

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, NOVEMBER 20, 1915

HOW TO PLAN FOR FACTORY BUILDINGS

Preliminary Studies Should Be Submitted to the State Industrial Commission
—Ignorance of the Labor Law Causes Trouble, Says Commissioner Lynch

Section 79-d, subd. 3, of the Labor Law, re-approval of plans, reads as follows: "Before construction or alteration of a building in which it is intended to conduct one or more factories, the plans and specifications for such construction or alteration may be submitted to the Commissioner of Labor" for examination and approval.

BECAUSE of the use of the word "May" the Department of Labor has no jurisdiction over a building in course of erection, and it is not mandatory to submit plans and specifications of proposed factory buildings or alterations to existing buildings (except elevator installations, which is mandatory under rule 400 of the Industrial Code), but if desired by a manufacturer, architect or engineer, they may be submitted to the State Industrial Commission in such form and with such information as may be deemed necessary to intelligently determine their compliance with the provisions of the Labor Law and Industrial Code pertinent thereto. As soon as a building is actually used for factory purposes, the Department of Labor has jurisdiction.

The Safest Way.

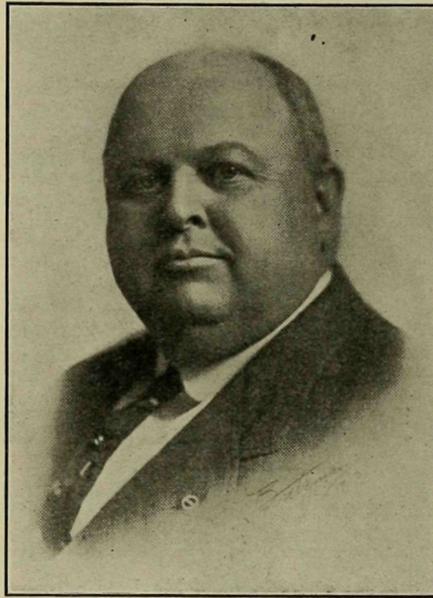
The safest way to build for factory purposes nowadays is to get your plans approved by the State Industrial Commission, as well as by the local officials having jurisdiction. Commissioner James H. Lynch, head of the Bureau of Inspection, writing in the November Bulletin of the department, gives some very pertinent and timely information and advice to owners and architects concerning the requirements of the Labor Law and the safest procedure in filing plans. The report says:

The arrangement of plans was formerly done by owners or managers, who made little or no provision for their extension or development, and it was the belief that the buildings were of little importance, but it is now well known that they can and should be arranged and designed to facilitate production to the greatest extent, at the same time affording adequate protection against loss of life and property by fire.

The efficiency of a new plant, or its capability of producing at minimum cost, depends to a great extent on the thought and study which has been given to the general arrangement of machinery in each department.

Maximum Number on a Floor.

The Labor Laws specify the maximum number of people permitted to work in a room in a factory as follows: For each person employed, not less than 250 cubic feet of air space between 6 o'clock in the morning and 6 o'clock in the evening, and 400 cubic feet between 6 o'clock in the evening and 6 o'clock in the morning. Further, section 79-a, applicable to all buildings and additions erected after October 1, 1913, specifies that exits be provided in such number as the floor area may require, same being 5,000 square feet or less—two exits; each additional 5,000



COMMISSIONER JAMES M. LYNCH.

square feet or part thereof an additional exit. The location, number and type of these exits being fixed by law, they should be a primary consideration before arranging the contents of a structure.

Sufficient exit capacity for the number of employees is also required. The minimum width of 44 inches for stairs, as specified in the law, may be insufficient to accommodate the contemplated occupancy, thereby necessitating wider stairs or additional exits.

Vertical openings in the form of shafts are to be enclosed in fireproof partitions, thereby reducing the vertical fire hazard.

Fire Walls.

Fire walls equipped with fire doors may often be conveniently provided, affording horizontal exits for the occupants, as well as automatic fire stops by breaking up areas and localizing fire within a building.

Buildings over four stories in height are required to be of fireproof construction, and the provisions of section 79-f of the Labor Law defining same, are applicable thereto.

Sanitary conveniences are essential to efficient work and are required, such as good light, pure air, wash rooms, dressing rooms, water closets, etc.; sizes and number depending on sex and number of occupants as defined by the Sanitary Code. All of these requirements occupy a certain amount of floor space, and the need is therefore evident for very careful planning and study before beginning detail drawings. The law of economic construction in the building of plants is, that the greatest efficiency and economy is obtained only when the work is under the direction of a thoroughly proficient and experienced person. Efficiency is greatly hindered

when a building is unsuited to its use, and defects which are discovered after completion are usually expensive to remedy.

A manufacturer who contemplates the erection of a new factory building or extensive alterations to an existing building secures the services of a competent and conscientious engineer or architect. Preliminary studies of proposed buildings should be submitted to the State Industrial Commission, to be examined by its Engineering Division, because intimate knowledge of the requirements of the Labor Law places the division in a position to advise the manufacturer or his engineers as to the simplest, most economical and best methods of complying with the provisions of the law.

Preparation of Plans.

It has been the experience of the Engineering Division that some architects and engineers prepare plans either in ignorance of the requirements of the law or on the assumption that their interpretations of it is correct. In the former case buildings have been completed, and upon inspection by a factory inspector, numerous changes and alterations have been necessitated in complying with orders issued, causing additional expense to the manufacturer, which could otherwise have been avoided, beside the annoyance and inconvenience.

Upon tardy receipt of plans of buildings in course of erection it has been found by the Engineering Division that the number of exits specified were either insufficient or of a type not recognized by law, the building having been designed with consideration of the nature of the industry as to layout of machinery, etc., with no provision as to the width of aisles, number of exits, size and construction of toilet rooms, location of wash rooms, etc. It is needless to state that the manufacturer, on being notified that his building is being erected contrary to the requirements of law, is put to extra expense and annoyance, in view of the fact that the building was let at a contract price and any additional work is usually estimated on a percentage basis. In the case of alterations or providing additional exits to an existing building, the possibility of future expansion is frequently overlooked. A proposed exit, if of sufficient width to provide for, in addition to the existing exits, the maximum occupancy on a factory floor permissible by law, the necessity of requiring additional exit capacity for an increased occupancy would be obtained.

Actual Cases Cited.

In order to illustrate more clearly the assertion that some architects and engineers design and erect factory buildings contrary to the requirements of the Labor Law, while their clients, the manufacturers, are of the impression that their buildings, having been approved by the local building department, meet all legal requirements, we cite the following actual cases, one of which is at present under consideration:

(1) Plans were approved by a local building department for a \$100,000 bak-

ery; construction had progressed up to and including the main floor; a representative of the Labor Department passing by, inquired of the contractor if the plans were in compliance with the Labor Law, to which he replied that he was not aware of any law applicable to the building other than the local ordinance. Upon being advised to the contrary, he stated he would have the architect submit the plans, and upon examination it was found that three exits would be necessary, while the plans indicated a spiral stairway which could not be accepted as an exit. The extra expense entailed in providing these exits and the changing of the interior layout necessitated an additional cost of approximately \$6,000, which, if provided for in the original plans would not have exceeded 50 per cent. of this amount.

(2) Plans for a new factory building in the course of erection were submitted by the manufacturer, after having been requested by the Department of Labor to do so. These plans were accompanied by a letter stating they had been prepared by his architect in conformity with the requirements of the Labor Law and were approved by the local building department. Upon examination it was found that the stairways were of wood, enclosed in lath, plaster and 2 x 4 stud partitions, while section 79-a of the Labor Law required the stairs to be of incombustible material enclosed in fireproof partitions (brick, terra cotta or concrete). It is natural to conclude that this manufacturer was greatly surprised when notified that his plans were disapproved.

(3) Plans of a new mill were recently

submitted for examination, after 50 per cent. of the construction work had been completed, the owners having been informed by their architects that the plans were acceptable to the Labor Department. This building being more than four stories in height, it was required to be of fireproof construction and with two means of exit. It was found that while the exits were provided, neither exit complied with the law; vertical openings between floors were not enclosed, windows not fireproofed, etc. These plans were also returned disapproved. Such cases are of common occurrence and are causing manufacturers no end of unnecessary expense and annoyance, all of which could be avoided by conferring or communicating with the State Industrial Commission.

How Confusion Is Caused.

It has been frequently stated that the local building departments approved plans and that such approval is sufficient. It was found in every case that the local building inspector had not taken cognizance of the requirements of the Labor Law and had approved the plans only as to compliance with the local ordinances. The structural provisions of the Labor Law necessitate a special study as to interpretation and application, and are enforced as to compliance not by the local inspector but by the Labor Department. It can therefore be seen that the interpretation and application of the Labor Law by local building departments is very apt to be inconsistent and causes confusion.

The submission to the State Labor Department of preliminary studies of proposed structures or alterations to ex-

isting structures, is most advisable. This information furnished, the objection cited relative to delay caused by submitting plans is obviated in so far as the matter is handled previously to preparation of final working drawings as to the layout of contents, with an assurance that the areas required by exits, dressing rooms, toilet rooms, etc., have been provided for. The immediate disposition of final working drawings submitted in duplicate form with complete specifications for examination and approval is assured, in view of the fact that the department is already familiar with the layout, and the work entailed is merely the checking of complete drawings with preliminary schedule.

The working drawings, after being checked, are endorsed with the approval of the department and the supervising inspector is notified to this effect. This is an assurance that the structure as proposed is in compliance with all the structural requirements of the Labor Law, and the possibilities of future annoyance in the nature of orders, other than maintenance, will be eliminated, providing the work is done in conformity with the plans as approved. A duplicate set of plans and specifications is retained for department records.

We would suggest submitting a preliminary sketch of the factory floor as herein referred to showing the number of stories, height between floors, nature of industry, contemplated occupancy, males and females, lot line, etc. From this information could be readily determined the number of exits, toilets, wash rooms, etc., that would be necessary. —From the Department Bulletin for November.

MARKETS AND MARKETING IN NEW YORK

George W. Perkins on the Need of a Central Market Department—Speaks Before the Bronx Board of Trade

NOW devoting his time largely for the good of the public in ways really practical, George W. Perkins, formerly of J. P. Morgan & Co., was the principal speaker before the Bronx Board of Trade at its luncheon on Thursday at Ebling's Casino. The attendance of citizens was large, and unusual interest was manifested in the first clear exposition from the platform that the city has heard of "The Need in This City for a Department of Markets," which was the subject of Mr. Perkins' address. He said in part:

"I have accepted your invitation to speak here today because it seems to me there can be nothing more important for the Bronx Board of Trade to take up than the subject of markets and marketing conditions.

"You are in the center of a great new city that is growing rapidly. The population you now have, large as it is, will seem small a few years hence. The question of marketing conditions in this great new area is, therefore, of first importance.

"As many of you know, I have been making something of a study of market conditions in this city and other cities and countries. The result of my investigations has convinced me that in probably no other respect is the City of New York as backward and inefficient as in its markets and marketing facilities. They are antiquated and old-fashioned to the last degree; very little, if any, better than they were fifty years ago. Meanwhile the village has grown to a mighty city.

"The result is that our people are complaining of the high cost of living, which cost is constantly increasing. At the same time producers of foodstuffs are complaining because they cannot get their foodstuffs from the point of production to this city and market them at a price that pays them for raising. This proves that something is radically wrong, and in my judgment the trouble lies in the fact that we have never had and have not today anything that re-

sembles a Department of Markets whose business it would be to develop and supervise this great problem of how the people of New York City shall be fed.

Importance of Markets.

"Last winter when the Mayor's Food Supply Committee introduced a bill to this end in the Legislature it was fought bitterly by a number of men here in New York, and one of the objections they advanced was the cost of administering such a department and the fear that if such a department were created the city would be induced to spend large sums of money in terminal facilities, public markets and the like. Of course, these objections were advanced by men who now have the market situation in this city exactly where they want it and who desire no change. It ought not to cost much more money to administer one centralized and responsible market department than it now costs to conduct six or eight scattered fragments of a market bureau; but even though it did cost more, where could the city spend money that would more directly benefit the people than in an intelligent, practical effort to reduce the table cost of living?

"In the last few years alone the city has spent over \$150,000,000 to improve and increase the water supply for our people; and yet the water rent of each family is but a very small percentage of the family's expenditure for food.

Would Be a Great Help.

"The right sort of a Market Department could be of great service not only to consumers in the city and merchants in the city, but to producers outside the city. In the first place the difficulty with the cost of foodstuffs in this city does not arise primarily through the expense of raising same.

"If anyone will go back into the country either in this State or some other State, he will find an abundance of food being raised and practically all the farmers complaining that much of this food actually rots on the ground because they cannot get it to the centers of population at a price that will pay them

for sending it in. If in turn you study the freight rates and express rates you will find that they are not exorbitant; so that the source of the difficulty does not lie in lack of food, cost of producing the food or cost of transporting the food; therefore it must lie in some fundamental trouble existing in our city, and as a matter of fact this is where the trouble is. It is found, first, in our lack of proper terminal facilities—the inability to get food into New York in large quantities at convenient places, so that the grocer and butcher can secure it and get it to their stores in large quantities promptly and with the least possible expense.

"A vast amount of thought, time and money has been put in recent years into docks and terminal facilities in and about New York to take care of our foreign commerce. Magnificent docks have been provided for the convenience of European travelers and millions upon millions of dollars have been put into handsome terminal stations for the use of our domestic passenger traffic; but very little thought, time or money has been expended in providing properly equipped and conveniently located terminal facilities for the receipt and distribution of the foodstuffs that are needed in New York.

"For instance, the Bronx, a city about the size of Baltimore, has in proportion to its present and future needs the meagerest sort of terminal facilities for the handling of incoming foodstuffs. In Brooklyn, a city almost the size of Chicago, the same condition exists. A considerable portion of the food that is consumed in Brooklyn is landed in New York and hauled over the bridges in trucks. Such terminals as we have in Manhattan are inconveniently located, inadequate in size and insufficiently equipped. Cold storage accommodations are entirely inadequate, and in any scheme of feeding the people of a great city like ours modern cold storage accommodations are a prime necessity. Terminal facilities and cold storage facilities should go hand in hand together."

WHY MORTGAGES SHOULD BE AMORTIZED

It Would Encourage Thrift During Good Times and Relieve Mortgagors From the Necessity of Paying Off Unsafe Mortgages in Hard Times

By CYRUS C. MILLER,
Former President Borough of the Bronx.

EVERY innovation or departure from established precedent is attended with some uneasiness on the part of those persons who may be particularly affected. No change for the better has ever been realized in any sphere of activity that did not temporarily inconvenience some one.

Thus, it is but natural that the policy of amortizing mortgage loans should meet with some opposition, and even be the occasion for misgiving as to whether the results will prove salutary to real estate owners. However, it was at the behest of small property owners that the Advisory Council of Real Estate Interests cautioned financial institutions during the recent financial stringency against requiring unreasonable rates of interest upon mortgage renewals.

The situation confronting many mortgagors was so critical that rather than have a repetition of impaired equities, the Advisory Council then announced publicly that the policy of requiring a small annual payment, in reduction of the principal of mortgages, would tend to discourage unwise speculation in real estate and be likely to add to its desirability as a permanent investment, and at the same time maintain the security of mortgages. It is alleged that the inauguration of such a mortgage policy would be detrimental to a large number of smaller property owners, while it would be extremely advantageous to wealthy lenders and financial institutions. Such an enforcement of yearly payment upon the principal of a mortgage, it is asserted, would constitute a heavy burden, so that many of these small mortgagors would be unable to fulfill their obligations.

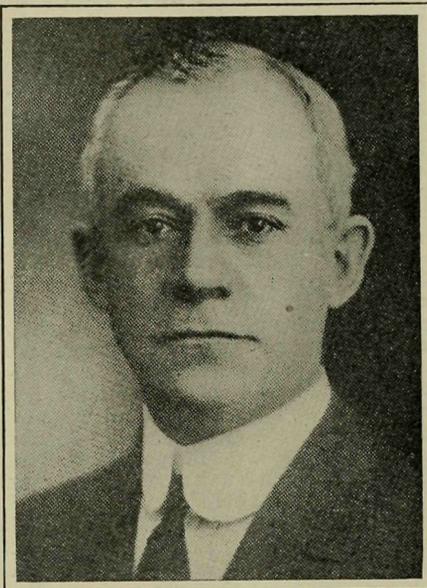
Hurts the Market.

Thus, if a man failed to meet his obligations, through hard times, illness, other unforeseen and unavoidable mishap, he would have no redress and his only alternative would be the loss of everything he had accumulated through years of hard work. Such a policy, it is claimed, would be ruinous to property owners and the realty market would be dead. This would tend to reduce the number of real estate owners, placing property in the hands of only the very rich, while the lending institutions would be loaded down with unremunerative realty.

To impose such an additional burden upon the small real estate owner, when he is now sustaining a heavy tax rate and is being harried by over-inspection, would create a condition of affairs that would be lamentable. With the depreciation in property values, equities become less. Coupled with the fact that rents have been reduced and the owner must literally make his own repairs and, in many instances, collect rents weekly, he thus would become the collector for the mortgagee—and after figuring his losses and paying the accrued debts, he would scrape through barely under this proposed amortization plan.

Speculation Not Always Beneficial.

This viewpoint is really more representative, however, of the highly speculative element in real estate than that of the small property owner. As helpful as speculation has been in developing the suburban districts of the city and real estate in general, nevertheless it has had harmful effects. It is this unwholesome element in real estate speculation which the amortized mortgage loan hopes to rectify. The principles of amortization are not unique by any means. They are



HON. CYRUS C. MILLER.

employed almost exclusively with regard to farm mortgages in some parts of the country. The modern system of rural credits makes it imperative that a certain portion of the principal be paid by the farmer annually upon his mortgage indebtedness. Under the European system mortgage banks are permitted to be organized from which farmers may make loans for long periods of years on the amortization plan, the loans to be paid back to the banks by making annual or semi-annual payments. Such a loan is seldom renewed, as it continues to run until the semi-annual payments have cleared the farm of debt. Consequently, the farmer saves all renewal commissions and the attending expense of bringing down his abstracts and having them examined every few years.

One Per Cent. Semi-Annually.

If the proposed plan, as suggested at the conference called by the Advisory Council, of requiring a payment of 1% semi-annually on principal, were to be recognized generally by lenders, there would result no severe hardship to borrowers. In fact, people who buy property on the instalment plan are simply forced to observe the ordinary principles of amortization. Many of the leading financial institutions are already employing this form of mortgage, so that it is by no means a novelty in New York real estate operations. There is no doubt whatever but that it would preclude the distribution of a small amount of money in investments in a number of pieces of property; but it has been this particular form of shoe-string speculation that has brought misfortune to owners.

Just as in the payment of premiums upon life insurance policies, so will the annual payments upon mortgages encourage thrift during good times and relieve mortgagors from the necessity of paying off unsafe mortgages in hard times. Simultaneously this would release annually a large fund for reinvestment in real estate.

Diversity of Opinion.

It was stated at the conference that many leading financial institutions would re-enter the real estate mortgage field, in case such a policy would be approved and followed out. This element alone would more than offset any disadvantage that might accrue from the curtailment of extreme speculation. What is needed primarily in New York City is stability

of values, with a healthy development of real estate.

Naturally, diversity of opinion will arise always with regard to a question of this character, but it is all a matter of education and in those cases where amortization is applied, the borrower is gratified at the end of a term of years to find that he has reduced his debt materially and in a manner which has not discommoded him seriously. It must be understood that this is not an attempt on the part of financial institutions to control the market. As a matter of fact, the small payments that will be made will be a source of inconvenience and considerable trouble. Even after the matter is thoroughly considered by the committee appointed for the purpose, there must be no hard and fast rule devised which shall govern lenders in this respect.

Not Wise in Every Case.

There are many cases where it would be unwise to employ the principle of amortization; for instance, upon property in localities where values are rising, or where the mortgage is made for merely 50 per cent. or less of the value of the property. However, in those sections where shifting values are liable to occur, or where a higher percentage of the property value is mortgaged, then the amortization features might be desirable. The proposed conference had nothing further in mind than to bring before the public an intelligent, thoughtful discussion of all the features of this plan, with both borrowers and lenders endeavoring to agree among themselves that such principles might be employed wisely. The committee formed has been selected by the associations representative of the different interests concerned in the matter. This committee will meet regularly to consider the subject and study the propositions and recommendations submitted to it.

The Committee Membership.

The committee consists of: Messrs. John J. Pulleyn, Comptroller of the Emigrant Industrial Savings Bank, and George E. Edwards, President of the Dollar Savings Bank, for the savings banks; Walter Stabler, Comptroller of the Metropolitan Life Insurance Co., and Gerald R. Brown, Comptroller of the Equitable Life Assurance Society, for the life insurance companies; Frank J. Parsons, Vice-President of the U. S. Mortgage & Trust Co., and Benjamin A. Morton, Trust Officer of the Union Trust Co., for the trust companies; Clarence H. Kelsey, President of the Title Guarantee & Trust Co., and Richard M. Hurd, President of the Lawyers' Mortgage Co., for the title and mortgage companies; Samuel S. Conover, President of the Fidelity Trust Co., and William E. Knox, Comptroller of the Bowery Savings Bank, for the State bankers; Samuel P. Goldman and Franklin Pettit, for the Real Estate Board; Adolph Bloch and Stewart Browne, for the United Real Estate Owners' Association, and Cyrus C. Miller, Chairman of the Executive Committee of the Advisory Council of Real Estate Interests. This committee will be divided into two sub-committees, one to deal with long-term mortgages and the other with the principles of amortization.

The first meeting of the committee will be held at the office of the Advisory Council, 55 Liberty street, Monday, November 29, at 3 o'clock. All persons interested in the subject of the amortization of mortgages, whether in favor or opposed, are invited to send their suggestions to the committee.

EXIT FACILITIES IN NEW BUILDINGS

Preliminary Draft of a New Building Code Article—Does Not Apply to Factories, Tenements, Theatres and Private Dwellings

ONE of the articles prepared for the new Building Code by Rudolph P. Miller, engineer expert to the Building Committee of the Board of Aldermen, that has been the subject of numerous discussions and considerable work in the preparation, is Article 8 dealing with Exit Facilities. The draft for introduction is now in preparation and it is hoped by Mr. Miller that it will meet the suggestions and criticisms that have been made since the preliminary draft was first issued some months ago.

The article recognizes the difficulty of applying the same requirements to existing buildings as may be properly prescribed for new buildings, and it therefore makes separate provisions for them. Inasmuch as the Labor Law and the Tenement House Law, both State laws, prescribe definitely the exit facilities required for buildings coming within the scope of these two laws, factories and tenement houses are exempted from the requirements of this article.

Theatres and other places of public entertainment, as well as motion picture theatres, are also exempted, as the requirements for the exit facilities of these buildings are prescribed in Articles 24 and 25 of the Building Code. Nor do the provisions of the article apply to dwellings for one or two families, except as specially prescribed in a section dealing with that particular class of building.

Three Types of Exits.

Exits to new buildings are to consist of interior or exterior stairs, fire towers and horizontal exits, with the necessary hallways and doorways. The exits, so far as possible, are to be proportioned to the number of persons to be accommodated. The number of persons that may occupy a building will be left entirely to the owner if he so desires. Where the owner in his application for a permit does not specify the number of people for which he intends the building, then the number that is to occupy the building will be assumed in proportion to the floor area, depending on the character of the occupancy.

In this way the factors entering into the number of exits to be provided are the number of persons to be accommodated as determined by the occupancy and the floor area. Where the floor areas are not over 2,500 square feet a single exit may prove adequate, provided it is properly safeguarded as further prescribed. When, however, a floor area is more than 2,000 square feet, then at least two separate exits are required.

The use of fire towers is prescribed in such buildings as require two or more stairways. In such cases one of the stairways must be a fire tower when the building is of non-fireproof construction and over forty feet in height, or when the building is an unsprinklered fireproof building over eighty-five feet in height, or when the building is a sprinklered fireproof building over one hundred and twenty-five feet in height.

Distribution of Exits.

Where more than one is required the exits must be so distributed that to reach any one of them travel must be in a different direction from that required to reach any other. It is also provided that exist shall be within a distance of one hundred feet from any point of the floor area, except that in office buildings and hotels the distance from the door of individual rooms may be one hundred and twenty-five feet to the exit. This is also, in a way, a factor in determining the number of exits required.

Interior staircases must be of sufficient strength to carry at least one hundred pounds per square foot. They must be of fireproof construction in buildings over forty feet in height, unless such stairs are enclosed within fire partitions, in which case they must be of incombustible materials when the building is over fifty feet in height. Provisions are made for the proper construction of treads and landings, height of risers and width of treads, and the use of winders.

Interior stairs must be enclosed in fireproof construction when the building exceeds forty feet in height or is occupied by more than fifty persons above the first story. In other cases the enclosure when required must be properly fire stopped at the several floor levels and must be covered on both sides with some approved slow-burning material or construction. Ornamental staircases from the ground floor to the floor next above are permitted in buildings of a more or less public character, including club houses and hotels, provided that the building contains other approved enclosed staircases that are accessible.

Width of Stairs.

The width of stairs is proportioned to the number of people to be accommodated by them. The minimum width of any stair is to be forty-four inches. The capacity of a stair is taken at one person for each full twenty-two inches of width and one tread and a half. This capacity is increased by the space of landings and hallways within the stair enclosure, by assuming one person for each three and one-half square feet. When a building is equipped with approved automatic sprinklers the number of persons to be accommodated may be assumed at one-half the number ordinarily occupying or permitted to occupy such floor area. If a fire partition is provided, that number may be assumed at one-third. If both sprinklers and fire partitions are provided the number may be assumed at one-fourth.

Exterior stairways when used must be constructed of incombustible materials and in other respects, except as to enclosure, must comply with the requirements for interior stairs. If windows or doors open directly on such exterior stairs they must be either self-closing fire doors or fire-windows.

The construction of fire towers requires a solid enclosure wall not less than eight inches thick separating the stairs from the rest of the building, the stairs to be approached by balconies or vestibules outside of the building. The stairs in fire towers must be constructed the same as required for interior stairs.

Horizontal Exits.

Horizontal exits include the connection of any two floor areas, whether in the same building or not, through either a fire division or fire wall, or by means of a vestibule or open-air balcony or by a bridge. They will be considered satisfactory only when the enclosed floor space on either side of such horizontal exit is sufficient to hold the joint occupancy of both floor areas on the basis of one person for each three and one-half square feet of clear floor space. It is also required that there shall be at least one stairway on each side of any horizontal exit.

The width of hallways constituting parts of exits must be at least forty-four inches for the first fifty persons to be accommodated, and six inches wider for each additional fifty persons or part thereof. When a hallway serves as an exit for one or more stairs the width must be equal to the aggregate width of all the stairs served thereby.

The width of doorways must be similarly proportioned to the number of people to be taken care of and the doors must be hung in such a manner that they will not obstruct a free exit. The fastenings of the doors must be such that they can be opened from the inside without the use of keys.

When any floor area is to accommodate more than fifty persons the exits must be marked by signs. The hallways and stairways serving as exits must be properly lighted and all exits must be kept clear.

Non-fireproof dwelling houses for not more than two families over twenty-five feet in height must have one interior stairway and an outside fire-escape unless the interior stairs is enclosed in approved slow-burning construction, in which case the fire-escape may be omitted. When such buildings exceed forty feet in height then the interior enclosed stair and the fire-escape in addition will be required. Where a building is occupied exclusively by one family the fire-escape is not required until the building gets to be over forty feet in height.

In altering buildings the provisions prescribed for new buildings will be applicable only when the new exits are provided either because the building is enlarged or the occupancy is increased. Existing buildings are treated as in the present law; that is, they will be provided with such good and sufficient means of egress as may be deemed necessary by the Superintendent of Buildings. The present requirements as to the construction and freedom from obstruction of fire-escapes are repeated.

Hearing on Light and Ventilation.

The Committee on Buildings of the Board of Aldermen gave a hearing Thursday afternoon on Ordinance No. 2152, relating to the lighting and ventilation of buildings, constituting Article 7 of Chapter 5 (Building Code) of the Code of Ordinances. (This ordinance is printed in full in the City Record of Thursday, November 11, 1915.)

The Advisory Council of Real Estate Interests, through its Building Code Committee, consisting of Messrs. Henry W. Hodge, Otto M. Eidlitz and Julius Franke, approved of the ordinance relating to light and ventilation to be incorporated into the new Building Code, with some exceptions:

Under Section 130 it is provided that every room in any residence hereafter erected shall have one or more windows opening directly upon a street or other open space. The way this section reads it would mean, it was claimed, that every room in a private house, even those that do not need windows, such as dark-rooms, drying-rooms, alcoves, picture galleries, etc., would have to be provided with a window, and it would be better to amend this so as to apply only to every sleeping-room, kitchen and laundry.

Another objection was to Section 131, which provides that every room in any business building, unless ventilated directly to the outer air by windows, must be provided with a ventilating apparatus so as to keep the temperature between 60 and 72 degrees F. and the carbon dioxide of the air not more than one part in one thousand. This provision, they said, would be unfair to an owner of a building who had leased his premises to a tenant, who subsequently created bad conditions. As the law now stands, the owner is responsible for such conditions, although he did not bring them about. It is suggested, therefore, that a provision be inserted in this section to hold the tenant responsible.

DEAL CLOSED INVOLVING \$7,500,000

Guaranty and Postal Life Buildings Among Those to Change Ownerships—Transaction Has Many Angles

ONE of the most interesting deals, and probably the largest of the year, has just been concluded, involving in all six properties, five in Manhattan and one in the South. The entire transaction involves an aggregate said to be about \$7,500,000.

Clarence Payne, of Menlo Park, Cal., sold to the Postal Life Insurance Company the new sixteen story Guaranty

100; also 80 and 82 Wooster street, a seven-story loft building, on a plot 50x110, located 126 feet south of Spring street; also 3 East 17th street, a ten-story business building, on a lot 25x92, located 100 feet east of Fifth avenue, and a business building, at Savannah, Georgia, leased to the Germania National Bank. With the exception of the Postal Life Building, all the properties were delivered to Mr. Payne free and clear of all

street to the new building upon its completion, and will occupy several floors.

In the purchase of the Postal Life Building Mr. Payne has obtained one of the premier downtown investment properties. Under the direction of William R. Malone, president of the Postal Life Company, the Nassau and Liberty street building has been put in first class condition. It has been entirely rented and is considered by many to be one of the finest properties in the financial district. The National Bank of Commerce owns the balance of the block front in Nassau street and other holdings are recorded in the names of the New York Clearing House Association, American Exchange Bank, Guaranty Trust Company and a plot 71.4 by 81.8 owned by the Ziegler Trust.

While not as large as the Equitable transaction the deal does not involve the purchasers taking back a large purchase mortgage which made the construction of the Equitable building possible.

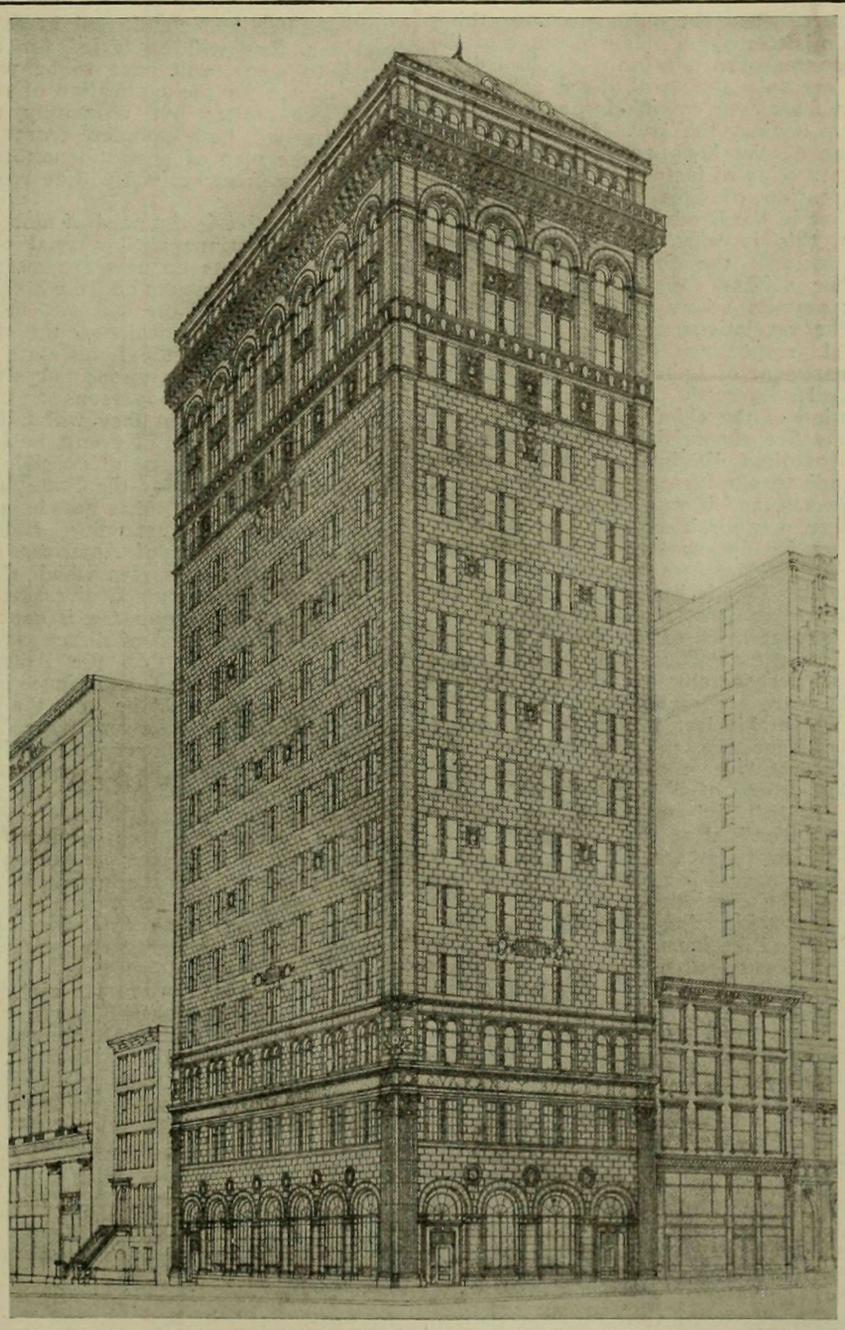
William R. Malone is considered to have exercised judgment in procuring the corner of Fifth avenue and 43d street as a permanent home for his company, which now owns one of the finest investment houses of its size in the city. In addition to having negotiated one of the largest real estate transactions of the year Mr. Malone had the distinction six years ago of completing the large insurance merger when he combined the Postal Life Insurance Company with the Provident Life Insurance Company.

The building Mr. Malone purchased is being erected from plans by York & Sawyer, architects, 50 East 41st street. The structural steel engineers are Purdy & Henderson, 145 East 17th street, and Henry C. Meyer, Jr., 101 Park avenue, is engineer for the steam heating and electric work. The building covers a plot 7300 square feet and is designed in the style of Italian Renaissance, with facades of Indiana limestone and terra cotta. The Guaranty Trust Company and Guaranty Safe Deposit Company, have leased the grade floor and basement and also space on one of the upper floors, at a rental of \$1,500,000 for the term of twenty-one years. The vaults being installed in the building will rank with the largest in the city and every known convenience and improvement in office construction will be provided. The floors are without columns, allowing for the best possible surface of space. The elevators are of the fast electric traction type. The office entrance to the building will be on Fifth avenue. The building will be thoroughly fireproof from basement to roof, even the trim, windows and partitions are to be of fireproof material.

Mr. Payne purchased the structure early in October, from the 511 Fifth Avenue Corporation, in which Harris and Maurice Mandelbaum are interested. The sellers acquired the property on August 9 last, from the heirs of the Wilson estate, a few weeks after another deal for the property fell through.

The Prudential Life Insurance Company made a loan of \$1,250,000 and the Guaranty Trust Company also helped finance the operation to the extent of \$300,000. The second floor has been leased to F. L. Dunne & Company, of Boston, for twenty-one years, at an annual rental of \$12,000. The reported purchase price was placed at \$3,000,000. Mr. Payne is interested in other properties in Manhattan, being the owner of the twelve-story apartment house at 383 Park avenue, and also 140 West 79th street. Mr. Payne recently leased, from Miss Maxine Elliott, her five-story residence, furnished, at 3 East 81st street.

—“The chaotic condition existing in New York with respect to building inspection,” the Sun now concedes to be notorious. State and city, despite enormous drafts on the taxpayers, cannot unlock an exit door or render a stairway slow-burning. The remedy is not difficult to find,” it says: “A consolidation of the inspection services with centralized authority would end the dodging of blame and compel intelligent execution of the laws.”



Columbus Circle Construction Co., Bld'rs.

York & Sawyer, Arch'ts.

GUARANTY BUILDING ON FIFTH AVENUE.

Building, now in course of construction, at the southeast corner of Fifth avenue and 43d street, 62.11x135 feet, on the site for many years occupied by the residence of Richard T. Wilson.

In addition to a considerable amount of cash, Mr. Payne receives for the Guaranty Building the fourteen story Postal Life Building, at 35 Nassau street, fronting 79.6 feet in Nassau street and 111 feet in Liberty street; also 933 and 935 Amsterdam avenue, a six-story apartment house, at the southeast corner of 106th street, on a plot 47.10x

encumbrances. The Guaranty Building figured in the transaction at \$3,500,000, and the Postal Life Building at \$3,250,000.

The brokers in the deal are the Charles F. Noyes Company, and George E. Baldwin, representing the Postal Life Insurance Company and Robert E. Lee Mordecai and R. C. Knapp, representing Mr. Payne. The attorneys were Stoddard & Mark, representing Mr. Payne, and Senator Charles C. Lockwood, the Postal Life Insurance Company. The latter concern will move from 35 Nassau

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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Glad to see some real estate firms making sizable commissions again.

Conflagrations are few and the fire insurance companies are making money. The fire-prevention and safe construction propagandas are bearing fruit. The Continental has voted a \$7,000,000 stock dividend, equivalent to 350 per cent.

Jacob H. Schiff's remark, that New York needs reorganizing from top to bottom, reveals how financiers regard the situation. What we need, in Mr. Schiff's opinion, is a permanent commission to replace the makeshift financing we have been doing for many years, with a business-like system. Something like a commission form of government, no doubt.

That good old institution, the Society of Mechanics and Tradesmen, which has trained many a boy into useful and prosperous citizenship, celebrated its anniversary this week and remembered its very good friend, Mr. Carnegie, on his eightieth birthday. A whole cityful of people were rejoiced to hear that Mr. Carnegie's health, which, during the summer, was not of the best, has been restored.

The Bloomingdale Reformed Church edifice, unoccupied for a number of years, is being demolished, and an apartment house will take its place on Straus Square, at Broadway and 106th street. This is only another instance of the effect upon old congregations of shifting population. The congregation worshipped for many years at Broadway and 68th street, in one of the most stately of all the churches of this region.

Fire Traps.

Locked doors will make a fire trap of any factory building, no matter how well constructed and supplied with exits. At the Triangle factory holocaust, and again at the Diamond fire, it was a door which could not be opened that first barred the way of the operatives whose lives were sacrificed. But for that bolted trap door in the Diamond factory everybody would have somehow left the building in safety, even though the stairways were not fireproof. There were exits enough and time enough for all to escape, as the building was only five stories high. The greatest hazard in factories is not when they are inflammable, but when the employees are locked in and unable to escape in an emergency.

Notwithstanding, men and women crusaders will make as much capital out of the Diamond case as they can, and the departmental authorities at Albany will cite it as a reason for more drastic legislation and an enlargement of their powers, when the only necessary thing to do is to make a public example of the persons responsible for the bolted door, an example that will deter any other firm from ever committing a similar offense against the law. If the enforcement of the laws appertaining to the construction of factory buildings and the prevention of fires therein were altogether in the hands of the local authorities, this is what would happen. As things are, the State Department of Labor neither enforces the laws itself nor permits others to do so.

The revelations of the Coroner's inquest respecting the laxity of the Department of Labor are not surprising to realty interests. According to the admission of the chief inspector, only one of the five supervising inspectors in the metropolitan district has kept a record to indicate the factories which have been inspected, and it was the testimony of a deputy commissioner that out of 3,711 orders for fireproofing stairways issued during the last fiscal year only 246 were obeyed. This is hardly an adequate return for an increase of 56 per cent. in the expenditures of the department and an increase of 68 per cent. in the number of persons employed over the previous year. Commissioner James M. Lynch, in his last annual report, asked the Legislature to consider this enlargement "as an evidence of progress and a source of distinction to the Empire State," and not as "a partisan or class favor." But the Legislature was unable to take that view of it, and a bill was passed for the abolition of the office of Commissioner of Labor and a reorganization of the department.

Practical business men have found it impossible to accept every inspection department which the State has imposed upon the manufacturing, mercantile and realty interests as in all respects a sincere measure for social justice and the promotion of the public welfare—and not at all as an expedient for the employment of political favorites at the public expense. They are willing to stand for fairly liberal expenditures on the part of the State when no hardship to individuals is involved, but they cannot patiently stand aside and see the real estate market destroyed and the building interests paralyzed because of over-taxation and over-regulation. Nor was the Constitutional Convention conscientiously able to accept the large galaxy of State departments at their own valuation. Finding the service "swarming" with useless place-holders and the heads of departments bent on spending as much money as possible, the convention took summary action for a reduction of the force. Unfortunately the amendment carrying this great reform was lost with the rest of the new constitution at the polls.

New York City's earnest desire is that the factory buildings within its bounds shall be safe for those who must pass their working hours therein—and let it be said that no city provides more thoroughly for this in local building ordinances and enforces them more efficiently—but it cannot submit without protest to the

hazards and expense consequent upon the State Labor Department's greed for power, to its violation of the principle of home rule and to its assumption of more duties to the public than it can well perform.

The Promise of Taxation Reform.

With the very evident appreciation in official quarters and by the general public and press that real estate, in this city at least, is grievously overburdened with taxes, a considerable part of the load is certain to be put upon shoulders which have hitherto escaped it. Relief may be expected to come from the next session of the Legislature, to which the Joint Legislative Committee on Taxation will report recommendations for tapping new sources of revenue, primarily for the benefit of the State, but indirectly for the cities as well, in that each will have its proportionate share in the lessened direct State tax on property. For the time being the paramount issue—the extravagance in public affairs of the State—which has culminated in the direct tax that will be levied for some years to come, will have to be passed over, except for the application of superficial economies; but ultimately there must and will be a complete reorganization of the plan of government through which very great savings will be brought about.

So imperative is the need of more revenues (to continue until normal conditions in the State finances are restored) that real estate owners and the activities depending upon them will not be disposed to be very critical over the nature of the taxes which the Legislature may in its wisdom decide upon; but strenuous opposition from persons and corporations upon whom they will fall will in the natural course of events be forthcoming. The catalogue of possible new sources of revenue for the State is not a long one, and the views among political economists of standing endowed with the true spirit of American institutions, as to the sources which should be selected, are not much diversified.

In general, an income tax is conceded to be the fairest form of direct taxation for an emergency that the American States have yet had experience with. While the rate would be low, the total sum produced would be very large. With the returns from taxpayers to the United States Government for the national income tax made available for the State collectors, the interval before it would be in operation would not be long.

Another substitute for the tax on personal property which the legislative committee will suggest, according to a preliminary report, is an extension of the system of classified property taxation to stocks, bonds and debentures. A habitation tax, an occupation tax and a salary tax, all three being parts of an "ability" tax, are other substitutes which scientists very generally agree upon. The primary purpose of taxation being revenue of course, the next desideratum is equitable distribution. The great bulk of personal property today avoids or is exempted from taxation, while real property in this city is believed by many expert appraisers to be assessed, during this low ebb tide of values, at more than its market price—on the average, about 106 per cent.

The tax rate has risen from year to year, until it has reached for the year 1915 1.87 per cent. in Manhattan, 1.92 in Brooklyn, 1.94 in the Bronx and 1.95 in Queens, or the approximate equivalent of 6 per cent. interest upon a mortgage covering more than 30 per cent. of the property. New York City realty is mortgaged for about two-thirds of its total value. Where the owner of the title to the average piece of property is coming out in the course of time under a continuation of such circumstances it is not difficult to foresee. In fifty years the taxes imposed by the State have multiplied 11.63 times, while the population has doubled only 2.34 times. Thus, the taxes have grown five times faster than the population.

The issue between spendthrift government and the taxpayers has become a

real issue and is accepted as such by both parties. The "Pretorian Guards" have said that economical government means the trenches for them; that they are therefore against it and can control the votes to prevent it. For the time being, this great issue between the people and the beneficiaries of the government in city and State can be only superficially dealt with. The immediate need is more revenue to pay the cost of the extravagance, and it should be plain to everybody that it cannot come from real estate without disastrous consequences to the city at large. The duty of the hour for tax and rent payers and the business interests generally is to back up the Mills legislative committee and give it the aid and encouragement it has a right to expect.

BUILDING INSPECTION.

Mayor and Borough Presidents Should Agree on a Plan of Consolidation.

Editor of the RECORD AND GUIDE:

The consolidation of building inspection functions has again become a problem for which both city officials and real estate owners are diligently in search of a satisfactory solution.

Since August, 1913, those having to do with buildings as owner, lessee, builder, agent and architect have been eagerly hoping that somehow the absurd, inefficient condition of conflicting authority in the administration of building laws would be cleared up and that all building laws and regulations would be unified into one department.

The efforts to eliminate multiplicity and duplication of inspections crystallized last year in the form of the Lockwood-Ellenbogen bill, which was vetoed by the Mayor, with the assurance, however, that every endeavor would be exerted by the city administration to mitigate this evil. A committee was then formed, consisting of the heads of the departments under the jurisdiction of the Mayor, to work out a plan for the relief of this situation, in advance of legislation, if possible, or at least to be submitted to the Legislature next January.

He then appointed Fire Commissioner Adamson and Walter Lindner, Esq., chairman of the Law Committee of the Advisory Council of Real Estate Interests, to examine these reports. The committee adopted a plan which was put into operation June 26, whereby all orders for structural changes in buildings were to be filed in a central bureau for comparison and for the information of the different departments.

By examining and comparing these orders, it was to be ascertained to what extent duplication and conflict have occurred and to provide an administrative method of reducing these evils in advance of legislation. The reports of this central bureau are now being made the basis of legislation to be introduced at Albany next year.

There is no doubt that it is the consensus of opinion among city and State officials that the unnecessary, expensive and inefficient condition of affairs due to over-inspection should be discontinued. This view is concurred in by Governor Whitman, to whom, shortly after his election to office, the Advisory Council of Real Estate Interests submitted an exhaustive brief upon the expense and annoyance to real estate owners, of this system of inspection. Although there prevails this unanimity of opinion not only among public officials and private citizens, but also with the press in general, yet this strong supporting sentiment was not able to enact consolidation principles into law last spring.

Beneath the calm, unruffled surface of harmonious accord, there was this difficult proposition to meet, as to whether consolidation should be in a co-ordinated central department under the Mayor's supervision, or in five separate borough departments, under the jurisdiction of the Borough Presidents. Borough autonomy was thus the factor that determined the consolidation question under the Lockwood-Ellenbogen Bill. It will likewise be the vital element in the success or

failure of a similar legislative bill during the next session at Albany.

Whether our local statesmen are playing politics in this matter and the central authorities are trying to increase the patronage under their control, at the expense of the borough authorities, or vice versa, are aside from the question, for the facts as they exist must be boldly faced by those who are seeking a remedy to over-inspection. Besides the city officials, there are two other groups primarily interested in consolidation. The first is concerned with building matters only, and is also divided as to whether there shall be one head with deputies in the different boroughs or a separate head in each, with a central board of appeals.

In one case it is maintained there will be more economy and more uniformity in the administration of the law. In the other case it is stated that the function of government is not only to see that laws are enforced, but also to assist the people in their endeavors to build by shortening as much as possible the "red tape" incident to dealings with the building departments, and also assisting the people in building economically.

This desired result can be obtained by having a head in each borough, who will be in intimate touch with the needs of the people and the building interests of that borough. The supporters here claim that they wish to build solidly and substantially in every particular, and feel that the administration should help them rather than hinder them, which it would be doing by dealing with them at "arm's length," as it were, by having one head, sitting in the Borough of Manhattan, miles away from the scenes of their activities.

In so far as the taxpayers are concerned, they constitute the second group interested in this question and only desire that there be a consolidation. They do not care much whether there be one head over all or one head in each borough, so long as there is a consolidation. The Advisory Council has thus recognized that the first step towards the successful consummation of this matter is for the Mayor and Borough Presidents to agree upon some compromise plan and then incorporate such a plan into legislation. Various compromises were considered during the heated controversy over the Lockwood-Ellenbogen Bill, but unfortunately no final agreement could be settled upon. The difficulty was that the attempt to conciliate the various divergent and discordant interests was made too late.

The Advisory Council therefore decided that it would devote its endeavors primarily to working out with the Mayor and Borough Presidents a plan that may prove satisfactory to all concerned, and it has withdrawn from the Conference Committee of Real Estate and Allied Organizations, for the purpose of concentrating its efforts temporarily in this direction. A bill then will be ultimately prepared so that all the functions of the various departments which relate to the construction and alteration of buildings may be united in one department, while other matters such as relate to "house-keeping and maintenance," may remain in separate departments.

THE ADVISORY COUNCIL.
55 Liberty Street.

THE INDUSTRIAL CODE.

Labor Bureau Now Revising Fire-Alarm Specifications.

The division of industrial code is especially charged with carrying out the provisions of section 52-A of the Labor Law, which permits the Industrial Commission to permit variations of the Labor Law, or the rules and regulations of the Commission, providing, however, that the spirit of the law, rule or regulation is observed. Any person feeling aggrieved may petition the Commission for such variations, setting forth the grounds therefor. The Commission refers these petitions to the division of industrial code, and a date is fixed for a hearing. After arguments are presented, the matter is taken under advisement. If the petition is granted, it is in the form of a

resolution, and such variation is to apply to all buildings, installations or conditions where the facts are substantially the same as those stated in the petition. This resolution must be approved by affirmative vote of at least three of the Industrial Commissioners. This resolution is made the model for similar variations, and, unless new facts and conditions are presented, such action is made the basis for action on similar petitions. All variations are filed in the commission's records, properly indexed under section numbers of the law or industrial code to which each variation applies, and are open to public inspection during business hours.

Just now the division of industrial code is considering a revision of the specifications for fire alarm signal systems. When a tentative draft of the proposed revision is completed, undoubtedly hearings will be requested and held.

The old Industrial Board had about completed its revision of the industrial code relative to dangerous machinery and how to safeguard it, when legislated out of office. This revision has been handed over to the division of industrial code, which will whip it into final shape, and then hearings will be advertised.

Under the law of 1913, committees of employers and employees were appointed to assist the Industrial Board in formulating rules and regulations in given industries. Whether this policy will be continued under the present Industrial Commission is a matter for future determination and decision.—Department Bulletin.

KINGS COUNTY COURT HOUSE.

Judges Agree to Having Old Building Renovated—Views in Opposition.

Kings County is not likely to have a new palace of justice. The old court house will be renovated instead, at a cost of \$600,000, which the Supreme Court justices have agreed to accept for the purpose, rather than wait longer for an uncertainty.

Comptroller Prendergast says the city treasury is in no condition to permit the appropriation of the \$2,500,000 necessary for a new building. The Board of Estimate must approve of the arrangement, which is being bombarded furiously. The Eagle quotes the views of some prominent real estate men to this effect:

"To spend \$600,000 on remodeling the old Court House Building would, in my estimation, be a waste of money," asserted William G. Morrissey.

"False economy," remarked George H. Gra. "When the appropriation has been spent this borough will have nothing but a patched-up court house."

Fenwick B. Small remarked, "That certainly it would be wasting money. Better wait until we get all we need than remodel the old structure."

"The result will be disappointing," remarked John Pullman. "I'm for a complete new building or wait until we have enough money. But remodeling, never."

Cecil C. Evers said: "Experience has taught us that remodeling an old building is usually unsatisfactory. In the case of the Borough Court House the \$600,000 appropriated would only be a temporary relief."

"Brooklyn should have a new court house building, and to remodel the old structure is a great mistake," remarked Howard C. Pyle.

"If we cannot afford a new building, remarked Frank H. Tyler, "let us wait. But we shouldn't in the present condition of the city's finances, waste money on an old one."

An Architect's Advice.

A Brooklyn architect said: "I think that every business man in Brooklyn agrees that it would be most unwise to spend \$600,000 patching up the old court house. This sum would enable us to build a splendid building on the site adjoining the present court. This structure could be used as a wing. Later on the old court house could be pulled down and we could carry out the original idea of a central structure for the administrative features with a wing on either side."

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REAL ESTATE NEWS OF THE WEEK

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

REALTY BROKER EXPANDS.

Charles S. Kohler Opens Another Office on the Upper West Side.

CHARLES S. KOHLER, whose office is located at 901 Columbus avenue, northeast corner of 104th street and who has been prominently identified with the real estate business in all its branches, and has made a specialty of the management and rental of properties for the past twenty-nine years, will, on November 27, open another office at 1428 St. Nicholas avenue, between 181st and 182nd streets, adjacent to the subway station. Mr. Kohler established his real estate business on March 1, 1887, at 1656 Tenth avenue, now known as Amsterdam avenue, but on February 1, 1890, he removed his office to 906 Columbus avenue, near 104th street. He remained at this location until November 1, 1911, when he transferred his office to 901 Columbus avenue, northeast corner of 104th street.

The new office will be attractively fitted up, with all the accessories necessary for the conduct of an up-to-date real estate business. As heretofore, he will make a specialty of the renting and management of apartment house properties, in which he has been uniformly successful. The upper West Side and its development has received Mr. Kohler's undivided attention and he has contributed largely to the upbuilding of this part of the city. Mr. Kohler by strict attention and personal integrity in the conduct of his business has won for himself a large and satisfied clientele. He has been a member of the Real Estate Board of New York since 1899, and is also a member of the West End Association.

EDWARD L. KING DIES.

Broker Long Active in the Real Estate Market Passes Away After Long Illness.

Edward Lyonese King, for many years prominently identified with the real estate community, died Friday morning at his residence, 840 West End avenue, following an operation several weeks ago at St. Luke's Hospital. Mr. King was about forty-three years old. He leaves a widow, two sisters, but no children. He was prominently identified with the Real Estate Board of New York, serving from time to time on various committees, also having been the secretary of the organization and one of the governors for several years.

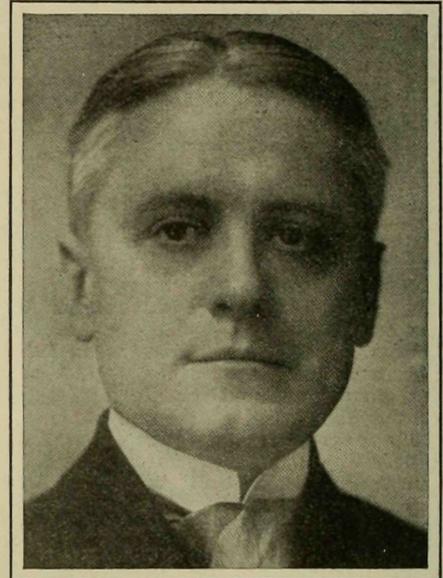
Mr. King was highly respected and thought of, not only by the members of the board, but also by the real estate community at large. As an expression of esteem it was decided at the recent election that each member send a single flower to the hospital, so that Mr. King would know that he was not only in the mind of the organization as a whole, but that each individual missed him. Mr. King was a veteran of the Second Battalion Naval Militia, N. G. N. Y., and a member of the New York Athletic Club.

Mr. King was known as a specialist in real estate, having given the major portion of his attention to corners. He was considered an authority on values of this class of property and was frequently consulted by those desiring information. For twenty years he was connected with the old firm of Richard V. Harnett & Co., and when this firm was dissolved Mr. King purchased all the valuable auction records. In many respects his collection of records surpasses any other in existence. For example, as far as is known he has the

only complete set of auction records dating back as far as 1867. These have been kept up to date and are not only a valuable asset from a business standpoint but also from that of the collector.

In addition to these records, Mr. King also possessed a complete set of auction maps and sales, giving the names of the purchasers and the prices paid for the parcels, from 1868 to date. In these maps are to be found many interesting facts, which show the trend of the real estate activity, as well as the advancement or decline in values. Offers that were made only after urging today appear so cheap that it is a wonder that the owners would part with their properties for the amount.

As an example of the thoroughness with which Mr. King worked, it need only be said that tabs were kept on every corner in the city, north of 14th street. Three men are employed in this work, one taking the east section, one the middle and the other the west portion of the city. Every detail procurable about the property was carefully noted—when the last transfer was made, the amount of the mortgage, when the loan becomes due, location of stairways, fire-



EDWARD LYONESE KING.

escapes, height, occupancy, term of lease, general condition of the premises, etc. All this data was carefully arranged in order, the result being that there was a record in the office of every corner in the city north of Union Square. The firm of Edward L. King & Co. also comprised William H. Shaw, Jr., and J. J. Lantelme.

The funeral will take place next Monday morning, from his residence.

Brooklyn Board Election.

Robert A. Wright was elected president of the Brooklyn Board of Real Estate Brokers at their annual meeting held on Tuesday night in the Clarendon Hotel. Mr. Wright succeeds Christopher C. Mollenhauer and was chosen by a unanimous vote. He has been an active worker on the board for many years. Howard C. Pyle was elected vice-president, to succeed Thomas Hovenden, and Arthur Waterman treasurer, to succeed George H. Gray. Isaac Cortelyou was re-elected secretary. The new board of directors consists of James B. Fisher, Isaac O. Horton, Arthur Waterman and John R. Ryon.

THREE TAX PLANS.

Preliminary Statement from the Mills Committee on Possible Sources of Revenue.

The Joint Legislative Committee on Taxation, of which Ogden L. Mills is chairman, has prepared for the public a summary of the general tax situation as testified to by witnesses examined up to date, and has added the three principal measures offered as substitutes for the present personal property tax as means of raising the additional revenue which is apparently necessary for both State and local purposes. The statement says in part:

Cost of Government Growing.

"From 1910 to 1914 the cost of the State government increased \$15,328,665, or 40 per cent., and at an average rate of 8 per cent. a year. In the opinion of the State Controller, the revenue from indirect taxes is not likely to increase, and even if the State succeeds both in stopping the increase of the cost of government and in keeping its general administrative expenses at the present figure, it will be necessary to impose during the next five years a direct state tax of from \$14,500,000 to \$19,000,000.

"That the rising cost of government is not confined to the State, but is, if anything, more serious in the localities, is reflected by the fact that in the seventeen principal cities of the State, except one, there has been a per capita increase in taxes. Thus in Schenectady the tax levy per capita has risen from \$4 in 1903 to \$12 in 1913; Niagara Falls from \$8 to \$21, and in Buffalo from \$11 to \$17. In the matter of net indebtedness the increase has been notable in all but three cases.

New York City's Plight.

"Consider the situation in New York City, for instance. According to the testimony of Mayor Mitchel, even if we assume that the cost of government can be kept at its present level, the city will have to raise (exclusive of the State direct tax), for the purposes of interest on serial bonds, redemption of serial bonds and the quota of public improvements, and (beginning with 1918) interest on subway bonds, the following amounts which are additional to its present budget of almost \$200,000,000: In 1917, \$10,137,000; 1918, \$19,400,000; 1919, \$34,719,000, and in 1920, \$34,554,000.

"The testimony of the experts in many lines of trade and commerce all pointed unmistakably to the fact that this great and increasing burden has been largely borne by one class of individuals—to wit, the real estate owners and their tenants. Whenever the real estate owner is able to shift the tax to the tenant, it means that the largest burden is borne by the poor, who are least able to pay the taxes.

"All witnesses have united in condemning the present personal property tax in its application to both individuals and corporations as unequal, unjust and in large part uncollectible."

It is then stated that three substitutes have been suggested:

The first of these provides for an income tax upon every person residing within the State for his entire income from all sources except those located without the State. The net income of corporations is to be determined practically as it is under the Federal income tax. The only exemptions will be the salaries of United States officials and interest upon Federal, New York State and municipal bonds. The exemption to an individual is \$1,500, to a husband and wife living together \$1,700, for each child \$100, but with a maximum exemption of \$2,000.

Employers to Withhold Tax.

The rate for corporations shall be 2 per cent. upon their net incomes. For individuals the rate varies from one-half of one per cent. to 2 per cent., the latter applying on all incomes of more than \$2,000. The tax on salaries paid to non-residents shall be withheld at the

source, and every employer shall be held for the tax.

Arguments for the income tax are that its rates are low, its yield is large, it is a good business tax, it has already met with success in Wisconsin and other States and it is the fairest tax because it taxes each according to his ability to pay.

The second substitute is the classified personal property tax, an extension of the system of a classified property tax. It is now already applied to banks, trust companies and mortgages; the next step is to extend it to those intangibles comprised in stocks, bonds and debentures, but not to moneys and credits. The present plan contemplates the gradual extension of the classified property tax at some future date to all other forms of personal property not included by this act and not specifically exempted.

The third suggested substitute for the personal property tax is the presumptive income tax, a tax on the abilities of those who profit from the opportunities of New York State. Such "ability tax" would be composed of three parts: A habitation tax, an occupation tax, and a salaries tax.

The habitation tax is to be levied upon individuals occupying houses or apartments for residential purposes. It exempts all rentals below \$50 a month and above that is sharply graduated. The occupation tax is a flat tax of 7 per cent. of the annual rental of premises occupied for business or for securing livelihood.

The third part of the project is the tax on all salaries paid or received in the State, except salaries paid by the Federal government. The exemption in all cases is \$2,000, and above that is graded from one to 5 per cent. The ability tax would be exceedingly easy to administer and the revenue would be very large. In the city of New York alone, at the rates suggested, the revenue would be from twenty to twenty-five millions a year.

New Paving in Manhattan.

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

Streets to be repaved: Haven avenue, from 179th to 180th street, and 178th street, from Northern to Haven avenue, with sheet asphalt.

PRIVATE REALTY SALES.

ALTHOUGH interest in the real estate market this week was centered largely in the big \$7,500,000 transaction involving the new Guaranty Building, the Postal Life Building, and other properties, there were other deals consummated that merited recognition, indicating as they did, the continuance of the broadening tendencies of the market recently noted. The one element in the trading, namely the presence of the small investor as distinct from large investors like Clarence Payne, August Heckscher, or Adolph Lewisohn, continued to manifest itself and was reflected in a fair demand for smaller properties in various sections of the city.

Builders also figured in several important purchases. Among them were Bing and Bing who rounded out a large site at Park avenue and 63d street, that will enable them to go ahead with a large apartment house operation.

August Heckscher also enlarged a valuable corner at Fifth avenue and 57th street, which way forecast an important project. Further south, Dr. Charles Remsen acquired an additional parcel and now controls a frontage at Madison avenue and 32d street, which will be improved with a tall mercantile building.

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Other transactions involved more lots acquired by Harris & Maurice Mandelbaum in the J. Hood Wright tract, which will probably pass into the hands of builders, and a ten-story structure in West 57th street, adjoining Mr. Heckscher's purchase, bought by Adolph Lewisohn, for investment.

The leasing market, in spite of the fact that the season was said to be over, contributed a considerable number of transactions, particularly concerning commercial properties.

The total number of sales reported and not recorded in Manhattan this week were 41, as against 18 last week and 10 a year ago.

The number of sales south of 59th street was 14, as compared with 9 last week and 3 a year ago.

The sales north of 59th street aggregated 27, as compared with 9 last week and 7 a year ago.

The total number of conveyances in Manhattan was 145, as against 162 last week, 22 having stated considerations totaling \$903,300. Mortgages recorded this week number 70, involving \$1,628,650, as against 76 last week, totaling \$1,220,637.

From the Bronx 11 sales at private contract were reported, as against 20 last week and 17 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$846,915, compared with \$884,125 last week, making a total for the year of \$57,268,123. The figures for the corresponding week last year were \$1,704,100 and the total from January 1, 1914, to November 21, 1914, was \$37,427,240.

Wilson Estate Sells.

Another interesting transaction in the real estate market was reported yesterday by the Douglas Robinson, Charles S. Brown Company in the sale of 4 East 43d street, for the estate of R. T. Wilson, to Klein & Jackson. This property is immediately in the rear of the Guaranty Trust Company Building, on the corner of 43d street and Fifth avenue, reported sold this week to the Postal Life Insurance Company. The property has been held by the Wilson estate at \$150,000, and measures 25 x 65 feet. Separating this parcel from the Guaranty Trust Company Building is a 10-foot alley, on which Klein & Jackson have acquired a one-third interest in the fee. This insures permanent light and air, and makes of the property virtually a corner. The purchasers intend to erect a six-story building, of artistic design, for which it is said the plans are already in preparation. The attorneys representing the Wilson estate were Edwards & Carter, and Stoddard & Mark represented the purchasers.

Completes Building Site.

The firm of Leonard J. Carpenter has sold for Louisa E. Monnot, 148 Madison avenue, a four-story dwelling, on lot 24.8x95, to Dr. Charles Remsen, who owns the adjoining corner at the southwest corner of Madison avenue and 32d street. The buyer now controls plot 49 ft. on the avenue by 94.8 in the street, on which he intends to build a sixteen-story mercantile structure. The property adjoins the large plot which is to be improved with a tall commercial building by George Backer and Arnstein & Levy. The dwelling was reported sold in the Record & Guide of November 6, but at that time confirmation of the report could not be obtained nor could the identity of the prospective purchaser be learned.

Mr. Heckscher Buys in 57th Street.

August Heckscher has purchased through Clark T. Chambers from Mrs. John S. Kennedy, the property at 6-8 West 57th street, through to 7 West 56th street. Edward W. Bruch represented the seller. Mr. Heckscher owns the southwest corner of 57th street and Fifth avenue, adjoining the 57th Street house just acquired, and his holdings at this point now consist of a plot 100.5

feet on Fifth avenue, 227.5 feet in 57th street, and 75 feet in 56th street. Just what plans Mr. Heckscher has regarding this plottage could not be learned this week. The same owner is now building a tall office building at the southeast corner of Madison avenue and 42d street, directly opposite the 42d Street Building.

Buys Broadway Plottage.

The City Investing Company, Robert E. Dowling, president, has purchased from the Chelsea Realty Company, through Barton Chapin and Slawson & Hobbs, the plot of about six lots at the northeast corner of Broadway and 91st street, with a frontage of 93 feet on Broadway and 162 feet in the street, which has been held at \$450,000. This is the second purchase of Broadway property made within the last year by the buyer, it having acquired last spring the block front on the east side of the thoroughfare between 88th and 89th streets, which was subsequently resold to a builder, who erected apartment houses.

Builders Round Out Site.

Bing & Bing have bought from James Brannan, through Pease & Elliman, the five-story flat on plot 25.5x50.6 at the southwest corner of Park avenue and 63d street. Bing & Bing own the surrounding property on Park avenue and 63d street and now control a plot 109.5x128.9, which will be improved with a twelve-story apartment house. On account of the special need of the corner in connection with the proposed improvement, Bing & Bing are said to have paid a record price for this Park avenue plottage, namely, in the neighborhood of \$100 a square foot, or about \$130,000 for the corner.

Buy for New Development.

Isaac A. Hopper has purchased from Samuel J. Jacobs a tract of thirty acres between Bayside and Douglaston, L. I., formerly the wooded section of the Lawrence and Taylor estates, and adjoining the Oakland Golf Club and Oakland Lake. The buyer will develop the property into sixty residential plots, some of which have already been sold. The property is reported to have been given in part payment for the loft building at 8-14 West 30th street, which was acquired last month by Mr. Jacobs.

Five Apartments Sold.

The Blasben Corporation, represented by Alfred L. Brown as attorney, bought through the F. R. Wood-W. H. Dolson Company, the five apartment houses, 3099 Broadway, 448 Central Park West, 476 West 141st street, 502 West 177th street, and 1477 Washington avenue, formerly owned by the New York Real Estate Security Company, and which were turned over to the Halcyon Real Estate Corporation, G. M. P. Murphy, president, as part of the reorganization of the former company. The present deal involved about \$500,000.

Bankers Buy for Investment.

Adolph Lewisohn, the banker, has purchased from the Dreicer Realty Company, Michael Dreicer, president, 10-12 West 57th street, a ten-story building, on plot 47x100.5, under lease to Henri Bendel, for a long term. The property has been held at \$700,000 and adjoins the Kennedy estate houses, sold earlier in the week to August Heckscher. The brokers were L. J. Phillips & Company, who state that Mr. Lewisohn was influenced in his purchase by his belief in the future of 57th street.

Operators Still Buying.

Harris & Maurice Mandelbaum have purchased through J. Romaine Brown Company six additional lots in the J. Hood Wright estate, with a frontage of 150 feet in the south side of West 173d street, beginning 159 feet east of Fort Washington avenue, and abutting the thirteen lots which they acquired last week from the same sellers. Negotiations are reported under way for the resale of the lots to builders.

Lee Shubert Trades Flats.

Lee Shubert has taken title from the 164th Building Company, Emanuel M. Krulewitch, to the six-story apartment house at the northwest corner of St. Nicholas avenue and 164th street, on a plot 133.4x171.5. The buyer gave in part payment the six five-story flats at 5-15 West 63d street, on a plot 150x100.5. The brokers in the deal were L. J. Phillips & Co.

Postal Life Sells More.

The Postal Life Insurance Company is reported to have contracted for the sale of the two eleven and ten-story loft buildings, 530-538 Broadway, and the six-story apartment house at 511 West 112th street, to the Incas Realty Company.

Manhattan—South of 59th St.

WOOSTER ST.—Mary Osborne has resold to a client of Phillip D. Shapiro 179-183 Wooster st, a 6-sty loft building, on a plot 74.8x100. The seller acquired the property last week from the Brooklyn Savings Bank.

9TH ST.—O'Connor & Ellison and J. J. Peugeut sold for the Ellisdale Co., 17 West 9th st, a 4-sty dwelling, on plot 26.2x82.3.

35TH ST.—Irving Judis bought from the Metropolitan Life Insurance Co., 34 West 35th st, a 3-sty building, on lot 20x75.3.

57TH ST.—Edward J. Hogan sold for the Ward estate 469 West 57th st, a 4-sty dwelling, on lot 20x100.6, to the St. Joseph's Day Nursery. The building will be conducted in conjunction with the present nursery at No. 473.

LEXINGTON AV.—Kurz & Uren have sold for 173d st Improvement Co., 186 Lexington av, a 3-sty brick building on lot 22.6x100.

Manhattan—North of 59th St.

67TH ST.—The Cross & Brown Co. has sold for the St. Matthews Roman Catholic Church to the Hudson Motor Car Co., of New York, a plot 100x100 in the north side of 67th st, 125 ft. east of West End av. The sale is an evidence of the increasing development of the automobile section, as the church bought this plot and excavated a large amount of rock preparatory to the erection of a parochial school. The neighborhood, however, developed into an automobile section, and as a result the church will erect the parochial school in 67th st, near Amsterdam av, adjoining the St. Matthew's R. C. Church. The new structure will be designed for the handling of motor cars. Mulliken & Moeller are the architects. The transaction represents an outlay of about \$200,000.

78TH ST.—J. Crowley sold 171 West 78th st, a 5-sty flat, on lot 22.6x102.2, to Paul McGohick, who gave in exchange a farm near Newburgh, N. Y.

113TH ST.—Frederick Brown bought from John L. Dunlap the Kensington, a 6-sty elevator apartment house, 50x100, at 224 West 113th st, held at \$90,000. Mr. Brown gave in part payment 120 14th st, Flushing, L. I., a dwelling, 50x100, and a vacant plot, 75x100, in 15th st, Flushing.

120TH ST.—Duross Co. has sold 407 East 120th st, a 3-sty dwelling, on a lot 18.9x100, for Frank P. Cunnion to Lillie G. O'Brien. This is the first transfer of this property in 27 years.

122D ST.—Foody & Gribbon have resold for Sarah A. Punderford 234 West 122d st, a 5-sty flat, on plot 34x100.11. The seller acquired the property last month from Julia W. Mansfield.

147TH ST.—J. C. Hough & Co. have sold to the Nason Realty Co. for the estate of Bertha Heidelberger the 6-sty elevator apartment house, known as Buckingham Palace, at 547 West 147th st, on plot 100x99.11. It contains thirty apartments, rented for about \$23,000 a year.

148TH ST.—The Duross Co. sold for Lawrence T. O'Brien to Francis P. Cunnion 548 West 148th st, a 3-sty dwelling, on lot 16.8x100.

156TH ST.—Duff & Brown Co. sold the two 5-sty flats, 521 and 523 West 156th st, on plot 50x100, to John Brown, who gave in part payment the plot 50x95, on the east side of Audubon av, 25 ft. south of 170th st.

157TH ST.—The Edgar Holding Co., represented by Abel King, is reported to have sold the "Hillchester," a 6-sty apartment house, at 547 West 157th st, on plot 125x99.11.

171ST ST.—Wetmore & Atwood sold for the Dayton Building Co., 633 and 635 West 171st st, a new 5-sty apartment house, on plot 77x95. The house is fully rented.

187TH ST.—I. M. Strunsky & Co. have sold for the V. R. Building Corporation, S. Rosenberg & J. Vogel, the two newly completed 5-sty apartments at 551-57 West 187th st, on plot 50x95 each. The buyers, Ennis & Sinnott, gave in part payment a residence at the southwest corner of Convent av and 114th st, on lot 25x95.

COLUMBUS AV.—Charles S. Kohler sold for William and Magdalen Begg, 992 Columbus av, a 5-sty tenement, with stores, on plot 25.2x100.

HAVEN AV.—L. J. Phillips & Co. sold for various owners a strip of land on the west side of Haven av, opposite 171st st, part of the old Ward estate, to the Filrose Construction Co., Philip Krulewitch, president, which recently built the two apartment houses adjoining on the north.

MADISON AV.—Duff & Conger sold for Theresa Saxe to George H. Creasy the private house 1281 Madison av.

SHERMAN AV.—Slawson & Hobbs have sold for the 207th Street Realty Co., Paul Halpin, president, the northeast corner of Sherman av and 207th st, a 5-sty building, on a plot 100x100, known as "Emerson Arms." The building contains 40 apartments and 6 stores and is fully rented, and was purchased by August Schierloh, who gave in part payment two lots in the west side of Hall pl, about 400 ft. south of 167th st; frame dwelling on Elizabeth av, Linden, N. J., together with 10 lots on Price st at the same place.

VERMILYEA AV.—The Aldus Construction Co. sold the new 5-sty apartment house on the westerly block front of Vermilyea av, between Isham and 211th sts, fronting 148 on the av,

91.6 in 211th st, 75 in Isham st and a rear line of 95 ft. The holding prices was \$150,000.

Bronx.

FIELDSTON RD.—Eugene L. Larkin has sold for Thomas C. Lane a plot of 8 lots, 150x190, at the northwest corner of Fieldston rd and 252d st to J. J. Edmonson.

FREEMAN ST.—Paul A. McGoerick bought, through Kurz & Uren and L. J. Greenberger, 809-811 Freeman st. He gave in part payment 827 and 829 Freeman st.

181ST ST.—H. A. Douglas & Co. sold for M. Allen, the plot 26x130, in the north side of 181st st, 68 ft. west of Jerome av, to William Hobson, an adjoining owner, who now controls a

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plot of 5 lots at the northwest corner of Jerome av and 181st st.

183D ST.—William D. McDonnell sold for F. Giannone 747 East 183d st, a 2-sty house, on lot 25x90.

BROOK AV.—Empire City Mortgage & Holding Co., Barkin & Weiss, bought from the Leonia Holding Co. 1301-1305 Brook av, three 4-sty flats, each on plot 28x100. The house at 1301 was later resold to William Loeb.

CROTONA AV.—William D. McDonnell sold for the J. F. Building Co. 2311 Crotona av, a 4-sty flat, 37.6x80x90.

GARRISON AV.—Achilles R. Scharnsmith sold for Anton Bodo the vacant plot, 75x100, on the south side of Garrison av, 25 ft. west of Whittier st.

INTERVALE AV.—Grossman & Phillips sold for the Silshire Construction Co., Lazarus Shiren, president, to the Barnet Realty Corporation 936 Intervale av, a 6-sty apartment house, 137x86x irreg. The purchaser gave in exchange two 5-sty tenements, plot 50x73, at 125 and 127 Stanton st. Silshire Construction Co. resold 125 Stanton st to Daniel Sommer and 127 Stanton st to Caroline Greenfield, who gave in exchange 108 lots at Hackensack, N. J.

PROSPECT AV.—Charles E. Dempsey sold to Jacob Reich for the Wessel Construction Co 2428 Prospect av, a 6-sty apartment house, on plot 57.6x114, the second of a row of five new houses disposed of by the sellers. The property was held at \$75,000.

Brooklyn.

19TH ST.—N. Rubenstein & I. Freedman sold for Virginia L. Egbert 126 East 19th st, a plot, 125x100, to Farber & Parnes, who will build two 4-sty apartment houses, from plans by W. T. McCarthy.

45TH ST.—The Rockmore Realty Co. purchased the southwest corner of 45th st and 16th av, 100x100, from Elenore Bennet. The same company sold the following dwellings: 572 Elderts la to Mathias Koch; 9414 Forbell av to Kate Maine, and the northwest corner of Forbell and Glenmore av to Lucille A. Baese.

48TH ST.—I. Salsberg sold for the Mount Holding Co. to F. Forkras a 2-fam. cottage, now in course of construction, on plot 40x100 ft. on the south side of 48th st, 160 ft. west of 15th av.

56TH ST.—Sinmacross Realty Co. sold five lots in the north side of 56th st, 240 ft. east of 8th av, to a builder for improvement with five 2-fam. houses.

65TH ST.—Alco Building Co. sold the dwelling at 2176 65th st to Samuel E. Bartow.

80TH ST.—Frank A. Seaver & Co. sold for W. H. Peters to W. A. Jasper, the 1-fam. house, 182 80th st; also for S. M. Waldenburg, the 1-fam. house 1257 81st st, on plot 40x100.

BEDFORD AV.—Frederick M. Smith has sold for the estate of John Lefferts to Peter J. Collins a plot at the southwest corner of Bedford av and Rutland rd, 200x100 ft. The purchaser is preparing plans for the erection of eleven 3-sty private residences. The operation will involve about \$130,000.

FRANKLIN AV.—Charles Partridge sold for James Davis 721 Franklin av.

GRAND AV.—Frederick M. Smith sold the southwest corner of Grand av and Bergen st, 50x149 ft, for the Wetter Numbering Machine Co. to the Soss Manufacturing Co., which intends to erect a 4-sty factory. The plans involve an expenditure of about \$60,000.

MYRTLE AV, ETC.—Realty Associates sold 160 Myrtle av, 4-sty building, to Samuel Levine; plot 50x100 on the south side of Lafayette av, 100 ft west of Marcy av, to the Paragon Construction Corporation, which will erect a 4-sty apartment; plot 40x100 on the southwest corner of Bedford av and President st to Squadron C Cavalry Club of Brooklyn, Inc., which will improve this plot with a handsome club house; and the block front on the west side of New Utrecht av, from 53d to 54th sts, to C. W. P. Realty Company. Purchaser will improve with 3-sty stores and dwellings.

NOSTRAND AV.—L. Covert sold for Cornelia E. Covert the dwelling at 1819 Nostrand av to Ignatz Keppler, who gave in exchange a 5-acre country place at St. James, L. I.

ST. MARKS AV.—N. Rubenstein & I. Freedman sold for S. Green 951-955 St. Marks av; also the northwest corner of 14th av and 54th st; for the Durwal Realty Corporation 29 Clinton st, and to a builder the southeast corner of Vandever and Jamaica avs.

4TH AV.—Louis Gold and Samuel Teplitz purchased the block front on 4th av, between 6th st and 61st st for improvement with 5-sty apartment houses.

5TH AV.—Tutino & Cerny sold for Levy Brothers the 3-sty building, in course of construction on the west side of 5th av, 40 ft. south of Ovington av, on lot 20x85.

Queens.

BAYSIDE.—William C. Poertner of Manhattan has purchased a plot 200x213 on the corner of Bell av and Vista av for about \$7,000. The property was formerly a part of Vista Lawn, the estate of the late Henry Clay Weeks. Mr. Poertner intends to build a dwelling.

FLUSHING.—John W. Paris & Son sold at Kissena Park to Patrick Lee a cottage at the corner of Oak and Smart avs; also a dwelling at the corner of Parsons av and Jasmine st to M. H. Fisher, and to Frank McGovern a plot in 23d st, near Oak av, on which he is erecting a dwelling.

JAMAICA.—John N. Booth has sold to the New York Municipal Railway Corporation the southeast corner of Fulton and Puntine sts. The plot has a frontage in Fulton st of 67 ft and on Puntine st of 190 ft.

JAMAICA BAY.—John H. Ward sold to the Airmor Co. the property formerly owned by Henry Hornbustle, at the head of Mill Basin. It comprises 35 acres, which added to the property already owned by the Airmor Co., gives

them control of about 50 acres forming all of the frontage on the head of Mill Basin extending just east of Flatbush av.

LONG ISLAND CITY.—Terence F. Smith sold to Antonio Campanello and Rosario Rises, of Manhattan, the 5-fam. house, with store, at 133 Greenpoint av.

LONG ISLAND CITY.—Mathews Building Co. sold a flat to George Zimmerman at the southwest corner of Grand and 12th avs for about \$25,000.

LONG ISLAND CITY.—The Aztec Asphalt Co. has sold plant to the Intercoastal Transport Co. The property was held at \$100,000. It has a frontage of 125 ft. in the south side of Division st, 200 ft. in the east side of West st and 125 ft. on the Division st canal. It is to be developed in connection with transportation in this city.

ROSEDALE.—New York Suburban Land Co. sold 20x100 on President av to R. Rich and 20x100 on Union av to E. Massey.

ROSEDALE.—New York Suburban Land Co. sold 20x100 in Rose pl to J. Becker and 20x100, on the Boulevard to I. Blom.

Richmond.

ELTINGEVILLE.—Max Bache has bought from Mary Jane Collins a tract of 6¼ acres, including two dwellings, fronting 359 ft on the Amboy rd.

HAMILTON PARK.—J. Sterling Drake has sold for Mary E. Boynton to Jessie Mary Hurst Moore the old brick mansion on the northwest corner of Park and Bayview avs, on a plot 150 x112.

STAPLETON.—Moffatt & Schwab of Tompkinsville have sold for Judge George W. Stake a plot on St. Paul's av running to Van Duzer st to Ernest W. Zentgraf; also sold in connection with Horatio J. Sharret to John W. Lingo two lots on Pelton av, West New Brighton, formerly a part of the Faber estate.

Nearby Cities.

NEWARK, N. J.—Feist & Feist (Inc.) sold for George T. Casebolt, to Ernest Schultz, 16 North 5th st, a 2½-sty dwelling.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Lewis Straus and Simon England, executors, to Henry C. Barbey, of the Suburban Engineering Co., of New York City, the plot 335x208, at 269-293 South st, for storage purposes; also sold for Gustav and Frances Ahl to Charles A. Callan the residence at 17 Dover st.

Rural and Suburban.

BAYSHORE, L. I.—The American Vitagraph Co. has bought from Fire Island Lodge Foresters their building, with a small tract of land. The Vitagraph Co. gave in exchange the old Casino building and cash. The lodge will be remodelled into a moving picture studio.

BRIGHTWATERS, L. I.—The T. B. Ackerson Co. sold in the Harbor section 100x200 on Windsor av to Mrs. Kate M. Keith, adjoining her residence; 75x229 on Concourse East to George Schuck; and 50x226 on Concourse East to F. L. Schmidt.

EAST ORANGE, N. J.—Paul A. McGolrick bought from William Schmidt the southeast corner of North Clinton and William sts, East Orange, N. J., an 8-fam. apartment house, on a plot 50x108x irreg.

GARWOOD, N. J.—New York Suburban Land Co. sold 25x150 on Willow av to W. Dudde and 20x100 on Spruce av to H. Knox.

GLEN HEAD, L. I.—Burton Thompson & Co. sold the Russell Doubleday place on the Cedar Swamp and Glen Head rds, consisting of residence and about 5 acres of land. The property was held at \$15,000.

KEARNY, N. J.—Salmond Brothers Co. sold to the Arlington Co. a plot 53x100 in the west side of Forest st, north of the Greenwood Lake Railroad.

MANHASSET, L. I.—L'Ecluse Washburn & Co. and H. R. Tibbits have sold 60 acres, overlooking the Sound, to the Sunhill Realty Co. It will be improved by a large residence. The property adjoins the country estate of Louis Sherry and an estate recently purchased by Nicholas Brady, Jr.

MONTCLAIR, N. J.—Martin T. Flanagan purchased from the estate of William Mertens the tract on the west side of Afterglow av, opposite Afterglow way, fronting 200 ft. on the avenue and extending to a depth of more than 350 feet.

PEEKSKILL, N. J.—Nelson Estates (Inc.) sold lots in Block 5 of the Nelson Estates to H. L. Higgins and Capt. F. C. Seibert, U. S. N.; also in Decatur st to J. Adrienne Davis.

RYE, N. Y.—Homewood Farms, the property of Richard T. Wainwright, on Lincoln and Harrison avs, has been sold through Heckscher & de Saullés to Mr. Hugh R. Partridge. The property consists of about 150 acres with two colonial residences, with several outbuildings. It is situated on one of the highest points of Westchester County, and is in the immediate neighborhood of the Whitelaw Reid, Ogden Mills Reid, Oliver Harriman and Hobart J. Park estates. The price paid is reported to be in the neighborhood of \$200,000.

RYE, N. Y.—George Arents, Jr., purchased two parcels, one a triangular piece on Lincoln av of 25 acres, from Hobart J. Park, and the other immediately adjoining, of 54 acres, from the Merritt estate, at an aggregate price of \$125,000. This property is bounded by Lincoln av and by Blind Brook. Mr. Arents has engaged Lewis Albro, who will have full charge of the architectural and landscape work connected with the property. He contemplates building a residence at a cost of about \$250,000 and turning the property into an English park. Heckscher & de Saullés were the brokers in the transaction.

SCARSDALE, N. Y.—Fish & Marvin in conjunction with H. R. Lounsbury sold for Mrs. Richard Forrest an estate to Charles Harris. The property comprises 5 acres of land, a large

colonial residence and outbuildings and was held at \$75,000.

SHORT HILLS, N. J.—Mrs. Oswald Yorke, the actress, known as Annie Russell, bought from George M. Taylor a dwelling, 100x200, on the south side of Hillside av, near Old Short Hills rd, in the Old Short Hills section of Millburn Township, N. J., for about \$20,000.

TUCKAHOE, N. Y.—Burke Stone (Inc.) has sold for L. D. Garrett, three 1-fam. houses on Lake av; also for Alfred B. Stone, 483 Gramatan av, Mt. Vernon, N. Y.

VERONA, N. J.—John S. Bonnett, of Newark, purchased 8 lots on Derwent av. The lots are in a large development of the Modern Building Co.

WHITE PLAINS, N. Y.—Howell C. and Charles L. Perrin sold Valley Brook farm for Arthur Hoe, to Sidney F. Ward; also two lots in Howell Park to Samuel A. Thomas, who will build two houses, and two lots to Robert E. Carrick, who will erect a house.

WHITE PLAINS, N. Y.—Conrad Hubert, president of the American Ever Ready Company, has purchased the estate of S. G. Bayne, consisting of about 45 acres, with a dwelling and numerous outbuildings, near the estate of the late Whitelaw Reid. The broker was William F. Day.

WOODBRIDGE, N. J.—The Lifelike Baseball Player Corporation purchased 203 lots. On part of the land the company will build a factory. F. S. Loewenthal was the broker.

YONKERS, N. Y.—Robert E. Farley Organization sold a plot on Linden av, Nepperhan Heights, to Max Mayor.

LEASES.

Important Trade Removal.

Favor Ruhl & Company, dealers in artists' materials and stationers' specialties, for many years at 73 Barclay street, have leased through M. & L. Hess (Inc.), in conjunction with the firm of Leonard J. Carpenter, the fifth floor in the remodelled Flint building at 43-47 West 23d street, through to 24-28 West 24th street, containing about 12,000 square feet, for a term of years, at an aggregate rental of about \$40,000. The lease marks another addition to the colony of wholesalers in 23d street.

Automobile District Lease.

Cross & Brown Company has leased for the White Sewing Machine Company of Cleveland, Ohio, to Nordvke & Marmon, Inc., of Indianapolis, the property, 42-44 West 62d street, 60x100, on which the lessee will build a five-story automobile salesroom and service department, from plans by B. Hustace Simonson.

Senff House for Art.

Frederick A. Lawlor, a dealer in fine paintings, antiques and objects of art, has leased the northwest corner of Madison avenue and 41st street, the former Senff residence, which will be converted into an art gallery. The lease is for a term of years, and was negotiated by Pease & Elliman.

New Woolworth Store.

Leon S. Altmayer, Edward J. Hogan and C. Volzing & Son have leased for ten years the store and basement in 946-948 Third avenue, and 160 East 57th street, at a rental aggregating close to \$100,000. The tenants are the F. W. Woolworth Co., which operates about thirty stores in Manhattan and Brooklyn.

Manhattan.

AMES & CO. have rented a loft in 6 West 29th st to Wigley & King, wholesale milliners; also the store on ground floor of 15 West 31st st to the Greeley Tea Room Co.; the entire business building at 326 East 48th st to the Hrbek & Axelrad Co., Inc.

BARNETT & CO. leased for the Kopper estate, the store in the southwest corner of 3d av and 125th st to the United Cigar Stores Co.

DANIEL BIRDSALL & CO. rented the store at 72 Greene st to a wholesale wine merchant; also for Douglas Robinson, Charles S. Brown Co. the store at 77 Franklin st to William H. and A. Ernest Morgerson; for William Cruikshank & Sons the 2d and 3d lofts at 80 Leonard st to Cromwell Brothers; the 2d loft at 36 East 19th st to M. J. Kelson; the 3d loft at 37 West 34th st to Garfunkel & Adelson; space at 5 West 4th st to J. Ludlow; the 1st 2d and 3d lofts at 78 Worth st to M. Flugelman & Co.; the 1st loft at 447 Broadway to Nathan Rogers Co.; the 1st loft at 466 Broadway to the Eminent Waist Co., and for Horace S. Elv & Co. the 5th loft at 70 West Houston st to Block & Co.

BLEIMAN & CO. have sub-leased for the Gould-Mersereau Co. the store and basement in 52-56 West 38th st to Max Feist, wholesale milliner, for 36 years, in the downtown district; also for Edwin Wolf, the 1st loft of 5-9 West 37th st to Alexander Bros., of 682 Broad-

way; for E. K. Rossiter, the store and basement in 656 Broadway to Levy & Levy, of 20 Bond st, and for the Herzog estate the store and basement in 686 Broadway to Linder & Beyer, of 31 Bond st.

GEORGE A. BOWMAN leased for Miss Ellen Regan the dwelling at 134 West 36th st to John Peters.

VASA K. BRACHER has leased the apartments at 301 West 106th st to Mrs. Elliott L. Butler and Henry Mandel; at 206 West 95th st to Dr. James Ellard, F. J. Gilles, Elizabeth J. Heaney, Eugenie Allard, Sarah Seessel and S. M. Topf, and at 24 West 60th st to Frank Kamro and L. E. Melendez.

FIRM OF LEONARD J. CARPENTER leased an apartment in 229 West 101st st to Mary Helm.

CARSTEIN & LINNEKIN have leased space at 874 Broadway to Biebe and Rothschild, and Kohn and Newman; at 71 West 23d st for Charles F. Noyes & Co.; to Granoff & Reichman; part of 6th floor at 53 West 24th st for M. & L. Hess to Yuni & Rosenfeld; 3d floor at 149 West 36th st for Cross & Brown Co. to the Queen Costume Co. and an office at 303 5th av to Adler, Steinberg & Pizer.

CROSS & BROWN CO. has leased the 5th loft in 9 West 20th st to I. Weiss for Austin Finegan; also the 6th loft in 87-9 5th av to Arthur L. Dryfoos for William Ayers, and the 7th floor of 37-9 East 21st st to Hickey & Black, and the 10th floor to Henry Jacobs & Co. for William Cruikshank & Co., agents, together with the 4th floor in 11-13 West Houston st to Turchin Bros.

CROSS & BROWN CO. has leased for M. B. Brandegee, the 7-sty building 85-89 Thomas st. This building has been leased in conjunction

with 20 and 22 Worth st, to a large mercantile concern, the combined buildings containing 75,000 ft. of floor space. The Cross & Brown Co. also leased the 2d loft in 119-21 Wooster st to Joseph Goldman & Co., Inc., for Chas. W. Endel and 5 lofts in 649-55 Broadway, through to Mercer st, covering 40,000 ft., to various tenants.

CROSS & BROWN CO. has leased the 3d floor and the rear half of the 2d floor in 608-12 West 56th st to the Saxon Motor Co. for the Perfection Spring Co.; also the 6th floor and the front half of the 7th floor in 549-51 West 52d st to the Reo Motor Car Co. for P. H. McNulty, and space in 1926 Broadway to the Service Engineering Co., F. F. Bludworth, Jr., and John B. Waccanezza for Carstein & Linnekin, agents, together with space in 1790 Broadway to Horace W. Merwin for the U. S. Rubber Co.

CROSS & BROWN CO. has leased the 3d loft at 97 Wooster st to William Diamondstein in conjunction with Wm. H. White & Sons; space in the 42d St Building to Morgan Livermore & Co.; 1st loft in 40 East 22d st for Mrs. Jessie C. Owen; the 2d loft in rear 25-7 West 36th st for Mrs. A. W. Heaton; space in 1600 Broadway to the A. S. T. Corporation for the Mecca Realty Co.; space in 542 5th av to the U. S. Secretarial School for John T. Tower; 5th floor of 549-51 West 52d st to the American Taximeter Co. for P. H. McNulty; space in 1790 Broadway to the Nightingale Cigar Co., Inc., and to Dennis Connor for the U. S. Rubber Co., in 1416 Broadway to Fred Hager, for the Broadway & 39th St Co., and the 3d floor in 149 West 36th st to the Queen Costume Co., Inc., for the Finney Building Co., in conjunction with Carstein & Linnekin.

O. D. & H. V. DIKE leased to the Exchange Buffet Corporation the entire basement of the Candler Building, 220 West 42d st, for 21 years.

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DINKELSPIEL-ROWANTREE CO. leased for Helen C. Jouilliard et al, the 4th loft at 462-464 Broadway to the Argyle Co., of 69-71 Wooster st; for E. S. Willard & Co., as agent, for the Adams Land & Building Co., the 4th loft at 596 Broadway to Goodkind & Kripitzer; for Guarantor Realty Corporation as agent, the 5th and 6th lofts at 35-37 East 20th st to the Gutman Novelty Co., of 58 West 15th st, and Simon Durlischer, of 458 Broadway, respectively; and for Joseph P. Day, as agent for the American Express Co., the 1st loft at 365-367 Broadway to I. C. Herman, of 507-509 Broadway.

DUFF & CONGER have leased the store 1165 Madison av to Adolph F. Nacht; in conjunction with Cross & Brown Co. the store 1280 Lexington av to Leon Held; for Harris Wilson to Otto Dommasch the dwelling 77 West 126th st; apartments for the Irving Savings Institution to William M. Sullivan in 538-40 West 124th st; for the Falcon Realty Co. to Lawrence F. Gibney in 1248 Madison av; with Cross & Brown Co. for Frederick Ayer to John Millett in 131 East 86th st; for James A. Farley in 1437 Lexington av to Mrs. Anna Hatschek and in 1443 Lexington av to Mrs. L. Sabatie and with Cross & Brown Co. for Frederick Ayer to M. S. Berger in 129 East 86th st.

DOUGLAS L. ELLIMAN & CO. and Post & Reese leased for Jesse I. Strauss 49 East 74th st, a 5-sty dwelling, on lot 20x100, furnished, for the season, to Arthur Turnbull, of Bernardsville, N. J.

DOUGLAS L. ELLIMAN & CO. leased for the Rhinelander estate 27 East 77th st, a 4-sty dwelling to Professor William H. Burr, of Columbia University; also an apartment with a private roof garden on the top floor of 743 5th av for Malcolm E. Smith & Co. to Max Horwitz, and apartments, furnished, for the season, at 1125 Madison av for Miss Mary Rutherford to Miss Elizabeth G. Lensen; in 28 East 49th st to Mrs. Gladys Robinson, and in 414 Madison av to Warner Bishop; a store at 752 Madison av for Frederick T. Barry to the St. Sylvia's Cottage Industries.

BENJAMIN ENGLANDER leased to Schwartz, Loeb & Co. the 9th loft in 12-16 West 27th st; the top loft in 39-41 West 29th st to Gittleman & Greenfield, and the 5th loft in 120-122 West 31st st to the Dutchess Costume Co.

J. B. ENGLISH has leased for John M. Gardner to Valentino Demateis, the store and basement in 16-18 King st for a wholesale bakery.

ESS AND EFF REALTY CO. has rented space in 537 Broadway to the T. S. Buck Manufacturing Co., Solomon Edman & Son, M. M. Burnstein and E. P. Bond & Co.; also space in 315 Church st to Barish & Barish, William E. Wright & Son, Rosenbaum & Son and Arthur M. Plato.

C. L. FERLINGHETTI has leased the house at 353 West 19th st for Anna Decker to Anna Maes.

J. ARTHUR FISCHER has leased to J. Bass & Co., of 34 West 29th st, the 4-sty business building 110 West 31st st, to be used for their dyeing business, also for William H. Downs the 2d loft in 337 West 38th st to the Phillipson Studios.

THOMAS FORD leased to A. H. Kirtzer the building on the northeast corner of University pl and 13th st, and to Abraham Greene the store at 144 East 34th st for John B. Dahlgren.

FREDERICK FOX & CO. have leased, from the plans, the 6th loft in the building now being erected at 99-103 Madison av, for the George Backer Realty Co., to I. Berman; also leased from the plans, the 6th loft in the building being erected at 302 5th av to Morris Bernstein.

JULIUS FRIEND, EDWARD M. LEWIS CO., leased for Simon Meyer, executor, to the Christman Piano Co., of 597 East 137th st, the entire building at 753 6th av.

GOODALE, PERRY & DWIGHT (INC.) leased the 7th loft at 118-24 West 22d st to the American Waist & Garment Co., of 129 West 22d st.

HEIL & STERN leased for Cleveland Holding Co. in 40-2 West 27th st, store and basement to Samuel Sachs & Co.; for Geo. Backer Realty Co., in 99-103 Madison av, 5th loft to Herman Zenker & Co., and for 108 West 25th Constr. Co., in 108-10 West 25th st, 10th loft to A. & S. Oppenheimer.

M. & L. HESS (INC.), in conjunction with Stephen H. Tyng & Co., have rented 1,800 sq. ft. on the 11th floor of 432 4th av to Jordan, Marsh Co., of Boston, as their New York office.

M. & L. HESS (INC.) wish to correct the report that the National Underwear Co. took space in 13-15 East 22d st. This company is still located at 79 Wooster st; the space in question has been rented to Kebart & Rabiner.

M. & L. HESS (INC.) have rented the 8th floor at 40 East 21st st to the Perfection Belt Manufacturing Co., of 27 East 21st st; also the 6th floor in the same building to Theodore Lewish; the 4th floor at 114-18 West 17th st to the Breslin Waist & Dress Company, of 39 East 20th st; the 4th floor at 70-4 West Houston st to the Fair Waist & Dress Co., and space in 12-14 West 32d st.

HOUGHTON COMPANY leased the 3-sty dwelling 103 West 78th st for Grace Meehan to Edith Crippa.

HOUGHTON COMPANY leased in 42 West 120th st an apartment to Rosie Soeher and at 504 West 111th st to W. D. Morgan.

HOUGHTON COMPANY leased for George W. Folsom, as Committee of Margaret W. Folsom, the 3-sty dwelling 745 West End av to Nathaniel Redden.

HUBERTH & HUBERTH have leased to the Goodyear Rubber Co. the store, 10 Central Park West, together with large basement space and offices on the 2d floor.

HUBERTH & HUBERTH and Horace S. Ely & Co. leased the store 1895 Broadway, at the southwest corner of 63d st, to the Duffy Motors Corporation.

JOHN J. KAVANAGH has leased for Stephen G. Williams his apartment, furnished, at 955 Madison av, to Miss Isabell Niles.

JOHN J. KAVANAGH leased for Mrs. Bella Hauser the southerly store at the southeast corner of Park av and 75th st to George H. Creasy and the store at 933 Park av to Alexander Sarony and Ralph Livida; also apartments in 49 East 78th st to Allan G. Cram; in 51 East 78th st to Mrs. A. I. Jewell; in 933 Park av to William Brandt; in 142 East 86th st to William R. Steir and in 1275 Lexington av to George Courtright.

CHARLES S. KOHLER has leased for the estate of Thomas S. Doyle store at 706-708 Amsterdam av.

WILLIAM B. MAY & CO. rented, furnished, for the winter, for Mrs. William A. Hall her 5-sty residence 1008 5th av to Charles E. F. McCann, a son-in-law of F. W. Woolworth.

NELSON, LEE & GREEN leased for the United Cigar Stores Co., a 3d av and a 125th st store, forming an "L," at the southwest corner of these thoroughfares, to A. L. George, for another of his Par-Amount Shirt Shops.

CHARLES F. NOYES CO. has leased entire floor in 350-352 Broadway for Frank N. Hoffstot to the B. V. D. Co. for a term of years from Feb. 1.

CHARLES F. NOYES CO. has re-leased the 5-sty basement and sub-cellar building 597 Broadway, through to 170 Mercer st, at a rental aggregating about \$55,000. The lessees are Tajimi & Co., store, basement and sub-cellar; 2d floor, Lou Krouse; 3d floor, Jacob Marks; and 4th and 5th floors to Lake & Zucker. The agent states that the rentals of the property have been maintained.

CHARLES F. NOYES CO. leased for Robert B. Lawrence a store in 320-322 Pearl st to Halman Friedwald & John F. Merhtens; the store and basement at 166 William st to the Union Card & Paper Co., and space in 21-23 Ann st to Frederick J. Giddings.

PEASE & ELLIMAN have rented, furnished, for Mrs. R. Burnside Potter to Arthur D. Choate the 4-sty dwelling at 55 East 78th st.

PEASE & ELLIMAN have rented, furnished, for Miss Content Johnson her apartment in 222 West 59th st to Alexde Zananiecki; furnished for Miss Helen McWilliams the 1st and 2d floors in 33 East 63d st to Mrs. Edmund Rice and offices in the Pease & Elliman Building at 340 Madison av to the Holophone Glass Co.

PEASE & ELLIMAN have rented for James R. Hyde his furnished duplex apartment of 13 rooms and 4 baths in 521 Park av to W. T. P. Hollingsworth; also for the Golet Estate, represented by Moore & Wyckoff as agents, an apartment in 405 Park av, with 14 rooms and 4 baths, to Mrs. H. S. Reeder.

PEASE & ELLIMAN have leased to "Harwood," retail clothiers, the 3-sty building at 1212 Broadway for E. T. Ward, as agent, at an aggregate rental of about \$50,000; also leased for R. M. Haan a loft in 574 5th av to J. Barone & Co., ladies' tailors; for J. A. Locke his apartment, furnished, in 829 Park av to Mrs. Charles Schlesinger, and for the 21 Madison Av. Co. an apartment at the northeast corner of Madison av and 30th st to W. A. Ulman.

PEASE & ELLIMAN have rented, furnished, an apartment in 147 East 33d st, for Robert F. Putnam to Martin H. Griffing; also apartments in 145 East 35th st, to Stephen Peabody; in 59 West 76th st, to Lieutenant A. M. Charlton of the United States Navy; in 570 West 56th st, to H. H. Clawson and to Moses Samuels; in 510 Park av, to Walter C. Taylor; in 723 St. Nicholas av, to Mrs. Florence Cohan; in 110 River-side dr, to George F. Hall, and in 116 West 59th st to Harry Cumpson.

PEASE & ELLIMAN have leased, furnished, for the Misses Sarah and Rebecca Falk their apartment in 340 West 86th st to Edward G. Barclay; also for Slawson & Hobbs, as agents, apartments in 782 West End av to Joseph L. Egan, and for Mark Rafalsky & Co., as agents, in 483 West End av to Robert A. Scott; for the 161 East 79th st, Co. to Frank Aranow and the "Berkshire Apartments," at the northwest corner of Madison av and 52d st, for Douglas Robinson, Charles S. Brown Co., as agents, to Mrs. Charles Pfizer.

MARK RAFALSKY & CO. has leased the 5th loft at 1237-39 Broadway to Royal Dress Co.; also the 6th loft at 12-16 West 27th st to Lesser Bros.; at 12-16 East 22d st the 6th loft, at 150-54 West 22d st the 7th loft to Leiterman & Morse.

WILLIAM J. ROOME & CO. leased for Mrs. Jane F. Hoyt her dwelling at 112 East 73d st, furnished, for the winter to W. Seward Webb, Jr.

M. ROSENTHAL CO. leased for the Altvista Holding Co. the store and basement in 141 West 28th st, to Porges & Levy.

M. ROSENTHAL CO. leased for the Altvista Holding Co., the store and basement in 141-143 West 28th st, to Porges & Levy, of 141 West 28th st; for J. J. Geraty the 3d floor at 14-18 East 32d st to the K. & P. Cloak & Suit Co., of 22 West 21st st, and the 4th floor at 236 5th av to the Wechler-Jacobs Co.

ROY SCHERICK has leased for the Steinfield Building Co. the 10th floor in 20-24 West 37th st to William Wilsnack, supplies; also in conjunction with Stephen H. Tyng & Co. the 3d floor of 44-46 East 25th st to Shipley Hollins & Co., who have been for the last 35 years at 49 Leonard st.

SCHLUSING & ROESTEL leased apartments in the northwest corner of St. Nicholas av and 157th st.

SCHLUSING & ROESTEL leased space in 1876 Broadway to M. Rundlett.

SEAMAN, LOWERER & CO. rented the store at 592 Park av for Horace S. Ely & Co. to James Brannan.

SEIDE & HARRIS have leased for the Wingood Realty Co., the store at 3893 Broadway; also with Ludwig C. Traube, the house at 1523 Madison av to the Dakota Democratic Club, of the 26th Assembly District.

EVERETT M. SEIXAS CO. leased furnished apartments in the Wellsmore, 77th st and Broadway, to Mrs. J. J. Radcliff; in the Vic-

toria, Riverside dr and 97th st, to Mrs. K. Wolff, and in 15 West 55th st to R. H. Greef.

JOSEPH F. SEITZ has leased the dwellings 305 East 53d st to William Reisen; 136 East 60th st to Patrick Egan; 158 East 61st st to R. Cohen; 809 Lexington av to Frank J. Earll; 147 East 62d st to Margaret Lang; 149 East 60th st to Henrietta Weber, and 245 East 72d st to Francis X. Walter.

SHAW & CO. have leased for Samson Lachman and Abraham Goldsmith the 3-sty dwelling, 168 East 116th st, to Evan Nicoloff.

SHAW & CO. have leased for the Mutual Life Ins. Co. the 3-sty dwelling 17 East 130th st to Henry Phelan.

SHAW & COMPANY have leased for Sarah Fullam the 3-sty dwelling 6 East 130th st to Agnes Dunn.

SLAWSON & HOBBS rented for Charles A. Miller to F. A. Nedwell the dwelling 123 West 72d st.

E. TANENBAUM REALTY CORPORATION leased for Edward W. Browning in 141-145 West 36th st, the 9th loft, to Louis Felsenheld, rain coats.

TUCKER, SPEYERS & CO. leased for T. J. Oakley and Philip Rhineland, to Feurth & Feldman, millinery supplies, the store at 66 West 38th st.

TUCKER, SPEYERS & CO. and Douglas Robinson, Charles S. Brown Co. leased for the Mid-City Realty Corporation, to Henry Wolburg, ribbons and velvets, the westerly store in 15-17 West 38th st.

STEPHEN H. TYNG, JR., & CO. leased space on the 5th floor in 381 4th av to Lallathin, Siegelman & Neu, velveteens and corduroys; also in 41 Union sq. on the 7th floor to the Xylo Art Co. of 140 5th av; in 31 Union sq. on the 10th floor to the United Association of American Embroidery Manufacturers, on the 10th floor to the Metropolitan Sales Co.; for A. L. Mordecai & Son, at 116-120 East 27th st, the 10th floor to Ublig & Co., woolsens, of 244 William st; at 34-36 West 46th st, the top floor to Thomas J. D'Eufemia, ladies' wearing apparel, of 908 Stebbins av; for Roy Scherick, the 3d floor in 44 East 25th st to Shipley Hollins Co. of 49 Leonard st and the 6th floor to Victor E. Meyer & Co. of 19 Madison av; for M. & L. Hess (Inc.) space on the 11th floor of 432 4th av to Jordan Marsh Co. of 31 Union sq. and for the Cross & Brown Co. the 5th floor in 1140 Broadway to the Hamburg Button Co. of 625 Broadway.

VAN NORDEN & WILSON rented offices in 189 Broadway to J. C. Gardiner, George D. Eaton, John A. Donegan and S. L. Peyser, and in 74 Broadway to Greer, Crane & Webb, and additional space to C. J. Halsted, Kerr & Co. and J. Willet Hall.

VAN NORDEN & WILSON rented apartments in 611 West 158th st to F. G. Van Vliet and C. M. Ackerman; in 36 West 35th st to Charles Wellesley, Campbell Mason and Gurdon M. Maynard; in 145 East 30th st to William Wilson, J. Gartland, M. A. Reading and Mrs. Loughran; in 60 East 34th st to Miss Vivian Willing and Mrs. Cushing.

WILLIAM R. WARE has leased for Annie H. Westervelt the residence, 145 West 87th st, to Eugene Walter, the playwright.

WM. A. WHITE & SONS have rented an apartment in 200 West 52d st to Mrs. Felicia H. Cauble and a studio in 77 Irving pl to Miss Elizabeth C. Stevens.

WM. A. WHITE & SONS have rented the 6th loft in 179 Greene st to Barnet Moss; also the 2d loft at 156 Read st to Demosthenes Stephanon and the 2d loft at 127-129 White st to Smith & Smyth.

WM. A. WHITE & SONS rented space in 12 Stone to Meredith & McCarthy; in 22 Thames st to the Appeal Printing Co.; in 24 West 20th st, associated with E. W. Gray, the 4th loft to Schwartz Brothers; and to the Carlyle Hemstitching & Button Co., the 3d loft at 97 Wooster st; and in conjunction with J. G. White & Co., temporarily, the store and basement at 483-485 Greenwich st to Joseph Tetley & Co.

F. R. WOOD, W. H. DOLSON CO. leased apartments to Albert E. Lowe in 817 West End av; Mrs. M. De Zalas in 583 Riverside drive; Mrs. Selma Lewis in 3099 Broadway; G. B. Smith in 101 West 78th street; F. Kaufman in 122 West 114th st; Ernest W. Dimock in Pasadena, 10 West 61st st; Miss Taysee Moissan in Hadrian, 225 West 80th st; L. Wohlwerth in 126 West 112th st; Conway Tearle in 225 West 80th st; Adele Rowland in 225 West 80th st, and to Mrs. K. J. Furney in 418 Central Park West.

BERNARD WURTENBERG leased for Frankel Brothers the 3d floor in 186 5th av for 5 years to Thomas O'Brien, Inc.

Brooklyn.

CHARLES PARTRIDGE has leased 847 Bergen st to George Davison; the store at 625 St. Johns pl to Henry Purnhagen; the store at 260 Myrtle av to the Fort Greene Plumbing Co. and the southeast corner of Prospect pl and Franklin av to the Great Atlantic & Pacific Tea Co.

Queens.

GOLDSCHMIDT & MACDONALD rented at Woodmere for Jarvis Hicks his house on Central av to Emile Tas for three years.

LEWIS H. MAY CO. leased for the W. & H. Realty Co., Stuard Hirschman, treasurer, two stores at 449 Fulton st and one on Bergen av, Jamaica, L. I., to Schildkraut & Lewy, automobile agency.

LEWIS H. MAY CO. has leased cottages at Far Rockaway, L. I., for Pauline Huchberger on Broadway to H. Greenspan; for Theodore Pettit on Sheridan boulevard to Mrs. E. Kondall; for Lew Joseph on Merrall rd to Henry L. Weil.

Suburban.

EWING, BACON & HENRY have leased to the Cassidy Manufacturing Co. large space at the

corner of Sunswick st and Wilber av, Long Island City, for manufacturing lighting fixtures.

BURKE STONE (INC.) rented for J. Lawson Kinsey, of Brooklyn to William Neilly of Detroit, Mich., a residence and stable on an acre plot in Armour Villa Park, Bronxville, N. Y.

ROBERT E. FARLEY ORGANIZATION rented the Hamilton B. Perine house on Howard av, White Plains, to Mrs. William A. Russell for two years.

FEIST & FEIST (INC.) leased for John C. Eisle the 2-sty building, 588 Broad st, to the Paige-Detroit Motor Car Co. of Newark.

FEIST & FEIST (INC.) leased for the S. G. V. Co. to the George S. Jephson Co. the upper part of 502-504 Central av; also for Joseph Oschwald to the Akron Tire Co. the store and basement 211-213 Halsey st, Newark, and for Martin Goldsmith to the Habnes Auto Repair Co. the garage 340 Central av.

FEIST & FEIST (INC.), as agents for the Public Service Corporation, have leased to Anspach Brothers, opticians, two stores in the new building now in the course of erection at the northwest corner of Broad st and Central av. These stores will be known as 575 Broad st and 3 Central av, connecting in the rear and forming an "L."

FEIST & FEIST (INC.) leased for the Public Service Corporation to Aaron Ward & Sons, grocers, for a long term of years, four stores and basement in the building in the course of erection at the northwest corner of Broad st and Central av. The tenants have been located at 679-681 Broad st, and sold their lease to A. M. Bedell & Co., last April for the balance of their term. The aggregate rental will amount to about \$1,000,000 and taxes.

CHARLES FIELD GRIFFEN & CO. have leased for the estate of Theodore Schumacher the property on Old White Plains rd to George Watson of New York.

FISH & MARVIN have rented for Charles H. Russell his apartment in "Alger Court," Bronxville, to Wallace D. McLean of New York.

FISH & MARVIN have rented, furnished, for Frank J. Wilkins his residence at Sagamore, Bronxville, to J. T. Duryea, of Pierce, Butler & Pierce Manufacturing Corporation.

NELSON ESTATES, INC. rented the house at 617 Nelson av, Peekskill, N. Y., to J. D. Wachman.

ALFRED E. SCHERMERHORN has leased cottages in Southampton, L. I., for 1916, to Joseph R. Dilworth, George Arents, Mrs. Henry A. Alexander, Parker Corning, Mrs. William P. Douglas, Albert Gallatin, Dr. George A. Dixon, James L. Barclay, George R. Sheldon and James L. Breese.

JOHN F. SCOTT rented for Samuel L. Pearsall his house on Central av, Lawrence, L. I., to Sidney J. Levi.

JOHN F. SCOTT has rented for Dr. E. W. Pinkham the country place he recently purchased, known as "Hillcrest," on Osborne av, Lawrence, L. I., to Mrs. Catherine Hamersley Hinckley.

S. S. WALSTRUM-GORDON & FORMAN leased in Montclair, N. J., for the Rivervale Land Co. the residence on West Saddle River rd to E. M. Corner, of New Rochelle, N. Y.; for the Smith-Singer Co. the residence, 15 Bradford st, Glen Rock, N. J., to a Mr. Jennings, of Manhattan, and for the Wilsey Realty Co. the residence 69 Fairmount rd to F. M. Nellis, of Boston, Mass.

LECLUSE WASHBURN & CO. have leased for 1916 the William K. Vanderbilt, Jr., estate, known as Deepdale, at Great Neck, L. I., to Michael Dreicer. This is one of the finest estates on Long Island and adjoins property recently purchased by Mrs. Henry Phipps.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1915		1914	
	Nov. 12 to 18	Nov. 13 to 19	Nov. 12 to 18	Nov. 13 to 19
Total No.....	145	115	145	115
Assessed value.....	\$8,145,600	\$6,184,862	\$8,145,600	\$6,184,862
No. with consideration..	22	14	22	14
Consideration.....	\$903,300	\$373,900	\$903,300	\$373,900
Assessed value.....	\$1,008,300	\$575,600	\$1,008,300	\$575,600
Jan. 1 to Nov. 18 Jan. 1 to Nov. 19				
Total No.....	5,965	6,880	5,965	6,880
Assessed value.....	\$354,910,381	\$414,035,557	\$354,910,381	\$414,035,557
No. with consideration..	836	742	836	742
Consideration.....	\$45,096,749	\$27,827,539	\$45,096,749	\$27,827,539
Assessed value.....	\$49,377,533	\$29,481,326	\$49,377,533	\$29,481,326

Mortgages.

	1915		1914	
	Nov. 12 to 18	Nov. 13 to 19	Nov. 12 to 18	Nov. 13 to 19
Total No.....	70	61	70	61
Amount.....	\$1,628,650	\$1,039,408	\$1,628,650	\$1,039,408
To Banks & Ins. Cos....	19	12	19	12
Amount.....	\$726,000	\$517,000	\$726,000	\$517,000
No. at 6%.....	21	29	21	29
Amount.....	\$557,100	\$746,484	\$557,100	\$746,484
No. at 5½%.....	2	2	2	2
Amount.....	.....	\$17,000	.....	\$17,000
No. at 5%.....	19	14	19	14
Amount.....	\$640,100	\$142,350	\$640,100	\$142,350
No. at 4½%.....	1	1	1	1
Amount.....	\$32,500	\$30,000	\$32,500	\$30,000

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No. at 4%.....
Amount.....
Unusual rates.....
Amount.....
Interest not given.....	29	14
Amount.....	\$398,950	\$89,726
Jan. 1 to Nov. 18	Jan 1 to Nov. 19	
Total No.....	3,899	3,602
Amount.....	\$86,426,659	\$107,279,965
To Banks & Ins. Cos.....	693	789
Amount.....	\$38,121,593	\$48,212,324

Mortgage Extensions.		
Nov. 12 to 18	Nov. 13 to 19	
Total No.....	22	25
Amount.....	\$1,021,500	\$1,428,000
To Banks & Ins. Cos.....	10	11
Amount.....	\$255,000	\$553,500
Jan. 1 to Nov. 18	Jan. 1 to Nov. 19	
Total No.....	1,617	1,756
Amount.....	\$91,244,406	\$98,483,034
To Banks & Ins. Cos.....	670	624
Amount.....	\$63,688,950	\$61,798,810

Building Permits.		
1915		1914
Nov. 13 to 19	Nov. 14 to 20	
New buildings.....	16	1
Cost.....	\$732,000	\$75,000
Alterations.....	\$104,275	\$260,338
Jan. 1 to Nov. 19	Jan. 1 to Nov. 20	
New buildings.....	431	365
Cost.....	\$56,585,488	\$42,763,403
Alterations.....	\$12,354,185	\$9,985,289

BRONX.		
Conveyances.		
1915		1914
Nov. 12 to 18	Nov. 13 to 19	
Total No.....	114	115
No. with consideration.....	12	17
Consideration.....	\$59,355	\$59,177
Jan. 1 to Nov. 18	Jan. 1 to Nov. 19	
Total No.....	4,965	5,506
No. with consideration.....	901	657
Consideration.....	\$6,676,771	\$5,704,567

Mortgages.		
1915		1914
Nov. 12 to 18	Nov. 13 to 19	
Total No.....	52	59
Amount.....	\$971,013	\$435,099
To Banks & Ins. Cos.....	8	1
Amount.....	\$716,000	\$40,000
No. at 6%.....	18	32
Amount.....	\$108,873	\$234,741
No. at 5½%.....	7	5
Amount.....	\$63,400	\$42,700
No. at 5%.....	6	6
Amount.....	\$82,500	\$121,950
Unusual rates.....	3	.....
Amount.....	\$1,505	.....
Interest not given.....	18	16
Amount.....	\$714,735	\$35,708
Jan. 1 to Nov. 18	Jan. 1 to Nov. 19	
Total No.....	3,049	3,084
Amount.....	\$27,556,904	\$28,895,079
To Banks & Ins. Cos.....	245	313
Amount.....	\$9,281,756	\$5,864,251

Mortgage Extensions.		
Nov. 12 to 18	Nov. 13 to 19	
Total No.....	19	13
Amount.....	\$333,400	\$193,600
To Banks & Ins. Co.....	8	.....
Amount.....	\$226,800	.....
Jan 1 to Nov. 18	Jan. 1 to Nov. 19	
Total No.....	760	603
Amount.....	\$12,578,025	\$11,412,700
To Banks & Ins. Cos.....	210	113
Amount.....	\$4,936,775	\$3,053,650

Building Permits.		
1915		1914
Nov. 12 to 18	Nov. 13 to 19	
New buildings.....	11	12
Cost.....	\$349,800	\$144,900
Alterations.....	\$15,150	\$9,600
Jan. 1 to Nov. 18	Jan. 1 to Nov. 19	
New buildings.....	811	668
Cost.....	\$23,561,650	\$11,829,882
Alterations.....	\$824,750	\$979,350

BROOKLYN.		
Conveyances.		
1915		1914
Nov. 11 to 17	Nov. 12 to 18	
Total No.....	486	427
No. with consideration.....	46	32
Consideration.....	\$311,406	\$137,287
Jan. 1 to Nov. 17	Jan. 1 to Nov. 18	
Total No.....	19,602	20,541
No. with consideration.....	2,105	2,091
Consideration.....	\$16,214,859	\$12,512,180

Mortgages.		
1915		1914
Nov. 11 to 17	Nov. 12 to 18	
Total No.....	404	306
Amount.....	\$1,638,217	\$911,781
To Banks & Ins. Cos.....	107	38
Amount.....	\$823,232	\$185,775
No. at 6%.....	235	182
Amount.....	\$749,764	\$411,796
No. at 5½%.....	103	78
Amount.....	\$457,546	\$375,905
No. at 5%.....	29	19
Amount.....	\$294,450	\$63,112
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	37	27
Amount.....	\$136,457	\$60,968
Jan. 1 to Nov. 17	Jan. 1 to Nov. 18	
Total No.....	15,736	14,737
Amount.....	\$62,875,790	\$61,312,876
To Banks & Ins. Cos.....	3,183	2,749
Amount.....	\$21,793,040	\$21,871,139

Building Permits.		
1915		1914
Nov. 12 to 18	Nov. 12 to 18	
New buildings.....	128	49
Cost.....	\$1,036,800	\$223,400
Alterations.....	\$91,620	\$27,490
Jan. 1 to Nov. 18	Jan. 1 to Nov. 18	
New buildings.....	4,762	4,039
Cost.....	\$39,422,240	\$36,601,831
Alterations.....	\$3,667,625	\$2,602,441

QUEENS.		
Building Permits.		
1915		1914
Nov. 12 to 18	Nov. 12 to 18	
New buildings.....	152	120
Cost.....	\$633,925	\$250,750
Alterations.....	\$42,223	\$16,470
Jan. 1 to Nov. 18	Jan. 1 to Nov. 18	
New buildings.....	5,137	4,113
Cost.....	\$18,483,475	\$17,599,846
Alterations.....	\$830,525	\$1,100,421

RICHMOND.		
Building Permits.		
1915		1914
Nov. 12 to 18	Nov. 12 to 18	
New buildings.....	24	15
Cost.....	\$47,975	\$32,000
Alterations.....	\$2,760	\$1,147
Jan. 1 to Nov. 18	Jan. 1 to Nov. 18	
New buildings.....	1,065	990
Cost.....	\$2,073,129	\$1,630,094
Alterations.....	\$697,240	\$238,091

OBITUARY.

ERASTUS HAMILTON, for many years with the real estate department of the Equitable Life Assurance Society, died on Monday at his home, 235 West 135th st.

FRANCIS MACKIN, real estate dealer, of Newark, N. J., died on Tuesday at his home in East Orange, N. J., in his ninetieth year.

REAL ESTATE NOTES.

NEHRING CO. has moved its main office to 615 West 181st st.

HENRY BRADY has been appointed agent for 344 6th av and 32 West 19th st.

M. & L. HESS (INC.) have been appointed agents for 247-253 West 19th st, a 10-story loft building.

F. R. WOOD, W. H. DOLSON CO. has been appointed agent for the new "Century," 401 West End av.

JOSEPH F. SEITZ, for more than twenty years at 757 Lexington av, has moved his office to 767 Lexington av.

SLAWSON & HOBBS have been appointed agents for Stanley Court, at the northwest corner of West End av and 106th st.

JULIUS SCOTT was the broker in the sale reported last week of the Keeber homestead at Fort Washington av and 171st st to Frederick Brown.

WILLIAM CRUIKSHANK'S SONS negotiated the recently-recorded sale of 2493 2d av, for the Mutual Life Insurance Co. to John McKee, of Brooklyn.

ALFRED E. MARLING is doing a citizen's full duty. Besides being an active member of the Mayor's Taxation Committee, he is serving as Foreman of the regular Grand Jury of this county for November.

REAL ESTATE ASSOCIATION of the State of New York announces that it has received an application for affiliated membership from the Real Estate Association of the Buffalo Chamber of Commerce.

SCHLUSING & ROESTEL have moved their offices to 2383 Grand Boulevard and Concourse, near 184th st. The firm has been appointed agent for the apartment houses 2380-2384 Creston av; 153-165 East 184th st and 2381-2385 Grand Boulevard and Concourse.

GAINES & DRENNAN CO. has placed loans of \$22,000 on 2238 Decatur av; also for Philip J. Kearns a building and permanent loan of \$65,000 on the northeast corner of Creston av and 183d st; also \$32,500 on 2331 Grand Boulevard and Concourse.

WILLIAM H. WHITING & CO. were the brokers in the resale of 91-93 Bleecker st for Charles Laue to Ralph M. Ward. The property was acquired by Mr. Laue from Francis E. Woodbury through Bryan L. Kennelly. Both deeds were recorded on Monday.

PEASE & ELIJMAN were the brokers in the sale of 233-235 East 17th st, facing Stuyvesant sq, sold for the St. John the Baptist Foundation to Evodkin Meschersky. The property will continue to be used for religious purposes by the Russian Orthodox Greek Catholic Church in North America, after extensive alterations from plans prepared by John Bergesen, architect.

BULKLEY & HORTON CO. states that apartment renting during the past Fall season has been unusually good, and that the company has rented 332 flats and apartments from August to November. In the apartment properties under its control, the company reports a condition showing only 2 per cent. of vacancies and 98 per cent. filled, which is 4 per cent. better than last year's record.

HENRY MORGENTHAU, JR., sails for Constantinople today and will serve there indefinitely as special aid to his father, the Ambassador. He has already spent some months at Constantinople since his father was there, but without an official status. The duties of the embassy are heavy at this time, and this is one reason for the selection of Mr. Morgenthau, Jr., for the place. The duties growing out of the matter of looking after Armenian and other refugees alone have been arduous.

COLONY CLUB MORTGAGE.—Supreme Court Justice Leonard Giegerich granted permission to the Colony Club to mortgage its property at 62d st and Park av to the Seaman's Bank for Savings for \$500,000 at 4½ per cent. for 5 years from June 3 last. The application was signed by Mrs. Borden Harriman, president of the Club; Mrs. Richard Irvin, Mrs. Edgerton Wintrop, Jr., Miss Ruth V. Twombly and Mrs. Walter E. Maynard. The money is to be used in paying on a mortgage of \$280,000 on the new clubhouse and in furnishings. The old clubhouse, on Madison av, between 30th and 31st sts, is to be sold.

DAME RUMOR sold, last week, to the Federal League, for a baseball park, the three blocks bounded by Lenox av, the river, 142d and 145th sts. There are several details still to be cleared up. In the first place several of the larger property owners state that no sale or contract of sale has been made for their holdings. Then legislation is necessary before 143d and 144th sts can be closed. Incidentally the purchasers refuse to talk upon the subject, some profess ignorance. With these minor details out of the way, possibly the ball park may be located in this vicinity, but at present it looks doubtful.

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.

Anna B. Acker.—March 9, 1914—30TH ST, 142 E—885-57, 3-sty dwg., 25x98.9, \$21,000.

Sarah C. Armstrong.—April 15, 1915—87TH ST, 37 W—1201-14, 4-sty dwg., 20x100.8, \$32,000.

Sarah M. Cory.—Feb. 21, 1915—60TH ST, 129 W—1132-18, 5-sty tnt., 25x100, \$22,000.

44TH ST, 314 E—1336-43, 5-sty tnt, 25x100.5, \$18,000.

SULLIVAN ST—525-2, 5-sty tnt, 25x100, \$23,000.

46TH ST, 321 W—1037-21½, 3-sty dwg., 20x100, leasehold for 20 years from May 1, 1914, \$1,500.

Margaret E. Douglas.—June 23, 1915—49TH ST, 347 W—1040-6, 5-sty apt., 25x100.6, \$30,000.

Edward Early.—Feb. 25, 1915—19TH ST, 270 W—768-75, 3-sty bldg., 20x93.8, \$12,000.

89TH ST, 321 W—1250-80, 5-sty dwg., 17x100x irreg, \$28,000.

Sarah A. Hadley.—July 1, 1915—WHITE ST, 36—193-16, 5-sty loft, 25.6x76x irreg, \$32,500.

WEST BROADWAY, 270—212-54, 2-sty bldg, 19.11x71.8, ½ interest, \$3,333.

VESEY ST, 31-33—85-18, 5-sty loft, 50.2x64.2x irreg, 1-12 interest, \$12,000.

CORTLANDT ST, 29—60-25, 5-sty loft, 24.5x105.7x irreg, 1-6 interest, \$47,500.

Solomon Jacobs.—Feb. 2, 1914—Add to report in R. & G. of Oct. 23, 1915.

WADSWORTH AV, northeast corner of 176th st—2145-54, vacant, 24.11x100, \$15,000.

Maria De Witt Jesup.—June 17, 1914—PARK AV, 903, northeast corner 79th st—1508-1, 17-sty apt, 85x102.2, \$1,175,000.

BROADWAY, 2261-2271—1229-8, 7-sty apt., 77.5x114, \$410,000.

BROADWAY, 2251-2259—1228-57, 3-sty bldg., 76.4x104.3, \$285,000.

79TH ST, 104 E—1413-69½, 4-sty dwg., 20x84, \$50,000.

MADISON AV, 195-197—864-55, two 4-sty dwg., 49.5x100, \$280,000.

35TH ST, 157 E—891-35, 2-sty bldg., 25x98.9, \$27,000.

MADISON AV, 211-213—865-57 and 55, 3-sty dwg. and 2-sty stable, 64.3x100x irreg, ½ interest, \$27,563.

Anna T. E. Kirtland.—Oct. 23, 1912—27TH ST, 35-7 E—587-30, 6-sty hotel "Oxford," 50x100, \$140,000.

68TH ST, 78 W—1120-64, 5-sty apt., 25x100.5, \$70,000.

Alfred W. Maynard.—March 1, 1915—94TH ST, 166 W—1224-57½, 3-sty dwg., 17x95, \$17,500.

Emily A. V. B. Reynolds.—Feb. 26, 1914—5TH AV, 1069—1499-69, 6-sty dwg., 27x102.2, \$350,000. (Correcting report in issue of July 3, 1915, which placed value at \$250,000.)

Samuel Rozinsky.—Aug. 1, 1914—115TH ST, 106 W—1824-42, 5-sty apt, 31x100, \$30,000.

4TH ST, 92 E—445-12, 6-sty tnt, 25x115, \$38,000.

7TH ST, 99 E—435-53, 5-sty tnt, 26.4x97.4, \$31,000.

Anthony Sauer.—Nov. 8, 1914—1ST AV, 1674—1567-4, 4-sty tnt, 25x80, \$23,000.

COLUMBUS AV, 928—1860-33, 4-sty tnt, 25x75, \$30,000.

Herman G. E. Scheiding.—Apr. 18, 1915—8TH AV, 2636—2026-4, 5-sty tnt, 24.11x85, \$30,000.

8TH AV, 2638—2026-4, same as 2636.

Edward P. Slevin.—Mar. 25, 1915—92D ST, 53 E—1504-26, 4-sty dwg., 17.3x100.8, \$26,250.

20TH ST, 9 W—822-28, 12-sty loft, 28.6x85, \$118,750.

Charlotte A. Smith.—May 6, 1915—57TH ST, 435 E—1369-13, 3-sty dwg., 20x100, \$8,000.

Charlotte Stillman.—Oct. 5, 1914—MORTON ST, 48—583-20, 4-sty dw, 18.2x100, \$10,750.

BEDFORD ST, 78—587-41, 3-sty dw, 25x75, \$9,000.

John E. Taylor.—Nov. 23, 1914—GREENWICH ST, 94½—53-40, 4-sty bldg., 19.9x90.11, 5-24 interest, \$5,730.

WASHINGTON ST, 188—82-21, 4-sty bldg., 17.6x47.6x irreg, 1-6 interest, \$2,000.

William Taylor.—Mar. 27, 1913—11TH ST, 70 E—562-19, 3-sty dwg., 21.3x94.9, \$35,000.

88TH ST, 110 W—1218-37, 3-sty dwg., 16x100.8, \$16,000.

Norbert D. Tighe.—May 19, 1907—AMSTERDAM AV, 200, northwest corner

69th st—1161-29, 4-sty bldg., 20.5x65, \$39,500.

Mary J. Trolan.—Mar. 9, 1913—19TH ST, 515 W—691-24, 2-sty bldg., with 3-sty bldg. in rear, 18.9x91.11, \$8,000.

John Tyrrell.—May 22, 1915—119TH ST, 11½—1718-31, 2-sty dw, 14x68.11x irreg, one-half interest, \$2,850.

Max Weil.—Oct. 5, 1914—LENOX AV, 339—1929-29, 4-sty loft, 20x100, \$35,000.

74TH ST, 410 E—1468-40, 6-sty tnt, 25x102.2, \$25,000.

35TH ST, 154 W—810-71, 5-sty tnt, 25x98.9, \$60,000.

35TH ST, 156 W—810-72, same as 154.

34TH ST, 155-7 W—810-14, 6-sty loft, 31x98.9, \$144,000.

34TH ST, 159 W—810-12, 6-sty hotel, 25x98.9, \$125,000.

Henrietta Weltz.—Jan. 22, 1914—AV A, 48—399-4, 4-sty tnt, 24x100, leasehold for 20 years from April 15, 1907, lease valued at \$1,500.

Teresa Werneke.—Dec. 31, 1914—28TH ST, 105 W—804-32, 3-sty bldg, 21.6x98.9, \$16,000.

Otto Zinn.—April 5, 1915—86TH ST, 536 E—1582-36, 3-sty dwg., 20x102.2, \$11,000.

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AUCTION SALES OF WEEK.

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

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

The Auction Market.

VARIOUS properties of more than ordinary character changed ownerships this week as the result of auction-room business. The two old buildings at 85-87 Cortlandt street were sold to Edwin Wolf of Philadelphia on a bid of \$45,000 as the result of an action brought against William Cotter and others to recover a judgment which, with unpaid taxes, amounted to \$72,216. Kulze Brothers, the tenants, acquired in the partition of the Liss estate the tenement and store property at 517 Lexington avenue for \$45,000. The Seamen's Bank for Savings became the owner of the loft building, 53-55 West 21st street, on a bid of \$120,000, or about \$18,000 less than existing liens.

Among the more conspicuous properties that will be offered next week as the result of foreclosure proceedings are the twelve-story Hotel Le Marquis at 12-16 East 31st street on which Max M. Warburg seeks to recover \$367,776 from Joseph Fleischman and others; also the loft buildings at 42 Duane street, 15-17 West 21st street, 201-203 Wooster street and 127-133 West 17th street.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 19, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

- Corlears st, 1, see Grand, 587.
Cortlandt st, 85-7 (*), ss, 59 e West, 42.10x57.10x42.4x58, 2-3-sty fr tnnts & str; due, \$70,153.77; T&c, \$2,062.89; Edwin Wolf, 45,000
Grand st, 587 (*), swc Corlears (No 1), 23.5x70x20.10x59.6, 5-sty bk tnt & str; due, \$50,607.32; T&c, \$3,346.62; tax lien; City of N. Y., 11,000
Mercer st, 19 (*), ws, 223.7 s Grand, 24.8 x100, 5-sty bk loft & str bldg; due, \$23,922.27; T&c, \$523.60; City Real Estate Co., 24,000
Mercer st, 115 (*), ws, 175 n Spring, 24.8x100, 5-sty stn loft & str bldg; due, \$23,922.27; T&c, \$423.60; City Real Estate Co., 24,000
Monroe st, 81-3 (*), ns, 50.6 e Pike, runs n 71.7 x e 17.4 x n 0.3 x e 17.2 x s 29.3 x e 4.9 x s 42.7 x e 39.8 to beg, 6-sty bk tnt & str; due, \$36,720.97; T&c, \$1,888.96; Louise Ben-ziger, 2d, 38,000
Monroe st, 184-6, see Montgomery, 55-7.
Montgomery st, 55-7 (*), sec Monroe (Nos 184-6), 38x60, 6-sty bk tnt & str; due, \$54,224.11; T&c, \$1,376.22; Georgiana B Maclay, 47,000
Rivington st, 28 (*), ns, 75.3 w Forsyth, 24.11x100x25x100, 4-sty bk stable; due, \$5,736.45; T&c, \$1,700.20; Geo T Soper, 17,500
Walker st, 81 & 81 1/2 (*), ss, 36 e Cortlandt al, 36x100, 6-sty stn loft & str bldg; due, \$47,785.65; T&c, \$603.15; American Mtg Co., 45,000
21ST st, 53-5 W (*), ns, 118 e 6 av, 46x 98.9, 6-sty bk loft & str bldg; due, \$127,740.62; T&c, \$10,491.40; Seamen's Bank for Savgs in City N. Y., 120,000
33D st, 152 E (*), ss, 195 e Lex av, 18.9x 25, 3-sty bk office bldg; due, \$7,649; T&c, \$295.30; Guaranty Trust Co of N. Y., trste, 3,000
48TH st, 135 E, see Lexington av, 517.
55TH st, 74 W, ss, 80 e Col av, 20x102.2, 5-sty bk tnt; due, \$21,555.04; T&c, \$559.60; 433 Convent Av Co., 22,501
58TH st, 76 W, ss, 40 e Col av, 40x102.2, 5-sty bk tnt; due, \$42,740.86; T&c, \$1,162.60; 433 Convent Av Co., 45,401
212TH st W, nec Bway, see Bway, 5000-6.
Broadway, 5000-6, nec 212th, 118.9x133.10x99.11x197.9, 6-sty bk tnt; due, \$19,505.71; T&c, \$5,214; sub to pr mtg \$200,000; mtg recorded July 2'13; Max Just & Geo Henschel, 210,000
Lexington av, 517, nec 48th (No 135), 20 x70, 3-sty bk tnt & str; partition; Kolz Bros., 4,500
9TH av, 72 (*), es, 39.5 n 15th, 19.8x 100, 3-sty bk tnt & str; due, \$13,773.69; T &c, \$2,150; David Lippmann, 11,000
HENRY BRADY.
Division st, 229 (*), ss, 236.9 e Clinton, 23.10x106.8 to E Bway (No 240), 23.10x107, 3-sty bk loft bldg; due, \$6,448.26; T&c, \$600; Louis Jarmulowsky et al., 3,500
East Broadway, 240, see Division, 229.
St Nicholas pl, 83-5 (*), ws, 224.4 n 153d, 50x112, 6-sty bk tnt; due, \$67,416.63; T&c, \$1,608.20; German Savgs Bank in City N. Y., 68,000
W 27TH st, 355-57 W, ns, 185 e 9 av, 42.6x98.9, 2-3-sty & b bk dwgs (vol); bid in at \$27,500.
128TH st, 174 E, ss, 100 w 3 av, 19.6x 99.11, 3-sty & b bk dwg; withdrawn.

SAMUEL MARX.

- 74TH st, 218 E (*), ss, 210 e 3 av, 25x 102.2, 5-sty bk tnt; due, \$1,510.65; T&c, \$1,752.75; Edw S Murphy, 19,643
Lexington av, 2007-9 (*), nec 122d, 28.10 x60, 2-3-sty & b stn dwgs; due, \$16,973.72; T&c, \$665.44; Bradish Johnson et al, trstes, &c., 16,000
L. J. PHILLIPS & CO.
118TH st, 215 E (*), ns, 193.9 e 3 av, 18.9x100.5, 4-sty stn tnt; due, \$9,656.06; T&c, \$1,145.22; Alfred F Hess, 7,000
DANIEL GREENWALD.
8TH st, 54 E, see Park row, 122.
Park row, 122 (*), ns, 197.5 e Duane, 24x107.6, 4-sty bk tnt & str, 1-sty ext; also PARK ROW, 124-6, ns, 222.3 e Duane, 25x108.7, 3-sty bk & fr tnt & str, 1-sty ext; also WILLIAM ST, 257-9, ns, 76.3 e New Chambers, 35x64.6x irreg, 7-sty bk loft & str bldg; also 8TH ST, 54 E, ss, 53 w Mercer, 24x56, 6-sty bk loft & str bldg; Sheriff's sale; Catherine Taylor, 23,000
Park row, 124-6, see Park row, 122.

Total \$805,045
Corresponding week 1914..... 1,521,600
Jan. 1, 1915 to date..... 49,505,832
Corresponding period 1914.... 31,514,826

Bronx.

The following are the sales that have taken place during the week ending Nov. 19, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

- Graham sq (*), es, 129 s Lawrence av, 50x100, vacant; also 167TH ST, ws, or ns, 313.6 s, or w Lawrence av, 25x100, vacant; due, \$2,311.77; T&c, \$276.07; Trstes of N Y Universalist Relief Fund, 2,000
176TH st, 709 E (*), ns, 70.6 e Crotona av, 30x75.6, 2-sty fr dwg; due, \$3,254.05; T&c, \$268.86; Harlem Savgs Bank, 3,000
North Oak dr (*), ss; also SOUTH OAK DR, ns, lots 48, 49, 59 & 60, map of Bronx-wood, 100x200; due, \$13,281.25; T&c, \$715.85; Harlem Savgs Bank, 4,000
Vyse av (*), ws, 25 s 181st, 25x100, vacant; due, \$3,512.27; T&c, \$156.23; Carrie L Anger, 4,495

BRYAN L. KENNELLY.

Clinton av, es, 132 n 181st, 66x150, vacant; withdrawn.

HENRY BRADY.

- 226TH st, 826 E, ss, 530 w Bronxwood av, 25x114; due, \$4,978.01; T&c, \$155.94; Royal Bronx Realty Co., 5,375
239TH st, 250 E (*) on map 248 E, ss, 345 w Katonah av, 40x100, 2-sty fr dwg; due, \$1,516.27; T&c, \$148.29; Lena Besserer, 4,700

JACOB H. MAYERS.

- Amundson av, ws, 100 s Strang av, see Strang av, ss, 75 w Amundson av.
Strang av (*), ss, 75 w Amundson av, 25x100; also AMUNDSON AV, ws, 100 s Strang av, 75x100; due, \$1,222.72; T&c, \$208; L Josephine Moses, 800

CHARLES A. BERRIAN.

- Bryant av, 1536 (*), es, 325 s 173d, 25x 100, 3-sty fr tnt; due, \$2,900.77; T&c, \$247; sub to mtg \$5,000; Minnie M Schaf, 7,500
City Island av, 674 (*) also BRIDGE ST, ss, whole front bet Main st & Minne-ford av, 207x202.2x213.7x200; due, \$11,852.48; T&c, \$1,525.35; City Real Estate Co., 18,000

Total \$41,870
Corresponding week 1914..... 182,500
Janl, 1915, to date..... 7,762,291
Corresponding period 1914.... 5,912,414

Brooklyn.

The following are the sales that have taken place during the week ending Nov. 17, 1915, at the Brooklyn Sales-rooms, 189 Montague Street:

WILLIAM P. RAE, CO.

- HALSEY ST (*), ns, 266.8 e Reid av, 16.8x100; Jno Middleton 3,500.00
KOSSUTH PL, ns, 150 e Bway, 25x 97.1; Van Brunt Realty Corpn 8,500.00
E 15TH ST, ws, 292.8 s Ditmas av, 40x100; withdrawn
E 18TH ST, swc Cortelyou rd, 67.3x 108.1; withdrawn
E 26TH ST, nwc Av D, 90x20; with-drawn
E 29TH ST (*), ws, 25 s Av D, 20x 80; Wm D Bruns, adm..... 5,300.00
60TH ST, nes, 200 se 13 av, 40x100.2; Sheriff's sale; People of the State of N Y 750.00
74TH ST, ss, 466.6 w 7 av, 20x100; J J Bakerman 5,750.00
AV D, ns, 40 e 25th, 20x90; with-drawn
ALBANY AV (*), es, 260 s Snyder av, 40x100; Alice Dorland 100.00
CHURCH AV, ns, 95 e Rogers av, 28x 123.10; withdrawn
HEGEMAN AV (*), nwc Wyona, 100x 580.1; Bankers Trust Co 5,600.00

JAMES L. BRUMLEY.

- 58TH ST, sws, 280 se 8 av, 60x100.2; Bernard H Farrell 2,225.00
14TH AV (*), nws, 20 sw 77th, 20x 100; So Bklyn Savgs Inst 3,750.00

JOSEPH P. DAY.

- FULTON ST, 969, ns, 64.4 e Washing-ton av, 26x75.1; Aug Liss.....11,000.00
4TH ST, 378, sec 6 av, 77.11x21; Jno Bossong12,750.00
REID AV, 279, nec McDonough, 22x 80; Isaac Goldowitz10,000.00
WILLIAM J. McPHILLIAMY & CO.
HULL ST (*), nwc Stone av, 30x100; Henry F Sammis 5,800.00
STAGG ST, nwc Bogart, 25.6x94.10; Harry Zirinsky & Max Schaffer..... 3,000.00

- WEST ST, es, 420 n Av D, 60x100; withdrawn
W 5TH ST (*), es, 242.1 n Sheepshead Bay rd, 20x120.7; Albert B Daven-port 2,750.00
E 8TH ST, es, 300 s Av C, 30x100; Mary F Gardner 4,500.00
39TH ST, ns, 140 w 8 av, 20x100.2; Wm P Rex 3,050.00
71ST ST (*), nes, 514.4 se 19 av, 18.6 100; Henry G Timmermann et al .. 1,000.00
85TH ST, ns, 200 w 14 av, 40x100; Fredk C Langjahr 775.00

NATHANIEL SHUTER.

- HERBERT ST (*), ns, 191 w Hum-boldt, 20.6x51; Martah Lewis..... 150.00
BAY 16TH ST (*), ns, 140.8 ne Cropsey av, 17x96.8; People's Trust Co. 3,500.00
BAY 16TH ST (*), ns, 69.6 ne Cropsey av, 17x96.8; same..... 3,450.00
BAY 16TH ST (*), ns, 106.8 ne Cropsey av, 17x96.8; same 3,500.00
BAY 16TH ST (*), ns, 123.8 ne Cropsey av, 17x96.8; same 3,500.00
BAY 16TH ST (*), ns, 157.8 ne Cropsey av, 17x96.8; same 3,500.00
BAY 16TH ST, ns, 174.8 sw Cropsey av, 17x96.8; R W Ruelberg 3,500.00
BAY 17TH ST (*), nws, 87.1 ne Cropsey av, 17.2x96.8; People's Trust Co 3,000.00
41ST ST (*), ns, 205 w 13 av, 20x 100.2; Minnie F Wise 2,500.00
41ST ST (*), ns, 245 w 13 av, 20x 100.2; same 2,500.00
58TH ST, ns, 100 w 16 av, 30x100.2; withdrawn
77TH ST (*), sws, intersec nws 14 av, 20x100; So Bklyn Savgs Instn 4,500.00
86TH ST, nes, 118 nw 17 av, 19x100; Belle Johnson 3,500.00
GRAVESEND AV (*), es, bet Avs L & M, lot 65; Louis Perlmutter..... 375.00
KENT AV, es, 48 n Kosciusko pl, 24x 96; Hyman Agar 5,750.00
NEW UTRECHT AV, sec Bay Ridge av, 22.3x126.1; Bklyn Union Bldg Co.....12,200.00
PITKIN AV, ns, 50.4 w Hinsdale av, 24.7x100; Eastern pkway ext ses, 196.1 e Sterling pl, 20x100; OSBORN ST, ws, 28.5 s Hegeman av, 166.x 100.2; Bertha Greenberg (over and above mtgs) 250.00

Total \$145,775.00
Corresponding week 1914 112,933.00

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

- NOV. 22.
21ST ST, 345 W, ns, 200 e 9 av, 25x98.9, 5-sty bk dwg (exrs).

Bronx.

BRYAN L. KENNELLY.

- NOV. 22.
PROSPECT AV, 697, sws, 69 se E 155th, 23x95, 3-sty bk dwg (admrts).

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. 20.
No Legal Sales advertised for this day.
NOV. 22.
DUANE ST, 42, swc Lafayette (No 8), runs w Sxs31.3xe19.2xn23.3xw18.3, 6-sty bk loft & str bldg; Hermine E Clark et al—Madison Av Real Estate Co et al; Harrison Clark, Jr (A), 15 William; Lawrence H Sanders (R); due, \$9,597.08; T&c, \$1,880.81; sub to mtg \$42,000; Joseph P Day.
LAFAYETTE ST, 8, see Duane, 42.
NOV. 23.
BROOME ST, 126, ns, 55 e Pitt, 20x87.6, 7-sty bk loft & stable; Wm H Neilson trste—Felix Kunster et al; Beekman, Menken & Griscom (A), 52 William; Martin J Keogh, Jr (R); due, \$19,201.03; T&c, \$1,984.61; Samuel Goldstickler.
19TH ST, 216 E, ss, 200 e 3 av, 20.6x92, 3-sty & b bk dwg; Jos Yeska—Concetta Delli Paoli, individ & as extrx & trste et al; Max Alt-mayer (A), 290 Bway; Jas M Donohue (R); due, \$6,163.26; T&c, \$584.30; sub to mtg of \$11,000; Henry Brady.
21ST ST, 15-7 W, ns, 276 w 5 av, 58.8x98.9; 22D ST, 16-8 W, ss, 283.5 w 5 av, 54.6x98.9, 12-sty bk loft & str bldg; Metropolitan Life Ins Co—Bldg & Engineering Co et al; Wood-ford, Bovee & Butcher (A), 1 Madison av; J Lloyd Derby (R); due, \$539,089.03; T&c, \$9,974.50; mtg recorded Apr 6'10; Bryan L Kennelly.
22D ST, 16-8 W, see 21st, 15-7 W.
31ST ST, 12-6 E, ss, 166.4 w Madison av, runs s76xe21.4xs17.8xw25xs19.10xw50xn112.6 x e 53.8 to beg, 12-sty stn hotel Le Marquis; Max M Warburg—Jos Fleischman et al; Stroock & Stroock (A), 30 Broad; Nathan Ottinger (R); due, \$367,776.18; T&c, \$250; mtg record Feb 16'05; Joseph P Day.
36TH ST, 206-16 W, ss, 95 w 7 av, 100x98.9, 6-4-sty bk tnnts & str; R Bleecker Rathbone—Edw G Soltmann et al; Eugene L Bushe (A), 150 Bway; Jos W Keller (R); due, \$15,965.81; T&c, \$1,649.75; sub to pr mtgs \$16,000; mtg recorded July 29'10; Bryan L Kennelly.
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.

92D ST, 64 W, ss, 204.4 e Col av, 20.4x100.8, 3-sty & b bk dwg; Ella A Gray—Martin S Hebert, individ & as admr et al; Chas P Latting (A), 34 Pine; Herman Weiss (R); due, \$16,104.48; T&C, \$1,844.45; Joseph P Day.
 128TH ST, 129 E, ns, 320 e Park av, 20x99.11, 3-sty stn club; Lottie E Field—Percival E Nagle et al; Eugene Berry (A), 258 Bway; Sol Kohn (R); due, \$8,404.09; T&C, \$331.94; mtg recorded May29'02; M Morgenthau, Jr, Co.
 147TH ST, 450 W, swc Convent av, 75x99.11, vacant; Ella M Burke—Convent Av Constn Co et al; O'Brien, Boardman & Platt (A), 120 Bway; Sidney Harris (R); due, \$141,902.14; T&C, \$1,365.00; Joseph P Day.
 CONVENT AV, swc 147th, see 147th, 450 W.

NOV. 24.

18T AV, 1134, es, 50.5 n 62d, 25x81, 5-sty bk tnt & str; Nerina Leclerc—Hannah Wallach et al; Grenville B Winthrop (A), 6 Wall; Saml B Hamburger (R); due, \$17,081.43; T&C, \$378.67; M Morgenthau, Jr, Co.
 8TH AV, 353, ws, 74 s 28th, 24.8x100, 4-sty bk tnt & str; Dora Rosenstein—Ellisabeth A Demarest et al; David Galewski (A), 299 Bway; Jno H Judge (R); due, \$4,462.45; T&C, \$375.42; sub to 1st mtg \$25,000; mtg recorded June 19'14; Wm P Rae.

NOV. 26.

STANTON ST, 334-6, ns, 40 w Mangin, 39.8x 70, 6-sty bk factory; Maiden La Savgs Bank—Graff Realty Co et al; Roelker, Bailey & Stiger (A), 62 William; Geoffrey Konta (R); due, \$27,535.29; T&C, \$1,369.45; Joseph P Day.
 WOOSTER ST, 201-3 ws, 149.1 n Bleecker, 36.9 x100, 6-sty bk loft & str bldg; Empire City Savgs Bank—U S Trust Co N Y et al; Chas W Dayton (A), 27 William; Jno B Golden (R); due, \$52,575.46; T&C, \$2,180.99; Henry Brady.

17TH ST, 127-33 W, ns, 321.8 w 6 av, 90x92, 6-sty bk loft & str bldg; Seamen's Bank for Savgs in City N Y—Edw G Schroeder et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Emanuel B Cohen (R); due, \$137,655.41; T&C, \$5,538.23; Jacob H Mayers.
 45TH ST, 71-9 W, ns, 60 e 6 av, 97.6x100.5, 3-4 & 3-3-sty stn tnts; Bway Savgs Inst of City N Y—Linda L McElroy, individ, extr & trste et al; Richard Kelly (A), 233 Bway; Archibald R Watson (R); due, \$318,727.61; T&C, \$8,768.31; mtg recorded June3'09; Joseph P Day.

NOV. 27.

No Legal Sales advertised for this day.

NOV. 29.

RIVERSIDE DR, 186, on map 187, sec 91st, runs e 75 xs35.8xe10xs10xnw46.10xn10xw39.2xn 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 May16'12; Henry Brady.
 MADISON ST, 338, ss, 75.5 e Scammel, 20x38x 19x37, 4-sty bk tnt & str; Emma R Slocum—Louis Smith et al; Wm R Murphy (A), 189 Montague, Bklyn; Benno Lewinson (R); due, \$6,754.05; T&C, \$435.98; mtg recorded Apr 6'10; Henry Brady.
 15TH ST, 367-75 W, see 9 av 68.
 122D ST, 122 W, ss, 244 w Lenox av, 18x100.11, 3-sty & b stn dwg; Emigrant Indust Savgs Bank—Delia M Fischer et al; R & E J O'Gorman (A), 51 Chambers; Jno F O'Ryan (R); due, \$12,749.65; T&C, \$271.14; Henry Brady.
 123D ST, 103 E, ns, 35 e Park av, 35x100.11, 5-sty bk tnt; Rawson Underhill, & ano, exrs—Julius Krulewitch et al; Jas L Barger (A), 45 Bway; Lewis L Delafield, Jr (R); due, \$29,551.99; T&C, \$1,223.90; Bryan L Kennelly.

9TH AV, 68, nec 15th (Nos 367-75), 19.8x100, 3-sty bk tnt & str, 1-sty ext; Title G & T Co—Anastasio C M Azoy, trste, &c, et al; Harold Swain (A), 176 Bway; Myron Sulzberger (R); due, \$11,909.06; T&C, \$1,350; Samuel Marx.

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. 20 & 22.

No Legal Sales advertised for these days.

NOV. 23.

STEBBINS AV, 1265, ws, 128.4 n Lyman pl, 69.5x44.11x53.6, gore, 2-sty bk tnt & str; Lillian Stimel—Lysteb Realty & Holding Co et al; Samuel Bitterman (A), 309 Bway; Nathan D Levy (R); due, \$912.45; T&C, \$62; J H Mayers.
 WEBSTER AV, es, 1175 n 204th, 50x76.9x50x 78.3, vacant; Mary E Goodwin, extr—Emily Howes et al; John J Lenahan (A), 192 Bway; Jos J Silver (R); due, \$2,504.17; T&C, \$205.66; Joseph P Day.

NOV. 24, 26 & 27.

No Legal Sales advertised for these days.

NOV. 29.

LONGFELLOW AV, 1440, es, 125 s Jennings, 25x115, 2-sty fr dwg; Paul Koch—Bertha Koch et al; Frank H Finn (A), Middletown, N Y; W Stebbins Smith (R); due, \$2,421.26; T&C, \$82.90; sub to pr mtg of \$5,000; George Price.
 UNION AV, 570, es, 38.4 s 150th, 36.8x90, 5-sty bk tnt & str; Jno A Beall et al, trstes—Emma M S Mestanzin et al; Gordon & Rogers (A), 141 Bway; Benj Franklin (R); due, \$29,222.27; T&C, \$3,705; James J Donovan

Brooklyn.

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

NOV. 20.

No Legal Sales advertised for this day.

NOV. 22.

S 3D ST, sws, 40 nw Keap, 20x75; Sam Brown—Rose Solomon et al; Stewart Engel (A), 197 Havemeyer; Bernard B Christ, Jr (R); Nathaniel Shuter.

PRESIDENT ST, ns, 100 e Rogers av, 100x 127.9; Matthew S McNamara—Kings West Co Inc et al; J Hunter Lack (A), 40 Court; Chas K Landesberg (R); Nathaniel Shuter.

NOV. 23.

CARROLL ST, ns, 323.11 e 5 av, 17.4x100; Bklyn Young Men's Christian Assn—Frank Richards et al; Lyon & Smith (A), 46 Cedar, Manhattan; Michael Stein (R); Nathaniel Shuter.
 ELLERY ST, ns, 300 w Tompkins av, 37.6x 100; Newburgh Savgs Bank—Lillie Bachrach et al; Harry L Thompson (A), 175 Remsen; Harry Rosenson (R); Nathaniel Shuter.
 ELLERY ST, ns, 337.6 w Tompkins av, 37.6x 100; N Y Orthopaedic Dispensary & Hospital—Lillie Bachrach et al; Harry L Thompson (A), 175 Remsen; Mark S Feiler (R); Nathaniel Shuter.

KENMORE PL, es, 436.2 n Emmons av, 60x 25.2xirreg; Sheriff's Sale of all right, title, &c, which Henry V Finley had on Oct 30, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.
 LINCOLN PL, ns, 369.7 w Buffalo av, 20x100.3; Simon J Harding—Sakwa Constn Co et al; Gilbert Elliott (A), 165 Broadway; Robt E Dougherty (R); Wm P Rae.
 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 McPhilliary & Co.

E 17TH ST, ws, 105 n De Koven ct, 50x100; Gertrude G Phair, admtr—Idelle M Van Buren et al; Chas S Fowler (A), 233 Bway, Manhattan; Elmer G Sammis (R); Wm P Rae.
 E 22D ST, es, 99.11 s Newkirk av, 60x200 to E 23d; Brazilian Development Corp—Dragon Constn Co et al; Alvah W Burlingame, Jr (A), 391 Fulton; T H Nektan (R); Wm J McPhilliary & Co.
 BAY 25TH ST, ses, 340 ne Benson av, 40x96.8; Simon Heuchel et al—Jno A Jackel et al; Louis J Moss (A), 26 Court; Thos J Evers (R); Nathaniel Shuter.

BEACH 50TH ST, nes, 60 nw Surf av, 100x 110.6xirreg; Mary W Rider—Jay H Biggs et al; Jno M Rider (A), 44 Cedar, Manhattan; Louis C Willis (R); Wm J McPhilliary & Co.
 59TH ST, ss, 320 e 5 av, 20x100.2; Bklyn City Savgs & Loan Assn—Jno J Reilly et al; Delaney & Niper (A), 189 Montague; Henry H Altman (R); Wm J McPhilliary & Co.
 67TH ST, 235, Mary N Scranton—Samuel H Bates et al; W H Garrison (A), 50 Court; L Louis Lapetina (R); Wm J McPhilliary & Co.

EASTERN PKWAY, ss, 103.3 w Utica av, 60x 163.3; Cath A Harrison—Elizabeth Higgins et al; Jos A Kennedy (A), 189 Montague; Peter P Smith (R); Wm J McPhilliary & Co.
 MANHATTAN AV, 882, es, 121.6 s Greenpoint av, 24.6x124.5; MANHATAN AV, 889, ws, 48.5 s Greenpoint av, 24.2x85.10; EAGLE ST, 128, ss, 150 w Manhattan av, 25x100; EAGLE ST, 131, ns, 100 w Manhattan av, 25 x100; Chas Vogel—Margaretta Mitchell et al; Eugene N L Young (A), Bridge plaza N, Queens; Jos P Conway (R); Wm J McPhilliary & Co.

MESEROLE AV, swc Eckford, 25x100; Mary Gill—Jno Gill et al; Belfer & Belfer (A), 367 Fulton; James M Gray (R); Wm J McPhilliary & Co.
 PITKIN AV, swc Ames, 100x92.11; Leonard J Tynan et al—Pitkin Market Inc et al; Jno M Rider (A), 44 Cedar, Manhattan; Wm A Robbison (R); Wm J McPhilliary & Co.
 TILDEN AV, ns, 5 w E 35th, 100x194.7xirreg; Julia B Collins—Bridget Dixon et al; Action 1; Everett, Clarke & Benedict (A), 37 Wall, Manhattan; Howard O Wood (R); James L Brumley.
 TILDEN AV, nwc E 35th, 5x—; same—same; action 2; same (A); same (R); James L Brumley.

VERNON AV, ss, 365 w Summer av, 20x100; Benj Steinman—Max Levinson et al; Krakower & Peters (A), 309 Bway, Manhattan; Jos A Solovel (R); Nathaniel Shuter.
NOV. 24.
 MAIN ST, 76, nwc York, 24.6x39.9xirreg; Jno Kuessl—Jno J McClean et al; Furst & Furst (A), 215 Montague; Ira Garlick (R); Wm J McPhilliary & Co.
 E 19TH ST, nwc Beverly rd, 100x50; Kings County Mtg Co—Oscar Fribourg et al; Furst & Furst (A), 215 Montague; Ephram Byk (R); Wm J McPhilliary & Co.
 38TH ST, ns, 40 e 12 av, 40x90.4; E Matilda Ziegler et al—Robt F Whitehead et al; Robt L Moffett (A), 52 William, Manhattan; Sidney H Palmer (R); Wm P Rae.

NOV. 26.

2D ST, nes, 179.9 nw 7 av, 18x100; Geo Hawlett—Geo I Ellsworth et al; Cary & Carroll (A), 59 Wall, Manhattan; Geo Roberts (R); Wm P Rae.

86TH ST, ns, 200 e 20 av, 20x100; Thos A Kennedy—Cornell Realty Co et al; Jas E Smyth (A), 164 Montague; Saml Marks (R); Nathaniel Shuter.
 FLUSHING AV, ss, bet Bedford av & Spencer, Lot 34; Max Seitz—Mary Camp et al; David Zirinsky (A), 392 Bushwick av; Harris G Eames (R); Nathaniel Shuter.
NOV. 27.
 No Legal Sales advertised for this day.
NOV. 29.
 LIBERTY AV, ns, 50 e Watkins, 50x80; Empire Trust Co—Liberty Av Theatre Co et al; Jos G Deane (A), 45 Bway, Manhattan; Harold C Knapp (R); Nathaniel Shuter.
 MESEROLE ST, nec Bushwick av, 200x193 to Scholes x208xirreg; Kings County Trust Co as trste—Eastern Bwg Co et al; Geo V Brower (A), 44 Court; Jackson A Dykman (R); Wm J McPhilliary & Co.
 LOT 9, block 3754, sec 12; Dora Pines—Sadie Novick et al; Theo I Schwartzman (A), 44 Court; Jesse Fuller (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

NOV. 13.
 40TH ST, ss, 60 e 10th av, 17.6x49.5; Mary A Blinn—George Karole et al; McDonald, Roesch & McDonald (A).
 99TH ST, ss, 150 e Columbus av, 25x100.11; Mary B Noble et al—Charles Frontham et al; Noble & Camp (A).
 AMSTERDAM AV, es, 9.846 n 155th, 100x228x irreg; Robert Graves et al—James Thom et al; H Swain (A).

NOV. 15.

DELANCEY ST, 244; Selig Goldstein—A Fred Silverstone et al; Ascher & Goldstein (A).
 64TH ST, ns, 230 e 3d av, —x—; Martin Disken & Son, Inc—Loretta N Disken et al; J P Donellan (A).
 64TH ST, 302 E; Joseph G Wallach—Peter Curran et al; Prince & Nathan (A).
 128TH ST, ns, 225 w Lenox av, 75x99.11; Lincoln Trust Co—William Greene, Jr, et al; Bowers & Sands (A).
 2D AV, es, 100.5 n 63d, 25x100; Joseph G Wallach—Mary Christman et al; Prince & Nathan (A).

NOV. 16.

83D ST, ss, 419 e 10 av, 16.3x102.2; Mary C Wilson—Walter A Wells et al; G E Coney (A).
 118TH ST, 128 W; Lydia Lange—Saml A Diamond et al; H C Rudich (A).
 133D ST, ns, 273 w Lenox av, 27x99.11; Sophie Newhouse—Magdalena Zwick et al; A O Ernst (A).

NOV. 17.

MONTGOMERY ST, 58; MADISON ST, 61 & 63; Louis Sakowitz—Annie Levy; I Cohen (A).
 16TH ST, 253 W; German Savgs Bank in the City N Y—Jno W Allison et al; Amend & Amend (A).
 62D ST, ns, 500 w 10 av, 25x100.5; Fannie M Keppel—Pauline Breterman et al; amended; E R Otheman (A).
 100TH ST, 222 E; Rose Ladner—Harry Rosenwasser; H Gottlieb (A).
 132D ST, ns, 150 e 8 av, 15x99.11; Harry C Burdick—Oscar P Lippe; Lehmaier & Pellet (A).

NOV. 18.

CATHERINE ST, 33-35; Wm L Condit—Moses Einhorn et al; Elkus, Gleason & Proskauer (A).
 RIVINGTON ST, 235; City Real Estate Co—Jacob Connor et al; H Swain (A).
 128TH ST, 174 E; Fidelity Trust Co—Lillian L Miller; G Gordon (A).
 EDGE-COMBE AV, sec 139th, 72.11x85; EDGE-COMBE AV, es, 18.11 n 138th, 90x85; 2 Actions; Germania Life Ins Co—114th St & 7th Av Constn Co et al; Dulon & Roe (A).
NOV. 19.
 37TH ST, 34 W; Bankers Trust Co, gdn—Ella A Smith et al; Alexander & Green (A).
 102D ST, 302 E; Louis Crone—Fannie Meyer et al; Blumberg & Immergluck (A).
 132D ST, 503 W; Howard Willets et al—Mary A Thornton et al; F L Hall (A).
 135TH ST, 40-44 W; Jos Dauber et al—Israelson Realty Assn, Inc et al; G Tolleris (A).
 AMSTERDAM AV, nwc 113th, 50.11x100; Henry D Greenwald et al—No 501 W 113th St, Inc, et al; C C Roberts (A).

Bronx.

NOV. 12.
 WETHER CT, 11; Sarah Leon—Henry A Stahl et al; S. Wechsler (A).
 WESTCHESTER AV, ss, 879.1 e Walker av, 134x 302.1; also WESTCHESTER AV, n s, 822.8 e Blondell av, 33.2x134.8; Katharine D Arnold—Henry C Henderson, et al; W C Arnold (A).
 LOT 47 (part of), Map of Olinville at Williamsbridge Dept; Oliver Davison—Nicholas Illich, et al; Davison & Underhill (A).

NOV. 13.

WEIHER CT, 10; Isabella Hart—Henry A Stahl et al; S Wechsler (A).
 VALENTINE AV, 2057; City Real Estate Co—Auguste Stelling et al; H Swain (A).
 LOT 389, Map of Unionport; John Davis, as execr & trste—Ferdinand C Bannan et al; L Atterbury (A).

NOV. 15.

236TH ST, 259-261 E; Helen Weed et al—Horace W Gates et al; J C Gulick (A).

NOV. 16.

ARTHUR AV, ws, 16.8 s 182d, 16.8x80; Fredk C Ringer et al—Jno F Bruder et al; Miller & Bretzfelder (A).
 GRANT AV, nws 375 sw Samuel, 22x110; Daniel Ryer—Ferdinand Schwarze et al; Clocke, Koch & Reidy (A).
 LOT 1, map of lots, a portion of the well-known Hyatt Farm, 24th ward; Edwin T Thorn—George E Buckbee et al; Timme & Knoepke (A).
 LOT 2, map of lots, a portion of the well known Hyatt Farm, 24th Ward; Edwin T Thorn—Geo E Buckbee et al; Timme & Knoepke (A).
 LOTS 288 & 289, map of Wilton, Port Morris & East Morrisania; Geo A Brinkerhoff—Martin B Hofman et al; Carrington & Pierce (A).

NOV. 17.

BROOK AV, ws, 73.1 n 169th, 27.8x90; East River Savgs Inst—David Rausch et al; O F Hibbard (A).
 BROOK AV, ws, 101.6 n 169th, 29.1x90; East River Savgs Inst—David Rausch et al; O F Hibbard (A).
 BROOK AV, ws, 130.7 n 169th, 27.8x90; East River Savgs Inst—David Rausch et al; O F Hibbard (A).
 WESTCHESTER AV, ws, 246.8 s 160th, 71.4x 200; David Schwartz—Burland Bldg Corpn et al; Jerome, Rand & Kresel (A).

NOV. 18.

KELLY ST, 717; Wm L Condit—Herman L Krieger et al; Elkus, Gleason & Proskauer (A).
 156TH ST, ns, 36 e German pl, 42x94.2; Helen Slade Ogilvie—Harrisetta Holding Co et al; Cannon & Cannon (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

NOV. 11.
39TH ST, 147 E; Wilhelmina I McManus—Robt M Fulton et al; Cannon & Cannon (A); Edw D Hays; due.....31,883.33
99TH ST, 53 E; Calvin A Stevens—Bessie Greenberg; Walter P Vining (A); Stewart A Farrell (R); due...21,060.33

NOV. 12.
39TH ST, 324 E; Pauline Meyers et al—Mary Devery et al; Wm C Orr (R); Robt J H Powel (R); due...10,421.25

NOV. 13.
No Judgments in Foreclosure Suits filed this day.

NOV. 15.
26TH ST, 133 W; also 26TH ST, ns, 287.6 w 6 av, 21.10x98.9; also 26TH ST, ns, 309.4 w 6 av, 43.9x98.9; Isaac Josephson—M D H Co et al; Leo Lauterstein (A); Percival H Gregory (R); due.....63,663.74

NOV. 16.
GOERCK ST, es, 221.7 n Rivington, 25x98.10; Eliz B Flagg et al—Fishes Plancier; Winston H Hagen (A); Maurice Deiches (R); due.....23,130.55
MADISON AV, 2102; Henry H Jackson—Emil Christensen; Stephen H Jackson (A); Philip A Mylod (R); due.....20,923.74

NOV. 17.
No Judgments in Foreclosure Suits filed this day.

Bronx.

NOV. 12.
PLYMPTON AV, 1346; Grace S Whiting—Plympton Constn Co et al; B Littell (A); E Hall (R); due.....4,734.52

NOV. 13.
No Judgments in Foreclosure Suits filed this day.

NOV. 15.
LOT 89, blk 2859, sec 11, tax map; Simeon M Barber—Jas A Woolf et al; H Swain (A); C C Marrin (R); due.....185.19

NOV. 16.
KELLY ST, es, 106.9 s Intervale av, 38x100; Stephen Ashton McLean—Clarence O Bliss et al; Cary & Carroll (A); E S Booth (R); due.....28,602.75
KELLY ST, es, 68.9 s Intervale av, 36x100; Chas Neave et al—Clarence O Bliss et al; Cary & Carroll (A); J R Truesdale (R); due.....28,602.75

NOV. 17.
KELLY ST, 744; Anna Goldberg—Jos Farago et al; H Robitzek (A); E J Healy (R); due.....523.75

NOV. 18.
214TH ST, 841; Johanna Hauptmann—Jacob Woessner et al; J P Herren (A); J Davis (R); due.....2,103.66
WALTON AV, ws, 288.8 n 184th, 19.9x96.5; Jno Hyslop—Liberty Investing Co; Merrill & Rogers (A); I Wels (R); due.....6,837.07
BRONXDALE AV, ws, 285.8 n Morris Park av, 25x99.8; Mary G Smith—Jos Gamache et al; Harris, Corwin, Moffat & Schek (A); E A Acker (R); due.....4,213.34

LIS PENDENS.

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

Manhattan.

NOV. 13.
131ST ST, ss, bet Bway & 12 av, lot 39; Rudolph Wallach Co—Michl McDermott et al; foreclosure of transfer of tax lien; A Weymann (A).

MADISON AV, nec 82d, 95x85; Jehial M Roeder, trste—Redesda Corp et al; action to declare deed void, &c; Weschler & Kohn (A).

NOV. 15.
27TH ST, ns, 366.9 w 7 av, runs n 98.9x1.9x8.9 to beg, gore; Isidor Cohn—Kate L French et al; action to compel determination of claim, &c; H Swain (A).

30TH ST, ns, 236.1 e 2 av, 19.5x98.9; Bertha Ruppert—Ida Schaefer et al; partition; O J Kalt (A).

WADSWORTH AV, ws, 50 n 179th, 75x100; Lee Heating Co—N Y City Baptist Mission Society et al; action to foreclose mechanics lien; Phillips & Avery (A).

LOT 13, blk 1333, Sec 5; City of N Y—M Fannie Todd et al; foreclosure of tax lien; L Hardy (A).

NOV. 16.
38TH ST, 310-24 W; 37TH ST, ns, 325 w 8 av, 25x98.9; 37TH ST, ns, 350 w 8 av, 25x98.9; Rosecor Constn Co, Inc—Emma M Vynne et al; action to foreclose mechanic's lien; J & A T Sapinsky (A).

LOT 165, block 2135, sec 8; Harry Lippmann—Fernando Wood et al; foreclosure of transfer of tax lien; Jonas, Lazansky & Neuburger (A).

NOV. 17.
DIVISION ST, 96 & 98; David Rosenblum—Philip Goldman et al; action to foreclose mechanic's lien; S Saltzman (A).

PARK ROW, 122 to 126; WILLIAM ST, 259 & 8TH ST, 54 E; Archibald C M Stewart—Jeanie A Stuart et al; action to declare lien; C H & J A Young (A).

NOV. 18.
No Lis Pendens filed this day.

NOV. 19.
48TH ST, 5 E; Mary Jennings et al—Ella Hawk; action to foreclose mechanics lien; N Bardach (A).

Bronx.

NOV. 12.
175TH ST, ns, 100 w Prospect av, 100x200; Madeline T Cotter—Anna C Cotter et al; partition suit; E J Hogerty (A).

BRYANT AV, sec 181st st, 35.2x104.7; Jno Yockel et al—Johanna R Ernst; action to impress a trust; J D Tobias (A).

NOV. 13.
WILLIS AV, 375; Jas F Belbey et al—Winnie Kelly et al; action to recover possession of premises; E A Isaacs (A).

NOV. 15.
COURTLANDT AV, 910; Jos Handilman—Antonio Palermo; action to foreclose mechanics lien; N Goodman (A).

NOV. 16.
HOFFMAN ST, ws, 308.6 n 184th, 37.5x120; Nicholas Engel—Lui Coppeto; notice of levy; W Cohn (A).

NOV. 17.
No Lis Pendens filed this day.

NOV. 18.
CLAY AV, 1331; Max Spitzberg—Annie Liss et al; action to foreclose mechanics lien; Abramson & Rose (A).

WASHINGTON AV, 1967; Vincent Valente—Marianna Bonagur et al; action to set aside deed; A J Romagna (A).

Brooklyn.

NOV. 11.
FREEMAN ST, ns, 175 w Oakland, 25x100; Louis Mazo—Hyman Charnoff et al; to create a trust; S Widder (A).

FULTON ST, ss, 50.10 w Railroad av, 45x82x45.9x73.10; Albert Rosen—Locust Realty Co; O A Lewis (A).

GLEN ST, swc Euclid av, 25x100; Eagle Savgs & Loan Co—Wm H Ray et al; Latson & Tamblin (A).

HENDRIX ST, es, 40 n Livonia av, 20x100; Arthur Mathewson—Lizzie Waxman et al; Smith & Weynberg (A).

LINCOLN PL, ss, 109.3 e 5 av, 28x100; Anna I Lidford—Carrollton Constn Co. et al; Cary & Carroll (A).

PACIFIC ST, ss, 100 w Kingston av, 25x107; Jas S Greves—Jas J N Evans et al; H T Randall (A).

WAREHOUSE ST, ns, 60 e Williams av, 84.4x176.7x80x203.4; Saml Soloway—Kolmen Holland et al; A Levitt (A).

E 3D ST, nec Av O, 40x100; Augustus W Welch—Av O Impt Co et al; Davenport & Corner (A).

E 4TH ST, nwc Av O, 40x100; same—same; same (A).

N 3D ST, 84; Margt Lawlor—Edw Lawlor et al; to create a title & dower right; Somerville & Somerville (A).

40TH ST, ns, 160 w 4 av, 20x100.2; 40TH ST, ns, 200 w 4 av, 20x100.2; Jas J Scott—Patrick F Scott et al; partition; Bailey & Sullivan (A).

GRAND AV, es, 406.8 S Willoughby av, 16.8x100; Edw P Conlin—Thos J Conlin et al; partition; Merchant, Olena & M (A).

HAMBURG AV, sec Hart, 25x100; Cath M Carstens—Fred Locasto et al; R K Jacobs (A).

PUTNAM AV, nwc Lewis av, 23x100; Meta Sehbach—Geo Geerken et al; F W & A E Hinrichs (A).

WILLIAMS AV, ws, 100 s Liberty av, 50x100; Cath Dunbar—Kate J Jamieson et al; H J Davenport (A).

NOV. 12.
CUMBERLAND ST, es, 13 n Atlantic av, 20x91.3x21.10x82.4; Mary J Johnson—Margt T Wishart et al; J H Rider (A).

GRAND ST, ss, 24.8 w Marcy av, 25.4x60; MARCY AV, ws, 60 s Grand, 17x50; Howard C May—Geo Cocks et al; partition; Coombs & Wilson (A).

S 3D ST, ses, 100 nw Hewes, 25x95.2; Seneca Distributing Co—Kath Fulton et al; B A Harstein (A).

E 10TH ST, ws, 120 s Av M, 40x100; Urquhart E Morrison—Esther Deimond et al; foreclosure mechanic's lien; Hovell, McChesney & C (A).

E 19TH ST, nwc Cortelyou rd, 95.5x108.1x54.3x100; Bessie W Bok—Anthony M Clegg et al; H M Bellinger, Jr (A).

57TH ST, sec 20 av, 100x100.2; LOTS 43, 45, 46, 47, 101, 102, 103, 104, 106, 107 & 108, "map 292 lots in 26th ward, Bklyn, and 4th ward, Queens"; Tradesmen's Natl Bank—Geo O Van Orden et al; to satisfy judgment; B I Finkelstein (A).

78TH ST, ss, 85.8 e 17 av, 20x100; Harriet S Scott—Gertrude A Smith et al; H M Bellinger, Jr (A).

AV G, ec turnpike, bet Flatlands & Flatbush avs, 43x100x65x103.8; Richard Von Lehn, Jr—Edna R Fatherley et al; Van Alen & Dyckman (A).

SNEDIKER AV, nec Hegeman av, 20x90; Barnett Silverstein—Max Rothstein et al; A Casper (A).

NOV. 13.
LINCOLN PL, ss, 100 e 8 av, 73.10x100x—x 34.3; L S Fischl's Sons, Inc—Jacob Meurer & ano; foreclosure mechanic's lien; Lindsay, Kalish & P (A).

PINE ST, ws, 265.8 s Ridgewood av, 18.4x100; Eagle Savgs & Loan Co—Jos M Acker et al; Latson & Tamblin (A).

WARREN ST, nes, 40.9 se Henry, 21.3x85x21x85, Atlantic Savgs & Loan Assn—Kath Stiglin et al; C A Webber (A).

NOV. 15.
ELTON ST, ws, 45 n Belmont av, 25x81.11; Church Charity Foundation of L I—Ida E Mayer et al; H L Thompson (A).

LINCOLN PL, sec Rochester av, 90x100; Canadian Bldg Material Co—Roch Line, Inc, & ano; foreclosure mechanic's lien; A A Levin (A).

PARK PL, ss, 314.7 e 6 av, 20x100; Judah Jacobson—Josefa Cusson et al; foreclosure mechanic's lien; Lesser & Lesser (A).

PROSPECT PL, ss, 340 w Hopkinson av, 20x127.9; Jos, Shapiro—Abr Zipkin et al; to create a title; S Orlinger (A).

RYERSON ST, es, 180 n Willoughby av, 20x90; Pennington Whitehead—Lina S Cole et al; Duer, Strong & W (A).

E 34TH ST, es, 220 n Church av, 20x100; Isaac Schwartz—Henriette Jacoby et al; A G Fuchs (A).

47TH ST, sws, 100 se 11 av, 30x100.2; Scheenestady Savgs Bank—Richard Heipe et al; T F Redmond (A).

47TH ST, sws, 130 se 11 av, 30x100.2; same—same; same (A).

48TH ST, nes, 280 se 16 av, 40x100.2; Alfred T Davison—Wm B Lowden et al; Davison & Underhill (A).

73D ST, ns, 200 e Narrows av, 20x100; Lota Steinhart—Mihaly Bobovnik & ano; S J Flash (A).

AV T, swc E 13th, 100x105; lots 24 & 25 map of Homecrest belonging to Harbor & Suburban Bldg & Savgs Assn in the matter of the application of Benj F Williams & ano for appointment of committee of Chas H Williams an incompetent; W W Taylor (A).

EAST N Y AV, ns, 281.10 e Williams pl, 75x129.4x84.4x168; East N Y Savgs Bank—Henry Knickmann et al; G F Midderdorf, Jr (A).

MANHATTAN AV, es, 100 s Calver, 50x100; Ella A McCarthy—Mary A McCarthy et al; to set aside deed; F X McCaffrey (A).

PUTNAM AV, ss, 76 e Downing, 23x100; Jane B Still—Caleb W Shepherd et al; Davison & Underhill (A).

TROY AV, ws, 200 s Av J, 40x100; Mary Cushman—David Baltz, Jr, & ano; D Hershfield (A).

NOV. 16.
BERRIMAN ST, es, 118 n Pitkin av, 18x100; Henry Wilcken—Abr Ardbaum et al; S Seiderman (A).

HALSEY ST, ns, 188 e Nostrand av, 16.1x61.10x16x63.5; Patrick H McLaughlin—Mary Gitten et al; E J Donegan (A).

SULLIVAN ST, sws, 125 nw Dwight, 20x100; Henry Buck—Mary E Minett et al; J I Bakerman (A).

TROUTMAN ST, ns, 300.9 e Bushwick av, 26x100; BROADWAY, es, 60 s Lafayette av, 20x90; STANHOPE ST, ses, 237.6 sw Evergreen av, runs se100xsw10.4xnw6.6xsw8.3xnw94.2xne 18.9 to beg; Mary Wohlgenuth—Henrietta H Stroble et al; partition; Weismann & Hertz (A).

E 32D ST, es, 140 s Av M, 40x100; Arthur J Wisbauer—Eth B Haller et al; Williams Folsom & S (A).

E 37TH ST, es, 267.6 s Glenwood rd, 40x100; Thos M Freeman—Carl F Hamann et al; T F Redmond (A).

51ST ST, ns, 95.5 e 7 av, 19.3x107.6x64.7x91.4; Jacob Goebel—Martha Bingham & ano; Davenport & Corner (A).

56TH ST, sws, 240 se 3 av, 20x100.2; Henry Buck—Mary E Minett et al; J J Bakerman (A).

BEDFORD AV, sec Crown, runs e187.9x175x—271.1x147.7xne188 to beg; BEDFORD AV, ne c Crown, 122x158.1x105.3x114; BEDFORD AV, nwc Crown, runs n88.2xw72.1xse72.10xe21.5 to beg; Frances A Young—Cath E Murdock et al; Avery & Whiting (A).

BELMONT AV, ns, 75 e Hendrix, 25x100; Jno Tamke—Herman Mostkowitz et al; S Seiderman (A).

BKLYN & JAMAICA PLANK RD, ss, at intsec of force tubes of Bklyn Water Works, runs e48.2x80xw77.1 to beg; Wilhelm Mattfield—Anna C Heinson et al; S Seiderman (A).

PENNSYLVANIA AV, ws, 133.4 s Liberty av, 41.8x100; Benj D Nechamachus—District Constn Co et al; foreclosure mechanic's lien; Simon & Weinstein (A).

THATFORD AV, ws, 165.6 n Hegeman av, 22.6x100; Ike Cooper—Modern Home Co; specific performance; M S Feiler (A).

14TH AV, es, 80 s 70th, 40x90; Peter Wagner—Sebastino Radice et al; S Seiderman (A).

PROP begins Church la, adjoining land of Frank W & Annie J Kent, runs se257.6xne 214.3xnw257.7xsw220.2 to beg, excepting certain portions thereof; Maria H Rider—Henry R Kent et al; J M Rider (A).

NOV. 17.
DELMONICO PL, 13; Jacob Goldstone—Yetta Hittelman et al; foreclosure mechanics lien; H S Axelrod (A).

GRAFTON ST, es, 420.5 s Pitkin av, 20x100; Hamilton Trust Co—Isidor Serota et al; T F Redmond (A).

GRAFTON ST, es, 440.5 s Pitkin av, 20x100; Title Guar & Trust Co—Isidor Lerota et al; T F Redmond (A).

HERZL ST, 90; Lena Seider—Wm Finifter et al; partition; H S Fried (A).

PRESIDENT ST, ns, 405.3 e Utica av, 27x107.9; Hugo Eschner—Harry Mark et al; Reynolds & Geis (A).

VANDERBILT ST, ns, 64.5 w Prospect av, 20x90; Wmsburg Savgs Bank—Waldorf Anderson et al; S M & D E Meeker (A).

VANDERBILT ST, ns, 44.5 w Prospect av, 20x90; same—same; same (A).

VANDERBILT ST, ns, 24.5 w Prospect av, 20x100; Williamsburgh Savgs Bank—Waldorf Anderson et al; S M & D E Meeker (A).

VANDERBILT ST, nwc Prospect av, 24.5x100; same—same; same (A).

VANDERBILT ST, nec 18th, 25x90; Wmsburg Savgs Bank—Waldorf Anderson et al; S M & D E Meeker (A).

VANDERBILT ST, ns, 25 e 18th, 20x90; same—same; same (A).

VANDERBILT ST, ns, 45 e 18th, 20x90; same—same; same (A).

VANDERBILT ST, ns, 65 e 18th, 20x90; same—same; same (A).

E 3D ST, es, 180 s Caton av, 40x100; Walter Bolz—Silver Cross Home et al; Reynolds & Geis (A).

FOSTER AV, ns, 62 e 16th, runs e52xn10.1xn 90.7xw50x84.3xw49.2xw2.6x30.6 to beg; City R Co—Louisville Realty Co et al; H L Thompson (A).

FOSTER AV, nec E 16th, runs n146.3xe50x84.3xsw49.3xw2.6x30.6xw62 to beg; City R Co—Louisville Realty Co et al; H L Thompson (A).

MILLER AV, ws, 150.6 s Glenmore av, 24.6x100; Jno McCormick—Francesco Villa et al; C S Heidenreich (A).

SHEEPSHEAD BAY RD, es, bet Voorhies & Emmons av, —x—; Jno A Voorhies—Arthur E Smith et al; R O'Byrne (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.

NOV. 13.		
DIVISION ST, 10 & 16; Max Newmark—Modern Cloak & Suit Co; Abraham Frankel (82).....	50.00	
80TH ST, 100 W; Morris G Williams & Co—Orleans Real Estate Co; Arthur Soladino (83).....	123.50	
88 1/2 ST, 47 E; Louis Goldsmith—Arenal Realty Co; Adjustment Realty Co & Nathan Hirsch et al (renewal) (85).....	151.50	
204TH ST, ns, 100 w Broadway, 75x100; National Fireproof Sash & Door Co—204th St Corp; Julian Covack (correction)—72.....	154.00	
MADISON AV, 1225; Louis Goldsmith—Arenal Realty Co; Adjustment Realty Co & Nathan Hirsch et al (renewal)—84.....	370.50	
NOV. 15.		
61ST ST, Columbus Circle, Broadway & Central Park West, Block &; David E Kennedy, Inc—Veronica Realty Corp (87).....	464.60	
AV A, 200; Alberene Stone Co—John Doe; I B Goldberger (89).....	10.00	
SAME PROP; Same—Same (90).....	10.00	
LEXINGTON AV, ws, between 45th & 46th sts, —x—; Otis Elevator Co—N Y C & H R R R Co; John Pierce Co (88).....	1,822.20	
NOV. 16.		
RIVINGTON ST, 134; Philip Grossman—Minnie & Wm Edelstein; Kahn Bros, Inc (99).....	145.00	
STUYVESANT PL, nec 9th, 73x65.5; Builders' Iron Works—Hebrew Technical Institute; Jacob A Zimmerman & Son, Inc (104).....	1,202.28	
23D ST, 155 E; Drum Elevator Co—Fernando Wood; Daniel Moriarty; renewal (94).....	87.15	
34TH ST, 19 W; Jno A Murray & Co—Bedell Co; Preston Plumbing Cont Co, Inc (100).....	54.89	
48TH ST, 311 E; Owen E Hyland—Louis Frankenthaler (98).....	165.00	
48TH ST, 311 E; Nathan Rabinowitz—Louis Frankenthaler (96).....	246.00	
65TH ST, 17 E; Jno A Murray & Co—Edmund L Dow; Holtje-Shorrock Co, Inc (106).....	86.15	
65TH ST, 25 E; Mayer Malbin—Jno Weatherly; Fredk T Barry Co; S Abramowitz; Edw Krauss (93).....	476.60	
69TH ST, 16 W; American Wood Carpet Flooring Co—Jno Achelis; Fredk W Herbert (105).....	216.00	
72D ST, 42 W; 72D ST, 118 W; 73D ST, 126 W; Jos Elias & Co—Edw W Browning (95).....	1,265.23	
99TH ST, ns, 200 w Central Park W, 25x100.11; A M Zink Co—Sarah Birnbaum (107).....	25.00	
116TH ST, 60 & 62 W; Corbett & Co, Inc—Fredk I Unger; Tager & Co, Inc & Geo Gotthelf (91).....	65.00	
116TH ST, 104-6 E; Herman Trosky—Geo W McKee; Lester Robinson (103).....	71.00	
133D ST, 171 W; Philip Zabludovsky—Albert Schaefer; Morris Shtatz (97).....	50.00	
MADISON AV, 713; Superior Iron Works, Inc—Estate of Julia A Chase; Morton S Stevens (109).....	600.00	
2D AV, 698; Meyer Schneider—Hyman Schwartz (111).....	55.00	
2D AV, nec 47th, 42.5x100; Jno A Murray & Co—Helen M Shepard; Holtje-Shorrock Co, Inc (102).....	41.72	
10TH AV, 628-630; Jacob Levy & Bro, Inc—Golda Kaufman; Carl Kaufman (108).....	780.00	
11TH AV, sec 53d, 109.9x50; Jno A Murray & Co—Wm Emerson; Holtje-Shorrock Co, Inc (101).....	160.17	
NOV. 17.		
110TH ST, 3 & 5 W; Medwin & Lebow—Edw Freedman; Parkway Palace Co, Inc, & Arthur W Wall (114).....	1,983.00	
AV A, 103 & 105, & 7TH ST, 128; Paris Tile & Mosaic Works, Inc—Abr Wolf & Albert Abrahams; Leibowitz & Cohen (113).....	775.00	
BROADWAY, 1237; Jno A Murray & Co—Hopaltrun Realty Co, Inc; Preston Plumbing Cont Co, Inc (12).....	84.80	
VERMILYEA AV, 115; Benj Silverman—Becker Bldg Corpn; Abr Rann (116).....	130.00	
3D AV, 2315; Morris B Gold et al—Isaac & Simon Elkus; Morris Levin (117).....	40.00	
3D AV, 1076; Morris Levin & Sons—Havre Holding Co, Inc; M Zimmerman (115).....	21.50	
NOV. 18.		
RIVINGTON ST, 319; Nathan Sater—Nathan Birnbaum; Rabbi Solomon Kluger's School & H M Greenberg (122).....	293.00	
WATER ST, 383; Benj Sloan et al—Domencico Denedetto; Barckman & Lustig (120).....	115.00	
28TH ST, 441-43 W; Geo H Storm & Co—Chelsea Homes Corpn; Levin & Levin; Israel Singer (124).....	1,465.35	
111TH ST, 23 W; Morris Tunkel—Max Block (125).....	51.00	
121ST ST, 140 W; Saml Elkind—Luke A Burke (123).....	120.00	
164TH ST, 548-58 W; Elias D Springer—Rebecca Granett; Chas W Marquand (119).....	28.75	

180TH ST, ns, 100 e St Nicholas av, —x—; to 181st; Jno Di Biase—Newton Holding Co; Jos J Thuner, Inc (126).....	350.00
188TH ST, ss, 125 e St Nicholas av, 75x94.10; Jos von Rehder—Mose Goodman Corpn; Thos Kiernan (118).....	145.60
RIVERSIDE DR, 230; Abr Gordon—Stephen Whitney Estate Co; Andrew B Walter (121).....	30.18
NOV. 19.	
4TH ST, 345 E; Reinhardt Bros, Inc—St Elizabeth Church of Hungary & Edw P Bruns (129).....	355.00
53D ST, 138 W; Bernhard Bernstein—Hannah Elias (135).....	40.00
78TH ST, 101 W; Max Greenwald—Chas J Butterly; renewal (127).....	451.75
113TH ST, 501 W; Bernhard Bernstein—No 501 W 113th St, Inc (136).....	510.00
125TH ST, 174 E; R J Helbing—Jno Doe, Emil Erber & United Coupon Co (133).....	75.00
136TH ST, 168 W; Geo Wallace, Inc—Dennis W O'Halloran (131).....	44.00
164TH ST, 548-58 W; E Ullman & Sons, Inc—Anna Gotlieb, Rebecca Garnett & Chas W Marquand (130).....	115.56
CENTRAL PARK W, 275; Jos Rothenberg—Louis Stern, Adjustment Realty Co & Chester Korn (128).....	112.50
MADISON AV, 1644-6; Jacob Alpert—Marcus Rosenthal (134).....	88.40
WADSWORTH AV, 124-8; Lee Heating Co—Wm Hobson, Aldorf Constn Co, Inc; renewal (132).....	600.00

Bronx.

NOV. 12.	No Mechanics' Liens filed this day.
NOV. 13.	No Mechanics' Liens filed this day.
NOV. 15.	
FRANKLIN AV, 1331; Sam Citrow—Ida Shereshevsky; H & Ida Shereshevsky (12).....	790.00
FRANKLIN AV, 1331; John Klentsch—Ida Shereshevsky; Sam Citrow & Ida Shereshevsky (13).....	204.00
FRANKLIN AV, 1331; Samuel Gladstein—H Shereshevsky; Samuel Citrow & H Shereshevsky (14).....	175.00
NOV. 16.	
TINTON AV, 805-11; 158TH ST, 769 E; Benj Daxe et al—Participants' Holding Co & Emanuel J Myers; Jacob Rosenberg (15).....	74.31
NOV. 17.	
PAULDING AV, es, 59 s 217th, 50x100; Standard Plumbing Supply Co—Pauline Greenberg; David Brandt (18).....	160.00
SPENCER AV, 6039; Eliah Kantroitz—E Bumel; A Sarno (16).....	455.00
NOV. 18.	
220TH ST, 859 E; Chas E Staker—Eliz Wawrzymak, Albt & Eliz Wawrzymak (19).....	70.00
PARKER AV, es, 62.3 s Castle Hill av, 25x100; Anthony Polzella—C M Constn Co, Inc, Michl Cappiello & C M Constn Co, Inc (20).....	1,700.00
PARKER AV, es, 62.3 s Castle Hill av, 25x100; Standard Plumbing Supply Co—C M Constn Co, Inc, Anthony Polzella (21).....	475.00

Brooklyn.

NOV. 11.	
HENDRIX ST, ws, 220 s Fulton, 40x100; Woodhaven Elec Con Co—Abr Feinstein, Chas Green, Geo Van Orden & Chas Deloco.....	20.00
ATLANTIC AV, 152; S Ellman—Lawrence & Abr Weissman.....	144.50
EASTERN PKWAY, ss, 270.8 e Troy av, 66x110.3; Gaynor & Rosenblum—Staverly Realty Corpn & P Bookstaber.....	895.00
NOV. 12.	
BRIDGE ST, es, 100.5 n Plymouth, 21x100; Harry Swirsky—Rose V Catherwood & Meyer Barschay.....	275.00
DUFFIELD ST, ws, 252 s Concord, —x—; L & H Hilland—Jno Cook, L I Wrecking Co & L Silverman.....	50.00
SO 2D ST, 115-7; J Widder—Gover Realty Co, Jno Friedman, Jno Weinstein & Rosenblum & Rabinowitz & Friedman & Weinstein.....	143.12
52D ST, 1561; A Sinclair—Nettie J Captain.....	209.22
55TH ST, ss, 360 e 5 av, 40x89; S Fresden—Bay Ridge Homes Corpn.....	171.00
58TH ST, nes, 300 nw 11 av, 40x100.2; H C Ibbatson—A S & G, Inc.....	191.00
VOORHIES AV, ns, 194.9 w Sheepshead Bay rd, 100x100; R B Manowitch—Voorhies Bay, Inc.....	91.50
NOV. 13.	
HENDRIX ST, 200; Metal Tile Constn Co—Rose & Abr Feinstein & Geo O Van Orden Co.....	49.75
JUNIOR ST, ws, 100 s Livonia av, 150x100; A Prime—Powell Impt Co & Sam Turner.....	400.00
LINCOLN PL, sec Rochester av, 90x100; F Lipstein—Roch-Line, Inc.....	600.00
EAST N Y AV, swc Tapscott, 52.10x114.8; Eastern N Y Marble Co—Tapscott Constn Co, Mayr Shapiro & David Aronson, mtges.....	200.00
NOSTRAND AV, ws, 27.6 s President, 200x100; also PROSPECT PARK WEST, nc 4th, 98x95; also DITMAS AV, nec E 23d, 162x103; also PROSPECT PL, ns, 80 w Franklin av, 145x120; Simon Gasner & Sons—G & M Impt Co, Brookville Realty Co, Peru Holding Co, The Cornfield, Inc, Kayfetz Bros, Louis & Herman Kayfetz.....	2,205.20
SARATOGA AV, 615; B Borowitz—Simon Lippman.....	119.36

NOV. 15.	
DELMONICO PL, es, 111.2 s Flushing av, 27x63; J Goldstone—Yetta & Edw B Hittleman.....	1,125.00
HENDRIX ST, 200-2; V Marcello—C Green Co; Abr Feinstein & Geo O Van Orden.....	175.00
SAME PROP; Garogana—same.....	155.00
PROSPECT PL, 585-591 & 597; Louis Greenberg—Cornfield, Inc, Kayfetz Bros & Louis & Herman Kayfetz.....	1,643.60
PROSPECT PL, ns, 80 w Franklin av, 145x120; Simon Gasner Sons—Cornfield, Inc, Kayfetz Bros & Louis & Herman Kayfetz.....	762.20
PROSPECT PARK W, nwc 4th, 95x97.4; Louis Greenberg—Brookville-Realty Co, Kayfetz Bros & Louis & Herman Kayfetz.....	1,324.25
PROSPECT PARK W, nc 4th, 98x95; Simon Gasner & Sons Co—Brookville Realty Co, Kayfetz Bros & Louis & Herman Kayfetz.....	460.00
TAPSCOTT ST, ws, 114.3 se N Y av, 50x100; Klein Material Co—Tapscott Constn Co.....	200.70
BEDFORD AV, nwc Lenox rd, 200x141; Louis Greenberg—Fort Realty Co & Kayfetz Bros & Louis & Herman Kayfetz.....	399.10
DITMAS AV, nec E 23d, 162x103; Simon Gasner & Sons—Peru Holding Co, Kayfetz Bros & Louis & Herman Kayfetz.....	180.00
DITMAS AV, 2203-2211 & 2217; Louis Greenberg; Peru Holding Co, Kayfetz Bros & Herman & Louis Kayfetz.....	2,946.28
EASTERN PKWAY, ss, 270.8 e Troy av, 60x110; Santay Fire Proofing & Constn Co—Staverly Realty Corpn.....	185.00
FRANKLIN AV, nwc Putnam av, 20x53; Peter Marcello—Edw W Larner.....	2,370.00
LEE AV, 26; M Turoff—Jack Novikov & Julius Held.....	125.00
NEW YORK AV, ns, 100 e Crown, 120x100; F Geluso—Crown Builders.....	186.75
NOSTRAND AV, ws, 27.6 s President, 200x100; Simon Gasner & Sons Co—G & M Impt Co, Kayfetz Bros & Louis & Herman Kayfetz.....	1,200.00
OCEAN AV, 1033 to 1051; Flushvalve Co—Dora Bldg Co & Allen Bldg Co.....	144.00
PENNSYLVANIA AV, 158-60; B D Nechaumkus—District Constn Co.....	919.00
PUTNAM AV, 139-143; Hartan-Hodge—Edw W Larner, Carlo Rosasco & Jno T Guren.....	170.77
SAME PROP; Central Tilt Co—same.....	141.00
ROCHESTER AV, sec Lincoln pl, 92x100; Morris Shapiro—Roch-Line, Inc, & M Moskowitz.....	900.00
ROCHESTER AV, sec Lincoln pl, 100x100; Canadian Bldg Material Corpn—Roch-Line, Inc, & Montague Moskowitz.....	1,364.11
NOV. 16.	
LINCOLN PL, sec Rochester av, 90x100; B H Sherman—Roch Line, Inc, & M Moskowitz.....	750.00
PROSPECT PL, ns, 80 w Franklin av, 145x120; W A Case & Son Mfg Co—Cornfield, Inc, & Kayfetz, Inc.....	377.24
E 22D ST, nec Ditmas av, 161x101; W A Case & Son Mfg Co—Peru Holding Co & Kayfetz Bros.....	50.49
74TH ST, ns, 140 w 13 av, 40x100; C I Constn & Supply Co—Eric Erickson, Mary & Anthony De Bones.....	32.22
CHURCH AV, 2239; F C Lomante—Andrew Ruegamer, Adam J Ingram & Otto E Krieger.....	150.00
LIBERTY AV, sec Watkins, 80x100; J Friedman—Mendel Realty, Inc, Sam Cohen, Mendel Koepell & Abe Blumenkrantz.....	172.08
NOSTRAND AV, ws, 27.9 s President, 200x100; W A Case & Son Mfg Co—G & M Impt Co & Kayfetz Bros.....	52.78
OCEAN AV, es, 78.7 n Foster av, 200x110; Lockwood Co—Dora Bldg Co.....	652.23
NOV. 17.	
BARBEY ST, es, 25 s Pitkin av, 125x100; A Pearlman—Wolf, Max & Rubin Lasoff.....	33.00
HENDRIX ST, ws, 250 s Fulton, 25x100; Bayside Sash & Door Co—Abr & Rose Feinstein & Geo O Van Orden & Chas Deloco.....	136.25
HENDRIX ST, ws, 225 s Fulton, 25x100; same—Chas & Fannie Green, Rose Feinstein, Chas Deloco & Geo O Van Orden.....	134.30
KOSCIUSKO ST, 402A; N Melzer—Estate of Mern & Chalmers Mern.....	68.00
LINCOLN PL, sec Rochester av, 90x100; I W Mehl, Jr—Roch Line, Inc, Monte Moskowitz as pres; Jos J Schwartz.....	1,832.00
PROSPECT PL, 585, 591 & 597; S Rendelstein—Cornfield Constn Co, Kayfetz Bros & Louis & Herman Kayfetz.....	265.00
E 40TH ST, ws, 140 s Av J, 60x100; Terminal Lumber & Trim Co—Buyers Constn Co & S W Beveridge.....	627.18
BEDFORD AV, nwc Lenox rd, 200x101; S Rendelstein—Fort Realty Co, Kayfetz, Bros & Louis & Herman Kayfetz.....	25.65
CHURCH AV, sec West st, 105x100; F Szemko—West Bldg Corpn, Adolph Weiss.....	382.35
CLARENDON RD, swc Bklyn av, 100x100; M Grossman—F B Realty Co; Haeman Barbanell & David Wortzman.....	341.86
LIBERTY AV, sec Van Sicken av, 100x100; Klein Material Co—Diaz Bldg Co.....	123.04
NOSTRAND AV, ws, 27.6 s President, 200x100; Saul Rendelstein—G & M Impt Co & Kayfetz Bros Co & Louis & Herman Kayfetz.....	141.93
NOSTRAND AV, ws, 27.6 s President, 200x100; Michael Saltser—G & M Impt Co & Kayfetz Bros.....	1,063.36

Mechanics' Liens, Brooklyn, Continued.

OCEAN AV, 1033-1051; Baldinger & Kupferman—Dora Bldg Co 700.00
OCEAN AV, 2442; Sterling Architectural Co—Jno J White & Eliza White 2,901.74

SATISFIED MECHANICS' LIENS.

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

Manhattan.

NOV. 13. MOTT ST, nec Broome; T H Simonson & Son—Realities Co et al; July 9 '15... 259.43
SAME PROP; Louis Marks et al—Same; July 7 '15... 265.00
SAME PROP; Manhattan Sand Co, Inc—Same; July 8 '15... 24.00
BROADWAY, nwc Manhattan; Larkin Lumber Co—Mary G Pinkney et al; June 28 '15... 457.69

NOV. 15. ACADEMY ST, ws, 225 n Broadway; Brandt Bros Building Co, Inc—Hudson Investing Co, Inc, et al; Oct 9 '15... 150.00
ACADEMY ST, ws, 225 n Broadway; Lewis Smith—Hudson Investing Co, Inc, et al; Aug 19 '15... 215.00
59TH ST, 221 E; Frederick H Meier—estate of Joseph B Bloomingdale et al; Sept 27 '15... 128.00

NOV. 16. COLUMBIA CIRCLE, Central Park W, Bway & 61st; David E Kennedy, Inc—Veronica Realty Co et al; Nov 15 '15... 464.60
DIVISION ST, 10 to 16; Wolf Rabinowitz et al—Modern Cloak & Suit Co et al; Oct 27 '15... 155.00
11TH ST, 630 E; Alberene Stone Co—Jno Doe et al; Nov 15 '15... 10.00
42D ST, 335 E; same—same; Nov 15 '15... 10.00
14TH ST, 223 E; Geo Poster—Albert E Smith et al; Aug 24 '15... 305.00
SAME PROP; Louis Vasilkowsky et al—same; Aug 20 '15... 2,401.00
SAME PROP; Jacob Levy & Bro, Inc—same; Nov 8 '15... 313.85
SAME PROP; Eichenbaum Bros—same; Sept 13 '15... 392.57
SAME PROP; Frank E Wise & Son, Inc—same; Oct 27 '15... 69.10

NOV. 17. BOWERY, 220; Passaic Artistic Wrought Iron Works—Callahan Estate, Inc et al; Nov 12 '15... 717.75
BOWERY, 222 & 224; same—Young Men's Christian Assn; Nov 16 '15... 717.75
SEAMAN AV, 13 to 19; Abr Sherman—Frank Wilson Constn Co et al; Nov 15 '15... 140.00
VERMILYEA AV, 25; Congress Varnish Works—Hudson Investing Co, Inc, et al; Sept 28 '15... 136.15
SAME PROP; Lewis Smith—25 Vermilyea Av, Inc, et al; Nov 11 '15... 170.53

NOV. 18. 58TH ST, 31 W; Central Cornice Wks—Alice Nicoll et al; Sept 28 '15... 70.00
95TH ST, 330 W; Abr Gordon—Wm Buhler et al; Nov 12 '15... 30.18
BROADWAY, 1237-9; Barnet Schmidth—Oderwald Iron Wks et al; Nov 6 '15... 198.45

NOV. 19. DIVISION ST, 10-16; Max Marmoerk—Modern Cloak & Suit Co et al; Nov 13 '15... 50.00
5TH ST, 624 E; Bernard Zucker—Lena Gerstein et al; Nov 16 '15... 555.50
79TH ST, 203 W; Greenfield & Hecht Co, Inc—Geo C Engel et al; Oct 28 '15... 122.40
114TH ST, 417 W; Jacob Levy & Bro, Inc—Chas H Parmly et al; Nov 8 '15... 532.95
162D ST, 528-40 W; Otis Elevator Co—Edythe C Hancchel et al; Mar 24 '15... 2,000.00
SAME PROP; Adam Happel, Inc—same; Mar 15 '15... 4,060.51
162D ST, 528-540 W; Jno P Kane Co—Edythe C Hancchel et al; Mar 23 '15... 475.60
SAME PROP; Lenox Sand & Gravel Co—same; Mar 25 '15... 105.60

Bronx.

NOV. 12. No Satisfied Mechanics' Liens filed this day.

NOV. 13. No Satisfied Mechanics' Liens filed this day.

NOV. 15. No Satisfied Mechanics' Liens filed this day.

NOV. 16. No Satisfied Mechanics' Liens filed this day.

NOV. 17. SEABURY PL, nwc Charlotte, 110.6x 149.8; American Radiator Co—Seabury Constn Co, Inc, et al; Oct 13 '15... 409.04
WHITLOCK AV, 903-5-7-9; American Radiator Co—Ensign Impt Co et al; Oct 13 '15... 901.04

NOV. 18. 151ST ST, sec Melrose av, 20x63; Ignazio F Cavalluzzo—Jno Doe et al; Oct 29 '15... 213.20
KINGSBRIDGE AV, es, 95 s 234th, 50x 125; Standard Plumbing Supply Co—Seabury Bldg Co, Inc, et al; Nov 17 '15... 180.00

Brooklyn.

NOV. 11. DUMONT AV, nec Williams av; Jacob Altmark & Max Kaplan—Elias Sand & Co, Inc, Elias Sandmirsky; Oct 4 '15... 440.00
MANHATTAN AV, 1085 & 1089; Wm F Youngs & Bros—Levin Bros Co & Walter & Peter Heideberger; Nov 3 '15... 614.76

PENNSYLVANIA AV, 225 & 257; Empire City Lumber Co—Sami Koenig Constn Co, Inc, & State Bank; Sept 7 '15... 195.63
TROY AV, nec Prospect pl, 27.6x80; Rocco Sangiamo—Jonsson Realty Corp; Wm Herod & Aug Williams; May 25 '15... 247.30

NOV. 12. S 2D ST, 115-17; Jacob Widder & Jno Widder—Grover Realty Co, Inc, Jno Freichman, Jno Weinstein & Rosenblum & Rabinowitz; Nov 12 '15... 143.12
MONTAUK AV, 308-16; Max H Steinhart—Montauk Bldg Corp, Inc; Nov 1 '15... 56.00
OCEAN AV, GRAVESEND NECK RD, AV G, HARRING ST, AV Y, NO STRAND AV, VOORHIES LA & AV Z; Jno L Phillips—Sheepshead Bay Speedway Corp; Nov 6 '15... 18,982.41
SNEDIKER AV, ws, 99.8 s New Lots av, —x—; Sam Pollack—Bene Gerber; Oct 15 '15... 95.00

NOV. 13. STARR ST, 233; Barbara Pries—Henry Magness; Apr 30 '15... 150.00
E 19TH ST, ws, 83.7 n Dorchester rd; Jacob Dames—Dorchester Bldg Co & Vincent Bonagur; Feb 23 '15... 50.55
E 28TH ST, sec Voorhes av, 100x100; Adam Klein—Pierrepont Davenport & Christian M Jorgensen, Inc; Oct 18 '15... 730.00
SAME PROP; Eastern Woodworking Co—Pierrepont Davenport & Christian M Jorgensen, Inc; Sept 28 '15... 250.00

NOV. 15. ST JOHN'S PL, ss, 200 e Underhill av, 50x100; Antonio Chigalo—Rex Bldg Co & Geo R Davidson; Apr 17 '15... 150.00
W 6TH ST, es, 380 n Av U, —x—; Thos F Fyano—Antonio Amato & Jos Amato; Nov 9 '15... 160.00
W 6TH ST, es, 380 n Av U, 20x100; Sylvester Ross, Jr (Inc)—Angelo Amato; Sept 8 '15... 192.63
E 7TH ST, ws, 260 n Av M, 40x100; Colonial Lumber Corp—Clifton Bldg Corp; Sept 29 '14... 300.00
OCEAN PKWAY, es, 260 n Av M, 40x 250; Alex J Lofgren & Emil F—Clifton Bldg Corp; Feb 16 '15... 102.44
SAME PROP; Herman Vosnack, Jr (Inc)—Clifton Bldg Corp; Mch 19 '15... 102.85
3D AV, es, 60 n 74th, 20x100; Estate of S Weinstein—Maria Corrao & Imperato & Son & F P Imperato; Oct 22 '15... 251.50

NOV. 16. COURT ST, swe Joralemon, 63.9x84.9; Marcus Cont Co—Weinbros Real Estate Co (Inc); Nov 6 '13... 7,833.31
SAME PROP; Sartorius Abraham—Weinbros Real Estate Co (Inc) & Marcus Cont Co (Inc); Sept 8 '13... 6,565.48
MAPLE ST, ns, 360 w Albany av, 20x 100; Realty Supply Corp—J P Greibel; Oct 25 '15... 135.53
PROSPECT PL, 276; Alf Envall & Son—August Lifner; Oct 30 '15... 81.00
242D ST, ns, 120 w 15 av, 40x100; Terker Iron Wks (Inc)—March Realty Corp; Oct 11 '15... 220.00

NOV. 17. ST JOHN'S PL, ss, 200 e Underhill av, 50x100; Jacob Lieb & Jacob Buchalter—Rex Bldg Co (Inc) & Geo R Davidson; Mar 25 '15... 56.05
ATLANTIC AV, nwc Elton, 175x75; Julius Epstein—Saulis Realty Co (Inc); Nov 16 '15... 217.00
EASTERN PKWAY, ss, 270.8 e Troy av, 66x100.3; Louis Brook—Staverly Realty Corp; Sept 22 '15... 95.00

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.

NOV. 11. PLUNKETT, Philip M & Richd A Derham, adms; Wm M Berrien; \$6,000; Mitchell & Mitchell.

NOV. 12. No Attachments filed this day.

NOV. 13. COPPELO, Lui; Nicholas Engel; \$8,726.75; G H Mallory.
WHIPPLE, Frances B; Chas H Werner; \$5,320.04; S F Moran.
GORDEN, Chas J; Ambrose J Piroznick; \$1,950; H H Silver.

NOV. 15. No Attachments filed this day.

NOV. 16. CITIZEN & SCREVEN COUNTY BANK; Chas Fairchild & Co; \$8,000; Curtis, Mallet-Prevost & Colt.
MOZAMBIQUE TRADING & PLANTATION CO; William Hampel; \$20,400; Van Vorst, Marshall & Smith.
WRIGHT, Orville; Pliny W Williamson; \$50,000; Taylor, Jackson & Brophy.

NOV. 17. No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

NOV. 12, 13, 15, 16, 17 & 18. Bliss & Griffith, 16th st, 114-6 E. A B See Electric Elevator Co. Elevator. (R) 5,170.00

114th St & 7th Av Constn Co. Edgecombe av, es, — n 138th; also 139th sec Edgecombe av, es. Consolidated Chandelier Co. Chandeliers... 2,100.00
Nichols, Anna, W H & Wendell L. 49th st, 244-50 W. U S Constn Co. Sprinklers... 7,500.00
Mathews, Wm & Stewart B, also Finney Bldg Co. 36th st, 149-51 W. Raisler Sprinkler Co. Sprinklers... 3,835.00
Leslie & Tracy, Inc. Public School 55, on St Pauls pl, bet Park & Washington avs. Erie Engine Works. Gas Engine... 2,250.00
D'Alessandro, Giovanni. Amsterdam av, 2402. E Esposito. Barber Fix... 440.00

Bronx.

NOV. 12, 13, 15, 16, 17 & 18. Erie Engine Works. St Pauls pl, bet Park & Wash avs. Leslie & Tracy, Inc. Engines... 2,250.00
Fram Bldg Co. Faile st, ws, 155 s Aldus, —x—. Colonial Mantel & Refrigerator Co. Refrigerators... (R) 8,750.00
Poldow Constn Co. Washington av, —s, 90 s 183d. same. Refrigerators... (R) 111.31

Brooklyn.

NOV. 11, 12, 13, 15, 16 & 17. Artobel Realty Co. 1765 Pitkin av. Realty Associates (R). also covers R E... 42,125.00
Barrow, Isaac. Rochester av, c Lincoln pl. Louis Greenberg. Plumbing Fix... 4,300.00
Chaidavoyné, Henry S. Baltic Terminal, N Y. Miller Pasteurizing Machine Co... (R) 3,451.00
Lirock, Inc. Rockaway av, nr Livonia av. Eastern Mantel Co. Mantels... 644.00
Marcus, Harry S, as receiver West Howard Corp. Ralph av, c Sterling pl. Curtis-Breslin Lumber Co. Doors, &c... 106.00
Nass & Berg, Inc. Christopher av, nr Newport av. New Century Gas & Electric Fix Co. Gas Fix... 264.00
Palley, Saml. Boerum st, nr Lorimer Maisav Elevator Co. Elevators... 1,875.00
Rock-Linc, Inc. Lincoln pl, nr Rochester av. Isaac A Sheppard Co, Inc. Ranges... 437.00
Schwartz, Aaron N. Blake av, c Warwick. Wm Kerby... (R) 502.00
Schnitman, Geo & Max Silverstein. Chester st, nr Sutter av—Isaac A Sheppard & Co... (R) 388.00
Seid Bros. Lockman st & Blake av. Isaac A Sheppard & Co... (R) 300.00
Stavely Realty Corp. Eastern pkwy, nr Troy av. Morris Alkoff. Sinks, &c... 2,250.00
Voletsky & Jarcho, Inc. Howard av, nr Blake av. Isaac Marshall & ano. Plumbing Supplies... 950.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

NOV. 13. WEST END AV, 328-30; Title Guar & Trust Co loans Lillian M Loresl to erect 12-sty hotel; — payments... 125,000.00

NOV. 15. 82D ST, ns, 208.4 e Columbus av, 83.4x 102.2; Metropolitan Life Ins Co loans Greycourt Realty Co, Inc, to erect 9-sty apartments; 13 payments... 215,000.00

NOV. 19. HAVEN AV, es, 67.1 n 170th, 56.9x 100.2; Van Dyck Estate loans Namreh Bldg Co, Inc, to erect 5-sty apartment; 13 payments... 55,000.00
HAVEN AV, nec 170th, 67.1x83.4; same loans same to erect 5-sty apartment; 13 payments... 70,000.00

Bronx.

NOV. 12. ARTHUR AV, es, 134.2 s 177th, 69.9x 139.5; City Real Estate Co loans University Bldg Co, Inc, to erect certain bldgs; — payments... 150,000.00

BOGART AV, ws, 250 s Neil av, 25x 100; Zerio Richly loans Jas & Jno J Dunningan to erect 5-sty apartments; — payments... 3,000.00
SUMMIT AV, es, 50 n 164th, 95x100; City Real Estate Co loans Jno Boyl & Co to erect 2-5-sty apartments; 7 payments; ... 55,000.00

NOV. 15. ANTHONY AV, es, 100 n 181st, 50x 100; Lawyers Mtg Co loans Wm L Phelan, Inc, to erect 5-sty apartment; 8 payments... 38,000.00

NOV. 18. KELLY ST, es, 99.1 n 167th st, 50x 105.7; Jas G Wentz loans Willemette Constn Co, Inc, to erect 5-sty apartment; 9 payments... 30,000.00
194TH ST, ns, whole block front bet Valentine & Briggs avs, 104.6x113.6; Jas G Wentz loans Poe Park Constn Co, Inc, to erect 2-5-sty apartments; 8 payments... 80,000.00

FOWLER AV, ws, 102.7 s Neil av, 25x 120.6; Edw E Ashley loans Harmony Constn Co, Inc, to erect 2-sty frame dwg; — payments... 4,000.00
GRANT AV, es, 99 n 179th, 66x150; Jas G Wentz loans Mohegan Realty Co, Inc, to erect 5-sty apartment; 8 payments... 40,000.00
MINNEFORD AV, es, 50 s Beach av, 25.1x100.1; Bank Clerks' Co-Operative Building & Loan Association of

N Y City loans Frank Carman to erect 2-sty frame dwelling; 4 payments. 3,000.00
MORRIS AV, ws 47 n 183d 100x105; Wm M. Moore loans Hyman Berman Bldg Co, Inc, to erect 2-5-sty apartments; 9 payments. 70,000.00

ORDERS

Brooklyn.

NOV. 12. DITMARS AV, nec E 22d, -x-; Kay-fetz Bros on Peru Holding Co to pay Eliz Kayfetz & ano. 3,000.00
NOV. 16. MAPLE ST, ns, 300 w Albany av, 20 x100; Antonio Madena & ano on Pierrepont Davenport to pay Realty Supply Corp. 150.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

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

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

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

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

Week Ending Nov. 13

MANHATTAN ORDERS SERVED.

Named Streets.

Abington sq, 1-Wm H Post Est, c J S Barkalow, 275 E 18, Paterson, N J. FP-FE(R)
Attorney st, 126-8-Hirsch Hirschtritt. Rec-FE
Attorney st, 126-8-Venus Specialty Co. Rec-FP
Attorney st, 126-8-Isidor Kalfus. Rec-FP
Attorney st, 126-8-Chesed Labraham. FA-FP-ExS
Attorney st, 126-8-Chaside Bney Israel Mrozin. O
Bank st, 95-7-Max Kaye. Rec-D&R
Canal st, 243-Est Jacob Lorillard, 128 Bway. FD
Cliff st, 44-Est Chas Kneeland, c Adele, Lenox, Mass. WSS(R)-FP
Clinton st, 86-Board of Health, 141 Centre. FA-Rec-FP-O
Clinton st, 86-Samuel Tuchfeld. Rec-FP-O
Clinton st, 98-Aaron Rosenberg. Rub
Cooper pl, 7th & 8th sts-Cooper Institute. A
Duane st, 212-Autosales Gum & Choc Co. NoS-FA
Franklin st, 119-Sam Lowenberg. NoS-FA
Front st, 292-Est Geo Wardenburg, c M D, 144. St Marks av, Bklyn. FP
Goerck st, 71-3-Wyler Constr Co, 35 Nassau Stp(R)
Grand st, 182-The Seebach Co. NoS-FA
Harrison st, 41-Mary R Callender, 640 Park av. FE-PP-WSS(R)
Hudson st, 97-9-P E Soc Promotion of Religion & Learning, 8 Chelsea sq. FD
Macdougall st, 140-Est Francis Vienest, c Matilda, 1259 Bedford. FE(R)
Mangin st, 82-M Pohouille & Co. RQ-NoS-FA
Nassau st, 113-Codington Co, 1487 Bway. FP-WSS
Pearl st, 32-Hungarian Relief Soc. Tel-FP-WSS-FE(R)-Stp(R)-ExS-TD
Pearl st, 338-40-Richd K Fox Pub Co. Rec-FA
South st, 29-Herman Hackman, 427 50 st, Bklyn. FE(R)-FP-WSS(R)
South st, 29-Klein & Griener. TD-ExS-D&R
South st, 158-Marine Mfg & Supply Co. NoS-FA
Stanton st, 209-Board of Health, 141 Centre. FA-Rec-FP
State st, 6-St Leo House. ExS-PP-FE(R)-SA-Ex
Sullivan st, 25-A H Barashick. NoS-FA
Vandam st, 22-Board of Health, 141 Centre, FA-FP

Washington pl, 23-9-Jos J Asch, So Norwalk, Conn. FD-A
Washington st, 32-Whitehall Realty Co, 200 Bway. FE-PP-Ex(R)-WSS-Spr
Water st, 278-J L Quimby & Co. FA
Water st, 459-Jaffe & Co. NoS-FA
Willett st, 55-Herman Gruber. Rub-FA-NoS
Wooster st, 211-Isidor Richman. FA-NoS

Numbered Streets.

2 st, 7-David Grosnoff. RQ-NoS-FA
9 st, 19 E-Jas Roddy. Rec
10 st, 34-6 E-B Kruger & M Aronson. FP
17 st, 17-19 W-19 W 17th St Corp, 355 West End av. A-WSS(R)-Spr
17 st, 35 W-Weinstein Bros. FP
22 st, 312 E-Municipal Lighting Co, 130 E 15. FA
29 st, 104 W-Chas W Dyer. Rec-D&R
34 st, 317 E-Precision Machine Co. Rec
35 st, 162 E-Limbacher Paint Wks. NoS-FA-Rec
38 st, 209-19 W-Art Color Ptg Co. NoS-FA
44 st, 312 W-Nameth Bros. CF-PP-NoS-FA-El
45 st, 16 W-Leah P Norton, 30 E 55. FD
51 st, 107 W-Anderson & Co. El
51 st, 218 W-Brennan & Duffy. NoS-FA-FP
52 st, 136 W-Lippard-Stewart Motor Co. CF-FA-Rec
54 st, 250 W-Chas E Riess & Co, 1690 Bway. D&R
55 st, 138 E-Est Jos W Tucker, c Mrs A W Smith 356 Scotland av, E Orange, N J. Ex(R)-FP
55 st, 138 E-Mrs Mary Egan. Rub
57 st, 137 E-Ignition Specialties Co. NoS-FA-CF
62 st, 233 E-Mrs Susie Adomit. Rub
62 st, 233 E-Lewis S Goebel, 41 Park row. PP-O
65 st, 216 W-Axel Petersen. NoS-FA-CF
66 st, 408 E-Columbia Carpet Clean Co. D&R-El
74 st, 421 E-Board of Health, 141 Centre. FA-Rec-FP
74 st, 421 E-Celia Paschaes, 1878 7 av. O
76 st, 328 W-Mary Reed Harris. NoS
77 st, 434 E-Anton Bohaty, 433 E 76. Ex(R)
79 st, 226 W-Thos Morgan, 130 W 86. FP-WSS-FE(R)-Ex
79 st, 226 W-Emma Morgan, 130 W 86. A
83 st, 150 W-Bretton Hall Garage Co. NoS
116 st, 420 E-Board of Health, 141 Centre. FA
129 st, 611 W-Sinclair & Valentine Co. Rec
137 st, 115 W-Lena Michelson, c Davis, 64 W 114. FP

Named Avenues.

Amsterdam av, 2067-Frank J Adler. NoS-Rec
Bowery, 257-L Karhan. FP-RQ
Broadway, 725-7-Alfred L Simon & Co. Rec-FP
Broadway, 1875-Senior Bros. NoS-FA-Rec
Broadway, 3591-Jacob Ellman. NoS-FA-Rec
Broadway, 332-L Bauch. NoS-FA
West Broadway, 356-60-J Rogers Silver Co, 478 Pearl. FA-Rec(R)-FA

Numbered Avenues.

1 av, 1110-14-Adelheid M E Ernst. FD
3 av, 669-Chas H Randall. NoS-FA-Rec
5 av, 2169-Max Tancilevitz. NoS-FA-Rec-Rub
9 av, 425-O'Gara Estates, 135 Bway. Ex(R)
10 av, 447-Calub Printing Co. NoS-FA

BRONX ORDERS SERVED.

Numbered Streets.

139 st, 493 E-Board of Health, 141 Centre. FA
149 st, 511 E-Board of Health, 141 Centre. FA-Rec
152 st & Harlem River-Rodgers & Hagerty. NoS
160 st, 290 E-Harry J McArdle, Lincoln av & 132. NoS-FA-Rec
169 st, 580 E-Board of Health, 141 Centre. FP

Named Avenues.

Bergen av, 689-11-Walter W Tinsberg. FE-O
Broadway, bet 230 & 231 sts-Kingsbridge Machine Wks. Rec(R)-WSS
Fordham rd, nwc Decatur-Frank A Wurzbach, 401 E 163. Ex
Lincoln av, 146-Rubber Waste Co. NoS-FA
Prospect av, 651-Louis Lewis. FP-FE-FA
Walker av, 1768-Herman Kuhl Sons, 1770 Walker av. NoS-FA
Webster av, 1354-Board of Health, 141 Centre. FA-Rec
Webster av, 1354-Geo Kinderman, 1360 Webster av. O

Numbered Avenues.

3 av & St Pauls pl-Board of Health, 141 Centre. NoS-FA-Rec

BROOKLYN ORDERS SERVED.

Named Streets.

Adelphi st, 457-Alex Campbell Milk Co 802 Fulton. FP-El(R)
Boerum st, 52-54-Harry Cohen. FP
Boerum st, 118-Wold Elterman. FP-FA
Dean st, 636-Peter P Reilly. FA-Rec-FP
DeBevoise st, 39-Louis Abrams. FP-WSS(R)
Devoe st, 34-42-Chas Voit. A
Fulton st, 447-C W Keenan, Inc. StSys(R)-StSys-D&R-FA
Fulton st, ns, bet Waverly & Atlantic-Alex Campbell Milk Co, 802 Fulton. FA
Hicks st, 293-Stephen Loines. FP-FA-Rec-El(R)
Graham st, 28-Isaac Goldberg. A
Lombardi st, 31-John Trute, 38 Driggs av. FP-Rec-FA
Rock st, 12-14-Adolf Gobel, Morgan av. FP
Wallabout st, 288-90-Malamud Cooperage Co. NoS-FA-FP
Warren st, 376-Stryker Express. FA-NoS
Withers st, 154-Luksin & Pesner. RQ

Numbered Streets.

2 st, 54-6 S-A Gottlieb & Son Co. FP
2 st, 396-400 S-Eugene R Shotwell. A
9 st, 63-65 N-Sam Brenner. D&R
13 st & Gowanus Canal-Bklyn Alcatraz Asphalt Co, 407 Hamilton av. FA-Rec
58 st, 833-35-Chester A Hauck. D&R
76 st, 476-Jas Donovan. NoS-FA-Rec

Named Avenues.

Albany av, 70-Curtis Auto Co. StSys(R)-D&R-CF
Atlantic av, 1411-19-Brooklyn Orphan Asylum. FP-FE(R)-FA-ExS-GE
Church av, 2239-Adam Ingraham. FA-Rec-NoS
DeKalb av, 664-Fried & Pomerance. D&R-FP(R)-NoS-FA-Rec
Eastern pkway & Underhill av-Jno Fotz. CF

Flatbush av, 1486-Jos Schaefer, Inc. RQ
Park av, 209-Isidore Fishman. NoS-FA-Rec
Park av, 235-L A Stiles & Co, Inc. FA
Park av, 739-Harry Heifeld. RQ-D&R
Pennsylvania av, 252-6-Joseph Krimsky, 164 Penn av. A
St Marks av, 673-M N Holly. NoS-FA-Rec
Schenk av, 1-Edw B Warren, 9 Schenck av. El(R)Rec
Sheffield av, 270-Meyer Brodsky. FA-Rec
Throop av, 4-6-Eureko Glass Works, Inc, 6 Union av. FP
Waverly av, 354-Jas Arthur, 357 Clinton av. FP-D&R-El-FA
Waverly av, 410-Henry L Meyer, Wallabout. FP-FA
Willoughby av, 314-Anderson & Schmidt. FP-FA-Rec

Numbered Avenues.

4 av, 166-Berger Machine Wks. El(R)-FP-NoS-FA-Rec-D&R
23 av, 8747-Safety Oil & Supply Co. CF-D&R-FA

QUEENS ORDERS SERVED.

Named Streets.

Compton ter (Jamaica)-W E F Mammen. FP-NoS-FA-Rec
Fulton st & Wertland av (Queens Village)-Thos F Farrell. CF-St-Sys(R)
Honeywell st & Skillman av (L I C)-Akron Tire Co, Inc, 1612 Bway, Man. NoS-FA-Rec-FP(R)
Jagger st, 5 (Flushing)-Otto A Ruppert. OS-PP-StSys(R)-CF-FA-Rec
Wave Crest (Far Rkway)-Altd Blumenthal. Rec

Named Avenues.

Broadway, 70 (Flushing)-Flushing Daily Times. FA-NoS
Central av, 336 (F Rkway)-Emil Erdmann. CF-Rec-FP-StSys(R)
Central av, 387 (F Rkway, Edw Casey. FP-CF
Columbia av (Jamaica)-Jno H Boschen, Inc. FA-Rec
Dry Harbor rd (Glendale)-Saml Carey. FA-Rec
Oceanus av, ft of (Rkway Beach)-Jno E Scher. NoS-FA
Payntar & Van Alst avs (L I C)-Logana Christian Co. FA-Rec
Perry av, 76 (Maspeth)-V E Judson. Rec-StSys(R)-NoS-FA

RICHMOND ORDERS SERVED.

Named Streets.

Bay st, 689 (Stapleton)-Edw W Thompson, 24 Prospect, Stapleton. O
Bay st, 689 (Stapleton)-Board of Health, 141 Centre, Man. FA-Rec-FP
Camp May (South Beach)-Iver May. FP
Camp Warren (South Beach)-Argo W Hutchinson. FP-El
Manhattan Hotel (South Beach)-Alb Scher-isher. TD
Richmond Ter, 476-New Brighton Garage Co. WSS-FA-El-Rec

BOARD OF EXAMINERS.

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

APPEAL 366 of 1915, Alteration 2300 of 1915, 649-653 East 16th st, Manhattan, John H. Friend, appellant.
4. Walls increased in height are of unlawful thickness. Sec. 257 New Code.
Rules and regulations do not apply. (New Code.)

To allow the walls to be built for new story 12" brick laid up in Portland cement.
That the first story wall is 16" thick, 13' above curb and 12" wall will be 37' high, when raised; total 50 ft. high, as this is between the height of 40' to 60'. (New Code.) The walls between 651 and 653 being 2' thick and the span being 15' in width, the walls between 649 and 651 have a line of girders through same, the greatest span being 20 ft.
Note: All of the brickwork is laid up in Atlas Portland cement.
Appearance: John H. Friend.

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

APPEAL 367 of 1915, Alteration 2305 of 1915, 137-141 Madison avenue and 23-27 East 31st street, Manhattan. John B. Snook Sons, appellants.

1. Addition to pent house will make this building over 150 feet in height. Entire building should therefore conform to Section 356, Paragraph 3 of Art. 17 as to fireproof trim and finish.

1. Superintendent of Buildings has rejected and refused to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of any such building or structure.

2. It is claimed that the rules and regulations of the President of the Borough or the provisions of law or said ordinances do not apply.

Permission to erect pent house of such material and size as shown on plans filed herewith, with the privilege of leaving the building in its present condition is so far as section applies.

That the erection of the additional pent house as shown, will not in any way increase the fire hazard. That the proposed new construction will not increase the total height of the present building as it will not exceed in height the present pent house.

Appearances: H. C. Bowman and Chas. H. Howe.

On motion, APPROVED on the following CONDITIONS:

1st: That the pent house be constructed and finished entirely of fireproof or incombustible materials.

2d: That it be equipped with an approved wet system of automatic sprinklers.

3d: That the existing structure is found by the Bureau of Buildings to be of sufficient strength to carry the additional load to be imposed.

BUILDING MANAGEMENT

GAS LIGHTING THE TOWN HOUSE

By THOMAS SCOFIELD

LIGHTING the town house, by gas, does not differ essentially from the problem previously presented, the "Gas Lighting of the Apartment." The lighting units at the architect's and lighting expert's command for this work have recently been so enlarged and improved, that all demands may be met.

The side bracket, widely used in the town house installation of today, can now be obtained for gas in numberless designs and finishes. Single light brackets, with upright or inverted mantle units, and double light brackets, with upright or inverted units, are the style generally used. The lighting units themselves are of many candle powers, from 35 to 90, and the equipment available is wide in range and variety. The direct lighting ceiling fixture in no way differs from the bracket in so far as variety of sizes, designs, finishes and lighting powers obtainable. Likewise the modern semi-indirect fixture is found in a wide range for selection.

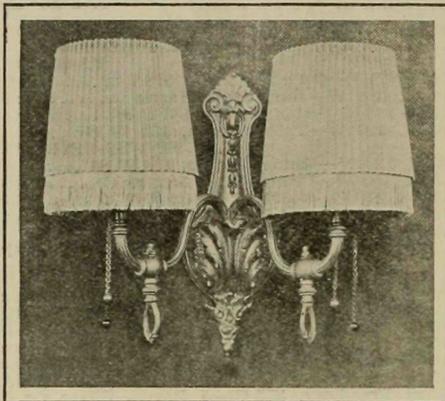
The Entrance Hall:—In the town house the entrance hall generally contains a ceiling outlet. This may be equipped with either an ornamental direct lighting fixture of the lantern type, containing a low powered gas mantle unit, or one of the modern gas semi-indirect fixtures. This latter treatment is popular and effective whether the hall is of large or small dimensions.

The Living Room or Library:—There are two modern methods of treatment for this interior. The semi-indirect fixture, supplemented by portable lamps, and the direct lighting side brackets, also supplemented with portable lamps. While the installation here shown, as an example, does not belong to this second class in every detail, it can be properly classified under this heading. The fixtures in this case are all of hammered copper and amber glass harmonizing with the decoration and furnishings. They consist of three side brackets and two mantle lights furnishing the general lighting, and a small portable and ceiling fixture furnishing the local lighting for reading purposes. The ceiling fixture takes the place of a large portable lamp, used in the second method of treatment mentioned, and supplies practically only local illumination suitable for reading around the table.

The Music Room:—This room generally requires a low general illumination with higher local lighting at the piano. Side brackets or a semi-indirect fixture may supply the first, and a silk-shaded piano floor lamp may supply the local lighting. If the side brackets are equipped with 35-candle power units with silk shades, the effect with the portable is all that can be desired.

The Dining-Room:—Possibly the most modern treatment of the dining room in the town house is by a semi-indirect fixture hung in the center of the room,

with side brackets for decorative effect. The wide range of modern gas semi-indirect units with their various finishes and bowls makes it possible to meet any decorative demand. The side brackets may use glassware to match the semi-indirect bowl or silk shades with equally satisfactory effect, and give that soft, subdued general illumination so pleasant when this room is occupied.



SIDE-BRACKET UNIT.

The Butler's Pantry:—This space should be well lighted. A ceiling fixture at the center of the room, using a single inverted gas unit, from 90 to 200 candlepower as the size of room requires, with diffusing glass shade, provides general illumination for the room and the wall closets and cupboards. Over the

units should be provided over the sink and gas range.

The Laundry:—The laundry, if large, must depend on local lighting to a great extent. Inverted mantle units of low candle power, placed over the tubs and over the ironing board gives excellent results. A low general illumination may be provided using a central ceiling fixture in the larger rooms with excellent results. The smaller rooms may use a 200-candle power inverted unit, equipped with diffusing glassware, hung high at the ceiling and at the center of the room. All these units should be white enameled in keeping with the finish of the room.

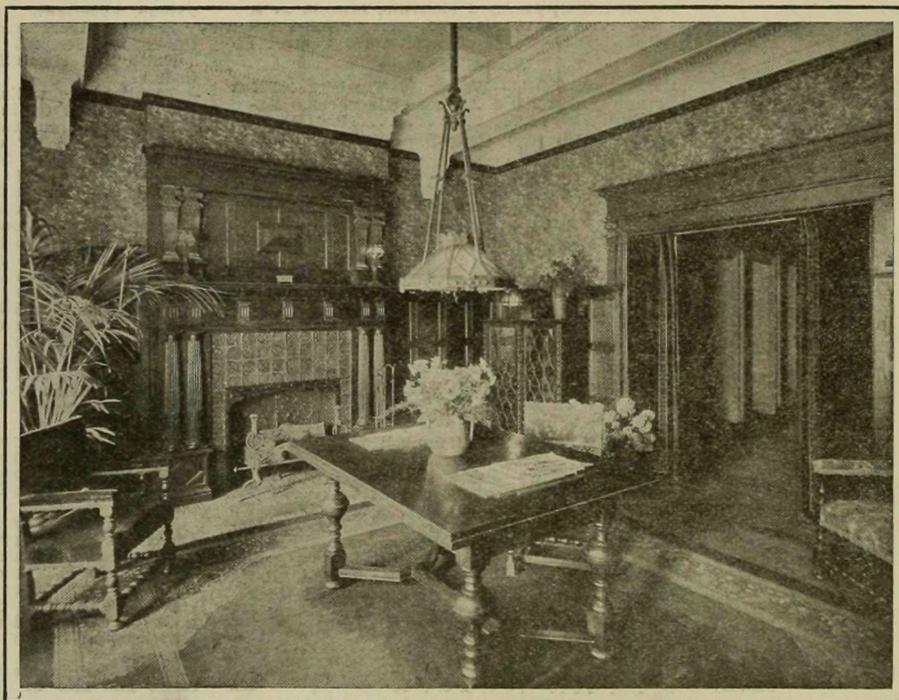
The Upper Halls:—Illumination sufficient for the safe use of the halls is all that is desired. Brackets with single mantle units of 35-candle power are well adapted for this work. These units may use any of the decorative glassware or silk shades now procurable, according to the taste of the user.

The Bedroom:—While the bedroom should receive general illumination from either a semi-indirect or direct lighting ceiling fixture, possibly the most important element of this installation is the lighting of the dresser. For this location the light should come principally from the sides, with some illumination from above. In securing this effect, however, the person standing in front of the dresser must not be forced to look at dazzling, bright light sources. The brackets are equipped with 35-candle power upright units and diffusing glassware. They give the required side illumination and also enough light from above for all dressing operations. The

gas mantle with its low valued mantle brightness and therefore minimum amount of glare, is an ideal lighting source for this work. The diffusing glassware acts as an additional prevention of glare and renders doubly sure the protection of the user's eyes. If desired, light-colored or figured silk shades may be substituted for the glassware with equally satisfactory results, and with a gain in decorative possibilities.

The Bathroom:—Bathroom lighting is generally accomplished by the use of side brackets similarly placed in respect to the mirror, and with equipment similar to those shown in dresser lighting. This proves very satisfactory, giving enough general illumination for the entire room.

The equipment described above is all modern and the result of the recent development of gas lighting. This movement has embraced, besides the improvements in burner efficiency and construction, the change in the design of the gas fixtures. With these changes we find similar advances made in glassware and shade equipments and in the accessories, so that modern gas lighting can compare most favorably with any other form of modern illumination.



TYPICAL LIVING-ROOM ILLUMINATED BY GAS.

sink there should be placed a bracket or drop equipped with a small 35-candle power inverted unit furnishing the necessary lighting at this spot.

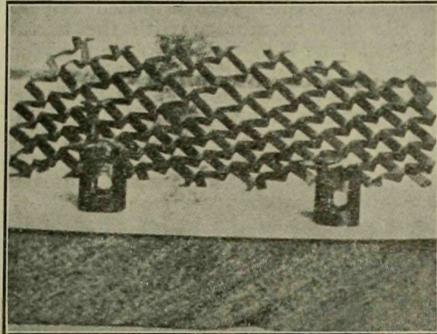
The Kitchen:—If the kitchen is large a simple, white enameled semi-indirect ceiling unit may be used. This eliminates shadows and dark spots so incompatible with the best sanitary conditions. If the room is smaller, a ceiling unit hung high and equipped with an inverted gas unit of 90 or 200-candle power may be used. In either case local lighting by low candle powered inverted mantle

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.

Improved Furring Posts.

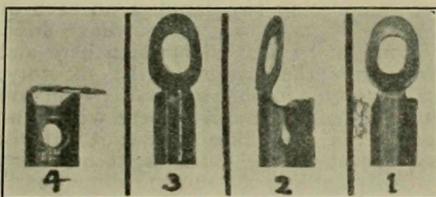
It has long been a source of hope for contractors to find a system whereby stucco would not crack, owing to expansion of metal lathing underneath.



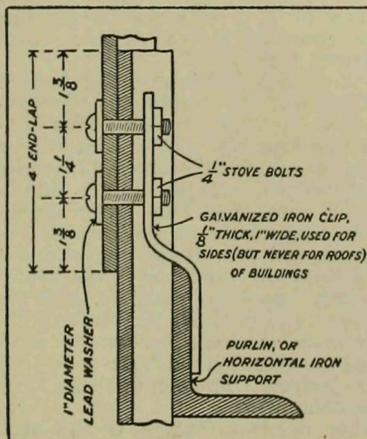
The fact that this cracking occurred over wood as frequently as on metal lath, led a prominent firm to take up the matter seriously and in an attempt to improve conditions.

This has been accomplished by a well-known concern which has perfected a type of furring studs which will protect the stucco finish from cracking or crazing. It is illustrated by two cuts herewith. The first cut shows the metal form and ready for use. This is made in various lengths to suit the requirements of the user, and in its application is inserted through the openings of the metal or wire lath, the lip is turned down over the strand, and the nail of whatever length desired is driven through the aperture or hole in the flap, thereby producing a positive fastening, holding the lath rigidly in place, producing a smooth and even surface. The post is open at the back and sides, admitting plaster to enter and fill the interior for protection.

The second picture shows the front, side, back and the same with the flap turned out as it appears when in place. By means of this furring post the lath is rigidly fastened and the entire lath is back plastered, thoroughly covered and embedded with equal thickness in an unbroken surface throughout, therefore act-



ing in unison during action of expansion and contraction. The contact has thus been brought to a minimum, assuring preservation and uniformity.

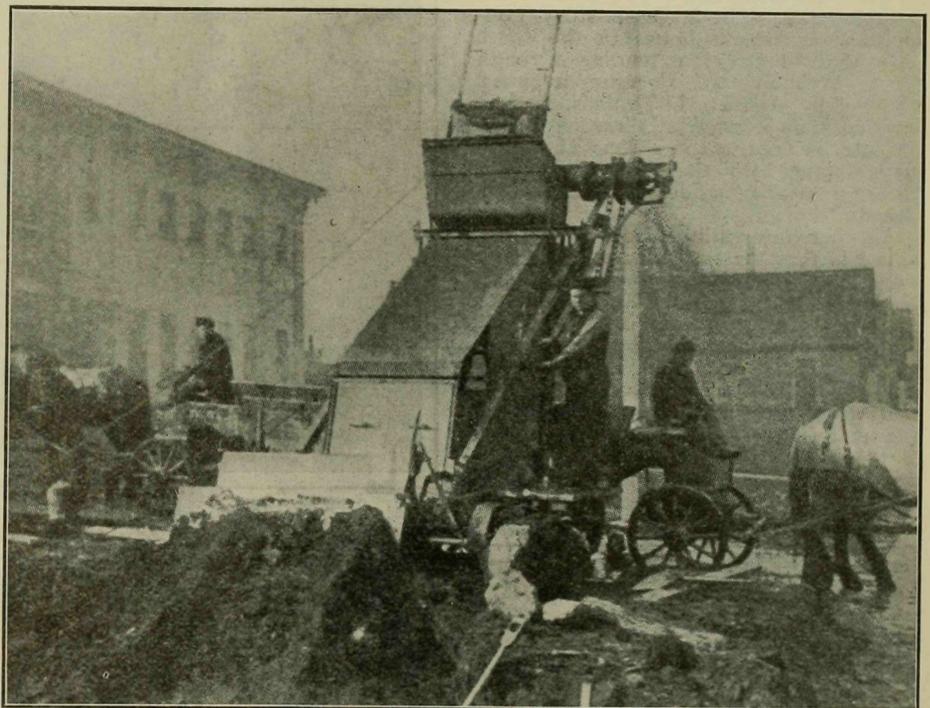


desired furring the lath on wooden beams or joists and on the inside of exterior walls to provide an unobstructed air circulation.

The device shown in the accompanying illustrations also insure uniform level surfaces and have a practical use in supporting reinforcement for tile floors. Architects and others desiring tile floors almost proof against cracking will find this device indispensable. Used liberally, they form miniature bridges on which the mastic is carried, supporting the tile.

A New Excavator.

CONTRACTORS obliged to figure closely on work in New York will be interested in an excavator and loader for moving loose dirt. It may be said to be half way between a hand shovel and a steam shovel and capable of doing the work of both. It does away with the big gang of shovelers. The wagons do not have the long, heavy pull out of the pit, and the snatch team is done away with, for the loading is done on the surface. Only two men are required to operate the equipment, one in the pit to handle the scraper and one to run the machine.



A 12 horsepower horizontal engine, of heavy duty type, provides ample power to dig and load 20 cubic yards per hour. This machine will dig at a distance of 100 feet and at any desired depth for ordinary excavations, at the rate of about one round trip per minute. Plowing can be done faster than with horses, and loading as fast as 10 men can work. The machine will dig at any point above or below its level and over a big area covering almost a half-circle of the machine. It can be used for excavating big foundations, basements and drainage ditches, for back-filling, and for

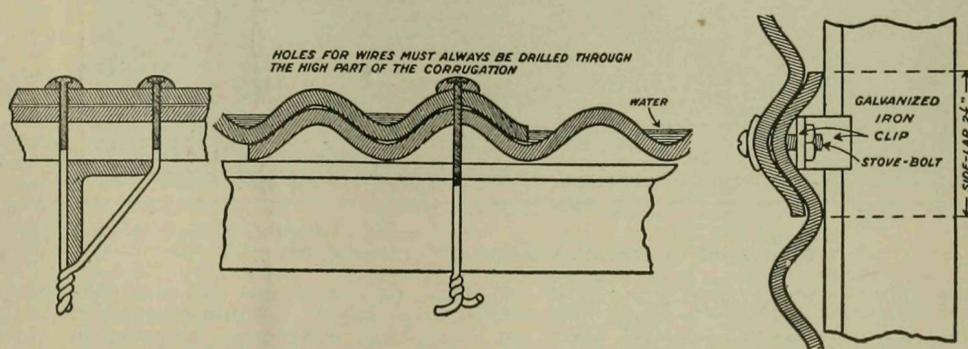
paving, and it can be used to advantage on the ordinary roadway in place of the regular road scraper.

Corrugated Sheet Asbestos.

STEPPING still further into the fireproofing realm, asbestos now seeks to displace the dismal corrugated iron sheathing for buildings. It is being put on the market by a well-known company after many years of experiment. The material is compressed while in the corrugated shape under a pressure of approximately 100 tons per square foot, resulting in a dense structure which will resist rough handling and the influence of the weather.

Hydraulic cement is first thoroughly mixed with water and asbestos fibre in a beating engine similar to that employed in the manufacture of paper pulp. The material then passes to the vat of a modified paper machine, where it is kept in a state of agitation until picked up in thin coatings by a fine wire screen on a revolving cylinder, from which it is passed by an endless felt belt to a second rotating cylinder, upon which it accumulates in layers until the desired thickness is secured. The material is then cut across and removed in the form of sheets,

which are piled one upon another and placed between metallic plates. These are subjected to heavy pressure to compact the material, drive out excess water and eliminate all voids and fissures. The asbestos fibers cross each other in all directions, making a tough and homogeneous finished material, due to the manufacture of the material in layers. The corrugated sheets are made 27 1/2 inches wide, with eleven complete corrugations, and in lengths ranging from 4 to 10 feet. The corrugations are 2 1/2 inches wide and 1 inch deep from top to bottom of the corrugation. The ma-



A 26 gauge lath can be thoroughly fastened stiff. This is an ideal device for semi-fireproof construction where it is

loading sand, gravel and other similar materials. It is of interest to the contractor who handles street and highway

material varies in thickness from 3/16 to 5/16 inch and weighs from 2.8 to 3 pounds per square foot.

CURRENT BUILDING OPERATIONS

Model Apartments Erected in the Bronx Have Many Unique Features—Brick Used in Attractive Manner

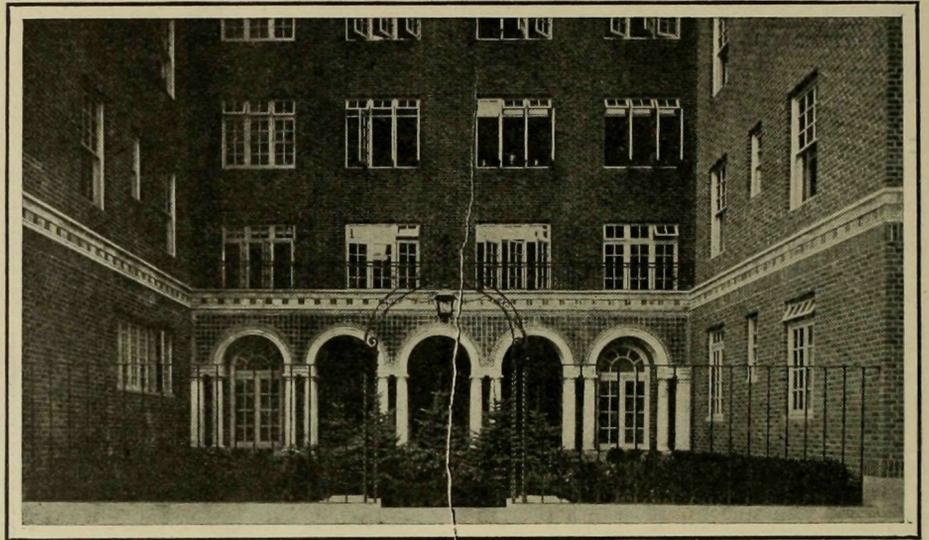
IT is interesting to study a building from which something of value can be learned. An apartment house builder's desire is to obtain with the use of simple and inexpensive materials a building that will have, with all its simplicity, an atmosphere of refinement and comfort. It is for this that New York Chapter of the American Institute of Architects offers prizes each year. Then also there is the business side of the operation, although, as a general rule, financial success follows upon the architectural accomplishment of getting beauty and comfort at a marketable price. The large six-story, non-elevator apartment house in the south side of 193d street, extending through from Webster to Decatur avenues, planned by Andrew J. Thomas, was so inviting that it was fully rented before the interior trim was in place. The property is owned by the Wedgewood Co., Henry F. Keil, president, 401 East 163d street.

Another interesting fact about this house is that the top floor was the first to be rented, notwithstanding that there is no elevator in the building. The reason was because the architect made the top floor the most attractive. The building was erected under Mr. Thomas's personal supervision and consequently there is a strong personal note in the design and materials. For example, the tiling in this house is unique and the use of comomn brick for the front shows individuality. Not a few features em-

The intent and expectation of the owner of the 193d street building, at the time he contemplated the erection of same, was to rent the apartments at the rate of \$6.50 a room, but before completion, he found the demand so insistent that he changed the rate to \$7.75 a room, or \$36 and \$38 a month for an apartment of 5 rooms and bath, which, in the regulation stereotype houses located in the vicinity, are showing a rental of from \$28 to \$31 a month. The building, which is shown in the

steel stair treads were installed and laid in tile that harmonize with the texture and color of side walls, and at the same time do away with the objectionable dirty colored marble or slate treads that have been used heretofore.

Upon entering the building, instead of going through the usual marble vestibule, one finds himself in a small garden, one that compares favorably with the court gardens in the better class of hotels. From the garden is entered an attractive open brick and stone loggia,



Andrew J. Thomas, Arch't.

TREATMENT OF COURT.

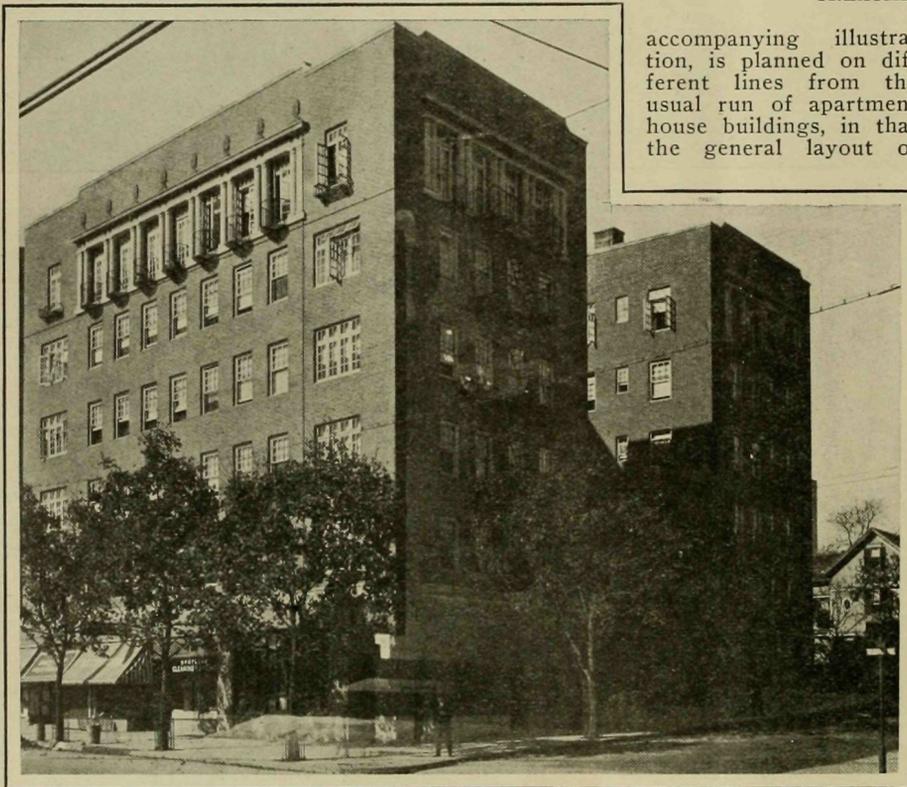
accompanying illustration, is planned on different lines from the usual run of apartment house buildings, in that the general layout of

representing a colonnade and with its vaulted ceiling, a little gallery in itself, in which are located the name plates and push buttons. The next division is the spacious entrance hall, finished with tapestry brick and having a mosaic floor and wall panels. From the entrance hall three stairhalls radiate, each stairway accommodating two families on each of the five floors, above the entrance floor.

It might be well to mention here and to answer the critics of the six-story, walk-up type of house, that, if the top floor is made attractive, there will be no trouble in obtaining tenants that will not object to the extra flight of stairs. In this building all the top floor apartments have French casement windows down to the floor level, and with neat iron balconies in front. The court apartments on this floor, in addition, have a small attractive open loggia where the tenants can place chairs and other small pieces of furniture, this being equal to the porch of a private dwelling. The building contains stores on the Webster avenue frontage.

Probably the most interesting feature of the inside of the building is the double dumbwaiter arrangement. This consists of two separate shafts, with a large dumbwaiter for food stuffs and family accommodations, and a smaller dumbwaiter for garbage. This latter dumbwaiter is continually at the disposal of the tenants, and as well as separating the garbage from the food. It is the means of avoiding constant disputes between the tenants and janitor, janitor and the delivery man. Garbage dumbwaiter shaft is locked continually and kept open only by the janitor who empties the cars of their contents.

Another distinct feature is the sanitary kitchen air cooler. This consists of a little icebox located under the kitchen windowsills with patent air inlets from outside of the wall, doing away with the unsightly window-box, which makes its appearance every winter,



Andrew J. Thomas, Arch't.

LATEST TYPE OF BRONX APARTMENT CONSTRUCTION.

bodied in the construction and finish could be commented upon as being innovations in this class of apartment buildings. In order to obtain the maximum attractions and features at the minimum cost, it is necessary that plans be thoroughly developed before they leave the architect's office, and they require effort on the part of the architect to produce something not prohibitive by excessive cost,

minimum size courts has not been considered, but instead a layout comprising an extra large street court, allowing an unusual large frontage and an arrangement of stairs that does away with the objectionable long private halls.

Particular care was used in the erection and finishing of the stairhalls of this building, inasmuch as front brick was used. And to recall the color scheme of the side walls, countersunk

FAVORS AMORTIZING LOANS

Unwarranted Reduction and Calling of Mortgages
A Direct Cause For Depression of Real Estate

By HARRY FISCHER

THE New York real estate market has passed through several dangerous periods in the last few decades, namely, in 1873, 1893 and 1907, but at no time were the conditions so critical as they are today. The panic of 1893 was not limited to real estate alone. Naturally, real estate suffered in common with all other business, but the panic lasted only one year; confidence was soon restored. Activity in the real estate field increased and investments were made more freely than before. The panic proved to be merely an acute sickness and the leaders of finance administered the cure rapidly and effectively by placing plenty of money in the market on liberal terms. The best proof of recovery was that there were abundant purchasers for real estate, both at public auction and private sales, where property could be bought at reasonable prices.

No Relief Since Panic.

It is remarkable how different was the panic of 1907, which still continues its depressing influence. Almost nine years have elapsed and not only is there no sign of relief in sight, but conditions are getting worse each year.

The sickness has become chronic!

Men with money will invest in speculative transactions even at low rates of interest, but refrain from investing in real estate, which will yield a good income and prove, frequently, a much safer investment.

There are two questions which arise:

- (1) Why do such conditions exist?
- (2) What is to be done to remedy the chronic evil?

While realty owners are suffering considerably from the many persecutions of the various city and State departments, which compel them to make considerable expenditures, nevertheless this would not have suppressed real estate investors, because the income from real estate is too tempting. There must be some other reason why hundreds of millions of dollars are lying idle in vaults or at a very low rate of interest in trust companies. The owners of this money would gladly invest in real estate, but they are afraid to do so.

The reason is that they never can be safe with their investment on account of the mortgagees, who have made it a practice to demand part of the money as soon as the mortgage is matured, whether or not the mortgage debt amounts to a small or large percentage of the value of the property.

More Equity Necessary.

There was a time when investors were safe in buying property by investing from twenty-five to forty per cent. of the value of the purchase, but today conditions are such that even fifty or sixty per cent. of the value is not safe, for the reason that you do not know how soon the mortgagee will demand part payment. If the real estate owner has not the ready cash to meet this demand, and as there may be at the time no ready purchasers to buy the property at any price, the natural result is that his entire investment is lost and the property goes to the mortgagee.

There is no doubt that the mortgagees as a rule do not want the property, but they are compelled to take it against their wishes. It is the old story of the "dog in the manger." Such is the state of affairs existing today.

I have spoken to many of the largest money lenders in the city of New York, and not a single one could give any rea-

son for demanding that mortgages be reduced. It was simply a case of following their leader.

It can readily be understood that this condition not only has withheld hundreds of millions of dollars from being invested in real estate but has brought matters to such a pass that all the financial institutions are stacked up with a lot of real estate which frequently is managed by incompetent men. Whereas if the owner of the property had been let alone, he could have managed it in a much better way, to the advantage of all concerned.

There is only one way to remedy this existing evil, and that is by a united effort of all the largest money lenders in New York to have their mortgages amortized. To explain:—Every mortgagee should demand regularly the payment of two per cent. of the amount of the mortgage each year, so that every real estate owner would be compelled to add the amount of the amortization to the annual running expenses of the property. In this way he would be prepared to meet the demands of the mortgagee without feeling any hardship. By paying regularly the amount of two per cent. each year the owner would have less interest to pay each year and the mortgage gradually would be reduced. In time the entire mortgage would be paid off without any difficulty on the part of the owner.

In addition, instead of the mortgagees being compelled to take the property there would always be a big sum of money flowing into the hands of these mortgagees, which could be placed on new buildings or expended in the con-

struction of new improvements, so that this system would stimulate activity in the erection of new buildings and in real estate in general.

In conclusion I can readily understand that opposition to this method may be advanced by many of the attorneys for the mortgagees, whose income would be reduced in this branch of the profession. By having the mortgages remain they lose their fees in replacing the amount of the mortgage elsewhere, searching titles, etc.

But even they should stop to consider that a large sum of money would come in annually into the hands of their clients from the amount of the amortization, which money could be replaced, and, in addition, real estate investors, knowing that they would not be called upon to pay off the mortgage, with the exception of the usual two per cent. would be induced to bring large sums of money into the real estate field, stimulating real estate transactions and increasing the income of the attorneys.

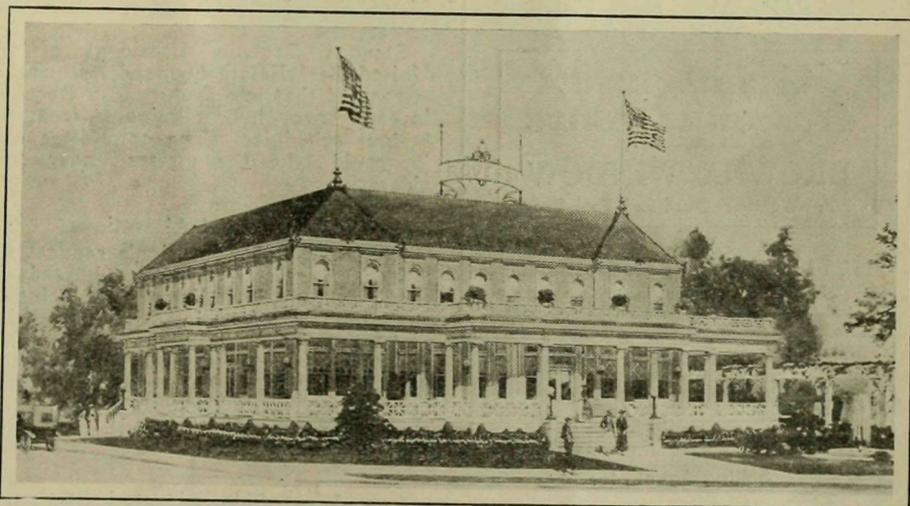
Contract for Large Country House.

A general contract was recently awarded to the Amsterdam Building Co., 140 West 42nd street, for the erection of a residence at Locust Valley, L. I., for S. L. Schoonmaker, 30 Church street. The plans for this house were prepared by Hunt & Hunt, architects, 28 East 21st street. The structural engineer is Gunvald Aus, 11 East 24th street. This residence will be fireproof, built of brick with trimmings of white marble, and will be three stories in height with basement. Its dimensions will be about 56 x 129 feet, and the cost is estimated at approximately \$100,000.

New Apartment in Dyckman Section.

George & Edward Blum, architects, 505 Fifth avenue, have completed plans for a five-story and basement apartment house to be erected on the south side of Vermilyea avenue 100 feet east of Is-ham street, by the Vandalia Realty Corporation, 128 Broadway. The structure will cover a plot 75 x 150 feet. The facade will be built of red brick with trimmings of white marble and granite. This facade has been designed in the Colonial style.

ANOTHER HOTEL AT BRIGHTON BEACH



N. Serracino, Arch't.

PLANS and specifications have been prepared by N. Serracino, architect, 1170 Broadway, for a new hotel to be erected at Brighton Beach, L. I., during the coming winter. The building will be located at the southeast corner of Ocean Parkway and Neptune avenue and will be thoroughly modern in its construction and equipment. The new hostelry will be known as the Hotel Roversi, and is to be built and managed by Felix Miserochi, who also owns and manages the Hotel Roversi, at 29 West 27th street, Manhattan, and the summer Hotel Roversi, at Sea Gate, L. I. The new hotel will be built of brick and stucco, two stories in height with attic and basement. The main building will have a frontage of 77 feet and it

will be 72 feet deep. Broad verandas will be provided at the front and sides of the structure. The main entrance to the restaurant will be on Ocean Parkway and there will be an entrance on Neptune avenue, for the use of the permanent guests of the hotel. Special provision will be made for the accommodation of automobile parties and generous parking space has been provided. The main dining-room is to be 57x75 feet in size. Active construction work will be started next February, and the project will be completed about June 1. Both the exterior and interior of the building have been designed in the Italian style, and the grounds in front of the hotel will be landscaped in the Italian fashion.

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VIOLATION ORDERS IGNORED.

Only 246 Out of 3,711 Complied with—
No Record of Inspections.

At the Coroner's inquest into the fatal Diamond factory fire, Deputy Commissioner James L. Gernon produced records of the Industrial Commission for the last fiscal year, showing that of 3,711 orders for fireproofing stairways in factories in the metropolitan district only 246 had been complied with, and no prosecutions had been started. With regard to the installation of additional exits the conditions were almost as bad, though here legal action had been begun in seventy-one cases.

Jeremiah J. Flood, Chief Inspector for the metropolitan district, said that only one of the five supervising inspectors under his direction kept books showing what factories had been inspected and how the work was being followed up. He admitted that he had not preferred charges against any of the supervisors when he found this out.

State Industrial Commissioner William H. H. Rogers, of Rochester, testified that he did not know that the law giving the commission power to order removal of fire hazards in factories did not apply to five-story buildings until two days after the Williamsburgh fire. Commissioner Louis Wiard, of Batavia, said that he first learned of the omission six weeks ago, but that he knew of nothing he could do about it until the organization of the Industrial Council, of which he was a member. The council was appointed Aug. 30, but did not organize until Nov. 10.

"Didn't they meet before that time?" asked the District Attorney.

"Oh, yes, they had one or two meetings."

"How did they meet—disorganized?"

"I should say they did. They spent most of their time discussing who was to be chairman."

Wages of Mechanics in City Employ.

The Finance Committee of the Board of Aldermen held a public hearing on Wednesday on the 1916 budget as it was received from the Board of Estimate. Representatives of several labor organizations said that mechanics in the city employ had been reduced to below the prevailing rate of wages. They wanted to know if the committee under Section 56 of the charter could not have the wages restored.

Stewart Browne, President of the United Real Estate Owners' Association suggested that one Deputy Tax Receiver in each borough be eliminated from the budget schedules. The committee said it would take the matter under consideration.

Public School Alterations.

The Board of Education's request for \$880,000 for removal of fire hazards in public schools, including the replacing of the wooden stairs in thirty-five brick and stone school buildings and in some small wooden structures in the outlying districts, is likely to be acted upon within the next week by the Committee on Corporate Stock Budget of the Board of Estimate.

New West Side Elevated Station.

A new elevated station is to be constructed near 150th street on Eighth avenue at either 150th or 151st street. Commissioner Wood favored a point near 151st street, but it was decided to leave the exact location to the decision of Chief Engineer Craven.

Plans for Belmont Plot Indefinite.

So far as could be learned this week, nothing has been definitely decided for the improvement of the August Belmont property, situated in the south side of 34th street, east of Madison avenue. Papers have been filed at Albany by a company known as the 44 East 34th Street Company with a capital of \$420,000, the directors being Charles B. Ludlow, Adolph Pons and Harry J. Dietrich, who are all connected with Mr. Belmont's office. The property at 44 East

34th street is Mr. Belmont's home. It is a four-story and basement house and fronts 34.6 feet in 34th street and extends through the block to 33d street, with a frontage of 25 feet. Mr. Belmont also owns the property adjoining his residence at 46 East 34th street, 18.8 x 98.9 feet, so that the combined frontage is 53.2 feet. It is understood that the Belmont interests will not erect a building themselves on the site but are holding the property for resale.

Projected Madison Avenue Loft Building

Wallis & Goodwillie, architects, 56 West 45th street, have been retained to prepare the plans and specifications for the sixteen-story store, office and loft building to be erected at 148-150 Madison avenue. The plot occupies the southwest corner of Madison avenue and 32d street. The owner of this project is Dr. Charles Remsen, 55 William street. The building will be 48 x 95 feet, built of brick, limestone and terra cotta, and will be fireproof and modern in every respect. The project will cost approximately \$250,000.

John Russel Pope Selected.

The Battle of Plattsburgh will be commemorated by a memorial soon to be erected in River street, Plattsburgh, N. Y., which will cost in the neighborhood of \$150,000. The committee in charge of this project has retained John Russel Pope, architect, 527 Fifth avenue, Manhattan, to suggest the nature of the memorial and to prepare the plans and specifications. Further details of this operation will be announced in a later issue of this paper.

NO ARCHITECTS SELECTED.

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

DUNKIRK, N. Y.—The M. E. Church, Rev. F. S. Neigh, 27 East 4th st, Dunkirk, pastor, is receiving sketches for a brick and cut stone church to cost about \$25,000.

POTSDAM, N. Y.—The Northern Light & Power Co., Kimball Snell in charge, contemplates the erection of offices and show room here to cost about \$8,000. No architect selected.

CHATEAUGAY, N. Y.—Miss M. E. Dwyer, this place, contemplates the erection of a 2-sty brick store and office building in West Main st. No architect selected.

LAKE PLACID, N. Y.—The Board of Education, Howard Weaver, president, contemplates the erection of a 2-sty high and grade school, to cost \$50,000 to \$60,000. No architect selected.

POUGHKEEPSIE, N. Y.—A corporation to be formed, Oscar Neidick, interested, 143 Church st, Poughkeepsie, contemplates the erection of two 3-sty brick apartments with stores in Jefferson st, to cost about \$10,000. No architect selected.

PORT HENRY, N. Y.—The Board of Education, Dr. C. B. Warner, president, contemplates the erection of a 2-sty brick high and grade school, to cost about \$60,000; 16 class rooms and auditorium to seat about 500. No building committee has been appointed and no architect selected.

NIAGARA COUNTY.—The Board of Supervisors of Niagara County, A. C. Dwyer, Lockport, chairman, contemplates the erection of a tuberculosis hospital to cost about \$100,000. Bonds have been voted and an architect will be selected after Jan. 1 without competition.

SYRACUSE, N. Y.—All Saints Episcopal Church, Rev. Rozelle J. Phillips, rector, 221 West Borden av, contemplates the erection of a 1-sty church at the southwest corner of McLennan av and South Salina st, to cost between \$30,000 and \$50,000. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

ALBANY, N. Y.—Bids will close Nov. 24 for the 8-sty apartment, 45x72 ft, at 70-72 Swan st, southwest corner Washington av, for the Garthwood Realty Co., Dr. Thomas A. Ryan, 74 South Swan st; Merrick & Pember, 51 State st, architects. Cost, about \$150,000.

PUBLIC BUILDINGS.

MANHATTAN.—Bids close December 1 at 3 p. m. for the women's jail, court and detention house in the north side of West 30th st, near 7th av, opposite the police station, for the City of New York. Griffin & Wynkoop, 30 Church st, architects.

GREENWICH, CONN.—Bids will close Dec. 10 at 3 p. m., for the post office building on Greenwich av, for the U. S. Government, Hon. W. G. McAdoo, Secretary, Treasury Department, Washington, D. C. James A. Wetmore, Washington, D. C., acting supervising architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Stuckert & Co., Crozer Building, Philadelphia, Pa., architects, are taking bids for an addition to 9-story office building at the southeast corner of Broadway and John st for Elias Cohen, 182 Broadway. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

25TH ST.—Plans have been prepared by Francisco & Jacobus, 200 5th av, for an 8-story manufacturing building, 100x98 ft, at 513-519 West 25th st, for the Marginal Realty Co., 200 5th av, of which John S. Clune is president and J. Lester Barry secretary. Cost, about \$150,000. The architects will probably take bids about Nov. 22 on general contract.

MISCELLANEOUS.

MANHATTAN.—The Public Service Commission for the 1st District, 154 Nassau st, is taking bids to close Dec. 7, at 12.15 p. m., for the supply of special work for the Lexington Av Subway, at 7th av and White Plains rd. Altoria Realty & Construction Co., 3 East 44th st, general contractor.

CONTEMPLATED
CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

82D ST.—Schwartz & Gross, 347 5th av, have completed plans for a 9-story apartment, 83x102 ft, at 41-49 West 82d st, for the Hennessy Realty Co., Joseph Polstein, 220 Broadway. Robert E. Moss, 126 Liberty st, steel engineer. Belmont Iron Works, 32 Broadway, structural steel.

167TH ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 6-story apartment in the south side of 167th st, 100 ft west of Amsterdam av, to cost about \$30,000, for the Trojan Building Co., 148th st and 3d av.

LEXINGTON AV.—Plans have been prepared by Emery Roth, 119 West 40th st, for an 11-story apartment, 55x92 ft, at the northwest corner of Lexington av and 82d st, for the Fenlo Realty Co., Inc., 119 West 40th st. Cost, about \$175,000.

52D ST.—Rouse & Goldstone, 38 West 32d st, have prepared plans for a 4-story tenement, 19.2x60.1 ft, at 102 East 52d st, for the Montana Realty Co., 30 East 42d st. Cost, about \$10,000.

85TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 9-story apartment, 54.9x87.1 ft, in the south side of 85th st, 107 ft east of Park av, for the 106 East 85th St. Corp., 6 West 32d st. Cost, about \$170,000.

121ST ST.—S. F. Oppenheim, 333 East 80th st, has prepared plans for alterations to the 5-story apartment at 302 West 121st st, for the Model Home Land Co., 288 Greenwich st. Cost, about \$6,000.

DWELLINGS.

11TH ST.—Nicholas Serracino, 1170 Broadway, has completed plans for a 3-story rectory, 57x42 ft, at 435-437 East 11th st, for the Church of Mary, Help of Christians, Rev. Father Pasquale Peccaria, 429 East 12th st, pastor. Cost, about \$20,000. The architect will soon take bids on general contract.

STORES, OFFICES AND LOFTS.

23D ST.—William H. Birkmire, 1133 Broadway, has completed plans for a 12-story store and loft building, 75x197 ft, at 53-57 West 23d st, for the Nameloc Company, 125 West 56th st, owner and builder. Cost, about \$300,000.

67TH ST.—Mulliken & Moeller, 103 Park av, have completed plans for a 6-story service automobile building in the north side of 67th st, 125 ft east of West End av, for the Hudson Motor Car Co., Inc., 1920 Broadway, Harry S. Houpt, president. Champlin Construction Co., care of architects, general contractor. Cost, about \$50,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

WHITE PLAINS AV.—F. Petreglia, Clason Point, is having plans prepared by Matthew W. Del Gaudio, 1910 Webster av, for a 2-story dwelling and store on the

east side of White Plains av, 175 ft south of 150th st, to cost about \$4,000.

PROSPECT AV.—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, for two 5-story apartments, 50x83 ft each, on the west side of Prospect av, 70 ft south of 187th st, for the Caretta Construction Co., 663 Crescent av.

181ST ST.—Goldner & Goldberg, 149th st and 3d av, are preparing plans for a 5-story apartment, 90x88 ft, in the south side of 181st st, 72 ft east of Daly av, for the Reva Realty Co., Morris Silverman, 1813 Clinton av, president and builder. Cost, about \$90,000.

FREEMAN ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-story tenements, 50x87 ft, in the south side of Freeman st, 234 ft west of Westchester av, for the Durbar Realty Co., Harry Krakower, 80 Maiden la, owner and builder. Cost, about \$100,000.

CROTONA AV.—Plans have been prepared by George F. Pelham, Inc., 30 East 42d st, for an apartment at the northeast corner of Crotona av and 179th st for the C. & P. Realty Corp., Catello Ca-

valiere, 2167 Belmont av, president and builder. Cost, about \$75,000.

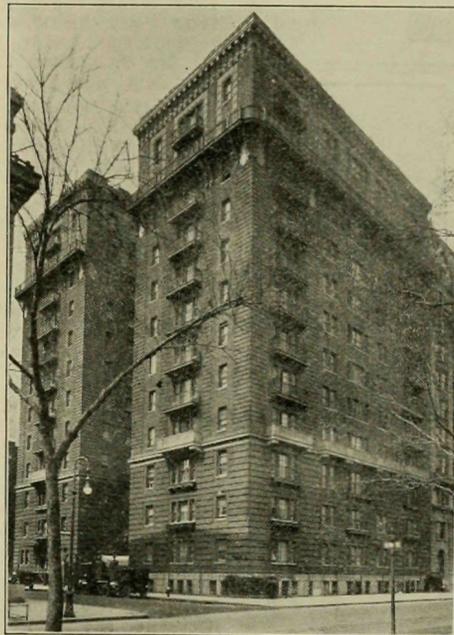
MORRIS AV.—Plans have been prepared by John P. Boyland, Fordham rd and Webster av, for two 5-story apartments, 37x77 ft, on the west side of Morris av, 246 ft south of 184th st, for the Hurley Building Corp. E. F. Hurley, 85 West 181st st, owner and builder. Cost, about \$60,000.

VALENTINE AV.—George F. Pelham, Inc., 30 East 42d st, has completed plans for two 5-story apartments at the northeast corner of Valentine av and 194th st and at the northwest corner of Briggs av and 194th st, for the Poe Park Construction Co., 2494 Cambreling av, owner and builder. Total cost, about \$75,000.

TIEBOUT AV.—Harry T. Howell, 3d av and 149th st, has completed plans for two 5-story apartments, 50x88 ft, on the west side of Tiebout av, 101 ft north of 187th st, for the Hoffman Co. Builders, Inc., 1132 Clay av. Cost, about \$45,000.

VALENTINE AV.—The Kreymsborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-story apartments on the north side of Valentine av, 76 ft south

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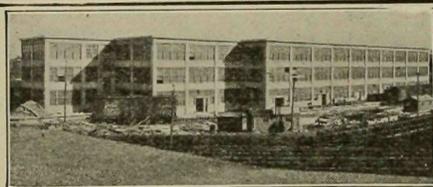


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Contemplated Construction—Continued.

of 184th st, for the Ensign Improvement Co., Jos Damsey, 391 East 149th st, owner and builder. Slag roofing, steam heating, electric wiring, structural steel and ornamental iron, marble and tile, face brick, dumbwaiter, garbage receptacles, hardwood trim, refrigerators, no stores. Cost, about \$50,000.

PROSPECT AV.—Maximilian Zipkes, 405 Lexington av, has been commissioned by D. Gordon to prepare plans for three 5-sty apartment houses at the northeast corner of Prospect av and 178th st, to cost about \$125,000. Architect will have full charge.

COLLEGE AV.—The Valhalla Corp., 148th st and 3d av, will erect three 5-sty apartments on the west side of College av, 95 ft south of 169th st, 50x73 ft each, to cost about \$45,000 each from plans by Moore & Landsiedel, 148th st and 3d av.

BRYANT AV.—The Trojan Building Co., 148th st and 3d av, will erect two 5-sty apartments on the west side of Bryant av, 25 ft south of 179th st, to cost about \$50,000 each, from plans by Moore & Landsiedel, 148th st and 3d av.

CHURCHES.

168TH ST.—E. H. & C. N. Whinston, 148th st and 3d av, are preparing plans for a 1-sty and balcony temple, 45x85 ft, at 777 East 168th st, for the Sons of Israel, at site, Herman Berkowitz, president. Cost, about \$30,000. Brick walls, wood floors, brick and terra cotta front, auditorium to seat 500. Owner will take bids last of November.

DWELLINGS.

CANNON PL.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for four 2-sty brick dwellings on the east side of Cannon pl, 175 ft south of 238th st, for V. Zambetti, 259th st and Liebig av. Cost, about \$4,500 each.

HOSPITALS AND ASYLUMS.

167TH ST.—Louis Allen Abramson, 220 5th av, is preparing plans for the Home for the Aged, 200x200 ft, in 167th st, between Teller and Finley avs, for the Daughters of Jacob, 301-303 Broadway. Chauncey Matlock, 30 East 42d st, steam engineer. Cost, about \$400,000. The architect will take bids early in December on general contract.

THEATRES.

WEBSTER AV.—George F. Pelham, Inc., 30 East 42d st, is preparing plans for a 2-sty moving picture theatre with stores, 100x200 ft, at the southwest corner of Webster av and 195th st, for Max J. Kramer, 35 Nassau st, owner and builder. Seating capacity 1,800.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

NEW UTRECHT AV.—W. T. McCarthy, 16 Court st, is preparing plans for three 3-sty apartments, 20x55 ft, on New Utrecht av, 22 ft north of 71st st, for the Pinover Construction Co., 7402 New Utrecht av, owner and builder. Slag roofing, electric wiring, dumbwaiters, garbage closets, tile baths, no heating. Cost, about \$8,000. Also for a 4-sty apartment, 20x85 ft, at the northwest corner of New Utrecht av and 71st st, to cost about \$10,000, for same owner.

42D ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 3-sty tenement, 25x72 ft, in the north side of 42d st, 95 ft west of 15th av, for the 15th Av Realty Corp., 44 Court st. Cost, about \$8,500.

FRANKLIN AV.—Plans are being prepared by F. W. Eisenla, 147 Remsen st, for a 4-sty store and apartment, 33x80 ft, at the southwest corner of Franklin av and St. Marks av, for the H. L. Development Co., H. Lippman, 44 Court st, president and builder. Cost, about \$10,000.

13TH ST.—H. G. Dangler, 215 Montague st, is preparing plans for a 5-sty apartment, 50x98 ft, in the north side of 13th st, 198 ft east of 4th av, for the Kingsboro Building Co., 810 New Jersey av, owner and builder. Cost, about \$38,000.

CHRISTOPHER AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for three 3-sty apartments, 25x70 ft, on the east side of Christopher av, 25 ft north of Lott av, for Joseph Stern, 524 Christopher av, owner and builder. Cost, about \$10,000 each.

STERLING PL.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty apartments, 45x88 ft, on the north side of Sterling pl, 63 ft west of Rochester av, for Israel Halperin, 1410 Lincoln pl, owner and builder. Slag roofing, steam heating, electric wiring, tile baths, dumbwaiters, hardwood trim. Cost, about \$25,000.

NEW YORK AV.—Farber & Markwitz, 189 Montague st, have completed plans for

a 4-sty apartment at the southwest corner of New York av and Union st, for the Howard Investing Co., 1475 Lincoln pl, owner and builder. Cost, about \$30,000.

54TH ST.—W. T. McCarthy, 16 Court st, has been commissioned to prepare plans for two 4-sty apartments at the northwest corner of 54th st and 14th av, for Solomon Frank, 250 Decatur st. Cost, about \$65,000.

KINGS HIGHWAY.—Shampan & Shampan, 772 Broadway, have prepared plans for five 3-sty apartments on the south side of Kings Highway, 62 ft north of East 13th st, for the Lancastershire Realty Co.

DWELLINGS.

SEA GATE, L. I.—Plans are being prepared by Irving Dodge, 233 Broadway, Manhattan, for a 2½-sty terra cotta block and stucco residence for Joseph Vendig, this place. Cost, about \$10,000. The owner will take bids latter part of November.

CARROLL ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 2-sty residence at the southeast corner of Carroll st and Albany av for the New Style Home Building Co., Marcy Rosenbloom, 229 East 26th st, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, hardwood trim, mantels. Cost, about \$8,000. Owner will take bids.

ATLANTIC AV.—Benjamin Driesler, 153 Remsen st, has completed plans for a 2½-sty stucco residence on the north side of Atlantic av, 370 ft west of Beach 42d st, for Robert A. Brown, 585 East 18th st. Tile roofing, steam heating, electric wiring. Cost, about \$10,000. Owner will take bids.

75TH ST.—MacDonald Mayer, 180 Montague st, has completed plans for nine 3-sty residences, 16x37 ft, in the south side of 75th st, 200 ft east of 11th av, for the Rigina Holding Co., Inc., 170 Broadway, Manhattan, owner and builder. Cost, about \$4,000. Slag roofing, hot air heating, electric wiring, tile baths, hardwood trim, parquet floors.

83D ST.—F. W. Eisenla, 147 Remsen st, is preparing plans for five 2-sty residences, 20x55 ft, in the north side of 83d st, 100 ft east of 3d av, for Theo. Frost, 452 Senator st, owner and builder. Slag roofing, steam heating, electric wiring, tile baths, parquet flooring, limestone, dumbwaiters. Cost, about \$4,500 each.

BEDFORD AV.—Plans are being prepared privately for eleven 3-sty brick and limestone residences and garages at the southwest corner of Bedford av and Rutland rd for Peter J. Collins, 15 Rutland rd, owner and builder. Total cost, about \$70,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 5-sty apartment, 50x99 ft, in west side of 11th st, 215 ft north of Ely av, for Hattie Steiner, 257 Mott av, owner and builder. Slag roofing, electric wiring, tile baths, dumbwaiters, garbage closets, no heating. Cost, about \$35,000.

DWELLINGS.

RIDGEWOOD, L. I.—J. W. Weiss, 16 Court st, Brooklyn, has completed plans for five 2-sty brick residences, 20x55 ft, on the west side of Prospect av, 20 ft north of Bleeker st, for the Feinstein & Schwartz Construction Co., 877 Blake av, Brooklyn. Cost, about \$20,000.

EAST ELMHURST, L. I.—J. A. Dioguardi, 168 45th st, Corona, has completed plans for a 2-sty frame residence, 34x36 ft, in the south side of Bay 2d st, 265 ft east of Manhattan blvd, for D. Valentine, 22 Burnside av. Cost, about \$6,000.

ELMHURST, L. I.—L. Pisciotta, 391 East 149th st, Bronx, has completed plans for a 3-sty residence, 20x49 ft, at New Town Heights, for Anthony Pisciotta, 278 Jansen av, Elmhurst, owner and builder. Cost, about \$5,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Plans have been prepared privately for a 2-sty frame residence, 28x30 ft, on the east side of Oakland av, 883 ft north of Forest st, for F. J. Nettleton, 370 Oakland av. Hans Hermanson, 240 Oakland av, general contractor. Cost, about \$3,500.

PORT RICHMOND, S. I.—E. K. Whitford, 238 Heberton av, has completed plans for two 2½-sty frame residences, 19x30 ft, on the west side of Heberton av, for Frank Foggin & Son, 25 Richmond av. Cost, about \$5,500.

Nassau.

CHURCHES.

HEMPSTEAD, L. I.—The Church of Our Lady of Loretta, Rev. Father Robt. E. Boyle, this place, contemplates the erection of a brick and stone church here. Project will not go ahead for a year or two. Architect's name to be announced later.

DWELLINGS.

OYSTER BAY, L. I.—Walker & Gillette, 128 East 37th st, Manhattan, have been retained to prepare plans for a residence here for Francis L. Hine, 2 Wall st, Manhattan.

GREAT NECK, L. I.—Richard A. Walker, care of Clinton Wire Cloth Co., 101 Park av, Manhattan, is preparing preliminary plans for a stucco residence for A. A. Cohen, care of architect, to be erected here. Cost, about \$20,000.

HALLS AND CLUBS.

HEMPSTEAD, L. I.—Fred Briggs, Plandome, L. I., has been commissioned to prepare plans for a 2-sty club-house, 50x90 ft, for the Hempstead Lodge, Loyal Order of Moose, No. 982. S. M. Kreisler, chairman of building committee. Cost, about \$10,000.

STABLES AND GARAGES.

WESTBURY, L. I.—Peabody, Wilson & Brown, 339 5th av, Manhattan, are preparing plans for a 1½-sty garage and stable, 25x80 ft, for Devereux Millburn, Hitchcock la. Architects will soon take bids on general contract.

Suffolk.

DWELLINGS.

BABYLON, L. I.—B. Steigert, Amityville, contemplates the erection of a 2-sty brick store and residence, 20x80 ft, on Merrick rd, near Main st, from plans by Alfred Di Blasi, Jackson av, Corona. Cost, about \$7,000.

HUNTINGTON, L. I.—Plans are being prepared privately for a 2½-sty colonial residence for Henry Saylor, care Country Life, Garden City, L. I., owner, who will take bids about Jan. 1, 1916.

PATCHOGUE, L. I.—Nathan Goldstein, this place, contemplates the erection of a 2½-sty residence, 28x38 ft, on North Ocean av, from plans by Claude Conklin, this place. Shingle roofing, steam heating, electric wiring, cesspool, city water supply. Cost, about \$6,500.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

PORTCHESTER, N. Y.—W. S. Wetmore, 1 North Main st, has completed plans for a 3-sty frame and stucco apartment, 60x40 ft, in Townsend st, for Pasquale Gillio, this place. Cost, about \$8,000. Owner is taking bids on separate contracts.

DWELLINGS.

MT. VERNON, N. Y.—The N. Y. Interurban Development Co., 8 South 2d av, has completed plans for a 2½-sty frame residence at 638 Lafayette av for John F. Fairchild, 8 South 2d av, owner and builder. Cost, about \$5,500.

PORTCHESTER, N. Y.—Peabody, Wilson & Brown, 339 5th av, Manhattan, are preparing plans for a 2½-sty residence, 50x100 ft, at Knollwood Farm, for E. F. Price, 30 East 42d st, Manhattan. George Mertz's Sons, East Portchester, contractor for concrete foundations.

PELHAM, N. Y.—John E. Nitchie, World Building, Manhattan, is preparing plans and will take bids about Nov. 22 on general and separate contracts for a 2½-sty frame residence for E. E. Pollock, care of architect. Cost, about \$10,000.

KNOLLWOOD, N. Y.—Duncan Candler, 105 West 40th st, Manhattan, is preparing plans for a 2½-sty residence and garage near White Plains for Henry Evans, 80 Maiden la, Manhattan. Thompson-Starrett Co., 49 Wall st, Manhattan, general contractor. Cost, about \$50,000.

MUNICIPAL WORK.

RYE, N. Y.—The Village of Rye has appointed a committee to investigate and report on sewage conditions with a view to making extensive improvements. John A. Ehler, Village Hall, village engineer. Cost, about \$150,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has completed plans for a 4-sty apartment, 45x70 ft, at the southwest corner of Carnegie and Sherman avs, for Bernard McGovern, 94 Carnegie av, owner and builder. Cost, about \$30,000.

JERSEY CITY, N. J.—Nathan Weltoff, 222 Washington st, Newark, has completed plans for a 3-sty flat, 38x96 ft, at Rose and Orient avs, for Louis Dorison, 115

Grant av, owner and builder. Cost, about \$16,000.

CHURCHES.

BOGOTA, N. J.—Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, are preparing plans for a church at the southeast corner of Fort Lee rd and Lawrence av for the Bogert Memorial Reformed Church, Mr. Lane, pastor. Cost, about \$35,000. Work will be started in the spring.

DWELLINGS.

TEANECK, N. J.—Herman Fritz, News Building, Passaic, has completed plans for ten 2½-sty frame residences for the Regal Realty Co., care of Rothenberg & Rudolph, 132 Nassau st, Manhattan, owner and builder. Shingle roofing, steam heating, electric wiring, parquet flooring. Cost, about \$4,500 each.

RUTHERFORD, N. J.—L. Sinzabough, Park av and Ames st, contemplates the erection of a 2½-sty residence, 26x30 ft, at Walnut st and Clair av, from private plans. Cost, about \$5,000.

MUNICIPAL WORK.

MORRIS PLAINS, N. J.—George S. Drew, State House, Trenton, is preparing plans, to be ready by Jan. 1, for a 2-sty addition to the fire house for the New Jersey State Hospital for the Insane, A. W. Bowen, on premises, warden. Cost, about \$10,000.

BAY HEAD, N. J.—Remington & Vosburg, 601 Market st, Camden, N. J., consulting engineers, are preparing plans for a sewage system and disposal plant for the Board of Bay Head, A. S. Strickland, mayor. Cost, about \$50,000.



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THEATRES.

PALISADE PARK, N. J.—Plans are being prepared privately for a 2-sty meeting room, bowling alley and moving picture theatre building on Broad av, for Anthony J. Pirrone, Palisade Park. Cost, about \$12,000. Owner will soon take bids on subs. Bowling alleys, seating capacity 500.

Other Cities.

CHURCHES.

ALEXANDRIA BAY, N. Y.—D. D. Kieff, 16 Flower Block, Watertown, is preparing sketches for a 1½-sty church, 46x105 ft, in Rock st, for St. Mary's R. C. Church, Rev. Father M. E. Fogarty, Crossmon st, pastor. Cost, about \$50,000.

DWELLINGS.

POUGHKEEPSIE, N. Y.—Jared S. La Dow, Market st, has completed plans for a 2½-sty residence, 26x44 ft, on Crescent rd, for A. Steinberg, 564 Main st, owner and builder. Asbestos shingle roofing, hot water heating, electric wiring, city sewage and water supply, tile, hardwood trim, parquet floor. Cost, about \$9,000.

CHAUTAUQUA, N. Y.—Warren & Wetmore, 16 East 47th st, Manhattan, are preparing plans for a residence and garage on Lake Shore rd, between Mayville and Jamestown, for W. D. Packard, S. Dana av, Warren, O. Prof. Wilkins, of Cornell University, Ithaca, N. Y., landscape architect. C. C. Pederson, 119 Lakeview av, Jamestown, associate architect, who is ready for bids on gatekeeper's residence and service building. Cost, about \$50,000.

FACTORIES AND WAREHOUSES.

COHOES, N. Y.—Chas. G. Ogden, 61 State st, Albany, is preparing plans and will soon take bids on general contract for alterations and additions to the 4-sty knitting mill in Saratoga st, for Fuld & Hatch Knitting Co., Nathan Hatch, president and general manager, Hamilton and Liberty sts, Albany. Cost, about \$30,000.

HOSPITALS AND ASYLUMS.

WATERTOWN, N. Y.—D. D. Kieff, 17 Flower Building, has completed plans, which have been approved by the State Board of Health, and funds have been appropriated for a \$40,000 tuberculosis hospital in Coffeen st, for the Jefferson County Board of Supervisors, Wm. A. Mather, Arsenal st, chairman of building committee.

STABLES AND GARAGES.

BUFFALO, N. Y.—Plans are being prepared for a 2-sty municipal stable, 200x240 ft, in Depot st, near William st, through to Casey st, for the Board of Public Works. Howard Beck, care of Bureau of Buildings, Municipal Building, Buffalo, architect. Henry Joyce, Municipal Building, sanitary and heating engineer. Cost, about \$50,000.

THEATRES.

ROCHESTER, N. Y.—Leon Lempert, Cutler Building, is preparing sketches for a theater for the East Av Amusement Co., Geo. Simpson, president, Regent Theatre, East av. Cost, about \$1,000,000. Seating capacity 6,500, two balconies, concrete floors.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN (sub).—The Hedden Iron Construction Co., 30 Church st, has received the steel contract for an 8-sty apartment, 75x102 ft, at 101-105 East 74th st, for the John H. Taylor Construction Co., 30 East 42d st, owner and builder. Cost, about \$150,000. Wrecking is in progress.

NEWARK, N. J.—H. Longman, Oakwood av, Hillside Township, has received the general contract to erect a 3-sty flat, 22x62 ft, at the northwest corner of Johnson av and Runyon st, for Harry Parberry, 340 Hillside av. Cost, about \$6,500.

DWELLINGS.

HUNTINGTON, L. I.—L. E. Tucker, care of John Bogart, 141 Broadway, Manhattan, has received the general contract to alter and erect an addition to the 2½-sty frame residence and garage on River rd, three or four miles from station, for A. H. Everitt, Garden City, N. J. John J. Petit, 103 Park av, Manhattan, architect. Cost, about \$15,000.

PERTH AMBOY, N. J.—Ira R. Crouse, 495 State st, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 33x42 ft, and garage in Water st, for Thomas Brown, 308 State st. Jensen & Brooks, 196 Smith st, architects. Cost, about \$12,000.

HACKENSACK, N. J.—James G. Nunnemacher, 49 Park st, has received the general contract to erect a 2½-sty frame and stucco residence, 28x40 ft, in Atlantic st, near State st, for P. C. Terhune, State and Atlantic sts. C. V. R. Rogert, Main st, architect. Cost, about \$6,000.

PELHAM MANOR, N. Y.—W. S. Fitz Randolph, 1328 Broadway, Manhattan, has received the general contract to erect a 2½-sty brick residence and garage on the south side of Heywood av for H. H. Fox, care of architect, William H. Orchard, 122 West 42d st, Manhattan. Cost, about \$16,000.

BAYSHORE, L. I.—A. H. Place, Deer Park av, Babylon, has received the general contract to erect a 2½-sty residence, 32x38 ft, for Albert P. Rogers, 235 West 116th st, Manhattan. Cost, about \$6,000.

EASTHAMPTON, L. I.—Jas. J. Van Orden, East Islip, has received the general contract to erect a 2½-sty residence, 40x50 ft, for Mrs. Phillips, I. H. Green, Greeley av, Sayville, L. I., architect. Cost, about \$15,000.

LAKE MAHOPAC, N. Y.—Stevenson & Cameron, 37 West 25th st, Manhattan, have received the general contract to erect a 2½-sty frame and stucco residence, 69x29 ft, for Julius De Long, 18 East 41st st, Manhattan. Frank J. Helmle, 190 Montague st, Brooklyn, architect. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Jas. Billington & Son, 2614 Boulevard, have received the general contract to erect a 4-sty factory, 56x100 ft, at 102-104 Essex av, for Battelle & Renwick, 115 Morris st. William A. Tilton, 76 Montgomery st, architect. Cost, about \$25,000.

CLIFTON, N. J.—The John J. O'Leary Co., 500 Bloomfield av, Passaic, has received the general contract to erect a 1-sty warehouse, 52x200 ft, in Chester st, for the N. J. Flour Co., William H. Hornbeck, president, 369 Harrison st, Passaic. Ernest E. Twist, 229 Main av, Passaic, architect. Cost, about \$20,000.

NEW BRUNSWICK, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract from the Howe Rubber Co. to erect a 3-sty factory, 76x250 ft, of reinforced concrete skeleton and brick curtain walls, at Fulton and Codwise avs. F. J. Helmle, 190 Montague st, Brooklyn, architect. Work will be undertaken at once.

PERTH AMBOY, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for a carpenter shop, 62x42 ft, of reinforced concrete construction, for the United Lead Co. Work will start at once.

SCHOOLS AND COLLEGES.

ROSELLE, N. J.—E. M. Waldron, Inc., 207 Market st, Newark, has received the general contract to erect a 2-sty parochial school on 3d av, for St. Joseph's R. C. Church, Rev. Father Jas. A. Vundy, 154 3d av, pastor. John T. Rowland, Jr., 100 Sip av, Jersey City, architect. Cost, about \$40,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—Walter M. Collins, 15 West 38th st, Manhattan, has received the general contract to erect a 3-sty garage and apartment, 35x75 ft, at Queens Boulevard and Packard st, for the Pastime Tennis Club, David H. Taylor, 165 Broadway, Manhattan, in charge. Walter Blair, 597 5th av, Manhattan, architect. Cost, about \$45,000.

STORES, OFFICES AND LOFTS.
MANHATTAN (sub).—The Wells Architectural Iron Co., River av and 151st st, recently received the ornamental iron work necessary for the 25-sty office building to be erected at the southeast corner of 42d st and Madison av, Jardine, Hill & Murdock, architects; also for the Rockefeller Institute buildings in East 64th st, Shepley, Rutan & Coolidge, architects, and for the Third National Bank Building, at Springfield, Mass., Starrett & Van Vleck, architects.

ALBANY, N. Y.—The Levering & Garrigues Co., 552 West 23d st, Manhattan, has received the steel contract for a store and loft building at 74-76 State st, for the Kinney & Woodward Co., Maiden la and James st. W. Shelton Swallow Co., 105 West 40th st, Manhattan, general contractor. Cost, about \$250,000.

NEW ROCHELLE, N. Y.—B. J. Hines, 116 Main st, has received the general contract to erect a 2-sty office building, 23x53 ft, at 203 Huguenot st, for Sidney W. Goldsmith and Leonard C. Ketchum, 52 Lawton st. L. L. Barnard, Lawton st, architect. Cost, about \$8,000.

MISCELLANEOUS.

MT. VERNON, N. Y.—The R. H. Howes Construction Co., 105 West 40th st, Man-

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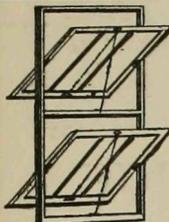
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J. H. WERBELOVSKY, 86 Mezerole St., Brooklyn

hattan, has received the general contract to erect a 1-sty passenger station for the N. Y. C. & H. R. R. Co., 70 East 45th st, Manhattan. Warren & Wetmore, 16 East 47th st, Manhattan, architects.

25TH ST.—Henry Steers, Inc., 17 Battery pl, has received the general contract to erect an extension to Pier 64, North River, foot of 25th st, for the Department of Docks and Ferries, Pier A, North River. Anchor Line Steamship Co., 21 State st, lessee. Cost, about \$80,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

85TH ST, 106-110 East, s s, 107 e Park av, 9-sty fireproof apartments, 54x87; cost, \$170,000; owner, 106 East 85th St Corp., 6 West 32d st; architects, Schwartz & Gross, 347 5th av. Plan No. 374.

POST AV, s w cor 204th st, 5-sty brick apartments, 50x95; cost, \$45,000; owner, Preferred Investing Co., 529 Courtlandt av; architect, Geo. F. Pelham, Inc., 30 East 42d st. Plan No. 375.

POST AV, s s, 50 n 204th st, four 5-sty brick apartment houses, 40x93; cost, \$140,000; owner, Preferred Investing Co., 529 Courtlandt av; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 376.

POST AV, s s, 210 w 204th st, 5-sty brick apartment house, 40x93; cost, \$35,000; owner, Preferred Investing Co., 529 Courtlandt av; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 377.

167TH ST, 502 West, 100 w Amsterdam av, 6-sty brick apartment house, 25x72; cost, \$25,000; owner, Trojan Bldg. Co., 148th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 378.

110TH ST, 9-23 West, three 5-sty brick stores and apartment houses, 66x88; cost, \$165,000; owner, Roseff Realty Corp., 1311 Washington av, Bronx; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 382.

DWELLINGS.

PRESCOTT ST, w s, 723 n Dyckman st, 2-sty brick dwelling, 20x49; cost, \$3,500; owner, Mrs. Jennie H. Curtis, 557 West 124th st; architect, Wesley S. Bessell, 3 West 29th st. Plan No. 381.

FACTORIES AND WAREHOUSES.

118TH ST, 212-214 East, s s, 175 e 3d av, 1-sty brick factory, 18x35; cost, \$1,500; owner, Union Trust Co. of N. Y., 80 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 373.

STABLES AND GARAGES.

67TH ST, 243-249 West, 6-sty fireproof garage, 100x91; cost, \$150,000; owner (by contract), Hudson Motor Car Co. of New York, Inc., 1842 Broadway; architects, Mulliken & Moeller, 103 Park av. Plan No. 372.

38TH ST, 554 West, s s, 100 e 11th av, 2-sty brick garage and stable, 25x98; cost, \$6,000; owner, Michael J. Leonard, 538 West 38th st; architect, John L. Lawlor, 360 West 23d st. Plan No. 379.

STORES AND DWELLINGS.

207TH ST, n w cor Vermilyea av, five 2-sty brick stores and dwelling, 2 families, 25x 100; cost, \$8,000; owner, Robert Drennan, 1704 Amsterdam av; architect, John Brandt, 271 West 125th st. Plan No. 371.

MISCELLANEOUS.

107TH ST, 403-407 East, n s, 113 e 1st av, 1-sty brick stable, office, storage and sheds, 100x 30; cost, \$3,000; owner, Louis Berman, 327 East 102d st; architect, Charles B. Myers, 1 Union Sq West. Plan No. 380.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

181ST ST, n w cor Vyse av, two 5-sty brick tenements, slag roof, 75x88, 40.6x88; cost, \$120,000; owner, Parkridge Realty Co., Inc., Chas. Richardson, 1120 Bryant av, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 609.

DAVIDSON AV, w s, 63.74 n Burnside av, two 5-sty brick tenements, slag roof, 60x77.6; cost, \$50,000; owner, M. M. S. Bldg., Inc., Mitton M. Silverman, 507 5th av, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 610.

TIEBOUT AV, w s, 101.89 n 187th st, two 5-sty brick tenements, slag roof, 50x88; cost, \$90,000; owner, The Hoffman Co., Builders, Inc., Geo. Hoffman, 1132 Clay av, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 611.

CORLEAR AV, n e cor 179th st, 5-sty brick tenement, slag roof, 75x90; cost, \$75,000; owners, C. & P. Realty Corp., Michael Cavalirrie, 2167 Belmont av, Pres.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 616.

DWELLINGS.

225TH ST, s s, 397.8 e Paulding av, 1-sty brick dwelling, plastic slate roof, 22x26; cost, \$1,800; owner, Guiseppi Torino, 1034 East 224th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 614.

STABLES AND GARAGES.

CITY ISLAND AV, e s, 50 s Beach st, 1-sty brick garage, 50x71, plastic slate roof; cost, \$4,500; owner, Jas. H. Norris, 38 Marble Hill av; architect, H. L. Brandt, 38 Marble Hill av. Plan No. 615.

STORES AND DWELLINGS.

WHITE PLAINS AV, e s, 175 s O'Brien av, 2-sty frame store and dwelling, tin roof, 25x35; cost, \$3,500; owner, Francesco Petraglia, 6 Theriot av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 612.

STORES, OFFICES AND LOFTS.

MELROSE AV, n e cor 155th st, 1-sty brick stores, slag roof, 20x100; cost, \$5,000; owner,

Matthew McCabe, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 613.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

41ST ST, s s, 180 w 5th av, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, \$20,000; owner, Bennett Hanfeld, 1560 St. Johns pl; architect, S. Millman, 1780 Pitkin av. Plan No. 8054.

44TH ST, s s, 95 w 15th av, five 4-sty brick tenements, 44x89, slag roof, 20 families each; total cost, \$175,000; owner, Culver Bldg. Co., 50 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8028.

65TH ST, n s, 100 w 14th av, 4-sty brick tenement, 40x80, slate roof, 13 families; cost, \$20,000; owner, Frank Pizsa, 6422 14th av; architect, M. W. Del Gaudio, 401 East Tremont av, Bronx. Plan No. 8041.

PUTNAM AV, s s, 250 e Bedford av, two 4-sty brick tenements, 50x88, slag roof, 23 fami-

lies each; total cost, \$80,000; owner, Realty Circle, 189 Montague st; architects, Shampian & Shampian, 772 Broadway. Plan No. 8051.

RIVERDALE AV, n s, 50 w Junius st, 4-sty brick tenement, 50x50, slag roof, 23 families; cost, \$28,000; owner, Delmor Bldg. Co., 743 Saratoga av; architect, S. Millman, 1780 Pitkin av. Plan No. 8056.

45TH ST, s s, 220 East 15th av, two 4-sty brick tenements, 40x89, slag roof, 16 families each; total cost, \$40,000; owner, Culver Bldg. Co., 50 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8090.

BUSHWICK AV, n w cor Jefferson st, 4-sty brick tenement, 50.9x96.4, gravel roof, 21 families; cost, \$30,000; owner, B. & J. Bldg. Co., 80 Amboy st; architects, Cohn Bros., 361 Stone av. Plan No. 8089.

SENATOR ST, n s, 332.7 e Ridge boulevard, two 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, \$14,000; owner,

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Plans Filed, New Buildings, Continued.

Boyd Realty Co., 434 Senator st; architect, Thos. Bennett, 3d av, cor 52d st. Plan No. 8171.

54TH ST, n w cor 14th av, 4-sty brick tenement, 50x90, slag roof, 20 families; cost, \$35,000; owner, 54th St. & 14th Av. Co., 250 Decatur st; architect, W. T. McCarthy, 16 Court st. Plan No. 8181.

14TH AV, w s, 50 n 54th st, 4-sty brick tenement, 50x24.88, slag roof, 16 families; cost, \$30,000; owner, 54th St. & 14th Av. Co., 250 Decatur st; architect, W. T. McCarthy, 16 Court st. Plan No. 8182.

STERLING PL, s s, 100 w Underhill av, 4-sty brick tenement, 75x67.5, slag roof, 25 families; cost, \$40,000; owner, Sterling Operating Co., 254 Park pl; architect, W. T. McCarthy, 16 Court st. Plan No. 8207.

WEST 27TH ST, e s, 140 s Mermaid av, 3-sty brick tenement, 25x78, gravel roof, 3 families; cost, \$5,000; owner, A. Barnett, 50 West 115th st, Manhattan; architect, Morris Perlestein, 37 Fulton av, Middle Village. Plan No. 8227.

EAST NEW YORK AV, s w cor Union st, 4-sty brick store and tenement, 50x92, slag roof, 23 families; cost, \$25,000; owner, Howard Inv. Co., 1475 Lincoln pl; architects, Farber & Markwitz, 189 Montague st. Plan No. 8203.

14TH AV, e s, 282 s 35th st, three 3-sty brick tenements, 24x70, slag roof, 6 families each; total cost, \$21,000; owner, Forster Impt. Co., 2027 Douglass st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8208.

CHURCHES.

McKINLEY AV, n e cor Sheridan av, 2-sty brick church and school, 34x76, shingle roof; cost, \$9,300; owner, Brooklyn Church Society, 413 Fulton st; architect, G. M. Nelson, 16 Oakland pl, Woodhaven. Plan No. 8165.

DWELLINGS.

17TH ST, s s, 260 w 10th av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$4,500; owner, Vincenzo Mermolino, 556A 17th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8162.

WEST 36TH ST, 240 s Mermaid av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$16,000; owner, Paul Hurdus, 104 Division av; architect, O. B. Almgren, 230 95th st. Plan No. 8168.

61ST ST, s s, 200 w 6th av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$22,500; owner, S. R. W. Co., 570 44th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8186.

61ST ST, n s, 300 e 5th av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$22,500; owner, S. R. W. Co., 570 44th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8185.

66TH ST, s s, 180 w 20th av, two 2-sty brick dwellings, 20x55, shingle roof, 2 families each; total cost, \$8,000; owner, Elisa Nelson, 121 Martense st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 8178.

71ST ST, n s, 160 e Ft. Hamilton av, two 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$9,000; owner, Peter Duryea, 757 79th st; architect, Thos. Bennett, 3d av, cor 52d st. Plan No. 8169.

83D ST, n s, 100 w Narrows av, 2-sty frame dwelling, 37x37.4, shingle roof, 1 family; cost, \$7,500; owner, Fred C. Turner, 324 McDonough st; architects, Snee & Bryson, 154 Montague st. Plan No. 8170.

OCEAN AV, w s, 203 s Ditmas av, two 2-sty frame dwelling, 26x48, shingle roof, 1 family each; total cost, \$25,000; owner and architect, Harry Grattan, 523 East 14th st. Plan No. 8177.

EAST 40TH ST, e s, 137.6 n Av I, 1-sty frame dwelling, 12x20, shingle roof; cost, \$250; owner, Gustave A. John Bldg. Co., 1703 79th st; architect, Carl H. DeLein, 200 Montague st. Plan No. 8017.

AV G, s e cor Kenmore pl, 2-sty frame dwelling, 29x28, shingle roof, 1 family; cost, \$5,500; owner, Edw. R. Strong, 1715 Foster av; architects, Snee & Bryson, 154 Montague st. Plan No. 8022.

AV I, n e cor East 38th st, 2-sty frame dwelling, 18x38, shingle roof, 1 family; cost, \$2,500; owner, Gus Svenson, 1169 East 39th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 8027.

AV I, n s, 53.4 e East 38th st, three 2-sty frame dwellings, 16.6x35, shingle roof, 1 family each; total cost, \$9,000; owner, Gus Svenson, 1169 East 39th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 8025.

CARROLL ST, s s, 140 e Brooklyn av, two 2-sty brick dwellings, 20x68.8, — roof, 1 family each; total cost, \$17,000; owner, Thompson Bldg. Co., 1273 St. Marks av; architect, John C. Wandell, 4 Court sq. Plan No. 8070.

EAST 14TH ST, w s, 160 n Av O, two 2-sty frame dwellings, 18x43, shingle roof, 1 family each; total cost, \$7,000; owner, Cornelia M. Meyer, 1437 East 14th st; architect, A. W. Pierce, 59 Court st. Plan No. 8126.

WEST 16TH ST, e s, 340 n Neptune av, 1-sty frame dwelling, 16x27, slag roof, 1 family; cost, \$600; owner, Frank Benzanno, 202 West 16th st; architect, Peter Marulla, 204 West 16th st. Plan No. 8108.

EAST 39TH ST, n e cor Av J, two 2-sty brick dwellings, 20x55; gravel roof, 2 families each; total cost, \$7,000; owner, Harry Lachman, 2 Bowers, Manhattan; architect, Harry Dorf, 614 Kosciusko st. Plan No. 8124.

56TH ST, s w cor 7th av, 3-sty brick store and dwelling, 20x80, gravel roof, 2 families; cost, \$6,500; owner, Rose Bldg Co., 1402 44th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8150.

77TH ST, n s, 112.4 w 7 av, four 2-sty brick dwellings, 20x38, gravel roof, 1 family each; total cost, \$20,000; owner, Arthur Pinover, 16 Court st; architect, C. Schubert, 366 5th av, Manhattan. Plan No. 8116.

CARROLL ST, s s, 260 w Kingston av, two 2-sty brick dwellings, 20x45, slag roof, 1 family

each; total cost, \$14,000; owner, Carrol Const. Co., 338 16th st; architect, Albert Thompson, 90 Windsor pl. Plan No. 8201.

WEST 5TH ST, e s, 465 s Sheephead Bay rd, 1-sty frame dwelling, 14x60, tin roof, 1 family; cost, \$2,000; owner, Solomon Girchman, Sea Breeze av and 1st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8194.

61ST ST, n s, 211 e 19th av, eleven 2-sty brick dwellings, 17x49.10, slag roof, 1 family each; total cost, \$38,500; owner, B. J. McBearty, on premises; architect, W. T. McCarthy, 16 Court st. Plan No. 8191.

FACTORIES AND WAREHOUSES.

HARRISON PL, s s, 85.6 w Varick st, 2-sty brick factory, 100x100, slag roof; cost, \$12,000; owner, A. L. Fogel, 534 Myrtle av; architect, W. T. McCarthy, 16 Court st. Plan No. 8055.

STABLES AND GARAGES.

BAINBRIDGE ST, n s, 200 e Patchen st, 1-sty brick garage, 38.6x27, gravel roof; cost, \$1,800; owner, Thos. P. Rhodes, 1842 Fulton st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8052.

AV I, n e cor East 38th st, 1-sty brick garage, 12x18, shingle roof; cost, \$300; owner, Gus Svenson, 1169 East 39th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 8030.

AV I, n s, 53.4 e East 38th st, three 1-sty brick garages, 12x18, shingle roof; cost, \$900; owner, Gus Svenson, 1169 East 39th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 8031.

ATLANTIC AV, n w cor Van Siclen av, 1-sty brick garage, 34.10x40, slag roof; cost, \$2,000; owner, Jos. Kieffer, 2775 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 8061.

ATLANTIC AV, n s, 370 w Beach 42d st, 1-sty brick garage, 18x20, tile roof; cost, \$800; owner, Robt. A. Browne, 585 East 18th st; architect, Benj. F. Dreisler, 153 Remsen st. Plan No. 8038.

OCEAN AV, w s, 107 w Dorchester rd, 1-sty brick garage, 18x20, tile roof; cost, \$800; owner, Arthur H. Strong, 585 East 18th st; architect, Benj. F. Dreisler, 153 Remsen st. Plan No. 8037.

SOMERS ST, s s, 55.9 w Eastern Parkway, 2-sty brick garage, 19.6x42.11, slag roof; cost, \$1,500; owner, Wesley Dibble, 69 Somers st; architect, R. B. Battenburg, 169 Hull st. Plan No. 8087.

TROUTMAN ST, s s, 91.3 e Irving av, 1-sty brick stable, 90x54, slag roof; cost, \$6,000; owner, B. Klee, 12 Kossuth pl; architect, C. Gastmeyer, 1652 Myrtle av. Plan No. 8119.

CHURCH AV, s s, 216 e East 16th st, 1-sty brick garage, 60x204.5, slag roof; cost, \$9,000; owner, Gaetana Farina, 169 23d st; architect, John Wandell, 4 Court sq. Plan No. 8109.

PRESIDENT ST, s s, 350 e Brooklyn av, 1-sty brick garage, 22x22, slate roof; cost, \$1,000; owner, Edw. Blecker, on premises; architect, Thomas J. Brady, 1170 Broadway, Manhattan. Plan No. 8175.

84TH ST, s s, 33.4 w 20th av, 1-sty brick garage, 12x17, slag roof; cost, \$250; owner, Isidor Davis, 1942 84th st; architect, A. E. Parfitt, 233 Broadway, Manhattan. Plan No. 8173.

MAPLE AV, n s, 60 w Sea Gate av, 1-sty brick garage, 19.4x23.4, tin roof; cost, \$500; owner, Rev. Jos. Morencoro, 2902 West 17th st; architect, S. B. McDonald, 2827 West 15th st. Plan No. 8174.

SMITH ST, n e cor Carroll st, 1-sty brick garage, 13x19.8, slag roof; cost, \$400; owner, N. Eden, on premises; architects, P. Tillion & Son, 381 Fulton st. Plan No. 8215.

PATCHEN AV, s e cor Chauncey st, 1-sty brick garage, 50x75, concrete roof; cost, \$15,000; owner, Albert H. Marquis, 4311 Brandon av, Richmond Hill; architect, Jos. Hartung, 548 2d st. Plan No. 8198.

STORES AND DWELLINGS.

73D ST, n s, 57.10 w 5th av, 3-sty brick store and dwelling, 36.8x18, gravel roof, 2 families; cost, \$5,000; owner, P. J. Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8183.

ROCHESTER AV, n w cor Sterling pl, 3-sty brick store and dwelling, 20x63, gravel roof, 2 families; cost, \$8,000; owner, Israel Halpern, 1410 Lincoln pl; architects, Cohn Bros., 361 Stone av. Plan No. 8153.

ROCHESTER AV, w s, 20 n Sterling pl, 3-sty brick store and dwelling, 20x63, gravel roof, 2 families; cost, \$8,000; owner, Israel Halpern, 1410 Lincoln pl; architects, Cohn Bros., 361 Stone av. Plan No. 8152.

ST. MARK'S AV, s w cor Franklin av, 4-sty brick store and tenement, 32.10x80, gravel roof, 9 families; cost, \$15,000; owner, H. & L. Realty Co., 1951 67th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8155.

5TH AV, n w cor 73d st, 3-sty brick store and dwelling, 36.8x18, gravel roof, 2 families; cost, \$5,000; owner, P. J. Carby, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8184.

16TH ST, s s, 122.10 e 10th av, five 2-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$17,500; owner, W. M. Calder, 1648 11th av; architect, A. G. Carlson, 157 Remsen st. Plan No. 8132.

BATH AV, n w cor Bay 16th st, 3-sty brick store and dwelling, 20x75, slag roof, 2 families; cost, \$8,000; owner, Israel Max, 402 Osborn st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8103.

BATH AV, n s, 20 w Bay 16th st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$6,000; owner, Israel Max, 402 Osborn st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8102.

7TH AV, w s, 20 s 56th st, eight 3-sty brick stores and dwellings, 20x52, gravel roof, 2 families each; total cost, \$40,000; owner, Rose Bldg. Co., 1402 44th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8151.

GRAVESEND AV, e s, 260 s Cortelyou rd, two 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; total cost, \$9,000; owner, Bernmont Realty Co., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8226.

HAMBURG AV, n e cor Schaeffer st, 3-sty brick store and dwelling, 20x75, slag roof, 2 families; cost, \$9,000; owners, Smith & Son, 1773 President st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8192.

HAMBURG AV, n s, 20 e Schaeffer st, four 3-sty brick stores and dwellings, 20x52, slag roof, 2 families each; total cost, \$22,000; owners, Smith & Son, 1773 President st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8193.

STORES, OFFICES AND LOFTS.

5TH AV, s w cor 49th st, 2-sty brick store, 35x20, gravel roof; cost, \$2,500; owner, W. H. Wills, 292 Court st; architect, John Burke, 372 Union st. Plan No. 8127.

SMITH ST, e s, 50.4 s Atlantic av, 1-sty brick store, 29.8x40, slag roof; cost, \$5,000; owner, Morris Krutz, 169 Smith st; architect, Albert Ulrich, 371 Fulton st. Plan No. 8206.

MISCELLANEOUS.

TROUTMAN ST, s s, 91.3 e Irving av, 1-sty frame shed, 25x71, tin roof; cost, \$2,000; owner, B. Klee, 12 Kossuth pl; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 8118.

WEST 23D ST, w s, 60.9 n Surf av, 1-sty brick market, 53x60, gravel roof; cost, \$4,200; owner, Sam. C. Harrison, 153 Clinton st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 8125.

WEST 16TH ST, e s, 360 n Av Z, 1-sty frame lodging house, 14x24, tar roof; cost, \$200; owner, P. Gurzo, on premises; architect, Peter Marullo, 204 West 16th st. Plan No. 8096.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
L. I. CITY.—Steinway av, e s, 100 s Jamaica av, 4-sty brick store and tenement, 50x77, slag roof, 19 families; cost, \$22,000; owner and architect, A. Pipitone, 291 8th av, L. I. City. Plan No. 4019.

L. I. CITY.—12th av, w s, 125 s Jamaica av, 5-sty brick tenement, 37x88, slag roof, 12 families; cost, \$70,000 (two buildings); owner, Renaed Realty Co., 708 New Jersey av, Brooklyn; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 4033.

L. I. CITY.—11th st, w s, 215 n Ely av, 5-sty brick tenement, 50x87, slag roof, 25 families; gas; cost, \$30,000; owner, Hattie Steiner, 257 Nott av, L. I. City; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 4085.

DWELLINGS.

ROSEDALE.—Lincoln av, n s, 270 e Sherman av, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat, gas; cost, \$2,000; owner and architect, Niels C. Mortinson, Rosedale. Plan No. 4065.

ST. ALBANS.—Glenham st, w s, 180 n Rutland av, 2½-sty frame dwelling, 18x52, shingle roof, 1 family, steam heat, gas; cost, \$4,000; owner, E. P. Brown, Bayville; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan No. 4035.

WHITESTONE.—9th st, e s, 20 s 11th st, 2-sty frame dwelling, 18x28, shingle roof, 1 family, gas; cost, \$2,000; owner and architect, Peter Grotz, Whitestone. Plan No. 4019.

WINFIELD.—Fisk av, w s, 25 s Woodside av, 2-sty brick dwelling, 20x50, slag roof, 2 families; gas; cost, \$3,000; owner, Peter Geishenen, 426 East 52d st, Manhattan; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 4063.

WOODHAVEN.—Hopkington av, e s, 200 n University pl, two 2½-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$7,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica. Plan Nos. 4036-37.

ARVERNE.—Gaston av, w s, 200 n Almeda av, 2-sty frame dwelling, 16x24, shingle roof, 1 family, gas; cost, \$1,500; owner, James Westerland, 25 Kane av, Rockaway Beach. Plan No. 4053.

COLLEGE POINT.—15th st, e s, 100 n Schleichers court, 2½-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat, gas; cost, \$4,200; owner, Geo. Becker, 14th st and Av C, College Point; architect, E. Leo McCracken, Manhattan court, College Point. Plan No. 4055.

DUNTON.—Frost av, e s, 270 n Liberty av, three 2½-sty frame dwellings, 18x41, shingle roof, 1 family, steam heat, gas; cost, \$7,500; owner, Louis Rose & Co., 2 George st, Jamaica; architect, I. M. Kirby, Jamaica. Plan Nos. 4044-45-46.

DUNTON.—Linden st, n s, 147 n Morris av, two 2½-sty frame dwellings, 18x41, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner, Max Frankel, 452 Bandman av, Jamaica; architect, I. M. Kirby, Jamaica. Plan Nos. 4030-31.

DUNTON.—Atfield st, w s, 375 s Broadway, two 2½-sty frame dwellings, 18x41, shingle roof, 1 family, steam heat, gas; cost, \$4,500; owners, Ragovin & Botenwenek, 593 Stone av, Brooklyn; architect, I. M. Kirby, Jamaica. Plan Nos. 4028-29.

FAR ROCKAWAY.—Franklin av, s s, 135 e Cedar av, 2-sty frame dwelling, 11x48, shingle roof, 1 family, steam heat, gas; cost, \$3,000; owner, Alvin Norton, 614 West 113th st, Manhattan; architect, H. G. Mero, Lawrence, L. I. Plan No. 4062.

FLUSHING.—20th st, w s, 400 n Franconia av, two 2-sty brick dwellings, 18x53, slag roof, 2 families, gas; cost, \$7,000; owner, Maurice D. Nallis, 5 Plain st, Elmhurst; architect, A. D. Blasi, 94 East Jackson av, Corona. Plan Nos. 4013-14.

FOREST HILLS.—Shorthill rd, e s, 207 n Greenway South, 2½-sty tile dwelling, 25x37, tile roof, 1 family, steam heat, gas and electricity; cost, \$7,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 4054.

FOREST HILLS.—Whitson st, w s, 100 n Kissel st, 2½-sty tile dwelling, 42x32, tile roof, steam heat, 1 family, gas and electricity; cost, \$10,000; owner, H. W. Hillman, Forest Hills; architect, Sage Foundation Homes Co., Forest Hills. Plan No. 4017.

JAMAICA.—DeGraw av, s s, 245 e Alsop st, five 2½-sty frame dwellings, 20x36, shingle roof, 1 family, steam heat, gas; cost, \$17,500; owner, Jamaica Homes Providing Co., 41 No. Washington st, Jamaica; architect, I. M. Kirby, Jamaica. Plan Nos. 4047-48-49-50-51.

JAMAICA.—Amherst av, s s, 75 w Victoria st, 2½-sty frame dwelling, 17x37, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, John Leonard, 289 Hillside av, Jamaica; architect, owner. Plan No. 4040.

RICHMOND HILL.—Church st, w s, 140 n Hawtree av, two 2½-sty frame dwellings, 20x40, shingle roof, 1 family, steam heat, gas; cost, \$8,000; owner and architect, R. Thomas Short, 370 Macon st, Brooklyn. Plan No. 4011.

RICHMOND HILL.—Green st, w s, 205 n Metropolitan av, 2-sty frame dwelling, 17x37, tin roof, 1 family, gas; cost, \$3,000; owner, S. Spaeth, Wicks st, Richmond Hill; architect, C. Bauer, 861 Manhattan av, Brooklyn. Plan No. 4052.

RICHMOND HILL.—Brandon av, n s, 74 w Guion av, 2-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner and architect, H. J. Arnold, 429 No. Vine st, Richmond Hill. Plan No. 4067.

QUEENS.—Hendrickson st, w s, 336 n Jericho rd, 2½-sty tile dwelling, 18x26, tile roof, 1 family, steam heat, gas; cost, \$2,500; owner, C. Fisher, Queens. Plan No. 4043.

ROCKAWAY BEACH.—Brandreth av, s s, 327 s Boulevard, three 2-sty frame dwelling, 16x21, shingle roof, 2 families, gas; cost, \$3,600; owner, Ida Sternberg, 27 Brandreth av, Rockaway Beach; architect, Edw. Berrian, 19 No. Thompson av, Rockaway Beach. Plan No. 4064.

ARVERNE.—Clarence av, n e cor Isabel av, 2½-sty frame dwelling, 22x53, tin roof, 2 families, gas; cost, \$5,000; owner, Fred Albert, on premises; architect, P. Caplan, 16 Court st, Brooklyn. Plan No. 4004.

DUNTON.—Atfield st, w s, 174 s Liberty av, 2½-sty frame dwelling, 16x41, shingle roof, 1 family, steam heat, gas; cost, \$2,400; owner, Home For All Co., 328 Fulton st, Jamaica; architect, R. Kurz, 324 Fulton st, Jamaica. Plan No. 4078.

EDGEEMERE.—Beach 41st st, n s, 519 e L. I. R. R., 2½-sty frame dwelling, 25x30, shingle roof, 1 family, steam heat, gas; cost, \$4,000; owner, Mrs. M. V. B. Holmes, Edgemere; architect, Karl Raimi, St. Marks av, St. Albans. Plan No. 4100.

EDGEEMERE.—Hudson av, w s, 136 s Edgemere av, two 2-sty frame dwellings, 26x32, shingle roof, 1 family, gas; cost, \$5,600; owner, Taus & Sons, Inc., 537 Boulevard, Rockaway Beach; architect, Phillip Caplan, 16 Court st, Brooklyn. Plan Nos. 4092-4093.

EDGEEMERE.—Florence av, s s, 322 e L. I. R. R., 2½-sty frame dwelling, 25x30, shingle roof, 1 family, steam heat, gas; cost, \$4,000; owner, Lillian Hainein, 29 East 29th st, Manhattan; architect, Karl Raimi, St. Marks av, St. Albans. Plan No. 4099.

EDGEEMERE.—22d st, s w cor Lincoln av, 2-sty frame dwelling, 33x39, shingle roof, 1 family, steam heat; cost, \$5,000; owner, A. Rosenstein, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 4084.

ELMHURST.—Lewis av, s s, 300 w Toledo av, four 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat, gas; cost, \$10,000; owner, Megenula Daufkirch, North Beach, L. I.; architect, James J. Geiser, 561 11th av, L. I. City. Plan Nos. 4095-6-7-8.

GLENDALE.—Cooper av, s w cor Wilton av, seven 2-sty brick dwellings, 20x55, slag roof, 2 families, gas; cost, \$28,000; owner Alvin Wagner, Cooper av and Dell pl, Glendale; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 4069.

RICHMOND HILL.—Brandon av, n w cor Oxford av, two 2½-sty frame dwellings, 19x42, shingle roof, 1 family, steam heat, gas; cost, \$6,500; owners, Schulz & Huesgen, 607 Hancock st, Brooklyn; architect, Edw. Linke, 468 Railroad av, Brooklyn. Plan No. 4090.

SPRINGFIELD.—4th st, n e cor Chalfonte av, 2-sty frame dwelling, 30x31, shingle roof, 1 family, gas; cost, \$3,500; owner and architect, Sheldon Realty Co., 378 Fulton st, Jamaica. Plan No. 4083.

ELMHURST.—Horton st, s s, 175 w Toledo av, six 2½-sty frame dwellings, 21x44, shingle roof, 1 family, steam heat, gas; cost, \$21,600; owner and architect, J. Simkin, 51 East Grand av, Corona. Plan Nos. 4114-15-16-17-18-19.

JAMAICA.—Gilbert st, w s, 160 s South st, two 2½-sty frame dwellings, 20x28, shingle roof, 1 family, gas; cost, \$4,000; owner and architect, A. A. Rothen, Babylon, L. I. Plan Nos. 4104-05.

MORRIS PARK.—Elm st, w s, 140 s Jerome av, two 2-sty frame dwellings, 17x45, slag roof, 1 family, steam heat, gas; cost, \$5,000; owners, Miller & Rubin, Nebraska av, Morris Park; architect, L. Danancher, Washington st, Jamaica. Plan No. 4107.

MORRIS PARK.—Birch st, e s, 105 n Liberty av, three 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat, gas; cost, \$9,000; owner, Harry E. Wade, 460 Guion av, Union Course; architect, G. E. Crane, Richmond Hill. Plan Nos. 4110-11-12.

MORRIS PARK.—Spruce st, w s, 111 n Liberty av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat, gas; cost, \$3,000; owner, Harry E. Wade, 460 Guion av, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 4109.

UNION COURSE.—Rector st, e s, 201 s Jamaica av, 2-sty frame dwelling, 16x40, shingle roof, 1 family; hot air heat, gas; cost, \$2,400;

owner, Chevron Building Co., 1044 Jamaica av, Union Course; architect, G. E. Crane, Richmond Hill. Plan No. 4108.

WOODHAVEN.—Old South rd, n w cor Grand st, 2½-sty frame dwelling, 17x34, shingle roof, 1 family, gas; cost, \$3,000; owner, P. Domenico, Thrall pl, Woodhaven; architect, W. A. Blecher, 4470 Kimball st, Richmond Hill. Plan No. 4106.

BELLAIRE.—Albany av, w s, 242 s Hollis av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family, steam heat, gas; cost, \$3,700; owner, Mrs. Grace R. Stewart, Hollis av, Bellaire; architect, G. A. Elliott, Walton st, Jamaica. Plan No. 4133.

ELMHURST.—Britton av, s s, 329 e Broadway, two 2½-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owner, Geo. C. Johnston, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 4145-46.

L. I. CITY.—Albert st, e s, 275 n Ditmars av, 2½-sty frame dwelling, 18x47, gravel roof, 2 families, gas; cost, \$2,000; owner, Dora Baumann, 164 Purdy st, L. I. City; architect, owner. Plan No. 4139.

RICHMOND HILL.—Oxford av, w s, 120 n Tulip st, two 2½-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owner, Wilmot D. Losee, 726 Hatch av, Woodhaven; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 4143-44.

RICHMOND HILL SOUTH.—Walnut st, w s, 252 s Liberty av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat, gas; cost, \$3,400; owner and architect, Rudolph E. Zachow, 4726 Liberty av, Richmond Hill. Plan No. 4152.

RIDGEWOOD.—Walton st, s s, 120 e Ford av, 2-sty brick dwelling, 20x52, slag roof, 2 families, gas; cost, \$3,000; owner, Santol Realty Co., 1976 84th st, Brooklyn; architect, owner. Plan No. 4151.

FACTORIES AND WAREHOUSES.
FLUSHING.—North Prince st, w s, 92 n State st, frame storage, 18x68, slag roof; cost, \$750; owner, E. A. Goodrich, premises. Plan No. 4042.

RICHMOND HILL.—Willow st, e s, 550 s Jamaica av, 1-sty frame storage, 28x84, slag roof; cost, \$650; owner, Keiner-Williams Stamping Co., premises. Plan No. 4038.

MASPETH.—Calamus rd, n s, 250 e Jefferson av, frame shop, 15x18, gravel roof; cost, \$125; owner, S. Snelling, premises. Plan No. 4022.

ARVERNE.—Amstel Blvd., s w cor Carlton av, 2-sty frame shop, 30x60, slag roof, gas; cost, \$2,000; owner, A. Lashower, 5 Blvd., Rockaway Beach; architect, W. J. Sandifer, Rockaway Beach. Plan No. 4087.

GLENDALE.—Montague av, w s, 150 s Willow pl, 1-sty frame shop, 20x50, slag roof, gas; cost, \$1,200; owner, John Krallert, Montague av, Glendale; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 4089.

L. I. CITY.—Skillman av, Moore st, Foster av, Rawson st, 6-sty brick factory, 217x117, slag roof; cost, \$110,000; owner, Gustave Sandblom, 30 East 42d st, Manhattan; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 4072.

RICHMOND HILL.—Gould st, w s, 515 n Metropolitan av, 2-sty brick factory, 40x50, slag roof, steam heat; cost, \$4,500; owner, James S. Rourke, 2015 Ocean Parkway, Brooklyn; architect, C. Bauer, 861 Manhattan av, Brooklyn. Plan No. 4074.

RICHMOND HILL.—Vine st, w s, 20 n Ridgewood av, 1-sty brick storage, 91x45, slag roof; cost, \$4,000; owner, Kleiner-Williams Stamping Co., Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 4156.

STABLES AND GARAGES.
ARVERNE.—North av, 30, portable garage, 12x16; cost, \$125; owner, A. Pittoni, premises. Plan No. 4058.

COLLEGE POINT.—13th st, w s, 325 n 1st av, frame garage, 12x20, slag roof; cost, \$150; owner, C. B. Hausmann, premises. Plan No. 4057.

ELMHURST.—8th st, s s, 150 e Whitney av, frame garage, 12x18; cost, \$250; owner, W. Haas, premises. Plan No. 4026.

ELMHURST.—19th st, e s, 385 n Woodside av, frame garage, 10x17; cost, \$200; owner, G. Sinrinn, premises. Plan No. 4027.

ELMHURST.—Ivy st, 19, frame garage, 10x14; cost, \$100; owner, M. B. Payntar, premises. Plan No. 4041.

GLENDALE.—Cooper av, s w cor Dunton st, steel garage, 19x18; cost, \$250; owner, J. C. Fisher, premises. Plan No. 4015.

JAMAICA.—Amherst av, s s, 315 w Victoria st, frame garage, 11x18; cost, \$150; owner, John Leonard, 289 Hillside av, Jamaica. Plan No. 4039.

JAMAICA.—Hillside av, n s, 40 e Hillcrest av, frame garage, 17x21, shingle roof; cost, \$200; owner, J. J. Sheblin, premises. Plan No. 4025.

JAMAICA.—Queens st, 157, frame garage, 12x20; cost, \$50; owner, J. F. Todd, premises. Plan No. 4016.

L. I. CITY.—Academy st, e s, 275 n Pierce av, brick garage, 19x40, slag roof; cost, \$350; owner, Jos. Delzio, premises. Plan No. 4023.

RAMBLERSVILLE.—Dunton Canal, e s, 190 n Jamaica Bay, frame garage, 16x20, slag roof; cost, \$200; owner, E. Johnson, premises; two buildings. Plan Nos. 4059-60.

RICHMOND HILL.—Brevoort st, w s, 100 s Central av, frame garage, 12x16; cost, \$150; owner, Edw. Breit, premises. Plan No. 4066.

ROCKAWAY BEACH.—Seminole av, e s, 100 s Newport av, frame garage, 10x16; cost, \$300; owner, H. B. Kennelly, premises. Plan No. 4024.

ARVERNE.—Amstel Blvd., s s, 50 w Carlton av, frame garage, 10x14, tin roof; cost, \$80; owner, A. Lashower, 524 Blvd., Rockaway Beach. Plan No. 4088.

GLENDALE.—Cooper av, s w cor Wilton av, brick garage, 20x20, slag roof; cost, \$500; owner, Alvin Wagner, on premises. Plan No. 4068.

JAMAICA.—Rockaway rd, e s, 60 s Scudder st, 1-sty brick garage, 40x60, slag roof; cost, \$4,500; owner, Karl Karasch, 91 Rockaway rd, Jamaica; architect, E. M. Adelson, 1776 Pitkin av, Brooklyn. Plan No. 4076.

RIDGEWOOD.—Hughes st, s s, 165 e Anthon av, 1-sty brick garage, 50x30, slag roof; cost, \$5,000; owner, John Rustmann, 2369 Silver st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 4079.

ROCKAWAY BEACH.—Gaston av, s s, adjacent L. I. R. R., frame garage, 10x14, tin roof; cost, \$80; owner, I. Hegeman, on premises. Plan No. 4086.

FLUSHING.—21st st, e s, 360 n State st, frame garage, 12x20, tin roof; cost, \$150; owner, J. Upton, on premises. Plan No. 4120.

FLUSHING.—Burling av, 25, frame garage, 16x18, tin roof; cost, \$200; owner, Manie Fay, on premises. Plan No. 4121.

QUEENS.—Hilburn st, e s, 350 s Hollis av, frame garage, 12x18, tin roof; cost, \$250; owner, H. C. Biever, on premises. Plan No. 4103.

JAMAICA.—DeGraw av, s s, beginning 45 e Alsop st, ten 1-sty frame garages, 12x16, shingle roof; cost, \$3,000; owner, Jamaica Home Providing Co., 41 No. Washington st, Jamaica. Plan Nos. 4122 to 4131.

FLUSHING.—Union av, 145, frame stable, 16x14, gravel roof; cost, \$200; owner, M. Bancroft, premises. Plan No. 4138.

RICHMOND HILL CIRCLE.—Walnut st, w s, 536 s Lulu av, frame shed, garage, roof, 12x15; cost, \$50; owner, J. A. Smith, premises. Plan No. 4134.

KEW.—Austin st, s e cor Onslow pl, frame garage, 12x18, shingle roof; cost, \$150; owner, M. Hart, premises. Plan No. 4147.

L. I. CITY.—Packard st, w s, 151 s Queens boulevard, 3-sty brick garage, 35x37, slag roof, electricity and steam heat; cost, \$16,000; owner, Pastime Tennis Co., 165 Broadway, Manhattan; architect, W. D. Blair, 599 5th av, Manhattan. Plan No. 4132.

QUEENS.—Hollis av, opposite Euclid av, frame garage, 12x16, tin roof; cost, \$100; owner, C. Schultz, premises. Plan No. 4153.

SPRINGFIELD.—Broadway, s s, 25 w Willow st, frame garage, 14x14, tin roof; cost, \$150; owner, A. Schenck, premises. Plan No. 4148.

STORES AND DWELLINGS.
GLENDALE.—Myrtle av, s s, 26 e Oceanview av, 2-sty brick store and dwelling, 18x55, slag roof, 2 families; cost, \$4,800; owner, D. Topalin, Myrtle av, Glendale; architect, J. C. F. Burmeister, 1462 Woodhaven av, Woodhaven. Plan No. 4012.

NEWTOWN HEIGHTS.—Plain st, s s, 260 e Adams st, 3-sty brick store and dwelling, 20x49, slag roof, 2 families, gas; cost, \$3,000; owner, Anthony Pisciotto, 278 Jansen av, Newtown; architect, owner. Plan No. 4061.

MIDDLE VILLAGE.—Main av, w s, 300 n Market st, 2-sty brick store and dwelling, 20x50, slag roof, 2 families, gas; cost, \$5,000; owner, Samuel Feinberg, 44 Main av, Middle Village; architect, Jos. W. Weiss, 16 Court st, Brooklyn. Plan No. 4077.

RIDGEWOOD.—Myrtle av, n s, 151 e Madison st, six 3-sty brick stores and dwellings, 20x55, slag roof, 2 families, gas; cost, \$30,000; and Myrtle av, n s, 22 e Madison st, 3-sty brick store and dwelling, 20x15, slag roof, 2 families, gas; cost, \$7,000; and Myrtle av, n s, 51 e Madison st, 3-sty brick dwelling, 20x64, slag roof, 2 families, gas; cost, \$6,000; owner, Bauer & Stier, Inc., Myrtle and Cypress avs, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 4080-81-82.

RIDGEWOOD.—Myrtle av, n s, 131 e Madison st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families, gas; cost, \$5,000; and Myrtle av, n s, 111 e Madison st, 3-sty brick store and dwelling, 20x112, tin roof, 2 families, gas; cost, \$8,000; and Myrtle av, n w cor Putnam av, 3-sty brick store and dwelling, 54x28, tin roof, 2 families; cost, \$8,000; owners, Bauer & Stier, Inc., Myrtle and Cypress avs, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan Nos. 4140-41-42.

ROCKAWAY BEACH.—Boulevard, n w cor Grove st, 2-sty brick store and dwelling, 27x62, slag roof, 1 family, steam heat, gas; cost, \$4,000; owner, J. Rosenthal, 448 Boulevard, Rockaway Beach; architect, Wm. Sandifer, Rockaway Beach. Plan No. 4154.

ROCKAWAY BEACH.—Boulevard, n s, 27 w Grove av, 2-sty brick store and dwelling, 18x47, slag roof, 2 families, steam heat, gas; cost, \$12,000 (four houses); owner, Jacob Rosenthal, 448 Boulevard, Rockaway Beach; architect, Wm. Sandifer, Boulevard, Rockaway Beach. Plan No. 4155.

THEATRES.
ELMHURST.—Union av, s s, 26 e Medina pl, 1-sty brick theatre, 50x103, slag roof, steam heat, gas and electricity; cost, \$12,000; owner, Ella Connolly Johnson, 242 Franklin av, Brooklyn; architect, Harry Holder, Jr., 242 Franklin av, Brooklyn. Plan No. 4075.

MISCELLANEOUS.
ELMHURST.—Queens Blvd., n e cor Woodhaven av, frame billboard, 100x11; cost, \$500; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 4073.

ELMHURST.—Jackson av, n s, bet 23d and 24th sts, frame billboard, 200x12; cost, \$200; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 4071.

L. I. CITY.—Thompson av, s s, between Van Pelt and Harold avs, frame billboard, 200x12; cost, \$200; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 4070.

JAMAICA CREEK.—Bay av, w s, 210 s Kissam la, frame shed, 12x24, paper roof; cost, \$150; owner, J. E. Branson, on premises. Plan No. 4113.

COLLEGE POINT.—15th st, e s, 120 n Schleichers court, frame shed, 18x50, gravel roof; cost, \$200; owner, Geo. Becker, College Point, Plan No. 4056.

Plans Filed, New Buildings, Continued.

CORONA.—Shopier av, n e cor Waldron st, brick cesspool; cost, \$40; owner, P. Tarsia, premises. Plan No. 4020.

CORONA.—Plateau st, s s, 102 e Myrtle av, 1-sty frame barn, 23x13; cost, \$100; owner, Frank Stepanek, premises. Plan No. 4021.

QUEENS.—Queens boulevard, n s, 300 e Bennett av, frame shed, 26x22; cost, \$200; owners, Woolley Bros., premises. Plan No. 4009.

RICHMOND HILL.—Church st, e s, 170 s Fulton st, 1-sty frame shed, 10x16; cost, \$150; owner, M. Armstrong, premises. Plan No. 4018.

UNION COURSE.—6th st, 132, frame fence; cost, \$25; owner, E. Dearing, premises. Plan No. 4034.

WINFIELD.—Queens boulevard, n s, 24 w Meyers av, frame shed, 25x20, slag roof; cost, \$100; owner, B. Marcell, premises. Plan No. 4032.

DOUGLSTON.—Frame fence, 104x6; cost, \$100; owner, H. Heyer, Douglaston. Plan No. 4135.

GLENDAL.—Myrtle av and Cooper av, frame shed; cost, \$50; owner, G. Grosch, premises. Plan No. 4136.

L. I. CITY.—Franklin st, 152, new foundation; cost, \$150; owner, C. N. Platt, premises. Plan No. 4137.

MASPETH.—Perry av, n e cor Benson pl, concrete retaining wall, 95x8; cost, \$100; owner, Mrs. Anna Gibbon, premises. Plan No. 4150.

RAMBLERSVILLE.—Dunton Canal, w s, 400 n Jamaica Bay, frame boat house, 20x24, tin roof; cost, \$300; owner, A. D. Smith, premises. Plan No. 4149.

Richmond.

CHURCHES.

JEFFERSON ST, n w cor Tysen av, Dongan Hills, 1-sty frame church, 54x46; cost, \$4,000; owner, St. Mathew's Evangelical Lutheran Church, Dongan Hills, N. Y.; architect and builder, C. A. Dauker, Dongan Hills, N. Y. Plan No. 1083.

DWELLINGS.

DALE ST, s s, 600 w Amboy rd, New Dorp, two 1½-sty frame dwelling, 24x28; cost, \$5,000; owner, architect and builder, L. C. Butler, cor Amboy rd and Prospect st, New Dorp. Plan No. 1079.

DALE ST, s s, 650 w Amboy rd, New Dorp, 1½-sty frame dwelling, 24x28; cost, \$2,500; owner, architect and builder, Edwin H. Lockhart, New Dorp. Plan No. 1078.

8TH ST, n s, 320 Midland av, Midland Beach, 1-sty frame bungalow, 10x40; cost, \$300; owner, J. E. Kirkman, 37 Sayre st, Elizabeth, N. J.; architect and builder, Fred Morrison, Springfield, N. Y. Plan No. 1085.

BENNET AV, w s, 200 n Henderson av, West Brighton, three 2-sty frame dwellings, 20x30; cost, \$8,400; owner, architect and builder, Peter Larsen, 50 Dicker av, Port Richmond. Plan No. 1074.

BISMARCK AV, e s, 102 s Crescent, New Brighton, two 2-sty frame dwellings, 21x36; cost, \$6,400; owner, Geo. Kimmerer; architect, Hy. A. Comtois; builders, Block & Usian. Plan No. 1076.

GREILEY AV, n s, 50 e Kruser st, Grant City, 2-sty frame dwelling, 27x27; cost, \$2,800; owner and builder, Lewis E. Collings, Grant City; architect, Chas. B. Heweker, Tompkinsville. Plan No. 1086.

HARRISON AV, s s, 50 e Nicholas av, Port Richmond, 2-sty frame dwelling, 19x45; cost, \$2,700; owner, John Kaminski, 112 Lafayette av; architect and builder, Jos. Okstel, 191 Nicholas av. Plan No. 1090.

OAKLAND AV, e s, 758 n Forest av, New Brighton, 2½-sty brick dwelling, 28x29; cost, \$4,300; owner, F. J. Nettelton, 370 Oakland av; architect and builder, H. Hermansen, 340 Oakland av. Plan No. 1082.

OAKLAND AV, w s, 500 n Forest av, New Brighton, 2-sty frame dwelling, 30x29; cost, \$3,500; owner, C. R. Storborg, Broadway, New Brighton; architect and builder, F. R. Allen, Prospect st, New Brighton. Plan No. 1088.

FACTORIES AND WAREHOUSES.

AMBOY RD, s w cor Brehaut av, Tottenville, 1-sty frame storage, 28x14; cost, \$45; owner & builder, Thos Kruzyen, on premises. Plan No. 1075.

AMBOY RD, 5540, Huguenot Park, 1-sty frame workshop, 14x32; cost, \$75; owner and builder, Chas. S. Crosson, 5540 Amboy rd, Huguenot Park. Plan No. 1084.

EGBERT AV, n s, 150 w Oakland av, New Brighton, 1-sty frame storage, 22x30; cost, \$400; owner and builder, W. L. Falkenberg, Egbert av. Plan No. 1089.

STABLES AND GARAGES.

DONGAN ST, w s, 100 s Castleton av, West New Brighton, 1-sty frame garage, 14x20; cost, \$255; owner, John L. Ward, Jr., 165 Dongan st; architect and builder, Wm. H. Curry, 1119 Castleton av. Plan No. 1092.

EUREKA PL, s s, 200 w Main st, Tottenville, 1-sty block garage, 18x20; cost, \$550; owner, M. Levison, Main st, Tottenville; builders, Depuy & Jensen, 249 Fisher av, Tottenville. Plan No. 1093.

AMBOY RD, s s, 116 e Manee av, Prince's Bay, 1-sty frame garage, 12x20; cost, \$200; owner, F. Wilsey Owen, 6032 Amboy rd; builder, Samuel Lafay, Amboy rd. Plan No. 1091.

FINGERBOARD RD, n w cor Grant st, Rosebank, 1-sty frame garage, 12x16; cost, \$200; owner, Francis Meiner, 587 Prospect av, Bronx; builder, Chris. Conzales, 1421 Miedham av, Bronx. Plan No. 1081.

MISCELLANEOUS.

BAY ST, e s, 100 s Washington st, Tompkinsville, 1-sty frame shed, 15x60; cost, \$150; owner and builder, H. McRoberts Coal Co., Tompkinsville. Plan No. 1087.

NEW YORK AV, e s, cor Willow av, Clifton, 1-sty brick office, 10x10; cost, \$200; owner, Wm. Bowen, Brooklyn, N. Y.; architect and builder, D. Santora, Stapleton, N. Y. Plan No. 1080.

RICHMOND LIGHT & R. R. tracks, near Elizabethport Ferry, 1-sty frame lumber shed, 180x102; cost, \$6,000; owner, architect and builder, Long Leaf Pine Co., Inc., 8 West 40th st. Plan No. 1077.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BLEECKER ST, 210, s w cor Downing st, new door and window opening, excavate rectory; cost, \$350; owner, Rev. Father Antenie Demi, 210 Bleecker st; architect, Anthony Vendrasco, 183 Spring st. Plan No. 2632.

BLEECKER ST, 104-106, s e cor Greene st, new fireproof stair enclosure to 6-sty brick store and lofts; cost, \$1,500; owner, M. W. Mendel Estate, 128 Broadway; architects, Geo. A. and Henry Boehm, 7 West 42d st. Plan No. 2618.

BROOME ST, 434, install new girders, etc., to 5-sty brick store and lofts; cost, \$500; owner, John H. Gerdes, 432 Broome st; architect, James T. Egan, 162 West 20th st. Plan No. 2570.

BROOME ST, 425-427, s e cor Crosby st, new fireproof stair enclosure, fire escapes to 5-sty brick lofts; cost, \$2,500; owner, George B. Hurd, care Drexler, 282 East Broadway; architect, M. Joseph Harrison, World Building. Plan No. 2619.

CANAL ST, 313, n w cor Mercer st, continue stairs, bulkhead to 4-sty brick store and lofts; cost, \$200; owner, Michael J. Adrian Corp., 137 East 34th st; architects, Bruno W. Berger & Son, Plan No. 2589.

CEDAR ST, 145, n w cor Washington st, new fireproof stair enclosure, wire screens, skylights, ladder to 5-sty brick hotel; cost, \$150; owner, Helen B. Forest, 293 Broadway; architect, Theodore C. Visscher, 299 Madison av. Plan No. 2578.

CHERRY ST, 394-400, n s, 95 e Scammel st, new stair and enclosure to 5-sty fireproof brewery; cost, \$500; owner, William A. Miles & Co., 394-400 Cherry st; architect, Frederic Ober, Jr., 30 East 42d st. Plan No. 2615.

CLINTON ST, 67, w s, 80 n Rivington st, new show windows, remove stairs to 6-sty brick store and lofts; cost, \$500; owners, Oleaner Bros., 61 Broadway; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2639.

CROSBY ST, 13-17, e s, 167 n Howard st, new tanks, steel supports and pent house to 6-sty brick factory; cost, \$2,100; owners, John J. Schmidt and Anna M. S. Baer, 13 Crosby st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2630.

DELANCEY ST, 166, n e cor Clinton st, new store front, partition to 6-sty brick stores and lofts; cost, \$500; owner, Simon Weisberger, 41 East 129th st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 2596.

DUANE ST, 52-58, s e cor Elm st, construct two tanks and steel supports, tank house to 10-sty fireproof store and lofts; cost, \$2,600; owner, Holleywood Hotel & Cottage Co., 61 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2583.

ELIZABETH ST, 116, 100 n Grand st, new fireproof stair and passageway to 5-sty brick factory; cost, \$1,800; owner, Mrs. Fannie Arheim, care Marks Arheim, Inc., Broadway and 9th st; architect, L. G. House Engineering Co., Inc., 143 West 40th st. Plan No. 2608.

FORSYTH ST, 45, w s, 176 s Hester st, new fireproof passage and doors to 5-sty brick store and tenement; cost, \$200; owner, Chanson A. Bernstein, 3136 Broadway; architect, Michael Bernstein, 131 East 23d st. Plan No. 2640.

GRAND ST, 494-498, n s, 50 w Sheriff st, erect new stairway, skylight to 6-sty brick store and lofts; cost, \$300; owner, Meyer London, 494 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 2592.

GREENWICH ST, 318, w s, 25 s Duane st, reconstruct store front, shift water closet compartments, new elevator shaft, step, floor to 5-sty brick storage; cost, \$5,000; owner, Hyman Wittner, 318 Greenwich st; architect, Jacob Fisher, 25 Av A. Plan No. 2628.

HOUSTON ST, 161-163 West, new show window to 5-sty brick store and tenement; cost, \$150; owner, Michele Girardi, 161-163 West Houston st; architect, Anthony Vendrasco, 183 Spring st. Plan No. 2587.

MULBERRY ST, 34-36-38, e s, 45 n Park st, cut new doorways, platform, fireproof doors, partition to two 5 and 6-sty brick store and tenement; cost, \$200; owner, Michael Berardini, 34 Mulberry st; architect, Michael Bernstein, 185 Madison av. Plan No. 2571.

SPRING ST, 118, new fire escapes, fireproof window to 7-sty semi-fireproof stores and lofts; cost, \$1,000; owner, A. Edward Jetter, care Schindler & Liebler, 1393 3d av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 2606.

STONE ST, 59, and 11 South William st, increase wall, remove floor beams and roof tier to 5-sty brick offices and lofts; cost, \$500; owner, Lawrence Craufurd, 7 Wall st; architect and contractor, Charles T. Wills, Inc., 286 5th av. Plan No. 2611.

WALL ST, 105-107, s w cor Front st, new fireproof doors, electric dumbwaiter, motor room, stair wells to 5-sty brick offices; cost, \$500; owner, Nathaniel P. Rodger Estate, 106 Wall st; architect, Charles H. Richter, 68 Broad st. Plan No. 2625.

WASHINGTON COURT, 60-62, n s, 125 e 5th av, alter stables into studios, to two 2-sty brick studios; cost, \$3,000; owners, Trustees of the Sailors' Snug Harbor, 61 Broadway; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 2607.

WAVERLY PL, 28-30, 62 w Greene st, new tank, steel support and standpipe to 7-sty brick factory; cost, \$500; owner, Greenwich Savings Bank, 246 6th av; architect, L. G. House Engineering Co., Inc., 143 West 40th st. Plan No. 2617.

WHITEHALL ST, 47, construct new front and store front to 3-sty brick store; cost, \$1,000; owner, Elizabeth Floyd Estate, care architect, Hugh J. Campbell, 349 West 21st st. Plan No. 2594.

WOOSTER ST, 131-133, n w cor Prince st, new tanks, steel supports, pent house to 7-sty brick store and lofts; cost, \$2,300; owner, N. Y. Public Library, Astor, Lenox & Tilden Foundations, 45 Wall st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2642.

WOOSTER ST, 25, s w cor Grand st, new dumbwaiter to 3-sty brick dwelling and lofts; cost, \$200; owner, Mr. Eduarde A. Bianchi, 25 Wooster st; architect, Frank Klein, 57 Grand st. Plan No. 2631.

3D ST, 8-14 West, s w cor Mercer st, new tank and steel supports, pent house to 6-sty brick store and lofts; cost, \$1,500; owner, Isabella C. May, care Douglas Robinson, C. S. Brown Co., 14 Wall st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2641.

5TH ST, 400 East, s e cor 1st av, new store front, columns, girders, fireproof door, marquis, sidewalk, close openings, lower floor, grating and platform to 4-sty brick tenement; cost, \$1,200; owner, Melville H. Bears, 75 Beekman st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2616.

13TH ST, 137 West, n s, 409 w 6th av, build basement and extension, 15x32; cost, \$800; owner, Emile James, 137 West 13th st; architect, Charles E. Miller, 111 Nassau st. Plan No. 2627.

14TH ST, 146-148 East, s s, 75 w 3d av, shift stairs, remove wall to 5-sty brick arcade; cost, \$300; owner, Milton Hirschfeld, 142 East 14th st; architect, William J. Russell, 25 West 42d st. Plan No. 2588.

15TH ST, 6 East, new studio skylights, ceilings, partitions, plumbing, girder, pit, trap door, steam heating system, electric lighting, floors, painting to 3-sty brick stores and studios; cost, \$4,000; owner, The Van Buren Estate, 65 5th av; architect, Charles Volz, 2 West 45th st. Plan No. 2626.

17TH ST, 11 West, n s, 198 w 5th av, new tank and steel supports to 12-sty fireproof lofts; cost, \$500; owner, Edward W. Browning, 108 West 40th st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2602.

19TH ST, 239 West, n s, 345 e 8th av, new show window, partitions, bath rooms, etc., to 3-sty brick store and dwelling; cost, \$500; owner, George J. Gunshor, 241 West 20th st; architect, M. Joseph Harrison, World Bldg. Plan No. 2584.

25TH ST, 141-155 East, construct mezzanine floor, fireproof windows and doors, stairs to 7-sty fireproof lofts and garage; cost, \$1,200; owner, New York Railway Co., 165 Broadway; architect, Harris H. Ross, 535 West 26th st. Plan No. 2573.

26TH ST, 212-232 West, construct new concrete floor to 5-sty brick factory; cost, \$1,200; owner, Julius M. Cohn, 90 Franklin st; architects, Schwartz & Gross, 347 5th av. Plan No. 2597.

29TH ST, 155-161 West, n s, 144 e 7th av, new partitions, stairways to 7-sty brick lofts; cost, \$3,000; owner, Charles Schweiner, 421 Hudson st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 2577.

31ST ST, 39-41 West and 38-40 West 32d st, construct steel tank supports, tanks and tank house to 16-sty fireproof store and lofts; cost, \$2,100; owner, The American Real Estate Co., 527 5th av; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2574.

31ST ST, 437 West, n s, 275 e 10th av, new horse run, door to 3-sty brick stable; cost, \$2,500; owner, Mary Reilly, 437 West 31st st; architect, James W. Cole, 515 West 50th st. Plan No. 2629.

32D ST, 11-13 West, erect new tank and steel supports to 12-sty fireproof lofts; cost, \$300; owner, Alexander Deutsch, Esq., 13-15 West 28th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 2601.

38TH ST, 107-109 West, n s, 100 w 6th av, remove wall, etc., to two 4-sty brick restaurant; cost, \$900; owners, Hugo & Mocco Restaurant Co., 107-109 West 38th st; architect, William J. Russell, 25 West 42d st. Plan No. 2572.

42D ST, 601 West, n w cor 11th av, new store front, columns, girders to 4-sty brick store and dwelling; cost, \$500; owners, Thos. C. Rose R. and Hugh C. Murry and Katherine M. Ford, 165 Broadway; architect, Robert J. Reiley, 477 5th av. Plan No. 2579.

42D ST, 328-330, s s, 400 and 425 w 8th av, new pier, partitions, stair enclosure to two 3 and 4-sty brick hospitals; cost, \$1,000; owner, Joseph Sauer, 330 West 42d st; architect, John H. Knobel, 305 West 43d st. Plan No. 2633.

50TH ST, 530 West, remove dumbwaiter, mason work, fill up openings to 5-sty brick store and tenement; cost, \$75; owner, Loewer Realty Co., 528 West 42d st; architect, John Ph. Voelker, 979 3d av. Plan No. 2585.

66TH ST, 16 East, s s, 250 e 5th av, stone work renovating, change partitions and doors, new bathroom, vent shaft, skylights to 4-sty brick residence; cost, \$5,000; owner, J. Frederick Talcott, 225 4th av, care architect, Mott B. Schmidt, 15 East 40th st. Plan No. 2622.

69TH ST, 65 West, n s, 70 e Columbus av, convert pantry to bath roof, remove stairs to 4-sty brick residence; cost, \$200; owner, Edw. B. Corey, 299 Madison av; architect, Eli Benedict, 1947 Broadway. Plan No. 2595.

70TH ST, 203-05 West, n s, 100 w Amsterdam av, new fireproof door and balcony to two 4-sty brick sanitarium and private house; cost, \$1,200; owner, Robert P. Wadhams, 43d st and Vanderbilt av, Yale Club; architect, I. Henry Glaser, 7 East 42d st. Plan No. 2624.

70TH ST, 50 East, s w cor Park av, erect new chimney to 4-sty fireproof dwelling; cost, \$1,500; owner, George Blumenthal, 23 West 53d st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 2614.

88TH ST, 133 East, n w cor Lexington av, new hall partitions, show windows, remove wall to 5-sty brick store, office and dwelling; cost, \$2,500; owner, Bernard Turkel, on premises; architect, M. Joseph Harrison, World Building, Plan No. 2620.

102D ST, 208-210 East, s s, 160 e 3d av, new columns, piers, store fronts, cellar steps, partitions, ceiling to two 5-sty brick stores and tenement; cost, \$2,500; owners, Fanny and Louis Shulman, 580 Greene av, Brooklyn; architects, Farber & Markwitz, 189 Montague st, Brooklyn. Plan No. 2623.

118TH ST, 212-214 East, s s, 175 e 3d av, erect 1-sty extension to 3 and 1-sty brick store and offices; cost, \$1,200; owner, Union Trust Co. of N. Y., 80 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 2598.

119TH ST, 95 West, n e cor Lenox av, install stores, remove wall, window openings, excavate cellar to 7-sty brick stores and tenement; cost, \$2,000; owner, Margaretha Eggars, 201 West 93d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2604.

120TH ST, 423-431 West, n e cor Amsterdam av, new court, roof, reduce window and door openings, etc., to 10-sty brick tenement; cost, \$1,500; owner, Edmund-Francis Realty Co., 423 West 120th st; architects, Ullrich & Hoffmann, 371 Fulton st. Plan No. 2603.

125TH ST, 120-122 West, new store front, partition, toilet rooms to 3-sty brick stores; cost, \$2,000; owner, John J. Friedman, 2 Wall st; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 2605.

128TH ST, 135 East, n w cor Lexington av, new store front and partitions to 5-sty brick tenement; cost, \$500; owner, Gertrude Jacobsohn, 233 West 111th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2586.

AV A, 32, e s, 66 s 3d st, install gas outlets, new partitions, water closet, windows to 4-sty brick store and tenement; cost, \$500; owner, Israel Reiser, 103 Clinton st; architect, Edward M. Adelson, 1776 Pitkin av, Brooklyn. Plan No. 2599.

AV A, 1439, w s, 75 n 76th st, raise building, new stairs, skylights, bath room, door openings to 2-sty frame and brick bakery and dwelling; cost, \$5,000; owner, Carl Schiller, 1037 Ogden av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2635.

BOWERY, 50-52 and 22-26 Elizabeth st, remove part of seating capacity and roof, new exits, walls to two 3 and 6-sty brick theatre; cost, \$10,000; owners, William Kramer's Sons Realty Co., 50 Bowery; architect, Henry Regelmann, 133 7th av. Plan No. 2609.

BROADWAY, 2644-2654, s e cor 101st st, new show windows to 2-sty brick stores and offices; cost, \$200; owner, Bloomingdale Leasing Co., 2650 Broadway; architect, Samuel Cohen, 503 5th av. Plan No. 2581.

BROADWAY, 475, s w cor Mercer st, erect new tank and steel supports to 8-sty fireproof store and lofts; cost, \$500; owners, Mary A. Downey and Edith F. Stursberg (John I. Downey & Geo. Read, trustees), 410 West 34th st; architect, J. Francis Burrows, 410 West 34th st. Plan No. 2580.

BROADWAY, 644-646, n e cor Bleecker st, new tank, standpipe, steel tank supports to 8-sty fireproof bank and lofts; cost, \$1,225; owner, The Manhattan Savings Institution, 644-646 Broadway; architects, James E. Ware & Son, 1170 Broadway. Plan No. 2634.

BROADWAY, 1551-1553, n w cor 46th st, remove wall, new show window and elevator shaft to 3-sty brick stores and dwelling; cost, \$4,000; owner, John B. Mantel Estate, care Paul M. Herzog, 27 William st, and Emily E. Wood, 39 Gramercy Park, Eng.; architect, James P. Whiskeman, 30 East 42d st. Plan No. 2636.

LENOX AV, 441, n w cor 132d st, new store front, fireproof bulkhead to 4-sty brick stores and dwelling; cost, \$200; owner, James Ayer Estate, 2074 Madison av; architect, Joseph H. Stertz, 220 West 113th st. Plan No. 2638.

LEXINGTON AV, 60-78, 25th to 26th sts, new stairway to 1 and 4-sty brick 69th Regt. Armory; cost, \$200; owner, 69th Regt. Armory, National Guard; architect, Chas. H. Fox, 369 West 11th st. Plan No. 2613.

MADISON AV, 815, e s, 29 n 68th st, new bath rooms, partitions, tank to 4-sty brick dwelling; cost, \$1,500; owner, Dr. Edward K. Dunham, 815 Madison av; architect, William S. Miller, 141 West 40th st. Plan No. 2610.

MADISON AV, 61, 26th to 27th sts, construct bicycle race track to 4-sty fireproof amphitheatre and roof garden; cost, \$3,000; owner, F. & D. Co., Madison Square Garden; architects, Wm. W. Smith and John H. Holler, Jr., 82 Wall st. Plan No. 2612.

WEST BROADWAY, 542-44, build new fireproof, stairways, doors, fire escape, door openings, etc., to 6-sty brick store and lofts; cost, \$5,000; owners, Abraham and Louis Gerstenzang, 542-4 West Broadway; architect, Elwood Hughes, 404 West 34th st. Plan No. 2576.

WEST END AV, 804, s e cor 99th st, new door openings, windows, partitions changed to 3-sty brick store, office and dwelling; cost, \$1,500; owner, Leichester O. Peck, 32 West 76th st; architect, Wm. H. Dusenbury, 31-33 East 27th st. Plan No. 2621.

2D AV, 1402, s e cor 73d st, reset store front, new partitions, water closet compartments to 5-sty brick store and tenement; cost, \$750; owner, James Everard Estate, care F. L. & T. Co., 22 William st; architect, Robert Teichman, 22 William st. Plan No. 2591.

3D AV, 2290-98, s w cor 125th st, erect new store front, partition, door opening to 3-sty brick store and offices; cost, \$900; owner, Margaret G. Koppes, Hotel Buckingham, N. Y. C.; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 2600.

4TH AV, 257-265, s e cor 21st st, install new stairs, fireproof door, tile walls to 20-sty fireproof lofts; cost, \$500; owners, John H. and Charles K. Eagle, 265 4th av; architect, Robert Teichman, 22 William st. Plan No. 2590.

5TH AV, 479-485, n e cor 41st st, new partitions to 10-sty fireproof store and lofts; cost, \$500; owner, Rogers-Peet Co.; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 2582.

5TH AV, 724, construct stairs, platform, passageway, extend fire escape to 5-sty brick store and dressmaking; cost, \$1,500; owners, Mrs. Jessie Farquharson and Mrs. Margaret Wheelock, 343 Riverside dr; architects, Ross & McNeil, 39 East 42d st. Plan No. 2575.

6TH AV, 480, s e cor 29th st, new marquise to 3-sty saloon and restaurant; cost, \$150; owner, Chas. W. Wetzen, Jr., 480 6th av; architect, Edward Hisnay, 404 East 125th st. Plan No. 2637.

Bronx.

GARFIELD ST, w s, 250 n Van Nest av, raise to grade, new stairs, new partitions to 2-sty frame dwelling; cost, \$1,000; owner, Antonie Kratz, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 483.

HALF MOON PL, s w cor 246th st, 2-sty hollow tile extension, 43x26, to 2 1/2-sty frame dwelling; cost, \$8,000; owner, Edw. C. Delafiel, Riverdale on Hudson; architect, Dwight J. Baum, 246th st and Waldo av. Plan No. 480.

152D ST, n s, 225 w Courtland st, two 1-sty brick and stone extensions, 22x4.10, 22x7.6, to 3-sty frame dwelling; cost, \$600; owner, Paoto Cirillo, 254 East 151st st; architect, Robt. Glenn, 597 Courtland st. Plan No. 478.

132D ST, n s, 108 e Locust av, move 1-sty frame dwelling; cost, \$500; owner, Consolidated Gas Co., 130 East 15th st; architect, W. C. Morris, 102 Franklin pl, Flushing, L. I. Plan No. 484.

155TH ST, 407, move 2-sty frame dwelling; cost, \$400; owner, Dr. B. J. Junge, 403 East 155th st; architect, Wm. Rapp, Jr., 387 East 155th st. Plan No. 477.

161ST ST, 763, new toilets to 3-sty brick and frame stores and dwelling; cost, \$200; owner, Adam Bauer, 761 East 161st st; architect, A. W. Call, 1029 Boston rd. Plan No. 475.

177TH ST, s s, 550 e West Farms rd, new butresses to 5-sty brick factory; cost, \$600; owner, Bronx Co., Wm. H. Birchall, 331 East 200th st, Pres; architects, James & Cordes, 124 West 45th st. Plan No. 474.

PROSPECT AV, w s, 50 n 167th st, 1-sty brick extension, 37x39, to 2-sty brick stores and amusement hall; cost, \$500; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Robt. E. La Velle, 489 5th av. Plan No. 482.

PROSPECT AV, No. 722, new show windows, new stairs, new partitions to 2-sty brick stores, dwelling and meeting rooms; cost, \$1,000; owner, Cong. Talmud Torah Torah Moses, 843 Union av; architect, Chas. M. Straub, 147 4th av. Plan No. 481.

WESTCHESTER AV, 454, 1-sty brick extension, 14x17, to 2 1/2-sty frame dwelling and store; cost, \$350; owner, Isidore Teitelbaum, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 479.

WILKENS AV, w s, 244 n 170th st, new roof, new partitions to 1-sty brick stores and laundry; cost, \$2,000; owner, H. & R. Const. Co., Herman Feusterer, 198th st and Webster av, Pres; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 476.

Brooklyn.

AMITY ST, n s, 210 w Henry st, interior alterations to 2-sty boiler house; cost, \$3,000; owner, L. I. College Hospital, on premises; architect, Guarantee Constn. Co., 55 Hanson pl. Plan No. 8164.

BERGEN ST, n s, 41.6 w Nostrand av, extension to 3-sty store and dwelling; cost, \$3,500; owner, Harris B. Alexander, 703 Franklin av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8130.

COLUMBIA ST, e s, 22 n Coles st, interior alterations to 1-sty market; cost, \$300; owners, Jacob Marcovitz and ano, 116 Wallabout st; architects, Shampam & Shampam, 772 Broadway. Plan No. 8045.

CONGRESS ST, n s, 290 e Columbia st, interior alterations to 4-sty storage; cost, \$600; owner, Morris Kornheim, 151 Atlantic av; architect, W. J. Conway, 400 Union st. Plan No. 8231.

DWIGHT ST, n w cor Walcott st, plumbing to 3-sty store and dwelling; cost, \$300; owner, Thos. McGuire, on premises; architect, E. Belford, 323 Smith st. Plan No. 8149.

FULTON ST, n e cor Alabama av, interior alterations to 2-sty store and dwelling; cost, \$1,000; owner, Aline Pallez, Spring Valley, N. Y.; architect, John H. Knobel, 305 West 43d st, Manhattan. Plan No. 8218.

GRACE COURT, n s, 435 w Hicks st, plumbing to 1-sty lavatory; cost, \$200; owner, Pacific Const. Co., 1046 Bergen st; architect, C. W. Shepherd, 129 Atlantic av. Plan No. 8049.

HARMAN ST, s s, 225 e Irving av, interior alterations to 2-sty storage and garage; cost, \$250; owner, Barnard Keenan, 1486 Myrtle av; architect, Adam Fischer, 373 Fulton st. Plan No. 8200.

HERBERT ST, n e cor Humboldt st, interior alterations to 3-sty precinct; cost, \$2,000; owner, City New York; architect, Thos. E. O'Brien, 240 Center st, Manhattan. Plan No. 8140.

HICKS ST, n w cor President st, extension to 1-sty store and dwelling; cost, \$2,500; owners, V. Scotto Bros., 554 Hicks st; architect, A. E. Parfitt, 233 Broadway, Manhattan. Plan No. 8172.

KEAP ST, n w cor South 4th st, interior alterations to 2-sty dwelling; cost, \$500; owner, Dr. Louis I. Posner, 184 Pacific st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8069.

LIBERTY ST, s w cor Miller av, interior alterations to 3-sty precinct; cost, \$2,000; owner, City New York; architect, Thos. E. O'Brien, 240 Center st, Manhattan. Plan No. 8141.

NORTH OXFORD ST, e s, 30.5 s Flushing av, interior alterations to 3-sty tenement; cost, \$250; owner, Anna B. Marfelt, 33 North Oxford st; architect, W. J. Conway, 400 Union st. Plan No. 8073.

PALMETTO ST, s s, 190 e Broadway, interior alterations to 2-sty dwelling; cost, \$150; owner, Marie C. Allmendinger, 515 Putnam av; architect, Louis Allmendinger, 926 Broadway. Plan No. 8035.

POWELL ST, w s, 209 s East New York av, fire-escape to 3-sty factory; cost, \$200; owner, Jacob Cohen, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8060.

ROSS ST, s s, 161.7 e Kent av, elevator to 5-sty factory; cost, \$3,600; owner, Natl. Anilin Chem. Co., 38 Ross st; architect, Gust Seaberg, 407 Douglas st. Plan No. 8161.

SACKETT ST, s e cor Gowanus Canal, extension to coal pocket; cost, \$8,000; owner, John Schmadke, 497 Union st; architect, Guarantee Constn. Co., 140 Cedar st, Manhattan. Plan No. 8133.

SANDS ST, s e cor Washington st, extension to 3-sty store and dwelling; cost, \$3,000; owner, John Kavokes, 2847 West 19th st; architect, L. Allmendinger, 926 Broadway. Plan No. 8128.

STATE ST, s s, 140 e Clinton st, extension to 4-sty hotel; cost, \$2,500; owner, E. F. Linker, on premises; architect, W. T. McCarthy, 16 Court st. Plan No. 8176.

TROUTMAN ST, s s, 275 e Knieckerbocker av, interior alterations to 2-sty store and tenement; cost, \$550; owner, Mathis Piskar, 251 Irving av; architect, Lew Keon, 680 Broadway. Plan No. 8219.

23D ST, n s, 550 w 5th av, interior alterations to 2-sty dwelling; cost, \$800; owner, Jos. Koual, on premises; architect, Harold Dangler, 215 Montague st. Plan No. 8085.

S1ST ST, n s, 100 w 3d av, plumbing to 2-sty dwelling; cost, \$195; owner, John Moran, on premises; architect, Jos. Rosenthal, 8558 3d av. Plan No. 8217.

ATLANTIC AV, s e cor Smith st, extension to 4-sty store and dwelling; cost, \$2,500; owner, Morris Kurtz, 169 Smith st; architect, A. Ulrich, 371 Fulton st. Plan No. 8211.

ATLANTIC AV, s s, 20 e Smith st, extension to 3-sty store and dwelling; cost, \$2,500; owner, Morris Kurtz, 169 Smith st; architect, Albert Ulrich, 371 Fulton st. Plan No. 8212.

ATLANTIC AV, n w cor Carlton av, extension to 3-sty store and dwelling; cost, \$2,500; owner, Domonick Porco, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 8094.

BATTERY AV, w s, 496.6 s 92d st, interior alterations to 3-sty dwelling; cost, \$250; owner, John Moore, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 8209.

BEDFORD AV, s e cor DeKalb av, interior alterations to 2-sty store and dwelling; cost, \$875; owner, Estate Esa M. Driesler, 410 DeKalb av; architect, R. T. Short, 370 Macon st. Plan No. 8187.

BROADWAY, e s, 19.4 n Kosciusko st, interior alterations to 3-sty tenement; cost, \$500; owner, Julius Diaz, 344 West 46th st; architect, W. B. Debus, 86 Cedar st. Plan No. 8080.

BROADWAY, s e cor Madison st, interior alterations to 3-sty store and tenement; cost, \$150; owner, John Motto, 885 Bushwick av; architect, Carl Otto, 45 Broadway, Manhattan. Plan No. 8115.

BROADWAY, n e cor Ellery st, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Bowery Savings Bank, 128 Bowery, Manhattan; architect, Louis Allmendinger, 926 Broadway. Plan No. 8036.

BROADWAY, s e cor Wythe av, elevator to 10-sty loft building; cost, \$2,500; owner, Gretsch Bldg. Co., 110 South 4th st; architect, Otis Elevator Co., 250 11th av, Manhattan. Plan No. 8056.

CENTRAL AV, w s, 60.5 n Willoughby st, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Mario Campissi, 144 Central av; architects, Cannella & Gallo, 60 Graham av. Plan No. 8156.

CHRISTOPHER AV, e s, 100 s Newport av, extension to 3-sty stable and dwelling; cost, \$900; owner, Rebecca Goldman, on premises; architect, Ignatius A. Crawford, 1095 Lorimer st. Plan No. 8062.

EUCLID AV, e s, 314.1 s Jamaica av, extension to 1-sty shop; cost, \$400; owner, Herman Schrader, on premises; architect, William C. Winters, 106 Van Siclen av. Plan No. 8040.

HARRISON AV, e s, 91.8 s Lorimer st, interior alterations to 3-sty tenement; cost, \$250; owner, Harry Moses, on premises; architect, Harry Radeck, 217 Ross st. Plan No. 8082.

JAMAICA AV, s w cor Lincoln av, extension to 2-sty pool room and dwelling; cost, \$1,000; owner, Martha Lopis, 893 Jamaica av; architect, Louis Schillinger, 167 Van Siclen av. Plan No. 8205.

KINGSLAND AV, w s, 175 n Herbert st, interior alterations to 1-sty factory and dwelling; cost, \$200; owner, Pasqualla Freazasas, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8200.

KNICKERBOCKER AV, w s, 25 s Stockholm st, extension to 3-sty store and tenement; cost, \$1,500; owner, Abr. Marcus, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 8129.

LEE AV, n w cor Lorimer st, extension to 2-sty factory; cost, \$7,000; owner, Theresa Collet, 1061 East 19th st; architect, C. Bauer, 861 Manhattan av. Plan No. 8039.

PITKIN AV, n s, 25 w Thatford st, extension to 3-sty store and dwelling; cost, \$800; owner, Mrs. Etta Mann, 163 Sackman st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8159.

Plans Filed Alterations (continued).

RUGBY RD, w s, 322.8 s Ditmas av, move 2-sty dwelling; cost, \$1,500; owner, Geo. W. Waldron, 414 East 17th st; architect, Geo. W. Waldron, 414 East 17th st. Plan No. 8136.

ST. MARKS AV, n s, 250 w Troy av, interior alterations to 1-sty dwelling; cost, \$200; owner, Julia Whalen, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 8074.

SHEPHERD AV, w s, 150 n Liberty av, extension to 1-sty dwelling; cost, \$800; owner, Pietro Ambrosio, 725 Liberty av; architect, Max Hirsch, 391 Fulton st. Plan No. 8142.

SKILLMAN AV, n s, 150 w Lorimer st, extension to 3-sty garage and dwelling; cost, \$800; owner, Antonio Tropa, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 8094.

SKILLMAN AV, n s, 150 w Lorimer st, interior alterations to 1-sty stable; cost, \$200; owner, Antonio Tropa, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 8095.

STILLWELL AV, s s, 450 n Mermaid av, extension to 2-sty dwelling; cost, \$1,500; owner, Hy. Meyers, 2834 Stillwell av; architect, Geo. H. Sues, 2966 West 29th st. Plan No. 8123.

SUNNYSIDE AV, s w cor Miller av, interior alterations to 2-sty dwelling; cost, \$2,000; owner, J. A. Ruoff, on premises; architect, Hy. Koerbrich, 16 Evergreen av. Plan No. 8158.

SUTTER AV, s s, 26 e Van Sinderen av, extension to three 3-sty stores and dwellings; cost, \$1,000; owner, Jos. Stern, 12 West 21st st, Manhattan; architects, Cohn Bros., 361 Stone av. Plan No. 8135.

SUTTER AV, s e cor Cleveland st, extension to 3-sty store and dwelling; cost, \$250; owner, Moses M. Glickman, 454 Jerome st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8068.

2D AV, w s, bet 53d and 54th sts, elevator to 2-sty factory; cost, \$18,000; owner, E. W. Bliss Co., on premises; architect, Otis Elevator Co., 250 11th av, Manhattan. Plan No. 8057.

4TH AV, n w cor 48th st, 2 elevators to 5-sty hospital; cost, \$4,800; owner, Norwegian Lutheran Hospital, 4520 4th av; architect, Seaberg Elevator Co., 407 Douglass st. Plan No. 8189.

21ST AV, s e cor Bath av, extension to 2-sty dwelling; cost, \$350; owner, Ida H. Strauss, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8180.

Queens.

ARVERNE.—Clarence av, w s, 740 s Amstel boulevard, interior alterations to dwelling; cost, \$700; owner, S. Pollack, premises. Plan No. 2739.

ARVERNE.—Amstel boulevard, n w cor Boulevard, 1-sty frame extension, 26x33, side dwelling, tin roof, interior alterations; cost, \$800; owner, L. Anabele, premises; architect, P. Caplan, 16 Court st, Brooklyn. Plan No. 2713.

BUSHWICK JUNCTION.—Metropolitan av, s s, 350 e Fresh Pond rd, new partitions to dwelling; cost, \$60; owner, L. I. R. R., Jamaica. Plan No. 2687.

COLLEGE POINT.—6th av, n s, 100 e 17th st, interior alterations to dwelling; cost, \$850; owner, C. Buckholz, premises. Plan No. 2696.

COLLEGE POINT.—14th st, w s, 130 n 3d av, 2-sty frame extension, 61x22, side store shed, slag roof; cost, \$3,000; owner, Traun Rubber Co., premises; architect, H. T. Morris, College Point. Plan No. 2740.

CORONA.—Albertis av, n e cor Roosevelt av, 1-sty frame extension, 6x12, rear dwelling, tin roof, interior alterations; cost, \$475; owner, Edw. Schretgren, premises. Plan No. 2695.

CORONA.—Martinese av, 64, plumbing to dwelling; cost, \$50; owner, H. Koehler Co., on premises. Plan No. 2658.

CORONA.—48th st, s w cor Jackson av, plumbing to dwelling; cost, \$50; owner, Ringler Brewing Co., 96th st, Manhattan. Plan No. 2650.

CORONA.—Corona av, n s, 100 e Albertis av, interior alterations to dwelling; cost, \$200; owner, H. Stoller, on premises. Plan No. 2646.

DUNTON.—Liberty av, n s, 148 w Morris av, 1-sty frame extension, 18x18, front store and dwelling, tin roof; cost, \$200; owner, Proctor & Ward, premises. Plan No. 2623.

EDGEEMERE.—Elizabeth av, s s, 280 w Wavercrest av, plumbing to dwelling; cost, \$50; owner, L. H. Prober, premises. Plan No. 2679.

EDGEEMERE.—Boulevard, s e cor Beach 48th st, plumbing in ten bungalows; cost, \$500; owner, W. A. Reinhardt, Edgemere. Plan Nos 2756 to 2765.

ELMHURST.—Toledo st, 6, plumbing to dwelling; cost, \$50; owner, Geo. Brennendorf, on premises. Plan No. 2665.

ELMHURST.—Corona av, s s, 37 Gay st, repairs to dwelling; cost, \$50; owner, F. Hoffmann, on premises. Plan No. 2660.

EVERGREEN.—Highland boulevard, 183, interior alterations to store and dwelling; cost, \$500; owner, D. A. Maeter, premises. Plan No. 2638.

FAR ROCKAWAY.—Lakegrove pl, e s, 100 n Rensen st, interior alterations to dwelling; cost, \$100; owner, R. Copone, premises. Plan No. 2624.

FAR ROCKAWAY.—Mott av, 10, plumbing to dwelling; cost, \$50; owner, G. Vzgner, on premises. Plan No. 2661.

FAR ROCKAWAY.—Broadway, 326, new plumbing to dwelling; cost, \$100; owner, Waldo J. Morse, on premises. Plan No. 2662.

FLUSHING.—21st st, 300, repairs to dwelling; cost, \$75; owner, J. Luke, premises. Plan No. 2626.

FLUSHING.—Centre st, s s, 125 w Byrds alley, 1-sty frame extension, 44x36, rear store room, paroid roofing; cost, \$1,200; owner, 3d Ward Hygeia Ice Co., premises; architect, A.

E. Richardson, 100 Amity st, Flushing. Plan No. 2720.

GLENDALE.—Richard av, e s, 128 n Central av, plumbing to dwelling; cost, \$50; owners, Rens & Ahlbon, premises. Plan No. 2676.

GLENDALE.—Tesla pl, e s, 160 s Central av, plumbing to dwelling; cost, \$80; owner, H. Palmer, premises. Plan No. 2719.

GLENDALE.—Olmstead av, e s, 415 n Central av, plumbing to dwelling; cost, \$65; owner, H. Strassner, premises. Plan No. 2718.

GLENDALE.—Richard av, 61-63, plumbing to two dwellings; cost, \$100; owner, G. Naef, premises. Plan No. 2630.

JAMAICA.—Fulton st, n s, 75 e Union av, frame sign; cost, \$50; owner, A. Kammerer, premises. Plan No. 2728.

JAMAICA.—Elm st, n s, 252 e Bandman av, plumbing to dwelling; cost, \$60; owner, M. Pinn, premises. Plan No. 2706.

JAMAICA.—Lincoln pl, w s, 105 n Pacific st, new foundation to dwelling; cost, \$125; owner, J. Czochoer, premises. Plan No. 2680.

JAMAICA.—Fulton st, n s, 72 e Manor av, frame sign; cost, \$50; owner, A. Kammerer, premises. Plan No. 2692.

JAMAICA.—Johnson av, s s, 50 e Foley av, plumbing to dwelling; cost, \$50; owner, T. Vamols, premises. Plan No. 2682.

JAMAICA.—Chichester av, n s, 80 e Ward st, plumbing to dwelling; cost, \$90; owner, M. Condaskey, premises. Plan No. 2683.

JAMAICA.—Church st, n e cor Twombly pl, new store front to dwelling; cost, \$180; owner, Chas. Trautman, premises. Plan No. 2767.

L. I. CITY.—Vernon av, n s, 99 w Webster av, interior alterations to storehouse and shed; cost, \$4,500; owner, Bottlers & Mfgs. Supply Co., premises. Plan No. 2753.

L. I. CITY.—5th st, s w cor West av, new store front to dwelling; cost, \$200; owner, J. W. Kennedy, premises. Plan No. 2766.

L. I. CITY.—Jackson av, 345, new store front; cost, \$100; owner, H. Orne, premises. Plan No. 2747.

L. I. CITY.—Boulevard, 398, plumbing to dwelling; cost, \$75; owner, A. Mandelle, premises. Plan No. 2709.

L. I. CITY.—Academy st, 102, plumbing to church; cost, \$75; owner, Dutch Reformed Church, premises. Plan No. 2689.

L. I. CITY.—Crane st and Jackson av, interior alterations to factory; cost, \$400; owner, Neptune Meter Co., premises. Plan No. 2678.

L. I. CITY.—Hamilton st, 497, plumbing to stable; cost, \$50; owner, C. Meyer, premises. Plan No. 2710.

L. I. CITY.—9th av, 713, extension to stable; cost, \$75; owners, Leopold Bros., on premises. Plan No. 2734.

L. I. CITY.—Webster av, n s, 500 w Vernon av, retaining wall to dwelling; cost, \$250; owner, Maitel Marble Co., premises. Plan No. 2716.

L. I. CITY.—Van Alst av, w s, 50 n Clark st, 1-sty brick extension, 22x14, front dwelling; cost, \$600; owner, C. F. Lynch, premises. Plan No. 2686.

L. I. CITY.—Steinway av, 369, electric sign on store; cost, \$60; owner, R. Beinhoff, premises. Plan No. 2732.

L. I. CITY.—7th av, e s, 250 s Potter av, new windows to dwelling; cost, \$600; owner, J. Siebert, premises. Plan No. 2738.

L. I. CITY.—2d av, 219, new foundation to dwelling; cost, \$400; owner, M. Denzigo, premises. Plan No. 2729.

L. I. CITY.—Marc pl, e s, 90 s Newtown av, new store front to dwelling; cost, \$150; owner, M. Finkelstein, premises. Plan No. 2677.

L. I. CITY.—5th av, e s, 150 s Washington av, 1-sty frame extension, 13x6, front dwelling, tin roof, interior alterations; cost, \$500; owner, R. E. Piccola, premises. Plan No. 2727.

L. I. CITY.—Steinway av, n w cor Grand av, new store front to dwelling; cost, \$200; owner, Mrs. Muller, premises. Plan No. 2628.

L. I. CITY.—10th av, 356, new store front, tenement; cost, \$500; owner, Louis Hoidt, 107 Main st, L. I. City. Plan No. 2643.

L. I. CITY.—11th av, 297, plumbing to dwelling; cost, \$50; owner, C. Imperial, on premises. Plan No. 2654.

L. I. CITY.—Vandeventer av, n s, 30 e 13th av, interior alterations to dwelling; cost, \$500; owner, Louise Kling, on premises. Plan No. 2640.

L. I. CITY.—Court Square (City Prison), extended brick and brick walls; cost, \$4,000; owner, City of New York, City Hall, Manhattan. Plan Nos. 2647-48.

MASPETH.—Perry av, s s, 50 w Clermont av, interior alterations to two dwellings; cost, \$300; owner, Adam Lucas, on premises. Plan Nos. 2663-4.

MASPETH.—Grand st, 47, electric sign to store; cost, \$200; owner, Max Berger, premises. Plan No. 2629.

MASPETH.—Furman av, w s, 110 n Flushing av, new plumbing to dwelling; cost, \$150; owner, L. Licht, premises. Plan No. 2723.

MIDDLE VILLAGE.—Metropolitan av, 2257, electric sign to store; cost, \$50; owners, Hirsch Bros., premises. Plan No. 2639.

MORRIS PARK.—Chichester av, n s, 133 e Sherman st, plumbing to dwelling; cost, \$50; owner, H. Backard, premises. Plan No. 2674.

OZONE PARK.—Ocean av, e s, 125 s Jerome av, repairs to shed; cost, \$100; owner, A. Hubbs, premises. Plan No. 2708.

RICHMOND HILL.—Walnut st, w s, 300 e Fulton st, plumbing to dwelling; cost, \$50; owner, J. C. Van Horn, premises. Plan No. 2636.

RICHMOND HILL.—Napier av, e s, 125 s Brandon av, plumbing to dwelling; cost, \$55; owner, J. Hoepner, premises. Plan No. 2634.

RICHMOND HILL.—Freedom av, e s, 20 n Fulton st, plumbing to dwelling; cost, \$50; owner, Mrs. Densinger, on premises. Plan No. 2656.

RICHMOND HILL.—Brandon av, s w cor Hamilton av, 2-sty brick extension, 24x80, side church, interior alterations; cost, \$10,000; owner, Union Congregational Church, on premises; architect, Lester C. Chapin, 824 Herald av, Richmond Hill. Plan No. 2642.

RICHMOND HILL.—Church st, e s, 150 n Beaufort st, plumbing to dwelling; cost, \$50; owner, J. Cornier, on premises. Plan No. 2645.

RICHMOND HILL.—Van Wyck av, w s, 190 s Beaufort st, plumbing to dwelling; cost, \$50; owner, J. Geib, on premises. Plan No. 2649.

RICHMOND HILL.—Napier av, w s, 220 s Orchard st, plumbing to dwelling; cost, \$50; owner, J. C. Schmitt, on premises. Plan No. 2651.

RICHMOND HILL.—Elm st, e s, 140 n Myrtle av, plumbing to dwelling; cost, \$50; owner, O. W. Graves, on premises. Plan No. 2652.

RICHMOND HILL.—Park st, w s, 100 s Myrtle av, plumbing to dwelling; cost, \$50; owner, T. Coates, premises. Plan No. 2705.

RICHMOND HILL.—Myrtle av, s s, 124 w Park st, plumbing to dwelling; cost, \$50; owner, M. Meyer, premises. Plan No. 2725.

RICHMOND HILL.—Park st, w s, 80 s Myrtle av, plumbing to dwelling; cost, \$50; owners, Stuart & Donohue, premises. Plan No. 2704.

RICHMOND HILL.—Atlantic av, s s, 20 e Greenwood av, plumbing to dwelling; cost, \$50; owner, A. Ladd, premises. Plan No. 2736.

RICHMOND HILL.—Napier av, w s, 375 s Brandon av, plumbing to dwelling; cost, \$50; owner, I. Moeller, premises. Plan No. 2735.

RICHMOND HILL.—Lefferts av, w s, 75 e Cuthbert pl, plumbing to dwelling; cost, \$50; owner, L. B. Vanderloff, premises. Plan No. 2730.

RICHMOND HILL.—Birch st, e s, 235 s St. Anns av, plumbing to dwelling; cost, \$75; owner, M. Burdick, premises. Plan No. 2724.

RICHMOND HILL.—Guion pl, s s, 140 s Brandon av, plumbing to dwelling; cost, \$50; owner, C. K. Hoinig, premises. Plan No. 2733.

RICHMOND HILL.—Jamaica av, 3512, electric sign to store; cost, \$60; owner, King Estates, premises. Plan No. 2715.

RICHMOND HILL.—Jamaica av, 2903, electric sign to store; cost, \$150; owner, T. Dunning, premises. Plan No. 2737.

RICHMOND HILL.—Freedom av, w s, 50 n Fulton st, plumbing to dwelling; cost, \$50; owner, J. Rehalz, premises. Plan No. 2691.

RICHMOND HILL.—Lefferts av, n s, 200 w Fulton st, plumbing to dwelling; cost, \$50; owner, A. Chapin, premises. Plan No. 2712.

RICHMOND HILL.—Park st, w s, 60 n Myrtle av, plumbing to dwelling; cost, \$50; owner, J. Dechan, premises. Plan No. 2703.

RICHMOND HILL.—Park av, s w cor Myrtle av, plumbing to dwelling; cost, \$50; owner, M. A. Meyer, premises. Plan No. 2700-01-02. Three houses, \$150.

RICHMOND HILL.—Jamaica av, 3412, interior alterations to two stores and dwellings; cost, \$200; owner, G. Baumann, premises. Plan Nos. 2698-99.

RICHMOND HILL.—St. Ann's av, n w cor Church st, plumbing to dwelling; cost, \$50; owner, J. Rising, on premises. Plan No. 2653.

RIDGEWOOD.—Forest av, 884, electric sign to store; cost, \$60; owner, K. Schurgen, on premises. Plan No. 2657.

RIDGEWOOD.—Myrtle av, 1929, new store front to dwelling; cost, \$250; owner, S. Vogel, premises. Plan No. 2627.

RIDGEWOOD.—Charlotte pl, w s, 250 n Millwood av, plumbing to factory; cost, \$50; owner, Darling Match Co., premises. Plan No. 2625.

RIDGEWOOD.—Myrtle av, 1869, new store front to dwelling; cost, \$200; owner, J. Peters, premises. Plan No. 2632.

RIDGEWOOD.—Palmetto st, 785, new foundation to dwelling; cost, \$50; owner, P. Fritz, premises. Plan No. 2635.

RIDGEWOOD.—Stephen st, 1628, interior alterations to storage; cost, \$350; owner, Chas. Schramm, premises. Plan No. 2714.

RIDGEWOOD.—Hancock st, 1614, plumbing to dwelling; cost, \$63; owner, J. Butcher, premises. Plan No. 2707.

RIDGEWOOD.—Woodward av, e s, 50 s Woodbine st, electric sign on store; cost, \$50; owner, H. H. Brener, premises. Plan No. 2755.

RIDGEWOOD.—Myrtle av, 1869, electric sign on store; cost, \$75; owner, J. Peters, premises. Plan No. 2746.

ROCKAWAY BEACH.—Undine av, n e cor Washington av, new post foundation to 20 bungalows; cost, \$500; owner, J. J. Egan, premises. Plan No. 2768.

ROCKAWAY BEACH.—Washington av, n e cor Undine av, plumbing to dwelling; cost, \$100; owner, J. J. Egan, premises. Plan No. 2717.

ROCKAWAY BEACH.—Wainwright pl, n w cor Washington av, 1-sty frame extension, 4x8, front dwelling, shingle roof, interior alterations; cost, \$500; owner, Mrs. W. Curtis, 394 Washington av, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 2711.

UNION COURSE.—Graves pl, n s, 168 e Enfield st, plumbing to dwelling; cost, \$60; owner, M. Balke, premises. Plan No. 2688.

WHITESTONE.—West 20th st, 90, extension to shed; cost, \$100; owner, H. Reighshoff, premises. Plan No. 2731.

WHITESTONE.—20th st, s s, 125 e 8th av, 1-sty frame extension, 13x20, rear dwelling, tin roof; cost, \$255; owner, J. Newtown, premises. Plan No. 2722.

WHITESTONE.—7th av, s w cor 20th st, interior alterations to dwelling; cost, \$150; owner, P. Zipp, premises. Plan No. 2697.

WOODHAVEN.—Freedom av, w s, 100 n Cherry st, 1-sty frame extension, 5x10, rear and side dwelling, slag roof; cost, \$800; owner, A. Sorice, premises. Plan No. 2726.

WOODHAVEN.—Thrall av, n e cor Fulton st, interior alterations to store and dwelling; cost, \$500; owner, Chas. Schaeffer, premises. Plan No. 2637.

WOODHAVEN.—Maple st, n s, 100 w Freedom av, plumbing to dwelling; cost, \$70; owner, M. Burger, on premises. Plan No. 2655.

WOODHAVEN.—Jamaica av, s s, 42 w Shaw av, extension to store and dwelling; cost, \$1,200; owner Mary Bittman, 1108 Jamaica av, Woodhaven. Plan No. 2641.

WOODHAVEN.—Lawn av, e s, 175 n Jerome av, plumbing to dwelling; cost, \$50; owner, J. Avallone, premises. Plan No. 2754.

WOODHAVEN.—Dennington av, w s, 500 s Ferry st, plumbing to dwelling; cost, \$50; owner, C. Diercke, premises. Plan No. 2748.

WOODHAVEN.—Dennington av, e s, 810 n Jamaica av, plumbing to dwelling; cost, \$50; owner, A. Meyer, premises. Plan No. 2749.

WOODHAVEN.—Dennington av, w s, 265 n Jamaica av, plumbing to dwelling; cost, \$50; owner, H. Souler, premises. Plan No. 2750.

WOODHAVEN.—Dennington av, w s, 405 n Jamaica av, plumbing to dwelling; cost, \$50; owner, Q. D. Schultz, premises. Plan No. 2751.

WOODHAVEN.—Jamaica av, n s, 120 w Willard av, plumbing to dwelling; cost, \$50; owner, Brooklyn Manor Amusement Co., premises. Plan No. 2752.

WOODSIDE.—5th st, n w cor Stryker av, plumbing to dwelling; cost, \$150; owner, T. J. Lucas, premises. Plan No. 2721.

Richmond.

CEDAR ST, cor Brook st, Stapleton, alterations to frame club house; cost, \$150; owner, Jos. S. Hapton, Stapleton. Private plans. Plan No. 514.

AMBOY RD, s w cor Prospect st, New Dorp, alterations to frame dwelling; cost, \$75; owner, L. C. Butler, New Dorp; architect, Edwin H. Lockhart, New Dorp. Plan No. 512.

RICHMOND AV, w s, 175 n Grove av, Port Richmond, alterations to brick work shop; cost, \$735; owner, Emma De Haut, Port Richmond; builder, John Milnes Co., Port Richmond. Plan No. 515.

ROSE AV, n e cor 5th st, New Dorp, alterations to frame store and dwelling; cost, \$150; owner and builder, Frank Marifino, 145 5th st, New Dorp; architects, Grunert & Pneuman, New Dorp. Plan No. 516.

ST. PAUL'S AV, e s, 40 s Stone st, Stapleton, alterations to brick wash house; cost, \$150; owner, A. M. Shohr, 449 St. Paul's av; architect, David Ripley, 4th av, New Brighton. Plan No. 513.

TOMPSON AV, n s, 550 e Richmond tpke, Tompkinsville, alterations to frame dwelling; cost, \$1,500; owner, E. Kostolanyi, Tompkinsville; architect, Earl H. Lyall, Tompkinsville; builders, Kalson Bros., Tompkinsville. Plan No. 517.

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 Nov. 13. The location is given, but not the owner's address.

IRVINGTON.—Arthur Auer, s e cor 17th av and 21st st, 3-sty frame, \$8,000; Jacob Wahler, 68 South 22d st, 3-sty frame, \$5,000.

NEWARK.—Joseph Tartazky, 23 Tichenor st, 4-sty brick, \$12,000; Bernard Sache, 87-89 Cabinet st, 3-sty frame alteration, \$300; George Hoferer, 227-229 16th av, two 3-sty brick, \$20,000.

JERSEY CITY.—Katz Bldg. and Cons. Co., 68-72 St. Pauls av, two 3-sty brick, \$24,000; Catherine E. Smith, 260 Jewett av, 3-sty brick, \$9,000; Elmer Geaner, 83 Railroad av, 4-sty brick alteration, \$700; Salvatore Giordano, 307 Summit av, 4-sty brick, \$12,000; Meyer Cozewith, 67-75 Washburn st, 4-sty brick, \$18,000.

HILTON.—William Kirschbaum, southwest cor Springfield av and Wellesley st, 3-sty frame, \$6,000.

KEARNY.—Eugene Rutzler, southwest cor Hoyt st and Davis av, 3-sty frame, \$7,000.

BAYONNE.—Abraham Morgenstern, 529 Boulevard, 3-sty frame alteration, \$200.

GARFIELD.—Catherine Zak, north side Palisade av, 100 ft. e of Maple st, 3-sty brick, \$6,000.

PERTH AMBOY.—Max Gibian, northwest cor Madison av and Gordon st, 3-sty brick alteration, \$200.

PATERSON.—Frederick A. Sturm, 354-356 Getty av, 3-sty brick alteration, \$3,000.

HARRISON.—John Barba, north side Hamilton st, 200 ft. east of Davis av, 3-sty frame, \$6,000.

WEST NEW YORK.—Oscar Millimet, northwest corner 13th st and Hudson av, two 5-sty brick, \$63,000.

PERSONAL AND TRADE NOTES.

J. H. KEATING, heating and plumbing contractor, has opened an office and shop at 778 Gravesend av, Brooklyn.

TILEINE COMPANY OF AMERICA has moved its offices from 101 Park av to its factory at 559 West 36th st.

JOHN LLOYD, of Red Bank, N. J., has opened an office at Keansburg, N. J., where he will conduct a general contracting business.

ROBERT E. RAMSEY has been appointed advertising manager of the Art Metal Construction Co., Jamestown, N. Y., succeeding Gail Murphy.

J. B. McALLISTER, of Philadelphia, Pa., was recently elected a director of the Electric Storage Battery Co., 100 Broadway, to succeed the late Rudolph Ellis.

JAMES M. FARNSWORTH, architect, formerly connected with Thomas Lamb, has become associated with the office of Koehler & Spyr, architects, 489 5th av.

RIVERSIDE ENGINEERING & SUPPLY CO. has recently established its business at 70 West 107th st. The firm deals in heating and plumbing supplies and fixtures.

ALFRED D. SLOUGH, plumbing and heating contractor, has moved his shop and office from 297 Greenwich st to larger and better equipped quarters at 203 Greenwich st.

LAYMAN & ELKINS, 175 Throop av, Brooklyn, plumbing and heating contractors, desire samples and catalogues from manufacturers and jobbers in the plumbing and heating supply lines.

CONRAD RITTERBUSH, architect, for many years connected with the office of J. B. Baker, 156 5th av, is no longer associated with that office, but is practicing his profession at White-stone, L. I.

HAYDEN COMPANY, interior decorators and furniture makers, located for a number of years at 523 5th av, will move about May 1, 1916, to the new building now under construction at the southwest corner of Park av and 57th st.

FRANK B. RAPP, president of the Rapp Construction Co., 30 East 42d st, whose illness during the last year has caused his absence from business, has lately resumed the active management of the affairs of the company.

JAMES FORGIE, consulting engineer, 84 William st, formerly a member of the firm of Jacob & Davies, 30 Church st, has been awarded the Telford Gold Medal by the (British) Institution of Civil Engineers for his paper, "The Laxaxalpm Aqueduct Tunnels, Mexico."

SAFETY-ARMORITE CONDUIT CO., Pittsburgh, Pa., has opened a New York office at 50 Church st. The new office is in charge of W. G. Campbell. Heretofore the company's products have been marketed in the Metropolitan district by its selling representative, the Thomas & Betts Co.

STANDARD REGULATOR CO., 90 West st, is completing plans which will increase the capacity of its plant by providing a manufacturing space three times the size of its present factory. This company manufactures a line of temperature regulators and other heating specialties.

THORNTON W. PRICE, formerly designing engineer for the American Bridge Co., and for the last two years in charge of a large part of the work on the Panama Canal coaling stations, has opened offices in the Woolworth Building, 233 Broadway, for the practice of structural and mechanical engineering.

E. W. VEYER, who was for many years connected with the J. L. Mott Iron Works, recently incorporated the Hartford Supply Co., distributors of plumbing, steam and gas fitters' supplies, with offices in the Hartford Building, Broadway and 17th st. Trade catalogues and samples from manufacturers are desired.

EUGENE H. KNIGHT, architect, formerly associated with William C. Weston, who has moved to another city, has opened offices for the independent practice of his profession at 1124 Brown-Marx Building, Birmingham, Ala., and desires samples and catalogues from manufacturers and dealers interested in the building trades.

WELLS ARCHITECTURAL IRON CO., East 151st st and River av, has recently completed the ornamental iron work on the following buildings: Yale Club, New York City, James Gamble Rogers, architect; Knickerbocker Club, New York City, Delano & Aldrich, architects; First National Bank, Bridgeport, Conn., Tracy & Swartwout, architects, and the Union Station at Hartford, Conn., for the N. Y., N. H. & H. R. R. Co.

NEW YORK EDISON COMPANY announced that a Sick Benefit Fund and Service Annuity Plan had been instituted by the payment into the Sick Benefit Fund of 50 per cent. of the dues of the employees who become participating members. The Service Annuity Fund is established by the payment by the company of a pension at the rate of 2 per cent. of the yearly wages of an employee who has served the company for twenty-five years.

WILLIAM P. O'ROURKE, superintendent of buildings for the city of Newark, will be the guest of honor at a dinner given by the staff of the Building Department to-night, at Achel-Stetter's, in Newark. The dinner was arranged in honor of the approaching marriage of Mr. O'Rourke to Miss Helen Werlein, daughter of Mr. and Mrs. Joseph Werlein, of 215 South 7th st, Newark, N. J., which will take place on November 23, in St. Patrick's Cathedral.

FRANK KOESTER, consulting engineer and city planning expert, 50 Church st, has been retained by the City Planning Commission of Allentown, Pa., to develop an entire plan for the future development of the city along engineering, architectural and landscaping lines. Mr. Koester has had a wide experience in this character of work. He has been in active practice in this country for thirteen years and previous to his coming to America had considerable experience in the development of German cities. During his stay in Allentown he will give an exhibition and deliver a course of illustrated lectures on city planning.

MECHANICS' AND TRADERS' SOCIETY.—Two hundred members celebrated the 130th anniversary of the General Society of Mechanics and Tradesmen at the Founders' Day dinner Wednesday night at Delmonico's. A letter of regrets was read from Andrew Carnegie, who gave the society \$500,000 several years ago. Secretary Richard T. Davies said the congratulations of the members had just been sent to Mr. Carnegie in honor of his 80th birthday on Friday, and a bunch of American Beauty roses from the speakers' table had been sent to his home. President Charles J. Richter in his opening address referred to the gift of \$1,800,000 just left to the society by the late Amos F. Eno, and said its proper administration was receiving the serious attention of the officers.

OBITUARY.

JOHN V. NUNGESSER, an inspector in the Newark, N. J., Building Department, died at his home, 839 Hunterdon st, Newark, Tuesday, November 16. Mr. Nungesser was seventy years old and was a veteran of the Civil War. He was a master carpenter and was the inventor of the strip shuffleboard. For many years he was active in Republican politics and was the leader in the 5th District of the 14th Ward. He is survived by his widow, four sons and a daughter.

EUGENE S. SEXTON, a retired building contractor, died at his home, 8736 Bay 9th st, Brooklyn, Saturday, November 13. He was born in Pittsfield, Mass., seventy years ago. Prior to 1887 he was engaged in the building business in Albany, N. Y., and since then till his retirement a few years ago had been in business in Brooklyn.

TRADE AND TECHNICAL SOCIETY EVENTS.

SAND LIME BRICK ASSOCIATION will hold its annual meeting at Milwaukee, Wis., December 7-8. Headquarters will be at the Republican House.

AMERICAN FACE BRICK ASSOCIATION will hold its annual meeting at the Hotel Chamberlain, Old Point Comfort, Va., December 8-10.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Cleveland, O., February 17-19, 1916. Headquarters at the Hotel Statler.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NEW YORK RETAIL HARDWARE ASSOCIATION will hold its annual convention at Buffalo, N. Y., February 15-18, 1916. Secretary, John B. Foley, Syracuse, N. Y.

NATIONAL CONFERENCE on Concrete Road Building will be held at Chicago, Ill., February 15-18, 1916. J. P. Beck, 208 South La Salle st, Chicago, secretary of the Advisory Committee.

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES of the United States of America will hold its annual convention in Baltimore, Md., February 22-24, 1916. Headquarters at the Hotel Emerson.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

SOCIETY FOR ELECTRIC DEVELOPMENT, INC., is completing its arrangements for the Electrical Prosperity Week, November 29-December 4. Interesting programs are now being prepared for each day of the celebration, further announcement of which will be made in a later issue of this paper.

INVESTMENTS of life insurance companies and the large contribution they make to American economic progress will be the theme at the ninth annual convention of the Association of Life Insurance Presidents, which will be held in the Hotel Astor, New York City, on Thursday and Friday, December 9 and 10.

INTERNATIONAL TRADE CONFERENCE, under the auspices of the Foreign Trade Department of the National Association of Manufacturers, will be held at the Hotel Astor December 6-8, 1915. Prominent men in various branches of the exporting business have been invited to attend and interesting programs are being prepared for each session.

HYDRATED LIME BUREAU of the National Lime Manufacturers' Association, which was organized and opened for business last January, with offices in the Oliver Building, Pittsburgh, Pa., will hold its first annual meeting Wednesday, December 1. Manufacturers of hydrated lime from all sections of the United States have been invited to attend the meeting and assist in forming plans for enlarging the scope of the bureau.

AMERICAN SOCIETY OF CIVIL ENGINEERS, at its annual meeting, to be held January 19, 1916, will vote for the following officers: For president, Dr. Elmer L. Corthell, consulting engineer, 149 Broadway, Manhattan; for vice-presidents, Palmer C. Ricketts, Troy, N. Y., and Alfred Craven, New York, and for treasurer, Lincoln Bush, New York. Six directors will be elected at the same meeting.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its annual meeting in the Engineering Societies' Building, 29 West 39th st, December 7-10 inclusive. The first session will be held Tuesday evening, which will be addressed by the retiring president. This will be followed by a reception to the president-elect and other officers. On the following three days nine business and technical sessions will be held at which a number of reports and papers will be presented and discussed. The social features of the meeting will include a smoker to be held on the evening of December 8, and the annual reunion, dinner and dance on the evening of December 9.

BUILDING MATERIALS AND SUPPLIES

PORTLAND CEMENT ADVANCES TEN CENTS WITH A FIVE CENT TEN-DAY CASH REBATE—COMMON BRICK PRICES STEADY HERE

Sanitary Tile Dealers Meet
to Discuss Shading Tactics

HARDLY had the eastern building material market settled down to a workable adjustment to the recent advances in prices when Portland cement took another jump upward at the opening of the week. This increase called for a ten-cent boost bringing the price from \$1.57 a barrel to dealers to \$1.67, along side of dock, N. Y., but a five cent rebate is to be allowed for bills paid within ten days of invoice. Practically all of the most important agents have acceded to this advance and rebate.

Accompanying the announcement of the advance came the prophecy from an important manufacturer to the effect that he would not be surprised to find the price of Portland cement \$2 a barrel here in this market by February 1, making the price at mill \$1.48. It was explained that if the railroads continue to buy as they have been, and as increasing business seems to warrant, the possible mill supply, in view of the shortage of labor will make much higher prices than at present prevail necessary.

At a meeting held in the Building Trades Employers' Association of the Atlantic Coast Tile Dealers and Contractors' Association, the matter of quoting high enough on sanitary tile and decorative faience work to insure proper work and an adequate profit were discussed. President Robert Beck, of the Interstate Mantel and Tile Dealers' Association, came in from Chicago to discuss this matter and in the forthcoming convention at Buffalo this question of living up to the new and possibly higher price levels will be taken up, as well as the matter of contractors overlapping districts. Tile interests look for a fourteen cent level before the first of March.

All hardware equipment and some of the leading electrical supply departments are stiffening on list quotations. In the electrical department there is a scarcity of copper and porcelain insulating material, for high tension service is very hard to get now that some of the chemicals formerly used in vitrification are almost exhausted and an adequate quantity is not being made so far in this country to supply the demand. Hardware reflects the higher price of fine steel and iron in tools and butts, hinges, hangers, stay bolts and ornamental iron work.

In the latter department wrought iron is especially stiff and architects taking bids on this class of work may expect quotations to show the higher cost of raw material.

LUMBER.

Lists Held Firmly—Car and Boat Shortage the Cause.

CAR shortage and difficulty of obtaining boats to bring cargoes to this market from lumber centers is responsible for the present tenuity in the lumber situation. The new list shows a gain of a dollar in the top level of yellow pine, a gain of \$3 in first and second red gum, a marked stiffening in the price of inch and a half round slab lath, a gain of a dollar on the lower level of oak flooring, but with the upper levels still strong at \$85, a gain of a dollar in maple flooring and a decline, the only one reported in the market this week, of \$2 in North Carolina pine.

PORTLAND CEMENT.

Prices Advanced Another 10 Cents with 5 Cent Cash Rebate.

ADVICES from reliable sources as to the cause of the ten cent advance in the price of Portland cement in this market early this week show that it is mainly due to the tenuity of the labor situation at mill centers. Furthermore it is reliably stated that this latest movement is merely a temporary expedient, that more changes may be expected. The nature of the present advance, which puts the price of this commodity up to \$1.67 a barrel or \$1.62, cash ten days after date of invoice, puts

Lumber prices are holding remarkably firm considering the shortage of mill supplies and delays in getting material into wholesalers' hands in this district. Between October and November lists there are only a few changes in quotations, one being in slab lath and another in yellow pine. There is a stiffness that has not actually developed into an advance noted in the railroad tie market. The seventy-seven cent price level still rules there, but it is stiff even on large quantities. The biggest gain in the month is in Red Gum, although there is a gain of a dollar in oak flooring. Hardwoods are firmly held, but the market is weak.

Linseed oil has advanced another cent, the price now being 64 and 67, the inside quotation being for cargo lots. Structural steel is also higher, current quotations running from 1.679c to 1.819c for beams and channels at tidewater.

Revised reports concerning the national building movement for October indicate that building for the ten months just closed leaves a deficit of 1.9 per cent, behind the total for the same number of months last year, which can easily be eclipsed by November's plan filings alone, the total for this month, as shown by reports covering the first fifteen days indicating a total filing of plans whose total estimated value will be in excess of \$68,000,000, the total for October. If the total barely reaches \$64,000,000, which was the total for August, through a general slump owing to some war scare or other cause in the latter part of the month, the total for 1914 will have been passed.

The percentage of construction now going ahead or being figured in all the States east of the Rockies where gains are being shown in monthly plan filings is 87.2 as compared with 61 per cent, in the same period in 1914, outside of New York. Including this city in the computation there is 70.1 going ahead or being figured, as against 48.7 per cent, in the same period a year ago.

Plan filings in the five boroughs for the week just closed follow: Last week there were 279 new buildings projected at an estimated cost of \$2,180,963.

	Week ending		Nov. 19, 1915.	
	Nov. 20, 1914.	No. Value.	No. Value.	No. Value.
Manhattan.....	1	\$75,000	16	\$732,000
Bronx.....	12	144,900	11	349,800
Brooklyn.....	49	233,400	128	1,036,800
Queens.....	120	250,750	152	633,925
Richmond.....	15	32,000	24	47,975
Totals.....	197	\$936,050	331	\$2,800,500

the cement market on about as stiff a basis as it has been in recent years. Prediction is made that cement will be \$1.25, mill, by February 1, instead of March, as previously stated in the Record and Guide.

LINSEED OIL.

Wide Range of 3 Cents Between Carload and Small Quantities.

QUOTATIONS on linseed oil have a strange sound to the market with a range of three cents between carload lots and small quantities. The price range usually shows a difference of merely one cent. Today quotations are high and range from 64 to 67 cents. The market is said to be stiff with the high level held stiffly.

TILE DEALERS IN CONFERENCE.

National President Here to Take Up District Matters.

PRESIDENT ROBERT BECK of the Interstate Mantel & Tile Dealers' Association arrived here from Chicago Wednesday to attend the conference called by President Herman Petri of the Atlantic Coast District Association made up of sanitary and decorative clay tile contractors. The real purpose of the conference was not made public, but it is understood that it had some reference to regulating the credit of contractors in this vicinity with the

purpose of eliminating the destructive under-bidder.

The meeting was held in the rooms of the Building Trades Employers' Association, and among the speakers were Joseph W. Lanry, of the William H. Jackson Company, and Thomas E. Beck, of Detroit, a member of the executive committee of the Interstate association.

Thomas E. Beck took the eastern contractors to task for making close bids on tile work. He said that in making estimates on recessed radiators, special trim and intricate tile work contractors were inclined to make no difference in their bids from those for straight tile work with the result that inferior workmanship or poorer quality of materials were sometimes employed. This brings quick deterioration of the tile work resulting in exasperation on the part of the architect and a tendency to substitute for clay tile other materials. He said that the architects doing fine work wanted good material and good workmanship only because when the owner is dissatisfied it reflects upon the judgment of the architect who is apt to protect himself against such occurrences by specifying other materials.

STRUCTURAL STEEL.

Fabricators Well Stocked for Active Winter Construction in New York.

TOURING the principal fabricating shops in this district this week a representative of the Record and Guide found estimating departments busy, men were being taken on at wages in some cases above those usually prevailing; active inquiry into the raw material supply with considerable buying in consequence of discoveries made and fabricating work greatly improved.

An instance showing the trend of the steel department of the building material market was made at a suburban shop. Reserve shapes were in store in larger quantities than have been held since 1912. Asked why so much money was tied up in such reserves the superintendent of the works said: "We will use all of that and we are buying more as opportunity presents itself. We look for a good building movement in the metropolitan district during the next fifteen months, accompanied by prices out of proportion to normal."

Compared with last year steel beams are 1.769 c a 1.819 c as against 1.21 and 1.26 at this time last year. Steel forging billets are \$48 a ton to-day as against \$24 a year ago. Wire rods are \$37 as against \$25. Steel bars and plates are \$34 as against \$21. Copper is 19½ cents as against 12½ cents this time in 1914.

Predictions were made this week that two cent steel will be the bottom price in this market by the end of the first quarter of 1916, especially if the prospective building demand develops as current successive monthly plan filing records seem to show.

COMMON BRICK.

Dealers Take Advantage of Present Price Level to Stack—All Plants Closed.

BUYING of common brick in this market is more active than it was at this time last year. There are reasons for believing that dealers are beginning to stack in view of the low price of this commodity in comparison with the quotations being made on other building commodities. This material is the weakest of any of the basic units of building construction at the present time. It is the only commodity that is actually weak at its top level for immediate delivery. Within another three weeks covered brick will be coming into the market from up the river, when the customary advance may be expected. The last of the plants in the Hudson district closed this week. Raritan plants that operate all year are having a hard time to get men and the winter pallet capacity will be greatly reduced in consequence.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 18, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., Nov. 12—13.	Arrived.	Sold.	
	7	10	
Friday, Nov. 12.....	10	5	
Saturday, Nov. 13.....	16	13	
Monday, Nov. 15.....	1	5	
Tuesday, Nov. 16.....	0	7	
Wednesday, Nov. 17.....	2	5	
Thursday, Nov. 18.....	36	45	
Total.....			

Reported en route, Friday, Nov. 19—5.
Condition of market, firm. Prices: Hudsons, \$6.50 and \$6.75; Raritan, \$6.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.00 to — (yard), Cargoes left over Friday A. M., Nov. 19—4.

1914.		1915.	
Left over Friday A. M., Nov. 13—20.	Arrived.	Sold.	
	2	4	
Friday, Nov. 13.....	6	5	
Saturday, Nov. 14.....	8	5	
Monday, Nov. 16.....	2	5	
Tuesday, Nov. 17.....	2	5	
Wednesday, Nov. 18.....	1	1	
Thursday, Nov. 19.....	21	25	
Total.....			

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.25; Newark, yard, — to \$6.75; nominal. Left over Friday A. M., Nov. 20—16.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Nov. 18, 1915.....	1632
Total No. bargeloads sold Jan. 1 to Nov. 18, 1915.....	1628
Total No. bargeloads left over Nov. 19, 1914.....	4
Total No. bargeloads left over Jan. 1, 1914.....	8
Total No. bargeloads arrived, including left over, Jan. 1 to Nov. 19, 1914.....	1478
Total No. bargeloads sold Jan. 1 to Nov. 19, 1914.....	1462
Total No. bargeloads left over Nov. 20, 1914.....	16