listening to tenants' conversation is the cause of a great many complaints. Many other causes for complaints could be mentioned without exhausting the list.

Complain to the Agent.

So no matter how good the construction of the building or the efficiency of the service there is bound to be complaints and a system should be so arranged that when complaints are made some one in authority is informed so that they may be satisfactorily adjusted.

It should be the duty of every owner or agent to try and impress it on their

tenants that all but very minor complaints should be made direct to the office and not to the janitor. How often does it happen that a tenant will tell the agent of having complained several times to the janitor that there was not enough heat or hot water and that no attention had been paid to it. So often tenants will say when taken to task for not properly reporting a complaint that they didn't want to be classed as a crank, or they didn't want to report the employee for fear that he would be dismissed, or give some other poor excuse. Complaints are not pleasant to hear, but it is all part of the business and the sooner the agent knows about and rights them, the better for everybody.

It is most important in order to keep complaints at a minimum to have an efficient and obliging janitor with capable assistants. A record should be kept by him of all but the most minor complaints, showing when same were made and when adjusted. There should also be a record of the cessation of any part of the operative service. By examining these records an agent can tell at a glance what is going on.

Keeping Tabs on Complaints.

Complaints sent to the office should be recorded in the same way and come under the close scrutiny of the manager of the office or one of the firm. Furthermore, the handling of the complaints and the removal of the cause should be the work of an expert and preferably one with plenty of tact, one not easily ruffled and with broad minded views. The cause of a complaint should always be determined no matter what the trouble or expense. Money spent this way has always proven a good investment.

Agents coming in contact with builders should impress upon them the necessity of providing proper operating facilities and in recommending properties for sale they should see that these have been provided.

Insurance Men Dine.

The 116th meeting of the Insurance Society of New York was held at the Hotel Astor on Tuesday evening, October 26, at 7 o'clock. The guest of the evening was the Hon. Jesse S. Phillips, Superintendent of Insurance of the State of New York. The toastmaster was President Charles J. Holman. In addition to the guest of the evening brief addresses were made by Hon. F. H. Hardison, Superintendent of Insurance, State of Massachusetts; Hon. George M. LaMonte, Superintendent of Insurance, State of New Jersey; Mr. E. G. Richards, President National Board of Fire Underwriters; Mr. Elijah R. Kennedy, of Weed & Kennedy; Hon. Frank Hasbrouck; Mr. Frederick B. Campbell, of Butler, Brown, Wyckoff & Campbell; Mr. George W. Babb, Manager, Northern Assurance Company, and Mr. William B. Ellison, of Ellison & Ellison. The attendance at the meeting was three hundred and eighty.

Nassau County Activity.

This year has witnessed a lesser number of land operations for speculative purposes purely in Nassau county and more selling for improvement, or with improvements already made. There is a better class of investors invading suburban Long Island than there were a year ago. The real estate scream has been transformed into a policy of conservative statement and the market situation tends to substantiate it.

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.

Heater and Sprinkler in One.

ARCHITECTS and builders have been so accustomed to figuring heating and fire preventive systems as separate accounts that it may be of interest to them to know that a system has been perfected whereby both may be combined in one installation and at a single cost. In fact, according to Charles L. Hubbard, writing in the Heating and Ventilating Magazine for October, a plant has already been equipped with this new system. It is said that the radiating surface has been reduced to about thirty per cent. of that required if the usual system of independent heating were employed.

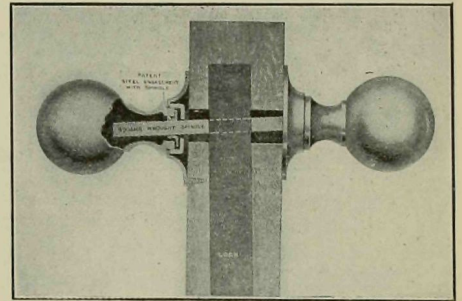
There is herewith shown the layout of the combined heating and sprinkler system in the factory in which it was installed measuring about 170 feet by 180 feet, one story high. Out of a total of 5,000 square feet of radiation required, 3,800 square feet are made up of the sprinkler mains and laterals which would have to be furnished in

nections to prevent circulation and to keep the hot water from the fusible pieces, and provision for expansion. The method is very simple. Expansion is provided for by the use of a closed tank, with an air cushion, or a by-pass may be carried around the alarm valve in the sprinkler system, this pipe containing a check valve opening outward and having a small hole drilled in the seat. When the volume of water in the system increases, due to expansion, the surplus passes into the city mains, or other source of supply, through the check valve. As the water cools, contraction takes place slowly, and the system is again filled through the small hole in the check valve seat.

New Heat-Insulating Material.

A NEW fibrous form of silicon oxycarbide, of value as a heat insulator, has been developed. It is a soft, resilient, fibrous material, which after gentle compression returns to its original shape, and can be cut into plates, sheets and rings that are self-supporting. It is an agglomeration of exceedingly fine fibres, the diameter being about 0.006 mm., or 1/20 the diameter of a fine cotton fibre. The apparent density of the unworked material varies somewhat, being about 0.15 to 0.18 lb. per cu. ft. The actual density varies from 1.84 to 2.20, according to the variance of the composition from the theoretical $SiCO_2$.

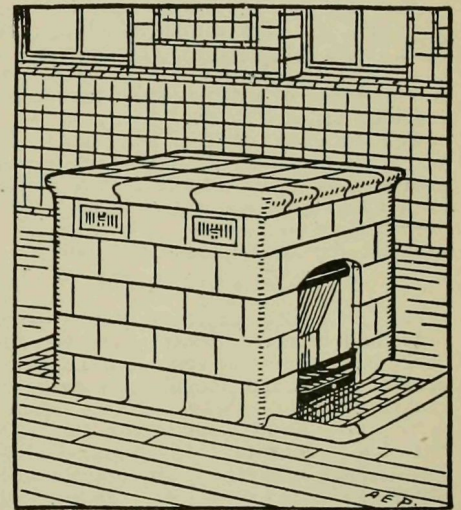
With a view to eliminating this trouble a manufacturer is putting on the market a new type of spindle for doors that takes up any shifting of veneers or laminations. The cut shows how these irregularities are taken up, no



matter how pronounced they may be. All the bearings are kept true and smooth in action, rattling is eliminated and the binding of the lock rendered an absolute impossibility. The knobs are always in perfect alignment.

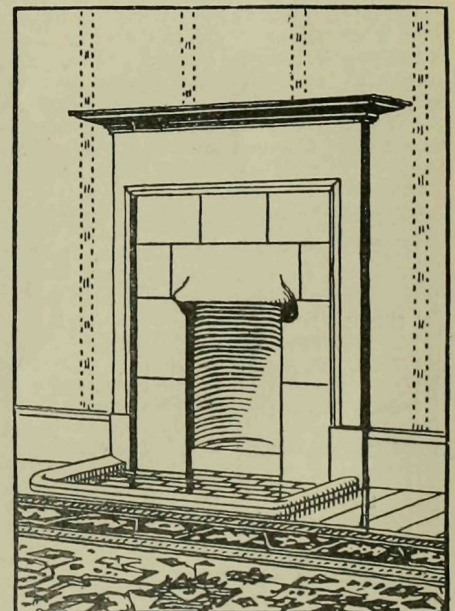
Hospital Ward Stoves.

TWO types of heaters and fire places of novel lines are those shown in the accompanying illustrations. The first shows a hospital ward stove that has novel features. It sets in the cen-

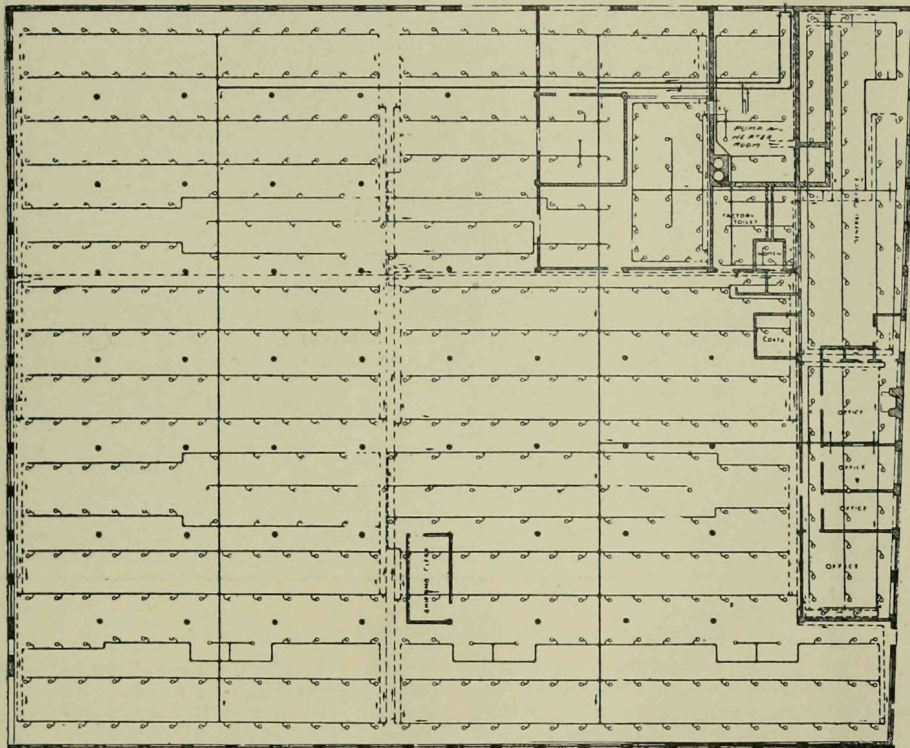


ter of the room and is lined with fire clay. Gases are carried off by return draught arrangements so that the entire top of the stove, which is made of tile on a steel and masonry base, may be used for heating blankets, keeping water tepid. Grates are provided on either side so that convalescents may sit around hearth fires without crowding.

The other cut shows a type of fire



place heater recess or grate fire place of rather rigid lines, but quite capable of radiating a great amount of heat. Instead of this being the ordinary type of fire place, the exterior surface itself, made of a special clay ware, absorbs and radiates heat that ordinarily passes up wasted through the chimney.



any case. The auxiliary surface consists of twelve cast iron radiators in the office section and a circulation along one side of the main work room.

The system of heat transmission is hot water heated by a forty-horsepower boiler circulated by a centrifugal pump having a normal capacity of 150 gallons a minute.

The sprinkler system is changed to a heating system, without affecting its original purpose, by simply tapping the ends of the laterals and bringing back return connections to the suction of a circulating pump which discharges through a heater into the sprinkler supply mains, inside the alarm valve.

In buildings several stories in height, sufficient circulation has been obtained by gravity, without the use of a pump. In general, however, forced circulation is usually preferable, for hot water heating large buildings, regardless of whether the combined or independent system is employed.

Circulating hot water through a sprinkler system has no effect upon its efficiency as a protection against fire. The pump and heater are in a by-pass connection, the regular pressure is carried at all times, and the supply of cold water in the sprinklers, in case of fire, is not affected in any way. The only details requiring change are shallow loops or traps in the sprinkler-head con-

When compressed to 0.8 lb. per cu. ft. it is about twice as good as wool compressed to a density of 12 lbs. per cu. ft.; and equal to eiderdown at a density of 5 lb. per cu. ft. The heat-insulating value is approximately halved at a rise from 100 to 500 degrees C. At temperatures above 1,000 degrees C. it oxidizes slowly in air, being converted into silica. The heat capacity is very small on account of the very small mass of solid material (0.1 to 0.5 per cent. compressed). The fabric is a fair electrical conductor, but if sparking takes place at the contacts it is oxidized to silica, and this introduces an insulating layer.

In the preparation of this material a sealed muffle pot of clay-lined graphite has its bottom covered with pieces of silicon and a catalytic agent like calcium fluoride. After a few hours in a furnace at from 1400 to 1500 degrees C. the muffle is found filled with the material.

Adjustable Spindles.

IN this day of hasty construction it is common practice for building artisans to take short cuts. When this occurs misalignments frequently follow, much to the annoyance of the owner. But the disappointment of the owner is slight compared with the chagrin of the tenant when he finds that appliances supposed to operate easily bind and jamb on the slightest provocation.

CURRENT BUILDING OPERATIONS

High Class Apartment Project Absorbs Another Block Front on Park Avenue, in Terminal Zone

WHAT will prove an important addition to the already large apartment house colony on Park avenue, is being erected on the west side of the thoroughfare between 50th and 51st streets. The fee to the land is under the ownership of the realty corporation which acts as a holding company for the New York Central Railroad Co. The Park Avenue Improvement Company leased the land for a term of twenty-one years, with two renewal privileges and the new structure, which will be thirteen stories in height is being built from designs prepared by Warren & Wetmore, architects, 16 East 47th street. Balcom & Darrow, 10 East 47th street, are the structural steel engineers.

The property has an avenue frontage of 200.10 feet and measures 75 feet in each of the side streets. The floor plans have been so laid out that two simplex and a portion of a duplex suite have been provided on each floor.

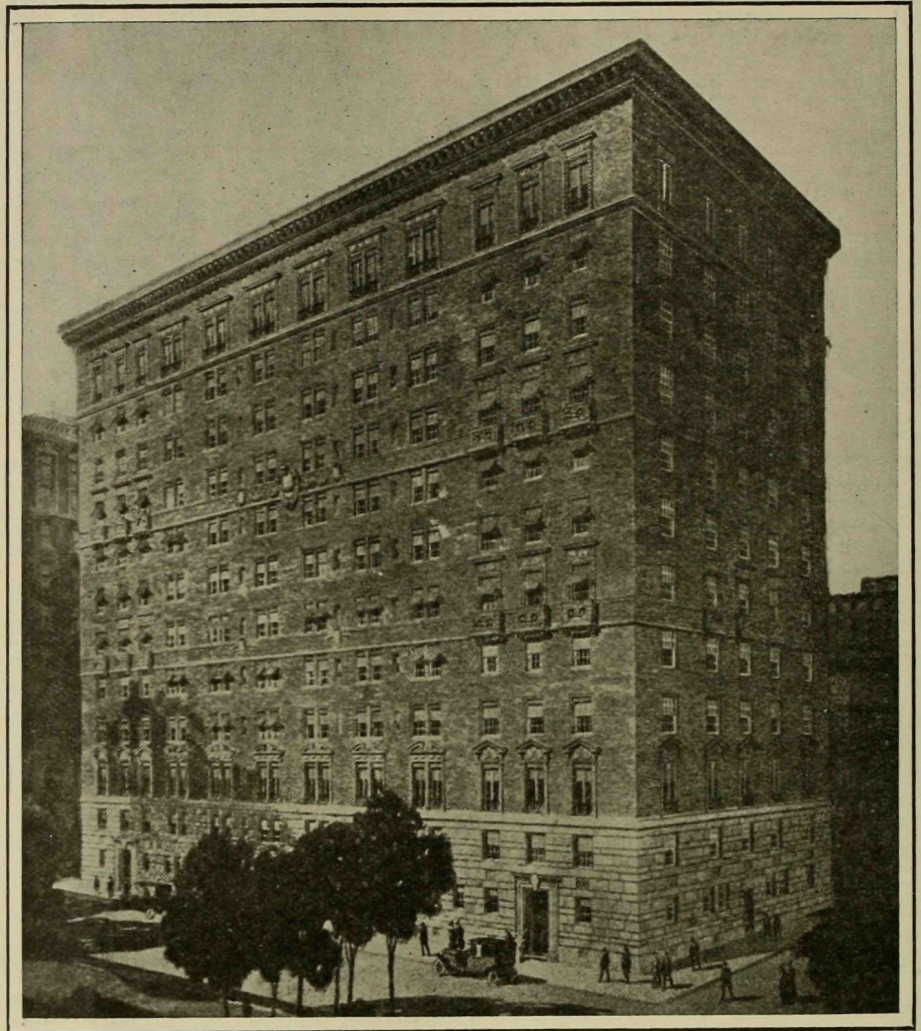
The location of the new house is nearer to the theatres, shops and clubs than any of the other apartments along Park avenue, as the entire property to the south is unimproved. Pease & Elliman are the agents for the building.

Sub-Contracts Awarded.

The following contracts have been awarded recently: Ravitch Brothers, 63 Park Row, general contract; Hudson Wrecking Co., 120 Broadway, wrecking; Passaic Steel Co., Paterson, N. J., structural steel; Rapp Construction Co., 30 East 42d street, fireproofing; David Miller, 315 East 103d street, cut stone; South Amboy Terra Cotta Co., 150 Nassau street, terra cotta; Olman & Rothstein, 633 Concord avenue, ornamental iron, and Otis Elevator Co., 11th avenue and 26th street, elevators.

This is no doubtful venture but one boldly planned, as is evidenced by the size of the apartments. They will not be small suites, nor will they have small rooms. The simplex apartments on the 51st street corner will be alternately 13 or 14 rooms, each with 4 baths, and in each of these the living room will be approximately 30 feet long which is longer than even the best of the earlier Park avenue apartment houses have, and longer than any of the rooms in even some of the finest of the modern houses.

The duplex apartment will have 14 rooms and 4 baths, and the apartments on the 50th street corner will have 16 rooms and 4 baths. It may be said to



Ravitch Bros., Gen'l. Con.

Warren & Wetmore, Archts.

BLOCK FRONT IMPROVEMENT ON PARK AVENUE.

cover the ground of area of three city lots. The living room is about 30 feet long, the dining room about 25 feet, and even the den, an unusual feature in New York's apartments, is about 25 feet long. There are four master's bedrooms, and three master's baths, and four servant's rooms and bath. It has a large foyer hall and library and plenty of fire-places.

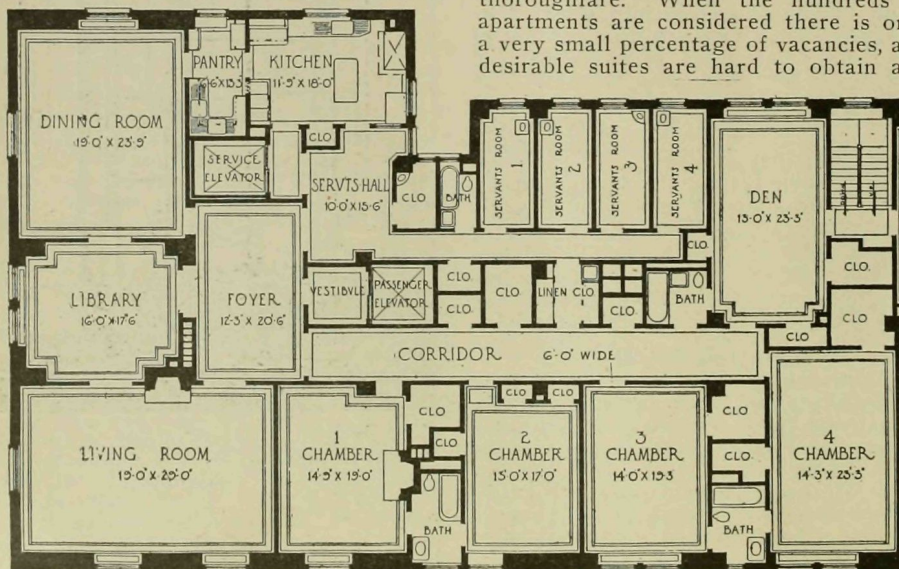
The demand for apartments in the Park avenue section is better this year than ever before in the history of the thoroughfare. When the hundreds of apartments are considered there is only a very small percentage of vacancies, and desirable suites are hard to obtain and

are at a premium. This demand is so great that it has extended to the side streets and "to let" signs are only seen infrequently, where a couple of years ago there was hardly a building that did not have several apartments to rent.

Another encouraging feature, specially from the owner's standpoint, though, of course, the agent also benefits, is that rentals have been maintained, and in many instances some slight advances have been recorded. The leases are usually for a term of years, that is, where the more expensive apartments are concerned, and the tenants wish it this way, for they have learned, by experience, that once a desirable apartment has been found, it is poor policy not to "stay put."

The reconstruction of that section south of 59th street, in and adjacent to the terminal zone, is well under way, and only a comparatively few parcels remain on the market. The development has been along the highest lines and is permanent in character. The judgment of the railroad company to pick and choose among those who made offers to lease has been a wise one, for now the section is being improved by some of the best building companies in the city.

The upbuilding of Park avenue has had a striking effect upon the assessments for 1916, because it is one of the few residential thoroughfares where values have been materially increased. In certain sections of West End avenue these conditions exist, though not to such a degree as on the East Side.



A TYPICAL SUITE IN THE NEW BUILDING.

BUILDING CODE HEARING.**Provisions Relating to Unsafe Buildings and Enforcement Considered.**

At a hearing on Thursday before the Building Committee of the Board of Aldermen on the proposed Building Code article relating to unsafe buildings, the New York Society of Architects asked for representation on boards of survey. The architectural chapters of New York and Brooklyn are now so represented when surveys are made of unsafe buildings. The committee reserved decision.

There was a discussion regarding the penalties to be enforced for violation of the Building Code, Counselor French of Eidlitz & Hulse, attorneys for building interests, contended that the amount of the fine within the limits specified by the code should not be settled by the Superintendent of Buildings but should be a judicial function.

An interesting discussion occurred upon the provision making persistent violation of the code and disregard of the orders of the Superintendent of Buildings having jurisdiction a misdemeanor. The subject is an old one in connection with the Building Code. The need of some regulation which will prevent utter disregard of departmental orders is apparent. In framing the provision referred to, Mr. Miller, the committee's expert, plainly had in mind to protect builders from arbitrary treatment and yet to secure compliance with the code when human life is at stake.

The prevailing feeling was that while persistent violation and disregard of orders should be considered a misdemeanor the decision should not rest with the Superintendent but with the courts, as to whether the particular case endangered the public safety. This was the view which Counselor Patterson, representing the brick interests, took, and it seemed to meet the approval of the Superintendents of Buildings. The amended bills will be reported out next week.

BRONX WANTS A TUBE SERVICE.**Postal Service Is Insufficient—Causes Losses in Business.**

The postal facilities, so far as time of delivery and despatch are concerned, are proving to be serious handicaps to Bronx manufacturers and business men. Many precious business hours are lost in the forwarding of mail to and from Manhattan. The Bronx merchants are aroused to this formidable handicap to their operations, which is serious, as the Borough is the only section of any great consequence in the area in New York and New Jersey comprising the territory the Metropolitan Greater City draws upon that is similarly placed.

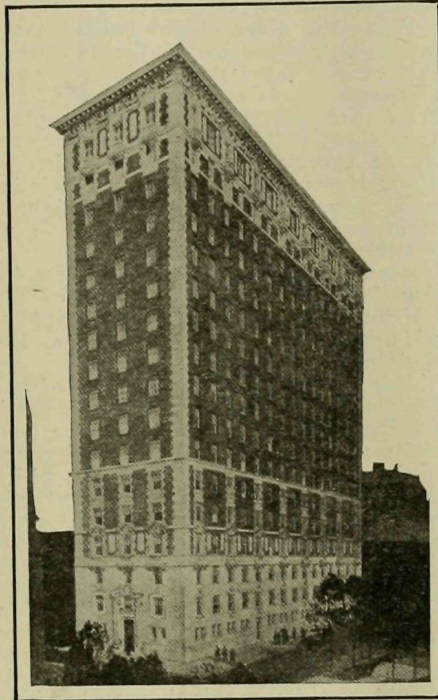
Not only that it is the only community of 700,000 souls in the world that is handicapped because of the fact that it is not a postal entity, having no separate post office and the regular service that is the result of such a central office. The monetary loss that is yearly sustained by Bronx merchants as the result of time lost is impossible to compute.

The Bronx Board of Trade has for some years carried on a hard and consecutive fight during each session of Congress for a separate Bronx post office, and while its efforts have not as yet been crowned with success, the belief is prevalent in that organization that this crying need and greatly desired improvement will become an accomplished fact. The officials of the Board of Trade who are directing this campaign feel that with the heavy expenditures the Federal Government will be faced with in view of President Wilson's avowed intention to support the movement for an enlarged army and navy in the cause of national defense—that there will be small hope of their securing their own post office during this Congress. Realizing, however, that as the borough grows from day to day and its manufacturing plants and business houses naturally increase in proportion, the postal situation is likewise becoming seriously acute. The Board of Trade has therefore started an energetic campaign to secure the

next best thing in order to give the Bronx merchants immediate relief—the installation of a pneumatic tube service from the lower branch postal stations in the Bronx to the New York post office in Manhattan. The Board has taken this matter up with Postmaster General Bursell and will fight to a finish for this business necessity to the borough's growth and welfare.

BLOCK FRONT IMPROVEMENT.**Seventeen-Story Structure for Lower Park Avenue.**

At 330-350 Park avenue, which comprises the block front between 51st and 52d streets, a seventeen-story apartment house has been constructed, from designs prepared by Warren & Wetmore, architects, 16 West 47th street.



Warren & Wetmore, Arch'ts.
330-350 PARK AVENUE.

Douglas L. Elliman & Co. are the agents for the structure. A. L. Mordecai & Son, Inc., 30 East 42d street, have the general contract; Godwin Construction Company, 251 Fourth avenue, excavating; Hinkle Iron Company, 534 West 56th street, structural steel, and John Liddle, 402 East 107th street, cut stone.

Statue of Joan of Arc.

The Harrison Granite Co., 200 Fifth avenue, has a contract to erect a stone and bronze statue of Joan of Arc on Riverside Drive, at 93d street. The work is being done under the direction of the Department of Parks, from plans prepared by John V. Van Pelt, architect, 381 Fourth avenue. The modeling of the statue is the work of Anna Vaughn Hyatt, sculptress. The pedestal is being built of blocks of stone taken from the old prison at Rouen, France, where Joan of Arc was confined. The stone consists of 229 separate blocks taken from the dungeon of the prison. The monument will cost about \$30,000.

Building at Beechhurst.

With the terms of the lease of the Whitestone Landing branch of the Long Island Railroad by the city of New York as part of its rapid transit system practically completed, a building movement has been commenced at Beechhurst, L. I. Foundations of five new detached dwellings are laid and work on the superstructure is under way. A speculative builder who was active in the upbuilding of the outlying sections of Brooklyn has plans prepared for the building of five good-sized detached dwellings in Beechhurst, work upon which will be begun in the near future.

When the Whitestone Landing branch becomes a rapid transit route, as now seems assured, residents of Beechhurst will have a five-cent fare.

STATE BUILDING CODES.**Only Six States Have Building Laws in Force.**

Addressing the recent convention of the Fire Marshals' Association of North America, Insurance Commissioner J. R. Young of North Carolina said:

"There are only about six States that have, or, as far as I am advised, are attempting to have, State building codes, viz., Ohio, Wisconsin, Illinois, Pennsylvania, New York and North Carolina.

"1. Ohio.—The State of Ohio has adopted a very complete code that enters into all details. It demands construction of the first type and gives the same in detail. The code is no doubt based largely on the code usually used by large cities and gotten out by the National Board of Underwriters. It appears to leave no discretionary powers in the inspector, or any local or State officer. While I have been able to obtain no data as to how well this code is being enforced, I should say from my experience that it could be enforced and would operate well in large cities, but not easily in small cities or towns.

"2. Wisconsin.—The Wisconsin State Building Code is not a statute, but is based upon a statute calling for "safe" construction and authorizing the Industrial Commission of Wisconsin to fix the standards, rules, etc. The code is general in its terms and does not enter so much into details as does the Ohio code. The statute appears to be enacted in 1913 and the code promulgated in 1914.

"3. New York.—New York has no State building code, but allows the Labor Department, through its industrial board, to promulgate rules and regulations for fire prevention and safety in factories.

"4. Illinois.—In Illinois a code has been reported through a commission appointed to revise and codify the building laws, but it has not been enacted into a law. This code, like the Ohio law, enters very much into details.

"5. Pennsylvania.—My information is that Pennsylvania is working on a State building law, but so far has not accomplished anything in the way of its enactment into a law.

"6. North Carolina.—The State building law was enacted in North Carolina in 1905. The law, while by no means a perfect code, has operated well and been of great service to the citizens of the State, and greatly improved the character of buildings being erected throughout the State."

Deepening Milburn River.

The widening and deepening of the bay at the river's mouth at Baldwin, southern Nassau County, has been begun by the township of Hempstead. Frank Perkinson, of Patchogue, L. I., has the contract. The development of this part of Long Island for residential purposes has necessitated this waterway improvement. Much dredging of contiguous bay bottom is being done by private enterprise.

The township of Hempstead is contemplating another appropriation for the purpose of widening Parsonage River at and adjacent to its mouth so as to allow for a continuous channel from the westerly part of Baldwin across the bay to Long Beach.

Plans are completed for a casino, enclosed almost entirely with glass, to be built on the shore of deepened Milburn River. The demand for a modern pleasure resort and increased nautical advantages at Baldwin is steady, and it is based on the influx of new all-year residents to this part of Nassau County.

Five canals that flow into Baldwin Harbor are opened; more than one hundred waterfront villa plots have been sold, and numerous bungalows and dwellings are in course of construction. The demand for waterfront home sites along the south shore of Nassau County has caused their value to enhance from 35 to 50 per cent.

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BUILDING ALTERATIONS.

Merchants' Association Makes a Recommendation—Approves of the New Code.

The Building Code Committee of the Merchants' Association of New York, at its meeting on Friday, October 29, adopted unanimously the following resolutions with reference to the revision of the Building Code which is now nearing completion:

Resolved, That the approval of this committee be given to the excellent work already done by the Building Committee of the Board of Aldermen, and its engineer, Mr. Rudolph P. Miller, towards the revision of the Building Code, but it urges most earnestly that particular attention be given by said Building Committee and its engineer to changing as little as possible existing conditions in buildings already erected.

While the older type buildings are gradually passing away, the thousands that remain must still be insured their usefulness and earning capacity, and great care should be exercised to place upon these buildings only such changes as are necessary for the protection of life and property, in order that their income may be maintained and their taxation value be reduced as little as possible.

Resolved, That a copy of this resolution be sent to each member of the Building Committee of the Board of Aldermen and to its Engineer, Mr. Rudolph P. Miller.

Alderman McNally, chairman of the Building Committee, expressed his gratification and that of the committee generally over this unqualified endorsement of the work of the committee, and added that the recommendation would certainly receive serious consideration.

When asked as to the request contained in the resolution that existing conditions in buildings already erected be changed as little as possible, Mr. Miller said that personally, he believed that changes in existing buildings to bring them up to present day standards should not be required except where such changes are essential to the safety of life or property, and that he was fully in accord with the Building Committee of the Merchants' Association in this respect.

U. S. REALTY & IMPROVEMENT.

Business of the Company Has Turned for the Better—Income from Buildings.

The United States Realty & Improvement Co. reports a substantial increase in business in all lines. New building contracts show a particular enlargement, the company having secured important contracts for the construction of new buildings for concerns receiving war orders. There has been a gratifying increase in rentals, particularly in the Wall street district. October showed big gains over the corresponding month of last year, and November is also expected to show a large increase. U. S. Realty owns the Plaza Operating Co. which is showing large profits. Mortgages are also in better demand, and the belief is general that real estate, after a long depression, has turned for the better.

Realty paid 5 per cent. on its one class of stock right along until the early part of this year, when payments were suspended. But indications now are that for the current fiscal year considerably more than 5 per cent. will be earned. In the year ended April 30, 1915, the company earned 5 per cent. on its stock; in 1914, 8.18 per cent., and in 1913, 9.16 per cent.—Wall Street Journal.

Coney Island Terminal.

The New York Municipal Railway Corporation has applied to the Public Service Commission for permission to enter into a contract with the George W. McNulty Company, for the construction of the Coney Island terminal of its elevated railroads. The company in its application states that the McNulty Company, in its opinion, is well equipped to do the work, and that the prices which it agrees

to perform the work for are reasonable. The McNulty Company is the same concern which constructed the Sea Beach line for the New York Municipal Railway Corporation. That corporation says the Sea Beach work was very satisfactory.

NO ARCHITECTS SELECTED.

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

NORTH CASTLE, N. Y.—W. C. Squier, 2d, Rock Ridge st, Greenwich, Conn., contemplates the erection of a residence here. No architect selected.

NEWARK, N. J.—A. Van Horn, East Union st, contemplates the erection of a 2½-sty frame residence to cost between \$4,000 and \$5,000. No architect selected.

HAWTHORNE, N. J.—The Board of Education, Jos. P. Staff, president, is receiving competitive sketches to close November 9 at 8 p. m. for a public school at Lee, Hutchinson and Alexander avs, to cost about \$36,000.

PLANS FIGURING.

CHURCHES

BRADLEY BEACH, N. J.—E. C. Benner, Appleby Building, Asbury Park, N. J., architect, is taking bids on general contract to close about November 15 for the 1-sty church, 40x70 ft, at the southwest corner of Hammond and 4th avs, for St. James Episcopal Mission, Rev. John A. Neighbour, pastor. Cost, about \$12,000.

DWELLINGS.

PELHAM, N. Y.—F. A. Rosseau, 2 East 23d st, Manhattan, architect, is ready for bids on general contract for a 2½-sty frame residence, 52x38 ft, for Dr. W. L. Buster, Mt. Vernon, N. Y. Cost, about \$10,000.

HOSPITALS AND ASYLUMS.

BUFFALO, N. Y.—Bids will close November 16 at 11 A. M. for the general hospital at Kensington av and Grider st, for the City of Buffalo, Edward J. Meyer, 1312 Main st, chairman of Hospital Committee, from plans by Green & Wicks, 110 Franklin st, architects. Cost, about \$600,000.

MUNICIPAL WORK.

BROOKDALE, N. J.—Bids will close December 2 at 2 p. m. for about eleven miles of 72-inch steel pipe from Brookdale to Jersey City, for the Department of Streets and Public Improvements of Jersey City. C. A. Van Keuren, City Hall, Jersey City, chief engineer. J. Byers Holbrook, 3 South William st, Manhattan, consulting engineer. Cost, about \$1,500,000.

PUBLIC BUILDINGS.

SALAMANCA, N. Y.—Bids will close November 12 at 3 p. m. for the post office here from plans by James A. Wetmore, Treasury Department, Washington, D. C. Cost, about \$75,000.

SCHOOLS AND COLLEGES.

ROSELLE PARK, N. J.—Bids will close November 11 at 8:15 p. m. for the high school here for the Board of Education, Wm. A. Bembridge, president. D. C. Newmann Collins, 29 Broadway, Manhattan, architect. Cost, about \$40,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

82D ST.—Emery Roth, 119 West 40th st, is preparing plans for an 11-sty apartment, 55x102 ft, at the northwest corner of 82d st and Lexington av, for the Fenlo Realty Co., 119 West 40th st, owner and builder. Melton House Wrecking Co., 650 6th av, L. I. City, wrecking contractor.

214TH ST.—Chas. B. Meyers, 1 Union sq, is preparing plans for a 5-sty apartment, 37x100 ft, at the northwest corner of 214th st and Amsterdam (10th) av, for the Adanine Construction Co., Adolph Simon, 299 Broadway, owner and builder. Cost, about \$30,000.

181ST ST.—George & Edward Blum, 505 5th av, are preparing plans for a 6-sty apartment, 100x109 ft, at the southeast corner of 181st st and Riverside Drive, for the Strathcona Construction Co., 320 5th av, owner and builder. Cost, about \$150,000.

HAVEN AV.—Sass & Springsteen, 32 Union sq, are preparing plans for a 5-sty apartment, 50x89 ft, on the west side of Haven av, 512 ft south of 181st st, for the

Becker Building Corp., Isador S. Becker, 811 Ritter pl, owner and builder. Cost, about \$40,000.

MADISON AV.—C. C. Haight, 52 Vanderbilt av, has completed plans for alterations to the residence, 1974 Madison av, into a 5-sty studio apartment with stores, for Sarah J. Morton, care of Chas. A. Moran, 34 Pine st. Cost, about \$5,000.

85TH ST.—Plans are nearing completion for the 9-sty apartment, 54x102 ft, at 106-110 East 85th st, for Isadore Miskin, 6 West 32d st. Schwartz & Gross, 347 5th av, architects. Robert E. Moss, 126 Liberty st, steel engineer. Cost, about \$200,000.

BROADWAY.—Schwartz & Gross, 347 5th av, are preparing plans for four 5-sty apartment at the southeast corner of Broadway and 204th st, for Alex Grant, 701 West 178th st, owner and builder. Cost, about \$200,000.

PARK AV.—Schwartz & Gross, 347 5th av, have prepared plans for a 13-sty apartment, 100.5x90.1 ft, at 470 Park av, corner of 58th st, for the 600 Park Av Const. Co., Inc., 299 Madison av. Cost, about \$450,000.

LEXINGTON AV.—Emile L. Capel, 140 West 79th st, has completed plans for an 11-sty apartment, 77.9x90.5 ft, at 129 East 69th st, corner Lexington av, for the Brixton Building Corp., 140 West 79th st. Cost, about \$350,000.

LEXINGTON AV.—Plans have been prepared by Schwartz & Gross, 347 5th av, for a 14-sty apartment, 100x82.2 ft, in the south side of 79th st, 70 ft east of Lexington av, for Julius Tishman & Sons, Inc., 18 East 41st st. Cost, about \$400,000.

58TH ST.—Robert T. Lyons, Inc., 52 Vanderbilt av, has completed plans for an 8-sty apartment, 60x84.10 ft, at 152-6 West 58th st, for the Marcaro Corp., 135 Broadway. Cost, about \$150,000.

86TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment, 80x87 ft, in the south side of 86th st, 190 ft east of Amsterdam av, for the A. L. L. Const. Corp., 69 West 46th st. Cost, about \$300,000.

110TH ST.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for a 5-sty apartment, 66.8x88 ft, in the north side of West 110th st, 500 ft east of Lenox av,

for the Roseff Realty Corp., 1311 Washington av. Cost, about \$165,000.

STORES, OFFICES & LOFTS.

47TH ST.—Schwartz & Gross, 347 5th av, have been commissioned to prepare plans for a store and loft building at 5 East 47th st, for Centre White Co., Samuel H. Stone, president, 135 Broadway.

BROADWAY.—Stuckert & Co., Crozier Building, Philadelphia, Pa., are preparing plans for a 9-sty addition to the office building at the southeast corner of Broadway and John st, for Elias Cohen, 182 Broadway. Bids will soon be received by architects.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

HARRISON AV.—Plans are being prepared by Sass & Springsteen, 32 Union sq, for two 5-sty apartments, 55x80 ft, on the east side of Harrison av, 110 and 55 ft north of 180th st, for the Harrison Improvement Co., 9 West 35th st. Cost, about \$60,000.

HARRISON AV.—Plans are being prepared by Sass & Springsteen, 32 Union sq, for a 5-sty apartment, 50x90 ft, at the northeast corner of Harrison av and 180th st, for the Harrison Improvement Co., Harry Jacobs, 9 West 35th st, owner and builder. Cost, about \$35,000.

TINTON AV.—John A. Gorman, 383 Milford av, Brooklyn, is preparing revised plans for a 5-sty apartment, 45x110 ft, at 1140 Tinton av, for Isaac Schoffer & Brodsky, 103 5th av, owners and builders. Cost, about \$45,000.

WOODYCREST AV. — Wortmann & Braun, 114 East 28th st, are preparing plans for a 5-sty apartment, 82x100 ft, on the east side of Woodycrest av, north of 166th st, for Bagot & Co., Peter Bagot, 45 John st. Cost, about \$50,000.

159TH ST.—E. Byrne, 148th st and Willis av, has completed plans for a 5-sty apartment, 50x88 ft, in the north side of 159th st, 200 ft west of Melrose av, for Jos. Theiss, 584 East 169th st, owner and builder. Cost, about \$50,000.

WASHINGTON AV.—Chas. Clark, 441 East Tremont av, is preparing plans for a 5-sty apartment, 35x85 ft, at the northeast corner of Washington av and 180th st, for A. Hamilton & Son, 2490 Tiebout av, owners and builders. Cost, about \$50,000.

HOSPITALS AND ASYLUMS.

167TH ST.—Chauncey Matlock, 30 East 42d st, steam engineer, is preparing plans for the Home for the Aged, 200x200 ft, in 167th st, between Teller and Findlay avs, for the Daughters of Jacob, 301-303 Broadway. Louis Allen Abramson, 220 5th av, architect. Cost, about \$400,000.

STORES, OFFICES & LOFTS.

GRAND CONCOURSE.—Gronenberg & Leuchtag, 303 5th av, have been commissioned to prepare plans for a 1-sty taxpayer at the northwest corner of Grand Concourse and Boulevard and Fordham rd, for the Lehigh Building Co., Irving Judis, 7 East 42d st, president.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

PUTNAM AV.—Shampan & Shampan, 772 Broadway, have prepared plans for two apartments on the south side of Putnam av, 250 ft and 300 ft east of Bedford av, for the Realty Circle. Cost, about \$80,000.

CORTELYOU RD.—S. Millman & Son, 1780 Pitkin av, have completed plans for four 3-sty tenements, 25x70 ft, on the south side of Cortelyou rd, 40 ft west of East 2d st, for the Belbar Realty Co., 588 Barbey st, owner and builder. Total cost, about \$28,000.

62D ST.—Thomas Bennett, 5123 3d av, is preparing plans for fourteen 3-sty apartments, 30x70 ft, in 62d st, between 2d and 3d avs, for D. F. Murphy, 92d st and 1st av. Cost, about \$7,000 each.

SENATOR ST.—Thos. Bennett, 5123 3d av, has completed plans for five 3-sty apartments in the north side of Senator st, 372 ft east of Ridge Boulevard, for the Boyd Realty Co., James Boyd, president, 424 Senator st, owner and builder. Cost, about \$7,500 each.

SHEPHERD AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 3-sty apartment, 25x70 ft, at the southwest corner of Shepherd and Dumont avs, for Sam Ettlinger, 635 Ashford st, owner and builder. Cost, about \$10,000.

15TH AV.—Cantor & Dorfman, 373 Fulton st, are preparing plans for eight 3-sty apartments, 20x54 ft, on the east side of 15th av, 20 ft south of 43d st, for the Sherman Building Co., Oscar Sherman, 310 Windsor pl, owner and builder. Slag roofing, steam heating, electric wiring, tile

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DWELLINGS.

5TH AV.—Frederick W. Eisenla, 147 Remsen st, is preparing plans for ten 3-sty residences, 26x55 ft, on the west side of 5th av, from 72d to 73d sts, for Patrick J. Carley, 76th st and 6th av. Cost, about \$7,500 each.

AV T.—Chas. B. White, 375 Fulton st, has completed plans for three 2½-sty frame residences, 18x36 ft, at the northwest corner of Av T and East 14th st, for the Greater Flatbush Corp., Alfred M. Lazaroos, 51 Leonard st, president and builder. Shingle roofing, steam heating, electric wiring, tile baths, parquet floors. Cost, about \$6,000.

57TH ST.—John C. Wandell, 4-5 Court sq, is preparing plans for four 2-sty residences, 20x57 ft, in the north side of 57th st, 140 ft west of 16th av, for W. A. Harvey, care of architect. Slag roofing, steam heating, electric wiring, tile baths, dumbwaiters. Cost, about \$4,500.

FACTORIES AND WAREHOUSES.

VAN DAM ST.—P. Tillion & Son, 381 Fulton st, are preparing plans for a 3-sty factory, 65x100 ft, in Van Dam st, near Nassau av, for J. W. Moore, 60 Van Dam st, owner and builder. Cost, about \$30,000.

SUMPTER ST.—Louis Danancher, 12 Washington st, has completed plans for a 3-sty factory, 65x25 ft, at the southwest corner of Sumpter st and Nostrand av, for Mrs. Lena Krinski, care of lessee, B. Schoenfeld, 90 Rockaway av. Cost, about \$18,000.

MYRTLE AV.—Shampan & Shampan, 772 Broadway, have prepared plans for a factory on the north side of Myrtle av, 170 ft west of Sumner av, for S. Sukloff.

STABLES AND GARAGES.

VERNON AV.—Shampan & Shampan, 772 Broadway, have prepared plans for a garage on the north side of Vernon av, 360 ft east of Sumner av, for D. Liederman.

STORES, OFFICES AND LOFTS.

35TH ST.—J. W. Tumbridge, 51 Clark st, has completed plans for a 2-sty office and shop, 110x200 ft, in the north side of 35th st, 152 ft east of Bulkhead Lane, for the Department of Docks & Ferries, R. A. C. Smith, Commissioner, Pier A, North River, Manhattan. Cost, about \$20,000.

THEATRES.

CENTRAL AV.—Thomas W. Lamb, 644 8th av, Manhattan, has completed plans for a 1-sty moving picture theatre, 52x90 ft, on the north side of Central av, 40 ft east of Madison st, for the Madral Amusement Co., Inc., David Gluck, 35 West 111th st, Manhattan. Cost, about \$10,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, has completed plans for a 2-sty tenement, 34x45 ft, on the east side of James pl, 60 ft south of Locust st, for C. W. Copp, Lawrence st. Cost, about \$7,000.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for ten 3-sty brick tenements at the northeast corner of Cooper av and Beta pl, and east side of Beta pl, 33 ft north of Cooper av, and east side of Beta pl, 257 ft north of Cooper av, for the Locust Building Co., Park and Locust avs, Jamaica, L. I. Total cost, about \$81,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed plans for a 3-sty tenement, 25x60 ft, on the south side of Graham av, 30 ft east of Hamilton av, for Elizabeth Bowers, 628 Hamilton st, owner, who is taking bids on general and sub contracts. Cost, about \$8,000.

DWELLINGS.

BELLE HARBOR, L. I.—J. N. Fennimore, 440 Manhattan av, Manhattan, is preparing plans for a 2-sty residence, 27x44 ft, for Edward Nicholson, 982 6th av, Manhattan. Cost, about \$7,000.

WHITESTONE, L. I.—J. P. Hansen, this place, has completed plans for a 2½-sty frame residence, 22x34 ft, on the east side of 14th av, 100 ft south of 28th st, for Alfred E. Wheeler, 166 West 23d st, Manhattan. Cost, about \$3,000.

ROCKAWAY BEACH, L. I.—William A. Hogan, this place, has completed plans for a 2½-frame residence, 29x29 ft, at the southwest corner of Beach Channel Drive and Beach 139th st, for Mrs. A. Volk, Center st. Cost, about \$4,000.

JAMAICA, L. I.—I. M. Kirby, this place, has completed plans for five 2½-sty frame residences, 20x36 ft, on the south side of DeGraw av, 45 ft east of Alsop st, for the Jamaica Homes Providing Co., 41 North Washington st. Cost, about \$17,500.

RICHMOND HILL, L. I.—George E. Crane, 4710 Jamaica av, has completed plans for eight 2-sty frame residences, 16x

36 ft, on the west side of Herald av, 95 ft south of Kimball av, for Harry Fleit, 1330 Herald av. Cost, about \$20,000.

JAMAICA, L. I.—P. Caplan, 16 Court st, Brooklyn, has completed plans for three 2-sty frame residences, 17x55 ft, in the south side of South st, 64 ft east of New York av, for Koppel Cohn, 5 Globe av. Cost, about \$9,000.

WINFIELD, L. I.—Plans have been prepared by Frank Chmelik, 796 2d av, L. I. City, for a 1-sty brick store and residence, 25x83 ft, at the southwest corner of Monroe st and Columbia av, for Katrina Pospissel, 26 Columbia av. Cost, about \$4,000.

JAMAICA, L. I.—Edward Jackson, 8 Heriman av, has completed plans for six 2-sty frame residences, 16x32 ft, in the north side of Cumberland st, 70 ft west of Saratoga st, for the Nicol Smith Co., Merrick Park. Cost, about \$15,000.

BAYSIDE, L. I.—Chas. W. Ross, 347 Benedict av, Woodhaven, has completed plans for two 2½-sty frame residences, 30x26 ft, on the west side of Edgewater View av, 200 ft south of 2d pl, for John Dayton, Bell av. Cost, about \$8,000.

OZONE PARK, L. I.—J. W. Weiss, 16 Court st, Brooklyn, has completed plans for twelve 2½-sty residences, 22x30 ft, at the southwest corner of Van Sickle and Freeland avs, for M. Kronenberg, 761 Saratoga av, Brooklyn, owner and builder. Slag roofing, steam heating, electric wiring, tile baths, parquet floors. Cost, about \$3,000.

KEW, L. I.—S. H. Stammers, 320 5th av, Manhattan, has completed plans for a 2½-sty frame residence, 30x60 ft, at the southwest corner of Audley st and Beverly rd, for Eugene W. Schmolze, 329 East 201st st, Manhattan. Cost, about \$10,000.

WINFIELD, L. I.—Frank Chmelik, 796 2d av, L. I. City, has completed plans for a 1-sty brick store and residence, 25x83 ft, at the southwest corner of Monroe st and Columbia av, for Katrina Pospissel, 26 Columbia av. Cost, about \$4,000.

BAYSIDE, L. I.—Chas. W. Ross, 347 Benedict av, Woodhaven, L. I., has completed plans for two 2½-sty frame residences, 30x26 ft, on the west side of Edgewater View av, 200 ft south of 2d pl, for John Dayton, Bell av. Cost, about \$8,000.

GLENDALE, L. I.—J. W. Weiss, 16 Court st, Brooklyn, is preparing plans for two 2-sty residences, 20x50 ft, on the east side of Madison av, 200 ft south of Myrtle av, for William Kriesperg, 14 Edison pl, owner and builder. Slag roofing, steam heating, electric wiring, tile baths, dumbwaiters. Cost, about \$4,000 each.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—W. J. Behler, 84 Clinton av, has completed plans for a 2-sty frame residence, 30x28 ft, at the northwest corner of Hatfield pl and Richmond av, for Elizabeth Morrison, Richmond av. Cost, about \$3,500.

WEST NEW BRIGHTON, S. I.—Hans Hermansen, 340 Oakland av, has the general contract to erect a 2½-sty frame residence, 28x29 ft, on the east side of Oakland av, 93 ft north of Forest av, for F. J. Nettleton, 370 Oakland av. Cost, about \$3,500.

WEST NEW BRIGHTON, S. I.—John Davies, 177 Castleton av, Tompkinsville, has completed plans for two 2½-sty frame residences, 22x48 ft, on the south side of Carey av, 225 ft east of Broadway, for Albert Scheminger, Broadway and Carey av. W. Lynch, Broadway and Carey av, general contractor. Cost, about \$10,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—George D. Barnes, Grace av, has completed plans for a 2½-sty residence, 29x42 ft, on Manhasset av, for Guy F. Minnick, Manhasset av. Cost, about \$8,000.

GREAT NECK, L. I.—Schwartz, Gross & Marcus, 347 5th av, Manhattan, are preparing sketches for a hollow tile and stucco residence for Mrs. Clara Lee March, 525 West End av, Manhattan. Cost, about \$50,000.

Westchester.

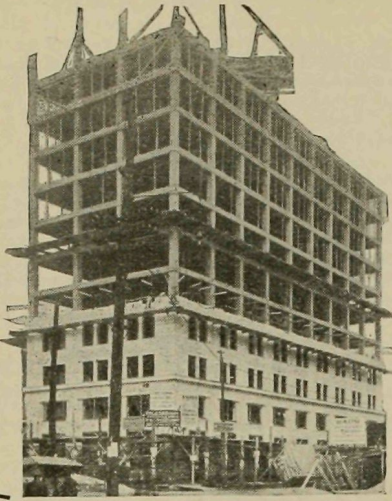
BANKS.

SCARSDALE, N. Y.—L. M. Loeb, 37 East 28th st, Manhattan, is preparing plans for a 2-sty brick bank building, 60x60 ft, on Garth rd, for J. R. Simon, care of J. R. Simon, 53 East 25th st, Manhattan.

DWELLINGS.

NEW ROCHELLE, N. Y.—Gustave Kilthau, 6 Neptune pl, has completed plans for a 2½-sty frame and shingle residence, 23x36 ft, on Hillcrest av, for P. Cunneen, this place. Cost, about \$5,000.

SOUTH YONKERS, N. Y.—D. J. Baum, West 246th st and Waldo av, has completed plans for a 2½-sty frame resi-



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dence, 38x28 ft, for W. S. Holmes, 90 Saratoga av, Yonkers. Shingle roofing, hot water heating, electric wiring, hardwood trim and floors, tile. Cost, about \$7,000.

SOUTH YONKERS, N. Y.—D. J. Baum, West 246th st and Waldo av, Bronx, has completed plans for a 2½-sty residence, 38x28 ft, for W. S. Holmes, 90 Saratoga av, Yonkers. Shingle roofing, hot water heating, electric wiring, hardwood trim and floors, tile in bath. Architect will soon take bids. Cost, about \$7,000.

HALLS AND CLUBS.

TUCKAHOE, N. Y.—A. G. Fletcher, 103 Park av, Manhattan, is preparing plans for a 1sty frame amusement hall, 25x50 ft, for the Eleanor Home, Scarsdale rd, to cost, about \$2,500. Architect is taking estimates from a selected list of contractors.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for two 3-sty hollow tile block and face brick flats, 24x32 ft, at 709-711 South 12th st, for Steinberg & Rudewitz, 732 South 12th st, owners and builders. Slag roofing, steam heating, electric wiring. Cost, about \$6,000 each.

JERSEY CITY, N. J.—Plans have been prepared by Nathan Welitoff, 222 Washington st, Newark, for a 3-sty flat, 32x72 ft, at 72-74 Woodlawn av, for Jos. Margolis, 258 Neptune av, owner and builder. Cost, about \$12,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 3-sty apartment, 25x75 ft, at the northeast corner of Boulevard and Lexington avs, for Jacob Welitoff, 13 Wegman Court, owner and builder. Cost, about \$12,000.

DWELLINGS.

NAVESINK PARK, N. J.—E. C. Benner, Appleby Building, Asbury Park, N. J., is preparing preliminary plans for a 2½-sty hollow tile and stucco summer residence, 30x30 ft, for Thos. C. Shotwell, care of Mexican Petroleum Co., 52 Broadway, Manhattan. Cost, about \$7,500.

FACTORIES AND WAREHOUSES.

ASBURY PARK, N. J.—Clinton B. Cook, 505 Bond st, has completed plans for a 1-sty hollow tile and stucco machine shop and show room, 60x118 ft, at the northwest corner of Main st and 2d av, for Doris I. Weeden, Main st and Summerfield av. Cost, about \$10,000.

HOTELS.

SPRING LAKE, N. J.—Watson & Huckel, 1211 Walnut st, Phila., Pa., have completed plans for a 5-sty brick addition to the Hotel Monmouth, for the Spring Lake Realty Co., care of Frederick Duggan, Mead and Prince sts, Trenton, N. J. Cost, about \$45,000.

THEATRES.

RED BANK, N. J.—Leon Cubberley, 192 Broadway, Long Branch, is preparing preliminary plans for a 1-sty theatre and four stores, 95x115 ft, here to cost about \$35,000. Owner's name for the present withheld.

MUNICIPAL WORK.

BAY HEAD, N. J.—The Borough of Bay Head, A. S. Strickland, mayor, contemplates the erection of a sewage system and disposal plant here to cost about \$50,000. A bond issue will be voted on and project may go ahead next fall.

Other Cities.

CHURCHES.

NIAGARA FALLS, N. Y.—Plans are being prepared by Chester Phelps, Gluck Building, for a 1½-sty Medina stone church, 75x80 ft, on Portage rd, for the Pilgrim Congregational Church, Rev. W. J. Thompson, pastor. Cost, about \$18,000.

NIAGARA FALLS, N. Y.—Chester H. Phelps, Gluck Building, has completed plans for a 1-sty church, 45x104 ft, at Lockport and Main sts, for the Church of the Epiphany, Rev. D. H. Weeks, Lockport and Main sts, pastor. Cost, about \$25,000.

DWELLINGS.

LAKE MAHOPAC, N. Y.—George M. Bartlett, 103 Park av, Manhattan, is preparing plans for a 2½-sty frame summer residence for Lindley J. Higham, care of architect. Shingle roofing, hot water heating, electric wiring, gas lighting, cess-pool.

KINGSTON, N. Y.—Thos. P. Rice, Sumner st, is preparing plans for a 2½-sty residence, 28x40 ft, in Wurtt st, for David Wetherhahn, 87 Abeel st. Cost, about \$9,000.

HALLS AND CLUBS.

LAKE PLACID, N. Y.—Brewster & Kennedy, Main st, are preparing sketches for a masonic temple, 46x80 ft, in Main st, for Lake Placid Lodge F. & A. M., John M. MacKenzie, chairman. Cost, about \$25,000.

HOTELS.

GOKOMAS, N. Y.—J. H. Phillips, 527 5th av, Manhattan, is preparing plans for the Gokomas Hotel on Lake Saranac, site of Ampersand Hotel, for the Gokomas Co., care of Asa O. Gallop, Hotel Gramatan, Bronxville, N. Y. Wells Bros. Co., 366 5th av, Manhattan, general contractors. Cost, about \$300,000.

Upper Montclair, the carpentry, for the 2½-sty frame and shingle residence in Elm st, for L. W. Sanders, 98 Elm st. Oswald C. Hering & Douglas Fitch, 8 West 33d st, Manhattan, architects. Cost, about \$9,000.

HARTSDALE, N. Y.—The Mumford Co., White Plains, has received the general contract to erect a 2½-sty residence and garage, 77x33 ft, for V. E. Minich, care of architects, Caretto & Forster, 30 East 42d st, Manhattan.

MILL NECK, L. I.—George B. Bullen, Middle Neck rd, Great Neck, has received the general contract to erect a 2½-sty frame residence, 40x60 ft, for Harold P. Erskine, 437 5th av, Manhattan. Hazard & Erskine, 437 5th av, Manhattan, architects.

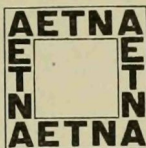
SPRING LAKE, N. J.—H. H. Moore, 3d av, Spring Lake, has received the general

CONTRACTS AWARDED.

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

DWELLINGS.

MONTCLAIR, N. J. (sub.)—William Shears, Caldwell, has received the mason work and Howard S. Gies, 555 Park st,



\$10,000 - \$20,000

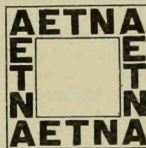


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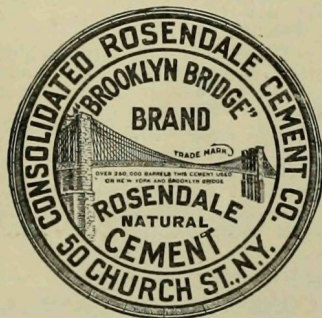
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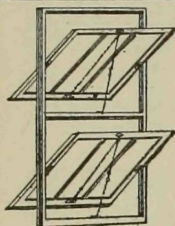
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Contracts Awarded—Continued.

contract to erect a 2½-sty summer residence at First and Howell avs, for Alex J. Hemphill, president Guaranty Safe Deposit Co., 514 5th av, Manhattan. Frank E. Newman, 1123 Broadway, Manhattan, architect. Cost, about \$26,000.

MENDHAM, N. J.—J. M. Hoffman, Main st, has received the general contract to alter a stable into two cottages for Franklin Murphy, this place. H. Van Buren Magonigle, 101 Park av, Manhattan, architect. Cost, about \$6,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—H. D. Best, 52 Vanderbilt av, Manhattan, has received the general contract to erect a 1-sty factory, 100x74 ft, on the east side of Driggs av, 30 ft north of 10th st, for the Linde Air Products Co., 30 East 42d st, Manhattan. Cost, about \$15,500.

HOBOKEN, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for Section D of the Hoboken Land & Improvement Co. development. The building will be of reinforced concrete construction, 12-stys, 263x81 ft, and will be erected in 15th st. Charles Fall, architect. Work will be undertaken at once.

JERSEY CITY, N. J.—John W. Ferguson Co., United Bank Building, Paterson, has received the general contract to erect a reinforced concrete and brick factory and power house on Baldwin av, for the Durham Duplex Razor Co., 200 5th av, Manhattan. Francisco & Jacobus, 200 5th av, Manhattan, architects and engineers. Cost, about \$40,000.

POUGHKEEPSIE, N. Y.—Flynt Building & Construction Co., Palmer, Mass., has received the general contract to erect a 3-sty refrigerating warehouse in Cottage st for Armour & Co., U. S. Yards, Chicago, Ill. G. L. Waters, superintendent and in charge of bids, Morgan House, Poughkeepsie. R. C. Clarke, U. S. Yards, Chicago, architect. Cost, about \$35,000.

ALTON, ILL. (sub.)—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has the contract covering concrete pile foundations for the grain elevator for the Standard Tilton Milling Co.; also for the mill building for the Paterson Parchment Paper Co., Passaic, N. J., and the factory building for the Electric Auto-Lite Co., Toledo, Ohio, Mills, Rhines, Bellman & Nordoff, Toledo, architects.

HALLS AND CLUBS.

PATERSON, N. J.—P. S. Van Kirk, 85 Fulton st, Paterson, has received the general contract, excluding heating and plumbing; J. H. Steel & Son, 140 Market st, mason; M. Verduin, 138 East Holsman st, heating, and I. A. Storms, 96 North Main st, plumbing, for the 2-sty lodge building at Smith and Union sts, for the General Kearney Council Building Association of the Jr. O. U. A. M., care of Albin Smith, Counsel and member of building committee, 152 Market st. Lee & Hewitt, 1123 Broadway, Manhattan, architects. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

MANHATTAN (sub.)—Jac. Abrams & Bro., Inc., 166 West 99th st, have the plumbing contract for the Talmud Torah School at 123 East 85th st. A. L. Mordecai, 30 East 42d st, builder.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
44TH ST, 137-145 East, 8-sty fireproof apartment house, 100x85; cost, \$200,000; owner, Akron Building Co., 119 West 40th st; architect, Emery Roth, 115 West 40th st. Plan No. 357.

58TH ST, 152-156 West, 9-sty fireproof apartment house, 60x84; cost, \$150,000; owner, Marcaro Corp., 135 Broadway; architect, Robert Lyons, Inc., 52 Vanderbilt av. Plan No. 360.

69TH ST, 129 East, n w cor Lexington av, 11-sty fireproof apartment house, 28 families, 77x90; cost, \$350,000; owner, Brixton Building Corp., 140 West 79th st; architect, Emile L. Capell, 140 West 79th st. Plan No. 359.

79TH ST, 156-64 East, s s, 70 e Lexington av, 14-sty fireproof apartment house, 100x102; cost, \$400,000; owner, Julius Tishman & Sons, Inc., 18 East 41st st; architects, Schwartz & Gross, 347 5th av. Plan No. 358.

86TH ST, 152-156 West, s s, 190 e Amsterdam av, 12-sty fireproof apartment house, 80x87; cost, \$300,000; owner, A. L. L. Construction Corp., 69 West 46th st; architects, Schwartz & Gross, 347 5th av. Plan No. 361.

MISCELLANEOUS.

4TH AV, 130-138, s w cor 13th st, 2-sty brick postoffice (Station D), 100x99; cost, \$50,000; owner, William N. Chesebrough, exr Charles A. Chesebrough Estate; architects, Walter H. Volckening and John H. Holler, Jr. Plan No. 362.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
KELLY ST, e s, 996 n 167th st, 5-sty brick tenement, tin roof, 50x91.6; cost, \$50,000; owner, Willamette Const. Co., Harry C. Jackson, 1904 Vyse av, Pres.; architect, Walter S. Schneider, 345 5th av. Plan No. 588.

HARRISON AV, n e cor 180th st, 6-sty brick tenement, 55x90, plastic slate roof; cost, \$35,000; owners, Harrison Impt. Co., Harry Jacobs, 9 West 35th st, Treas.; architects, Sass & Springsteen, 32 Union sq. Plan No. 589.

HARRISON AV, e s, 55 n 180th st, two 5-sty brick tenements, 55x88, plastic slate roof; cost, \$60,000; owners, Harrison Impt. Co., Harry Jacobs, 9 West 35th st, Treas.; architects, Sass & Springsteen, 32 Union sq. Plan No. 590.

213TH ST, s s, 25 w Carlisle pl, 3-sty brick tenement, slag roof, 25x60; cost, \$9,005; owner, Saverio Biele, 232 East 109th st; architects, De Rose & Cavaleri, 2333 1st av. Plan No. 591.

MAPES AV, e s, 118.19 s 180th st, 5-sty brick tenement, plastic slate roof, 66.1x91; cost, \$60,000; owner, Wm. J. Diamond, 173d st and Bathgate av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 595.

WALTON AV, w s, 92.61 s Tremont av, two 5-sty brick tenements, plastic slate roof, 31.6x88; cost, \$80,000; owner, Ole G. Bertelson, 213th st and Bailey av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 594.

DWELLINGS.

CLARENCE AV, e s, 225 s Barkley av, two 2-sty and attic frame dwellings, shingle roof, 20x32; cost, \$6,000; owner, Robt. E. Walker, 2537 Poplar st; architect, B. Ebeling, 2400 Westchester av. Plan No. 592.

STORES AND DWELLINGS.

WHITE PLAINS RD, e s, 180 s 150th st, 2-sty brick stores and dwelling, tin roof, 25x42; cost, \$3,000; owner, Frank Petraglia, 6 Theriot av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 586.

MISCELLANEOUS.

SPUYTEN DUYVIL RD, e s, 614.9 s 227th st, 1-sty brick toilet, 17x7.1; cost, \$500; owner, Spuyten Duyvil Real Est. Co., C. C. Ferris, 35 Wall st, Pres.; architect, John G. Kleinberg, 1839 East 12th st, Brooklyn. Plan No. 587.

WHITE PLAINS AV, w s, 195.72 n Rosewood av, 1-sty brick shed, 17x63; cost, \$1,000; owner, City of New York; architect, W. S. L. Cleverdon, 2323 Loring pl. Plan No. 593.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
CLEVELAND ST, w s, 166 s Dumont av, six 3-sty brick tenements, 24x70, gravel roof, 6 families each; total cost, \$42,000; owner, Hoffman Sauer Co., 278 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 7636.

SENATOR ST, n s, 372.7 e Ridge boulevard, five 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, \$35,000; owner, Boyd Realty Co., 434 Senator st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7637.

UNION ST, n s, 50 w Troy av, 4-sty brick tenement, 50x87, gravel roof, 20 families; cost, \$25,000; owner, M. N. Bldg. Co., 1102 Eastern parkway; architect, H. J. Nurick, 830 Putnam av. Plan No. 7651.

HAMILTON AV, n s, 139.2 e East 2d st, 3-sty brick store and tenement, 21.8x80.6, slag roof; 5 families; cost, \$6,500; owner, Richard P. Sherlock, 378 3d st; architect, Harry Rocker, 9004 5th av. Plan No. 7643.

NORTH 8TH ST, n s, 175 e Kent av, 5-sty brick tenement, 25x88, slag roof, 14 families; cost, \$15,000; owner, Mary A. Zarski, 67 North 8th st; architect, Geo. J. Fisher, 408 12th av, L. I. City. Plan No. 7716.

57TH ST, n s, 280 e 15th av, two 3-sty brick tenements, 20x85, slag roof, 6 families each; total cost, \$14,000; owner, Annie E. Murphy, 825 54th st; architect, Thos. Bennett, 5123 3d av. Plan No. 7681.

67TH ST, n s, 103.3 e 18th av, 4-sty brick tenement, 30x83.8, gravel roof, 8 families; cost, \$40,000; owner, Sieler Magee Co., 1835 67th st; architect, F. H. Sieler, 1835 67th st. Plan No. 7707.

WILLIAMS AV, n w cor Riverdale av, 4-sty brick tenement, 45x90, gravel roof, 21 families; cost, \$20,000; owners, Simon & Louis Halperin, 457 Hinsdale st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7675.

WILLIAMS AV, w s, 45 n Riverdale av, four 4-sty brick tenements, 53x88, gravel roof, 23 families each; total cost, \$100,000; owners, Simon & Louis Halperin, 457 Hinsdale st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7674.

WILLOUGHBY AV, s w cor Throop av, 4-sty brick tenement, 50x90, gravel roof, 23 families; cost, \$40,000; owner, Morris Halperin, 572 Willoughby av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7670.

WILLOUGHBY AV, s s, 50 w Throop av, two 4-sty brick tenements, 50x88, gravel roof, 20 families each; total cost, \$80,000; owner, Morris Halperin, 572 Willoughby av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 7669.

PRESIDENT ST, n s, 200 e Rogers av, two 4-sty brick tenements, 50x93.4, gravel roof, 16 families each; total cost, \$60,000; owners, Morris Kaplan & Aono, 371 Monroe st; architects, Cohn Bros., 361 Stone av. Plan No. 7756.

ROCKAWAY AV, n e cor Hegeman av, 4-sty brick store and tenement, 45x90, slag roof, 17 families; cost, \$25,000; owner, Rockdale Realty Co., 1683 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7776.

41ST ST, s s, 95 w 15th av, 3-sty brick tenement, 25x72, slag roof, 6 families; cost, \$8,500; owner, 15th Av. Realty Co., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7781.

DWELLINGS.

WEST 35TH ST, e s, 100 s Mermaid av, 2-sty frame dwelling, 19x57.4, shingle roof, 2 families; cost, \$4,000; owners, Alex E. Cohn & ano, 2931 West 30th st; architect, H. J. Nurick, 830 Putnam av. Plan No. 7796.

56TH ST, s s, 80 e 7th av, three 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, \$4,000; owner, March Realty Co., 4915 5th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7779.

76TH ST, n s, 100 e 17th av, four 2-sty brick dwellings, 18x18, gravel roof, 2 families each; total cost, \$16,000; owner, Attainment Bldg Co., 596 Eastern parkway; architect, B. C. Raymond, 1657 75th st. Plan No. 7797.

82D ST, n s, 100 w Colonial rd, 2-sty frame dwelling, 22x41.6, shingle roof, 1 family; cost, \$6,000; owner, Robt. H. Bryson, 154 Montague st; architects, Slee & Bryson, 154 Montague st. Plan No. 7783.

NEWPORT AV, s s, 85 e Snediker av, three 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$9,600; owner, Abe Kobokow, 583 Snediker av; architect, Morris Rothstein, 601 Sutter av. Plan No. 7793.

7TH AV, w s, 20 s 7th st, four 2-sty brick dwellings, 20x20, gravel roof, 2 families each; total cost, \$18,000; owner, Thos. Williams, 615 75th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 7633.

19TH AV, e s, 50 s 72d st, two 2-sty frame dwellings, 21x55, gravel roof, 2 families each; total cost, \$6,000; owner, Jeremiah Healy, on premises; architect, C. A. Olsen, 1209 68th st. Plan No. 7628.

GLENN ST, n s, 124 w Crescent st, seven 2-sty brick dwellings, 18x32, gravel roof, 1 family each; total cost, \$14,000; owner, Marba Realty Co., 770 Lafayette av; architect, Louis J. Rockmore, 1216 Liberty av. Plan No. 7687.

EAST 22D ST, e s, 20 s Av M, 2-sty frame dwelling, 22.6x33, shingle roof, 1 family; cost, \$5,000; owner, Albert Parkin, on premises; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7722.

WEST 35TH ST, e s, 300 s Mermaid av, 2-sty frame dwelling, 17x52.6, shingle roof, 2 families; cost, \$3,700; owner, Isidor Schiff, 2921 W. 35th st; architect, O. B. Almgren, 250 95th st. Plan No. 7705.

67TH ST, s s, 198.6 e Colonial rd, 2-sty brick dwelling, 19x38, slag roof, 1 family; cost, \$3,500; owner, H. J. Wolf Constrn. Co., 972 71st st; architect, John Gorman, 383 Mulford st. Plan No. 7729.

76TH ST, s s, 310 w 15th av, 2-sty frame dwelling, 17.6x26.6, shingle roof, 1 family; cost, \$2,300; owner, Anna Cusack, 164 Mott av, Queens; architect, H. F. Tollman, 20 Mills st, Rockaway. Plan No. 7714.

AV W, s w cor East 4th st, 2-sty brick dwelling, 25x50, metal roof, 1 family; cost, \$8,500; owner, Eugenio Gentile, 23 Carroll st; architect, D. A. Lucas, 98 3d st. Plan No. 7706.

ATKINS AV, e s, 195 s Vienna av, 1-sty frame dwelling, 16.4x35, felt roof, 1 family; cost, \$300; owner, Louis Hearsey, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7730.

7TH AV, w s, from 76th to 77th sts, ten 2-sty brick dwellings, 20x45.9, gravel roof, 1 family each; total cost, \$50,000; owner, Arthur Pinover, 10 Court st; architect, C. Schubert, 366 5th av, Manhattan. Plan No. 7725.

EAST 17TH ST, w s, 89.6 n Neck rd, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$14,250; owner and architect, Wm. C. Owen, Jr., 36 Willoughby st. Plan No. 7767.

53D ST, s s, 187 w 16th av, two 2-sty frame dwellings, 24x50, shingle roof, 2 families each; total cost, \$10,000; owner, Morris Wolsk, 4515 14th av; architect, Samuel Gardstein, 1168 45th st. Plan No. 7762.

SEA SIDE AV, s s, 33.9 w East 88th st, 1-sty frame dwelling, 16.10x35.4, 1 family; cost, \$1,200; owner, G. Faunella, 36 Willoughby st; architect, C. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 7765.

HENDRIX ST, e s, 205 s Hegeman av, 2-sty brick dwelling, 20x42, gravel roof, 2 families; cost, \$3,300; owner, Michael DeLia, 806 Barbey st; architect, E. Denis, 241 Schenck av. Plan No. 7664.

FACTORIES AND WAREHOUSES.

53D ST, s s, 84.6 n 1st av, 1-sty brick shop, 200x320, tile roof; cost, \$100,000; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfandler, 618 11th st. Plan No. 7639.

DRIGGS AV, e s, 30 n North 10th st, 1-sty brick factory, 72x100, gravel roof; cost, \$16,500; owner and architect, Linde Air Products Co., 30 East 42d st. Plan No. 7639.

DITMARS AV, s e cor East 83d st, 1-sty brick storage, 100x80, gravel roof; cost, \$4,500; owner, Wm. Becker Aniline Works, on premises; architect, Benj. Driesler, 153 Remsen st. Plan No. 7749.

STABLES AND GARAGES.

FROST ST, s s, 150 w Debevoise av, 1-sty brick stable, 10x14, gravel roof; cost, \$300; owner, Michele Lopardo, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 7712.

HAWTHORNE ST, n s, 303.5 e Bedford av, 1-sty brick garage, 19.4x55, gravel roof; cost, \$1,000; owner, Geo Semroll, on premises; architect, Harry Rucker, 9004 5th av. Plan No. 7710.

THOMAS ST, s s, 75 w Morgan av, 1-sty brick garage, 69x100, gravel roof; cost, \$15,000; owner, Adolf Goebel, Morgan av and Rock st; architect, Louis Allmendinger, 926 Broadway. Plan No. 7698.

52D ST, n s, 100 w 11th av, 1-sty brick garage, 120x100, gravel roof; cost, \$10,000; owner, Hanlon Cutting Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 7699.

BARBEY ST, e s, 125 s Glenmore av, 1-sty brick stable, 13x17, gravel roof; cost, \$200; owner, Jas. Lander, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 7761.

2D ST, w s, 138.2 e Bond st, 1-sty brick stable, 28x43.6, gravel roof; cost, \$500; owner, Edw. Kurtz, 295 Degraw st; architect, Thos. Bennett, 5123 3d av. Plan No. 7734.

2D AV, e s, 50 s 41st st, 1-sty brick stable, 25x30, gravel roof; cost, \$1,000; owner, Francisco Reneri, 112 9th st; architect, W. J. Conway, 400 Union st. Plan No. 7750.

BRISTOL ST, e s, 380.3 n Sutter av, 1-sty brick garage, 12x25, slag roof; cost, \$400; owner, Henry Silverstein, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7660.

21ST AV, e s, 50 n 87th st, two 1-sty frame garages, 18x21, shingle roof; cost, \$600; owner, Trent Realty Co., 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 7658.

HIMROD ST, s s, 65 e Wyckoff av, 1-sty brick garage, 25x25, gravel roof; cost, \$600; owner, Jas. Vogel, 183 Wyckoff av; architect, H. J. Nurick, 830 Putnam av. Plan No. 7795.

EAST 21ST ST, w s, 170 s Ditmas av, 1-sty brick garage, 13x20, shingle roof; cost, \$400; owner, Wm. E. Low, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7791.

STORES AND DWELLINGS.

MERMAID AV, s e cor Warehouse av, 3-sty brick store and dwelling, 20x65, gravel roof, 2 families; cost, \$4,000; owner, Wm. J. Aitavale, 2923 West 15th st; architect, S. B. McDonald, 2827 West 15th st. Plan No. 7642.

SHEEPSHEAD BAY RD, w s, 50.3 n Vories av, four 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$20,000; owner, Jacob Rabinowitz, 263 Amboy st; architects, Cohn Bros., 361 Stone av. Plan No. 7640.

RALEIGH PL, n e cor Church av, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, \$7,000; owner, Alta Bldg Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7680.

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Plans Filed, New Buildings, Continued.

CHURCH AV, n s, 20 s Raleigh pl, eight 3-sty brick stores and dwellings, 20x31, slag roof, 2 families each; total cost, \$44,000; owner, Alta Bldg Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7679.

NEW YORK AV, n w cor Church av, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, \$7,000; owner Alto Bldg. Corp., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7678.

KINGS HIGHWAY, s s, 62.5 e 13th st, five 3-sty brick stores and dwellings, 20x51.10, slag roof, 2 families each; total cost, \$40,000; owner, Lancashire Realty Co., 44 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 7742.

CONEY ISLAND AV, w s, 180.6 s Cortleyou rd, four 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$32,000; owner, G. & S. Realty Co., 5305 5th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 7659.

GREENE AV, n s, 100 e Evergreen av, 2-sty brick store and dwelling, 20x50, tin roof, 1 family; cost, \$3,000; owner, Otto Heckman, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 7663.

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CHURCH AV, n s, 59.8 e New York av, 3-sty brick store and dwelling, 20.8x71, slag roof, 2 families; cost, \$9,000; owner, Len Pashkow, 3311 Church av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7803.

STORES, OFFICES AND LOFTS.

BEDFORD AV, e s, 230 s South 9th st, 1-sty brick store, 16.5x32.1, gravel roof; cost, \$—; owner, John Gunther, 453 Bedford av; architect, Max Hirsch, 391 Fulton st. Plan No. 7635.

CHURCH AV, n e cor East 5th st, 1-sty brick store, 43x41.8, slag roof; cost, \$1,300; owner, Peter J. Collins, 135 Westminster rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7746.

CHURCH AV, n s, 46 e East 5th st, 1-sty brick store, 29x30, slag roof; cost, \$1,000; owner, Peter J. Collins, 135 Westminster rd; architect, Jas. A. Boyle, 967 Fulton st. Plan No. 7744.

CHURCH AV, n s, 75 e East 5th st, 1-sty brick store, 29x26, slag roof; cost, \$1,000; owner, Peter J. Collins, 135 Westminster rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7745.

CONEY ISLAND AV, e s, 87.4 s Cortleyou rd, 1-sty brick store, 100x45, slag roof; cost, \$6,000; owner, Wm. Minssen, 745 Coney Island av; architects, Koch & Wagner, 26 Court st. Plan No. 7667.

CORTELYOU RD, s s, 63.7 e Coney Island av, 1-sty brick store, 64.10x48, slag roof; cost, \$5,000; owner, Wm. Minssen, 745 Coney Island av; architects, Koch & Wagner, 26 Court st. Plan No. 7666.

MISCELLANEOUS.

48TH ST, s s, 395 w 1st av, 1-sty brick boiler house, 34.4x47.4, felt roof; cost, \$2,500; owner, Bush Terminal Co., 100 Broad st, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 7711.

VAN SINDEREN AV, e s, 50 n Hegeman av, 1-sty brick laundry, 37x75, slag roof; cost, \$4,000; owners, Benj. Israel & ano, Georgia and New Lots avs; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7676.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
FAR ROCKAWAY.—Cornaga av, s s, 81 w Beech 20th st, 3-sty brick tenement, 66x74, slag roof, 10 families; cost, \$28,500; owner, Isaac Goldman Co., 80 Lafayette st, Manhattan; architect, Morrell Smith, Far Rockaway. Plan No. 3908.

L. I. CITY.—1st av, e s, 377 n Webster av, 3-sty brick tenement, 20x45, slag roof, 3 families; cost, \$7,000; owner, Josephine Langarine, 434 West 29th st, Manhattan; architect, F. Braun, 585 9th av, L. I. City. Plan No. 3888.

DWELLINGS.

ARVERNE.—Gaston av, w s, 1228 n Almeda av, two 2-sty frame dwellings, 16x24, shingle roof, 1 family, gas; cost, \$3,000; owner, Mrs. Ida Hall, 400 Elizabeth av, Arverne; architect, J. B. Smith, Rockaway Beach. Plan Nos. 3863-64.

FAR ROCKAWAY.—Seagirt av, s w cor Beach 4th st, 1-sty frame dwelling, 33x35, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Robert Morgan, Far Rockaway; architect, A. J. Bogart, Far Rockaway. Plan No. 3859.

HOLLIS.—Cherokee av, w s, 621 s Hillside av, 2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat, gas; cost, \$3,700; owner, D. Allison, Cherokee av, Hollis; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3853.

ROCKAWAY BEACH.—Beach 84th st, e s, 537 n Boulevard, 2-sty brick dwelling, 20x50, slag roof, 2 families; cost, \$4,000; owner, Mrs. J. Broderick, on premises; architect, J. B. Smith, Rockaway Beach. Plan No. 3862.

ARVERNE.—Elizabeth av, n s, 280 w Wave Crest av, 2-sty frame dwelling, 14x32, shingle roof, 1 family, gas; cost, \$1,000; owner, Jos. Bocato, premises; architect, W. Sandifer, Rockaway Beach. Plan No. 3887.

BELLAIRE.—Albany av, w s, 422 s Hollis av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family, steam heat, gas and electric light; cost, \$3,400; owner, Mrs. Grace R. Stewart, Hollis and Euclid avs, Bellaire; architect, G. A. Elliott, Walton st, Jamaica. Plan No. 3889.

CORONA.—McKinley st, e s, 347 s Park av, two 2-sty brick dwellings, 18x53, slag roof, 2 families, gas; cost, \$7,600; owner and architect, Alfred DeBlasi, 94 East Jackson av, Corona. Plan No. 3884.

EDGEMERE.—Beach 46th st, e s, 829 n Boulevard, 1-sty frame dwelling, 19x40, tin roof, 1 family, gas; cost, \$1,000; owner and architects, Chas. Meyer & Son, Edgemere. Plan No. 3882.

EDGEMERE.—Beach 46th st, e s, 930 n Boulevard, 2-sty frame dwelling, 16x37, shingle roof, 1 family, gas; cost, \$1,000; owners and architects, Chas. Meyer & Son, Edgemere. Plan No. 3883.

ELMHURST.—Calamus rd, s e cor Dewey st, 1-sty frame dwelling, 20x26, tin roof, 1 family; cost, \$1,800; owner H. P. Barch, 330 East 68th st, Manhattan; architect, C. L. Varrone, Corona av, Corona. Plan No. 3879.

ELMHURST.—Jennings st, n s, 100 e Toledo st, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner and architect, John Nicholas, Broadway, Flushing. Plan No. 3876.

FLUSHING.—Murray st, e s, 110 s Myrtle av, 2-sty frame dwelling, 16x26, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner, Donald McDonald, Mitchell av, Flushing; architect, owner. Plan No. 3874.

HOLLIS.—Cherokee av, w s, 149 s Hillside av, 2-sty frame dwelling, 29x39, shingle roof, 1 family, steam heat, gas; cost, \$4,800; owner, Paul J. Guenther, 56 Union av, Brooklyn; architect, Edw. B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 3891.

JAMAICA.—Sylvester av, s w cor Dean st, 2½-sty frame dwelling, 20x36, shingle roof, 1

family, steam heat; cost, \$3,000; owner, A. Komorosky, Dean and South sts, Jamaica; architect, Edw. Jackson, 8 Herriman av, Jamaica. Plan No. 3885.

KEW.—Greenfell av, s w s, 124 n w Audley st, 3-sty frame dwelling, 38x35, shingle roof, steam heat, gas and electric light; cost, \$7,500; owner, Chapelfield Const. Co., Amityville, L. I.; architect, Walter McQuade, 47 West 34th st, Manhattan. Plan No. 3904.

MALBA.—Malba dr, w s, 350 n Boulevard, 2½-sty frame dwelling, 34x51, tile roof, 1 family, hot water heat, gas and electricity; cost, \$12,998; owner, W. Mon. C. Gray, 135 William st, Manhattan; architects, Rasmussen & Wayland, 1133 Broadway, Manhattan. Plan No. 3894.

MASPETH.—Jefferson av, w s, 450 n Grand st, 2-sty brick dwelling, 15x32, slag roof, 1 family; cost, \$2,700; owner, Mathew Mason, Jefferson av, Maspeth; architect, A. H. Stines, 132 4th st, L. I. City. Plan No. 3902.

SPRINGFIELD.—Chalfonte av, s e cor 4th av, 2-sty frame dwelling, 32x16, shingle roof, 1 family, gas; cost, \$2,500; owner, Sheldon Realty Co., 378 Fulton st, Jamaica; architect, owner. Plan Nos. 3892-93. Two houses, \$5,000.

WHITESTONE.—16th st, n s, 100 w 6th av, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat, gas; cost, \$2,800; owner, S. T. Lannon, 104 West 16th st, Whitestone; architect, C. L. Varrone, Corona av, Corona. Plan No. 3880.

WOODHAVEN.—Canal av, e s, 100 n Jerome av, 2-sty frame dwelling, 20x44, tin roof, 1 family; cost, \$2,600; owner and architect, Pierre Geruldi 157B 2d st, Union Course. Plan No. 3881.

WOODSIDE.—4th st, w s, 450 n Anderson av, two 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner and architect, Chas. Wille, State st, Flushing. Plan Nos. 3877-78.

ARVERNE.—Remington av, w s, 440 s Amstel boulevard, 2½-sty frame dwelling, 22x30, shingle roof, 2 families, steam heat, gas; cost, \$4,500; owner, Isaac Levy, No. Gaston av, Arverne; architect, J. E. Moore, Arverne. Plan No. 3919.

ARVERNE.—Clarence av, w s, 260 s Amstel boulevard, 2½-sty frame dwelling, 22x50, shingle roof, 2 families, steam heat, gas; cost, \$4,500; owner and architect, J. E. Moore, 235 Remington av, Arverne. Plan No. 3918.

CORONA.—Roosevelt av, e s, 147 s Jackson av, two 2-sty brick dwellings, 20x50, slag roof, 2 families, gas; cost, \$7,000; owner, J. Callan, 175 Jackson av, Corona; architect, A. Magnoin, 112 5th st, Corona. Plan No. 3909.

MORRIS PARK.—Walnut st, e s, 110 n Kimball av, two 2½-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owner, Hillside Realty Co., 479 Stone av, Brooklyn; architect, Louis Danacher, 12 Washington st, Jamaica. Plan Nos. 3920-21.

OZONE PARK.—Hoffman av, w s, 240 n Broadway, two 2-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat; cost, \$4,600; owners, Gatehouse Bros., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan Nos. 3929-3930.

NEPONSET.—Huron st, w s, 300 s Washington av, 2-sty frame dwelling, 30x47, shingle roof, 1 family, steam heat, gas and electricity; cost, \$5,500; owner, J. P. Hopkins, 14 7th av, Brooklyn; architect, C. F. Lynn, 22 Beach 90th st, Rockaway Beach. Plan No. 3927.

RICHMOND HILL.—Emerson st, n e cor Waterbury st, 2½-sty frame dwelling, 45x17, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner, Richmond Hill Securities Co., 73 Dennington av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 3298.

ROCKAWAY BEACH.—Lincoln av, w s, 200 n Boulevard, 1-sty frame dwelling, 24x22, shingle roof, 1 family, gas; cost, \$500; owner, J. Green, premises; architect, J. E. Moore, 225 Remington av, Arverne. Plan No. 3910.

WOODHAVEN.—Manor av, n w cor Atlantic av, ten 2-sty brick dwellings, 18x36, slag roof, 1 family, steam heat, gas; cost, \$30,000; owner, Innovation Homes Bldg. Corp., 1127 Av G, Brooklyn; architect, B. J. Hudson, 319 9th st, Brooklyn. Plan Nos. 3923-4-5-6.

FACTORIES AND WAREHOUSES.

QUEENS.—Poplar st, s w cor Kelly av, frame shop, 12x18, gravel roof; cost, \$100; owner Perth Realty Co., Flushing av, Hollis. Plan No. 3852.

JAMAICA.—Sylvester av, s s, 77 e Wyckoff st, frame shop, 20x47, gravel roof; cost, \$1,000; owner, P. Bradley, on premises. Plan No. 3886.

STABLES AND GARAGES.

ELMHURST.—Hampton pl, 74, frame garage, 13x17, tin roof; cost, \$150; owner, Mrs. M. Howe, on premises. Plan No. 3865.

JAMAICA.—Orchard st, 63, frame garage, 15 x18, slag roof; cost, \$150; owner, Jas. Edwards, on premises. Plan No. 3851.

MASPETH.—Flushing av, n w cor Milton st, 1-sty brick garage, 15x25, slag roof; cost, \$450; owner, Aug. Bode, on premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 3854.

RICHMOND HILL.—Chichester av, n w cor Church st, concrete block garage, 11x16, shingle roof; cost, \$200; owner, J. Tighe, on premises. Plan No. 3856.

DUNTON.—Mills st, n s, 125 w Maure av, Three 1-sty frame garages, 10x16, shingle roof; cost, \$476; owner, H. E. Wade, Lincoln av, Richmond Hill. Plan Nos. 3899-3900-01.

FLUSHING.—Central av, 345, galvanized portable garage, 10x16; cost, \$110; owner, William Adder, on premises. Plan No. 3890.

HOLLIS.—Max Weber av, e s, 130 n Fulton st, frame garage, 10x14, slag roof; cost, \$50; owner, Frank Baylis, on premises. Plan No. 3896.

JAMAICA.—DeGraw av, s s, 295 w Victoria st, frame garage, 11x18, shingle roof; cost, \$100; owner, C. Henry, on premises. Plan No. 3907.

L. I. CITY.—Academy st, w s, 225 s Ridge st, 1-sty brick garage, 20x18, slag roof; cost, \$300; owner, J. F. McDonald, on premises. Plan No. 3870.

L. I. CITY.—Franklin st, n w cor Woolsey st, frame garage, 14x20, tin roof; cost, \$350; owner, Mrs. S. E. Thompson, on premises. Plan No. 3872.

MIDDLE VILLAGE.—Bowne av, s s, 100 n North Hempstead rd, frame garage, 20x14, tin roof; cost, \$175; owner, L. Seitz, on premises. Plan No. 3903.

WHITESTONE.—11th av, s e cor Cain la, brick garage, 40x30, slag roof; cost, \$800; owner, J. M. Keller Co., on premises. Plan No. 3875.

HOWARD ESTATES.—Hopkinson av, w s, 65 s Atlantic av, frame garage, 12x16, tin roof; cost, \$135; owner, F. W. Scutt & Co., 336 Fulton st, Jamaica. Plan No. 3916.

JAMAICA.—Bergen av, e s, 100 s Highland av, 1-sty frame garage, 12x20, shingle roof; cost, \$150; owner, A. Durham, premises. Plan No. 3917.

MASPETH.—Grand st, s s, 249 w Garrison av, 1-sty brick dry kiln and garage, 64x100, slag roof; cost, \$10,000; owners, S. & A. Mann, 250 South st, Manhattan; architects, Horenburger & Bards, 122 Bowery, Manhattan. Plan No. 3913.

STORES AND DWELLINGS.

ROCKAWAY BEACH.—Boulevard, s s, 117 e Jamaica Plank rd, 2-sty frame store and dwelling, 44x55, slag roof, 2 families; cost, \$7,500; owner, C. C. Deyman, 157 11th st, L. I. City; architect, Geo. Piesch, 38 Beach 87th st, Rockaway Beach. Plan No. 3898.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Borden av, n w cor Van Alst av, 7-sty brick loft building, 140x133, slag roof, gas and electricity; cost, \$100,000; owner American Druggist Syndicate, on premises; architects, Warren & Wetmore, 16 East 47th st, Manhattan. Plan No. 3855.

CORONA.—39th st, n e cor Jackson av, frame office, 12x14, tin roof; cost, \$70; owner, A. Cohn, premises. Plan No. 3914.

CHURCHES.

FOREST HILLS.—Ascan av, w s, 84 s Queens Blvd, 1-sty brick chapel, 27x80, tile roof, steam heat; cost, \$3,000; owner, Rev. Thos. A. Nummey, Forest Hills; architect, G. A. Steinbeck, 15 East 40th st, Manhattan. Plan No. 3860.

MISCELLANEOUS.

MASPETH.—Maurice av, s e cor Perry av, frame shed, 37x12, paper roof; cost, \$150; owner, W. M. Stanton, on premises. Plan No. 3850.

MIDDLE VILLAGE.—Metropolitan av, 1837, shed, 16x30, paper roof; cost, \$75; owner, P. McManus, on premises. Plan No. 3857.

RICHMOND HILL.—Jamaica av, s e cor Spruce st, frame sign; cost, \$30; owner, R. H. Coal & Ice Co., on premises. Plan No. 3861.

SPRINGFIELD.—5th av, n s, opposite Pearl pl, frame shed, 16x16, paper roof; cost, \$50; owner, J. Blanc, on premises. Plan No. 3858.

WHITESTONE.—23d st, s s, 104 w 8th av, frame coop; cost, \$50; owner, F. C. Ahrens, on premises. Plan 3849.

CORONA.—Kingsland av, 190, frame shed, 7 x9; cost, \$20; owner, William Zahn, on premises. Plan No. 3873.

HOLLIS.—Farmers' av, s s, 225 w Seminole av, 1-sty frame freight house, 50x25, slag roof; cost, \$1,500; owner and architect, L. I. R. R. Co., Jamaica Station, Jamaica. Plan No. 3895.

RAMBLERSVILLE.—Dunton Canal, e s, 745 n Jamaica av, two 1-sty frame boathouses, 16x 24, tin roof, gas; cost, \$1,000; owner, W. C. Brown, 100 North Henry st, Brooklyn. Plan Nos. 3905-06.

ARVERNE.—Remington av, w s, 594 s Boulevard, 2-sty frame bath house, stores and club, 270x110, tin roof; cost, \$40,000; owner, Leo M. Mosauer, 1165 Broadway, Manhattan; architect, H. J. Krapp, 116 East 16th st, Manhattan. Plan No. 3922.

CORONA.—Alburtis av, w s, 75 s Oak st, 1-sty brick shop, 12x15, gravel roof; cost, \$100; owner, L. Bloise, premises. Plan No. 3915.

JAMAICA.—Douglas st, n s, 225 e Brenton av, frame shed, 38x16, gravel roof; cost, \$600; owner, G. Geordana, premises. Plan No. 3912.

Richmond.

DWELLINGS.

1ST ST, e s, 281 s Swan st, Tompkinsville, 2½-sty frame dwelling, 46x37; cost, \$4,500; owners, Annie and Margaret Wood, Cebra av, Tompkinsville; architect and builder, Joseph Muller. Plan No. 1044.

BEACH AV, w s, 225 s Prospect pl, New Dorp, 2½-sty frame dwelling, 26x30; cost, \$4,500; owner and architect, Geo. J. Worth, 67 Maple av, New Dorp; builder, P. J. Gundacker, Richmond, N. Y. Plan No. 1048.

CASTLETON AV, n w cor Broadway, West New Brighton, 2-sty frame dwelling, 22x34; cost, \$3,850; owner, Capt. Charles Kohler, Hatfield av, Port Richmond; architect, O. O. Odegarde, 210 Elm st, Port Richmond; builder, Edward K. Whitford, Port Richmond. Plan No. 1047.

CEBRA AV, n s, 237 e Ward av, Stapleton, 2½-sty brick dwelling, 34x33; cost, \$7,600; owner, Henry Linderman, Pammer av, Tompkinsville; architect, Otto Loeffler, 85 Water st, Stapleton; builder, H. J. Langworthy, Broad st, Stapleton. Plan No. 1058.

DECKER AV, e s, 200 n Hagaman pl, Port Richmond, two 1-sty frame dwellings, 18x37; cost, \$300; owner, architect and builder, John P. From, 234 Charles av, Port Richmond. Plan No. 1045.

HIGHLAND RD, e s, 600 s Amboy rd, Great Kills, 2-sty frame dwelling, 26x34; cost, \$5,000; owner, Richard Van Dannenberg, Great Kills; architect, W. Lund, Great Kills; builder, R. C. Hornfagen, Great Kills. Plan No. 1049.

JEFFERSON AV, s e cor Railroad av, Grant City, 2-sty brick dwelling, 22x47; cost, \$6,000;

owner, Jacob Van Alphen, 801 Bloomfield st, N. J.; architect, Francis Averkamp, West 14th st, Manhattan; owner builds. Plan No. 1046.

PELTON AV, w s, 125 s Henderson av, West Brighton, two 2-sty frame dwellings, 19x29; cost, \$5,000; owner, Michael Hatzenbuehler, 337 Harbor rd, Mariners' Harbor; architect, P. From; builder, O. O. Odegarde, 210 Elm st, Port Richmond. Plan No. 1059.

PELTON AV, e s, 150 n Henderson, West Brighton, two 2½-sty frame dwellings, 20x30; cost, \$4,800; owners, Quinland, Allen & Wheeler, Broadway, West Brighton; architect, J. Rockford, Cary av, West Brighton; builder, J. C. Haabestad, 151 Hatfield pl, Port Richmond. Plan No. 1050.

POTTER AV, s s, 70 w Fairview av, West New Brighton, 2½-sty frame dwelling, 21x30; cost, \$2,000; owner, E. G. Edwards, Broadway and Prospect st, West New Brighton; architect, John Davies, Tompkinsville; builder, S. Rispoli, Tompkins av, Rosebank. Plan No. 1054.

RICHMOND TPKE, e s, 150 s Cebra av, Tompkinsville, ten 2½-sty frame dwellings, 22 x46; cost, \$30,000; owner, Meyer Rosenholz, 226 Richmond tpke, Tompkinsville; architect, John Davies, Tompkinsville; builder, John A. B. Larsen, Port Richmond. Plan No. 1041.

WASHINGTON AV, n s, cor Halpin av, Annadale, 1-sty frame bungalow, 20x40; cost, \$750; owner, Henrietta Hirsch, 912 Bryant av, Manhattan; architect, A. M. Entemann; builder, H. Buber, 1259 Van Wyck av, Jamaica, L. I. Plan No. 1040.

FACTORIES AND WAREHOUSES.

ARIETTA ST, 60 Railroad, Tompkinsville, three 1-sty storages, 10x120; cost, \$15,000; owner, American Dock Co., Tompkinsville; architect, owner. Plan No. 1060.

STABLES AND GARAGES.

JOHN ST, n e cor Prince st, Stapleton, 1-sty brick store and stable, 20x26; cost, \$1,000; owner, John H. Haley, 60 Osgood av, Stapleton; architects, Grunert & Pneuman, 2409 Richmond rd, New Dorp; builder, Geo. McGuire, Stapleton. Plan No. 1053.

ROSSVILLE AV, n s, cor Sinclair av, Prince Bay, 1-sty frame garage, 11x12; cost, \$85; owner, Marie Schwerd, 568 Rossville av; builder, Fred Klein, Huguenot Park, S. I. Plan No. 1055.

SOUTHSIDE BLVD, 4855, Great Kills, 1-sty frame garage, 12x20; cost, \$125; owner, H. Schaaf, Eltingville; owner builds. Plan No. 1051.

MISCELLANEOUS.

CHURCH ST, w s, 75 n Oak st, Tottenville, 1-sty frame shed, 12x20; cost, \$150; owner, Adolph Weiss, Tottenville, S. I.; builder, Wm. L. Vaughan, Tottenville. Plan No. 1052.

HENRY ST, s s, 685 Harrison av, Annadale, frame shed; cost, \$75; owner, A. Helfers, Henry st; builder, Frank Wossert, 337 Harrison av. Plan No. 1057.

SEAFOAM ST, e s, 60 n Cedar Grove av, New Dorp Beach, 1-sty frame camp, 14x28; cost, \$275; owner, P. Quinlivan, New Dorp Beach; builder, Thomas Sanjour, Great Kills. Plan No. 1043.

SEAFOAM ST, e s, 120 n Cedar Grove av, New Dorp Beach, 1-sty frame camp, 14x28; cost, \$275; owner, D. Cotter, New Dorp Beach; builder, Thomas Sanjour, Great Kills. Plan No. 1042.

RICHMOND TPKE, s s, 500 n Teresa pl, Stapleton, stone retaining wall; cost, \$200; owner, John Gans, 800 Richmond tpke; builder, J. B. Brooke, 1102 Richmond tpke. Plan No. 1056.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ELIZABETH ST, 19-21, w s, 99 s Canal st, erect new partitions, plumbing to 4-sty brick police station house; cost, \$2,000; owner, the City of New York, care Police Department, 240 Center st; architect, Thomas H. O'Brien, 240 Center st. Plan No. 2498.

FRANKLIN ST, 86-88, erect fireproof stair enclosure, continue stairway to 6-sty brick lofts; cost, \$2,000; owner, Lucie Schelling, 11 Broadway; architect, David Scott, 119 West 33d st. Plan No. 2507.

GREENE ST, 37-43, n s, 65 n Grand st, new fireproof stair enclosure, balconies and doors to 6-sty brick store and lofts; cost, \$2,000; owner, Mrs. Harriett A. Brady, 210 West 71st st; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 2492.

GREENE ST, 136, e s, 187 n Prince st, new stairway and stair enclosure, bulkhead to 6-sty brick stores and lofts; cost, \$750; owner, heirs of Louis Schocher, care L. Tanenbaum, Strauss & Co., Inc., 640 Broadway; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 2485.

NORFOLK ST, 133, build new fireproof boiler room, fireproof frames, sashes and door, iron grating, steam heating equipment to 4-sty brick fire house No. 7; cost, \$1,900; owner, Henry Biermann, 17 West 17th st; architect, James B. Baker, 156 5th av. Plan No. 2479.

NORTH WILLIAM ST, 30, 293 n William st, new show front, girders, columns to 4-sty brick store and store rooms; cost, \$2,000; owner, Mary L. Barbery, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2506.

OAK ST, 9, s s, 79 w Roosevelt st, erect new partitions, plumbing fixtures to 4-sty brick police station house; cost, \$1,500; owner, the City of New York, care Police Department, 240 Centre st; architect, Thomas E. O'Brien, 240 Centre st. Plan No. 2508.

PERRY ST, 140-144, s s, 70 e Washington st, fill in well holes, new partitions, door to 4-sty brick garage; cost, \$750; owner, The Theischmann Co., 701 Washington st; architects, Jardin, Hill & Murdock, 3 West 29th st. Plan No. 2497.

PRINCE ST, 5, n s, 74 w Bowery, new show window, wall, girders and beams, &c, to 3-sty brick store and dwelling; cost, \$350; owner, Abr. N. Gitteman, 51 East 42d st; architect, Tobias Goldstone, 50 Graham av, Brooklyn. Plan No. 2490.

WEST ST, 125, new fire escapes and partitions to 4-sty brick store, office and lodging house; cost \$400; owner, James A. Macdonald, 95 Liberty st; architect, Milton Zeisler, 433 East 74th st. Plan No. 2488.

WORTH ST, 124-126, s s, 104 w Center st, new stairways, plumbing, doorway, piers, &c, to 3-sty brick storage; cost, \$5,500; owner, the City of New York, care Police Department, 240 Center st; architect, Thomas E. O'Brien, 240 Center st. Plan No. 2501.

6TH ST, 406 East, s s, 100 e 1st av, install sinks and washtrays to 5-sty brick stores and tenement; cost, \$600; owner, Elizabeth Schmitt, 410 East 6th st; architect, Walter B. Willis, 1181 Myrtle av. Plan No. 2486.

12TH ST, 24-26 East, 88 University pl, new windows, shutters, &c, to 11-sty fireproof stores and lofts; cost, \$200; owner, Germania Life Ins. Co., 640 Broadway; architect, Michael Bernstein, 185 Madison av. Plan No. 2500.

21ST ST, 38 East, erect new partitions, fireproof doors toilets to 9-sty fireproof stores, lofts and offices; cost, \$1,200; owner, Charles W. Sloan, 54 William st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 2514.

23D ST, 71-79 West, and 376-382 6th av, construct a projection room to 19-sty fireproof stores and lofts; cost, \$400; owners, trustees of Masonic Hall and Asylum Fund, 46 West 24th st; architect, Properties Service Corp., 3 West 29th st. Plan No. 2495.

25TH ST, 170 West, s e cor 7th av, reset store front, new stairways, platforms and gratings to two 4-sty brick stores and tenements; cost, \$500; owner, Christine Drescher, exec. of John N. Heubner Estate, 433 East 51st st; architect, Louis A. Hornum, 405 Lexington av. Plan No. 2513.

37TH ST, 3-5-7 East, n s, 125 e 5th av, new door, toilet rooms to 11-sty fireproof stores & lofts; cost, \$250; owner, Mrs. Elizabeth M. Anderson, 80 West 40th st; architect, George Butler, 62 West 45th st. Plan No. 2500.

37TH ST, 167 East, n w cor 3d av, new partitions, bath room to 4-sty brick stores & tenement; cost, \$150; owner, Lillian Hof, on premises; architect, M. Joseph Harrison, World Building. Plan No. 2505.

40TH ST, 244-250 West, erect steel tank supports, also tanks to 8-sty fireproof store and lofts; cost, \$2,000; owner, Anna W. H. Nichols, 244 West 49th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2480.

58TH ST, 308-310 West, 142 w 8th av, erect steel tank supports to 9-sty fireproof hotel; cost, \$540; owner, Hotel Traymore Co., 308 West 58th st; architect, Royal J. Mansfield, 135 William st. Plan No. 2502.

59TH ST, 649 West, and 860-774 12th av, erect new tank house, brick tank supports to 6-sty brick storage warehouse; cost, \$1,000; owner, New York Central & Hudson River Railroad Co., Grand Central Terminal; architect, Otto M. Beck, 1349 53d st, Brooklyn. Plan No. 2510.

59TH ST, 233 East, n s, 205 w 2d av, remove partitions, new doors and windows to 5-sty brick stores and tenement (18 families); cost, \$250; owner, Rose Hyman estate, Henry Meyers exr., 783 Madison av; architect, Henry Klein, 505 East 15th st. Plan No. 2487.

66TH ST, 18 East, s s, 120 w Madison av, erect new partitions, light shaft, skylight to 4-sty brick residence; cost, \$4,000; owner, Jessie S. Taylor, 18 East 66th st; architect, Jas. Gamble Rogers. Plan No. 2494.

70TH ST, 501-505 East, 98 e Av A, erect wooden tank and steel supports to 5-sty brick factory; cost, \$175; owner, The Monogram Realty Co., 1790 Broadway; architect, Julius Rosenwach, 615 Grand st. Plan No. 2512.

95TH ST, 300 East, s e cor 2d av, new partitions, remove stairs, &c, to 5-sty brick stores and tenement; cost, \$100; owner, Jacob L. Lissner, 15 Livingston pl; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 2503.

98TH ST, 221 East, divide stores to 6-sty brick stores and tenement; cost, \$200; owner, Irving Bachrach, 74 East 92d st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 2493.

115TH ST, 23 East, n s, 85 w Madison av, build new stairs, partitions, doors, show window, lower floor to 5-sty brick storage; cost, \$1,200; owner, Cowenhoven Estate, Inc., 3 Bridge plaza, L. I. City; architect, Max Muller, 115 Nassau st. Plan No. 2496.

118TH ST, 534-542 East, erect 2-sty office extension, 23x27, slate and copper roof, to 2-sty brick office and shipping room; cost, \$3,000; owner, Washburn Wire Co., 542 East 118th st; architects, Bart & John P. Walther, 147 East 125 st. Plan No. 2481.

118TH ST, 433 East, n s, 244 w Pleasant av, new partitions, windows, wall cornice to 3-sty brick dwelling; cost, \$800; owner, Salvatore Lufrano, 433 East 118th st; architect, Pass Richard, 405 Pleasant av. Plan No. 2484.

126TH ST, 146-148 East, s s, 60 e Lexington av, erect new partitions, plumbing to 4-sty brick police station; cost, \$1,400; owner, the City of New York, care Police Department, 240 Center st; architect, Thomas E. O'Brien, 240 Center st. Plan No. 2499.

180TH ST, 543-549 West, n e cor St. Nicholas av, erect new partitions to 6-sty brick apartment house, 38 families; cost, \$100; owner, H. F. Meyer, 1406 St. Nicholas av; architect, J. M. Felson, 1133 Broadway. Plan No. 2489.

AV C, 180, e s, 26 n 11th st, rearrange partitions, new bath rooms to 4-sty brick store and tenement, 3 families; cost, \$500; owner, Morris Greenwald, 178 Av C; architects, Sass & Springstein, 32 Union Sq. Plan No. 2483.

AMSTERDAM AV, 1846, erect new partitions, sink and water closet, to 3-sty brick store and

Plans Filed Alterations (continued).

dwelling; cost, \$100; owner, Harriet C. Bailey, 556 West 162d st; architect, Frank J. Schetick, 4168 Park av. Plan No. 2477.

AUDUBON AV, 388, create new store, remove stoop to 2-sty brick store and dwelling; cost, \$800; owner, Giuseppe Mazza, 388 Audubon av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 2478.

BROADWAY, 1970-1972, erect new partitions, stairways, sidewalk lift, skylight, court, enlarge elevator to 5-sty brick offices, apartments and funeral parlors; cost, \$125,000; owner, Pinchot Estate, care Gerard & Smythe, agents, 60 Broadway; architect, Randolph H. Almiroty, 220 5th av. Plan No. 2504.

LEXINGTON AV, 729, e, s, 65 n 58th st, remove street encroachments, new iron stairs, steps to 3-sty brick stores and tenement; cost, \$1,000; owner, J. Clarence Davies, 149th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2511.

LEXINGTON AV, 1082, w, s, 17 n 76th st, build new extension, 8x13, tin roof, entrances, windows, bathrooms, partitions, painting and decorating to 3-sty brick dwelling; cost, \$7,000; owner, German Hospital and Dispensary; architect, I. E. Ditmars, 111 5th av. Plan No. 2491.

1ST AV, 183, w, s, 45 n 11th st, build new fire-proof passageway to 4-sty brick store and tenement; cost, \$200; owner, Louis Stang, 715 Hendrix st, Brooklyn; architect, M. Joseph Harrison, World Building. Plan No. 2482.

2D AV, 115, w, s, 21 s 7th st, erect new show window, doors, bedroom, partition, roof to 3-sty brick store, offices and dwelling; cost, \$1,000; owner, Jacob Brownstein, 144 East 14th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2515.

Bronx.

137TH ST, n, s, 306.71 e St Anns av, two roof tanks to 5-sty brick factory; cost, \$2,100; owners, John-Henry & Geo. J. Christman, on premises; architect, Maxwell Eng. Co., Inc., 45 East 42d st. Plan No. 456.

FORT SCHUYLER RD, e, s, 66.9 n Haskins st, 2-sty brick and frame extension, 22.6x32.8, to 2-sty frame store and dwelling; cost, \$3,000; owner, Ida Hewitt, 1166 Fort Schuyler rd; architect, Chas. Hess, 1166 Fort Schuyler rd. Plan No. 458.

WEBSTER AV, e, s, 177.6 s Fordham rd, two 1-sty brick extensions, 8x14, 8x8, new beams, new columns, new partitions to 2-sty frame club house; cost, \$6,000; owner, Fordham K. of C. Bldg & Home Assoc., Inc., W. J. Boyd, 2490 Webster av, Pres.; architects, Adams & Kirby, Arthur and Tremont avs. Plan No. 459.

3D AV, 2733-35, new elevator, new skylights, new partitions to 3-sty brick store, theatre and lofts; cost, \$3,500; owner, Andrew Davey, 350 Greenwich st; architect, Chas. H. Richter, 68 Broad st. Plan No. 457.

Brooklyn.

BOX ST, s, s, 200 e Manhattan av, extension to 3-sty store and tenement; cost, \$350; owner, Karol Berger, 28 Scholes st; architect, Jas. McKillop, Jr., 154 India st. Plan No. 7788.

BUTLER ST, n, s, 87.6 w Bond st, exterior alterations to 4-sty store and tenement; cost, \$500; owner, Angelo Corrisperio, 185 Butler st; architect, W. J. Conway, 400 Union st. Plan No. 7645.

CARROLL ST, s, s, 100 w Columbia st, interior alterations to 3-sty store and dwelling; cost, \$2,000; owner, Antonio Gentile, 23 Carroll st; architect, D. A. Lucas, 98 3d st. Plan No. 7784.

COURT ST, n w cor Remsen st, interior and exterior alterations to 8-sty offices and stores; cost, \$10,000; owners, Metropolitan Associates, 201 Montague st; architect, John C. Westervelt, 36 West 34th st, Manhattan. Plan No. 7732.

ELLERY ST, n, s, 160 e Broadway, interior alterations to three 3-sty stores and tenements; total cost, \$875; owner, Maria Purser, 310 Ditmas av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7752.

ELLERY ST, n, s, 235 e Broadway, interior alterations to 3-sty store and tenement; cost, \$275; owner, Maria Purser, 310 Ditmas av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7753.

FT. GREENE PL, e, s, 130.4 n Atlantic av, exterior alterations to 5-sty warehouse; cost, \$10,000; owners, C. Conron Bros., 10th av and West 13th st, Manhattan; architect, John G. Glover, 222 Navy st. Plan No. 7728.

HANSEN PL, n w cor Ft Greene pl, electric sign; cost, \$250; owner, Y. M. C. A., on premises; architect, Robert Gerlinger, 1790 Broadway. Plan No. 7771.

HANSON PL, n w cor Ft Greene pl, electric sign; cost, \$250; owner, Y. M. C. A., on premises; architect, Robert Gerlinger, 1790 Broadway. Plan No. 7770.

HOYT ST, e, s, 80 s Fulton st, elevator to 4-sty store; cost, \$2,600; owner, A. I. Namm, on premises; architect, Thos. A. Connor, 9 Hoyt st. Plan No. 7665.

HUMBOLDT ST, s e cor Jackson st, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Wm Rauth, 625 Briggs av, Richmond Hill; architect, H. A. Sand, 653 Onderdonk av, Queens. Plan No. 7662.

HURON ST, n, s, 375 e Franklin av, interior alterations to 3-sty tenement; cost, \$150; owner, Louis Kranz, 110 Greenpoint av; architect, Chi. Bauer, Jr., 861 Manhattan av. Plan No. 7656.

MONTAGUE ST, s e cor Clinton st, extension to 5-sty office; cost, \$1,000; owner and architect, Brooklyn Heights R. R. Co., on premises. Plan No. 7798.

ST. JOHNS PL, n, s, 72 w Nostrand av, interior alterations to 2-sty store and office; cost, \$250; owner, J. Fossett Briggs, 833 St. Johns pl; architect, Chi. Bauer, Jr., 861 Manhattan av. Plan No. 7655.

ST. JOHN'S PL, s, s, 212 e Nostrand av, extension to 3-sty cafe; cost, \$1,500; owner,

Edw. Gallawan, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 7713.

SCHOLES ST, n, s, 125 w Leonard st, interior alterations to 3-sty store and tenement; cost, \$200; owner, Sam Fogel, 116 Hopkins st; architect, Harry E. Radack, 217 Ross st. Plan No. 7794.

SENATOR ST, s, s, 100 e 14th av, interior alterations to 1-sty garage; cost, \$1,000; owner, Jos. F. Maloney, 516 51st st; architect, W. H. Harrington, 510 57th st. Plan No. 7692.

STATE ST, s, s, 65 w Flatbush av, electric sign; cost, \$150; owner, Percy C. Williams, on premises; architect, J. C. Gallagher, 229 West 60th st, Manhattan. Plan No. 7775.

SULLIVAN ST, s, s, 220 w Richards st, extension to 1-sty shop; cost, \$750; owner, Anna Ramberg, 645 51st st; architect, J. C. Wandell Co., 4 Court sq. Plan No. 7739.

SUMPTER ST, n, s, 20 w Stone av, interior alterations to two 3-sty tenements; total cost, \$600; owner, Chas. Baerman, 507 Grand st, Manhattan; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7672.

WARREN ST, w, s, 150 e Hoyt st, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Sidney Spiegel, 1472 Hoe av, Bronx; architect, Jacob Fisher, 931 Fox st, Manhattan. Plan No. 7657.

WARWICK ST, n w cor Sutter av, extension to 2-sty store; cost, \$2,000; owner, Morris Feinstein, 501 Warwick st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7724.

WEIRFIELD ST, n, s, 75 w Bushwick av, interior alterations to 3-sty tenement; cost, \$375; owner, John Kelly, on premises; architect, F. G. Stillwagon, 601 Evergreen av. Plan No. 7671.

SOUTH 5TH ST, s, s, 68.10 e Keap st, extension to 2-sty store and dwelling; cost, \$400; owner, Jacob Segil, 54 West 118th st, Manhattan; architect, H. M. Entlich, 29 Montrose av. Plan No. 7652.

NORTH 8TH ST, n, s, 200 e Kent av, interior alterations to 4-sty store and tenement; cost, \$600; owner, Anthony Zarski, on premises; architect, Jas. McKillop, Jr., 154 India st. Plan No. 7787.

WEST 25TH ST, w, s, 100 s Mermaid av, extension to 3-sty dwelling; cost, \$1,200; owner, Jas. Gilentano, 168 East 143d st, Manhattan; architect, Roco Mega, 2857 West 5th st. Plan No. 7800.

36TH ST, n w cor 4 av, extension to 3-sty store and dwelling; cost, \$1,000; owner, Dennis Fitzgerald, on premises; architect, Thomas Bennett, 5123 3d av. Plan No. 7733.

41ST ST, s e cor 13th av, extension to two 2-sty stores; cost, \$2,800; owner, Esther I. Kornblum, 1323 46th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7804.

AV I, n e cor 18th st, extension to 2-sty dwelling; cost, \$1,100; owner, Wm. J. Sayer, on premises; architect, Seth. H. Cutting, 1721 Av J. Plan No. 7686.

BRIGHTON BEACH BOARD WALK, n, s, 460 e Ocean parkway, move 3-sty bath house; cost, \$2,000; owner, Brighton By the Sea, Inc., 157 Remsen st; architect, S. B. McDonald, 2827 West 15th st. Plan No. 7641.

BROADWAY, n, s, 142 e Perry st, interior alterations to 5-sty factory; cost, \$300; owner, Gesene Engel, 134 Broadway; architect, John C. Hankinson, 452 Washington st, Manhattan. Plan No. 7774.

CLASSON AV, e, s, 24.6 n Greene av, extension to 3-sty store and tenement; cost, \$500; owner, Anna E. Lynch, 391 Classon av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 7786.

CONEY ISLAND AV, s e cor Cortelyou rd, interior alterations to 2-sty dwelling; cost, \$9,000; owner, Wm. Minssen, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 7685.

DE KALB AV, n, s, 100 e Broadway, interior alterations to 2-sty shop and garage; cost, \$500; owner, Geo. Gratz, 1143 DeKalb av; architect, L. Allmendinger, 926 Broadway. Plan No. 7807.

DRIGGS AV, n, s, 51.9 e Eckford st, interior alterations to 3-sty store and tenement; cost, \$275; owner, Rose Kolber, 252 Driggs av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 7787.

EAST NEW YORK AV, s, s, 60 e Hopkinson av, extension to 3-sty store and dwelling; cost, \$1,200; owners, Israel Cohen & Son, 1464 East New York av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7649.

FLUSHING AV, s w cor Stillman st, interior alterations to 4-sty brewery; cost, \$2,500; owner, Franklin Bwg. Co., 414 Flushing av; architect, John P. Voelker, 979 3d av. Plan No. 7673.

HAMBURG AV, n e cor Gates av, exterior alterations to 2-sty store and dwelling; cost, \$150; owner, Julius Sippel, 20 Hoffman blvd; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7764.

HAMBURG AV, n e cor Gates av, exterior alterations to 2-sty store and dwelling; cost, \$150; owner, Julius Sippel, 20 Hoffman blvd, Queens; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7763.

METROPOLITAN AV, n, s, 50 w Olive st, interior alterations to 3-sty tenement; cost, \$300; owner, A. Straub, 903 Metropolitan av; architect, Jos. Kist, 938 Metropolitan av. Plan No. 7654.

MYRTLE AV, n, s, 100 w Adams st, electric sign; cost, \$200; owner, Robert Parza, on premises; architect, Robert Gerlinger, 1790 Broadway. Plan No. 7768.

MYRTLE AV, s w cor Broadway, interior alterations to 3-sty store; cost, \$500; owner, Herman Ehler, 327 Washington st; architects, Horenburger & Bardes, 122 Bowery, Manhattan. Plan No. 7623.

PARK AV, n, s, 45.9 w North Oxford st, interior alterations to 3-sty store and dwelling;

cost, \$250; owner, G. Marino, 136 Navy st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 7758.

PITKIN AV, n, s, 75 w Van Sinderen av, extension to 1-sty store and dwelling; cost, \$400; owner, Transit Devel. Co., 85 Clinton st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7735.

PITKIN AV, s w cor Rockaway av, interior alterations to 3-sty store and dwelling; cost, \$300; owner Aaron Reiser, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7661.

PUTNAM AV, s e cor Nostrand av, interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, Geo. J. Shapiro, 2997 3d av, Manhattan; architect, Simon Weisenberg, 196 Lexington av. Plan No. 7632.

REID AV, n w cor Kosciusko st, interior alterations to 3-sty store and dwelling; cost, \$300; owner, May E. Morgan, on premises; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 7758.

STONE AV, e, s, 185 s Blake av, extension to 2-sty synagogue; cost, \$500; owner, Harris Epstein, on premises; architect, Ignatius A. Crawford, 1095 Lorimer st. Plan No. 7755.

SURF AV, s w cor, Jones Walk, extension to 2-sty hotel; cost, \$1,500; owners, G. Christy & ano, 1606 Surf av; architect, Frank Schultz, 258 Kings Highway. Plan No. 7743.

VANDERBILT AV, w, s, 43.11 s Park av, plumbing to 3-sty dwelling; cost, \$300; owner, John W. Sisson, 107 Adelphi st; architect, Lowery Smith, 410 Myrtle av. Plan No. 7668.

3D AV, s e cor 79th st, plumbing to 3-sty store and tenement; cost, \$300; owner, Fredk. Wist, 302 East 79th st; architect, Jas. Abrams, 166 West 99th st, Manhattan. Plan No. 7626.

4TH AV, s w cor 43d st, plumbing to 3-sty precinct; cost, \$2,000; owner, City New York; architect, Thos. E. O'Brien, 240 Centre st, Manhattan. Plan No. 7736.

4TH AV, w, s, 56 n 1st st, interior alterations to 1-sty slaughter house; cost, \$500; owners, Rosalie Aaron & ano, 296 4th av; architect, W. J. Conway, 400 Union st. Plan No. 7751.

4TH AV, w, s, 30.2 s 18th st, extension to 2-sty store and dwelling; cost, \$1,050; owner, Orazio Longo, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 7718.

5TH AV, s e cor 16th st, interior alterations to 3-sty precinct; cost, \$800; owner, City of New York; architect, Thos. E. O'Brien, 240 Centre st, Manhattan. Plan No. 7737.

7TH AV, n w cor 21st st, extension to 2-sty store and dwelling; cost, \$2,300; owner, Anna Klecki, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7727.

16TH AV, e, s, 300 s Benson av, interior alterations to 2-sty dwelling; cost, \$700; owner, Herman Kahn, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7683.

19TH AV, e, s, 89 s Bath av, interior alterations to 3-sty store and dwelling; cost, \$2,500; owner, Rosie Futeransky, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 7778.

Queens.

BAYSIDE.—Prince st, n, s, 200 Bell av, plumbing to dwelling; cost, \$250; owner, C. Laurenkraus, on premises. Plan No. 2551.

BEECHURST.—16th av, s w cor Boulevard, 1-sty frame extension, 12x18, rear garage; cost, \$140; owner, R. O'Hara, on premises. Plan No. 2557.

BUSHWICK JUNCTION.—Metropolitan av, s, s, 290 e Fresh Pond rd, plumbing to store and dwelling; cost, \$100; owner, L. I. R. R., New York City. Plan No. 2571.

BUSHWICK JUNCTION.—Metropolitan av, n, s, 75 west Lilac st, new foundations to two dwellings; cost, \$400; owner, Oscar B. Way, on premises. Plan No. 2569-70.

COLLEGE POINT.—7th st, e, s, 125 n 2d av, 1-sty frame extension, 9x10, rear dwelling, tin roof; cost, \$250; owner, W. F. Buhl, on premises. Plan No. 2561.

CORONA.—Crown st, n, s, 150 e Central av, interior alterations to tenement; cost, \$90; owner, V. Solonica, on premises. Plan No. 2555.

FAR ROCKAWAY.—Greenwood av, n, s, 300 e Lockwood av, plumbing to office; cost, \$100; owner, City of New York, Long Island City. Plan No. 2553.

FLUSHING.—Madison av, s e cor Percy st, interior alterations to dwelling, new plumbing; cost, \$200; owner, R. F. Outcault, on premises. Plan No. 2543.

JAMAICA.—North Washington st, 19, interior alterations to garage; cost, \$150; owner, E. J. Baker, on premises. Plan No. 2536.

KEW.—Onslow pl, n w cor Austin st, plumbing to dwelling; cost, \$50; owner, G. W. Yenson, on premises. Plan No. 2565.

L. I. CITY.—Court st, w, s, 125 n Ridge st, plumbing to dwelling; cost, \$120; owner, Mrs. Luckings, on premises. Plan No. 2573.

L. I. CITY.—Tenth st, 14, 1-sty brick extension, 12x23, side garage, concrete roof; cost, \$400; owner, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 2560.

L. I. CITY.—Hopkins av, n w cor Broadway, plumbing to dwelling; cost, \$150; owner, W. S. Coal Tar Co., on premises. Plan No. 2568.

L. I. CITY.—9th av, 353, electric sign, store; cost, \$50; owner, X. Dietz, on premises. Plan No. 2566.

MASPETH.—Grand st, 1733, new store front to dwelling; cost, \$250; owner, B. Glasser, on premises. Plan No. 2550.

MASPETH.—Jay av, s, s, 100 w Fisk av, new plumbing to 2 dwellings; cost, \$70; owner, M. Rehbern, on premises. Plan No. 2547-48.

MASPETH.—Perry av, s, s, 200 w Willow st, new foundation to dwelling; cost, \$250; owner, L. Bareagewski, on premises. Plan No. 2559.

MIDDLE VILLAGE.—First av, w s, 20 n Lucia pl, plumbing, to dwelling; cost, \$75; owner, H. Sonnenberg, on premises. Plan No. 2567.

MIDDLE VILLAGE.—Metropolitan av, n s, 118 e Johnson st, new foundation to two dwellings; cost, \$100; owner, Mrs. Folk, on premises. Plan No. 2564.

RANBLERSVILLE.—Hawtree Creek, e s, 300 n Hawtree Canal, 1-sty frame extension, 14x16, rear bungalow, tin roof; cost, \$250; owner, J. Kaufmann, on premises. Plan No. 2574.

RICHMOND HILL.—Male st, s s, 225 w Freedom av, plumbing to dwelling; cost, \$50; owner, A. Youngkind, on premises. Plan No. 2562.

RICHMOND HILL.—Park st, e s, 500 s Chichester av, plumbing to dwelling; cost, \$50; J. Hagenschmidt, on premises. Plan No. 2545.

RICHMOND HILL.—Broadway, n s, 165 e Spruce st, 1-sty frame extension, 14x20, rear dwelling, tin roof; cost, \$150; owner, C. Holm, on premises. Plan No. 2542.

RICHMOND HILL.—Napier av, w s, 225 s Emerson pl, plumbing to dwelling; cost, \$50; owner, Mrs. O'Kiernann, on premises. Plan No. 2572.

RICHMOND HILL.—Napier av, e s, 360 s Brandon av, plumbing to dwelling; cost, \$68; owner, C. A. Wolff, on premises. Plan No. 2554.

RICHMOND HILL.—Napier av, w s, 215 n Brandon av, plumbing to dwelling; cost, \$50; owner, W. Snyder, on premises. Plan No. 2532.

RIDGEWOOD.—Myrtle av, s w cor Fresh Pond rd, interior alterations to cafe; cost, \$350; owner, Annie Peters, on premises. Plan No. 2539.

RIDGEWOOD.—Myrtle av, 1701, electric sign, store; cost, \$65; owners, Bauer & Stier, Ridge-wood. Plan No. 2552.

ROCKAWAY BEACH.—Boulevard, s w cor Bayview av, interior alterations to store; cost, \$150; owner, Marg. Holland, Rockaway Beach. Plan No. 2537.

ROCKAWAY PARK.—Washington av, n s, 510 e 5th av, extension to front of dwelling to provide for store; cost, \$200; owners, Colton Bros., on premises. Plan No. 2558.

Richmond.

BAY ST, 826, Clifton, alterations to frame dwelling; cost, \$50; owner, Chas. Rosenberg, 77 Boyd st, Stapleton; builder, Mike Cortella, 11 Wright st, Stapleton, S. I. Plan No. 494.

GIFFORDS LA and Woodland av, Great Kills, alterations to frame dwelling; cost, \$1,000; owner, Chas. Errett, 168 Giffords la; architect, B. Tuttle, 44 West 33d st; owner, builts. Plan No. 498.

SLAIGHT ST, s s, 150 w Lafayette av, Port Richmond, alterations to frame dwelling; cost, \$500; owner, Henry Carroll, 12 Slaight st, Port Richmond; builder, Wm. D. Bailey, 12 Lockman av, M. H. Plan No. 502.

BROADWAY, e s, 600 s Amboy rd, Huguenot, S. I., alterations to frame dwelling; cost, \$450; owner, Mrs. Louis Erickson, Huguenot; architect and builder, Chas. L. Winant, Hugue-not. Plan No. 495.

CASTLETON AV, n s, 400 n Bard av, West New Brighton, alterations to frame garage; cost, \$1,500; owner, St. Vincent's Hospital, West Brighton; builder, John J. Murphy, 502 Pros-pect st. Plan No. 500.

DAVIS AV, e s, 57 s Henderson, West Bright-on, alterations to frame cafe and dwelling; cost, \$3,150; owner, South Atlantic Realty Co., Stapleton, S. I.; architect, Jas. Whitford, Tompkinsville; builder, S. Rispoli, Rosebank. Plan No. 497.

HOUSEMAN AV, 200 s Todt Hill rd, West Brighton, alterations to frame dwelling; cost, \$100; owner, Mrs. Adam Schwall, Manor rd; builder, Lucien Cirrit, 156 Columbia st. Plan No. 501.

MANOR RD, n s, 60 s Josephine st, Castleton Corners, alterations to frame dwelling; cost, \$150; owner, Adam Schwall, 610 Manor rd; builder, H. S. Boresham, 87 Houseman av. Plan No. 499.

MORNING STAR RD, e s, 150 s Sherman av, Port Richmond, alterations to frame dwelling; cost, \$1,000; owner, Victor Perosi, 275 Morn-ing Star rd, Port Richmond; architect, Leonard Marino, 13 Morning Star Rd, Port Rich-mond; owner builts. Plan No. 496.

RICHMOND VALLEY RD, e s, 1,000 n Am-boy rd, Richmond Valley, alterations to frame dwelling; cost, \$250; owner, Louis E. Sowell, Totenville; builders, Dagget & Olsen, Pleasant Plains. Plan No. 493.

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. 30. The location is given, but not the owner's address.

NEWARK.—Benjamin Goodman, 233-235 Jel-liff av, 4-sty brick, \$20,000; Oraton Investment Company, 243 Warren st, 3-sty brick altera-tion, \$1,800; James H. Swann, 27 Demarest st, 2-sty frame, \$5,000; Domenico Squillacioti, 124 Telford st, 3-sty frame, \$5,000; Joseph Chiego, 154 and 154½ 8th av, two 3-sty frame alteration, \$200.

NEWARK.—Leon S. Greenberg, 356 Central av, 3-sty frame alteration, \$500; Harry Par-berry, 193 Johnson av, 3-sty frame, \$7,000; Solomon Chiperson, 167, 191 and 195 Ridge-wood av, three 3-sty frame, \$23,000; Joseph Beloserkofsky, 182 Ridgewood av, 3-sty frame, \$6,000; Salvatore Di Cemo, 300 Morris av, 4-sty brick, \$10,000; Harry Lippman, 71 Jones

st, 3-sty brick alteration, \$200; Benjamin Born-stein, 294 Belmont av, 3-sty frame alteration, \$300.

HOBOKEN.—Michael Cowan, 355 1st st, 4-sty frame alteration, \$1,000.

GARFIELD.—Catherine Zak, n side Palisade av, 100 ft. e Maple st, 2-sty brick, \$4,000; Vincenzo Mazzola, 66 Farnham av, 2-sty brick, \$4,000.

WEST NEW YORK.—Anna Untereiner, 615 17th st, 2-sty frame alteration, \$1,000.

WEHAWKEN.—Samuel M. Adelman, n w cor Boulevard and Liberty pl, three 5-sty brick, \$110,000.

ORANGE.—James Petruccelli, 10 Gray st, 3-sty frame alteration, \$500.

JERSEY CITY.—Samuel Shimshak, 251 Hen-derson st, 4-sty brick alteration, \$200; Jacob Weltoff, n e cor Boulevard and Lexington av, 3-sty brick, \$10,000; Barnett Frank, 324 and 328 Baldwin av, two 3-sty brick, \$20,000; Max Zbor, e side Wayne st, 30 ft. n of Gray st, 3-sty brick, \$10,000.

JERSEY CITY.—James Dunn, 279 Grand st, 3-sty frame alteration, \$300; John Klebacha, 177 Van Winkle av, 3-sty brick, \$7,000; Elnora V. Crichfield, 248-250 Bergen av, 4-sty brick, \$25,000; Emma Naumann, 202 Ogden av, 3-sty frame alteration, \$300; Benjamin Gordon, s w corner Bergen av and Dwight st, 3-sty brick, \$10,000.

KEARNY.—Hannah E. Mackay, 113 Kearny av, 3-sty frame alteration, \$500.

IRVINGTON.—Maurice Feder, 18 20th av, 3-sty frame, \$6,000; George Hunkele, 1281 Springfield av, 3-sty frame alteration, \$3,500.

PATERSON.—Mary Jane Gilpin, 117 Park av, 4-sty frame alteration, \$400; Paul Markowitz and Davis Krugman, 252 Godwin st, 3-sty frame, \$5,000.

CLIFFSIDE.—Stanislav Godlowski and John Oldesy, north side Cliff st, 385 ft. east of An-derson av, 2-sty frame, \$3,000.

WEST HOBOKEN.—Isak Shutzberger, 261 Summit av, 3-sty frame alteration, \$1,300.

BLOOMFIELD.—William Stemma, west side East Passaic av, 100 ft. north of James st, 2-sty frame, \$3,000.

PASSAIC.—Michael J. Antal, s w corner 9th and South sts, 3-sty brick, \$8,000.

WOODCLIFFE.—Oscar W. Hogrelius, 235 28th st, 3-sty brick, \$14,000.

PERSONAL AND TRADE NOTES.

CLARK & ARMS, architects, have removed their offices from 542 5th av to 21 West 45th st.

WELLS BROTHERS COMPANY of New York, general contractor, has moved its offices from 366 5th av to 29 West 42d st.

CHARLES A. PLATT, architect, formerly at 11 East 24th st, has moved his offices to the Architects' Building, 101 Park av.

MIDTOWN CONTRACTING CO., general building contracting, has moved its offices from 148 West 36th st to 39 East 42d st.

YORK BUILDING CO., INC., has recently opened offices at 103 Park av, where it will conduct a general contracting business.

H. V. SWALM, formerly connected with the Colwell Lead Co., is now on the sales force of the E. Smolka Plumbing Supply Co., 231 East 23d st.

A. BAUMGARTEN, heating and plumbing contractor, has moved his shop and office from 371 7th av to larger quarters at 152 East 86th st.

M. CALLAHAN, well known in the heating and plumbing supply trade has been appointed a member of the sales force of the United Plumbers' Supply Co., 181 East 108th st.

WILLIAM F. PERKINS, formerly connected with the Paving Commission of the City of Baltimore, has become associated with the Bart-lett-Hayward Co., engineering, 100 Broadway, New York.

SMITH & LENHART, manufacturers and con-tractors for parquet flooring, have moved back to their former address, 104 West 52d st. The building has been completely renovated and remodeled since the recent fire.

NICHOLAS S. HILL, JR., consulting en-gineer, 100 William st, has been awarded the 1914 prize by the Society of Municipal En-gineers of the City of New York for his paper "Valuation of Public Utilities."

R. R. MARSDEN has severed his connection with the office of H. S. Ferguson, consulting en-gineer, 200 5th av, and has joined the engineer-ing department of the Laurentide Co., Ltd., at Grand Mere, Province of Quebec, Canada.

BATH PORTLAND CEMENT CO., at the re-cent meeting of its board of directors, elected J. F. Twamley a member of the board and second vice-president of the company, with head-quarters at 1182 Broadway.

ALFRED D. FLINN, deputy chief engineer of the Board of Water Supply, has been appointed a delegate to represent the Municipal Engineers of the City of New York at the Pan-American Scientific Congress, to be held in Washington, D. C., December 27-January 8.

MOSAIC TILE COMPANY, Zanesville, O., has moved its New York office from 30 West 24th st to larger quarters at 35 West 35th st. At the new location the concern will have an elaborate showroom where a complete line of the ma-terials manufactured by them will be displayed.

THOMAS H. HUTCHINSON, 108 West 38th st, has been selected as the local agent for the sale of the products of Abendroth Bros., Port-chester, N. Y., manufacturers of cast iron soil pipe and fittings.

GEORGE F. BERGMANN has severed his connection with the Midtown Contracting Co. and has opened an office at 132 Nassau st, where he will conduct a general contracting business. Telephone, 88 Beekman.

ABERTHAW CONSTRUCTION COMPANY, specialist in reinforced concrete and industrial buildings, dams and water power developments, has moved its main office from 8 Beacon st to the Niles Building, at 27 School st, Boston, Mass.

CONSOLIDATED ENGINEERING CO., Chi-cago, Ill., manufacturer of the Van Auken sys-tem of vacuum heating, Thermograde modula-tion system of heating, and steam heating spe-cialties, has moved its New York office from 114 Liberty st to 103 Park av.

JOHN H. GREGORY, of the firm of Hering & Gregory, consulting engineers, 170 Broadway, delivered a paper before the Albany Society of Civil Engineers at its meeting held Tuesday, October 26. Mr. Gregory's subject was "Sew-age Disposal with Special Reference to Present Day Practice."

MERCHANTS' ASSOCIATION OF NEW YORK has published its year book and is issuing it to members of the association. The volume contains 240 pages, an increase of 28 pages over the 1914 book. The book is illus-trated with portraits and views interesting to members of the association.

DEGNON CONTRACTING CO., 30 East 42d st, recently commenced its operations for re-claiming a tract more than two hundred acres in area, in the Borough of Queens, between Flushing Creek and Corona, Jackson av and the lines of the Long Island Railroad. This large area of marsh land, which is now useless for any commercial purpose, is to be filled in with silt pumped from the bottom of Flushing Creek and bay.

JORDAN GREEN, architect, Essex Building, Newark, N. J., has been retained by the Com-mittee of One Hundred, in charge of the celebra-tion of the 250th anniversary of the City of Newark, to design the various decorations for this event. The work will include the decora-tion of public buildings, illuminations of streets, erection of arches and colonnades and the supervision of the decorations on the pri-vate buildings.

OBITUARY.

OLIVER MITCHELL, an architect, with of-fices in the Professional Building, Baltimore, Md., died suddenly of heart disease, Tuesday, October 26. He was thirty-five years old and lived at 2608 Pennsylvania av. He is survived by his widow.

PAUL E. BERTRAND, JR., an architect and civil engineer, with offices at 717 Walnut st, Philadelphia, Pa., died of a complication of diseases at his home, 1031 Lawrence st, Thurs-day, October 28. Mr. Bertrand had been ill for nearly eighteen months. He was twenty-eight years old and unmarried.

MICHAEL DALTON, a retired building con-tractor, died, after a short illness, at his home, 131 Cumberland st, Brooklyn, Wednesday, Oc-tober 27. He was born in Ireland sixty-eight years ago and came to this country as a young man. He started in the building business as an apprentice with the firm of P. J. Carlin & Co. He is survived by a son.

WILLIAM SANDERS, for seventy-six years a resident of Newark, N. J., and for many years a prominent building contractor in that city and the Oranges, died of old age at his home, 48 Hazelwood av, Saturday, October 30. He was born in Germany eighty-seven years ago. He was active in the building trades until his retirement about fifteen years ago. He is survived by two daughters and a son.

WILLIAM H. WHITE, JR., who for thirty years had been connected with the Otis Eleva-tor Co., died Tuesday, November 2, in the Berkley Hotel, where he had lived for some time. He had been ill for nearly six months. Mr. White was educated in New York City and was widely known in engineering circles. He was a member of the Board of Governors and assistant treasurer of the Engineers' Club and was a member of the Railroad Club.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold a meeting at the En-gineering Societies' Building, 29 West 39th st, Tuesday evening, November 9. Charles M. Ripley will deliver an address which will be followed by an open discussion.

NEW JERSEY CHAPTER of the American Institute of Architects at its recent annual meeting elected the following officers to serve during the ensuing year: Henry Baechlin, Newark, president; B. Colt, Elizabeth, first vice-president; Gilbert C. Higbie, Newark, sec-ond vice-president; John D. Capen, Newark, treasurer, and Hugh Roberts, Jersey City, sec-retary.

SOCIETY OF NAVAL ARCHITECTS AND MARINE ENGINEERS will hold its twenty-third general meeting at the Engineering So-cieties' Building, 29 West 39th st, Thursday and Friday, November 18-19. The meeting will close with a banquet at the Hotel Astor, Fri-day evening.

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 Insula-tion" 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 ad-vocates 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 discusstion on the subject.

BUILDING MATERIALS AND SUPPLIES

PORTLAND CEMENT ADVANCED TEN CENTS A BARREL AS OF NOVEMBER 1—STRUCTURAL STEEL AT PEAK

General Materials Market
Firm—All Commodities Up

STIMULATED by the sharp advance in the price of Portland cement on Monday to \$1, mill, a jump of ten cents, following the prediction made in this column last Saturday, glass, lumber, oil, wire, iron, sand, gravel, fireproofing, crushed stone, slate, and hardware interests all took up the slack in prices and quoted firmly on list for December deliveries and in many cases even on current business.

Jobbers are finding it increasingly difficult to move materials on railroads. Contractors having building schedules to meet are already complaining about railroad delays, due to freight congestion and car shortage. Architects are being advised in some instances to make provision for shipments scheduled for structural material coming from Maine, Pennsylvania and the South. Even plants capable of sending material to this market by tidewater are handicapped for barges as practically all the harbor boats are under contract to take care of the foreign shipments from docks to vessels or are being used by the railroads to relieve the dock congestion. Down the bay are numbers of barges being used as floating store houses to await the arrival of available steamers.

In the mean time building financiers are being besieged by operators for financial accommodation. The constantly soaring prices of materials makes it apparent that early buying is a requisite for profitable operations in the spring, if the present conditions continue, as now seem entirely likely. Dealers, however, are withdrawing concessions, especially those dealing with fir, spruce, pine, cement and brick because in the latter department it is reported that a still

further price advance may be expected before the first of December, particularly if the new cement level is maintained. Sand and gravel, reflecting the new cement price level, were also reported to be firmer this week and open rumors are current to the effect that quotations on these commodities will move up within a fortnight.

Structural steel is, perhaps, the most acute factor in the building material market. Builders of apartment houses, lofts, commercial and industrial structures entered the market for more than 180,000 tons of structural steel last month.

If construction in the early part of 1916 develops as the demand for money now promises, there will be a record-breaking price level in nearly all departments, probably by April. Instead of the index figure being 2.7 above 1912 it may go as high as 4 per cent. in the ten leading building material commodities. The leasing market in most sections of the district is much improved, which is a gauge by which lenders are induced to meet applicants for building money. This is always a forerunner of new building enterprises.

Plan filings in the five boroughs this week follow. In the corresponding week last year 91 new building plans were filed at an estimated value of \$396,166.

| | Week ending | | | |
|----------------|-------------|-------------|---------|-------------|
| | Oct. 29. | | Nov. 5. | |
| | No. | Value. | No. | Value. |
| Manhattan..... | 7 | \$808,500 | 6 | \$1,450,000 |
| Bronx..... | 13 | 569,700 | 12 | 304,500 |
| Brooklyn..... | 148 | 1,096,800 | 125 | 1,048,450 |
| Queens..... | 161 | 589,900 | 82 | 350,339 |
| Richmond..... | 18 | 34,225 | 35 | 94,185 |
| Totals..... | 347 | \$3,097,125 | 260 | \$3,247,474 |

PORTLAND CEMENT. Valley Shipments Gain 100,000 Barrels Over September.

SHIPMENTS of Portland cement out of the Lehigh Valley district in October were in excess of 100,000 barrels more than those for September. The reserve stocks show a depletion almost equal to that figure. There is less cement on hand today than there has been at any time since last July, but there is a greater supply than there was at this time last November because of the abnormally heavy demand prevailing in October of 1914. The mills produced as much cement last month as they did in September, which indicates absence of the customary fall relinquishment of buying by the trade.

A competent authority informs the Record and Guide that present indications point unquestionably to a gain in purchase of cement this month from the Lehigh district of approximately three-quarters of a million barrels over the amount purchased in November, 1914, provided weather conditions remain favorable. Some cement companies have shown a disposition to purchase from others to meet orders, but well equipped mills are slow to take on this sort of business in the light of immediate future demand.

Production at the mills is limited only by the amount of labor available. The annual output for 1915 based upon movements of cement in the last ten months in the Lehigh district will probably be in excess of 95,000,000 barrels, or about 3,000,000 more than that produced in 1913, the banner year in the industry, and about 6,000,000 barrels more than was produced in 1914. Some look for the industry to round out the 100,000,000 mark. It is practically certain that the production of all kinds of cement in the country in 1915 will exceed one hundred million barrels.

Simultaneously with the Record and Guide's announcement that prices were likely to advance the leading companies announced a raise of ten cents a barrel last Saturday, making the current quotation here \$1.67 a barrel to dealers or \$1 mill. If mill conditions count for anything this level will be stiffly held.

COMMON BRICK.

More Firmness Following Change in Other Building Materials.

HUDSON RIVER common brick was firmer this week following the stiffening and actual advances made in other structural commodities, although the quotations on Exchange remained at \$6.50 and \$6.75. No further change in price

is expected until covered brick is offered for sale. Raritan and Hackensack brick, both in this market and in New Jersey are firmly held. Newark yard prices are up twenty-five cents.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 4, in the wholesale market, with comparison for the corresponding period last year, follow:

| 1915. | | | |
|---|----------|-------|--|
| Open barges, left over, Friday A. M., Oct. 29—14. | | | |
| | Arrived. | Sold. | |
| Friday, Oct. 29..... | 7 | 5 | |
| Saturday, Oct. 30..... | 8 | 8 | |
| Monday, Nov. 1..... | 16 | 17 | |
| Tuesday, Nov. 2..... | 2 | 1 | |
| Wednesday, Nov. 3..... | 8 | 6 | |
| Thursday, Nov. 4..... | 2 | 8 | |
| Total..... | 43 | 45 | |

Reported en route, Friday, Nov. 5—5.
Condition of market, firm. Prices: Hudsons, \$6.50 and \$6.75; Raritans, \$6.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.50 to — (yard).
Cargoes left over Friday A. M., Nov. 5—12.

| 1914. | | | |
|-------------------------------------|----------|-------|--|
| Left over Friday A. M., Oct. 30—24. | | | |
| | Arrived. | Sold. | |
| Friday, Oct. 30..... | 4 | 13 | |
| Saturday, Oct. 31..... | 7 | 4 | |
| Monday, Nov. 2..... | 4 | 5 | |
| Tuesday, Nov. 3..... | 2 | 0 | |
| Wednesday, Nov. 4..... | 8 | 7 | |
| Thursday, Nov. 5..... | 5 | 7 | |
| Total..... | 30 | 36 | |

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.50; Newark, yard, — to \$7.25; nominal. Left over Friday A. M., Nov. 6—18.

OFFICIAL SUMMARY.

| | |
|---|------|
| Left over, Jan. 1, 1915..... | 64 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Nov. 4, 1915..... | 1549 |
| Total No. bargeloads sold Jan. 1 to Nov. 4, 1915..... | 1537 |
| Total No. bargeloads left over Nov. 5, 1915..... | 12 |
| Total No. bargeloads left over Jan. 1, 1914..... | 87 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Nov. 5, 1914..... | 1424 |
| Total No. bargeloads sold Jan. 1 to Nov. 5, 1914..... | 1406 |
| Total No. bargeloads left over Nov. 6, 1914..... | 18 |

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to Nov. 5, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide Oct. 2.

| | |
|---|-------------------|
| Hudson common..... | \$6.50 @ \$6.75 |
| Raritan common..... | 6.75 @ \$7.00 |
| Second hand common..... | @ 3.25 |
| Newark (yard)..... | 7.50 @ — |
| Front or face..... | 18.00 @ 36.00 |
| CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.): | |
| Domestic Portland, Spot..... | \$1.67 @ — |
| Over 30 days..... | @ — |
| 10c. bag; returns on bags. | |
| Mill base..... | \$1.00 @ — |
| Con. Rosendale Nat. to dealers..... | \$0.90 @ — |
| Dealers price to job..... | 1.10 @ — |
| 7½c. bag; returns on bags. | |
| Alsen's German..... | No Quotation |
| Dyckerhoff German..... | No Quotation |
| CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale): | |
| Trap rock, 1½ in..... | .90 |
| Trap rock, ¾ in..... | 1.00 |
| Bluestone, 1½ in..... | .85 |
| Bluestone, ¾ in..... | .95 |
| GLASS, Window—from jobbers' list— | |
| Discounts. | |
| Single thick..... | 90-20 |
| Double thick..... | 90-20 |
| Plate (May 1 list)..... | 90-40-10 |
| GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale): | |
| 1½ in..... | \$0.85 |
| ¾ in..... | .80 |
| P. S. C. gravel..... | .95 |
| HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.): | |
| Exterior— | |
| 4x12x12 in..... | \$0.00 |
| 6x12x12 in..... | .034 |
| 8x12x12 in..... | .102 |
| 10x12x12 in..... | .12 |
| 12x12x12 in..... | .15 |
| Interior— | |
| 2x12x12 in..... | \$0.043 |
| 3x12x12 in..... | .043 |
| 4x12x12 in..... | .054 |
| 6x12x12 in..... | .072 |
| 8x12x12 in..... | .096 |
| LIME (Standard 300 lb. bbls. wholesale): | |
| Farnham Cheshire, finishing..... | \$1.55 @ \$1.60 |
| Eastern common..... | 1.15 @ 1.37½ |
| Hydrated finishing..... | 8.50 @ 9.50 |
| LINSEED OIL— | |
| American Seed City Raw..... | \$0.62 @ \$0.63 |
| American Seed City Boiled..... | .61 @ .62 |
| LUBRICANTS (Mineral): | |
| Black, refined, summer..... | \$0.13½ @ — |
| Black, reduced, 27 gravity, | |
| 35 @ 30 c. t..... | .13½ @ — |
| Wax, crude..... | per lb. 3¼ @ 3¾ |
| Cylinder, light filtered..... | .21½ @ .23 |
| Cylinder, dark, steam, refined..... | .15½ @ .23 |
| LUMBER (Wholesale prices, New York City): | |
| Yellow pine (merchantable 1905, f. o. b. N. Y.): | |
| 8 to 12 in..... | \$21.00 @ \$25.50 |
| 14 to 16 in..... | 28.00 @ 32.00 |
| Heart face siding 4-4 & 5-4..... | @ 28.00 |
| Flooring, 13-16x2½ & 3 ins..... | 13.50 @ 26.25 |
| Hemlock, Pa., f. o. b. N. Y. base price, per M..... | @ 21.50 |
| Hemlock, W. Va., base price per M..... | @ 19.50 |
| Hemlock, Eastern mixed cargoes..... | @ 20.00 |
| (To mixed cargo price add freight \$1.50.) | |
| Spruce Canadian..... | \$24.00 @ \$25.00 |
| Spruce (W. Va. f. o. b. N. Y., lighterage limits): | |
| 2x4, 18 and 20 ft..... | \$27.00 |
| 9 in., 16 ft and under..... | 28.00 |
| 2x6, 10 and 14 ft..... | 23.00 |
| 2x8, 12 and 14 ft..... | 23.00 |
| 2x10, 3x10, 10 to 16 ft..... | 29.00 |
| Add \$1.00 per M. for each inch over 12 ins. | |
| Add \$1.00 per M. for every 2 ft. over 20 ft. in length. | |
| 1x2 shingling lath, rough or dressed one side..... | \$26.00 |
| LATH (Eastern spruce f. o. b. N. Y.): | |
| 1½-in. slab..... | \$4.00 @ — |
| PLASTER—(Basic dealer prices, at yard, Manhattan): | |
| Masons finishing in 100 lb. bags, per ton..... | \$10.50 @ — |
| BLOCKS— | |
| 2 in. (solid) per sq. ft..... | \$0.06 |
| 3 in. (hollow)..... | .06 |
| 4 in. (hollow)..... | .07½ |
| Boards ¾ in. thick, per sq. yd..... | .16 |
| SAND— | |
| Screened and washed Cow Bay, 500 cu. yds. lots, wholesale..... | \$0.45 |
| SLATE (Per Square, N. Y.): | |
| Penn. Bangor ribbon..... | \$4.12 @ \$4.75 |
| Munson, Maine, No. 1..... | 5.50 @ 7.75 |
| Munson, Maine, No. 2..... | 4.50 @ 6.75 |
| No. 1 red..... | 10.00 @ 12.00 |
| Unfading green..... | 4.00 @ 6.00 |
| Genuine Bangor..... | 4.75 @ — |
| Pen Argyle..... | 4.00 @ 6.00 |
| Vermont, sea green..... | 3.00 @ 4.20 |
| STRUCTURAL STEEL (Tidewater): | |
| Beams & channels up to 14 in..... | \$1.669 @ — |
| Beams & channels over 14 in..... | 1.669 @ — |
| Angles 3x2 up to 6x8..... | 1.669 @ — |
| Zees and tees..... | 1.669 @ — |
| Steel bars, half extras..... | 1.619 @ — |