

REAL ESTATE RECORD AND BUILDERS' GUIDE.

NEW YORK, DECEMBER 4, 1915

CITY'S VACANT AND IMPROVED PARCELS

Excerpts From the Annual Report of the Tax Department—The Rise and Fall of Values—Land Value Maps—Recent Legislation

THE publication of the year book of the Department of Taxes and Assessments for 1915, containing the annual report of the commissioners, dated March 31, and a wealth of appended information, is somewhat late this year, but is no less interesting and valuable than its predecessors have been in recent years.

Without repeating matters which have been heretofore printed from advance excerpts, it is noted that the report contains this year, as for several years past, a table of the sales of the preceding year showing the consideration when known, with the assessed value of the same property and the ratio between the assessed value and the considerations. It says the sales during 1914 were fewer than usual, and in some respects furnish a less trustworthy guide to value, because many of the sales were foreclosures at which the property was bid in by the mortgagee. In Richmond the sales were so few that the evidence of actual value is slight. For what it may be worth the table is presented as evidence of the ratio between the assessed value and the actual value of real estate.

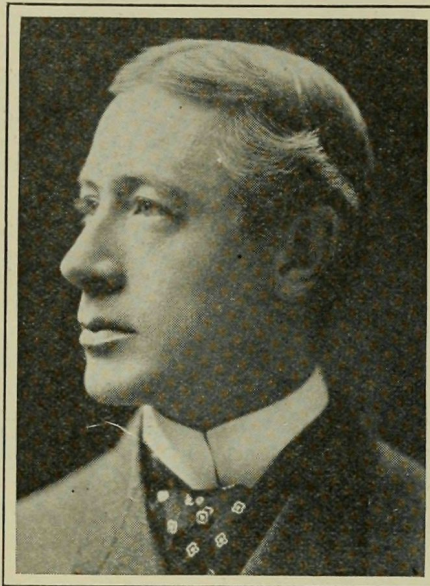
Borough.	No. of Sales.	Consideration.	Assessed Valuation.	Per Cent.
Manhattan...	860	\$41,483,664	\$44,581,100	107
Bronx.....	408	5,681,468	6,061,140	105
Brooklyn....	1,020	8,516,503	8,749,969	102
Queens.....	243	916,849	915,075	99
Richmond...	168	383,616	311,595	81
Total.....	2,699	\$56,982,100	\$60,553,819	106

The table showing the assessed value by sections, and the increase or decrease, as the case may be, in the assessed value of land and buildings, show the result broadly, but the sections in Manhattan cover too large an area to show the territory in which changes of value have been greatest. Each section for the purpose of assessment is divided in volumes. The volumes cover an area small enough to show some very striking reductions, and in other cases increases, in value. For example:

"Section 2, Volume 4, bounded by Grand street, Varick street, Bleeker street and the Bowery, was reduced \$3,581,050, of which the reduction on buildings amounted to \$3,123,300, or over 9 per cent. of the total assessment of buildings.

"Section 3, Volume 3, lies between 14th street, Seventh avenue, 40th street, Sixth avenue, 26th street and Fifth avenue. In this territory there was a 10 per cent. reduction in the value of the land, amounting to \$17,712,650, and a net increase on account of new buildings amounting to \$4,112,750. The net decrease for the volume was thus \$13,599,900.

"Section 4, Volume 5. This section lies between 79th Street, North River, 96th street and Central Park West. Here there has been a great change in the character of improvements. Apartment houses have taken the place of single family dwellings. Land values have increased, and in spite of the new buildings the aggregate building value has declined. The land increase was \$13,799,



PRESIDENT-COMMISSIONER PURDY.

450, or over 14 per cent., whereas the decrease in buildings was \$8,451,550.

A Live Center.

"One of the few places in Manhattan where there has been an increase in land value is in the neighborhood of Park avenue north of the Grand Central Station. In Section 5, Volume 1, bounded by 40th street, Sixth avenue, East 59th street and Third avenue, the increase in land valuation was \$14,548,500, and in spite of the erection of new buildings there was a decrease in building valuations of \$256,000.

"In the northern part of the city building construction was active. North of 178th street, east of Broadway and south of Dyckman street the increase for buildings amounted to \$1,861,200, which was 16½ per cent. of the assessed value of

Comparative tables are printed showing the land value and improvement value in every section and ward of the city for four years, with the increase or decrease and the percentage of such increase or decrease for each one of the years. A study of these tables in connection with the tables showing the number of buildings of the several classes in each section and the number of vacant lots indicates the character of the development in every section and its rapidity. Regarding the Land Value Maps the report says:

"The publication of Land Value Maps was made for 1915 and will be continued as heretofore. The preface of the maps shows the principle upon which they are made and indicates how easily comparisons of land values may be made in all parts of the city. The maps are printed for the use of the Department by The City Record, and The Record and Guide, without expense to the city, furnishes them to their subscribers free and to others at \$2 a copy."

Number of Parcels.

There are 553,886 separately assessed parcels of property in the city, making an average of 7,385 for each deputy assigned to an assessment district. In Manhattan there are 94,387; the Bronx, 67,058; Brooklyn, 216,465; Queens, 140,148; Richmond, 35,828.

In Manhattan 7,482, or 8 per cent., are vacant this year, to compare with 7,202 in 1914. The number of vacancies has increased, it will be perceived. Vacant parcels are frequently acreage plots. Every parcel which contains any improvement, however slight, is counted as improved. The value of the vacant parcels in Manhattan was \$151,425,530.

The Bronx contains 67,058 parcels this year, to compare with 66,598 in 1914; 34,202, or 52 per cent., are vacant in 1915, as against 34,337 in 1914. Assessed value of the vacant parcels in 1915 is \$138,303,861.

Table I.—Vacant Parcels.

	Total Number of Parcels		Vacant Parcels		P. C. of Vac. Parcels		Assessed Value of Vacant Parcels	
	1914	1915	1914	1915	1914	1915	1914	1915
Manhattan.....	95,053	94,387	7,202	7,482	7.6	8.0	\$158,681,830	\$151,425,530
The Bronx.....	66,598	67,058	34,337	34,202	51.6	52.0	153,089,599	138,303,861
Brooklyn.....	214,211	216,465	50,381	50,543	23.5	23.4	153,123,447	150,187,487
Queens.....	134,987	140,148	82,065	82,753	60.8	59.6	139,412,500	151,897,007
Richmond.....	34,245	35,828	19,092	18,564	55.7	52.2	13,733,924	13,844,325
Total.....	545,094	553,886	193,077	193,544	35.4	34.9	\$618,041,300	\$605,858,210

the preceding year. The total increase for land and buildings was \$3,655,130.

"In the Borough of the Bronx there were no sections in which there was any notable decrease in value. The increase in the value was mainly where there had been a considerable amount of building.

"In the Borough of Brooklyn no section was much lessened in value, while some were raised because of new buildings and some increase in land value. Queens had a remarkable increase in building construction in the First Ward, in the section lying between Newtown Creek, Dutch Kills, Jackson avenue and Honeywell avenue. The increase was more than 100 per cent."

Out of a total of 216,465 parcels in Brooklyn this year, 50,543, or 23.4 per cent., are vacant, to compare with 50,381 in 1914. Assessed value of vacant parcels, \$150,187,487. In 1914 Brooklyn contained a total of 214,211 parcels.

Out of 140,148 parcels, large and small, in Queens, 82,753, or 60.8 per cent., are vacant this year, to compare with 82,065 vacant parcels last year. Assessed value of the parcels now vacant, \$151,897,007.

Out of 35,828 parcels in Richmond, 18,564, or 52.2 per cent., are vacant. Assessed value of the vacant parcels, \$13,844,325. (See Table I.)

The enumeration of buildings and their

Table II.—Buildings in Greater New York.

Class		The					Total
		Manhattan	Bronx	Brooklyn	Queens	Richmond	
Class 1.	One-family dwellings.....	24,611	13,625	62,963	37,438	14,721	153,358
Class 2.	Two-family dwellings.....	2,650	8,298	50,179	15,914	1,702	78,742
Class 3.	Tenements without elevators...	40,243	9,945	46,450	6,680	650	103,968
Class 4.	Hotels and elevator apartments houses	2,198	78	202	210	77	2,765
Class 5.	Warehouses, lofts and department stores	7,994	142	1,579	48	70	9,833
Class 6.	Office buildings	799	67	143	87	39	1,135
Class 7.	Factories	1,424	272	2,499	672	498	5,365
Class 8.	Stables and garages.....	2,140	1,192	5,123	4,845	1,866	15,166
Class 9.	Theatres	146	17	84	33	7	287
Class 10.	Special structures.....	3,195	2,394	6,102	3,121	662	15,474
Total		85,400	36,030	175,324	60,048	20,292	386,093

classification are the subject of an extended series of tables. It is not an easy matter to number and classify buildings. There is oftentimes some difficulty in deciding whether to classify one as a loft, office or factory building. A house originally designed as a dwelling, however used now, is counted as dwelling in the tables. All the tables are comprehended in a recapitulation, showing the number in each borough. (See Table II.)

Exempt Real Estate.

As heretofore, a table is presented analyzing the assessed value of all empty real estate under numerous classifications with a comparison of the last three years. Statements are often made concerning the amount of exempt property, which are quite misleading, because when the great total is mentioned no reference is made to the fact that the City of New York owns about four-fifths of all the property that is exempt. The assessed

value of property belonging to educational, religious and other charitable and benevolent corporations is only about one-fifth of the total. In the aggregate the exemptions are as follows:

United States	\$67,130,400.00
State of New York.....	4,741,025.00
City of New York.....	1,502,704,340.00
Educational, religious and other exempt institutions.....	392,161,268.00
Total	\$1,966,737,033.00

The commissioners say no essential change is likely to be made in the exemption section of the tax law relating to the exemption of religious and charitable institutions, but the present subdivision 7 of Section 4, which contains these provisions, should be revised, shortened and simplified. The Board of Tax Commissioners has recommended that no property should be exempt unless actually in

use and needed for the purposes of the corporation entitled to exemption.

Legislation and Court Decisions.

"The most important legislation which may be classed as revenue legislation affecting the City of New York was contained in six bills, now six separate chapters of the Laws of 1915, relating to condemnation of real property for public use. These measures are more fully described in the appendix, as are also other changes in the tax law and decisions of the courts rendered since the last report.

"An amendment of the Tax Law effecting the whole State was effected by Chapter 317, by which Article 8 of the Tax Law, prescribing the functions of the State Tax Commission, was changed in very important particulars. The powers of the State Tax Commission are considerably enlarged. Heretofore they could advise local assessors, but had no power to enforce their advice. Now they can instruct local assessors and enforce compliance with all reasonable rules and regulations. Their powers in respect of equalization are enlarged. On complaint of any one the commission can review the equalization by any board of supervisors. The commission may, by its own deputies or other assistants, examine and inquire into the equalization appealed from and may receive in evidence the testimony of its own assistants. In addition to these very important changes the State Tax Commission has been given jurisdiction to assess the corporation taxes formerly assessed by the State Comptroller."

PLANNING FOR AMORTIZED MORTGAGES

Conference Committee at Work—Long-Term Mortgages With Annual Payments Will Make Real Estate Investments Secure

THE discussion of amortized mortgage loans resolved itself into more concrete form this week, by the appointment of two committees to investigate this subject. These committees will be comprised of the gentlemen selected as a sub-committee by the conference called at the Chamber of Commerce by the Advisory Council of Real Estate Interests. The first meeting of this sub-committee was held at the office of the council and Hon. Cyrus C. Miller was elected chairman. As a preliminary basis for its deliberations, the committee adopted the following resolution:

"Resolved, That it is the sense of this committee that it would be desirable to work out a plan for including in future mortgages a provision requiring reasonable installment payments of principal, during the life of the mortgage."

There developed a remarkable unanimity of opinion in behalf of the principles of amortization; but as to the application of these principles, it was decided that the sub-committees which were formed should report back at a subsequent meeting. The first committee will investigate the entire mortgage situation, ascertain the facts and gather data upon the amortization policies in foreign countries and in the United States and determine as to whether such a form of mortgage would be feasible in New York City.

A Tentative Mortgage Form.

This committee will also prepare a tentative mortgage form, providing for instalments of principal yearly, the duration of the mortgage as well as the rate of amortization to be left undetermined. Upon the grounds that these two factors must be determined upon, this committee has been formed and it will consist of Messrs. John J. Pulleyn, comptroller of the Emigrants' Industrial Savings Bank; Walter Stabler, comptroller of the Metropolitan Life Insurance Company; William E. Knox, comptroller of the Bowery Savings Bank; Clarence H. Kelsey, president of the Title Guarantee & Trust Company; F. J. Parsons, vice-president of the U. S. Mortgage & Trust Company; Adolph Bloch, of the

United Real Estate Owners' Association, and Samuel P. Goldman, of the Real Estate Board.

This committee is to meet regularly to consider the various objections to the plan and also give hearings to any persons who may favor or oppose this amortization policy. It is especially desired by the Advisory Council that whoever may be affected by this policy or be interested in any way should communicate with the committee formed, so that an opportunity may be afforded to it to thoroughly consider every aspect of the question. This policy, if not beneficial to the borrowers, naturally would not be a wise one to adopt. There are two sides to the question and that of the borrower is important.

Purpose of the Movement.

"The purpose of this entire movement is to secure sounder real estate and mortgage conditions in New York," said a member of the committee. "There are therefore a number of other aspects to the question to be considered, beside that of amortization, all of which must logically be brought forward by both lenders and borrowers. As to what the rate of amortization may be that naturally must depend upon the circumstances in each individual case. In fact, it might not be advisable in a number of instances to employ the principles of amortization, particularly in cases where 50 per cent. or less of the property is mortgaged, or where the increase in land values will more than offset the depreciation and obsolescence in the building.

"There are a number of mortgages which today are being amortized at a higher rate than 2 per cent. annually, but on the other hand, a 1 per cent. rate might prove confiscatory with some small owners. In times of business depression the application of such principles may involve hardship, but in times of prosperity they should be a great encouragement towards thrift. It has been suggested that instead of requiring an amount to be paid annually or semi-annually upon principal, this amount could be divided into payment on principal and a payment on interest.

This recommendation was made in order to not place the greatest burden at the beginning of the mortgage period, with consequent small burden at the end, owing to the fact that each year the interest charges become less.

"Some misunderstanding has arisen as to the application of these principles upon the grounds that the movement has been supported entirely by financial institutions. This is incorrect, for the Advisory Council first considered the subject at the request of small owners who found themselves, during the financial stringency of 1914, in a very precarious condition, due to impaired equities.

"They then realized that if, during better conditions, they had employed amortization, a larger per cent. of their mortgage would have been satisfied and the lenders would not be required to call in the mortgage to protect the people they represented. All of these features will be thoroughly considered and investigated by the sub-committee appointed for the purpose and a report framed, after everyone interested has had an opportunity to write or give his views. An invitation is extended to those interested to write their views directly to the chairman of the committee."

Committees Selected.

The other committee was selected to communicate with the various associations represented by the committee: Messrs. Gerald R. Brown, for the Association of Life Insurance Presidents; George E. Edwards, for the State Savings Banks' Association; Stewart Browne, for the United Real Estate Owners' Association; Franklin Pettit, for the Real Estate Board; Benjamin A. Morton, for the Trust Companies' Association; Richard M. Hurd, for the title insurance companies; Mr. Samuel S. Conover, for the State Bankers' Association. After the members of this committee have learned from the various real estate owners, brokers and financial institutions what their views may be on this entire question, they will report back to the general committee while the other sub-committee will do likewise.

PLAN TO STABILIZE BRICK MARKET

Big Interests Trying to Keep the Price of Hudsons Steady To Avoid Possible Serious Reaction Later

ONE of the biggest and most far-reaching efforts to stabilize the Eastern building materials market is being negotiated by former Senator John B. Rose, president of the Greater New York Brick Company and the largest brick manufacturer in the Hudson River district. The plan involves paying generally \$7 a thousand for brick now stored in the Hudson River district, when the current market price is only \$6.75 or under, on a chance that conditions now shaping themselves will make the price of this building commodity to dealers after navigation closes on the Hudson, on or about December 15th, to \$8 a thousand or higher.

There are about 95 active plants in the Hudson Valley supplying New York and vicinity with brick, operating about 510 machines. In normal times these plants turn out about a billion brick a year. Last year only 102 of these machines were operated. The total output in the district was only about 500,000,000 brick. There are now barely 400,000,000 brick available for winter and early spring requirements. This is about 300,000,000 less than were in shed at this time last year. At this time last year dealers were well stocked. Barges at public docks were plentiful.

Railroads Hiring Barges.

Today most of the barges moving out of the West 52d street wholesale brick docks are moving to private docks and the contents are being stacked. These barges as soon as they are emptied are being besought by steamship and railroad companies for use as temporary storage floats for materials taken from tied-up freight trains in the Jersey meadows at rates of \$12 a day, including the cost of a man.

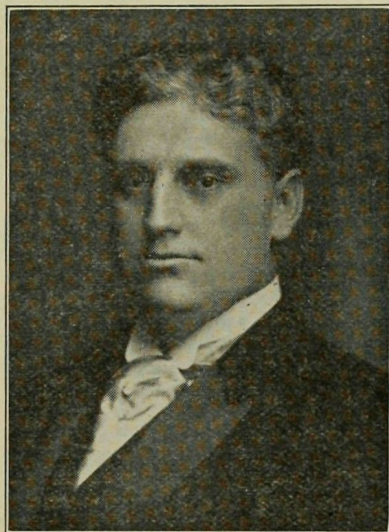
The effect of this condition upon the brick market is that it will not pay brickmakers to cover brick at a cost of \$300 a barge a month in this market when they can get \$360 at least, not including the saving in the cost of manning the boat during the winter.

Furthermore, with the shortage of boats in this market and the fact that navigation generally closes around December 15, there has been a great demand for tugs, and practically all the ice-breaking tugs formerly maintained in the upper Hudson harbors have been requisitioned and put into service in the harbor of New York this winter. Towing charges in the face of these conditions are likely to be high, especially since there will be fewer barges to bring down, and instead of towing costing \$1.25 a thousand it may go to higher levels.

In the metropolitan district dealers have not, until the last week, taken serious notice of the conditions and have not stacked against this emergency, although warnings have been given in these columns for several months of the increasing congestion in the market.

Construction Resuming.

As for the probable condition of the brick market here, the answer is found in the state of the building and real estate markets. Operations that have been slated to proceed for more than sixteen months are now coming forward. There was \$65,000,000 worth of construction held up on October 30, of last year in this city. In the district it amounted to \$81,000,000. Up to November 15, \$42,989,919 of this delayed construction had been made active in the city and \$61,911,003 in the district. Of these totals about \$25,000,000 may be said to be actually under way in the city and \$40,708,000 in the



HON. JOHN B. ROSE.

district embracing a radius of fifty miles from the Battery.

In the light of this condition and the general advance in the price of building materials in practically every department, it is considered probable that common brick prices will advance sharply. Conditions are not wholly unlike those prevailing in 1906, when the brick prices went to \$11.20 a thousand in May of that year, and if the building situation continues to stiffen as it has in the last four months it is entirely possible for quotations to range at least near \$8. On the other hand, a sudden stopping of the war and a resulting shaking of the money market might cause a reaction, and the first commodity to be affected would be common brick.

Not a Corner.

Those interested in the enterprise are reticent about discussing it, but the move was defended on these grounds:

"The trouble with the brick market has been overcompetition. There are instances where a low bidder on a job has gone into the buyer's office and actually underbid his own figure fifty cents a thousand in order to get the business. The time has come for stopping these tactics, because builders have been taking advantage of this eagerness of the brick contractor and have bid one against the other until brick has been sold in this market at prices below the cost of getting it here.

"At the present time it costs about \$6.25 to put a thousand brick into the wholesale market. It was only on August 1, that prices for brick in this market were down to \$5.50 a thousand. Then competition was tight, there was no thought of the quantity of brick available, and contractors, feeling the general improvement in conditions, played the underbidding tactic until the price was down to ruinous figures. Is it reasonable for the brickmaker to continue to make brick at a loss? Only last year there were some who had not been able to take care of the paper they floated, for starting their plans in the previous year, who were obliged to sell barges in order to get started, only to be forced to make brick below cost again.

"This is no attempt to corner the brick market. It is merely a plan for stopping this ruinous price cutting. Times happen to be favorable to bringing the issue to a head. Other building material prices are going up, why should not the brick manufacturers take advantage of it?"

As the week closed the reports were that the majority of the manufacturers were in favor of the plan. The plan includes only the Hudson River interests, the Raritan River brick plants, comprising the Sayre & Fisher, the Matawan and similar establishments not so far having become signatories to the arrangement.

HERALD SQUARE CONGESTION.

Efforts Being Made to Obtain Relief From Congestion by Rearranging Elevated Railroad Pillars.

MARKED relief from traffic congestion about Herald Square is in a fair way to be obtained through the cooperation of Borough President Marks, the Real Estate Board and local business interests by a plan for increasing the width between the elevated pillars at that point.

This problem was considered by the Real Estate Board last summer, and after the vacation period was referred to the Committee on Railroads and Transportation. Borough President Marks was asked to lend his assistance, and in his communication of November 18 to the Borough President, E. C. Cammann, chairman of the Real Estate Board's Committee on Railroads and Transportation, said:

"The question of the columns under the elevated railroad structure at 34th street, where it crosses Sixth avenue, has been brought to the attention of the Real Estate Board. As you are aware, the columns render that location one of the most dangerous in the entire city. It has been suggested that a number of such columns should be removed and substitute much longer iron girders. The danger zone lies between 33d and 35th streets. It has been noticed, in the rebuilding of the elevated railroad on the Bowery and also the new elevated railroad on Jerome avenue, that much longer iron girders are used at the present time. We would like to know if it would be feasible to obtain the removal of the columns referred to just now while the Brooklyn Rapid Transit Railroad is constructing the subway underneath? If you would kindly have this matter investigated and have an early report made to the Real Estate Board it would be appreciated."

Borough President Marks at once took the matter up with the Public Service Commission and has had the assurance of its interest in the plan, as indicated in the following letter written by him to Edward C. Cammann.

"I have your letter of November 18, 1915, containing the suggestion that advantage be taken of the construction of the subway in Broadway to remove some of the columns where the Sixth avenue elevated railroad crosses it at 34th street, which is an excellent one. I have asked the Public Service Commission to use its influence to obtain a redesign of the elevated structure at this location, in the hope of removing some of these columns."

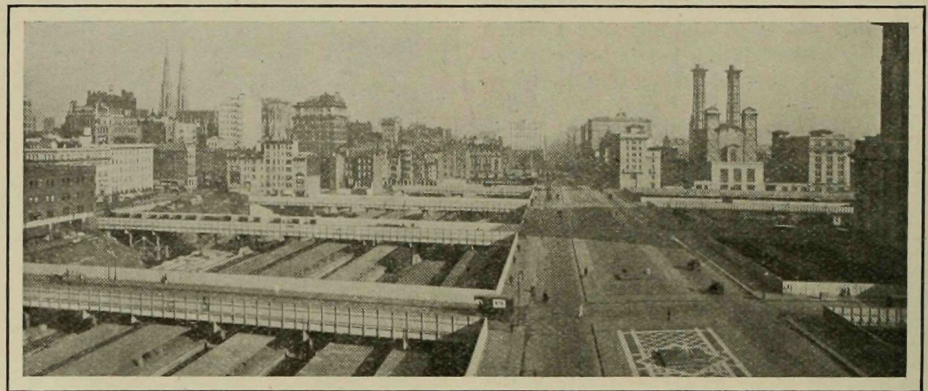
Travis H. Whitney, secretary of the Public Service Commission, wrote the following letter in reply to the one received from President Marks: "Chairman McCall requests me to acknowledge receipt of your letter of November 23 regarding the suggestion that some of the columns supporting the Sixth avenue elevated railroad at the crossing at 34th street might be removed in connection with rapid transit work now under way, and to advise you that it will be given immediate consideration."

\$22,886,000 EXPENDED ON PARK AVENUE

Twenty-five Per Cent. For Dwellings and Seventy-five Per Cent. For Apartments—Seventeen Story Structure Here [to Stay

SHOULD the question arise, "Which section in Manhattan has shown the greatest improvement as applied to modern residential construction during the last five years?" no one at all familiar with the facts would hesitate to call attention to the section of Park avenue between 50th and 90th streets. The improvements on this thoroughfare in reality date back over a period of ten years, but the greatest amount of work has been accomplished since 1910. During this time a remarkable transformation has taken place, which has entirely changed the character of the neighborhood and at the same time has greatly increased property values along the avenue. In years gone by, before the electrification of the New York Central lines into the Grand Central Terminal, Park avenue was not thought much of as a place of residence on account of the noise of the trains in the tunnel, and the smoke which belched from the engines. These disagreeable features have been practically eliminated and the avenue has metamorphosed into a residential district second only to Fifth avenue.

Practically everybody connected with



NORTH ON PARK AVENUE IN TERMINAL ZONE.

the real estate and building fields has recognized and watched the improvement of Park avenue and has noticed the gradual change in its skyline from a four-story height to one which now averages at least ten stories. During the last year the tendency has been to build to even greater heights, probably owing to the scarcity of available building sites and the increased cost of plottage. The era

of the seventeen-story apartment house has arrived. In fact, the new Park avenue includes one completed and occupied, with two others at the present time under construction. No doubt other structures of this type will soon follow.

One reason for the popularity of Park avenue as a place of residence is the extension of business along Madison avenue. This artery has also recently experienced a change and is being transformed from a residential avenue into a business thoroughfare. Madison avenue now includes a large number of high-class specialty shops, which make neighborhood shopping an easy matter and a pleasure, and the Park avenue section is within a few minutes of the public market at the approach of the Queensborough Bridge, which is also well patronized by the residents of the district.

1915 a Banner Year.

The year 1915 has been a banner one as applied to construction work along Park avenue. The year has witnessed the erection of many buildings, which included high-class multi-family houses, handsome private residences and structures of a semi-public character, and promises are given of even greater activities in the future.

Let us consider just what these Park avenue improvements have meant to the city and what a great amount of money has been placed in circulation as the result of this building activity. During the last ten years there has been at least sixty separate buildings, of various types, erected along a two-mile section of this avenue. The total cost, estimated from the figures given at the time the plans were filed with the Building Department, is \$22,886,000. This cost, averaged over the forty blocks, shows an expenditure of more than \$500,000 a block, and averages two buildings to every three blocks. This is a high average, when the recent condition of the building business is considered as a whole.

Dwellings a Factor.

In the accompanying list there are forty-four apartment houses, which, as a group, compare favorably with any erected in the city; also thirteen private dwellings, one private school, a club and a modern store and loft building. The dwellings represent nearly twenty-five per cent. of the total number of buildings constructed, and their total cost approximates \$2,000,000.

On the east side of the avenue the expenditure for new construction work approximates about \$12,500,000, and on the west side the gross cost compares favorably. Here twenty-eight buildings were constructed, costing about \$10,000,000, or at the rate of one-quarter of a million dollars to the block front. This average maintains over the entire section.

BUILDING ON PARK AVENUE IN LAST DECADE

EAST SIDE.

Streets.	Number and Corners.	Class.	Stories.	Cost.	Size.	Year.
52-53	361-365	Apartment.	12	\$1,250,000	200x180	1912
53-54	383	"	12	350,000	75x 90	1911
	399, s e cor 54	"	12	350,000	114x 90	1914
54-55	401-405	"	12	300,000	80x100	1910
56-57	449, s e cor 57	"	12	800,000	200x 76	1915
57-58	471-477, s e cor 58	"	14	400,000	125x 80	1913
59-60	511-515, s e cor 60	"	12	400,000	60x 90	1910
60-61	521	"	12	350,000	60x 90	1911
	525	"	12	525,000	100x 88	1914
61-62	535, n e cor 61	"	15	350,000	110x 58	1909
	537, s e cor 62	"	12	600,000	71x117	1912
62-63	n e cor 62	"	12	275,000	85x 64	1909
	565-569	"	13	150,000	65x 81	1912
65-66	s e cor 65	"	13	400,000	75x 70	1912
69-70	701, n e cor 69	Dwell.	6	200,000	60x 80	1912
	713	"	5	60,000	20x 84	1915
	717, s e cor 70	"	5	80,000	27x 60	1911
71-72	751-757, s e cor 72	Apartment.	13	800,000	102x120	1913
73-74	783, n e cor 73	Dwell.	5	40,000	22x 75	1910
	787	"	5	70,000	28x 65	1913
75-76	823-825	Apartment.	12	300,000	50x 80	1910
	827-833, s e cor 76	"	12	600,000	107x100	1909
77-78	863, n e cor 77	"	12	350,000	51x 90	1907
	879, s e cor 78	"	12	1,000,000	100x143	1910
79-80	903, n e cor 79	"	17	500,000	85x 91	1912
80-81	925, n e cor 80	"	14	300,000	90x100	1913
	927-931	"	12	300,000	53x 81	1912
81-82	953	"	12	225,000	77x 81	1914
82-83	961-971, n e cor 82	"	12	650,000	140x190	1911
83-84	981-983, n e cor 83	"	9	150,000	51x 87	1914
	987-999, s e cor 84	"	13	400,000	133x 91	1914
85-86	1025-1029	Dwell.	5	46,000	60x 64	1911
Total				\$12,571,000		

WEST SIDE.

Streets.	Numbers and Corners.	Class.	Stories.	Cost.	Size.	Year.
50-51	320, block front	Apartment.	12	\$700,000	200x 79	1915
51-52	340, block front	"	12	700,000	200x 65	1915
54-55	400, n w cor 54	"	12	500,000	100x130	1914
	410, s w cor 55	"	12	300,000	100x 90	1913
55-56	n w cor 55, block front	"	17	800,000	200x 76	1915
56-57	s w cor 57	Store & loft	6	70,000	100x 28	1915
57-58	s w cor 58	Apartment.	13	350,000	100x 62	1915
58-59	476, n w cor 58	"	10	200,000	50x100	1908
60-61	520, n w cor 60	"	12	350,000	60x 90	1910
	530, s w cor 61	School	9	200,000	40x100	1914
61-62	540, n w cor 61	Apartment.	12	200,000	60x 90	1910
62-63	560-566, n w cor 62	Club	6	400,000	100x125	1915
	568-572	Apartment.	12	360,000	75x108	1915
66-67	640, n w cor 66	"	12	350,000	110x 70	1913
68-69	n w cor 68	Dwell.	5	100,000	51x100	1909
69-70	n w cor 69	"	5	300,000	80x100	1915
	s w cor 70	"	4	300,000	114x 76	1911
71-72	n w cor 71	"	5	200,000	50x 72	1909
	750	"	6	55,000	28x 69	1906
	752	"	6	55,000	28x 70	1906
75-76	830, s w cor 76	Apartment.	12	1,000,000	102x122	1910
76-77	840, n w cor 76	"	12	300,000	92x 55	1911
	850, s w cor 77	"	13	500,000	92x150	1913
79-80	n w cor 79	Dwell.	5	150,000	80x 41	1915
80-81	920, s w cor 81	Apartment.	13	375,000	102x 69	1915
82-83	960, n w cor 82	"	12	700,000	115x197	1911
	970, s w cor 83	"	12	300,000	102x 90	1911
84-85	n w cor 84	"	12	500,000	107x150	1915
Total				\$10,315,000		
Grand total				\$22,886,000		

A REALTY COMPANY'S EXPERIENCES

With Factory and Tenement Inspectors—Year's Market in Brooklyn Reviewed By the Realty Associates

THE annual report of the directors of the Realty Associates to the stockholders is this year, as in previous ones, more than a prosaic business document. It contains a review of the year which, while more particularly applicable to the business of the company, is at the same time descriptive of general conditions in the Brooklyn field and of the common experience of most operating corporations.

After giving the fiscal statistics of the company for the year the report makes note of a slight falling off in rental values and an increase in the number of vacancies. Rents have been maintained, as a rule, but at continually increasing expense, both in fixed charges and the cost of repairs, with corresponding decrease in net returns. The report then proceeds:

Overassessed Properties.

"Many of the properties of the company are still overassessed, notwithstanding the Tax Commissioners have compromised our claims for overassessments paid in 1914 and 1915, and the certiorari proceedings have been discontinued. The total of all the assessed valuations continues to be more than the value of the real estate as carried on the books of the company. Overvaluations for 1916 are claimed on about 200 parcels and the assessments have been protested.

"The percentage which taxes bear to the net return on improved property has been steadily growing since 1909 and last year the taxes paid by this company on its improved property were 35 per cent. of the net return. Next year taxes will be up twenty points. The net return this year has, for the first time since 1910, fallen below 5 per cent. the rent payer is not bearing any portion of this increase in taxes, since rents in general have been stationary or declining for the past six years.

"Orders have issued this year from the numerous overlapping bureaus of real estate regulation in increasing numbers. The Division of Factory Inspection, State Department of Labor, heads the list with 199,845 orders issued in New York City and Long Island during 1914. Of these orders 27,044 were for structural changes which can be made only under the permit and supervision of the Building Department.

Impositions Caused by Inspections.

"The Tenement House Department follows, with an issue of 174,407 orders in 1914, of which this company received 575 orders, the trivial nature of which can be judged from the fact that the average cost of compliance was \$8 per order.

"The Building Department, under the direction of a practical builder and with a corps of practical building inspectors, has seen fit to order but one change this year in the several hundred buildings owned by the company.

"To administer the Tenement House Law, which was adopted largely to correct the evils existing in tenement houses at the time of its adoption in 1901, there was employed last year approximately, in addition to the major officials, a force of about 238 inspectors, 60 stenographers, 56 typists, 263 clerks, total 666 employees, with a pay roll of about \$700,000 per year.

"The Fire Prevention Bureau, a comparatively rent innovation, with a pay roll of over \$300,000 a year, increased the number of its orders last year over the previous year by 30 per cent.

"The city still, however, maintains a Building Department with a pay roll of about \$700,000 a year. It would seem wiser to put upon the Bureau of Buildings all duties and responsibilities having to do with structural changes and structural requirements, and to put upon other bureaus only the work of regulation.

Sidewalk Repairs Increasing.

"Another burden has recently been placed upon real estate. The Bureau of Highways and the Corporation Counsel have discovered that sidewalk repairs can be made by the city and assessed against the abutting property, notwithstanding the fact that the original sidewalks were

paid for by assessment against the abutting property and had been worn out by public use. Already during 1915 over 10,000 orders to repair the sidewalks in the city's streets have been served on Brooklyn owners.

"The Lockwood Bill, aimed to relieve real estate to some extent from needless department inspection and regulation, was passed by the last Legislature, but failed to become a law."

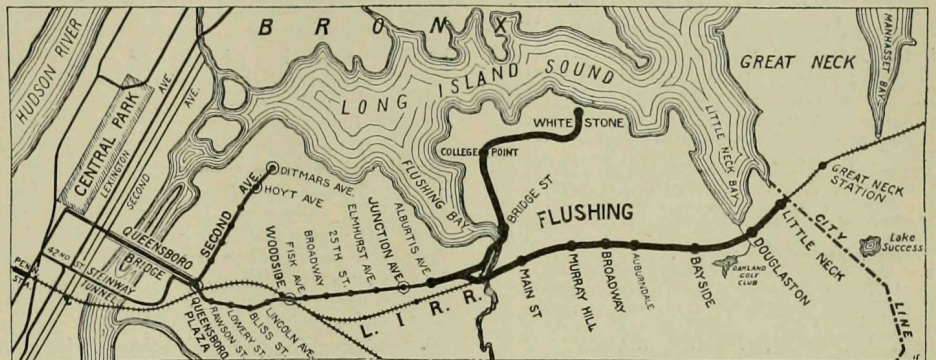
The Company's Earnings.

The net earnings of the Realty Associates for the year ending October 31, 1915, amount to \$302,696, largely from stated profits, the speculative profits having been less than usual. The company pays semi-annual dividends of 3 per cent.

The company has continued to build and sell small dwellings—"Easy House-keeping Homes." Those built last year have been sold, except three. Of those completed this year all but one have been sold. A group in Crown street, between Bedford and Rogers avenues, Brooklyn, is nearing completion, and an additional group on the same block has been started.

The company has built altogether more than three hundred of these dwellings. More than one-half of them were sold on the easy monthly payment plan.

SUBWAY EXTENSION TO GREAT NECK



MAP OF THE DISTRICT IN QUEENS BOROUGH TO BE SERVED BY PROPOSED SUBWAY EXTENSION OVER LONG ISLAND R. R. TRACKS.

REAL ESTATE interests in the town of Flushing are urging upon the authorities the great need of the city entering into an agreement with the Long Island Railroad Company for the taking over of the tracks of that company east of Corona to Whitestone and to the Nassau County line at Little Neck as a part of the Dual Rapid Transit System.

It was said at the office of the Public Service Commission this week that the commission favors the plan now that the railroad company has reduced the amount of rental and that it is likely soon to come to an agreement with the managers of that line. It is then up to the Board of Estimate to ratify the agreement.

Under the Dual System laws only a 5-cent fare can be charged to any part of the city. The municipality would be required to make up any deficiency in the revenue, but it is claimed that the line would show a profit as far as Murray Hill station, and that it would not be five years before Auburndale, Bayside, Little Neck and Douglaston would show a profit.

It is argued by local interests that the deficiency would be so small for the four or five mile section that the city could well afford to assume it in view of the great increase in building and realty assessments for purposes of taxation in the entire section served by this extension of the Dual System.

FIRE INQUEST VERDICT.

State Industrial Commission Censured for Inefficiency, Neglect and Waste of Public Funds.

The coroner's jury in the case of the fatal Diamond candy factory fire in North Sixth street, Williamsburgh, handed down a presentment saying:

"We find that the Industrial Commission are inefficient and guilty of neglect because of their failure to enact proper rules or regulations to safeguard the people who are employed in factories of five stories in height.

"We find that the former Industrial Board of the Department of Labor was guilty of gross neglect because of their failure to enact proper rules or regulations from April 7, 1914, to May 1, 1915, to safeguard the people who are employed in factories of five stories in height.

"We find that Jeremiah J. Flood, the chief inspector, is ignorant of his duties and inefficient.

"We find that violations have not been properly and promptly prosecuted, especially those with reference to fire exits and fireproofing of stairways.

"We find that at the end of the fiscal year—1915—in the First District 10,650 factories were not inspected out of a total of 35,900; that out of 3,711 violations issued in the First District for the same period, relating to fireproofing of stairways in factories only 246 were complied with, and out of 4,589 violations issued with reference to additional means of exit only 246 were complied with.

"We find that payments of about \$24,000 a year by the State for meals and hotel charges to the members of the Industrial Commission while in New York City, and for meals for the inspectors, supervising inspectors and assistant chief inspectors in New York City is unwarranted and should be prohibited.

"Such waste of public funds for personal use by the reckless abuse of their power should be promptly prohibited and called to the attention of the Legislature to make such conduct a crime."

The jury held Mrs. Cecilia Diamond, the owner of the building; her husband, Edward L. Diamond, and Samuel Simon and Samuel Barkin, proprietors of the Essex Shirt Company, which occupies part of the factory, criminally responsible for the loss of life.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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The Finance Committee of the Board of Aldermen was able to make cuts aggregating only \$90,400 in the 1916 budget of \$212,996,177 as submitted to the Aldermen by the Board of Estimate. That was doing as well as could be expected, for an aldermanic board never noted for special economy.

While there has been no actual advances in the rentals of business property, it is easier than it was for agents to get fair rates, and noticeably so in the financial district, where for a time the oversupply of office space was depressing values. The new buildings have been so well taken since the stock market revived that the draining process has been about completed for the adjacent old buildings.

Fifty thousand cars waiting to discharge their freight have so choked the railroad yards that some of the roads have declared an embargo and will take no more for export for a while. The facilities of the port are thus proved to be inadequate for the business that offers. Not enough piers, lighters, ships and freight-handling machinery. The Port of New York is behind the times, though long ago warned of what was coming.

The decision of the United States Supreme Court, that the old State law against the employment of aliens on public works was sound, falls without present general effect, because the law was amended in the interim and, unless it be restored, only the contractors who treated it as void may suffer any consequence. The building trades as a whole have never had much benefit from subway construction, anyway, whatever the law has been regarding aliens. Foreigners have drawn the wages and our home workmen have helped pay for the work in their taxes and rents.

The Promise for the Lower West Side.

The problem which the New York Central Railroad Company must solve, satisfactorily to the city authorities, for the removal of its tracks from the surface of West Side streets south of 59th street, and incidentally for the enlargement and improvements of its facilities, divides naturally into two parts, which are being treated separately by the political and engineering authorities, and should properly be considered apart by the unofficial community as well.

The part which concerns the general real estate and business activities of the city in a greater degree than the other relates to that section of the line south of 59th street. Here are the tracks which link together the terminal freight yards the New York Central operates, the ferry stations for freight of the railroads whose main terminals are across the river, the piers of the principal liners and river steamboats, and by far the greater part of the wholesale business of the metropolis. It is, in a word, the commercial nerve center of the country.

The extraordinary advantages that will result to the central business interests of the city from the reorganization of the shipping and railroading facilities of the port it is hardly necessary to explain. The benefit will be far greater than what will come from the new subway system, or can come from any other conceivable municipal improvement. Not because it means merely the discontinuance of surface operation of railroad tracks, but because it implies the construction of enlarged and improved railroad warehouses in various parts of the district for the collection and distribution of merchandise after a co-ordinated plan to eliminate the appalling waste now sustained by shippers. It means preparedness for the greatest era of foreign and domestic commerce that this country has ever seen. It means the rebuilding of the West Side as a compact commercial community, furnished with every convenience for the freighting of foreign and domestic consignments.

If the negotiations are rightly conducted for the city, the New York Central Railroad Company will sign an agreement to construct and maintain at its own expense the new terminal lines and stations, with no cost to the city except for such collateral improvements as the self-supporting Department of Docks and Ferries will want to supplement, in order to get full advantage from the railroad changes. This is the crux of the negotiations. An administration in thorough sympathy with the desire of the business men of the city for these improvements, equipped with a law department competent to advise the chief executives upon the rights of the city in the case, and equipped also with an engineering staff able and willing to understand that the best treatment for the railroad company is not always the best treatment from the municipal standpoint—such an administration ought not to be long in setting the railroad forces at work with pick and shovel.

The solution of the problem for the lower West Side of the city which the Mitchel committee reached after the most searching inquiry into engineering plans, and after consulting the best engineering advice in the land, received very general approval from the business community. It rejected the company's plan for the construction of an elevated railway and decided that the most desirable solution of the problem for the district between 60th street, on the north, and 30th street, on the south, would lie in the construction of a four-track subway between the company's yards at those points—and at the company's expense. The accepted line curves back from the waterfront sufficiently far to permit of the construction of 1,200-ft. piers with liberal bulkhead space, passes on southward through private property at a grade identical with Twelfth avenue as it exists today, to a point on 44th street, whence the right-of-way curves back to Twelfth avenue.

Between 59th and 44th streets the tracks will be roofed over to form a new Twelfth avenue or marginal way, one

hundred feet wide. The grade of each intersecting street will be made to conform to the new marginal way, which will give access to the second story of the new piers, while the lower pier level will be accessible for railroad tracks and trucks from the bulkhead grade. South of 44th street the right-of-way under the Mitchel plan rises to an elevated structure which will be carried to the 30th street yard and thence to a new and enlarged freight station at St. John's Park, with connections to new warehouses and piers that are to be erected at these principal points by the company, and with sidings at other places running into private warehouses and factories doing an amount of business justifying such connections.

This is the prospect before the lower West Side, depending on the ability of the municipal administration to get action from the railroad company. The business community is waiting. The further negotiations should not be prolonged by needless controversy over the plans for the section north of 60th street, as the city is now in a position under recent rulings by the courts to impose fair and reasonable conditions upon the railroad corporation, and without obligating itself for the extra costs that would be implied by extravagant construction. The city certainly has no money to lavish on unnecessary ornamentation at this time, and the railroad should not be furnished with a legal excuse for further procrastination by having impossible tasks set before it.

Popularizing Mortgage Loans.

One of the encouraging signs of the times is the conference now going on between realty and banking interests with the object of deciding upon a plan of amortizing mortgages so as to put an end to a state of affairs which, it is believed, has been affecting the real estate sales market adversely, in some of its departments at least. It is the hope of the conference called by the Advisory Council to draft a form of mortgage that will more securely protect the title holder, that will at the same time be more satisfactory to the lender, and as a result will restore the aforesaid preference for real estate as an investment on the part of the general public.

It was once the general custom here, as it still is in smaller communities, to let overdue mortgages run indefinitely. A man having an equity equal to one-third the value of a piece of property was rarely troubled by the mortgagee so long as the interest was promptly paid and the property kept well insured and in good repair. This was true whether he borrowed from a savings bank or from a private capitalist. Most often it was only a three-year term mortgage, but it was permitted to lie as long as the property owner cared to have it, or until he paid it off by his own choice. In the case of residential property at least, the owner's ambition was to clear it as soon as he could, and consequently lenders had more cause to worry about where they could find mortgage investments than about the margin of security.

In the larger cities conditions have changed very much, and the simple forms and customs of the past will not invariably suffice for the present. In New York City, to particularize, the business corporation has succeeded the individual; apartment houses and business buildings costing millions of dollars apiece have superseded the small and inexpensive dwellings and stores of yesterday; other forms and methods of financing operations and deals have come into vogue, and for various reasons it is less the custom than it was for the mortgagor to earnestly seek to pay off the indebtedness on his premises, and more the practice for a mortgagee to require in times of receding values a reduction of the amount of the mortgage as a condition of renewal. For these changed circumstances no one is responsible or blamable. The evolutionary forces behind them are beyond human control;

they cannot be commanded to stand still any more than city life can be commanded to stand still.

Now it is proposed to save the real estate market for the people by making mortgage loans more easily obtainable by buyers and more desirable and secure for lenders; to make real estate possession once again the aim of every well-doing man; to offer him the prospect of winning a competency without risk, and to make the gambling chances of the stock market seem like a game for innocents by comparison. A long-term mortgage requiring small annual payments is the substance of the thought which the conference has in mind. Representatives of the principal banking and real estate interests are attending the sessions and working out a plan which is not expected to fit into every real estate transaction but which will go far toward winning its object, the restoration of the popularity of the real estate market by reviving the opportunities to buy, build, sell or retain property. There are thousands of vacant parcels waiting for improvement, thousands of men who would buy or build if they had the encouragement which it is now intended to give them, and an unprecedented amount of idle money waiting for safe investment.

It is a triune opportunity which must not be permitted to go by unavailed of.

The Ball Park in Harlem.

What effect will the proposed baseball park have upon the north end of Harlem? The property announced to have been acquired is bounded by 142d, 145th streets, Lenox avenue and the river, and in the main is unimproved, though there are a few buildings on the tract. Past experience has shown that baseball fields have not helped real estate in the immediate vicinity. This was true of the old Polo Grounds, at Fifth avenue and 110th street, where property values suffered along the line of travel, from the 116th street elevated railroad station to the grounds; also in the blocks in the immediate vicinity. Subsequently the National League team moved into its present home, at Eighth avenue and 157th street.

History repeated itself. But few improvements, of a staple character, were accomplished in the valley, though on the Heights apartment houses of good construction were erected. Today the majority of people reach the Polo Grounds by way of the elevated railroad, though many take the subway and walk from Broadway to the Speedway, thence by the Brush stairway to the grandstand. Some property owners on the Heights have complained that it is detrimental to their properties to have hundreds of people pass their doors; also that it does the property no good to have score cards, peanuts and what not vended in the streets.

When the American League Baseball Club took a lease of the Orphan Asylum property on Broadway and 167th street, realty owners faced the same situation, though the owners of the fee to the property tried their best to offset any ill effect through the prohibiting of the sale of intoxicants on the premises. Nevertheless, the fact that thousands of people swarmed into the subway, just when the evening rush was on, caused serious confusion at the 167th street station and was the direct cause of many moving out of the section. This condition of depopulation has not been changed since the ball team moved from the section. Naturally, those well informed in realty are asking: Will the proposed ball field, should it be constructed, have a detrimental effect upon realty in North Harlem?

The situation at present is as follows: The property in the section is practically unimproved, and from present appearances it will be several years before the natural northward trend will be great enough to warrant its improvement with apartment houses and mercantile buildings. From the standpoint of the baseball magnate the grounds are splendidly located for a ball park. Several lines of

transit either pass the property or operate in adjacent streets, and all sections of the city are easily accessible. On account of the comparatively few improvements in the immediate section there is but little chance that material damage will be done to the adjacent premises, while, on the other hand, there will probably be erected some structures by taxpayers which should help pay the carrying charges on holding which are now entirely unproductive.

The question of the closing of 143d and 144th streets is the vital issue, and on this hinges the possibility of a ball park in the section. It will be interesting to watch whether history again will repeat itself, as it did in the three precedents.

Fundamentals of Safety.

Editor of the RECORD AND GUIDE:

Mr. Hoagland's contribution to the literature on fire prevention in your last issue is interesting, as presenting presumably the best arguments in favor of the sprinkler system which the National Automatic Sprinkler Association through him as secretary can put forward.

He criticises the contention that sprinklers, being automatic, are liable to failure, and says, comparing sprinklers with fire doors, that such automatic mechanisms are much more dependable than those operated manually; but fire doors are operated both automatically and manually, and their automatic mechanism has been until recently exactly the same as that which operates sprinklers. There has been developed an automatic release for fire doors which is so far superior to the type of release which the sprinkler systems are using that no one would now consider using the latter for any fire door on which life would be dependable.

Mr. Hoagland says that the Safety to Life Committee of the National Fire Protection Association, at its recent annual meeting, criticised the fire wall method of securing horizontal escape from a fire because of this same weak feature; evidently not being familiar with the fact that more effective methods were even then in use. And, curiously enough, this same committee devoted the balance of the time assigned to it to an attempt to improve obsolete fire-escapes and other similar back-number appliances. It did not offer a single constructive suggestion worth considering.

The Engineering News says on this subject: "Mr. Porter demonstrates conclusively that by no form of vertical fire-escape ever built or proposed, whether it be stairways inside or outside, ladders or any other means, is it possible for the hundreds of people employed in the upper stories of high loft buildings to reach the street in safety before a fire has spread fast enough to cause destruction. The fire wall appears to be by far the most practicable and meritorious suggestion ever made for safeguarding the lives of these people."

Mr. Hoagland says that the Safety to Life Committee studied a record of 14,714 fires and did not find a case where the sprinkler system, when properly put in and maintained with an adequate water supply, did not do its work. There is a large "if" here, which indicates that this system must be supervised to be dependable. I will grant the fact that fire doors should also be supervised for the same reason, and the same company which covers one service can cover the other.

But this committee could not have studied the records very carefully, for the latter are full of instances of losses of life in sprinklered buildings. If Mr. Hoagland will but refer to the current issue of the Quarterly of this committee's association he will find records of the loss of four lives in as many different sprinklered buildings, and I can refer him to an occurrence in this city where four firemen were overcome by the gases generated in a sprinklered fire, who fell down and were drowned by the water from the sprinkler system. After this casualty there was a test case in the courts to determine the validity of the law in regard to the authority of the Fire Commissioner to order the installation of sprinkler systems in factory build-

ings, and on the stand Chief Kenlon testified that "people do not wait for anything when a fire breaks out, but start to go at once." And ex-Chief Croker testified that, "If people had to wait in a building until such a time as a sprinkler operated it is doubtful if any of them would make their escape; they would die from suffocation and smoke." The testimony of these two men was based on their experiences with cases such as that above mentioned. Fire Commissioner Adamson has himself made similar statements.

Probably Chief Kenlon was actuated to have the test to which Mr. Hoagland refers, which was staged in the test building at Fire Headquarters and closed up tight with firemen in it, to determine the atmospheric conditions attendant upon the extinguishment of a fire by a sprinkler system. Of course, when a small room is shut up tight like that, the heat from an alcohol fire in a pan is concentrated upon the sprinkler heads, making them work promptly, and the firemen have the knowledge that they can escape readily (if it gets too hot, or if for any other reason), the demonstration fails. But this is an entirely different condition from that which exists from a fire spreading rapidly among oily rags and light dress-making materials, in an open loft, with people who are ignorant of the sprinkler system, and with the knowledge at hand that the exit facilities are inadequate for their escape.

The authorities have recently developed a motion picture scenario called "The Locked Door," in which the lives of the occupants of a loft are saved by the action of a sprinkler head putting out a fire which had been set by an incendiary for spite in a pile of clothing. This fire, like all other fires, did not act just as was intended, and the breeze from an adjacent window blew the flames so that they did not ascend vertically enough to set off the sprinkler head.

After a while the man who was directing the operating mechanism of the sprinkler realized this fact and moved the sprinkler-head over the fire, which shortly afterward heated it sufficiently to open it. Unfortunately, we do not have sprinklers in actual service that automatically adjust themselves so as to accommodate the vagaries of incipient fires.

I have always said that there is no one who appreciates the value of the sprinkler system as a fire extinguisher more than I do, but it is not per se an exit facility, and it has its limitations as a life saver, so that I feel that it is extremely unfortunate that the present law affecting the safety to life from the fire hazard in factories allows an increase in occupancy of 100 per cent. beyond the capacity of the exit facilities.

I am afraid that this feature of the law will deter authorities from encouraging the introduction of sprinklers, for they will feel that they may thereby become responsible for the loss of life should the sprinkler system fail at the critical moment.

I would like to see sprinkler systems installed in every factory building which is non-fireproof, and in every fireproof factory building where the product is inflammable, but I must continue to protest against an increase in occupancy beyond the capacity of the exits in such buildings due to the presence of the sprinkler system. And I must also continue to argue that it is far more safe to make a horizontal exit away from the fire through a fire wall than a vertical exit—down through, or past the fire—to get away from it.

H. F. J. PORTER.

50 West 24th street.

—The police census discloses a population of 5,253,885 for Greater New York, or 244,773 more than the State census, and bringing the city well past the five-million mark. Only London is greater, and the day is coming when New York will be the acknowledged foremost civic center of the world. Make a note of the population by boroughs: Manhattan—Police 2,295,761, State 2,103,206; Kings—Police 1,825,534, State 1,803,191; Bronx—Police 649,726, State 612,493; Richmond—Police 93,631, State 94,571; Queens—Police 389,233, State 395,651.

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REAL ESTATE NEWS OF THE WEEK

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

FIFTH AVENUE DEAL.

Robert B. Dula Buys Harriman National Bank Building for Investment, Giving Properties in Part Payment.

INVESTMENT purchases are the barometer of the real estate market, and the fact that this branch of the field has improved materially during the last few months is, in itself, a decided indication that times are better; that a more healthy feeling exists, and that confidence is being restored. Among those investors who purchased recently properties valued in the millions of dollars are Vincent Astor, Duke Moro de Moro, William Ziegler, Jr., George Noakes, Adolph Lewisohn, Conrad Hubert, William A. Lincoln, of Springfield, Mass.; John R. Hegeman, Col. Jacob Ruppert, Benjamin N. Duke and Clarence Payne, of San Francisco, Cal.

Important Exchange.

In addition to other important sales of the week, the announcement of the sale of the Harriman National Bank Building, at the southeast corner of Fifth avenue and 44th street, and known as 525-529 Fifth avenue and 2 East 44th street, has an especial significance, inasmuch as the property passes into the hands of an investor. Robert B. Dula, identified with the tobacco interests and a large holder of real estate, bought the property from the American Real Estate Company, who held it at an asking price of \$2,225,000. The site has a frontage of 65 feet on the avenue and 105 feet in the street, and is improved with an 11-story bank and office building, which is the home of the Harriman National Bank, a subsidiary company occupying the safe-deposit vault space in the basement. The bank also occupies space on the second floor, the balance of the structure being leased to various concerns, the selling company utilizing large space for its offices.

The building is fully tenanted and since its completion, about ten years ago, has been one of the most popular structures of its type in this section of the city. No expense was spared in the construction of the building, and at the time of its erection it was reckoned one of the costliest on Fifth avenue. Its unique location in the heart of the uptown financial and business district, so close to the important centers of transit, has given it great additional value. In fact, at the time that the building was projected some feared that the project was doomed to failure, as it was felt that the time was not propitious for an undertaking of that kind. Subsequent events, however, have proved these fears unfounded, for today the rent roll is reported to be about \$172,000 a year.

Purchased for Investment.

Mr. Dula has acquired the property as a permanent investment, and in part payment gave twelve lots on Northern avenue, near 181st street, and a portion of his country estate at Tarrytown, N. Y., having a frontage of about 1,000 feet on Broadway and containing about fifty acres, together with a handsome mansion, garage, lodge house and other buildings. The grounds of the estate are beautifully developed and an expansive view of the Hudson River is obtainable from many portions of the property. Townsend Horner and L. J. Phillips & Company were the brokers in the transaction.

It is understood that the new owner of the Harriman Bank Building will co-operate with the bank in its plans for

extensive alterations to provide larger quarters for the institution.

Historic Site.

The structure was built on a site notable in realty history in 1905 at a cost of \$750,000 by the Forty-fourth Street and Fifth Avenue Company, which was composed of William H. Chesebrough, John C. Tomlinson, P. A. B. Widener, Oakleigh Thorne, G. H. Hansel, William G. Park, O. H. P. Belmont and others. This syndicate purchased the site, which was formerly part of the Paran Stevens holding, and completed the improvement, which they sold in September, 1909, at a valuation of \$2,000,000, to the American Real Estate Company, which now sells the corner to Mr. Dula.

Sea Beach Traffic Increases.

Plans are being prepared for two block fronts of apartments for Mapleton Park, Brooklyn. William Sugarman, president of the Alco Building Company, the owners and developers of Mapleton Park, when asked yesterday whether present conditions justified building ten apartments at this time, said: "We have two sources of authentic statistics which convince us that the time has arrived for supplying Mapleton Park with a large number of modern apartments. In the first place, there is our waiting list of more than 300 applicants for suites in this section.

"In the second place we have just obtained, through the courtesy of the Brooklyn Rapid Transit Company, certain figures concerning passenger traffic on the Sea Beach line (which passes through the heart of our property) showing an increase of 100 per cent. since 1909.

"In the year 1909, 1,346,085 passengers (about 673,042 people) used the old Sea Beach "L" trains, which at that time operated on grade en route through Borough Park. This was an average of 56,000 people a month. Compare this to the average of 114,314 people per month during the three months since the opening to the public of the reconstructed Sea Beach road as an open cut, four-track subway.

"At first thought this increase might be attributed to the summer traffic (as this road is now the finest and fastest to the ocean), but this theory is easily refuted by the figures for the month of September (an off month for traffic to the beaches), which show an increase of 7,000 people over July figures and 14,000 over June figures.

"The September figures show clearly enough that the bulk of the increase is due to the increased population in the various residential sections along the Sea Beach line. Brooklyn Rapid Transit statistics also show that on November 1, 1915, 2,099 passengers passed the turnstile at the Eighteenth avenue station, 1,238 at the Twentieth avenue station, and 743 at the Twenty-second avenue.

The figures for November 15 are 1,979, 1,341 and 665, respectively—an average of 4,708 passengers leaving the three Mapleton Park stations daily. These are accurate figures registered by the turnstiles; no figures exist showing the number of passengers using these stations prior to the installation of the turnstiles, but from information on hand we estimate that the total number in 1909 could not have exceeded 250. At a conservative estimate each passenger represents a family of three persons, which would signify that in 1909 the population of Mapleton Park was approximately 750; today it is about 12,000.

Demand in Flatbush.

W. H. Goldey, real estate broker, says there is marked realty activity in the Flatbush section. More than fifty store buildings have been erected on Flatbush avenue within the last year, as well as many new high-class apartments.

"The Nostrand avenue subway, now being built, and the Brighton Beach subway, part of which is now under construction, when completed will bring many people to Flatbush, and will cause an increased demand for land and houses," said Mr. Goldey. "The running time from the center of Flatbush to Manhattan will be about fourteen minutes."

President McAneny Honored.

At the complimentary dinner given last Tuesday to George McAneny at the Lotus Club, in appreciation of his distinguished service to the Borough of Queens, nearly one hundred prominent business men of that borough were seated at one big table, which was decorated profusely with chrysanthemums and oak leaves, to do honor to the president of the Board of Aldermen. Robert W. Higbie acted as toastmaster.

PRIVATE REALTY SALES.

BUSINESS was generally conceded to be unusually good this week, not only on account of the continued demand for small properties, but also on account of the large transactions, two of which involved more than \$2,000,000 each, and one more than \$1,000,000. The fact that they have been closed and the fact that large sums of money are to be released into real estate, in one form or the other, all tend toward a most optimistic belief in the future.

The Harriman National Bank Building, at Fifth avenue and 44th street, was sold to an investor, who gave other property in part payment. The transaction involved about \$2,500,000. The building represents one of the finest types of New York investment properties.

Another striking deal involved the one-time Progress Club, at Fifth avenue and 63d street, which is to become the site of a tall, new, high-class apartment house that will command rentals as high as \$25,000 a year, for each suite. Aside from the importance which attaches to the deal from that standpoint is the addition element that it was financed on a 4½ per cent. basis, which, while figuring in an individual transaction and as such may be regarded as having little bearing on the general situation, yet reflects a possible new attitude toward real estate on the part of large lenders.

The acquisition of three Harlem blocks as a site for a new baseball park marks the "Federal invasion of New York," which has been forecasted in baseball circles in the last few months. Its real estate significance, if the project is actually undertaken, would lie in the closing of two streets and the removal of about 182 lots from the market. It is probable, however, that the entire tract will not be used for the ball field, but that some of the important avenue and street frontages may be utilized for other business purposes that could net considerable income return to the owners.

One of the most interesting downtown transactions which have been reported in a long time concerned a building project in Water street, in a section which has not been particularly active within late years. A large manufacturing concern acquired considerable frontage as a site for a new factory. Deals of lesser magnitude involved Washington Heights lots resold by operators to an apartment house builder, and the sales of a Park avenue apartment house and of a valuable building lot near the residence of B. N. Duke, on which a high-class residence is to be built.

The business, generally, in both the selling and leasing branches reflected considerable improvement, when compared with last week and the previous week. The fact that there is a demand for both small and large properties is, perhaps, the best indication that inves-

tors are once again turning their attention to this class of investment for their surplus funds.

The total number of sales reported and not recorded in Manhattan this week were 37, as against 19 last week and 16 a year ago.

The number of sales south of 59th street was 7, as compared with 7 last week and 8 a year ago.

The sales north of 59th street aggregated 30, as compared with 12 last week and 8 a year ago.

The total number of conveyances in Manhattan was 182, as against 94 last week, 31 having stated considerations totaling \$2,136,628. Mortgages recorded this week number 76, involving \$2,151,267, as against 51 last week, totaling \$1,679,115.

From the Bronx 13 sales at private contract were reported, as against 11 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$916,020, compared with \$1,504,795 last week, making a total for the year of \$59,688,938. The figures for the corresponding week last year were \$1,323,385, and the total from January 1, 1914, to December 5, 1914, was \$39,336,542.

Federal League in Harlem.

The Federal League Baseball Club has acquired from various owners, as a site for a new baseball park, all the holdings in the tract bounded by 142d street on the south, Lenox avenue on the west, 145th street on the north and the Harlem River on the east. The brokers were Jesse T. Meeker and Burton J. Berry, of Ames & Company. Among the owners who were interested in the property are the Mary J. Pinkney estate, Clarence H. Kelsey, president of the Title Guarantee Company, administrator, which owns 75 lots, and the Emigrant Industrial Savings Bank, which owns 50 lots. The plot, 21 x 100, at the southwest corner of Fifth avenue and 142d street, now occupied by a three-story piano factory, is said to not be included in the deal. Included, however, within the area that was purchased are seven apartment houses reported to have been held at more than \$300,000. The entire plot contains about 182 lots, and the sale marks the closing of one of the largest real estate deals of the year. The deal in its entirety involved about \$1,500,000. Upon this plot of ground it is understood that the Federal League will build a large grandstand and the other buildings attendant upon the operation of a baseball club, which is expected to be ready for the opening of the 1916 season. The undertaking of this project will necessitate the closing of 144th and 143d streets, between Lenox and Fifth avenues, permission for which will have to be granted by the city. At the offices of the Federal League, James A. Gilmore, the president, said that application had already been made for the closing of these streets. He did not know, however, when the matter would come up for consideration and action. When asked whether the deal depended upon the closing of the streets, he answered, "That the league knew its business and was not buying real estate without knowing what it was about." Further than that he declined to talk. A section of the subway system connecting with West Farms passes underneath the proposed park at 144th street.

New Fifth Avenue Apartments.

The Charles F. Noyes Company has sold at a figure slightly less than \$1,400,000, for Lewis B. Preston, representing the Haggin estate, the one-time Progress Club property, on a plot 100 x 100, at the northeast corner of Fifth avenue and 63d street, to a syndicate organized by Starrett & Van Vleck, and representing New York and New England investors. A twelve-story apartment house will be constructed on the plot by Fred T. Ley & Company, general contractors, who have an interest in the operation. The demolition of the present building will begin immediately, and it is expected that the new structure will be completed

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in August, 1916. There will be one apartment to the floor, each containing from sixteen to twenty rooms and eight baths; rents to be \$25,000 a year for each suite. A building and permanent loan of \$1,000,000 for five years at 4½ per cent. to finance the operation has been placed by Hughes & Hammond. The transaction is a notable one, not only because it involved no exchange, but also because it was financed on a 4½ per cent. basis. It is said that at least four other purchasers were in the field for the property, which was reported sold several months ago to another syndicate. The property was purchased by the late J. B. Haggin about twelve years ago. Previous to that time it had been occupied as the home of the Progress Club and it has been vacant since the removal of that organization to Central Park West. Originally it was Mr. Haggin's intention to erect a mansion for his own occupancy, but he abandoned this plan when he purchased the Crocker house at the northeast corner of Fifth avenue and Sixty-fourth street. The Charles F. Noyes Company states that the purchase of the ground and the erection of the building will involve an investment of nearly \$2,500,000. Alexander & Green, attorneys, represented the Haggin estate and William F. S. Hart, attorney, represented the buying syndicate.

Big Water Street Deal.

Charles F. Noyes Company has sold for David Dows, 581-597 Water street, at the southwest corner of Montgomery street, containing about 13,000 square feet, fronting 185.10 in Water street to the Butwell Construction Company. The same brokers leased for this company, for a term of years, at an aggregate rental of about \$200,000, a modern six-story fireproof building to be erected on the site, to Lustberg, Nast & Company, now located at 80-82 Leonard street and 300-302 Monroe street and 468-470 Cherry street. The entire business of this firm in New York City, except the selling offices, which are to remain in Leonard street, will be removed to their new building, in which about 700 hands will be employed. It is announced that new tenement houses will be erected in the immediate neighborhood in order to provide housing facilities for this force. Negotiations are also pending, through the Charles F. Noyes Company, for the construction of a similar building in the immediate vicinity for another concern in an allied line. Bowers & Sands, as attorneys, represented the Butwell Construction Company, and Stroock & Stroock, the sellers.

\$400,000 New York-Newark Deal.

The Nason Realty Company has bought from the Edgar Holding Company the six-story elevator apartment house on plot 125x100, known as the "Hillchester," at 547-549 West 157th street. The house was erected by Irving Judis about three years ago and is fully rented. The Nason Realty Company re-sold the property to Meyer Klein, taking in exchange the property at 289-293 Market street and 122-124 Commerce street, immediately opposite the Pennsylvania Railroad Station, in Newark. The transaction was negotiated by J. Newton Osorio and involved more than \$400,000.

Park Avenue Apartment In Trade.

J. Harper Poor has bought, through William B. May & Company, from the Charles Buek Construction Company, the Ramonda Apartments, a seven-story structure at the southwest corner of Park avenue and 74th street, on a plot 102.2x84. In part payment, he gave the vacant lot 23x100x irregular, at 2 East 89th street, adjoining the mansion of Benjamin N. Duke, at the south corner of 89th street and Fifth avenue. This lot is to be improved with a high-class English basement residence at an estimated cost of about \$70,000.

Madison Square Hotel Enlarges.

The Phelps Stokes Estates purchased, through Pease & Elliman, from the estate of Zillah Robinson, the dwelling at

49 East 25th street, adjoining the southerly wing of the Madison Square Hotel, also owned by the purchasers. It is the third time that they have found it necessary to extend their hotel property, which has large frontages on either side of the Manhattan Club at the southeast corner of Madison Square and 26th street, and extends to 25th street.

Builder Buys From Operators.

Harris & Maurice Mandelbaum have resold the six lots in the north side of 172d street beginning 151 feet east of Fort Washington avenue, part of the land recently acquired from the estate of J. Hood Wright. The purchaser is the R. V. Construction Company, Henry Vogel, president, which will erect two six-story apartment houses. The transaction was negotiated by the J. Romaine Brown Company.

Buys 37 Brooklyn Houses.

S. L. Pakas has purchased thirty-seven one-family houses in East New York, sixteen of which are located in Vermont street, between New Lots and Hegeman avenues, and the remainder on New Jersey avenue, between Hegeman and Vienna avenues. In exchange, Mr. Pakas gave a plot of twenty-two lots in 86th street, between Thirteenth and Fourteenth avenues.

Manhattan—South of 59th St.

BAYARD ST.—B. Gross is reported to have sold 70 Bayard st, a 6-sty tenement, on lot 23.10 x100, to Annie Rosenberg.

FERRY ST.—Wm. H. Whiting & Co. sold for the estate of J. Howard Wright, the 5-sty building, 51 Ferry st, on lot 22x93, assessed at \$21,000.

MADISON AV.—Kenneth Dows purchased from Dr. James Bishop, through Douglas L. Elliman & Co., 416 Madison av, a 4-sty dwelling, on plot 25.5x95, which will be altered for business. The property adjoins the new building occupied by the offices of Douglas L. Elliman & Co.

30TH ST.—William Goldstone has sold 235 West 30th st, a 3-sty dwelling, on lot 19.9x98.9, to J. H. Becker, who owns the adjoining house at 237 and now controls a frontage of 39.6 ft.

Manhattan—North of 59th St.

90TH ST.—Joseph P. Day sold for A. P. W. Schumacher to Jacob Sobel, 204 East 90th st, a 5-sty tenement on lot 25x100.8, which had been scheduled to be sold at auction on Thursday.

96TH ST.—L. J. Phillips & Co., sold for A. M. Rossi to L. J. McSherry, 106 West 96th st, a 5-sty flat, on lot 25x100.8, held at \$25,500.

119TH ST.—Paul A. McGolrick has purchased from Samuel Stern, 72 East 119th st, a 5-sty flat, on lot 25x100.10.

120TH ST.—H. M. Weill Co. sold for J. Weiss to Edward Lynn, 52 East 120th st, a 5-sty flat, on lot 19x100.11.

124TH ST.—Schoen-Westchester Realty Co. and M. Rives sold for the Oscar Gomberg Co., 538-540 West 124th st, a 6-sty apartment house, on plot 50x100.11.

138TH ST.—J. B. Wood sold, for the Mother Zion Church, 103 West 138th st, a 5-sty flat on lot 25x99.11. The property has been held at about \$23,000.

144TH ST.—W. J. Huston & Son sold for Dr. Leonard Adair, three lots, 75x100, in the north side of 144th st, 375 ft. east of Lenox av, to M. E. Trautman, who is said to represent the Federal League.

215TH ST.—The Dollar Savings Bank has sold to the Normal Construction Co. the plot, 75x125, in the south side of 215th st, 100 ft west of Holland av. The bank recently took the property over in foreclosure proceedings for \$12,000.

AV. A.—The American Malting Co. sold the vacant block front on the east side of Av A, from 71st to 72d st, fronting 204.4 on the avenue and 98 in each street, to a buyer reported to be Gottfried Knoche.

Bronx.

163D ST.—Lowenfeld & Prager bought 3.1 East 163d st, a 4-sty apartment house, plot 38x85, and the plot, 100x104, at the southwest corner of Sherman av and 166th st. The buyers give in exchange two 5-sty flats, plot 72.6x100, at 859 to 863 Forest av.

180TH ST.—Adolph Hollander purchased from Jacob Jansen the lot, 25x178, in the south side of 180th st, 65 ft west of Honeywell av. The site will be improved with a 2-fam. house.

BATHGATE AV.—Cahn & Pittman sold for Mrs. Ellen McGiff, the 2-fam. dwelling, 2297 Bathgate av, on lot 25x84.4.

DECATUR AV.—The Benenson Realty Co. sold to Mrs. E. Jonas the 5-sty apartment house, 50x100, on the west side of Decatur av, 135 ft. south of 195th st. The purchaser gave in exchange No. 1414 Prospect av, a 4-sty dwelling, 27x162x62xirreg, and a 5-sty flat in Brooklyn.

GRAND BOULEVARD.—D. H. Jackson & Co. have bought from the Livingston estate, of Philadelphia, the vacant plot at the southwest corner of 197th st and Grand Boulevard and Concourse. This is the first sale of the property in more than fifty years.

MORRIS AV.—Charles Dards is reported to have sold the 8 lots, comprising the block front on the west side of Morris av, between Cameron pl and 181st st, measuring 201x100, to apartment house builders.

RYER AV.—H. A. Douglas & Co. have sold the three lots on the east side of Ryer av, 260 ft. south of 184th st, plot 75x100; also plot similar size in rear, on Valentine av, with a dwelling house, for the Burke estate.

ST. ANNS AV.—Louis Cowan sold for the 207th St Realty Co. the southwest corner of St. Ann's av and 147th st, facing St. Mary's Park, a 5-sty flat, 25x100, with three stores. The purchaser, the Empire City Mortgage Co., Barkin & Weiss, gave in part payment three lots on Brixton rd, Garden City, L. I.

UNION AV.—C. Volzing & Son have sold for the estate of William G. Ringler 1087 Union av, northwest corner of 166th st, a 4-sty flat with stores, on lot 28x90.8.

UNIVERSITY AV.—H. A. Douglas & Co. sold the plot at the southwest corner of University av and 190th st, containing about 2½ lots with an avenue frontage of 50 ft, for Dr. Edward Roeser.

WEBSTER AV. Schoen Westchester Realty Co. and M. Rines sold the southwest corner of Webster av and 184th st, a plot of 97x100.

Brooklyn.

STERLING PL.—J. B. Wohlfarth sold for Gilbert Elliott, 313 Sterling pl.

10TH ST, ETC.—W. H. Goldey has sold for Samuel Berg, the detached house 923 East 10th st, Midwood Manor, on a plot 30x100, for Poret Building Corporation; bungalow in the west side of East 9th st, south of Foster av, on plot 20x100; for Elmer E. O. Donnell, a bungalow, on plot 40x100, in the west side of Delamore pl, south of Av M; for D. & W. Construction Co., a detached house on plot 40x100, in East 19th st, south of Av J; for Parkin & Steiner, a bungalow on a plot 40x100, in East 22d st, 180 south of Av M; for Manor Realty Co., ten lots, 20x100 each, in East 22d st, 260 ft. South of Av M, Nottingham Park, to builders who will erect semi-detached bungalows; for Colonel O. C. Harney, a plot 40x100, in East 9th st, 100 south of Av J, to a builder, who will erect a bungalow; for George M. Craigen Co., a bungalow on plot 30x100, in East 10th st, 250 ft. north of Av I; for the Bond & Mortgage Co., a 4-sty apartment house, 359 East 21st st.

46TH ST.—I. Salzberg sold for John H. Connelly to Harry Schlenoff, the 2-fam cottage, 1414 46th st, on plot 30x100.

50TH ST.—I. Salzberg sold for M. Wolsk to A. De Majo, a 3-sty cottage, now in course of construction, on plot 40x100, on the northeast side of 50 st, 140 ft from 13th av.

52D ST, ETC.—O. E. Larson has sold Mrs. Emma Olsen the southwest corner of 52d st and 7th av; also for H. Pederson, the 2-fam. house in the south side of 55th st, between 7th and 8th avs; for J. Iba the 2-fam. house in the south side of 54th st, between 7th and 8th avs; for Hamilton Builders, four 1-fam. houses, in the south side of 55th st, between 9th and Hamilton avs; for H. Kraft, the lot 25x100, at the northeast corner of 7th av and 56th st; for Dr. Mayne, a lot 25x100, on the east side of 7th av, adjoining the northeast corner of 56th st; for Swen Swenson; a lot 20x150, in the north side of 38th st, between 12th and 13th avs; and for Caspar Iba, a 6-fam. flat in the south side of 54th st, between 9th st and Fort Hamilton Parkway.

83D ST.—E. J. Hollahan (Inc.) has sold for Catherine McDonald and the Kerns estate two plots in the north side of 83d st, between 4th and 5th avs.

88TH ST.—Frank A. Seaver & Co. sold for the American Scandinavian Foundation the plot 30x100 in the south side of 88th st, 350 ft. west of Colonial rd; also for the Morse estate 2½ lots at the northwest corner of 6th av and 81st st, and for the same owner a gore plot on the east side of 6th av, 60 ft. north of 81st st.

BEDFORD AV.—The Ford Automobile Co. is reported to have purchased the northeast corner of Bedford av and Eastern Parkway as a site for a building to contain showrooms. The present showroom building at Bedford av and Sterling also figured in a rumored sale to the Firestone Tire & Rubber Co.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold the 2-sty business building, 1130 Flatbush av, on lot 22.6x90, for Ella A. Force.

MARCY AV.—William Lustgarten & Co. have sold 300 Marcy av to William T. Foley, who occupies the premises.

MYRTLE AV.—Leonard, Davidson & Co. sold the 3-sty building, 2518 Myrtle av, for the S. & G. Construction Co. of Ridgewood.

PARKSIDE AV.—Louis Gold and Samuel Tepitz have sold the two 4-sty apartment houses at 123 Parkside av and 259 Parkside av, which have been held at \$170,000.

PRESIDENT ST.—Joseph C. Bonadonna sold for Carmino Piteriello the 4-sty house 597 President st, on lot 25x95; also for Mary E. Lyons a 2-sty house in Jackson pl.

3D AV.—N. Rubenstein & I. Friedman sold the southeast corner of 3d av and 75th st to Albert Jarrett, who will build three 3-sty buildings; also sold the 4-sty tenement, 5608 6th av to Minnie Winegarden, and in conjunction with Louis Leuin, the 4-sty apartment house 892 Broadway to Nathan D. Shapiro.

4TH AV.—Howard C. Pyle & Co. and Dowling & Muller have sold for the Dowling estate, the block front, 200x100, on the west side of 4th av, from 63d to 64th st, to the 63-64th Sts Improvement Co., which plans to build four 4-sty apartment houses on the site.

6TH AV.—John Pullman sold 248 6th av, a 3-sty dwelling, on lot 20x100, for James W. Rumpel.

Queens.

DOUGLAS MANOR, L. I.—Charles F. Noyes Co. has sold to the Denison Realty Corporation two parcels at Douglas Manor, one of five lots

and one of three lots. Both parcels are located near the water and close to the boat house. The property, which was taken free of encumbrance, will be offered for resale for improvement.

LONG ISLAND CITY.—Charles B. Farwell sold for the Kouwenhoven Estates, Inc., of Mineola, L. I., to the Realty Corporation four lots on the southwest corner of 2d av and Elm st, a plot 96.8x80. The purchasers will improve the plot with stores and dwellings.

ROSEDALE.—New York Suburban Land Co. sold 20x100 in Sterling st to G. Landen and 20x100 on President av to C. Rose.

Richmond.

CLIFTON.—The Narrows Improvement Co. sold through Cornelius G. Kolf to Ernst T. Villareal plot 55x165 at Harbor View. The property faces the Narrows from an altitude of 60 ft. above tide water, and commands an unobstructed view of New York Harbor. The purchaser will erect a large private residence for his own occupancy from plans to be prepared by Delano & Aldrich.

MARINERS HARBOR.—J. Sterling Drake has sold for Amy Hope Boville a corner plot at Commerce Park, 42x112, to Antonio Teneriello, who will improve.

ST. GEORGE.—Mrs. Mathilda Van Buren sold through Cornelius G. Kolf her 2½-sty residence, on lot 50x100 at 16 2d av, Fort Hill.

SOUTH NEW YORK.—Cornelius G. Kloff sold for the Columbia Trust Co., executors of the estate of Sophie Amberg Levy, the 2½-sty dwelling, on lot 40x100, at 78 Glenwood av, to Julius Fichtmueller.

Rural and Suburban.

BEECHMONT, N. Y.—James D. McCann sold for Robert Paterson a three-quarter acre plot of land in Lester pl, Beechmont, held at \$5,500, to Mary J. Folk, for improvement with a residence for her own occupancy.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x100, on Hickory av to V. Mulvaney and 20x100 on Hazel av to B. Walsh.

GREAT NECK, L. I.—The Stanley Agency and Frederick C. Franke have sold to Samuel

H. Harris, the theatrical manager, the property formerly owned by Harriet G. Smith, consisting of 8½ acres, with 600 ft. of shore front on Long Island Sound. The same brokers have sold to George M. Cohan 5 acres of land, at Great Neck, overlooking Long Island Sound and adjoining his present estate.

GREENWICH, CONN.—Bryan L. Kennelly has sold to John McE. Bowman for Isaac N. and Henry Seligman the property known as the Wheeler pl in King st on the border line between Greenwich and Portchester. The property consists of about 121 acres, with houses and extensive out-buildings, and has been held at \$1,500 per acre. It has a frontage of 600 ft in King st, running through, and with a frontage of 1,200 ft. on the Byram River and River rd. This is the seventh place sold by Mr. Kennelly in this immediate neighborhood since August, the first being the Seybel place.

HEMPSTEAD, L. I.—William Curtis sold the Hewlett homestead, at Franklin and Fulton sts, 70x150, to the First Church of Christ, Scientist, which will, according to report, build a church next spring.

PINE-AIRE, L. I.—T. B. Ackerson Co. sold three lots on Pine Grove blvd to S. M. Newman; three lots on Central blvd to Mrs. Genevieve Gregory; three lots on Pine Grove blvd to Mrs. Elizabeth Glassford; three lots in Prospect pl to Miss Ida Osborne; nine lots on Central blvd to Mrs. Mary R. Stevens, and six lots on Pine Grove blvd to Frank J. Markwaster.

PORT WASHINGTON, L. I.—S. Osgood Pell & Co. have sold for the Navahoe Realty Co. their property of 60 acres on Middle Neck rd, near Port Washington, to the Sunhill Realty Co. for development purposes.

RYE, N. Y.—Worthington Whitehouse (Inc.) resold for Walter Meigs to Hugh J. Chisholm the property known as the Philbrick country estate, at the northeast corner of Lincoln and Harrison avs in the townships of Rye and Harrison. This property consists of 55 acres and has more than 3,000 ft. of road frontage. It adjoins the one time Marion Story estate known as the Blind Brook farm, which was sold in 1909 by the same broker to the late Hugh J. Chisholm. There has been an excellent demand for country estates in the vicinity this fall, and more than twenty sales have been reported in the last three months.

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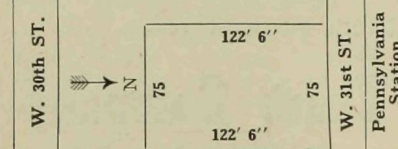
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ARCHITECTURAL DRAFTSMAN and building superintendent seeks position with builder; can manage entire building operations; 13 years' experience. Box 806 Record and Guide.

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SCARBOROUGH, N. Y.—Kenneth Ives & Co. have sold for the estate of George C. Holden its property, consisting of about 1½ acres, house, etc., to C. H. Easton.

SKILLMAN, N. J.—A. Q. Orza sold for Curtis Adams of Garwood, N. J., his 27-acre farm.

SOUTH ORANGE, N. J.—Stephen S. Johnson, of South Orange, has sold for William A. Brewer, the property known as the Brewer Homestead, corner of South Orange av and Grove rd, to Dr. George C. Albee, who occupies the premises.

TUCKAHOE, N. Y.—Geo. R. Read & Co. sold for Eugene Lamb Richards, superintendent of banks, to the Crestwood Improvement Co., Andrew P. Hartmann, president, the Morgan estate of about 120 acres at the corner of White Plains and New Rochelle rds. It has a frontage of about ,800 ft on White Plains rd and 2,400 ft on New Rochelle rd.

YONKERS, N. Y.—Ennis & Sinnott have sold 249 Valentine lane, a 3-sty dwelling, on plot 77x149x irreg., to a client of H. T. Whelan.

YONKERS, N. Y.—Robert E. Farley Organization sold at Nepperhan Heights a residence on Marlborough rd to John W. Fogarty, of Peekskill, and a plot on Myrtle av to W. L. King, of New York.

LEASES.

\$30,000 a Year For Apartment.

Herbert L. Pratt, of Glen Cove, L. I., vice-president of the Standard Oil Company, has leased, through Pease & Elliman, the twelfth floor in the new apartment house, now in course of construction, at the southeast corner of Fifth avenue and 72d street, to be known as 907 Fifth avenue. It is reported that the tenant will pay an annual rental of \$30,000 for the suite, which comprises 28 rooms and 8 baths, and occupies a floor area of about 14,375 square feet. The brokers report that negotiations are pending for the leasing of other floors, and that on account of the demand for large space in the building some of the upper floors which were originally intended for subdivision into several suites are to be altered into single apartments, similar to the one taken by Mr. Pratt.

Silk Makers to Move.

H. R. Mallinson & Company, silk manufacturers, now at Fourth avenue and 20th street, have leased through Manning & Trunk, from the George Backer Holding Company, four-fifths of the store and basement space in the sixteen-story building which is to be erected at the northwest corner of Madison avenue and 31st street. The entire store and basement of the building, which will not be completed until February, 1917, has been held at an annual rental of \$35,000. Other leases for space in the same building are reported pending and reflect the excellent renting conditions that prevail in that section.

Business to Replace Dwelling.

Pease & Elliman have leased for twenty-one years, with renewal privileges, the four-story building at 11 East 49th street, on a lot 22x100 feet, for Mrs. Elizabeth A. S. Vatable to Charles Brown, at an aggregate rental of more than \$100,000. Mr. Brown also controls on long term leases the adjoining property at 13 and 9, immediately adjoining the Buckingham Hotel, making a plot 66.8x100 feet. Plans are now being prepared to change the building at 11 into a new six-story elevator building with store, and apartments of 3 and 4 rooms and bath, the alterations to cost about \$25,000.

Motor Firm Goes North.

The Motor Car Equipment Company, for the last ten years at 55 Warren street, has leased, through the Cross &

Brown Company, the entire building at 19-21 West 62d street, through to 18-20 West 63d street, containing about 55,000 square feet, for a term of years at an aggregate rental approximately \$150,000. Extensive alterations are contemplated, including the installation of a sprinkler system. The lease marks the removal of one of the largest automobile accessory concerns to the up-town automobile center.

New "Printing Crafts" Lease.

Thomas Russell & Son, book manufacturers, have leased through the Brett & Goode Company the entire eighth floor in the Printing Crafts Building now under construction on the Eighth avenue block front between 33d and 34th streets, for ten years from the completion of the building, at an aggregate rental of about \$150,000. The tenants for many years have been located at Pearl and William streets, where they occupy more than 30,000 square feet of space.

\$25,000 a Year for Shoe Store.

John H. Hanan & Son, shoe dealers, have leased from the Murray Hill Investing Company through Clark T. Chambers, the store known as 411 Fifth avenue, in the new building at the northeast corner of Fifth avenue and 37th street, for twenty years at \$25,000 a year, or an aggregate rental of about \$500,000 for the term.

Manhattan.

AMES & CO. have rented store and offices at 311 5th av to Gillespie, Kinports & Beard, tours, who have been located for a number of years in the Metropolitan Life Building; also the store and basement at 25 West 30th st to David Shaw, for a lunch room and delicatessen store.

PEASE & ELLIMAN have rented, furnished, the 5-sty house 17 East 86th st for Mrs. Eugene Griffin to Mrs. Charles A. Moore, of Greenwich; also apartments in 723 St. Nicholas av to the Reverend H. G. Fithian; in 59 West 76th st to Miss Rose Coghlan; in 39 East 27th st to F. S. Mayer; in 110 Riverside dr to David W. Parry; and in 11 East 68th st to Harold F. Sutton.

BASTINE & CO. leased in 19-21 West 24th st the 5th floor to Louis Bernstein and at 19-27 West 21st st for David Spero space on the 8th floor to Obegi Bros.

BASTINE & CO., as agents of 281 5th av, have leased the 3d floor to the Tedder-Fownes Dress Co., and for M. & L. Hess (Inc.) space on the 12th floor of 17-21 East 22d st to the Charles F. McLaughlin Corset Co.

BRETT & GOODE CO., in conjunction with Stephen H. Tyng, Jr., Co., leased offices on the 14th floor of the Printing Crafts Building, the new 22-sty structure now in course of erection on the block front on the west side of 8th av, from 33d to 34th st, to the Bragdon, Lord & Nagle Co., a consolidation of J. H. Bragdon & Co., of 377 Broadway, publishers of the Textile Manufacturers' Journal, and Lord & Nagle Co., of Boston, Mass., publishers of the Textile World Record. These two publications will be merged and will be published by the Bragdon, Lord & Nagle Co. under the name of the Textile World Journal.

CARSTEIN & LINNEKIN (Inc.) leased the 1st loft at 453 Broome st to the International Battery Co. of 173 Lafayette st; offices at 320 5th av to William S. Kilmer, T. Brady and Stohn Bros.; and at 347 5th av to Edward P. Shaw, Harburger and Moser and Manhattan Reporting Co.

COZZENS & PIERSON leased the store in 22-26 West 32d st, to Libbey & Ryker, wholesale milliners, for many years on lower Broadway.

CROSS & BROWN CO. has leased the store and basement at 50 Walker st for Strous, Reich & Boyer to I. Lindenbaum; also in 98 Bleeker, the 2d loft, for N. B. Brandgee to Fine & Levy through Frederick Fox & Co.; in 16-18 West 22d st and 15-17 West 21st st, the 11th loft for M. & L. Hess (Inc.) to Edelsten & Hahn; in 75-7 Spring st, 7th loft for Charles A. Gould to Schwartz & Herstein, through Frederick Southack & Alwyn Ball, Jr.; in 11-13 West Houston st, the 1st loft to Pike & Roth; in 109-11 Worth st, 4th loft to the R. C. Kastner Paper Co.; in 57 Chambers st, store and part of basement for the estate of Henry Hilton to the M. B. Brown Printing Co.; in 145-7 West 28th st, 11th loft for William Philips & Co. to the Monray Co.; in 484 Broadway, 1st loft for the Astor estate to Miller & Green; in 129 West 22d st, 9th floor through Herbert Hecht to Goldberg & Eisen; in 80 5th av, space to Hoffman, Stoot & Volmer, Herlak & Londson, Chas. H. Clark and Alfred Orlik; in 450-61 Broadway, store and basement to Thompson, Cramp & Co., for E. N. Taylor; in 1790 Broadway, space to the Clear Vision Cleaning Co., Inc., for the U. S. Rubber Co., and in 45 Warren st, 1st loft to Joseph Pullard for the Bronze Powder Co.

DUFF & CONGER have sublet for Dr. Michael L. Moss to Mrs. Elsie Deutsch the 3-sty dwelling 307 East 86th st; also leased for Jacob Emsheimer to Dr. Michael L. Moss an apartment in 1239 Madison av; in conjunction with Cross & Brown Co. have leased for Frederick Ayer to Nathan Horowitz the store at 1284 Lexington av; in conjunction with Cross & Brown Co. for Frederick Ayer to John O'Con-

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nor an apartment in 129 East 86th st; for Miss Louise Towle to Alfred Boshwit the north store in 1596 3d av; and for the Falcon Realty Co. to James F. McCormack an apartment in 1244 Madison av.

DUROSS CO. leased four lofts at 109 Reade st to the Crescent Talking Machine Co., for storage purposes.

DOUGLAS L. ELLIMAN & CO. have leased 57 East 73d st, a 4-story house, on a lot 17.6x102, for Alexander B. Halliday to James F. Curtis.

DOUGLAS L. ELLIMAN & CO. leased 166 East 61st st, a 4-story house, on a lot 20x100, for the Tarolinta Land Improvement Co., Samuel P. Hinckley, treasurer, to Oscar Berg.

DOUGLAS L. ELLIMAN & CO. leased apartments in 829 Park av for the Jekyll-Walker Corporation to Mrs. Daisy McVickar; in 149 East 40th st to Lawrence S. Butler and Frank B. Rae, Jr.; in 28 E. 49th st to Miss Josephine Ney; in 414 Madison av to Mrs. J. F. Meade and George C. Reynard, and for Mrs. R. W. Hawkesworth, space at 24-6 West 57th st to Miss Juliana Cutting for her dancing class.

DOUGLAS L. ELLIMAN & CO., in conjunction with George Howe, have leased the main floor store, parlor store and basement in the new building to be erected at 602 Madison av, to the "Malada" Shop for millinery, waists, etc., now at Madison av and 55th st. Douglas L. Elliman & Co. recently leased these premises for a long term to Thomas A. Weatherley, who will erect a new 5-story building, containing stores and apartments.

FRANK L. FISHER CO. leased apartments for Tucker & Speyer, agents, at 219 West 81st st to L. Mayer; in the Nevada, at Broadway and 71st st, to H. Lyon Smith; at 749 West End av to Harry B. Holmes, and at 320 West 87th st to Albert Greenberg.

FREDERICK FOX & CO. rented for Paul H. Fairchild, receiver for the property, southeast corner 23d st and 6th av the entire corner store and basement fronting 80 ft on 6th av and 90 ft in 23d st to the Schulte Realty Co. The corner will be occupied by one of the Schulte Cigar stores, and the remainder of the space divided and rented for retail purposes. This space is part of the old McCreery store and is particularly valuable as it is located between the entrances to the "L" and McAdoo Tunnel.

JULIUS FRIEND, EDWARD M. LEWIS CO., leased to Joseph Kreinik, of 39 West 19th st, for Wallack Construction Co., 1st loft in building now under construction at 29-33 West 30th st; this completes the renting of the upper part of this building; also for the Realty Improvement Co., in 12 East 32d st, the 3d loft to Guggenheimer & Rich, Inc., of 1270 Broadway; for the Irvel Realty Co., in 36-38 West 25th st, the 7th loft to Levay & Friedberg of 40 West 25th st.

A. N. GITTERMANN CORPORATION have leased for Theodore W. Myers, as receiver, the ninth floor corner apartment in 200 Central Park South to Whitney Lyon.

A. N. GITTERMAN CORPORATION rented an apartment in 200 Central Park South for Theodore W. Myers, receiver to Mrs. Helen L. Clarke.

HEIL & STERN have leased for 302 5th Av. Co. in 302 5th av 3d loft to A. Laguna & Co., of 6 West 32d st; for American Real Estate Co. in 54-62 West 21st st 11th loft to H. Levin; for Michael Coleman in 49-51 West 23d st 11th loft to Seymour Cravat Co., of 11 East 22d st; for Marmac Construction Co. in 158-64 West 27th st 5th loft to Leading Shirt Waist Co., of 91 Mercer st; for Raymond & Raisman in 3-5 East 28th st 1st loft to Jonas-Wolf Co., of 15 West 26th st; for Regent Construction Co. in 44-50 West 28th st 6th loft to Lipman & Meyers, of 40 West 27th st; and for 10 West 30th St. Corp. in 8-14 West 30th st 1st loft to Marx-Singer Co.

M. & L. HESS (INC.) have leased the 9th floor at 38-44 West 21st st to the American Neckwear Co. for the Gibson Construction Co.; additional space on the 5th floor of 49-53 East 21st st to Gem Novelty & Embroidery Co.; space at 202-4 East 29th st to Villaria & Breiter.

M. & L. HESS (INC.) leased in conjunction with Bastine & Co. space in the 12th floor at 17-21 East 22d st to Charles A. McLoughlin Corset Co.; for the Dual Holding Co. 13,500 sq. ft. at 34-8 West 27th st; for the 25th St. Construction Co. 5,000 sq. ft. at 24-6 West 25th st, and 6,500 sq. ft. at 50-4 West 17th st.

M. & L. HESS (Inc.) leased the 2d floor at 34-8 West 27th st to A. Cohen; also 12,000 sq ft at 115-25 West 30th st; the 9th floor at 18-20 West 21st st to S. Rosenman & Co. of 110 West 14th st; the 3d floor at 15 West 15th st to Joseph Brothers; space at 53 West 24th st to Joseph Julie; and at 145-9 West 18th st to Blumenthal Wool Stock Co.; also to various tenants space; for the 29th St. Realty Co. at 134-40 West 29th st; for the Goldenberg Estate at 18-22 Washington pl; for the 27 West 20th St. Corporation at 27-33 West 20th st.

M. & L. HESS (INC.) leased 2,800 sq. ft. on the 9th floor of 354 4th av to Lang & Hoffman, and 1,600 sq. ft. on the 13th floor in the same building to Fleitman & Co.; from Feb. 1 office space on the 11th, 13th and 14th floors at 432 4th av; for Charles Hirschhorn space at 148-56 West 23d st; space on the 5th, 6th and 9th floors at 49-53 East 21st st; for Charles & Frederick Hirschhorn space on the 8th floor at 17-21 East 22d st; for the Polo Construction Co. on the 6th floor at 30-2 West 15th st; and for the Rivoli Realty Co. on the 5th, 6th and 11th floors at 28-32 West 36th st.

M. & L. HESS (Inc.) have leased the 8th floor at 140 5th av to Dinkelspiel & Co.; the 7th floor at 39 East 20th st to Theodor Lewish; the 4th floor at 15 West 17th st to Samuel H. Turner; 15,000 sq ft at 151-5 West 30th st; in conjunction with Cross & Brown Co. the 12th floor at 16-18 West 22d st through to 15-17 West 21st st to Edelson & Hand; the top floor at 26 West 20th st; the rear part of the 7th floor at 12-14 West 32d st; space at 28-32 West 36th st to the North American Embroidery Works, of 49 East 21st st; at 432 4th av from February 1 to Gabriel Brothers of 10 West 23d

st; and in conjunction with Carstein & Linnekin the 10th floor at 115-7 East 23d st to W. J. Pingston & Co. of 251 4th av.

HOUGHTON COMPANY has leased for Rosana G. Hafner the 4-sty dwelling, 147 West 64th st to Carolina Pille.

HOUGHTON COMPANY has leased for Anna T. Mossman the 3-sty dwelling, 4105 West 87th st, to Charles Bergui of Springfield, Mass.

HOUGHTON COMPANY has leased for the 2182 Broadway Corporation, William Roye, president, the southerly store in the 77th St Theatre Building to Edwin D. Dow, restaurateur.

KNIGHTS OF PYTHIAS are reported have taken a lease from A. Schulte of two floors in the building forming an "L" around the southeast corner of Madison av and 125th st, known as Madison Hall. The lease is said to be for a term of twenty-one years, at an aggregate rental of more than \$100,000.

MANNING & TRUNK have leased the 5-sty mercantile building, 541 West 43d st, for George Reichard to the W. A. Hathaway Co. of 62 West 45th st for a furniture warehouse, and the ground floor of 136 West 55th st for Benjamin Stern to Parkers Express of 158 West 56th st.

MEISTER BUILDERS (INC.) leased for John Z. Lowe, receiver, the Gotham Theatre, at 165 East 125th st, to Edward De Cutiis for five years at an aggregate rental of about \$90,000.

MOORE & WYCKOFF leased apartments at 115 East 53d st to Lindsay Russell and at 123 East 53d st to John H. Holden.

MORRIS ROSE leased a floor in 44 West 33d st to Mme. Rita, milliner; in conjunction with Geo. R. Read & Co., the store at 1452 Broadway to Mme. Bogart; also the store at 49 Nassau st to M. Schmukler.

CHARLES F. NOYES CO. has leased the ground floor at 107 John st for the Richardson estate to Hyman & Gottlieb; a floor at 224-26 Pearl st for Clayton Rockhill to Samuel Bernhardt; and in connection with the Brett & Goode Co. the 11th floor of the Aberdeen Building, 150-156 Lafayette st, to Rosenberg & Daniel.

CHARLES F. NOYES CO. has leased for R. Ralston Reed, trustee, a floor in 165-167 William st to the Girard Press, of 62 Gold st; space in 102-104 Fulton st to John Miller; offices in 160 Broadway for the Lawyers Title & Trust Co. to Norman S. Riesenfeld and Joseph E. Lauber; and space in the Masonic Building, 23d st and 6th av, to Julius Shapiro and the States Film Corporation.

A. Q. ORZA of the office of L. Porrino leased for Miss May Helen Eagan the 3-sty house, 54 McDougal st, for five years; for N. Low Estate the 5-sty stable at 71 McDougal st for five years; for M. Goldstein the store and basement at 66 West 3d st for one year; and for Charles B. Prettyman of Philadelphia the store at 409 West Broadway.

PEASE & ELLIMAN have rented, furnished, for Dr. E. L. Dow to Alfred T. Laurel the 4-sty dwelling at 37 West 50th st.

PEASE & ELLIMAN have leased for Douglas Robinson, Charles S. Brown Co., as agents, 16,800 sq. ft. in 708 Broadway to H. Klauber & Co., clothing manufacturers.

PEASE & ELLIMAN have rented apartments in the Saint Urban, at Central Park West and 89th st to Dr. Ernest Danziger; in 315 West 115th st to Miss Eileen Van Biehn; and in 167 West 72d st to Louis Schriber; furnished, for Miss Claire Schmelzel, in 40 West 59th st to E. Tounaniantz; and furnished, for Charles K. Eagle, in the Astor, at 230 West 76th st, to Walter Lyon.

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PEASE & ELLIMAN have rented, furnished, for Dr. Montgomery H. Sicard to Mrs. George S. Choate the 4-sty dwelling at 104 East 73d st.; also for the 161 East 79th St. Co., controlled by I. Randolph Jacobs, apartments in 161 East 79th st to Joel Rathbone; in conjunction with Worthington Whitehouse (Inc.) to R. L. Campbell of New Haven; and in conjunction with Douglas Robinson-Charles S. Brown Co. to Mrs. C. A. Sackett.

S. OSGOOD PELL & CO. leased the 2d floor in 27 West 38th st to the Sternberger-Gerber Co., millinery.

F. & G. PFLOMM have leased for Henry Steeger to the Blue Sprocket Garage, the old buildings at 139-147 East 31st st, on plot 101x 98.9, which will be replaced with a new garage structure.

PORTER & CO. leased for the Farmer's Loan & Trust Co., the 3-sty dwelling located at 2101 Madison av.

PORTER & CO. have leased for Mary S. Witherbee to Warren S. Low, the 3-sty dwelling at 256 West 121st st.

GEO. R. READ & CO. have leased for the Equitable Life Assurance Society, offices in 71 Wall st to Brown, Davis & Co.; also in conjunction with Cammann, Voorhees & Floyd, space in 138 Front st to Sutton, Aspinwall & Co. of 17 Battery pl; and the 3d loft in 12 Barclay st to Harry F. Bailey of 136 Liberty.

GEO. R. READ & CO. leased space in 120 Liberty st to H. H. Jarrett & Co., Bertram Ezekiel and the Superior Export Co., Inc., of 90 West st; in 256 Broadway to George C. Remington and G. M. Masters; in 20 Nassau st to Palmer & Eyre; in the Fruit Trade Building to Edward A. Farrell & D. F. Lauro and W. A. Hutcheson & Co. of 78 Wall; in 97 Warren st to Isadore Gomborg; in 68 Broad to William Keitel, and John H. Putnam; in 31 Nassau st to Harry Osborne, John Davenport, Richard H. Portmore, and Franklin Berwin of 309 Broadway; in 13 William st to the South & Central American Commercial Co., Inc.; in 113 Pearl st to Anna Krasniansky and H. L. Daurheim; in the Taylor Building to William F. Ross, Jr., of 149 Broadway; and in 60 Wall st to R. B. von Linde.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for S. R. Bertron, 46 West 54th st, a 5-sty dwelling, to Benjamin Nicoll.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased for the Curtiss Securities Co., an 18-room apartment in 998 5th av to Lewis L. Clarke, president of the American Exchange National Bank.

ROY SCHERICK leased for S. Stroock & Co., to various tenants, the 2d, 4th, 6th and 7th floors in 42 East 12th st.

LOUIS SCHRAG has leased for John J. Bowes the 1st loft in 227-9 West 29th st to Isidor A. Weidhorn, 133 West 24th st; for Riga Realty Co., a loft in 152-6 West 25th st, to the K. & M. Garment Co., 240 West 23d st; for Altavista Holding Co., the 1st loft in 141-3 West 28 st, to Ella Landau; and in connection with Goodale, Perry & Dwight, the 5th and 6th lofts in 132-6 West 27th st, to Lepow & Sons of 163 West 24th st.

SHAW & CO. have leased for Cecelia L. A. Slater the store 2200 7th av to Helen Klein.

SHAW & Co. have leased for Richard K. Fox the store, 2038 5th av, to George M. Miller, Jr.

SLAWSON & HOBBS rented the 5-sty dwelling 318 West 72d st for the Ryan estate to Mrs. J. Lutz.

SLAWSON & HOBBS have rented for I. Randolph Jacobs the 3-sty dwelling, 309 West 70th st, to H. A. Hanley.

SLAWSON & HOBBS have leased the dwelling, 55 West 89th st, for Lena Hessberg to A. S. Street.

SPEAR & CO. rented for D. L. Newborg, the top floor in 5-7 West 4th st to the Federal Headwear Co. of 169 Mercer; for Kurzrok Bros. the 8th loft in 55 West 16th st to the Arkin Dress Co. of 168 Madison av, and for R. F. Kilpatrick the store, basement and 1st loft in 141-145 Wooster st to Gossling & Farr and Levy & Rappaport of 103 Greene; for the American Real Estate Co. the 12th floor in 114-116 5th av to E. Schmerler; and for Charles Hirschhorn space in 138-140 West 17th st to Imperial Cloak Co. of 51 East 10th st.

JAMES H. STRYKER leased the northwest corner of 42d st and 10th av for Hugh Murry and others to Michael Rowan, and for Paul Shotland to Zehler & Steinginen store at 36 West 26th st.

UNGER & WATSON (INC.) leased for Hulda Newburger to A. Jorgenson, the 3-sty dwelling, 222 East 60th st.

UNGER & WATSON (Inc.) leased dwellings at 219 East 62d st, for Phillipina Jaegels to J. Carl and at 320 East 50th st to J. Menjes.

VAN NORDEN & WILSON have leased for I. H. Kramer, the property, 133 West 45th st, at an aggregate rental of about \$50,000, to Jacques Chevalier, for a French restaurant.

CHARLES B. VAN VALEN leased space in 95 William st to Edwin A. Bookmyer.

H. M. WEILL CO. leased for Dr. Marcus Franklin, 57 West 76th st; for May Irwin, the store at 154 West 45th st to Levy Sisters; and for M. Mulcahey, two lofts at 252 West 31st st.

WM. A. WHITE & SONS rented for J. Fred-eric Kernochan and others for 21 years the entire building at 119 Broad st to Mrs. Lena Damm. Extensive alterations will be made to the premises.

WM. A. WHITE & SONS have rented space in 136 Bleecker st to Learned White; in 985 Lexington av to Etta L. Lang; in 12-16 John st to George A. Viemeister, and additional office space in 100 Hudson st, to Morris Jolles.

F. R. WOOD, W. H. DOLSON CO. rented a store and basement in 3488 Broadway to Anton Beidermann and a store in Chilmark Hall, Hamilton pl and 143d st, to Max Nensel.

F. R. WOOD, W. H. DOLSON CO. rented apartments in 250 West 91st st to Bertha Gorog and Freda and Theresa Glockner; in 225 West 80th st to Mrs. Samuel McCrackin; in 817 West End av to Mrs. Kathryn B. Decker; in 472 West End av to Leo Doob; in 601 West 140th st to Francis Leuwenberg; in 622 West 113th st to Mrs. Sarah J. Holmes; in the Belnord, Broadway and 86th st, to Mrs. Charlotte R. Freeman; in 3099 Broadway to Mrs. William Torpey; in 609 West 114th st to H. B. Hall; in 660 St. Nicholas av to John Leary; in 562 West 144th st to Josephine Wilder; in Dallas Court, Broadway and 144th st, to John Berkley and Rubin De Marest; in Gracehull Court, Riverside dr and 144th st to Henry C. Gottfried; in 601 West 151st st to Frank C. Germain; in 503 West 148th st to Clementine D. Gay, and in 502 West 177th st to Bernard Parsons.

WORTHINGTON WHITEHOUSE (Inc.) in conjunction with Houghton Company leased 64 West 50th st for Mrs. James C. Peabody to Dr. Henry E. Hale.

WORTHINGTON WHITEHOUSE (Inc.) leased the top floor loft in 16 West 56th st for John R. MacMurray to Farquharson & Wheelock, to be used in conjunction with their 5th av establishment. This completes the renting of the building.

Bronx.

H. A. DOUGLAS & CO. report the lease of the business building 2396 Grand Boulevard and Concourse, just north of 184th st, 25 ft. wide, with a frontage on Grand Boulevard and Concourse and Ryer av, to the Quality Market Co.

H. M. WEILL CO. leased for Margaret E. Weill, the nine 4-sty buildings, 347-359 East 133d st and 340-342 East 134th st, to Hoffman & Brandmark; also for the Fortuna Widows & Orphans Fund for 21 years the vacant plot at the northeast corner of 3d av and 134th st to M. Margolies, who intends to build, and to Walter & Haber, lace manufacturers, the factory at 343 East 136th st, for ten years.

WRIGHT, BARCLAY (INC.) leased the 5-sty tenement at 995 Union av for the Francis Realty Co.

Brooklyn.

BULKLEY & HORTON CO. has leased the 1-sty building, 120 Waverly av to the Standard Tractor Co. The building was formerly occupied by the Traffic Squad of the Police Department.

O. E. LARSON leased the store at the southwest corner of 7th av and 53d st to a druggist, for a term of years.

McINERNEY-KLINCK REALTY CO. leased for the builder a fine business building to be erected at the northwest corner of Bedford av and Prospect pl, on plot 90x85, to the Overland Automobile Co., at an aggregate rental of about \$100,000, as a salesroom and showroom for automobiles. The street and avenue fronts of the building are to be of glass.

E. K. RAMEE has leased the store 537 Central av to the Great Atlantic & Pacific Tea Co.; also the 2-sty dwelling 1430 Park pl to Samuel Polak.

Suburban.

FEIST & FEIST (INC.) leased for Michael Walsh to Edward Anspach, the optician, the 4-sty building 563 Broad st, Newark.

FEIST & FEIST (INC.) leased for Albert J. and Jacob Holle, to the New Jersey Tobacco Co. their new 3-sty building, 16-18 Shipman st, through to 37-39 Nicholson st, Newark.

FEIST & FEIST (INC.) leased the upper part of the building 317 Halsey st, corner of Court st, Newark, N. J., to the Trenaman Electric Dental Manufacturing Co., of New York.

FISH & MARVIN have rented for John Bates his house in Lawrence Park, Bronxville, furnished, for the winter, to F. M. Blodget of Spencer Trask & Co.

JEWEL TEA CO. is reported to have leased from the Hoboken Land & Improvement Co., building E, of the Hoboken Factory Terminal Group, at the 14th st ferry, Hoboken. It is a reinforced concrete building, containing about 273,000 sq. ft.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased for Mrs. Philip Boyer her country estate at Manhasset, L. I., to Walter D. Gelshonen, of New York, who will occupy it as an all year home.

BURKE STONE (Inc.) rented a house on Lake Av Park to A. L. Robinson, of Chap-paqua; also a house in Armour Villa Park, for Emil Lund to C. R. Leo.

REAL ESTATE NOTES.

JOHN R. DAVIDSON negotiated the sale recorded on Thursday of 434-436 West 54th st for Ennis & Sinnott to Annie C. Meurer.

D. IRVING SEWALL of Lawrence Park, Bronxville, has become associated with Burke Stone, Inc.'s, office in Tuckahoe.

WM. A. WHITE & SONS have been appointed by the Bank for Savings in New York agent for the management of 28-30 East 12th st. The same firm has been appointed agent for 140 West 34th st.

CHARLES F. NOYES CO. were the brokers in the recently recorded sale of the dwelling 309 West 88th st to George E. Van Vorst. Stoddard & Mark represented the seller, the Denison Realty Corporation.

THEODORE ROOSEVELT PELL and Henry R. Tibbitts, formerly associated with S. Osgood Pell & Co., have opened an office at 542 5th av for the transaction of a real estate business. They will specialize in properties along the north shore of Long Island.

A. L. LANGDON, traffic manager of the Long Island Railroad, at a recent meeting of the Long Island Real Estate Exchange, announced that there had been an increase of 1,500 in the sale of commutation tickets on the entire system for the month of November over the same period last year.

THE INCORPORATION, this week, of the Broadway-35th Street Company, with a directorate of Charles E. Johnson and F. & G. Pflomm, revived the rumor current several weeks ago that these interests would take back the block front on the west side of Broadway, between 35th and 36th streets. No information, however, regarding the transfer, if any, could be obtained yesterday.

JOSEPH P. DAY will tell the members of the Public Speaking Club of America, on Friday evening, December 10, "How to Close a Sale." The meeting will be in the auditorium of West Side Y. M. C. A., 318 West 57th st, and is free to all interested, by ticket obtainable at the school.

JOSEPH A. BLACKNER was the broker in the sale of the 5-sty apartment house at 1313 Clinton av for Emma Dilberger to Gertie Halpin, who gave in exchange the two 1-fam. houses at 2144 Hughes av and 3638 Barnes av and the plot 75x100 on the south side of Edwald av, 75 ft. west of Hill av.

PRESIDENT STEWART BROWNE of the United R. E. Owners' Association says it is all important that the realty interests of New York get together immediately to consider further ways and means of protecting their interests at Albany during the coming Legislature and with the city administration in regard to expenses of State and city government, public improvements, special assessments and obnoxious State and municipal regulations and other sources of revenue to reduce the realty tax. For this purpose a Realty Dinner will be held under the auspices of the United at Terrace Garden on Tuesday, December 14, at 6.30 P. M. sharp.

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. 26 to Dec. 2	Nov. 27 to Dec. 3	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3
Total No.	182	262	182	262
Assessed value	\$11,250,700	\$24,430,300	\$11,250,700	\$24,430,300
No. with consideration	3	21	3	21
Consideration	\$2,136,628	\$2,105,182	\$2,136,628	\$2,105,182
Assessed value	\$2,265,000	\$2,220,000	\$2,265,000	\$2,220,000
	Jan. 1 to Dec. 2		Jan. 1 to Dec. 3	
Total No.	6,241	7,242	6,241	7,242
Assessed value	\$373,125,781	\$446,547,857	\$373,125,781	\$446,547,857
No. with consideration	880	775	880	775
Consideration	\$47,759,426	\$31,106,391	\$47,759,426	\$31,106,391
Assessed value	\$52,198,533	\$33,240,326	\$52,198,533	\$33,240,326

Mortgages.

	1915		1914	
	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3
Total No.	76	95	76	95
Amount	\$2,115,267	\$5,577,319	\$2,115,267	\$5,577,319
To Banks & Ins. Cos.	21	12	21	12
Amount	\$1,210,500	\$3,167,500	\$1,210,500	\$3,167,500
No. at 6%	27	45	27	45
Amount	\$285,340	\$2,663,272	\$285,340	\$2,663,272
No. at 5½%	2	3	2	3
Amount	\$54,000	\$812,000	\$54,000	\$812,000
No. at 5%	20	19	20	19
Amount	\$1,380,011	\$689,500	\$1,380,011	\$689,500
No. at 4½%	1	7	1	7
Amount	\$20,000	\$452,000	\$20,000	\$452,000
No. at 4%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual rates	1	.....	1	.....
Amount	\$60,916	.....	\$60,916	.....
Interest not given	25	21	25	21
Amount	\$351,000	\$959,800	\$351,000	\$959,800
	Jan. 1 to Dec. 2		Jan. 1 to Dec. 3	
Total No.	4,026	3,746	4,026	3,746
Amount	\$90,257,041	\$113,610,576	\$90,257,041	\$113,610,576
To Banks & Ins. Cos.	726	811	726	811
Amount	\$40,186,043	\$51,722,824	\$40,186,043	\$51,722,824

Mortgage Extensions.

	1915		1914	
	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3
Total No.	33	57	33	57
Amount	\$1,923,000	\$7,153,500	\$1,923,000	\$7,153,500
To Banks & Ins. Cos.	17	29	17	29
Amount	\$901,500	\$6,338,500	\$901,500	\$6,338,500
	Jan. 1 to Dec. 2		Jan. 1 to Dec. 3	
Total No.	1,673	1,839	1,673	1,839
Amount	\$94,272,406	\$106,611,034	\$94,272,406	\$106,611,034
To Banks & Ins. Cos.	701	661	701	661
Amount	\$65,581,450	\$68,544,310	\$65,581,450	\$68,544,310

Building Permits.

	1915		1914	
	Nov. 27 to Dec. 3	Nov. 28 to Dec. 4	Nov. 27 to Dec. 3	Nov. 28 to Dec. 4
New buildings	8	5	8	5
Cost	\$1,346,200	\$134,000	\$1,346,200	\$134,000
Alterations	\$177,099	\$203,468	\$177,099	\$203,468
	Jan. 1 to Dec. 3		Jan. 1 to Dec. 4	
New buildings	442	375	442	375
Cost	\$58,227,088	\$44,087,403	\$58,227,088	\$44,087,403
Alterations	\$12,654,319	\$10,224,695	\$12,654,319	\$10,224,695

BRONX.

Conveyances.

	1915		1914	
	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3
Total No.	222	140	222	140
No. with consideration	14	23	14	23
Consideration	\$115,450	\$310,225	\$115,450	\$310,225

	Jan. 1 to Dec. 2		Jan. 1 to Dec. 3.	
Total No.	5,277	5,739	5,277	5,739
No. with consideration	923	773	923	773
Consideration	\$6,849,731	\$6,174,937	\$6,849,731	\$6,174,937

Mortgages.

	1915		1914	
	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3
Total No.	165	65	165	65
Amount	\$796,204	\$487,656	\$796,204	\$487,656
To Banks & Ins. Cos.	4	3	4	3
Amount	\$20,000	\$54,000	\$20,000	\$54,000
No. at 6%	27	28	27	28
Amount	\$350,500	\$210,150	\$350,500	\$210,150
No. at 5½%	9	4	9	4
Amount	\$107,050	\$84,000	\$107,050	\$84,000
No. at 5%	107	12	107	12
Amount	\$204,713	\$118,000	\$204,713	\$118,000
Unusual rates	1	2	1	2
Amount	\$666	\$2,000	\$666	\$2,000
Interest not given	21	19	21	19
Amount	\$133,275	\$72,906	\$133,275	\$72,906
	Jan. 1 to Dec. 2		Jan. 1 to Dec. 3	
Total No.	3,270	3,203	3,270	3,203
Amount	\$28,807,414	\$29,802,871	\$28,807,414	\$29,802,871
To Banks & Ins. Cos.	254	319	254	319
Amount	\$9,381,256	\$5,926,951	\$9,381,256	\$5,926,951

Mortgage Extensions.

	1915		1914	
	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3	Nov. 26 to Dec. 2	Nov. 27 to Dec. 3
Total No.	22	13	22	13
Amount	\$628,050	\$141,360	\$628,050	\$141,360
To Banks & Ins. Co.	7	1	7	1
Amount	\$203,500	\$4,500	\$203,500	\$4,500
	Jan. 1 to Dec. 2		Jan. 1 to Dec. 3	
Total No.	788	642	788	642
Amount	\$13,353,475	\$12,528,560	\$13,353,475	\$12,528,560
To Banks & Ins. Cos.	220	122	220	122
Amount	\$5,225,775	\$3,465,150	\$5,225,775	\$3,465,150

Building Permits.

	1915		1914	
	Nov. 26 to Dec. 3	Nov. 27 to Dec. 3	Nov. 26 to Dec. 3	Nov. 27 to Dec. 3
New buildings	37	8	37	8
Cost	\$1,538,100	\$21,600	\$1,538,100	\$21,600
Alterations	\$8,570	\$1,700	\$8,570	\$1,700
	Jan. 1 to Dec. 2		Jan. 1 to Dec. 3	
New buildings	887	685	887	685
Cost	\$26,027,050	\$16,020,882	\$26,027,050	\$16,020,882
Alterations	\$842,570	\$985,025	\$842,570	\$985,025

BROOKLYN.

Conveyances.

	1915		1914	
	Nov. 24 to Dec. 1	Nov. 25 to Dec. 2	Nov. 24 to Dec. 1	Nov. 25 to Dec. 2
Total No.	526	691	526	691
No. with consideration	46	36	46	36
Consideration	\$272,380	\$444,487	\$272,380	\$444,487
	Jan. 1 to Dec. 1		Jan. 1 to Dec. 2	
Total No.	20,482	21,562	20,482	21,562
No. with consideration	2,195	2,153	2,195	2,153
Consideration	\$16,709,019	\$13,103,143	\$16,709,019	\$13,103,143

Mortgages.

	1915		1914	
	Nov. 24 to Dec. 1	Nov. 25 to Dec. 2	Nov. 24 to Dec. 1	Nov. 25 to Dec. 2
Total No.	390	400	390	400
Amount	\$1,589,416	\$1,499,777	\$1,589,416	\$1,499,777
To Banks & Ins. Cos.	76	41	76	41
Amount	\$304,250	\$194,300	\$304,250	\$194,300
No. at 6%	241	238	241	238
Amount	\$896,025	\$610,145	\$896,025	\$610,145
No. at 5½%	91	85	91	85
Amount	\$470,850	\$612,950	\$470,850	\$612,950
No. at 5%	37	45	37	45
Amount	\$160,300	\$161,415	\$160,300	\$161,415
Unusual rates	.....	3	.....	3
Amount	.....	\$2,187	.....	\$2,187
Interest not given	21	29	21	29
Amount	\$62,241	\$113,080	\$62,241	\$113,080
	Jan. 1 to Dec. 1		Jan. 1 to Dec. 2	
Total No.	16,403	15,370	16,403	15,370
Amount	\$63,071,060	\$63,692,107	\$63,071,060	\$63,692,107
To Banks & Ins. Cos.	3,346	2,818	3,346	2,818
Amount	\$23,124,240	\$22,379,539	\$23,124,240	\$22,379,539

Building Permits.

	1915		1914	
	Nov. 26 to Dec. 2	Nov. 25 to Dec. 3	Nov. 26 to Dec. 2	Nov. 25 to Dec. 3
New buildings	73	49	73	49
Cost	\$512,950	\$474,176	\$512,950	\$474,176
Alterations	\$62,100	\$71,959	\$62,100	\$71,959
	Jan. 1 to Dec. 2		Jan. 1 to Dec. 3	
New buildings	5,006	4,123	5,006	4,123
Cost	\$40,984,740	\$37,158,106	\$40,984,740	\$37,158,106
Alterations	\$3,852,190	\$2,687,870	\$3,852,190	\$2,687,870

QUEENS.

Building Permits.

	1915		1914	
	Nov. 26 to Dec. 2	Nov. 25 to Dec. 3	Nov. 26 to Dec. 2	Nov. 25 to Dec. 3
New buildings	166	54	166	54
Cost	\$465,830	\$179,550	\$465,830	\$179,550
Alterations	\$15,736	\$22,845	\$15,736	\$22,845
	Jan. 1 to Dec. 2		Jan. 1 to Dec. 3	
zew buildings	5,332	4,224	5,332	4,224
Cost	\$19,056,880	\$18,068,636	\$19,056,880	\$18,068,636
Alterations	\$848,871	\$1,134,251	\$848,871	\$1,134,251

RICHMOND.

Building Permits.

	1915		1914	
	Nov. 26 to Dec. 2	Nov. 25 to Dec. 3	Nov. 26 to Dec. 2	Nov. 25 to Dec. 3
New buildings	34	15	34	15
Cost	\$43,375	\$26,805	\$43,375	\$26,805
Alterations	\$2,575	\$2,085	\$2,575	\$2,085
	Jan. 1 to Dec. 2		Jan. 1 to Dec. 3	
New buildings	1,122	1,017	1,122	1,017
Cost	\$2,198,974	\$1,675,174	\$2,198,974	\$1,675,174
Alterations	\$704,340	\$245,046	\$704,340	\$245,046

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REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

William H. Armstrong.—Sept 20, 1914—3D AV. 1995—1659-47½, 4-sty tnt, 20x85, \$15,000.

Anna M. Ballard.—May 2, 1915—83D ST. 61 W—1197-8½, 4-sty dw., 16x102.2, \$17,500.

John S. Burhans, Jr.—July 29, 1913—WEST ST. 408-410—637-3, 4, 5, vacant, 68.10x80.10x irreg, \$30,000.

Otho S. Cockey.—May 9, 1915—WEST END AV. 257—1183-35, 4-sty dw., 16.8x68.10, \$24,000.

84TH ST. 347 W—1246-14, 3-sty dw., 18x102.2, \$20,000.

Charles C. Edey.—Jan. 18, 1915—70TH ST. 129 W—1141-40, 4-sty dw., 18.6x100.5, \$24,250.

Oscar O. Friedlander.—April 25, 1915—60TH ST. 234 E—1414-33½, 3-sty dwg, 20x105, \$16,250.

Frederic E. Gibert.—Feb. 3, 1913—FRONT ST. 228-230—97-33, 5-sty loft, 34.9x96.9, ½ interest, \$7,650.

WARREN ST. 15—134-21, 5-sty bldg, 25x75.6, ¼ interest, \$21,250.

CHAMBERS ST. 121, through to READE ST. 103—145-10, 5-sty bldg, 25x150.10x irreg, ¼ interest, \$31,166.

14TH ST. 46 E through to 13TH ST. 47 E—565-13, 6-sty bldg, 32.11x200.6x irreg, ¼ interest, \$56,666.

READE ST. 140—141-5, 2-sty bldg, 25x53, ¼ interest, \$5,100.

5TH AV. 298 swc 31st st—832-47, 6-sty bldg, 30.4x100x irreg, ½ interest, \$134,583.

Mary M. Johnston.—Feb. 25, 1914—75TH ST. 52 E—1389-40½, 4-sty dw., 15x102.2, \$37,500.

Amadee D. Moran.—April 7, 1915—132D ST. 53 E—1757-30, 3-sty dwg, 20x99.11, \$5,000.

3D AV. 1109, southeast corner 65th st—1419-45, 5-sty tnt, 25.5x105, \$49,500.

3D AV. 1107—1419-46, 5-sty tnt, 25x105, \$20,750.

65TH ST. 204 E—1419-44, 5-sty tnt, 25x105, \$22,500.

Carolyn F. Morgan.—Aug. 4, 1914—PARK AV. 70—868-37, 4-sty dwg, 24.6x80, \$83,000.

Matthew J. Murphy.—May 2, 1915—85TH ST. 216 E—1530-40, 5-sty tnt, 25x102.2, \$21,000.

Elizabeth O'Connor.—Dec. 24, 1914—126TH ST. 59 E—1751-32, 3-sty dwg, 20x99.11, \$10,000.

132D ST. 27 W—1730-26, 3-sty dwg, 17.3x99.11, \$5,500.

132D ST. 29 W—1730-25½, same as 27.

122D ST. 224 E—1736-39, 4-sty flat, 20x100.11, \$13,000.

122D ST. 226 E—1736-38, 3-sty bldg, 25x100.11, \$15,000.

John J. Oswald.—July 13, 1915—40TH ST. 527 W—1069-16, 4-sty tnt, 25x100, \$11,000.

Emma L. Smith.—Nov. 27, 1914—MADISON AV. 1293, southeast corner 92d st—1503-51, 4-sty dwg, 20.8x62.3, \$35,000.

MADISON AV. 937—1389-23, 5-sty apt, 16.8x75, \$36,000.

OBITUARY.

BYRON F. FELLOWS, SR., a one-time officer of the Real Estate Association of the State of New York and active in its work for many years, died of apoplexy on Wednesday. President L. D. Woodworth has appointed the following committee on resolutions: W. H. Emery, Rochester, chairman; F. L. Danforth, Buffalo; S. T. Betts, Syracuse; H. J. Hart, Syracuse; J. H. Walker, Oswego, and D. E. French, Auburn.

GUSTAV A. WOLFE, connected with the real estate department of the Welz & Zerweck Brewing Co., died of pneumonia, on Friday, November 26, aged sixty-three, at his home, 1080 East 18th st., Brooklyn. He was a member of Centennial Lodge, F. and A. M. A widow, two sons and one daughter survive him.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Outside buyers were the successful bidders for the real estate holding of the estate of Martha E. Geer in the Kingsbridge section of the Bronx, at the auction

sale conducted by Joseph P. Day, in the Vesey Street Exchange Salesroom. The amount realized aggregated \$47,500. The buyers were J. P. McAfee, Ida Polly, Max Marx, Sonn Bros., and H. Maynard. At the stand of Henry Brady, the New York Life Insurance Company, as plaintiff, acquired the Oakdale Apartments, at 36-38 West 35th street, for \$150,000, as the result of an action brought against the Fort Amsterdam Realty Company to satisfy a mortgage judgment of about \$210,000 and other liens.

A unique auction sale under the direction of Joseph P. Day and Clarence P. Davies is scheduled for the Vesey Street Exchange Salesroom on Tuesday, December 14, when these auctioneers will offer 200 lots for the estate of Martin Schrenkeisen and 56 lots for the estate of George H. Huber, in two widely separated sections of the Bronx. Both tracts, however, are located along two new transit lines, now in the course of construction, in the east and west Bronx, and are close to a number of proposed stations along these new transit systems.

The holdings of the Schrenkeisen Estate occupy the three blocks lying on the west side of White Plains avenue south from Westchester avenue and Hugh J. Grant Square at 177th street, at which point there will be an important station on the new subway line. The tract is in touch with practically all parts of the Bronx and with Washington Heights through a number of trolley lines which also connect with the Broadway and West Farms subways, now in operation. The estate also controls and will sell the 33 lots located on both sides of Leland avenue south from Westchester avenue. The Huber holdings occupy six locations along the line of Jerome, Cromwell, Anderson, Shakespeare and Inwood avenues, 161st and 162d streets, Clarke place (now 169th street) and 167th street; included among them are the lots and taxpayers occupying the entire northerly frontage of 162d street, from Jerome avenue to Cromwell avenue directly north of McCombs Park, and the main approach from McCombs Dam Bridge. The Huber offerings also have liberal transit facilities, both present and future. Besides the present trolley lines connecting with the Bronx and Manhattan, the tract is located directly along the line of the elevated extension of the Sixth and Ninth avenue elevated, which will run from 162d street and Eighth avenue over the Harlem River through the Anderson avenue hill and piercing the property.

Another interesting sale at auction scheduled to be held at the salesroom on Wednesday, December 15 by Bryan L. Kennelly, will be the choice plot, 75x122.6, at the southeast corner of Seventh avenue and 31st street, opposite the Pennsylvania Station. It is now covered with a 5-story store and apartment building and is particularly desirable on account of its suitability for improvement with a hotel or mercantile building.

Manhattan.

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

JOSEPH P. DAY.

Catherine st. 38, ns. 54.3 e Madison, 18.1 x98.6x18.1x98.9, 3-sty bk dwg & str (exr); Luigi Rega, 9,900

Hamilton Ter. 34, ns. 368 e 141st, 19x 100, 3-sty & b bk dwg (vol); bid in at \$625.

25TH st. 210 to 214 E (*), ss. 145 e 3 av, 77x98.8, 3-4-sty bk tnts & str & 2-4-sty bk rear tnts; due, \$21,100.51; T&C, \$—; David Keane, 64,500

22D st. 419 E (*), ns. 260.6 e 1 av, 31.6x 98.9, 4-sty bk tnt & str; due, \$16,062.43; T&C, \$440; N Y Life Ins & Trust Co, trustee, 16,000

22D st. 421 E (*), ns. 292 e 1 av, 31x98.9, 4-sty bk tnt & str; due, \$16,061.95; T&C, \$440; same, 16,000

63D st. 404 E, ss. 81.5 e 1 av, 25x100.5, 5-sty bk tnt (exr); J. Brennan, 11,000

90TH st. 204 E, ss. 109.11 e 3 av, 25x100.8, 5-sty & b bk tnt (vol); withdrawn.

109TH st. 68 E, ss. 170 w Park av, 17x 100.11, 4-sty & b stn ft tnt (exr); bid in at \$7,600.

111TH st. 308 & 310 W (*), ss. 147.6 w 8 av, 37.6x106.2, 6-sty bk tnt; due, \$9,251.51; T&C, \$1,662.68; Edwin Bendheim et al exrs, 47,000

111TH st. 312 & 314 W (*), ss. 185 w 8 av, 37.6x106.2, 6-sty bk tnt; due, \$9,255.01; T&C, \$1,662.68; same, 47,000

127TH st, 74 W (*), ss, 118.4 e Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, \$8,-136.89; T&c, \$168.30; Germania Fire Ins Co. 7,000

132D st, 23-5 W (*), ns, 228 w 5 av, 32 x99.11, 5-sty bk tnt; due, \$16,900.47; T&c, \$375; Wm Rankin. 5,000

Madison av, 18-45, es, 51.4 n 120th, 16x83, 3-sty & b stn dwg; due, \$11,950.01; T&c, \$237.04; Jno W Culloby. 11,000

6TH av, 140-2, es, 90.8 n 10th, 64.6x121x irreg (extr); bid in \$130,000.

HENRY BRADY.

Madison st, 338 (*), ss, 75.5 e Scammell, 20x38x19x37, 4-sty bk tnt & str; due, \$6,-754.05; T&c, \$435.98; Emma R Slocum. 6,500

32D st, 162 W, ss, 165 e 7 av, 20x66.9, 3-sty bk tnt; due, \$21,838.86; T&c, \$1,911.75; Wm H Eagleson. 27,200

35TH st, 36 & 38 W (*), ss, 475 w 5 av, 40x98.9, 7-sty bk tnt; due, \$209,482.69; T&c, \$9,803.95; N Y Life Ins Co. 150,000

75TH st, 19 E (*), ns, 64 w Mad av, 30.11x27.2, 4-sty & b stn dwg; due, \$27,-416.03; T&c, \$561; Aelene Salisbury et al. 25,400

98TH st, 75 E (*), nwc Park av (No 1292), 25x100, 5-sty bk tnt & str; due, \$27,236.11; T&c, \$2,473.02; J Herbert Carpenter et al exrs & trstes. 25,000

122D st, 122 W (*), ss, 244 w Lenox av, 18x100.11, 3-sty & b stn dwg; due, \$12,-749.65; T&c, \$271.14; Emigrant Indust Savgs Bank. 12,000

128TH st, 172 E (*), ss, 119.6 w 3 av, 19.3x99.11, 3-sty & b bk dwg; due, \$5,-453.02; T&c, \$73; Mary LeBoutillier & ano. exrs. 5,000

140TH st, 161 to 169 W (*), ns, 137.6 e 7 av, 126.6x99.11, 7-sty bk tnt; due, \$19,-195.04; T&c, \$2,898.50; sub to mtg of \$170,000; Bennett Sanberg. 176,445

142D st, 135 W (*), ns, 310 w Lenox av, 40x99.11, 6-sty bk tnt; due, \$31,590.45; T&c, \$931.10; Helen E Weed Pearson. 38,000

Manhattan av, 445 (*), ws, 25.11 s 119th, 25x100, 5-sty stn tnt; due, \$23,808.12; T&c, \$650; Elias Surut. 7,600

Park av, nwc 98th, see 98th, 75 E.

Riverside Dr, 186 (*), on map, 187, sec 91st, runs e75x35.8x10x10x46.10xw 39.2x35.8 to beg, 4-sty bk dwg; due, \$75,-867.64; T&c, \$2,855.83; N Y Trust Co. 50,000

BRYAN L. KENNELLY.

S2D st, 556 E (*), swc East End av (No 54), runs w85.4x822x2x83x83.4x26 to beg 4-sty stn tnt & str; due, \$13,860.25; T&c, \$425.80; East River Savgs Inst. 10,000

123D st, 103 E (*), ns, 35 e Park av, 35x 100.11, 5-sty bk tnt; due, \$29,551.99; T&c, \$1,223.90; Rawson Underhill & ano, exrs. 28,000

East End av, swc S2d, see S2d, 556 E.

L. J. PHILLIPS & CO.

Interior (*), parcel beg at point 45.5 n 13th & 344 e 1 av, runs n40.5xne10.3xe30.9 xs—xw48 to beg; due, \$4,334.58; T&c, \$335.83; City N Y. 1,500

Total \$797,045
Corresponding week 1914..... 1,075,880
Jan. 1, 1915, to date..... 51,801,672
Corresponding period 1914.... 33,074,206

Bronx.

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

JOSEPH P. DAY.

181ST st, sec Creston av, runs s26.11xe 15.3xs75.3xe25xn100xw29.11 to beg; vacant; Jno J Weiss. 2,800

181ST st E, swc Creston av, 35.11x26.2x 25.3x27.10; vacant; Edw W Burdick. 800

181ST st E, swc Creston av, see 181st E, sec Creston av.

234TH st, ss, 98.7 e Kingsbridge av, 150 x95, vacant (extrx). 4,400

234TH st W, ss, 98.7 e Kingsbridge av, 50x95, vacant (extrx); H Maynard. 4,200

234TH st W, ss, 148.7 e Kingsbridge av, 50x95 (extrx); Max Marx. 4,300

234TH st W, ss, 98.7 w Bway, 50x95, vacant (extrx); Sonn Bros. 4,400

Broadway, swc 234th, 47.7x98.8x47.11x 105, vacant (extrx); J S McAsee. 11,750

Broadway, ws, 47.11 s 234th, 47.11x111.7 x47.7x103.11, 2-sty & b fr dwg (extrx); Ida Polly. 9,000

Broadway, ws, 47.11 s 234th, 47.11x111.7 x47.7x103.11, 2-sty & b fr dwg (extrx).

Broadway, swc 234th, 47.7x98.8x47.11x 105, vacant (extrx).

Bryant av, ws, 100 n Seneca av, 50x100, vacant; due, \$1,725.73; T&c, \$356.79; F F Realty Co. 2,200

Castle Hill av (*), nwc Quimby av, 103.1 x80.11; due, \$1,614.36; T&c, \$2,134.15; Jos Frey et al. 2,000

Garrison av (*), nws, 38.8 sw Whittier 50.4x102.9x50x108.7, vacant; due, \$2,264.85; T&c, \$97.79; Grant Squires (extr). 2,000

Kingsbridge av, sec W 234th, 47.7x98.9, 2-sty & attic fr dwg & ext (extrx).

Kingsbridge av, es, 47.7 s W 234th, 47.7x 98.10, 2-sty & attic fr dwg & str (extrx).

Kingsbridge av, sec W 234th, 47.7x98.9, 2-sty & attic fr dwg & ext (extrx); Max Marx. 7,600

Kingsbridge av, es, 47.7 s W 234th, 47.7 x98.10, 2-sty & attic fr dwg & ext (extrx); H Maynard. 6,250

Longfellow av (*), ss, 200.5 w Garrison av, 69x107.3x31.9x100, vacant; due, \$2,-531.99; T&c, \$120.83; Marie S Walsh. 2,250

Quimby av, nwc Castle Hill av, see Castle Hill av, nwc Quimby av.

Ryer av, 2070, ss, 84.7 w E 180th, 24.4x 100.8x24.4x101, 2-sty & b fr dwg (extr); bid in \$5,300.

HENRY BRADY.

Hornaday pl, 864-6, ss, 160.1 w Honeywell av, 50x42.10, 4-sty bk tnt; due, \$13,-703.74; T&c, \$140.65; Chas F Garrecht. 12,825

Franklin av, 1062, es, 455.1 s 166th, 70x 146.6x69.9x147, 2-sty fr dwg; due, \$7,-154.72; T&c, \$790.44; Bond & Mtg Guar Co, a party in int. 7,000

CHARLES A. BERRIAN.

Parkside pl, nwc 209, see 209th st E, whole ft bet Decatur av & Parkside pl.

Reservoir Oval (*), ses, 175 sw Holt pl, 75x110, vacant; due, \$2,073.11; T&c, \$528.11; Emily T Fairchild et al (exrs). 1,500

143D st, 356 E, ss, 231.6 e Alex av, 25x 100, 3-sty fr tnt & 2-sty fr rear dwg; adj sine die.

207TH st E (*), ns, 80 w Perry av, runs n94.5xw15.5xsw12.11xs93.10xe25 to beg, vacant; due, \$1,094.69; T&c, \$462.20; Emily T Fairchild et al (exrs). 650

209TH st E (*), ns, whole front bet Decatur av & Parkside pl, 190x45, vacant; due, \$4,387.62; T&c, \$1,368.40; Emily T Fairchild et al (exrs). 3,500

Creston av, sec 181st, see 181st st E, sec Creston av.

Decatur av, nec 209th, see 209th st E, ns, whole front bet Decatur av & Parkside pl.

Creston av, swc 181st, see 181st st E, sec Creston av.

Longwood av, 943, ns, 43 w Kelly, 38x 106, 5-sty bk tnt; withdrawn.

GEORGE PRICE.

Longfellow av, 1440 (*), es, 125 s Jennings, 25x115, 2-sty fr dwg; due, \$2,421.26; T&c, \$82.90; sub to pr mtg \$5,000; Paul Koch. 4,600

JAMES J. DONOVAN.

Union av, 570 (*), es, 38.4 s 150th, 36.8x 90, 5-sty bk tnt & str; due, \$29,222.27; T&c, \$3,705; Jno A Beall et al (trstes). 27,000

CHARLES J. DUNN.

Grand av, ws, 50 n North, 25x161.10 to Aqueduct av E x25.4x166.1, vacant; adj sine die.

BRYAN L. KENNELLY.

Sylvan av (*), es, 106.3 n 256th, 25x100; vacant; due, \$543.50; T&c, \$49.17; Marion D Carrere. 350

Total \$118,975
Corresponding week 1914..... 247,505
Jan. 1, 1915, to date..... 7,887,266
Corresponding period 1914.... 6,262,336

Brooklyn.

The following are the sales that have taken place during the week ending Dec. 1, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

JEWEL ST, ws, 100 s Meserole av, 25x100; Geo A Morrison 4,925.00

JEWEL ST, ws, 125 s Meserole av, 25 x100; Geo A Morrison 4,925.00

JEWEL ST, ws, 150 s Meserole av, 25x100; Geo A Morrison 4,925.00

JEWEL ST, ws, 175 s Meserole av, 25 x100; Geo A Morrison 4,925.00

SUMPTER ST (*), ss, 150 e Hopkinson av, 18x100; Levi Blumenau 9,000.00

SUMPTER ST (*), ss, 168.9 e Hopkinson av, 18.9x100; same 9,000.00

SUMPTER ST (*), ss, 187.6 e Hopkinson av, 18.9x100; same 9,000.00

UNION ST, nec 4 av, 91.10x20; withdrawn —

2D ST, nes, 179.9 nw 7 av, 18x100; Lawyers' Mtg Co 5,750.00

38TH ST (*), ns, 40 e 12 av, 40x90.4; E Matilda Ziegler et al 1,926.00

WILLIAM J. McPHILLIAMY & CO.

BAINBRIDGE ST (*), ns, 255 w Stuyvesant av, 20x100; Lawyers' Mtg Co. 9,000.00

MAIN ST, 76 (*), nwc York, 24.6x39.9 xirreg; Jno Kuesel 6,000.00

MESEROLE ST, nec Bushwick av, 200 x193 to Scholes x208xirreg; adj Dec 13 —

WASHINGTON ST (*), es, 127.10 s Johnson, 25x107.2; Jos Wurzler 40,000.00

E 13TH ST, ws, 260 n Av K, 40x100; adj Dec 3 —

E 13TH ST (*), ws, 300 n Av K, 40 x100.2; Germania Savgs Co 5,200.00

18TH ST, ss, 118 e 4 av, 17.11x100.2; Eagle Savgs & Loan Co 2,000.00

E 19TH ST (*), nwc Beverly rd, 100x 50; Kings County Mtg Co 17,000.00

22D ST, ss, 100 w 6 av, 25x100; Teele Realty Co 1,525.00

49TH ST (*), ss, 320 e 5 av, 20x100.2; Bklyn City Savgs & Loan Assn 4,850.00

51ST ST (*), ssw, 212.6 nw 17 av, 37.6 x100.2; Jas H Skinner et al 1,000.00

BATH AV (*), sws, 25.11 se 15 av, 30 x100; Abr Beesie 2,000.00

LIVONIA AV (*), swc Watkins, 100x 30; Sam Cahn et al 16,500.00

7TH AV, ws, 83.4 s Lincoln pl, 16.8x 100; Jas M Bovard 15,000.00

13TH AV, nws, intersec sws 75th, 60x 100; Robt W Lord 4,400.00

JOSEPH P. DAY.

KEAP ST, 148, ss, 275 w Lee av, 22x 100, 3-sty & b bk dwg (vol); bid in \$5,900

MADISON ST, 684, ss, 200 w Reid av, 40x100, 2-sty & b stn ft dwg (Vol); Jos L Gale 7,700.00

2D ST, 573 E, es, 200 s Cortelyou rd, 40x100, 2-sty & attic fr dwg (admr); bid in \$5,900

JAMES L. BRUMLEY.

MONTGOMERY ST (*), ss, 620 e Albany av, 38.10x109.2; Annie Forstner 1,075.00

LINCOLN AV, ws, 276.4 n Atlantic av, 50x87.6; Chas A Sparrow 3,320.00

NATHANIEL SHUTER.

ELLERY ST, ns, 300 w Tompkins av, 37.6x100; withdrawn —

ELLERY ST, ns, 337.6 w Tompkins av, 37.6x100; withdrawn —

PENN ST, ses, 140 ne Harrison av, 60 x100; adj Dec 7 —

PRESIDENT ST, ns, 100 e Rogers av, 100x127.9; adj Dec 6 —

PROSPECT PL, ns, 265.5 w 6 av, 20 x81; Frank Janke 5,400.00

S6TH ST, ns, 200 e 20 av, 20x100; Sound Holding Co 500.00

FLUSHING AV (*), ss, bet Bedford av & Spencer, Lot 34; Max Seitz 3,000.00

LIBERTY AV, ns, 50 e Watkins, 50x 80; Shetland Co 5,000.00

NEW YORK AV, es, 118.4 s Tilden av, 20x98.6; withdrawn —

LOT 9, block 3754, sec 12; adj Dec 6. —

Total \$204,846.00
Corresponding week 1914 307,400.00

VOLUNTARY AUCTION SALES.

Brooklyn.

JAMES L. BRUMLEY.

DEC. 3.
CHAUNCEY ST, 222, ss, 300 e Patchen av, 50x 100, 2-sty fr dwg (admtrx).

DEC. 8.
FULTON ST, 58, ss, 48.9 w Hicks, 20.5x74.2x 19.9x67.11; 3-sty fr dwg & str (partition).

23D ST, 218, ss, 175 w 5 av, 25x100, 1½-sty & b fr dwg (partition).

5TH AV, swc 23d, 100x100.2, 3-sty bk str bldg & 2-sty bk ext (partition).

THE CHAUNCEY REAL ESTATE CO.

DEC. 8.
W 3D ST, ws, 200 s Av O, 40x100, vacant (vol).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

DEC. 4 & 6.
No Legal Sales advertised for these days.

DEC. 6.
15TH ST, 367-75 W, see 9 av, 68.

9TH AV, 63, nec 15th (Nos 367-75), 19.8x 100, 3-sty bk tnt & str, 1-sty ext.

DEC. 7.
LISPENARD ST, 44, ss, 129 e Church, 23x93.5 x23x93.4, 5-sty bk loft & str bldg; Warren Cruikshank, trste—Mary J French et al; Lord, Day & Lord (A), 49 Wall; Francis W Pollock (R); due, \$32,223.63; T&c, \$271.15; Joseph P Day.

MERCER ST, 113-5, ws, 150 n Spring, 50x100, 5-sty stn loft & str bldg; City Real Estate Co—Bellemore Holding Co, Inc, et al; Harold Swain (A), 176 Bway; Thos L Hurley (R); due, \$48,280.88; T&c, \$3,929.75; Bryan L Kennelly.

ORCHARD ST, 82, es, 65.9 s Broome, 21.9x60, 3-sty bk tnt; Kath M Blake et al—Hopkins Security Co et al; Grenville B Winthrop (A), 6 Wall; Jos D Kelly (R); due, \$16,-033.64; T&c, \$312.47; Henry Brady.

15TH ST, 28 W, ss, 400 w 5 av, 25x99.2x25.8x 93.4, 10-sty bk loft & str bldg Jno A Stewart et al, trstes—Wm G Piguieron et al; Beekman, Menken & Griscom (A), 52 William; Alex I Rorke (R); due, \$72,511.16; T&c, \$1,762.70; Samuel Goldsticker.

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 Eway; Jos D Edelson (R); due, \$37,718.-08; T&c, \$1,371.40; mtg recorded June27'14; Joseph P Day.

93D ST, 156 E, ss, 70 e Lex av, 16.10x100.8, 3-sty & b bk dwg; Arthur F Randolph et al—Mary A Thornton et al; Harold Swain (A), 176 Bway; Chas W Dayton (R); due, \$11,-004.05; T&c, \$961.12; Joseph P Day.

94TH ST, 25 E, ns, 42.9 w Mad av, 21.1x100.8, 4-sty & b stn dwg 147TH ST, 535 W, ns, 308 e Bway, 17x99.11, 3-sty & b bk dwg; Eugene D Hays et al—Edwin H Hirst et al; Bassett, Thompson & Gilpatrick (A), 277 Bway; Wm P Maloney (R); partition; Joseph P Day.

123D ST, 112 W, ss, 180 w Lenox av, 20x100.11, 4-sty & b stn dwg; Bedell H Harned—J Oakley Hobby et al; Taylor, Knowles & Hack (A), 165 Bway; Jos D Kelly (R); due, \$19,-105.49; T&c, \$474.64; mtg recorded July8'03; Henry Brady.

138TH ST, 511 W, ns, 187.6 w Ams av, 37.6x 99.11, 5-sty bk tnt V Everett Macy et al, trstes—Levy & Weinstein Realty & Constn Co et al; Davidson & Underhill (A), 50 Court, Bklyn; A Welles Stumpf (R); due, \$36,-310.25; T&c, \$2,500; mtg recorded Dec31'06; Henry Brady.

147TH ST, 535 W, see 94th st, 25 E.

159TH ST, 515 W, ns, 173 w Ams av, 27x99.11, 5-sty bk tnt; Edw Ritz—Thos Shirlaw et al; Abt H Atterbury (A), 30 Broad; Jos V Mitchell (R); due, \$7,369.28; T&c, \$504.90; Henry Brady.

DEC. 8.
143D ST, 233 W, ns, 225 w 7 av, 25x99.11, 5-sty bk tnt; Jennie Currier et al, exrs—Henriette Heyman et al; Pressinger & Newcombe (A), 60 Wall; Edw D Dowling (R); due, \$16,114.59; T&c, \$431.20; Joseph P Day.

187TH ST, 565 W, ns, 82.6 e St Nich av, 17.6x 75, 3-sty & b bk dwg; Citizens' Savgs Bank —Lillian A O'Connor et al; Action 1; Jno A Beall (A), 141 Bway; Robt F Wagner (R); due, \$6,849.35; T&c, \$426.50; Henry Brady.

187TH ST, 567 W, ns, 65 e St Nich av, 17.6x 75, 3-sty & b bk dwg, same—same; Action 2; same (A); same (R); due, \$6,851.44; T&c, \$426.50 Henry Brady.

Manhattan Legal Sales, Continued.

BROADWAY, 4320, nec 184th, 25.1x119.9x24.11x 116.4, vacant; Jno Whalen, exr—F M Burgess Constn Co et al; Earl A Smith (A), 206 Bway; Jno H Rogan (R); due, \$12,490.24; T&c, \$1,093.99; mtg recorded Feb'8'12; Henry Brady.

DEC. 9.

MANHATTAN ST, 7, ws, 117.6 n Houston, 25.2x62, 5-sty bk tnt, Kouwenhoven Estates—Beatrice Herz et al; Leach & Williams (A), Bridge Plaza, North, Long Island City; Denis O'L Cohalan (R); due, \$16,940.42; T&c, \$489.54; Joseph P Day.

MANHATTAN AV, 4, es, 25.11 n 100th, 37.6x 94.8, 6-sty bk tnt; East River Savgs Inst—Quadruborough Land & Develop Co et al; Action 1; Omri F Hibbard (A), 74 Bway; Taylor Phillips (R); due, \$43,941.12; T&c, \$897.60; Henry Brady.

MANHATTAN AV, 8, es, 63.5 n 100th, 37.6x 94.8, 6-sty bk tnt; same—same; Action 2; same (A); Jos C Levi (R); due, \$43,932.31 T&c, \$448.80 Joseph P Day.

DEC. 10.

39TH ST, 324 E, ss, 300 e 2 av, 25x98.9, 5-sty bk tnt & str; Pauline Myers et al—Mary Devery et al; Wm C Orr (A), 51 Chambers; Robt J Hare Powel (R); due, \$10,902.91; T&c, \$403.07; Herbert A Sherman; mtg recorded June'8'10.

70TH ST, 30-6 W, ss, 350.6 w Central Park W, 79.6x100.5, 4-4-sty & b bk dwgs; Wm H Hamilton et al—Eben Goodwin et al; Hamilton Gregory & Freeman (A), 100 Bway; Algernon S Norton (R); partition; Joseph P Day.

99TH ST, 53 E, ns, 250 w Park av, 25x100.11, 5-sty bk tnt; Calvin A Stevens et al, exrs—Bessie Greenberg et al; Walter P Vining (A), 51 Chambers; Stewart A Farrell (R); due, \$21,381.56; T&c, \$1,435.80; mtg recorded July'13'05; Joseph P Day.

110TH ST, 426-32E, ss, 345 e 1 av, 100x100.10, 1 & 2-sty bk & fr stable; Josephine J Schnurmacher—Rubin Laskin et al; Saml Berzick (A), 45 Cedar; Rudolph A Seligmann (R); due, \$5,734.98; T&c, \$544.99; Joseph P Day.

DEC. 11.

No Legal Sales advertised for this day.

DEC. 13.

DUANE ST, 42, swc Lafayette (No 8), runs w 8x31.3xe19.2xn23.3xnw18.3, 6-sty bk loft & str bldg; Hermine E Clark et al—Madison Av Real Estate Co et al; Harrison Clark, Jr (A), 15 William; Lawrence H Sanders (R); due, \$9,597.08; T&c, \$1,880.81; sub to mtg \$42,000; Joseph P Day.

LAFAYETTE ST, 8, see Duane, 42.
AV A, 205, ws, 51.9 s 13th, 25.9x100, 4-sty bk tnt & str & 4-sty bk rear tnt; Julia A Loew et al, exrs—Abr Salkin et al; Man & Man (A), 56 Wway; Jno H Rogan (R); due, \$22,891.62; T&c, \$1,276.64; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

DEC. 4 & 6.

No Legal Sales advertised for these days.

DEC. 7.

183D ST, 59 W, ns, 80 w Grand av, 20x100, 3-sty bk dwg; Chas Leitz—Janpole & Werner Constn Co et al; Davis & Davis (A), 51 Chambers; Edw F Moran (R); due, \$1,955.44; T&c, \$376.06; Joseph P Day.

PROSPECT AV, 2066, es, 217.4 s 180th, 33.1x 150.3, 2-sty fr dwg; Guaranteed Mtg Co of N Y—Giosue Galiani et al; Carrington & Pierce (A), 200 Bway; Earnest R Eckley (R); due, \$5,558.41; T&c, \$400; Joseph P Day.

DEC. 8.

136TH ST, 286 E, ss, 150 e Lincoln av, runs s 100xe25xn71.11xe1xn28.1xw25.3 to beg, 2-sty fr dwg & str 2-sty fr rear dwg; Henry Riechers—Matilda R Cook et al; J Homer Hildreth (A), 3 av & 148th; Lewis J Conlan (R); partition; George Price.

CASTLE HILL AV, 1203, nwc Gleason av, 70x 80; Otilie Englert—Amanda P Kendall et al; Lawrence N Martin (A), 2 Rector; Michael B McHugh; partition; James J Donovan.

GLEASON AV, nwc Gleason av, see Gleason av, nwc Castle Hill av.

DEC. 9.

KELLY ST, 744, es, 260 s Longwood av, 25x 100, 3-sty bk dwg; Anna Goldberg—Jos Farago et al; Harry Robitzek (A), 2808 3 av; Ellsworth J Healy (R); due, \$661.90; T&c, \$356.82; James J Donovan.

214TH ST, 841 E, ns, 303 w Bronxwood av, 28.8 x109.6; Johanna Hauptmann—Jacob Woessner, exr, et al; Jno P Herren (A), 2 Rector; Jno Davis (R); due, \$2,283.98; T&c, \$116.78; James J Donovan.

CRUGER AV, 1861, ws, 595 n Morris Park av, 25x95; Hans Koderer et al—Elias Lutz et al; J D Merriman (A), 2 Rector; Michl J Egan (R); due, \$4,443.86; T&c, \$478.43; James J Donovan.

PLYMPTON AV, 1346, es, 50 n 170th, 25x69.8x 32.10x48.5, 2-sty fr dwg; Grace S Whiting—Plympton Constn Co et al; Bloomfield Littell (A), 71 Wall; Ernest Hall (R); due, \$4,988.85; T&c, \$628.46; Chas A Berrian.

WESTCHESTER AV, 1101, nec Hoe av, 91.11x 47.1x78.10x48, 5-sty bk tnt & str; Fredk Hollander—Adolph Suesskind et al; Kurzman, Frankenheimer & Gutman (A), 25 Broad; Jas O Farrell (R); due, \$12,572.05; T&c, \$475.00; Joseph P Day.

DEC. 11 & 13.

No Legal Sales advertised for these days.

Brooklyn.

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

DEC. 4.

No Legal sales advertised for this day.

DEC. 6.

LEFFERTS PL, ns, 93.8 w Classon av, 20x97; Melville H Beams—Jas S Beams et al; Jno G Snyder (A), 256 Bway, Manhattan; Jesse W Jonsson (R); James L Brumley.

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.

8TH ST, nwc 9 av, 97.6x100; Geo A Copeland—Herald Constn Co et al; Henry A Ingraham (A), 189 Montague; Richmond L Brown (R); Wm P Rae.

E 8TH ST, ws, 190 s Av E, 35x120.6; Everett E Terry et al—Farquharson Realty Co et al; action 2; Henry D Lott (A), 164 Montague; Chester T Krouse (R); James L Brumley.

FLUSHING AV, ss, bet Bedford av & Spencer, 10 to 34; Max Seitz—Mary Camp et al; David Zirinsky (A), 392 Bushwick av; Ralph K Jacobs (R); Nathaniel Shuter.

LOT 9, block 3754, sec 12; Dora Pines—Sadie Novick et al; Theo I Schwartzman (A), 44 Court; Jesse Fuller (R); Nathaniel Shuter.

DEC. 7.

CONOVER ST, ws, 84 s Wolcott, 16x100; Walter F Blaisdell et al—Grace McCormick et al; Harry L Thompson (A), 175 Remsen; Edson B Sammis (R); Nathaniel Shuter.

FULTON ST, ss, 25 e Utica av, 25x80; Emma V Peed et al—P F Emmet Co et al; Harry L Thompson (A), 175 Remsen; Edw E Rosenblum (R); Nathaniel Shuter.

FULTON ST, ss, 354.9 e Grand av, 37x122; Rosamond Woolf—Emanuel Klein et al; Harry L Thompson (A), 175 Remsen; Benj P Alexander (R); Nathaniel Shuter.

PENN ST, ses, 140 ne Harrison av, 60x100; Williamsburg Savgs Bank—Grace E Tomkins et al; S M & D E Meeker (A), 217 Havemeyer; B J Becker (R); Nathaniel Shuter.

SEDGWICK ST, ss, 300 w Columbia, 25x100; Ida Heiberg—Eugenio Fortuna et al; J Hunter Lack (A), 40 Court; Harry L Thompson (R); Wm P Rae.

SPENCER ST, ws, 407.9 n Myrtle av, 25x200; Maude A Jephson—Wm P Blanchard et al; Gaston F Livett (A), 44 Court; Edw T Hornwill (R); Wm P Rae Co.

BAY 10TH ST, ses, 180 ne Bath av, 40x96.8; Margt Shepherd—Louisa W Iffe et al; Phillips & Avery (A), 41 Park Row, Manhattan; Hector McGurren (R); Wm J McPhilliemy & Co.

39TH ST, ns, 240 w 4 av, 20x100.2; Henry S Bunner—Jno M Decker et al; Henry W Hardon (A), 60 Wall, Manhattan; Peter W Ostrander (R); James L Brumley.

79TH ST, ns, 211 w 14 av, 18.6x100; Susan Gordon et al—Rosina Realty Co et al; Action 1; Danl E Lynch (A), 2 Rector, Manhattan; Jas D Bell (R); Wm J McPhilliemy & Co.

79TH ST, ns, 229.6 w 14 av, 18.6x100; same—same; Action 2; same (A); Jas M Gray (R); Wm J McPhilliemy & Co.

79TH ST, ss, 400 w 21 av, 104.11x200 to 80th; Wm C Hulick—Helen M Biscoe et al; Marshall S Marden (A), 37 Liberty, Manhattan; Edw Q Carr (R); Wm P Rae.

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AV Z, nwc Ocean av, 350x300; Benj G Hitchings, inc, et al—Wm H Weinman et al; moven, McCuesley & Clarkson (A), 50 Court; Ernest H Finbury (R); Wm P Rae.

DEC. 8.

BOND ST, sec Union, 80x20; Kings County Trust Co—Sarah Hynes et al; Ludw T Horwill (A), 245 Montague; Bertrand Ettinger (R); Nathaniel Shuter.

NEW JERSEY AV, es, 225 n Fulton, 25x100; Snerius sale of all right, title, &c, which Christina Fuchs had on Sept 29 '15, or since; Lewis M Swasey, sheriff; Wm P Rae.

2D AV, es, 20 s 46th, 120x100; Anna Heimroth—Euw J McLaughlin et al; Matthew W Wood (A), 288 Bway; Abr H Kesselman (R); Nathaniel Shuter.

DEC. 9.

DEGRAW ST, ss, 185 e Utica av, 40x162.9; Emma G Henderson et al—Albert T Baiz et al; Albert D Ecke (A), 26 Court; Arnon L Squires (R); Wm P Rae.

EAST 28TH ST, nwc Av K, 100x60; Rebecca Stemmermann, extr—Caroline E Lacy et al; Jas Demarest (A), 140 Nassau, Manhattan; Thos Moore (R); Nathaniel Shuter.

68TH ST, ss, 220.5 w 10 av, 20.1x90; Jno H Carl, extr—Sare Realty Corpn et al; Mienling & Kayser (A), 208 Bway, Manhattan; Thos G Finanerty (R); Wm J McPhilliemy & Co.

68TH ST, ss, 180.3 w 10 av, 20x50; Jno H Carl, extr—Nannie H Smith et al; Mienling & Kayser (A), 208 Bway, Manhattan; Katin B Daniel (R); Wm J McPhilliemy & Co.

EVERGREEN AV, nes, 75 se George, 25x100; Margt Wachmann—Salvatore Aliano et al; Wood, Cooke & Seitz (A), 63 Wall, Manhattan; Louis Goldstein (R); James L Brumley.

SURF AV, swc W 32d, 40.5x100; SURF AV, ss, 40.5 w W 32d, 40.5x98; OCEAN PARKWAY, es, 140 s Av T, 80x125; North American Bwg Co—Maddalena Bassett; Solinger & Solinger (A) 149 Bway, Manhattan; Arnold Schmidt (R); Wm J McPhilliemy & Co.

DEC. 10.

PRESIDENT ST, ss, 70 e 3 av, 30x150; Lillian E Harman, extr—Caterino Gallo et al; Efignam L Holywell (A), 38 Court; I W Jacobson (R); Wm P Rae.

LEXINGTON AV, ss, 18 e Nostrand av, 22x 100; Adelheit Haase—Geo P Doerr et al; Otto F Struse (A), 266 Bway; Jos A Solovei (R); Nathaniel Shuter.

LOT 42, block 6612, sec 20; Emil Mayer—Whitman W Kenyon et al; Chas H Schwartzman (A), 44 Court; Geo B Glover (R) Nathaniel Shuter.

DEC. 11.

No Legal Sales advertised for this day.

DEC. 13.

LEFFERTS PL, ns, 93.8 w Clason av, 20x97; Melville H Bearn—Jas S Bearn et al; Jno G Snyder (A), 256 Bway, Manhattan; Jesse W Johnson (R); partition; James L Brumley.

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 McPhilliemy & Co.

MINNA ST, ss, 542.6 w Chester av, 20x100; Richard C Campbell et al—Mary L Behrens et al; Percy L Housel (A), 50 Court; Louis J Castellano (R); Nathaniel Shuter.

PEARL ST, es, 43.4 n Tillary, 21x53.2xirreg; Eagle Savgs & Loan Co—Milton R Johnson et al; Latson & Tambllyn (A), 55 John; Wallace N Vreeland (R); Wm P Rae.

EAST 34TH ST, es, 240 n Church av, 20x100; Isaac Schwartz—Henriette Jacoby et al; Arthur G Fuchs (A), 1662 Pitkin av; Jno MacCrate (R); Nathaniel Shuter.

HOWARD AV, ws, 133.6 s Blake av, 33.4x101; Ida Nathanson—Louis Horvitz et al; Simon H Kugel (A), 170 Bway, Manhattan; Jacob A Freedman (R); Nathaniel Shuter.

LOT 30, block 4635, sec 15; Carrie Hession—Bedelia Blakeney et al; Litchfield F Moynahan (A), 233 Bway; Wm H White (R); Wm J McPhilliemy & Co.

FORECLOSURE SUITS.

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

Manhattan.

NOV. 27. 136TH ST, ss, 50 e Amsterdam av, 50x99.11; Louis Van Brink—Isaac Kahn et al; Hartman & Levene (A).

NOV. 29. ST MARK'S PL, ns, 98 e 3 av, 24x109.10; Robt W Candler—Maud B Barclay et al; R W Candler (A).

BRADHURST AV, nec 150th, 99.11x112.6; Herman F Bindsell—Worthen Realty & Const Co et al; L Wendel, Jr (A).

NOV. 30. COLUMBIA ST, 84; Yetta Goldstein—Barnet Michelman et al; M A Rabinovitch (A).

HOUSTON ST, 139-145 E; Metropolitan Savgs Bank—Max D Steuer et al; A S & W Hutchins (A).

31ST ST, 154 W; Chas Lanier—Mary J McDonald et al; R W Candler (A).

34TH ST, 256 W; Mary Smith—Alex H Pincus et al; Olin, Clark & Phelps (A).

49TH ST, 126-28 W; Felix Hirsch—Carolyn M Swiney et al; L Werner (A).

99TH ST, ss, 150 e 9 av, 25x100.11; Mary B Noble et al—Charles Fontham et al; amend—Noble & Camp (A).

109TH ST, 328 E; Anna Esposito—Rosina Vingelli et al; C Novello (A).

120TH ST, ns, 225 e 4 av, 20x100.11; Mutual Life Ins Co of N Y—Sarah A Pinner et al; F L Allen (A).

MANHATTAN AV, ws, 55.11 n 116th, 18x55; Jno C Clark—Fanny L Davis et al; H Swain (A).

PLEASANT AV, 267-9; Cath Hall—Louisa Gasario et al; J A Boylan (A).

DEC. 1.

691H ST, 14 W; Augustus Van Cortlandt et al—Chas E Locke et al; S S Menken (A).

77TH ST, ss, 255 w 2 av, 25x102.2; Agnes Carpenter—Amelia Ackermann et al; W B Chamberlin (A).

ST NICHOLAS AV, es, 25.3 n 127th, 25.3x83.10; State Bank—Henry Van Arsdale et al; J A Kohn (A).

ST NICHOLAS AV, es, 50.6 n 127th, 25x80; State Bank—Emma A Mayhew et al; J A Kohn (A).

7TH AV, 2564-66; Caroline Stern, extr—Frederic O X McLaughlin et al; Strasbourger & Schallek (A).

DEC. 2.

WEST ST, 60; Jas Everards Breweries—Chas Heinrich et al; Olcott, Gruber, Bonyng & McManus (A).

25TH ST, ns, 225 e 6 av, 50x98.9; Florence Coleman—A R Keller, Inc, et al; J H Judge (A).

120TH ST, 235 W; Robt B Hirsch et al—Jas G Wagner et al; Cary & Carroll (A).

120TH ST, 237 W; Eliz W King—Jas G Wagner et al; Cary & Carroll (A).

2D AV, nwc 98th, 26x73; & CHERRY ST, 376; Margt Reilly—Amie Davis et al; T F Keogh (A).

DEC. 3.

GRAND ST, ss, 40.1 w Elizabeth, 53.9x75x irreg; Union Square Savgs Bank—Mary Fuchs et al; Nash & Jones (A).

HENRY ST, 46; Chas H Young et al—Rachel L Pasinsky et al; A Ritchie (A).

34TH ST, ss, 100 w 1 av, 25x98.9; Obadiah W F Randolph, trste—Jno F Murtha et al; L E Warren (A).

53D ST, ss, 150 w 6 av, 50x100.5; Mutual Life Ins Co of N Y—Van Schaick Estates, Inc et al; F L Allen (A).

MANHATTAN AV, nec 118th, 25x95; N Y Savgs Bank—Cath M Burke et al; J A Dutton (A).

Bronx.

NOV. 26. 183D ST, sec Clinton av, 25x95; Mary Winkler—Rudolph Loewenthal et al; J C Stein (A).

NOV. 27. No Foreclosure Suits filed this day.

NOV. 29. BECK ST, es, 250 n 156th, 25x100; Harford Willing Hare Powel et al, as exrs & trstes—Chattie DeHart et al; Bowers & Sands (A).

171ST ST, ns, 100.4 e Park av, 50x100; Andrew C Jung—Emma A Mayhew et al; Clocke, Koch & Reidy (A).

ADEE AV, ns, 225 e Barker av, 100x100; Eloise Archer—Frank McGarry et al; Clocke, Koch & Reidy (A).

OGDEN AV, 1207; Abr Karmel—Wm F Burrough et al; J Langsam (A).

LOT 385 (part of), block 2877, on land map of City N Y; Emile Utard—D Roy Shaffer et al; A E Stevenson (A).

NOV. 30. BECK ST, 680; Saml Blunner—American Land Credit Corpn et al; A W Levy (A).

SIMPSON ST, 1185-87; Niagara Life Insurance Co—Harris Ratner et al; Gregg & McGovern (A).

182D ST, ns, 221.3 e Crotona av, 100x100; Rockland Realty Co—182d & Garden Sts Co, Inc, et al; Bowers & Sands (A).

FORDHAM RD, ss, 240.7 e Loring pl, 21.7x 91.3; Eliz M Miller—Janpole & Werner Holding Co et al; Cary & Carroll (A).

HONEYWELL AV, ws, 35.6 s 178th, 33.4x100; Eugenie Rosenthal—Agar Realty Co et al; Press & Symonds (A).

3D AV, 2497; City Real Estate Co—Joseph Lindenthal et al; H Swain (A).

DEC. 1. No Foreclosure Suits filed this day.

DEC. 2. 180TH ST, ns, 66.8 w Prospect av, 66.8x100; Flora E Solomon—Giouse Galiani et al; Gettner, Simon & Asher (A).

180TH ST, 456 E; City Real Estate Co—Chas H O Wieman et al; H Swain (A).

CLIFTON AV, ws, 25 n 145th, 25x100; Theo Green Chandler as extr—Rose Solomon et al; F B Chedsey (A).

PROSPECT AV, 1101; Konrad Kromer—Angel Constn Co, Inc et al; S T Stern (A).

ST ANNS AV, 284; Andrew Wilson as trste—Effe Frank et al; M Rowe (A).

VILLA AV, nec 204th, 50.2x82.5; Mathias Haffen—Francesco Giugliano et al; Frees & McEvety (A).

WASHINGTON AV, sws, 127.2 se Halsey pl, 25.3x98.8; Jno Schroeder—Stephen McBride et al; J Rieger (A).

HIGHWAY leading from crossway to Pelham Bridge, which point it at the sec of lot of land belonging to Jas Henderson; Wm H Beam as trste—Louise D Burke et al; J Theall (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

NOV. 26 & 27. No Judgments in Foreclosure Suits filed these days.

NOV. 29. 35TH ST, 310 W; Victoria A Romaine—Jno O'Reilly et al; Hill, Lockwood, Redfield & Lydon (A); Louis Wendel (R); due10,587.50

NOV. 30. WOOSTER ST, 23; Florence K Leopold—Kate C Smith et al; Sigmund Wechsler (A); Henry H Curran (R); due17,850.00

DEC. 1.

ELIZABETH ST, 287-9; Banned Friend—Maud B Barclay; Kantrowitz & Esberg (A); Benno von Witzleben (R); due 6,458.43

ELIZABETH ST, 293-5; Banned Friend—Maud B Barclay; Kantrowitz & Esberg (A); Benno von Witzleben (R); due12,205.38..

Bronx.

NOV. 26. BROOK AV, es, 287.3 n 169th, 43x100.6; East River Savgs Instn—The Kay Co et al; O F Hibbard (A); H N French (R); due30,991.67

LOTS 88, 89, 90 & 91, map of 305 lots at Clasons Point; Wm Grosspeter—Henry A Stadler, Jr, et al; J H Hildreth (A); J P Hennessy (R); due 4,250.00

NOV. 27. WHITLOCK AV, es, 100 n Tiffany, 25x132.5; Laura Tweedy White—Mary Magerle et al; H Swain (A); T C Larkin (R); due 7,892.71

NOV. 29. STEUBEN AV, ws, 100 n 210th, 100x 100; Simson Wolf et al as exrs—Jos A Powers et al; S Kohn (A); E F Moran (R); due10,168.56

WALTON AV, nwc 149th, 26.8x105.9; Albert S Morgenstern—Jos A Powers et al; Wolf & Kohn (A); E F Moran (R); due28,368.75

NOV. 30. 138TH ST, ns, 339.6 e Willis av, 49.6x 100; Chas H Freeman—Leo Jacobs et al; H W Freeman (A); E Hirschberg (R); due14,538.79

WALTON AV, ws, 268.9 n 184th, 19.9x 96.5; Newell Bent—Liberty Investing Co et al; Merrill, Rogers & Terry (A); P J Dunn (R); due 6,655.20

DEC. 1. PERRY AV, 2983; Margt Oliver—Henry Agate et al; Todd & St John (A); E Neuman (R); due 1,528.75

LOT 96, map of prop belonging to S Cambrelling et al; City Real Estate Co—Jos M O'Neil et al; H Swain (A); J V Sheridan (R); due 2,083.67

DEC. 2. EAGLE AV, 672; Anna Kinsey—Jno Werle et al; H Swain (A); E D Dowling (R); due 7,760.00

LIS PENDENS.

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

Manhattan.

NOV. 27. GREENWICH ST, ws, 24.10 s 10th, 20.2x40.3x irreg; Jno Haaf—Sophia H Trumpp et al; partition; R D Whiting (A).

NOV. 29. FRANKFORT ST, ss, 57 e Park Row, part of basement & sub-basement, being 3,000 sq ft & 4,500 sq ft respectively; Chas F Learnard—Wm Kountouzos; partition & sale of lease; G Gru (A).

NOV. 30. No Lis Pendens filed this day.

DEC. 1. No Lis Pendens filed this day.

DEC. 2. 67TH ST, ns, 350 w 8 av, 25x100.5; Hortense Tracy—Milo M Belding; dower; Merchant, Olena & Merchant (A).

67TH ST, ns, 375 w 8 av, 25x100.5; Hortense Tracy—Theo M Leonard; dower; Merchant, Olena & Merchant (A).

112TH ST, 21 E; Jos N Schultz, trste—Isidor L Berkowitz et al; action to set aside deed; L H Levin (A).

135TH ST, ss, 200 e 7 av, 25x99.11; Chas Wynne—Matthew J Smith; specific performance; Gettner, Simon & Asher (A).

DEC. 3. No Lis Pendens filed this day.

Bronx.

NOV. 26. No Lis Pendens filed this day.

NOV. 27. BRYANT AV, ws, 65 n Freeman, 20x100; Mary Fried—Anna L Hart O'Brien et al; partition suit; R P Beyer (A).

NOV. 29. BRONX TER, es, bet 219th & 222d, known as Lot No 1180-4, map of Wakefield, 24th ward; Geo Hogan—Ellen Finn et al; action to foreclose transfer of tax lien; W A Keating (A).

BRONX TER, es, bet 219th & 222d, known as lot 1180-4, map of Wakefield, 24th ward; Geo Hogan—Thomas Finn; action to foreclose transfer of tax lien; W A Keating (A).

NOV. 30. ROGER'S PL, 976; Jas Murray—Eliz Kerner et al; partition suit; J Boyle, Jr (A).

DEC. 1. No Lis Pendens filed this day.

DEC. 2. No Lis Pendens filed this day.

Brooklyn.

NOV. 24. ADELPHI ST, es, 299 s Myrtle av, 22x78; Alois Lazansky—Aborn Kalison et al; Jonas Lazansky & N (A).

HANCOCK ST, 90; JEFFERSON AV, ss, 90 e Bedford av, 40x100; HEGEMAN AV, sec Christopher av, runs s135xe100xs195xe100xn 330xw200 to beg; HEGEMAN AV, sec Sackman, runs s270xe100xn120xe100xn150xw200 to beg; HEGEMAN AV, sec Powell, 40x90; HEGEMAN AV, nec Powell, 22x65; NEW LOTS AV, swc Christopher av, 8.11x31; VIENNA AV, swc Powell, runs w148xsw—xse—to Fresh Kill xe—xn—to beg; VIENNA AV, sec Pow-

Brooklyn Lis Pendens, Continued.

ell, runs s— to Fresh Kill x— to Junius xn—xw200 to beg; VIENNA AV, sec Junius, runs s—x—xn— to Vienna av xw200 to beg; VIENNA AV, nec Powell, runs n128xne—xse— to Junius xsl52xw200 to beg; VIENNA AV, nwc Powell, runs w67xne—xs64 to beg; VAN SINDEREN AV, ws, 100 n Vienna av, 60x95; Pneeve V S Pierson—Anna D Palmer et al; partition; R M Martin (A).

KENMORE PL, es, 290 s rarragut rd, 50x100; Bernard H Voigt—Eleanor H Andrews et al; W C Relyea (A).

RICHARDSON ST, ss, 60 e Manhattan av, 40x50; Samuel H Coombs—Ephraim Johnson et al; C W Wilson, Jr (A).

VAN BRUNT ST, ws, 45 s Degraw, 20x75; Theresa Dondero—Rosario Fillari et al; J H Gamaldi (A).

VAN SICLEN PL, es, 107.4 n Neptune av, 40x100; Hugo J Panzer—Sacharo kuens et al; H J Panzer (A).

WALLABOUT ST, 295; LORIMER ST, 136; Jno Haaf—Sophia H Trumpp et al; partition; R D Whiting (A).

E 16TH ST, nec Beverly rd, 50x150; N Y Investors' Corp—Jno Parkin et al; T F Redmond (A).

75TH ST, ns, 265.6 e 4 av, 20x81.10x20x82.11; Emily Obner—Rebecca I Dempewolf et al; F Obner (A).

AV N, swc E 18th, 40x100; Rose L Yosco—Jno Ciano et al; P A Luria (A).

CONEY ISLAND AV, ws, 287.1 s Foster av, 20 x90; Otto W Walter—Chas Walton et al; M E Finnigan (A).

ST MARK'S AV, ns, 289.8 w Hopkinson av, 25x127.9; Reuben Cohen—Myer Cohen & ano; to create a title; L J Schwartz (A).

THATFORD AV, ws, 175 s Livonia av, 25x100; Eliz Mount—Max Zucker et al; H L Thompson (A).

WEST A., swc W 2d, 50x100; Hugo J Panzer—Sacharo Rubens et al; H J Panzer (A).

15TH AV, nws, 200 sw Benson av, 100x193.4; Chas E Perkins—Jas F Quigley & wife; E T Horwill (A).

NOV. 26.
BRADFORD ST, es, 100 s Sutter av, 20x100; Jno J Lynch—Lizzie Branagan et al; I Kallet (A).

CLEVELAND ST, ws, 120 n Glenmore av, 20x90; Louis Bruno—Alfonso Vitale et al; F R Galgano (A).

CLIFTON PL, ns, 550 e Bedford av, 50x100; Israel Weinstein—DeKalb Constn Co & ano; foreclosure mechanic's lien; I M Silberman (A).

COURT ST, ws, 5.9s Garnet, runs s25.16xw50xn w16.8xn—xe62 to beg; Title G & T Co—Whelan Realty Co et al; T F Redmond (A).

HOOPER ST, nws, 305 ne Marcy av, 20x100; Industrial Home for the Blind—Ephraim Johnson et al; Coombs & Wilson (A).

LOGAN ST, ws, 190 s Belmont av, 20x100; Title G & T Co—Sarah Drucker et al; T F Redmond (A).

PARK PL, ss, 220.4 e Troy av, 20x155.7; So Bklyn Savgs Inst—Walter Larson et al; Coombs & Whitney (A).

SEELY ST, ns, 158 e Gravesend av, 25x150; Eliz C Moloney—Eliz Ward et al; J E Smyth (A).

SEELY ST, ss, 183 e Gravesend av, 25x150; Eliz C Moloney—Hannah V Hayes et al; J E Smyth (A).

SULLIVAN ST, ns, 222.5 w Nostrand av, 40x108x40.5x114.2; City N Y—Hyman Karp et al; L Hardy (A).

51ST ST, nes, 100 se 11 av, 200x100.2; Realty Associates—Boro Park Homes, Inc, et al; H L Thompson (A).

BROADWAY, 599 to 605; HARRISON AV, 175; Jno Haaf—Sophia H Trumpp et al; partition; R D Whiting (A).

FLUSHING AV, ss, 82.3 w N Portland av, runs s84.11xw18.10xn13.6xn13.9xn75x38.9 to beg; Title G & T Co—Emil Baranello et al; T F Redmond (A).

KENT AV, ws, 156 n Lafayette av, 20x91.5; Jos A Daughton—Wm B Fleet et al; J M Hackett (A).

OCEAN PKWAY, swc Foster av, 150x198.1x131.2x164; Kings Co Trust Co—Jno A Bennett et al; G V Brower (A).

RIVERDALE AV, sec Thatford av, 50x100; Isaac P Hubbard—Pearl Oxenberg et al; W Rappel (A).

RUGBY RD, ws, 382.10 s Dorchester rd, 50x100; Industrial Home for the Blind—Ephraim Johnson et al; Coombs & Wilson (A).

NOV. 27.
LINCOLN PL, sec Rochester av, 90x100; Grossman Bros & Rosenbaum—Roch Line, Inc, & ano; foreclosure mechanic's lien; S B Pollak (A).

20TH ST, nes, 100 se 4 av, 25x100; Mary E Campbell—Harris Nevin et al; T F Redmond (A).

FLATBUSH AV, ws, 440 nw Av Q, 20x100; Biagio Aquara—Rosa Bamonte et al; P A Johann (A).

KINGS HGWAY, sws, 26 se 8th, 19x109.7x19.9x104.3; Franklin Trust Co—G X Matthews Co et al; Watson, Kristeller & S (A).

4TH AV, ses, 54.10 ne 20th, 44.10x100x45.1x100; Newburgh Savgs Bank—Nevin Realty Co et al; T F Redmond (A).

NOV. 29.
BRADFORD ST, es, 100 s Sutter av, 20x100; Fredk E Clark—Lizzie Branagan et al; G A Minasian (A).

CLEVELAND ST, ws, 135 s Hegeman av, 25x100; Cathuck Constn Co—Rachel Santer; to create a title; I Solomon (A).

COLUMBIA ST, nwc Commerce, 16.7x86x18x79.5; COLUMBIA ST, ws, 18 n Commerce, 16.6x79.5x17.10x72.10; Hamilton Savgs & Loan Assn—Anna Shea et al; M Miller (A).

DOUGLASS ST, ws, 80 s Dumont av, 30.3x100; Barnet Weinstein—Toby Schneider & ano; E I Garvar (A).

HART ST, sec Hamburg av, 25x100; Cath A Carstena—Fred Locasto et al; R K Jacobs (A).

POWERS ST, ns, 208.6 e Union av, 69x100; Tompkins Realty League—Mamie Wisser et al; Coombs & Wilson (A).

P P WEST, nc 14th, 32x97.10x32.6x97.10; Bank for Savgs at Ossining—Harold C McNulty et al; H L Thompson (A).

TEN EYCK ST, ss, 150 e Leonard, 25x100; FAYETTE ST, 25th & Bway, 191; Louis Weber—Chas Koerner et al; partition; Gouldman, Smith & F (A).

WALLABOUT ST, ns, 164.5 e Walton, runs n 78.5xse88x46.2xw20 to beg; Anthony Bauer—Jno Kull et al; J H Lack (A).

WATER ST, ss, 231.3 e Goid, 19.3x100x18.9x100; Max Acker—Kate M Daly et al; R K Jacobs (A).

E 3D ST, ws, 111.1 n Gravesend av, 60x100; Eagle Savgs & Loan Co—Emma C Miller et al; J C McLeer (A).

E 3D ST, ws, 111 n Av J, 100x150; Barbara Holding Co—Vanaurian Bldg Co et al; Van Allen & Dyckman (A).

SO 3D ST, ns, 178.3 w Bedford av, 25.3x120; Meyer Freeman—Davis Levin et al; I L Rensson (A).

BAY 35TH ST, nws, 560 sw Benson av, 30x96.8; C Isabella Hedges—Frederick B Lozier et al; G W Rearsall (A).

44TH ST, ss, 175 e 12 av, 25x100.2; Louis May—Adolph Bronson et al; J H Lack (A).

BEVERLY RD, nec E 21st, 50.5x100; Margt T Redmond—Clinton & Hedden Co et al; Finn & Nolan (A).

GATES AV, ns, 100 w Patchen av, 25x100; Dietrich W Kaatze—Eliz S Jacobs et al; N D Snapiro (A).

GATES AV, ns, 235 e Tompkins av, 40x100; Lenox Novelty Co—Max Meyer & ano; to create a title; 1/2 part; H C Harris (A).

GLENMORE AV, nwc Junius, 25x100; Marketable Title Co—Simon Nager, Jr, et al; Watson, Kristeller & S (A).

MYRTLE AV, 283; Anthony T Heilig—Jos Cohen et al; Reynolds & Geis (A).

ST MARK'S AV, 150; Helen N Speaker—Edith D N Collins et al; partition; F M Patterson (A).

10TH AV, ee 60th, 20x100.2; Bond & Mtg Guar Co—Chas Gahren et al; T F Redmond (A).

LOTS 131-133, map Slocum Park prop of M L Towns; Jno Jordis—Henry B Steele et al; J H Banton (A).

NOV. 30.
NOLL ST, nws, 175 sw Hamburg av, 25x100; Realty Associates—Jos Tambury et al; T F Redmond (A).

1ST PL, ns, 108 e Court, 25x100; Atlantic Macaroni Co—Angiolina Sararese & ano; F E M Bullowa (A).

E 15TH ST, es, 600 n Av N, runs e75xn11.10 xnw61.2xw18.2xs29.10 to beg; Hilari Schoenig—Annie Thomas et al; foreclosure of mechanic's lien; M Spann (A).

22D ST, nes, 109 nw 4 av, 26x100.2; LOTS 426A & 427A, map 1 addition to Homecrest, prop of Harbor & Suburban Bldg & Savgs Assn; also prop in Surook Co; Agnes Astarita—Jos Astarita et al; partition; R A Rendich (A).

45TH ST, nc 3 av, runs nw160xne100.2xse60xsw 75xse100xsw25.2 to beg; Bank for savgs—Assunta Musica et al; H M Bellinger, Jr (A).

59TH ST, ns, 220 e 21 av, 40x100.2; 58TH ST, ss, 480 e 21 av, 60x100.2; Sarah D Ackerman—Louis Raskin et al; W K Gelchrist (A).

EASTERN PKWAY, ss, 270.8 e Troy av, 66x110.3; Anna Neugass—Staverly Realty Corp et al; I I Schwartz (A).

NEPTUNE ST, ns, 91 w W 15th, runs n100xw 91xn100xw37.7xs100xw99xs100xe39.7 to beg; Jno A Ruth—Cousimo Barbara et al; W S Pettit (A).

PITKIN AV, swc Miller av, 25x100; Frank Wallach—Geo W Titcomb et al; H L Thompson (A).

PITKIN AV, sec Bradford, 25x100; Edw Van Altena—same; same (A).

4TH AV, es, 22 n Sackett, 26x80, N Y Mtg & Sec Co—Alberto Musetto et al; H M Bellinger, Jr (A).

16TH AV, ss, 120 e 41st, 20.2x100; Franklin Trust Co—Jennie D Carliph et al; McKeen, Brewster & M (A).

LOTS 287 to 290, 426 to 429, 463 to 467, 570 to 573 & 612 to 619, map 548 lots at McLaughlin Park; Edw Bailey—Francis L Spingold et al; J M O'Neill (A).

DEC. 1.
BERGEN ST, ns, 315 e Buffalo av, 20x107.2; N Y Investors' Corp—Bridget Brennan et al; H L Thompson (A).

BERKELEY PL, ss, 210 e 6 av, 20x100; Jno L Whalen—Carolins S G Munroe; H L Thompson (A).

SACKETT ST, ns, 366.10 e 4 av, 20.1x100, excepting certain portions thereof; Eliz N Hall—Peter Kelly et al; E C Dusenbury (A).

4TH ST, nes, 290.4 se 8 av, 38.6x95; Sol Marx—Mary Walta et al; Cary & Carroll (A).

ATKINS AV, es, 90 s Pitkin av, 20x100; Jos D Rosenthal—Sadie Pickett et al; G H Bruce (A).

ATKINS AV, ws, 190 s Blake av, 90x100; Ignazio Scuderi—Leno Bldg Co et al; foreclosure mechanic's lien; I Solomon (A).

EASTERN PKWAY, ns, 143 w Hopkinson av, 26.10x92.6; Morris Flicker—Fink Kop Realty & Constn Co et al; foreclosure mechanic's lien; I Solomon (A).

HEGEMAN AV, nec Hinsdale, 20x90; Bertha Greenberg—Herman Russel et al; S L Orlinger (A).

OCEAN AV, nwc Av L, 50x131.7; Eugenie P Demeusy—Leroy D Ball et al; F O Nelson, Jr (A).

17TH AV, nws, 100 ne 80th, runs nw120xne100x se87.11xs72xsw— to beg; Chas F Peck—Milton S Kristler et al; H M Bellinger, Jr (A).

45TH ST, 158-60 W; Emil C Meulenbergh—Wm S Coe, Lucien Bliquez (191) 6,506.76

BROADWAY, 1633; Rufus Darrows Son, Inc—Burnol Fuel Co, Rebecca A D Swope, Ella von E Wendel, Josephine J S Wendel & Ella V Wendel (196) 383.00

LEXINGTON AV, DEFEW PL, 45TH & 46TH STS, block, &c; Harrison & Meyer—N Y C & H R R R Co, Jno Peirce Co (191) 537.10

VANDERBILT AV, DEFEW PL, 42D TO 45TH ST, block, &c; Baker, Smith & Co—N Y C & H R R R Co & Jno Peirce Co (193) 2,290.00

VANDERBILT AV, MADISON AV, 43D & 44TH STS, block, &c; Post & McCord—N Y C & H R R R Co Beau Site Co & Jno Peirce Co (198).....10,828.00

5TH AV, 624; Geo R Lederman—Trstes of Columbia College, Henry S Redmond, M L Weiss & Co, Inc, & Gillies Campbell Co (192) 138.26

8TH AV, 161; Jas Wilson—Fredk H Denman, Stephen Merritt Burial & Cremating Co & R L Davis (195) .. 250.62

NOV. 29.
45TH ST, 158-60 W; Star Fire Proof Door & Sash Co—W S Coe; Emil C Meulenbergh (191) 247.50

47TH ST, 18-20 W; Herman Lory—Mrs Isaac Blumenthal; Jas Duny (200) 8.50

168TH ST, nec Audubon av, 25x95; Chaleff Bros—Amilia A Peper; Jno Kuck (201) 29.11

LEXINGTON AV, 456-70; Kalamein Co—N Y C & H R R R Co; Jno Peirce Co (203) 528.00

MADISON AV, 713; Spray Electric Co, Inc—Estate of Julia A Chase; Morton S Stevens (204) 210.00

2D AV, 698; Saml Cohen—Hyman Schwartz; Louis Wallen (205) 180.00

MT MORRIS PARK W, 35; Jonas Wieser—Bernard Rathowsky (202) 239.00

NOV. 30.
45TH ST, 158-60 W; Adam Happel, Inc—Wm S Coe; Emil Meulenbergh (208) 828.55

59TH ST, 200 W; Hedden Constn Co—Sol Bloom (209) 52,518.61

95TH ST, 11 E; American Blue Shoe Co—Ernesto G Fabbri; Whitney Co; Stockinger Bros, Inc (211) 279.67

132D ST, 39-41 E; Nassau Iron Works, Inc—Mt Gilead Baptist; Siegel Cont Co (210) 1,650.00

AV B, 95; Louis Seletzky—Jacob Blum (206) 469.00

ST NICHOLAS AV, 1403; Universal Ornamental Iron & Steel Co, Inc—Bernard Nuxbaum; Jos Weiser (207) 25.00

DEC. 1.
45TH ST, 158-60 W; Jno Stupelli—W S Coe; Emil Muelenberg (9) 756.00

45TH ST, 156 to 160 W; Jno F Ferguson—Wm S Coe; Emil Muelenberg (10) 470.25

45TH ST, 158-60 W; Benj Riesner Sheet Metal Works, Inc—Wm S Coe; Emil C Muelenberg (12) 178.50

45TH ST, 158-60 W; A J Buschmann Co—Wm S Coe; Emil C Muelenberg (5) 365.18

112TH ST, 234-6 E; Isidor Horowitz—Arthur Kohn (4) 92.75

116TH ST, 132 W; Achille Bataille & Co—Theatre Realty Corp; City Cont Co; Jacob Levy; Emilie Levy & Chas J Ahern (6) 130.00

118TH ST, 112 W; Saml W Elkind—Gertrude A Pettigrew (11) 110.00

125TH ST, 211 W; I A Adler Co—B Lichtenstein Estate; Jos Freiman; renewal (2) 285.00

125TH ST, 243-59 W; 126TH ST, 240-53 W; I A Adler Co—Jno Cromwell Estate & Samuel D Litt; Jos Freiman; renewal (3) 250.00

CENTRAL PARK W, ws, 62d to 63d, 200.10x225xirreg; Elias Lipshitz—New Theatre; Ned Wayburn's Productions, Inc (8) 145.00

FT WASHINGTON AV, nec 179th, 100.1 x174.5; Chas W Hale—Holywood Church of N Y (1) 3,973.02

MADISON AV, 713; Dowd Lumber Co—Julia A Chase; Martin Stuyens (7) 220.88

DEC. 2.
40TH ST, 330 W; Jacob Bieler—Annie V Bryan; Wm R Pfeil (14) 54.00

45TH ST, 158 & 160 W; D O Pierce—Wm S Coe; Emil C Muelenberg (17) 327.70

67TH ST, 128 W; Jacob Bieler—Annie V Bryan; Wm R Pfeil (15) 117.65

96TH ST, 228 E; Jacob Bieler—Annie V Bryan; Wm R Pfeil (16) 83.63

135TH ST, 58 W; Newman Mfg Co—Alexander J Bruen; Fenmore Iron Works (18) 75.00

CENTRAL PARK W, ws, 62d to 63d, 200.10x225xirregx200; Arthur Johnston—New Theatre; Ned Wayburn Productions Co, Inc (19) 1,959.00

LEXINGTON AV, PARK AV, 45TH & 46TH STS, block, &c; J L Mott Iron Works—N Y C & H R R R Co; Jno Peirce Co; Jas McCullagh, Inc (13) 2,494.60

WEST END AV, nwc 83d, 59x79; Simon I Schwartz et al—West End Eighty-Third Corp (20) 2,992.00

DEC. 3.
69TH ST, 2 E; Newark Blue Stone Co—Oden Mills & Stockinger Bros, Inc (22) 65.00

103D ST, 61 E; Sam S Glauber, Inc—Meyer Cohen & Abr Glaser (21) 418.14

Bronx.

NOV. 26.
KINGSBRIDGE AV, es, 95 s 234th, 50x125; Matthew M Del Gaudio—Seabury Bldg Co, Inc, Chas Carucci & Seabury Bldg Co, Inc (42) 75.00

WEBSTER AV, 1922-28; Simon Blumentstock—Dochterman Realty Co, Bart Schievone & May Katzman (43) 129.00

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. 27.
42D ST, 89 E; J Livingston & Co, Inc—N Y C R R Co, Inc & Jno Peirce Co (194) 1,856.50

Table of mechanics' liens for November and December, listing property addresses, lienholders, and amounts.

Brooklyn.

Table of mechanics' liens for Brooklyn, listing property addresses, lienholders, and amounts.

Table of mechanics' liens for Brooklyn, listing property addresses, lienholders, and amounts.

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Table of mechanics' liens for Brooklyn, listing property addresses, lienholders, and amounts.

Table of mechanics' liens for November, listing property addresses, lienholders, and amounts.

Table of mechanics' liens for November, listing property addresses, lienholders, and amounts.

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.

Table of mechanics' liens for Manhattan, listing property addresses, lienholders, and amounts.

Bronx.

Table of mechanics' liens for Bronx, listing property addresses, lienholders, and amounts.

Table of mechanics' liens for Bronx, listing property addresses, lienholders, and amounts.

Brooklyn.

Table of mechanics' liens for Brooklyn, listing property addresses, lienholders, and amounts.

Table of mechanics' liens for November, listing property addresses, lienholders, and amounts.

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Table of mechanics' liens for November, listing property addresses, lienholders, and amounts.

Discharged by deposit. Discharged by bond. Discharged by order of Court.

ATTACHMENTS.

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

Manhattan.

Table of attachments for Manhattan, listing names, addresses, and amounts.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table of chattel mortgages for Manhattan, listing names, addresses, and amounts.

Bronx.

Table of chattel mortgages for Bronx, listing names, addresses, and amounts.

Brooklyn.

NOV. 24, 26, 27, 29, 30 & DEC. 1.

Table listing building contracts in Brooklyn with details like contractor name, address, and amount.

Fund Commission by the Board of Water Supply and to the Dept. of Water Supply by the Sinking Fund.

Appearance: Wm. B. Caterson. On motion, DISMISSED: for the reason that the amount involved does not exceed the sum of one thousand dollars, as stated in Section 411 Charter.

APPEAL 370 of 1915, New Building 7024 of 1915, 49-59 McKinley avenue, Brooklyn. G. M. Nelson, appellant.

1. Erection of frame building for public assembly within the suburban limits contrary to Section 91 of Code.

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

3. Or that an equally good and more desirable form of construction can be employed in any specific case.

Will the Board of Examiners approve of the erection of a frame church within the suburban limits?

1. That the plans were completed over twelve months ago but were not filed with Bureau of Buildings having jurisdiction until the architect was notified that the church authorities had succeeded in obtaining the necessary moneys to proceed.

2. That, had the architect been aware of the proposed amendments to Sec. 91, Chapter 5 of the Code, prohibiting the erection of frame buildings for public assembly, within the suburban limits, the plans could have been filed previous to these amendments going into effect.

3. That the lower story, on Sunday school, of the proposed building is to be constructed of solid concrete walls—the walls of the superstructure to be of frame, properly and securely braced and sheathed with 7/8" T & G sheathing and shingled, the inside to be plastered with King's Windsor, three coat work.

4. That, in the event of fire, the roof and interior floors and partitions would burn as readily whether the side walls were of frame or brick.

5. That the surrounding locality is no more than 25 per cent. developed.

6. That ample means of exit are provided to permit of rapid egress from all parts of the building.

Appearances: G. M. Nelson and the Rev. Wm. Christy Craig; also Charles J. Moore, David Zilly and Edward Schultz.

After a prolonged discussion, and on motion, entered on the record as

WITHDRAWN by request of the appellant.

APPEAL 371 of 1915, New Building 347 of 1915, 321-9 Eleventh avenue, Manhattan. Kemper Peabody, appellant.

1. Structures must be of incombustible construction.

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

Modification of Section 144 limiting area of frame sheds to 2,500 sq. ft.

The Building Code specifying "Sheds of Wood not over 15 ft. high open on at least one side with the sides and roof thereof covered with fireproof material may also be built but a fence shall not be used as the back or side thereof. Such sheds shall not cover an area exceeding 2,500 square feet except by permission of Superintendent of Buildings." The Board of Examiners is respectfully requested to waive limiting area of 2,500 square feet and permit construction of

1 platform with canopy 10 ft. wide by 800 ft. long and

1 platform with canopy 10 ft. wide by 735 ft. long.

This modification in view of the proposed structures being isolated from other structures and located alongside of paved driveway 30 ft. wide with entrances at 12th avenue and 11th avenue. There is one ordinary city fire hydrant and one high pressure fire hydrant at the east end of the proposed structures in 11th avenue. There is one ordinary city fire hydrant and one high pressure fire hydrant at the west end of the proposed structures in 12th avenue. The restriction of area to 2,500 sq. ft. will not provide facilities suitable for handling business for which structure is intended.

Appearances: Kemper Peabody, and H. J. Uhl.

On motion, following request by appellant, entered on the record as

WITHDRAWN.

APPEAL 372 of 1915, New Building 360 of 1915, 156-164 East 79th street, Manhattan. Schwartz & Gross, appellants.

1. Skeleton walls 12" thick should be supported at each story; section 257 Building Code. Self-supporting wall is framed for a height of 60 feet and it is securely anchored to the steel work at every story and laid up in Portland cement mortar.

To build a 12" wall laid up in Portland cement mortar to enclose the building supported for every 60 feet in height on steel girders of sufficient strength to carry same.

The uppermost 60 feet are constructed according to law at the present time. If at a level of 60 feet below the top of this wall it is proposed to install show windows or studio lights it will be permissible to do so by carrying the said uppermost 60 feet on a steel girder of sufficient strength; the construction would then continue below the store or studio floor with 12" wall, inasmuch as this wall would be entirely independent from that above it. The case proposed is exactly similar except that in place of glass studio lights or store fronts we have 12" enclosing walls. Also, above construction does not increase fire hazard.

Appearances: John W. Friend and Charles Mayer.

On motion, DISAPPROVED.

BUREAU OF FIRE PREVENTION. Municipal Building.

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

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

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

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

MANHATTAN ORDERS SERVED.

NOVEMBER 27. Numbered Streets.

- 44 st, 15-7 W—Vogue Hat Co.....Rec-FP 45 st, 17-9 W—Abby S Marshall, care Chas A, 34 Pine.....A-WSS-FP 46 st, 121 W—Est Moses Weinman, care Rachel, 14 E 60.....FE(R) 46 st, 121 W—Otto J Schultz.....Rec-FA 46 st, 126-32 W—World Film Corp. CP-NoS-D&R-Rec-RQ-FP 46 st, 234 W—Est W W Astor, 21 W 26. Rub-FP 46 st, 609 W—Farmers Feed Co, 532 E 76 RQ-WSS 48 st, 240 W—Simon Sichel, 122 W 121. Rub-FP 48 st, 546 W—Chr Wallersen, 514 W 46 NoS-Rec-D&R 49 st, 145 W—Viscosety Oil & Grease Co. NoS-FA-Rec-FP 50 st, 142-6 W—Arrow Garage.....NoS-Rec-El-CF 50 st, 203 E—John C. Donnelly, 106 Lexington av.....FP-Ex(R) 50 st, 524 W—Niagara Fabric Co.....FP-FA 52 st, 136-46 W—A Elliott Ranney Co, 1920 Bway.....FA-Rub-FP 52 st, 244-6 E—John H Volz.....Rec-GE 52 st, 244-6 E—Karl Wickersheim.....FP 52 st, 244-6 E—John F McLaughlin.....FP 52 st, 306 W—Wm R Smith & Co. NoS-Rec-FP-El 53 st, 438-46 E—The Nahon Co, 441 E 53 FP-Rec-FA 54 st, 157 W—W R Frommater.....FP-WSS-CF 54 st, 159 E—Falkenbach Mfg Co.....FP 54 st, 527-33 W—Jacob New Realty Co, 358 W 58.....FP 57 st, 156-8 E—Eugene Von Bach.....FA 58 st, 225-7 W—Henrietta Monheimer, 116 Riverside dr.....WSS 58 st, 233 W—Stewart-Warner Speedometer Co.....Rub-FP 58 st, 303 E—Stephen Schrader, 112 W 15. Ex(R)-FP 60 st, 231 E—Mary Marrin, 323 E 30. FP-Ex(R) 61 st, 3-7 W—Spltdorf Elect Co.....NoS-D&R 61 st, 138-40 E—Camille Minzesheimer.....Rub 61 st, 167 E—Martha Schrocke.....Rub 61 st, 167 E—Amy G Gallatin, care Frederic, 111 Bway.....FP 62 st, 10-18 W—Henry S Otto, 1876 Bway. NoS-Rec-FA 62 st, 10-18 W—Polack Tyre & Rubber Co, 1876 Bway.....NoS-FA 63 st, 18 W—Marmon N Y Co, 1855 Bway. FP-FA-WSS 63 st, 203 E—Julia T E Cannon, care Hy B, 14 Wall.....Ex(R)-FP 65 st, 116-8 W—Rellim Construction Co, 1947 Bway.....Stp(R) 65 st, 214-6 W—West 65th St Garage. OS-FA-El-Rub-CF 70 st, 330 W—F D Underwood, 303 W 72.....FP 70 st, 523 E—Farmers Feed Co, 532 E 76. NoS-RQ 73 st, 173 E—Pauline Alexander, 35 E 67. NoS-FA-Rec-D&R 75 st, 112 E—Fred Wilhelm.....FP-WSS-NoS 76 st, 61 E—Irving C Stern, 527 5 av.....FP 76 st, 210 W—Superior Motor Garage Co, 208 W 76.....CF 77 st, 113 E—Kronenbergs 77th St Garage. D&R-CF-FP-Ex 77 st, 215 E—Belwood Realty Co, 35 Nassau. O 79 st, 236 E—Mary Mohl, 203 E 14.....FP 79 st, 243 E—Samuel H Fink, 1533 2 av.....FP 80 st, 217 E—Frank Hardiman.....FA-O-FP 81 st, 166 E—Thomas Falvey, 1202 Lexington av.....Ex(R) 81 st, 306 & 310 E—Jacob Klugenstein, 505 5 av.....FP-Ex(R) 81 st, 528-30 E—Fleischman Vehiele Co.....Rec 82 st, 116 E—C Alfred Chapen, 45 W 34. O-Ex(R) 82 st, 118 E—Lester H Goodkind, 42 Bway. Ex(R)-O

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table listing building loan contracts in Manhattan with details like address, lender, and amount.

Table listing building loan contracts in Manhattan with details like address, lender, and amount.

Table listing building loan contracts in Manhattan with details like address, lender, and amount.

Bronx.

Table listing building loan contracts in Bronx with details like address, lender, and amount.

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ORDERS

Brooklyn.

Table listing building orders in Brooklyn with details like address, lender, and amount.

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Table listing building orders in Brooklyn with details like address, lender, and amount.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

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

APPEAL 369 of 1915, New Building 325 of 1915, northeast corner 139th street and 5th avenue, Manhattan. Wm. B. Caterson, Assistant Engineer, Department of Water Supply, Gas and Electricity, appellant.

1. Frame building within fire limits are unlawful.

Rules and regulations do not apply—as contemplated in Section 411.

1. Frame buildings within fire limits are unlawful.

This building is the only building on this block which is owned by the city, controlled by the Dept. of Water Supply, Gas and Electricity, who erected the building. The building is used for storing tools, etc., only; no combustibles are kept therein. Construction frame, etc. This building was turned over to Sinking

84 st, 129 E—Markwin Realty Co, 29 W 42. Ex(R)-O
 84 st, 154 E—John Olin, 1324 Lexington av. NoS-FA-Rec-Rub
 84 st, 405 E—Congregation Rhodoph Scholem. FA-ExS
 91 st, 407-11 E—Superior Brass Novelty Co.FP
 94 st, 312-6 E—Kessler Bros.....FP-FA
 94 st, 312-6 E—William Williams & Co.....FA
 95 st, 320-2 E—Frank Formica.....FP
 98 st, 214 E—Hahnemann Hospital, Park av & 67.....Rub
 104 st, 402 E—Joseph Libro.....(R)
 105 st, 106 E—Pauline Levy..O-FP-Rub-Ex(R)
 105 st, 106 E—Klitz Klub.....Ex(S)-FA
 107 st, 208 E—Harry W Brodie, 17 Badeau pl, New Rochelle, N Y.....O-Rub
 109 st, 246-34 W—Bonavista Garage Co.....D&R
 111 st, 33 E—Joseph Florio.....FP-FA
 114 st, 212 E—Gennara Mazza.....FA-Rec
 115 st, 241 E—Herskowitz & Raynes.....Rub
 116 st, 12 E—Jacob Alpert.....FA-NoS
 116 st, 352 E—Est Henrietta Blasoff, care Ma-thilda Strauss, 551 W 143.....FP-O
 116 st, 352 E—Aurora Pugliese Club.....FA
 118 st, 210 E—Adolph Capeara.....FP-Rec
 119 st, 182 E—Zorah Jacobson.....FA-FA-Rec
 120 st, 55 E—Mothers' Day Nursery.ExS-FA-FA
 124 st, 156 E—Est Aaron Hoffman, 173 E 124 Ex(R)
 124 st, 162 E—Rachel Posner, 101 W 115.Ex(R)
 124 st, 230 E—Bond & Mortgage Guarantee Co, 176 Bway.....FP
 124 st, 401-5 E—Frank Spica.....FP-Rec
 124 st, 407 E—A B C Metal Works.....Rub
 125 st, 158-60 W—Prof George Groll.....FA-ExS
 127 st, 152-4 W—Max H Ludecke, 102 W 96 FP-Rec-El-NoS
 128 st, 50 W—A F Paulsen..NoS-FA-Rec-D&R
 125 st, 79 W—Alicia Realty Co, 160 Bway...FP
 130 st, 474 W—474 W 130th St Corp.....Rec
 136 st, 317 W—Consolidated Gas Co, 130 E 15.....GE
 140 st, 18 W—James A Norman.....FA-Rec-NoS-D&R
 142 st, 513 W—Hamilton Grange Kinder-garten.....Ex(R)-ExS
 207 st, 552 W—Dyckman Photoplay Co.....Tel
Named Avenues.
 Amsterdam av, 869—Louis Rodvien.NoS-FA-Rec
 Bowery, 94—J Preiser & Co.....NoS-Rec-Rub
 Broadway, 314—Wholesale Typewriter Co. NoS-Rec
 Broadway, 610-8—Phineas T Barnum Est, care Conn T & S Dep Co, 772 Main, Hart-ford, Conn.....FD
 Broadway, 1131-7—Maurice Buchbinder.....FA
 Broadway, 1131-7—Taylor, Hobson Co.....FP
 Broadway, 1780—The B F Goodrich Co.....Rec
 Broadway, 1879—The White Co, 631 W 57. Rec
 Columbus av, 430—Cortland H Young, 124 E 25.....FE(R)-WSS-PP-O
 Columbus av, 440-56—Est Vivian Roberts, care Susan L Vivian, 15 Grosvenor sq, London. Stp-FP-WSS-FE(R)-Ex-WSS(R)-O
 Lenox av, 124-8—F W Woolworth & Co, 233 Bway.....D&R
 Madison av, 66-8—Chas J Pallasto..TD-FA-ExS
 Madison av, 223—George Robee.....ExS-Rub-FA
 Madison av, 450—Amy G Gallatin, care Fred-eric, 111 Bway.....FP-Rub
 Madison av, 1109—Mansad Construction Co, 228 Bway.....Stp(R)
 Park av, 1003—John B Demlein.....FA-Rec
 Park av, 1003—Otto Heller.....FA
 Park av, 1710—Abraham Most.....NoS-Rec-FP
 Pleasant av, 344—Henry Spielman.....D&R
 West Broadway, 12—F O Pierce Co.....FA-NoS
 West Broadway, 496—Joseph Personeni.....O
Numbered Avenues.
 1 av, 579—Jacob Block.....NoS-FA-Rec
 1 av, 667-73—New Amsterdam Gas Co, 130 E 15.....GE
 1 av, 667-73—Cochee Bros.....FP-FA-Rec
 1 av, 667-73—Atlantic Brush Corp.....FP-Rec
 1 av, 707—Henderson Bros.....Rec
 1 av, 1797-9—Adam Happel, 408 E 93. Rub-WSS-FP
 2 av, 362-72—Holfstatter & Sons.....Rec
 2 av, 412—James Butler, 390 Washington..Rub
 2 av, 457—Myra V T Kerr, 130 W 119.....Ex(R)
 2 av, 617—Est Frederick Vogel, 214 E 37.....FP
 2 av, 1111—Abraham Marks.....D&R
 2 av, 1649—Albert Beverly.....NoS-FA-Rec
 2 av, 2035—Overland Waist & Dress Co. Rec-FA-FP
 2 av, 2035—Joseph Cesaro.....FA-Rec-FP
 2 av, 2185—Morris Schneider.....NoS-D&R
 3 av, 479—Morris Pismenitzer.....FA
 3 av, 537—Frank Krieger.....Rec
 3 av, 1479—Joseph & Daniel Bauman.....O-FA
 3 av, 2052—Joseph Indig.....FP
 3 av, 2350—Joseph Pelletier.....FP
 4 av, 418—Jacob Kaplan.....FP
 4 av, 418—M Josephson & Co.....FP-Rec-FA
 4 av, 418—Nathan C North.....FP-FA
 4 av, 418—Latour Mfg Co.....FP-Rec
 4 av, 418—Arthur A Drachsler.....FP-Rec-FA
 5 av, 53-5—The Fiberloid Co.....CF
 5 av, 728-30—Maison Bernard, 734 5 av.....FA
 6 av, 235-43—Surprise Clothing Co.....D&R-O
 6 av, 235-43—J S Baumann Co.....D&R-O
 7 av, 160-4—Charles Schavrien, 160 Bleecker Rec-O-FA
 7 av, 1906—Penny Amusement Co.....D&R-Rub
 8 av, 2287-9—McIntyre & Doherty.....ExS-FA
 8 av, 2307—Patrick J Doonan.....ExS
 9 av, 619—David I Malkan, 607 9 av.....Rec
 9 av, 619—Sigmund Gutfreund..D&R-Rub-Rec
 9 av, 619—Frank L Lebone.....FP
 9 av, 763—S Wolf's Sons.....NoS-FA-WSS

MANHATTAN ORDERS SERVED

Named Streets.
 Attorney st, 43—Est Lewis Levison, care Ida, 542 W 157.....FD
 Attorney st, 126-8—Henry Wenzel Est, care Eliz E, Callicoon Centre, N Y.....FD
 Barclay st, 125—Est Serena Rhineland, care Llsperand Stewart, 31 Nassau.....FP
 Baxter st, 13—John N A Griswold Est, care G G Frelingshuysen 32 Liberty.....FD
 Broome st, 37-47—Reliable Phonograph Co, 141 Orchard.....FP-FA-NoS-Rec
 Broome st, 37-47—Independent Ref Co. Rec-FA-NoS
 Broome st, 95—Irving S Ottenberg, 206 Broadway.....A-FD
 Broome st, 429—Est Dennis Shea, care Cath, 459 W 143.....FD

Centre st, 106-10—J H & G B Siebold, FP-Rec-FA
 Cliff st, 28—Arthur A Stillwell & Co.....FP
 Columbia st, 30—Josephine E Weil.....Ex
 Delancey st, 270—Harry Goodman.FA-Rec-D&R
 East River, Pier 22—Dept of Bridges, Mu-nicipal Bldg.....Stp
 Goerck st, 71-3—Wylor Construction Co, 35 Nassau.....Stp(R)
 Goerck st, 144—Therese Weil, care B J, 5 Beekman.....FP
 Grand st, 42—N A Amodeo & Bros. NoS-Rec-D&R
 Grand st, 580—Pildescu & Green.....RQ-FA
 Greene st, 111—Jos Renzi & Co.....RQ-SA
 Harlem River & 150 st—Herman Ost, FA-Rec-D&R
 Hester st, 194-6—Hudson Light Fixt Co. NoS-FA-Rec
 Hester st, 196—S Silberman..Rec-FA-D&R-NoS
 Hubert st, 6-8—American Express Co, 65 Broadway.....Stp(R)-RQ-NoS-FA
 Irving pl, 57-9—James R Bull, 694 Wash-ington.....Nos-FA-D&R-CF
 Jumel pl & 168 st—Interboro Moving Co, 2157 Amst av.....D&R
 Lafayette st, 295-300—Consolidated Gas Co, 130 E 15.....GE
 Maiden la, 143—Wm R Winn.....Rec-El-FA
 Morton st, 25—Degnon Contracting Co, 30 E 42.....CF-D&R-Rec(R)
 Murray st, 20—The Current Printing Co. FA-D&R
 Murray st, 50—B F Drakenfeld & Co.....FP
 New Chambers st, 64—Est Patrick C Mur-ray.....FA-FA-Rec-D&R-Rec
 Pearl st, 213—Craycroft Oil Co.....Nos-Rec-D&R
 Pitt st, 85—Bernard Flohn.....RQ-NoS-FA-Rub
 Ridge st, 110—N Y Kindergarten Assn, 522 W 42.....FP-FE(R)-WSS
 Spring st, 150—Abraham L Kass, 100 Es-sex.....Rub-FP-WSS
 Washington pl, 10—Est Henry Meinhard, care Louis Seeberger, 50 E 68.....FD
 Washington st, 603-9—S S Stafford, Inc., FA-FP-D&R
 West st, 184—Consolidated Gas Co, 130 E15, GE
 William st, 251—Manhattan Photo Eng Co, 11 New Chambers.....D&R-FA
 Wooster st, 77-81—James J Kernochan Est, care J F, 44 Pine.....FD
 Wooster st, 102-4—A Rinaldi & Co.....RQ

Numbered Streets.

3 st, 20 W—Earle & Co.....Nos-FA-Rec
 10 st, 111 E—Dept of Health, 201 Centre, FA-Rub
 12 st, 34 E—Est John L Wall, Shippan av, Stamford, Conn.....FD
 12 st, 383-5 W—Wm H Daggitts Sons..FP-FA
 13 st, 27 E—American Used Motor Co. NoS-FA-Rec-WSS
 13 st, 405-9 W—James R Roosevelt, 23 W 26, A
 16 st, 5-7 E—Greenwich Savings Bank, 246 6 av.....FD
 17 st, 40-2 W—Emma A Mayhew, 1522 Pa-cific, Bklyn.....Spr
 18 st, 232 W—Thompson Nov Button Wks, CF-FA-Rec
 19 st, 3-5 W—Edward Jordan-Keil Co. FA-Rec-Rub
 21 st, 545 W—S E Sterne & Co, NoS-FA-Rec-Rub
 22 st, 140-44 W—Postal Life Ins Co, 35 Nas-sau.....A
 22 st, 479 W—Consolidated Gas Co, 130 E 15, GE
 23 st, 205-7 E—N Y College of Dentistry..Rub
 23 st, 235 W—Kalem Co, Inc, RQ-FP-Spr-Rec
 23 st, 414 W—Solomon Weber.....Ex(R)-FP
 23 st, 514-6 E—The City Packing Box Co. FP-D&R-StSys
 27 st, 138-42 W—140 W 27th St Corp, 206 Broadway.....A
 28 st, 53 W—Circle Pleating Co.....FP
 31 st, 6-10 E—Blue Sprocket Garage, El-CF-FA(R)
 33 st, 307 W—Rebecca Greacen, care R F, 60 Wall.....FE-O
 34 st, 126 W—Est Mary C Tappin, care Chas L, Babylon, L I.....FD
 35 st, 131-7 W—Crompton Building Co, 409 Pearl.....FD
 37 st, 134-42 W—Alan Realty Co, 48 W 25, FD-Stp(R)
 37 st, 134-42 W—Charles Maisel Co. Rub-D&R-FP-Rec
 37 st, 134-42 W—Morris Mann & Riley.....Rec
 37 st, 134-42 W—Tip Top Waist & Dress, Inc, Rec
 37 st, 134-42 W—Mutual Skirt Co.....FP
 37 st, 134-42 W—Brody & Funt Co.....Rec-FP
 37 st, 134-42 W—Max Held.....D&R
 37 st, 134-42 W—Shaff & Mandel.....Rec
 38 st, 69-71 W—John P Nesmith, FP-WSS-A-Tel
 42 st, 147-57 W—Long Acre Land Co. WSS(R)-Spr
 45 st, 16 W—Leah P Norton, 30 E 55.....A
 46 st, 102-4 W—Gotham Garage Co, Rec-WSS-CF
 46 st, 350 W—Hotel Rental Service, 245 W 55.....NoS-WSS-D&R
 46 st, 532-40 W—Acker Merrill & Condit, 135 W 42.....CF-WSS-FP
 46 st, 613 W—Heinrich Bros. D&R-FA-NoS-FP-El-Rec
 52 st, 208 E—Mary W Wright Est, care W M Powell, 3 Broad.....WSS(R)
 53 st, 306 W—Mike Balsamo.....FP
 53 st, 561 W—Joseph Gang.....FP
 60 st, 126 W—Consolidated Gas Co, 130 E 15, GE
 64 st, 227-9 E—Taxicab Assn.....CF-FP
 64 st, 306-8 W—Republic Motor Sales Co. NoS-FA-Rec-CF
 69 st, 517-9 E—Rudolph Newschaffer, CF-El-D&R-FP-WSS
 72 st, 125-37 E—137 E 72d St Corp, A-Tel-WSS-FE(R)-FP
 72 st, 524 E—Automobile Club of Amer, 247 W 54.....NoS-CF-FP-El
 75 st, 112-4 E—Lenox Garage Co. FP-OS-CF-Rec-NoS
 75 st, 506 E—Bloom Bros & Co.....D&R-WSS
 83 st, 232 E—Harry Mark.....D&R
 84 st, 327-9 E—Yorkville Auto Garage Co, FP-CF
 89 st, 206 E—Anton Kruse.....RQ
 90 st, 243 E—Jacob Ruppert, 1639 3 av. NoS-FA-Rec
 108 st, 55-9 E—Martin Lyons, FA-Rec-Rub-WSS-D&R-CF
 116 st, 180 E—Consolidated Gas Co, 130 E 15, GE
 116 st, 180 E—Bordens Condensed Milk Co, 108 Hudson.....Rub-O

122 st, 171-3 E—C F Freeman, FA-FA-WSS-CF-Rec
 122 st, 304 E—M Goldstein.....NoS-FA
 123 st, 312 W—Peter J Devine, 3009 Broad-way.....FP
 124 st, 29 W—Mount Morris Garage, Inc, D&R-Rec-CF-FP
 126 st, 107 E—A H Wilkinson, Nos-FA-WSS-FP
 131 st, 16 E—N Y Trust Co, 26 Broad.....FP
 136 st, 317 W—Jennie V Bunnell, care Walter L, 55 John.....FE-ExS-A-Tel
 216 st, 416-34 W—Evans Film Mfg Co. D&R-NoS-El-RQ-FP

Named Avenues

Av B, 292—S M Frank & Co, 928 Broadway, D&R-Rec-FA-Rub
 Bowery, 195—Joseph Schwartz.....FP
 Broadway, 63-65—American Express Co, D&R-FP-WSS-Ex
 Broadway, 388—Est John E Parsons, care Florence V C, 30 E 36.....A
 Broadway, 449—Jennie Munson, 189 Montague, Bklyn.....WSS-FP
 Broadway, 473—Est Jos J Little, 425 E 24, Stp(R)-FP-WSS-A
 Broadway, 610-18—Phineas T Barnum Est, care Conn Trust & Safe Dep Co, Hartford, Conn.....FP-Stp(R)
 Broadway, 771—Gottlieb Bros.....CF-Rec-FP
 Broadway, 1225—Wilben Amusement Co, Spr(R)
 Broadway, 1718—Vesta Storage Battery Co, Rec
 Broadway, 1931—Spooer & Wells.....FA-NoS
 Lexington av, 1822-8—Beth David Hospital, FE-WSS-SA-FP-D&R-TD-ExS-O-Rub-A-Tel
 Madison av, 86—Louis C Raegener, 141 Broad-way.....FE(R)-O-FP
 Madison av, 86—Consolidated Gas Co, 130 E 15.....GE
 Madison av, 1674—Oscar B Epstein.....D&R
 Park Row, 41—Park Co, Inc.....Rub
 Park Row, 41—Loft Candy Co, Broome and Centre.....Rec
 St Nicholas av, 1470—M Watkin..NoS-FA-Rec
 West Broadway, 396—Mary C Baberg.....FE(R)
 West Broadway, 505—Rachel Gladke, 52 Broad.....A-FD
 West Broadway, 510-16—Royal Motor Co. FP-El-D&R
 West End av, 162-66—Francis L Leland, 137 Riverside dr.....FP-WSS(R)
 West End av, 162-66—Holbrook Co.....FP
 West End av & 63 & 64 sts—International Motor Co, 252 W 64.....CF-Rec-El

Numbered Avenues.

1 av, 424-6—Isaac Steigerwald, 312 W 82, WSS-FP-O
 1 av, 701-3—Patrick Kane.....D&R-Rec
 1 av, 1110-4—Adelheid M E Ernest.....A
 2 av, 2017—Isaac Levine & M Chemish.....FP
 3 av, 466—Jacob Wadler.....RQ-D&R
 3 av, 2330—Vrana & Oestreich.....FP
 5 av, 244—Andrew J Connick.....FD-Rub
 6 av, 235-43—Columbia Realty Co, 30 E 42.....O
 8 av, 52—Nathan Garber, 49 8 av..Rub-NoS-FA
 8 av, 904—Henrietta B Krash, 124 W 85, O-FE(R)
 11 av, 563—Oberbach & Radolansky, NoS-FA-Rec-D&R

BRONX ORDERS SERVED.

Named Streets.

Jennings st, 792—Louis Klempner, D&R-Rec-FA-NoS

Numbered Streets.

135 st, 259 E—John L Winn.....FP
 136 st, 728-48 E—Ludwig & Co.....NoS-FA-Rec
 137 st, 214-6 E—John J Radley, 35 W 32, FP-WSS(R)-WSS
 137 st, 240-42 E—G Robitzek & Bro.....D&R
 137 st, 749-51 E—Columbia Wax Products Co. FA
 147 st, 402 E—Mrs. Elizabeth Dougherty....FP
 161 st & 3 av—A Hupfel's Sons.....FP
 168 st, 414 E—Annie Rosenstein. D&R-NoS-FA-Rec
 176 st, 105 E—Baessler & Harris Co.FP-FA-Rec
 180 st, 718 E—Bronx Cy Stor Wrshs, 3489 3 av.....Rec-D&R-El
 181 st, 69 W—E L Rosewater..NoS-FA-Rec-El

Named Avenues.

Brook av, 1094—Wm & Thos Witters, FA-SA-NoS
 Intervale av, 989-91—Atlas Chemical Co. NoS-FA-D&R
 Kingsbridge av, nr 236th st—Ames Transfer Co.....D&R
 Ogdan av, 958—Reliable N Y & Bklyn Exp Co. NoS-FA-FP-El
 Prosepect av, 1066—Emil B Thulin. FA-StSys-D&R
 Rider av, 273—Schencke Piano Co.NoS-FA-Rec
 So Boulevard, 1212—Birenbaum Bros. NoS-FA-D&R

Theriot av, 1332—H Von Lubcke.....FA-Rec
 Walker av, 1786—Andrew Kolbe..NoS-FA-CF
 Webster av & Moshula pkway—Police Head-quarters, Centre & Mulberry.....Rec-NoS-FA
 Westchester av, 2126—John E Braithwaite..Rec

BRONX ORDERS SERVED (Continued).

Named Streets.

Freeman st, 950—Israel Zeve.....Rec
 Home st, 881—Harry Goerlick, D&R-Rub-FA-Rec

Numbered Streets.

136 st, 281-3 E—Henry D Bahr, 280 E 137, CF-D&R-Rec
 137 st, 283-5 E—Henry D Bahr, 280 E 137, FP-NoS-Rec-D&R-WSS
 151 st, 281 E—Dr S Agnelli.....Rec-FA

Named Avenues.

Bergen av, 613—Bronx Auto Supply Co..D&R
 Grand av, 2304—C E Nessel.....Rec
 Morris Park av, 671—William Landgrebe, NoS-FA-Rec-WSS
 Westchester av, 953—Isador Jackson, FA-Rec-NoS

BROOKLYN ORDERS SERVED.

Named Avenues

Atlantic av, 2995—Cono Liguori.....FA
 Bedford av, 185—Isaac Siegel, et al..FA-Rec-GE
 Bedford av, 890—Willets Mfg Co.....FA
 Belmont av, 171-5—Jos Reiss.....GE
 Brighton Beach, nr Neptune av—Soden Bros. NoS-FA-CF
 Broadway, 594—Jos Goldstein.....FA-RQ-O
 Broadway, 1609—Morunc & Max.....Rub

Bushwick av, 144-58—Dept of Education, 500
 Park av, ManFP-Ex-Ex(R)-O-WSS(R)
 Bushwick av, 296—Dept of Health, 201 Centre,
 ManFA-Rec
 Christopher av, 260—Goldstein & Piatursk
 NoS-D&R-Rec-CF
 Christopher av, swc E N Y av—Dr. Michael
 A. CohenRub-FP
 Clarendon rd, 2306-8—John E. HenryFP
 Classon av, 255-71—Bemmer Bros.D&R
 Clermont av, 462-4—Alex Campbell Milk Co,
 802 FultonFA
 Clinton av, 525—Rounds EstateDC
 DeKalb av & Rockwell st—Benziger Bros. Rec-FA
 Dumont av, 306—Cohen & KarshGE
 Dumont av, 306—Katherine SyrowiczGE
 Dumont av, 306—Louis EngelsonGE
 E New York av, 1423—Levy & FeinsteinGE
 E New York av, 1423—Joseph LevineGE
 E New York av, 1423—Nencklson & RisenGE
 E New York av, 1423—Portney Bros & Sap-
 perRec
 E New York av, 1440—Louis GoldsteinRec
 Flatbush av, 61—Detroit Cadillac Motor Car
 Co.CF
 Flatbush av, 120—Geo P BuntonO
 Flatbush av, 291—Crawford Bros.Rec
 Flushing av, 994—Dept of Health, 201 Centre,
 ManFA-GE
 Flushing av, 994—Arthur SchermeisterEx(R)
 Ft. Hamilton av, 5902—Isaac J. Rosenstein. FP
 Gates av, 561—M Josephson.NoS-FA
 Gates av, 937—Herman Mortensky.El-Rec
 Glenmore av, 698—Shapiro Bros.Rec
 Graham av, 7—United Cigar Stores, 44 W 18,
 ManRub
 Graham av, 239—Dept of Health, 201 Centre,
 ManFA-Rec-GE
 Grand av, 39—Capestro Bros & Co, 1004 Wash-
 ington avFP-FA-Rec
 Hudson av, 176—Contoni DeSkeffeni.Ex(R)
 Hudson av, 176—Dept of Health, 201 Centre,
 ManFA-Rec-GE
 Jamaica av, 32—John Leonard.DC
 Johnson av, 69—Dept of Health, 201 Centre,
 ManFA-Rec-GE
 Kingston av, 98—Westreich & Mendelsohn
 NoS-Rec-FA
 Kingston av Hospital—Dept of Health, 201
 Man
 Ex(R)-GE-Rub-WSS(R)-ExS-FA-FA(R)-FP-
 FE(R)
 Kingston av Hospital—Bklyn Union Gas Co,
 176 RemsenGE
 Lawrence av, 256—P J Werner.NoS-FA-Rec
 Lenox rd, 21-3—Joseph Crocker.FA-CF
 Liberty av, 232—Mutual Waist Co.Rec
 Liberty av, 232—Antonio DanziRec
 Manhattan av, 359—Antonio Caselo et al. Ex(R)
 Manhattan av, 359—Dept of Health, 201 Cen-
 tre, ManFA-Rec-GE
 Manhattan av, 389—M Birenbaum.RQ
 Manhattan av, 651—Dept of Health, 201 Cen-
 tre, ManFA-Rec
 Manhattan av, 651—Betty NorakEx(R)
 Manhattan av, 1074—Sol N Ashendorf, Inc. RQ
 Marcy av, 419-27—Grinden Art Metal Co. D&R-CF
 Metropolitan av, 637—A Wexler.D&R-Rec
 Morgan av & Scholes st—Morris Solomon
 RQ-FA-NoS
 Myrtle av, 107-11—Bklyn Union Gas Co, 176
 RemsenGE
 Myrtle av, 561—George BrophyFP
 Myrtle av, 1150—H EimbrigFA-NoS-Rec
 New Utrecht av, 4004—Samuel Goldberg
 FP-SA-El-FA-NoS-CF
 Park av, 1-9—U S Electro Gal Co.Rub
 Park av, 807—S BlumD&R
 Pennsylvania av, 64—Bklyn Union Gas Co,
 176 RemsenGE
 Pennsylvania av, 64—Dept of Health, 201 Cen-
 tre, ManFA-GE
 Pennsylvania av, 64—Louis H Miller.Ex(R)
 Pennsylvania av, 252-4—Hoffman Bros.Rec
 Pennsylvania av, 252-4—E & C Carter & Son
 Rec
 Pitkin av, 1943—Harry RubinGE-Rec
 Pitkin av, 1943—Rolkner Doll Co.Rec
 Pitkin av, 2220—Abe SwedlinNoS-FA-Rec
 Riverdale av, 217-27—Sam Milkowitz & Na-
 than GoldbergGE
 Riverdale av, 217-27—Martin BerkowitzGE
 Riverdale av, 217-27—Abr Kapelowitz & Elias
 WillnerGE
 Riverdale av, 217-27—Joseph FriedmanGE
 Rockaway av, 767—Kapilowitz & Willner. GE-Rec
 Rockaway av, 767—Grossman & Herschkowitz
 FP
 Rockaway av, 767—Schonerman & Rosenberg
 Rec-GE
 Rockaway av, 767—Tuchman & Enerling.Rec
 Rockaway av, 767—Nathan Berkowitz.Rec-GE
 Rockaway av, 767—Norkowitz & Goldberg.GE
 Rockaway av, 767—Samuel RabkinRec
 Rockaway av, 767—Israel SanderRec
 St. Marks av, 1616—Queen Waist & Dress Co. Rec
 St. Marks av, 1616—Abraham Goldstein.Rec
 Schenectady av, 41-3—Joshua Horrocks, Inc. CF
 Sutter av, 498—United Dye Works
 FA-FP-STSYS-El(R)
 Sutter av, 629—Bklyn Paint & Well Paper Co.
 FA-Rec-NoS-D&R-RQ
 Throop av, 128—Jacob GopnerFA
 Throop av, 330—Dept of Health, 201 Centre
 ManGE-St(R)
 Throop av, 330—Ida M GaskillEx(R)
 West av, 142-143—Casper Herolds Sons. FA-NoS
 Williams av, 254-8—Morris J Helper.Rec
 Numbered Avenues.
 3 av, 29—Eklyn Union Gas Co, 176 Rem-
 sen stGE
 3 av, 29—Dept. of Health, 201 Centre, Man
 FA-GE-Rec-Rub
 3 av, 29—Bklyn Central Dispensary.FE-Ex(R)-DC
 3 av, 624—Louis Levitz.El(R)-Rec-FA
 3 av, 669-701—Bklyn Union Gas Co, 176
 RemsenGE
 3 av, 669-701—Mayer Goldberg & Sons.Rec
 5 av, 681—Max A. Markheim.RQ
 11 av, 4512—Frank Panuccio.Rec-FA

BROOKLYN ORDERS SERVED.

Named Streets.

Bainbridge st, 292—Henry Altwater.El
 Beard st, 43—Robins Dry Dock & Repair Co.
 Rec-CF

Beadle st, 11-17—Hugh Garrity, NoS-FA-Ex-FP
 Beaver st, 81—Wm Ulmer Brewing Co, 31
 BelvidereFA-Rec-CF
 Bogart st, 19—Rachel Rosenblum,
 FP-NoS-FA-Rec
 Bond st, 193—W B Remick, 67 Bond
 NoS-Rec-FA
 Bridge st, 98—Boerum & Pease Co, StSys-SA-FP
 Bristol st, 221—Patrick Quinlan.FP-FA
 Carroll st, 455-7—Salvatore Tortora.FA-NoS
 Carroll st, 1771—P T McDermott,
 Rec-D&R-FA-NoS
 Clifton pl, 191—James McGarry.NoS-FA-Rec
 Cook st, 160—John McGregor.RQ
 Court st, 274—Morris Hofferma, NoS-FA-Rec
 Dean st, 950—John Richter.NoS-FA-Rec
 Eagle st, 46—Thompson's Carbolic Soap Co, FP
 Fleet st, 6-8—Alfred R Sorenson, 202 Tillary, FP
 Fulton st, 3396—Herman H Behn.El
 Grand st, 971—F Keenan & G Straus.RQ
 Hart st, 323—Jacob N Rames.FA-Rec
 Henry st, 698—Dept of Health, 201 Centre st,
 ManFA-Rec-GE
 Henry st, 698—Frank M Walsh.Ex(R)
 Herkimer st, 1181—Harry Meisner.FP
 Hopkins st, 167—Dept of Health, 201 Centre
 st, ManFA-Rec-GE
 Hopkins st, 167—Joseph Friedman.Ex(R)
 Huron st, 183—Louis Eisner, Os(R)-CF-El(R)
 Kimball st, ft—N M Warren.NoS-FA-Rec
 Liberty st, 79—Cyrus Rheims & Co, FA-NoS-GE
 Lorimer st, 600—P J Larraie, NoS-FA-Rec-El
 Midwood st, 480—Tony Bonamarti. NoS-FA-Rec
 No Oxford st, 67—L Vichmann.FP
 Osborne st, 92—Leo Schirn.El-FA-Rec
 Osborn st, 329—Dept of Health, 201 Centre
 st, ManFA-Rec-GE-DC
 Osborn st, 329—Sadie Herschover.Ex(R)
 Pacific st, 712—George Duell.CF
 Pacific st, 1380—Milton R Phillips, NoS-FA-Rec
 Parker st, 37—Thomas Garrity.FA-NoS
 Powell st, 129—Mary Gasner.NoS-FA-Vac
 President st, 1301—Fred L Hartigen,
 FP-SA-Rec-El(R)-StSys(R)
 Prince st, 78-80—C F Rohmann Sons & Co, CF
 Prospect st, 6—Patrick Dwyer.NoS-FA
 Roebing st, ws 40 s S 19 st—Louis Piply,
 NoS-FA-CF
 Spencer st, 166—James Hughes,
 D&R-NoS-FA-Rec
 Tillary st, 154—G Antoniello Co.RQ
 Van Buren st, 324-6—Atlantic Wood Heel
 Co.SA-FP-FA-CF
 Winthrop st, 19—Midwood Sanitarium Co, B
 D Harrington, pres.A
 Numbered Streets.
 7 st E nr Reeves pl—Henry M Prehw,
 NoS-FA-Rec
 19 st, 123 Bay—Wolf & Stahman, NoS-FA-Rec
 27 st, ft—J Shewan & Sons, Inc,
 NoS-FA-Rec-El(R)
 44 st, 222—F H Levey Co.Rec-D&R
 44 st, 1655—Mrs R Woronow.NoS-FA
 88 st, 349—Wm J Hill, 351 88 st, FA-Rec-El(R)
 Named Avenues.
 Atlantic av, 257—Korn & Spiro.RQ
 Atlantic av, 1382—Garford Motor Truck Co,
 427 W 42, ManFP-CF
 Atlantic av, 3150—Crew Levick Co,
 FA-Rec-Tel-FP
 Blake av, 915—Louis P Itzlen.Rec
 Brooklyn av, 46A—A R Brufield.D&R-Rec
 Bushwick av, 403—David Rockover.D&R
 Clermont av, 470-4—M F Marlborough's
 SonsCF-D&R
 Clinton & Park avs—Atlantic Storage &
 Trucking Co.NoS-FA-Rec-CF
 Coney Island av, 762-4—A E Kruttnaurer,
 FP-D&R
 Coney Island av, 1856—James Smith.FP-CF
 Dumont av, 300—L Goldfarb.D&R-Rec
 E N Y av, 1656—Goodman & Cooper.Vac
 Evergreen av, 397-9—W J Elliott, Jr. CF-Rec
 Flushing av, 1269—R D Borsmann, NoS-FA-RQ
 Gates av, 410—Isaac Packtmann. D&R-FA-Rec
 Graham av, 94—Sacharoff Liquor Co.NoS-FA
 Grand av, 122—Jos S Zeman.NoS-FA-Rec
 Hamilton av, 264-8—Joseph Reiter, 270 Ham-
 ilton avNoS-FA-RQ-GE
 Hamilton av, 270-2—Joseph Reiter. NoS-FA-RQ
 Lee av, 40—Lena Weinberg.FA-Rec-El-NoS
 Lewis av, 229—Stuyvesant Heights Motor Car
 ServiceFA-El(R)-CF
 Lincoln rd, 87—Richard Young.D&R
 Manhattan av, 489-497—J Coughlin, Est M
 V GatelyFA-FP-NoS
 Manhattan av, 583—Manhattan Av Garage,
 FP-OS
 Metropolitan av, 109—Richard Schnibbe, Inc,
 257 Met avFA-NoS
 Metropolitan av, 815—B M Applebee.FA
 Metropolitan & Driggs avs—Goodwin & Gavin,
 IncFP
 Norwood av, 55—Emma Haller.FP-Rec
 Myrtle av, 324—Emil Lazansky.D&R
 Park av, 604—Dept of Health, 201 Centre,
 ManFA-Rec-GE
 Park av, 604—M Angelo Elias.Ex(R)
 Pennsylvania av, 14—Geo H Klager.FP
 Pitkin av, 2146—S Schlosman.D&R
 Ralph av, 475—Harry Blechmer.RQ-Rec
 Rockaway av, 580—Nathan Tabachnick.Rub
 Rogers av, 1345-7—Flatbush Auto Service Co,
 Rec-StSys(R)-CF
 Schenck av, 437—Meyer H Ziegler & Son,
 RQ-FA-NoS
 Stone av, 486—Henry Platin, NoS-FA-Rec-El
 Throop av, 232-6—S Waterbury & Son,
 El-FD-Spr-A
 Vanderbilt av, 676—John C Benedict.FP
 Washington av, 692—Samuel Shapiro,
 Rec-D&R-FA
 Washington av, 700—Samuel Friedland,
 El-D&R-Rec
 Numbered Avenues.
 3 av, 290—Victoria Milons.Rec
 3 av, 1000—Lellie C McGuire.FA-NoS-Rec
 8 av, 1717—Advance Rubber Co.RQ-FP-Rec
 Named Streets.
 Carter st, es, bet G and st & Caldwell av—St.
 Adelbert's Polish R. C. Church.FA
 Cooper st, 2024 (L. I. C.)—John Morrison,
 FP-SA-FP-El(R)
 Court st, 1 (L. I. C.)—James A. Stevensen.FA

Fulton st, 7 (L. I. City)—Anthony Folas. DC
 Fulton st, 332 (Jamaica) Joseph Ryan.FA
 Fulton st, 372-4—Jamaica Gas Light Co, 14
 Union avGE
 Fulton st, 372-4—Est. E. V. Bernhard,
 FE(R)-ExS-FA
 Fulton st, 372-4—Dept. of Health, 201 Centre,
 ManhattanFA-GE
 Fulton st, 372-4—Henry Bastow.Rec-FA
 Hempstead & Jericho rd (Queens Village)—
 W. L. & J. P. Callister.FA
 Prospect st, 72 (L. I. City)—Richenstein
 Bros.NoS-FA-Rec-CF
 South st (Richmond Hill)—L. I. R. R. Co.,
 7 av and 32a, Manhattan.FP
 Union Hall, 285 (Jamaica)—Walter J. Moel-
 lerEl-FP
 Numbered Streets.
 3 st, 150 (L. I. C.)—Edward Furst.FA
 3 st, 150 (L. I. C.)—Amer. Drug Syndicate
 Co.Rub
 3 st, bet Creek st & Dutch Kills Canal
 (L. I. C.)—Indian Refining Co, Inc.D&R
 3 st, bet Creek st & Dutch Kills Canal
 (L. I. C.)—Safety Oil & Supply Co, Inc.,
 8747 23d av.D&R
 3 st, bet Creek st & Dutch Kills Canal
 (L. I. C.)—Superfine Oil Co.D&R
 4 st, nec Woodside av (Woodside)—St. Seb-
 astian Catholic Church.FA
 Named Avenues.
 Bayside—Bayside Yacht Club, Shore av,
 CF-NoS-FA
 Broadway, 110 (Flushing)—Dept. of Health,
 201 Centre, Manhattan.FA
 Broadway, 177 (L. I. City)—Ingram Yard &
 Dyeing Co, 910 Van Alst av.GE(R)
 Broadway & Nelson av (Bayside)—Auto Re-
 pair & Machine Co.FA-NoS-CF
 Carlton av (Far Rkway)—Queens Co. Water
 Co.D&R
 Central av, 107 (Corona)—Plafker Bros.,
 El-FA-Rec
 Central av, 355 (F. Rkway)—John Winkler's
 SonsFA
 Forest av, 117 (Ridgewood)—Platz Bros.,
 StSys(R)
 Gherardi av, 715 (Woodhaven)—M. J. Au-
 dradaNoS-FA-Rec
 Hobson & Halles avs (Laurel Hill)—Nicholas
 Copper Co.D&R-Rec
 Hollywood av, 83 (F. Rkway)—Eugene von
 Bach, 156 East 57th, Manhattan.Vac
 Jamaica av, 1288 (Woodhaven)—Adam J.
 RosandD&R
 Kaplan av, nwc Hillside av (Jamaica)—Robert
 Burton.CF
 Kingsland av, 24 (Corona)—Chas. Bern-
 hardtRQ
 Maspeth av, 22 (Mathpeth)—Paul A. Noller,
 et al.Ex
 Nostrand av (F. Rkway)—Thos. Brogan,
 NoS-FA-Rec
 Polk, nec Alburtis av (Corona)—Our Lady of
 Sorrows R. C. Church.FA
 Riker av & Blackwell st (L. I. City)—Stein-
 way & Sons, 109 East 14th, Manhattan. FA
 Sagamore av (Hollis)—John Eisemann.Rec
 Sandford av & Broadway (Flushing)—Eroad-
 way-Flushing Garage.FA-El(R)-CF
 Seneca av, 678 (Queens)—George J. Duerr,
 121 Wycoff av.FP
 Union av, 10 (Jamaica)—Dept. of Health,
 201 Centre, Manhattan.FA-GE-Rub
 Union av, 10 (Jamaica)—Paul Barthel. Ex(R)
 West av, 153 (L. I. City)—National Varnish
 Co.D&R
 Numbered Avenues.
 4 av & Webster av (L. I. C.)—N. Y. Con-
 solidated Card Co.SA
 9 av, 576 (Astoria)—Thomas Murray.FP-Rec
QUEENS ORDERS SERVED (Continued).
 Named Streets.
 Bodine st, 107 (L I City)—William Pindley,
 Rec-El
 Farrington st, 9 (Flushing)—Flushing Auto
 Garage.StSys(R)-FP-CF
 Palmetto st, 2040 (Ridgewood)—J J Mathews
 CoFP-NoS-FA-Rec
 Named Avenues.
 Boulevard & Hollywood av (Rock Beach)—
 Sea Side Garage.FP-Vac-CF-El(R)-OS
 Broadway & Bell av (Bayside)—Bayside Auto
 CoCF
 Broadway & Roanoke avs (F Rkway)—Sam-
 uel Eisemann.FP-Rec-NoS-FA
 Columbus av & Fulton st (Jamaica)—John
 Dozcher.NoS-FA-Rec-D&R
 Fulton av, 114 (Astoria)—Dept Health, 201
 Centre, ManFA-Rec-GE
 Fulton av, 114 (Astoria)—Augustus Hahn,
 Ex(R)
 Greenwood av (F Rkway)—James Meehan, D&R
 Hempstead rd (Queens)—Anna Kammerer,
 CF-D&R-StSys(R)
 Jerome av, 4514 (Rich Hill)—Thum & Wal-
 laceFA-D&R-Rec-El
 Montauk & Bell avs (Bayside)—Alex Berger,
 NoS-FA
 Shelton av, 417 (Jamaica)—Benj F Bunker,
 CF-Rec
 Woodward av, 182-4 (Ridgewood)—John
 MeyerFP
 Numbered Avenues.
 1 av, 77-9 (L I City)—Joseph F Smith,
 SA-FA-FP-CF-NoS

RICHMOND ORDERS SERVED.

Named Streets.

Richmond Ter, 2-2-6—N. Y. & Richmond Gas
 Co, 691 Bay, Stapleton.GE
 Richmond Ter, 1741—North Shore Dye &
 Clean Co.D&R-FP-Rec
 St. Marks pl, 67-9 (New Brighton)—N. Y. &
 Richmond Gas Co, 691 Bay, Stapleton. GE
 St Marks pl, 67-9 (N B)—Sisters of Charity
 of Mount St Vincent.A
 Sand la, 265-7 (So B)—Angelo Asumudi.
 ExS-FA

Named Avenues.

Brighton av, 44 (N. Brighton)—Arthur F.
 Simonson, Stapleton.Rub-FP
 So. Beach Boardwalk—South Beach Land &
 Imp. Co.Rub

BUILDING MANAGEMENT

SERVICE WHICH IS A TENANT'S RIGHT

By E. M. POTTER, of Douglas Robinson, Charles S. Brown Co.

SERVICE, according to an old English definition of the word, was considered as the duties which a tenant was bound to render to his landlord in recompense for the land he held, while today we think of it as comprising the duties which the landlord should render to his tenants. It is these duties which tend toward good service that I am going to discuss, pointing out what they are in the several types of buildings and how they should be executed in order that the tenants will be well satisfied and the standing of the building maintained.

On entering a building the first thing noticed is the elevator service, and upon that depends greatly the desirability of the office and the revenue which can be obtained therefrom. The most vital element to be considered is the equipment and in the construction of a building careful consideration must be given to the location, number, size, speed and type of the elevators.

Headway of Cars.

Speaking generally, I would say that in high-class office buildings sufficient service should be provided to enable the cars to be operated at a headway ranging from a minimum of twenty seconds to a maximum of forty seconds, the speed of the cars being about six hundred feet per minute for express service and five hundred and fifty feet per minute for local service.

The number of elevators depends upon the tenancy and the floor space to be served, one elevator serving not more than twenty thousand square feet of rentable area and preferably fifteen thousand, the occupancy being figured on a basis of one tenant to every one hundred and twenty-five square feet of rentable area. Sufficient elevators should be provided to permit the leaving out of service of a car so that repairs can be made and general house service provided without interference with the regular service.

The most modern equipment is the one to one electric traction elevator, a development which has resulted from the demands for high speed service along with economical operation and maintenance. In high office buildings these cars operate with a power consumption of from three and a quarter to four and a quarter kilowatts per car mile. All of the latest big installations have been of this type.

Operation Next to Equipment.

Secondary to the equipment comes the operation which first requires a competent starter in order that the full benefits of the service can be obtained, and second, proper operation of the equipment itself. To me, safety first seems to be the most important factor, and this calls for modern up-to-date safety appliances and careful operation.

Lighting is another service to be supplied, and good and attractive office lighting does much toward keeping the tenants satisfied and renting the offices. Natural lighting is, of course, the most desirable requisite and in the planning of a new building great attention should be given this matter.

After the building layout is decided upon, the question of artificial lighting comes up and here we find that first a proper arrangement and then the proper fixtures and lamps must be provided. In my opinion the best office lighting and, at the same time, the most economical, is by means of semi-indirect fixtures with large lighting unit. They make an office



E. M. POTTER.

very bright and attractive and give well distributed illumination.

You will find that in about all cases where you replace the old direct lighting fixtures with semi-direct units that it is possible to give better illumination and at a lower current consumption. In the average office building I generally figure on from three-quarters to one and one-quarter watts per square foot of rentable area, the amount depending upon the character of work done in the office.

The question of whether the tenant shall pay for his lighting is unfortunately determined in New York by custom, which gives free service. To my mind, however, the tenant's current consumption should be metered and a charge made, as this is the most fair and equitable way both to the tenant and landlord.

Up-to-Date Lighting.

The demand for good up-to-date lighting is one which is largely being made in our office buildings, and I might say that in one building I have recently installed about two hundred semi-indirect units and am now installing twenty more in a suite of vacant offices, knowing that the better illumination will aid materially in renting this space.

The cleaning of the offices and halls is another service which we have to render and that topic brings up a number of different questions—sweeping, scrubbing, mopping, vacuum cleaning, furniture polishing, window cleaning, etc. In looking over these we find that there is a great variance in the service rendered and the method used by the different building operators. Some favor women cleaners, others men, and then still others use both women and men; then there is the question of when the work shall be done, at night or in the period before and after office hours. I think these details are a matter of personal preference and that the results greatly depend upon the supervising heads.

Cleaning Offices.

In regard to the services themselves, I would say that good service demands the sweeping of the offices every day; scrubbing being dependent upon the character of floor, varies greatly; vacuum cleaning every week and once a month cleaning over doors, windows, pictures, etc.; window cleaning at least every eight days, brass work every day

and office trim rubbed down every two weeks. Furniture polishing is done in some buildings, but I would say that the majority of buildings do not furnish this service. The halls and toilets are taken care of by the porters, who scrub the floors once a day and then mop two or three times, dependent upon the travel and the weather.

We think that the practice of tenants buying bottled water is most satisfactory and it is the general practice in New York City, furnishing filtered and refrigerated water being an unnecessary expenditure for the landlord, which really does not enhance the renting value of the premises.

The best way to handle the water and ice situation and also the supply of towels and individual drinking cups is for the agent to contract with one concern for each of these services, do the distributing to the offices by the building employees and then either charge the tenants the actual cost plus expense to building, or the price which the tenant as an individual would have to pay to the supply concern. The latter method enables a considerable revenue to be derived for the owner.

Keeping Track of People.

There are several methods of keeping track of people using the premises after office hours, one of which is not to allow people to enter the premises unless they have permits signed by the tenants whose office they wish to enter. Another method is to keep a record of the outgoing and incoming persons, not allowing any packages or bundles to be removed unless first subjected to an inspection.

Fire protection demands that the owner shall give the tenant as much protection as reasonable, first for his safety and then that he may obtain low insurance rates. In all office buildings fire alarm boxes, standpipe lines and extinguishers should be furnished on every floor. A properly drilled fire-fighting force should be arranged for and the elevator starter and operators should be instructed as to their duties in case of accident or fire.

Going back to the planning of the building, we might say that it is the duty of the landlord to construct as safe a building as possible, taking into consideration fire-tower, fire escapes, sprinkler systems, fire walls and partitions, fire-proof construction, etc.

Furnishing Ventilation.

The question of furnishing adequate ventilation should be considered at the time before construction, and here we may say that to furnish good natural ventilation is of prime importance. Care may be taken of this in the design of the building and its courts and by the installation of proper windows, which will give good ventilation without draught. Great care should be exercised to properly ventilate all toilets.

The proper heating of the premises is also one of the important services to be rendered, and calls first for a good system and second for its proper operation. Thermostatic control is one method of giving good service. The heating of the building should not depend upon any wording of a lease, but rather weather conditions. In high class buildings where tenants pay for good service, economies should not be attempted that would cause dissatisfaction among the tenants.

Under this head we have to consider the toilets and wash rooms, and I will hereby state that toilets for men should be furnished on every floor, while sev-

eral centralized toilets be provided for the women, the number being dependent upon the size of the building. Rest rooms for the women with a matron in attendance prove to be a desirable addition, and are being installed in the modern structures. I believe that all toilets should be locked and the tenants furnished with keys, thus preventing their use by undesirable visitors in the building.

In addition to the foregoing I feel that it devolves upon the landlord to procure for his building and tenants a first-class barber shop, with manicure service, a competent public stenographer, and a high-class restaurant.

Selection of the Superintendent.

For the proper execution of these duties a competent man as superintendent or manager must be provided. He should be easily accessible to the tenants, should give courteous attention to their wants, and should make them feel that he is there to be of any reasonable service to them. He is no longer the autocrat of former days, but rather the diplomat who acts as the buffer between the tenants and landlord.

Loft buildings have had a most rapid development in the last four or five years in New York City. The ordinary practice is for the landlord to only supply the tenant with elevator service, heating, light and janitor service in public halls, and this during regular working hours. The supply of steam for manufacturing purposes, and electrical or mechanical power to the tenants is usually charged according to the consumption.

Hand in hand along with the growth of the modern loft building has arisen the demand for increased fire protection, and this is one of the most important services to be rendered to the tenants in the type of building. It means safety to the many employees and large financial savings for the owner and tenants.

An approved sprinkler equipment with the necessary inspection services and with automatic alarm connections to the fire department make possible reductions in insurance premiums, amounting in some instances to fifty per cent. The landlord should thoroughly familiarize himself with the details of these requirements in order that this can be made possible.

Apartment House Service.

Apartment house operation gives us for consideration a much more varied type of service. Amongst the one hundred and twenty-odd apartment houses and flats which we operate there are apartments the rents per annum of which vary from twenty-five thousand dollars to one hundred and fifty dollars, the service in the first mentioned being unlimited, and in the latter class only consisting of the cleaning of halls and disposal of garbage.

It may be of interest to you to know what services we rendered in this especially high-class apartment house, which really consists of a number of palatial houses. These apartments have twenty-four rooms, occupying a whole floor, or its equivalent in a duplex apartment. Some conception of their magnificence can be obtained when we know that more than one hundred thousand dollars has been spent in decorating a single apartment.

This apartment house begins to render service where the ordinary apartment house leaves off, and I will enumerate some of the extraordinary features.

Telephone Service.

Telephone service is supplied throughout the apartments, both private lines and intercommunicating telephones, and in addition there is a house switchboard with an operator in attendance. The tenants are also furnished with the most complete annunciator system, one apartment having over seventy-two annunciator drops, in some rooms there being four or five push buttons.

A refrigerating plant in the basement furnishes artificial ice for the tenants and cools the refrigerators, wine closets and storage rooms, one of which is supplied to each tenant.

The kitchens are most up to date, the

floors being of cork with sanitary base, and the walls tile. Individual garbage incinerators, electric and gas plate warmers, and even a safe for the silverware is furnished.

Ventilation of the kitchen, laundries, basements and incinerators, and a good draught for the open fire places is provided by ventilating ducts and exhaust fans.

A central vacuum system with several outlets in the apartments provides for the cleaning, which is done by the building porters, who also clean the windows.

FINDING TENANTS FOR OFFICES

Some Rules Which Should Be Followed By Renting Agents

By SAMUEL S. GIBBS

IN renting space, whether dwellings, stores, lofts, or offices, we must lay down rules to govern the tenant who is to occupy the space, and especially is this true in the modern office building, and while it is a temptation to make an exception to obtain a tenant, at the same time certain rules must be enforced if the building is to be conducted in an orderly, clean and satisfactory manner.

We must make a great many rules to which exceptions may be made, in the discretion of the manager, but which are necessary to protect you from certain tenants who are inclined to take advantage of the landlord and manager.

The manager must look to his employer's interests, for very few buildings are built to stand as monuments, but instead are for the investment, and the successful manager is the one who can maintain a clean, orderly building and obtain a satisfactory return to the owner on his investment.

Selection of Tenants.

A building cannot continue to be a satisfactory revenue producer unless care is exercised in the selection of tenants, and the tenants must be attended by courteous and efficient employes.

There is considerable difference in the opinion of managers as to the comparative return from large tenants and small tenants.

When office building space is scarce the smaller tenant is possibly a better paying proposition for he will usually pay your full price, and the cost of service is about the same.

It is true that you have more individuals to deal with, but I find a floor of small tenants paying full price demand no more than the concern occupying a whole floor, even though, as is, sometimes the case, the employes from the head of the departments down to the office boy are imbued with the idea that he is a big tenant and you cannot afford to lose him; their demands are no more than the small tenants'.

Losses in Rents Less.

Also it is true with the larger tenant your losses in rents are less, there are fewer dispossess warrants necessary, and, consequently, fewer unsightly court notices posted on the doors of your building.

The larger tenant will usually lease for a longer term, and, consequently, if your lease is made right—and I mean by this, if you have made your lease with a clear understanding as to the changes or alterations to be made, and, further, that no other changes or alterations will be made during the term of the lease at your expense—you know what this cost will be to you and can figure accordingly.

It is usually argued that the greatest loss on the larger tenant occurs when he vacates, throwing on your hands a large space at one time, space that has been arranged to suit a particular business, and which must be rearranged to suit another, and the desire to find another tenant that will fit the space—and such tenants are not always readily available—may cause a vacancy while you have a demand for a small part of it.

The mechanical plant for rendering these services is most complete and modern, there being a duplication of practically every apparatus so that continuous twenty-four hour service throughout the entire year is furnished.

In the operation of this building nothing is left undone that would be of convenience to the tenants, and their every want is anticipated and carried out. These are not in reality apartments, but idealized houses, in which the owner or tenant is relieved from all the cares of operation.

From my experience, however, I must say that my preference is the tenant requiring one thousand to five thousand square feet of office space, as my figures show that the net return on the larger tenant is better in the course of time, and good leases with responsible concerns are desirable.

As I stated before, the small tenant is possibly the better proposition when office space is scarce and for some time in Atlanta this condition existed, but two large buildings have been added during the past eighteen months and this, together with the strict economy practiced by most every concern, has made a material change in conditions.

Leases Desirable.

You possibly will have judged that I favor tenants under lease, and I do; if a lease is desirable on stores, lofts, and other property, why not on offices?

With the monthly tenants you must rent some of them each month, while with a lease once made you are assured a tenant for the term of the lease and according to its terms.

I do not, however, favor leasing small space so located in a suite that other small space is left on either side of it. I try to rent my party on a monthly contract or locate him in space on which a lease is desirable.

When part of a suite is leased it is desirable to have all subsequent leases in the suite expire at the same time and I will even make some concession to accomplish this end.

In making a lease I want to put stress upon the point that the lease must be made right, and this becomes more important with me all the time. I have made lots of leases and know it is better to do your talking beforehand than afterward. In the former, if you secure a tenant, you have a satisfied tenant, while in the latter you may create the contrary. It is difficult to explain why the promise made to the tenant, and found not embodied in the lease, cannot be fulfilled.

I have found no better advertising than the satisfied tenant and keeping the building clean and attractive for the visitor to see. I do not agree with some managers that it is good policy to solicit the tenants of other buildings, especially those of association members, unless they have an inquiry or learn that a tenant is looking for space elsewhere; in either case I believe it is proper, and it is the duty of the manager to solicit him.

On the Right Track.

In seeking the co-operation of the Board of Estimate to frame legislation which would eliminate overlapping of property inspection and contradictory orders by department officials the committee of Real Estate and Allied Organizations is on the right track. There is a real evil in the existing conditions. —New York Tribune.

National Bank Statistics.

The total number of national banks in this country at the close of business yesterday was 7,633, with an authorized capital of \$1,077,601,375 and circulation outstanding secured by Government bonds of \$720,633,061.

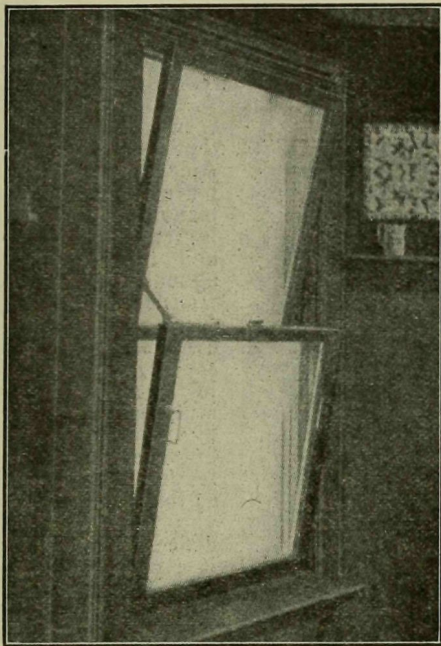
USEFUL APPLIANCES

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.

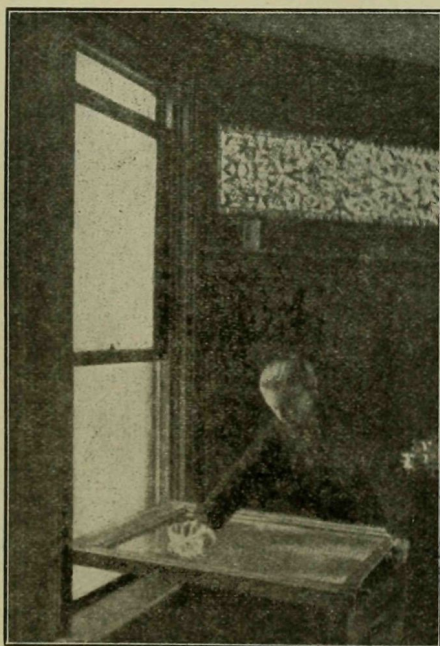
Ventilating Window.

SEEKING to reduce the cost of auxiliary ventilating appliances in offices and apartments, a well-known manufacturer has perfected a new adjustable window that permits safety in washing, perfect ventilation in all kinds of weather, with absolute security against intrusion. This device is illustrated.

The first picture shows the window adjusted for ventilation, both sashes tilted upward, giving ventilation at meeting rails and at the head. The second illustration shows how the windows may be adjusted for washing without danger to the laborer. The windows themselves are made fireproof, covered with metal, and are being installed in some important buildings, notably a Hartford hos-



pital, where 350 of these windows are being put in. Important improvements have given these windows a great prestige over windows of similar type. The windows are highly endorsed for



bedroom ventilation, hospital corridors and offices. In the latter the window permits a free amount of fresh air without creating drafts and disturbing papers lying on desks.

To Prevent Hair-Cracks.

HAIR-CRACKS in cement work result from greater shrinkage in the rich, wet surface than in the body of the

work. This can be prevented by the work covered and moist, and protected from sun and wind, for sufficient time to allow the surface to thoroughly harden. This may require from one to four weeks, according to weather and character of the work. Some specifications for ornamental concrete castings require that the work shall be kept moist, at uniform temperature, and protected from weather, for at least four weeks. Excessive troweling is often the cause of discolorations and hair-cracks on cement surfaces.

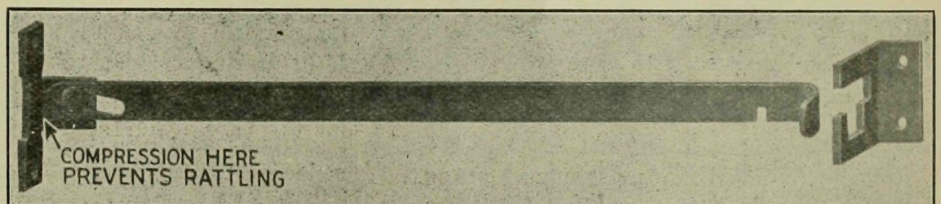
Disappearing Kitchen.

ONE of the problems of modern city growth is the condensation of the large, comfortable family country homes 10 ft. x 12 ft. x 50 ft. piled eight, ten or more high and flanked on either side by similarly condensed homes. These houses have light only from windows in the front and back sides, and occasionally the diffused light from an airshaft. The only front yard is the fire escape; the only back yard is a narrow porch, and the limited air space made usable by an aerial clothesline.

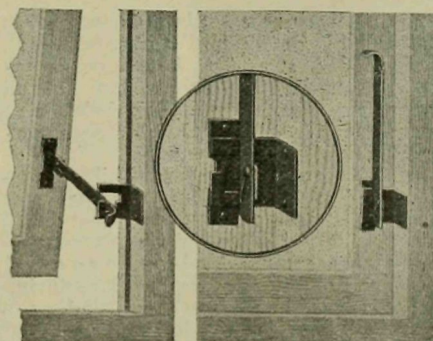
Under these conditions it is to be expected that disappearing beds, gas mantels and other similar devices for economizing space will be popular. To meet this demand has come what might be termed the disappearing kitchen. Just as the spacious, well ventilated old bedroom, with its wide-chimneyed fireplace, has been superseded by the small, illy ventilated room which serves in the added capacity of sitting room by day, so the great, open, cheerful kitchens of old are being superseded by the twentieth century kitchenette. Limited facilities for cooking and serving meals mean limited range of foods which may be considered for the table. Through invention and clever application of the scientific principles of food preservation this limit has been gradually extended until the tin-can dietary may be made to cover nearly all the ordinary demands for proper food, but the cook must know her trade or the family will severally suffer. It is probable that the "disappearing kitchen" plays a large part in the present day prevalence of many diseases and functional disorders, especially of the alimentary canal.—Exchange.

New Storm Sash Holder.

SASH holders that do their work are rare. A new device just being introduced embodies new principles, includ-



ing a system for absolutely controlling the holder so that the screen or storm door cannot vibrate, no matter how hard the wind blows. It holds the sash or screen open at any desired angle and

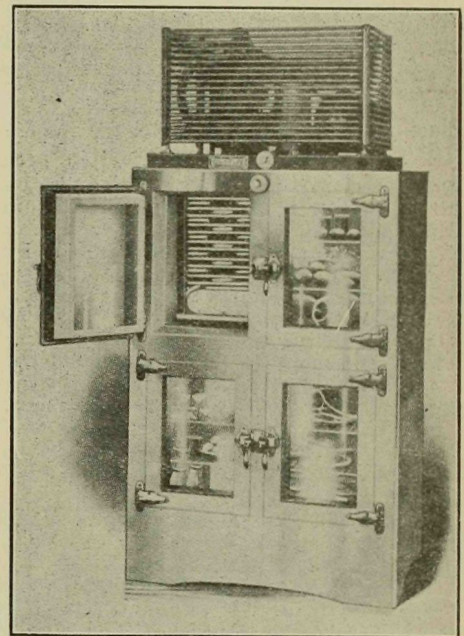


locks securely when closed. It is made entirely of steel, jappaned or sherardized. The cost is nominal.

Home Refrigerating Machine.

WITH a new refrigerating machine that operates on the same principle as an ammonia machine, but uses sulphur dioxide instead of ammonia, refrigeration in the home is made possible

at less expense for operation than is required in keeping an ice chest supplied with ice. This machine, which is used with an ordinary refrigerator, is operated by a ¼ horse-power electric motor that takes its current from an ordinary electric light socket. The current consumed through the intermittent working of the machine is about one kilowatt per day, which is less than that consumed by a 40-candlepower tungsten lamp burning continuously.



With sulphur dioxide it is possible to use copper piping in the condenser, since copper, while it deteriorates rapidly when exposed to ammonia, is not affected by sulphur dioxide. This, together with the fact that copper has a higher degree of heat conductivity than steel, leads to one of the most important features of the machine—the substitution of air cooling for water cooling, with the consequent elimination of all apparatus for circulating the cooling agent through the condenser coils. In addition to this, lower gas pressures are generated by sulphur dioxide than by ammonia, and it is a safer gas to use. At atmospheric pressure sulphur dioxide boils at about +14 degrees F., while ammonia boils at -28 degrees F.

The sulphur dioxide leaves the con-

denser as a liquid. At the entrance to the refrigerator coil it passes through a regulating valve that produces its pressure to that of the atmosphere. This is accomplished by a diaphragm which controls the valve by which the liquid is admitted and which is subject to the pressure of the liquid on one side and to that of the atmosphere on the other, the valve being alternately opened and closed by the deflections of a diaphragm under the varying pressures. In the refrigerating coil the liquid expands into a gas, a process that results in the absorption of heat and the consequent lowering of the temperature within the refrigerator, the action being exactly the same as that of expanding ammonia. After leaving the refrigerating coil the gas passes to the pump, which condenses it and discharges it into the condenser coils. As it travels through these coils the heat produced by the condensing process is carried off by air circulating through the coils, and the gas becomes a liquid. This liquid then passes to the refrigerator. The circulation is kept up as long as the machine is in operation. The operation of the machine is intermittent and automatic, the motor being started and stopped as required by a thermostat adjusted to maintain a certain temperature in the refrigerating chamber.

CURRENT BUILDING OPERATIONS

Interesting Alterations Which Increase the Revenue of the Owner
At a Minimum Outlay—Innovation Has Proved Successful

WASHINGTON SQUARE and its tributary streets have recently come back as a residential center of importance and as their reconstruction progresses closer attention is being drawn to that section of the city. For some time the public has had its attention focused on old Greenwich Village by reason of the number of new and altered buildings in the section used for residential and business purposes. The construction of the Seventh avenue subway has meant much to that district and the improvements are due largely to the influence of the betterment of the transit facilities. At present the Washington Square territory and vicinity is being affected in the same manner, and after a long period of inaction, if not to say retrogression, this district is being rehabilitated by far-seeing owners of real estate and is drawing to it permanent residents of high character who appreciate the many advantages of maintaining their homes in the vicinity of the square, throughout the changes of years, two sides of Washington Square have always retained their former dignity, but the other sides and the adjacent streets have, to a certain extent, lost their social prestige.

Pepe & Brother, real estate brokers, 40 Washington Square South, have believed in the possibilities of this section and have had a large part in influencing the improvements undertaken by various realty owners. They have demonstrated exactly what was possible to accomplish when the owners were willing to expend the necessary amount of money to make needed improvements to their properties. In a number of instances the results obtained were in excess of the early expectations and proved conclusively that the district has possibilities which heretofore have not been recognized or at least have been neglected.

In this article we draw particular attention to two projects which demonstrate the advisability of making extensive improvements to properties in this section. At 124 Waverly place was a four-story, American-basement house on a lot 22x7 feet, built about eighty-five years ago. It had old-fashioned mahogany doors, trim and mantles, a plumbing system of bygone years and, in fact, was generally decrepit. For the last twelve years it had been used as a rooming house. The tenant originally paid a yearly rental of \$1,600, but this was reduced gradually, until last June the building was rented for \$1,000. This low rental, combined with the taxes and repairs the owner had to have made at every renewal of the lease, made it impossible for the property to carry itself, so the estate which owned it decided to sell. The new owner, after many con-

ferences with Mr. Pepe and his architect resolved to make alterations in the building as follows:

The center brick pier in the front of the building to be removed and a large studio window, 6x12 feet, provided on each floor; stucco the front wall and erect iron balconies for window boxes on each floor; rearrange the basement so as to provide an apartment for the janitor in the rear and a single room studio with bath in front. On the parlor floor to erect a partition to provide a kitchenette, the other rooms to remain as they were. The second floor was altered by removing partitions to make a large front room, and the third and fourth floors were treated in about the same manner. On the top floor, however the roof beams were raised in front about eight feet and in the rear three feet, to provide for a studio window opening in a room 21x30 feet. In the rear a bay window was built. The sanitary changes included the installation of a modern heating, plumbing and hot water supply system, and the house was wired for electricity.

During the construction of this alteration all the studios and apartments were rented under one and two year leases without dickering as to terms, the prices asked being obtained without question. The yearly rentals for this building are as follows: Basement, large room and bath, \$360; first floor, \$840; second floor, \$900; third floor, \$840; fourth floor, \$1,000; rear studio, top, \$720; making a total of \$4,660 a year. This table of actual rentals shows an increase of \$3,660 over the rental obtained only six months ago. The cost of the alterations did not exceed \$10,000, and the property was bought for about \$20,000.

The alterations to this structure were designed by Frank M. Vitolo, architect, 16 East 23d street, and the construction was under the direction of Joseph Keller, superintendent. The brick and stucco work was done by M. Sanguanini & Co., 66 Sixth avenue.

Another operation of a similar character, and which has met with the same success, is located at 50 West 12th street. This building is a four-story, English basement dwelling, erected about sixty years ago and which, during recent years, has also been used as a rooming house. This dwelling occupies a lot about 21x103 feet, and up to a few months ago had an annual rental value of \$1,500. As the former owner was unable to make the property pay at that low rental, after deductions were made for taxes and repairs, it was sold by Pepe & Brother to the Levia Realty Co., Irving Simon, president, for a price said to have been \$22,000.

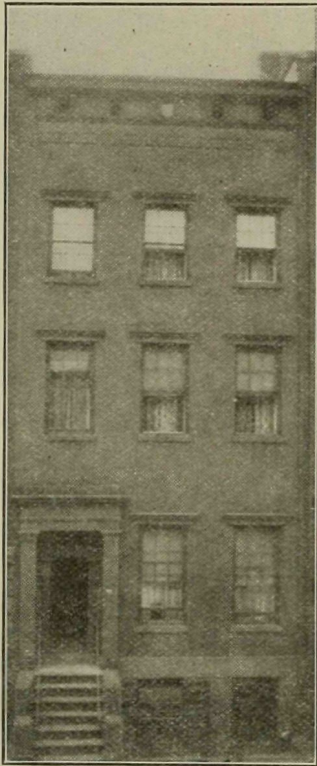
The new owner, after carefully going over the figures submitted by their brokers, decided to make extensive al-

terations similar in character to those made at 124 Waverly place. This work included a general cleaning up, changes to partitions to make larger rooms and in some instances to provide extra rooms, baths and kitchenettes, install new plumbing and heating systems, with an adequate hot water supply, and wire the premises for electric lighting. The suites were redecorated throughout, and in fact the entire structure was practically rebuilt. The alterations cost approximately \$10,000, and the total rent return for the property has been brought up to \$3,550, or an increase of \$2,050 over the former price received when the building was leased to one tenant.

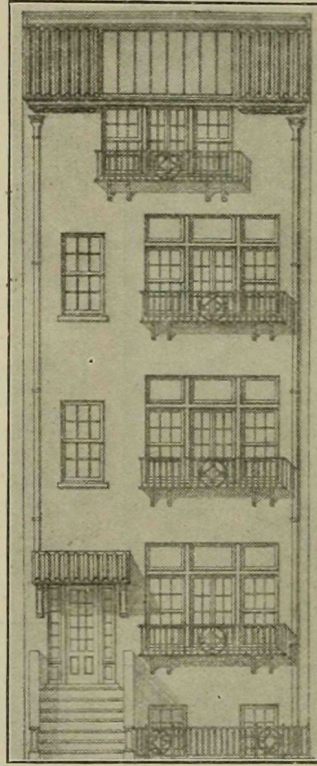
Washington Square, with the streets adjacent to it, has for some time past been recognized as the Latin Quarter of America. It is the place of residence of many people famous in art and literature and its streets abound in the romantic history of its former glory as the dwelling place of the socially prominent in the city. Artists, sculptors and literary lights in all branches of the profession have selected this section of the city for their residence, feeling that it is a place where an Old World atmosphere may be found, which, at the same time, provides the comforts and conveniences required by the modern methods of living.

In the reconstruction of the old buildings in this neighborhood the requirements of the artists and the allied professions have been catered to, the alterations being made with the idea of providing attractive quarters for them and fostering the growth of a "Quartier Latin" in this country. The modern or altered buildings have been designed along these lines, and as a rule the suites are small, non-housekeeping apartments, with kitchenettes. The district abounds in restaurants of all classes and description, where the residents may obtain excellent meals at prices which are agreeable to the struggling artist as well as to his more affluent brother.

Studio apartments have been at a premium for some time, those recently completed having been leased while the construction was in progress. This condition has led to the erection of an interesting private studio building in the yard in the rear of the structure at 124 Waverly place. The studio is a one-story building, 22 x 26 feet, 15 feet high. It has a mezzanine floor across one end which will be utilized as a bedroom and bath. A kitchenette is provided, and the structure will contain modern plumbing and heating arrangements. The architecture of this studio harmonizes with that of the building in front. This studio building is costing about \$2,500 to erect and has been leased at a yearly rental of \$720. It was built because studio apartments were demanded.



124 WAVERLY PLACE.
Before altering.



124 WAVERLY PLACE.
After altering.

STUDYING THE FIRE.

National Fire Protection Association Will Make Practical Recommendations.

While official and other investigations have occupied the public attention, more or less, since the disastrous fire at the Diamond factory in Williamsburg on November 6, there is one which has been quietly proceeding which promises to be of considerable value because of the technical experience and high standing of the persons interested. The National Fire Protection Association, through its local chapter, has appointed a committee to study the fire. The committee is not concerned so much with the matter of responsibility for the conditions that caused the great loss of life, that being now fully investigated by the District Attorney, but rather with the question of how far proper safeguards had been provided, what additional protection should have been procured or would have made the building safe for its occupants, and whether the requirements of existing laws are adequate.

That practical recommendations may be expected is indicated by the personnel of the committee. The chairman is Howard Chapman, an architect who has had a large experience in the planning of factory buildings. Other members of the committee are Mason R. Strong, a civil engineer, who has charge of the buildings of a large railroad; Prof. Ira H. Woolson, consulting engineer to the National Board of Fire Underwriters and author of its model Building Code; William G. Sewall, inspector for The Sun Insurance Company and chairman of the City Club's Committee on Fire Protection, and William Guerin, former chief of the Bureau of Fire Prevention of New York City and now counsellor at law and fire prevention expert, who has also had practical experience as a fireman. Secretary Hardy and President R. P. Miller.

BUILDING CODE LEGISLATION.

Ordinances Reported Out of Committee for Final Passage.

The Building Committee reported, with amendments, to the Board of Aldermen at this week's session two ordinances which are to form part of the new Building Code, namely Article 27, on Elevators, and Article 7, on Light and Ventilation.

The elevator article has been amended so as to require safety devices at car openings only in buildings hereafter erected, and not on elevators in existing buildings.

The Building Committee held a hearing on Thursday of this week on Article 1, containing General Provisions, and Article 9, relating to Projections.

Next Thursday, December 9, the committee will give a hearing on Article 8.

"Driving the First Rivet."

The time-honored custom of laying the cornerstone of a building has given away to the more up-to-date "driving the first rivet," if the precedent established at August Heckscher's new office building at the southeast corner of 42d street and Madison avenue prevails. There were present, besides August Heckscher, who drove the first rivet, which was made of silver, F. H. Dewey, of the Bureau of Buildings; Maurice Heckscher, of Heckscher & De Saulles; C. B. Jaqua, Jardine, Hill & Murdock, the architects; C. J. Jeppesen, the structural steel engineer; Russell B. Smith, the contracting engineer, and J. Blakely, of the Bethlehem Steel Company. After the building is completed the silver rivet will show in a silver-lined recess in the main entrance lobby.

The building will be one of the finest and best-equipped office buildings in the city and is progressing rapidly toward completion, the owner's intention being to have offices ready for occupancy by

May 1, 1916. The structural steel is being furnished by the Bethlehem Steel Company and the columns are the heaviest that ever have been made of Bethlehem shapes. It is also the first tall office building to be erected in accordance with the new building ordinances recently adopted.

The building is so constructed as to have an abundance of light and air, the lower portion of the building being five stories in height, of limestone. The central portion or tower of the building is of brick and terra cotta twenty-six stories in height, with permanent light and air on all four sides. There are no interior columns appearing in the office space. The building will be served by five high-speed Otis elevators.

Contract for Orphan Asylum.

A general contract has been awarded to Chris Schneider & Son, 1251 De Kalb avenue, Brooklyn, to erect a three-story and basement building at Fort Wadsworth, S. I., for the Bethlehem Orphans' Home, Rev. Wm. F. Koepchen, 431 West 43d street, Manhattan, chairman of the building committee. The plans for this structure were prepared by Mason R. Strong and David Kofs, associated architects, 7 Wall street. The building will be fireproof, constructed of brick and terra cotta, and its dimensions will be about 75x147 feet. The project is expected to cost in the neighborhood of \$100,000.

Robert T. Lyons Retained.

The Edgar A. Levy Construction Co., Inc., Edgar A. Levy, president, 505 Fifth avenue, has selected Robert T. Lyons, 52 Vanderbilt avenue, as its architect to prepare the plans for the new apartment house to be erected at 155-159 West 57th street. This building will be fireproof in every particular and will be built of brick, limestone and terra cotta. It will be thirteen stories in height and will cover a plot 62x100 feet. The new structure will be strictly modern in every respect and will class favorably with the new multi-family houses in the Park avenue district.

"CLARLEA," AT GREAT NECK, L. I.



Schwartz & Gross and B. N. Marcus, Assoc. Archt's.

CONSIDERABLE activity in building operations on the North Shore of Long Island is scheduled for the coming year, which includes a number of handsome residences, designed for all-year-round occupancy. Among these houses is numbered an interesting residential group to be erected at Greenwald Park, Great Neck, L. I., for Mrs. Clara Lee March, from plans and specifications prepared by Schwartz & Gross and B. N. Marcus, associated architects, 347 Fifth avenue. This group will consist of a two-story dwelling, 60 x 120 feet, designed in the Italian style, garage, bathhouse and conservatory, and the work will further include the construction of masonry shore walls and breakwater. Extensive landscape gardening in connection with this project is also contemplated. The property has a frontage on the bay of 280 feet and is 760 feet in depth. The buildings will all be constructed of the same materials and will harmonize in style. The structures will be built of wood or

terra-cotta blocks, with exteriors stuccoed with white cement. The roofs will be of a light green Spanish tile. As planned the residence will include on the first floor a large living room overlooking the water, billiard room, dining room, den, kitchen and butler's pantry. The second floor has been arranged to provide for seven master bedrooms, each with connecting private bath. These rooms all have a southwest exposure. This floor also includes dressing rooms, three servants' bedrooms and a servants' hall. The garage will be built to provide accommodations for four machines and in addition will contain five servants' rooms. The construction of this estate will proceed under a general contract awarded by the architects, and the work will be under their direct supervision at all times. The general contract will include everything except the steam heating, plumbing, electric wiring and landscape gardening, which will be awarded separately by the architects. The cost of the work is approximated at \$75,000.

NO ARCHITECTS SELECTED.

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

MORRISTOWN, N. J.—Nicholas Marino, 4 Washington st, contemplates the erection of several residences fronting on Morris av, Olmstead rd and Washington av, to cost between \$10,000 and \$20,000. No architect selected.

VAN ETTEN, N. Y.—The Town of Van Etten, Monroe Denmark, president Trustees of Board of Education, contemplates the erection of a 2-sty school in School District No. 1, to cost about \$16,500. No architect selected.

HOMER, N. Y.—The Calvary Episcopal Church, Rev. A. T. Doughty, in charge, contemplates the erection of a parish house. A donation of \$3,000 to \$4,000 has been made. No architect selected.

ITHACA, N. Y.—Ithaca Lodge, No. 363, B. P. O. E., M. F. Conway, care of Wells & Shannon, Exalted Ruler, contemplates the erection of a 3-sty brick Elks' Home at the southeast corner of State and Geneva sts, to cost about \$30,000.

LACKAWANNA, N. Y.—The City of Lackawanna, John Widmer, Mayor, City Hall, contemplates the erection of a 1-sty brick library. A donation of \$20,000 has been made by Andrew Carnegie. Mrs. W. H. Whelen, 72 Meadow View av, in charge. No architect selected.

BINGHAMTON, N. Y.—The Anseo Co., Henry and Washington sts, George Topliff, vice-president in charge for owner, contemplates the erection of an office building at 5 Lewis st, between State and Washington sts, to cost about \$100,000. No architect selected.

PORTCHESTER, N. Y.—Mrs. Margaret Driscoll, 11 Parker st, contemplates the erection of a 2½-sty frame and stucco residence to cost about \$4,000. No architect selected.

COLONIE, N. Y.—The Town of Colonie, Chas. L. Pond, chairman of building committee, care of Hamilton Printing Co., 240 Hamilton st, is receiving competitive sketches for a 2-sty grade school, to cost about \$25,000.

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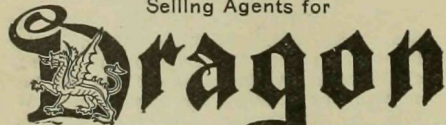
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PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
VALENTINE AV.—L. Pisciotta, 391 East 149th st, has completed plans and wants bids at once on subs for two 5-sty apartments, 50x93 ft, on the east side of Valentine av, 69 ft north of 183d st, for the E. Farago Construction Co., 2407 Beaumont av, president and builder. Cost, about \$60,000 each.

RIVERSIDE DRIVE.—George & Edward Blum, 505 5th av, have completed plans for a 6-sty apartment, 100x116 ft, at the southeast corner of 181st st and Riverside Drive, for the Strathcona Construction Co., 320 5th av, owner and builder, who will take bids on subs and materials about December 8. Cost, about \$175,000.

DWELLINGS.

BRONX.—Dwight J. Baum, Waldo av, architect, is taking bids for a 2½-sty residence, 30x60 ft, at the southeast corner of 246th st and Livingston av, for Fred O. Zenke, 66 Leonard st. Cost, about \$12,000.

JOHNSTOWN, N. Y.—The Johnstown Historical Society, E. E. Moyer, treasurer, Johnstown Bank Building, is taking bids to close December 16 at 2 p. m., for a caretaker's cottage at Sir William Johnson's mansion. Lewis F. Pilcher, Capitol, Albany, state architect.

OLD WESTBURY, L. I.—Cross & Cross, 10 East 47th st, Manhattan, architects, are taking bids for alterations and additions to the 2½-sty frame residence for A. Z. Gray, this place. Cost, \$10,000 to \$15,000.

HOTELS.

ROCKAWAY BEACH, L. I.—William A. Hogan, 17 Beach 116th st, architect, is taking bids for a 2-sty hotel, 59x96 ft, for Edward Pierce, 17 Beach 116th st. Cost, about \$80,000.

PUBLIC BUILDINGS.

ROCHESTER, N. Y.—Bids will close December 15 at 10 a. m. for the Chamber of Commerce building at St. Paul and Mortimer sts, for the Rochester Chamber of Commerce, Chamber of Commerce Building, G. Todd, 1155 University av, president. George W. Eastman, donor. Claude Bragdon, 415 Cutler Building, Rochester, and Foster & Gade, 15 West 38th st, Manhattan, associated architects. Cost, about \$600,000.

GREENWICH, CONN.—Plans are being figured for the post office 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.

SCHOOLS AND COLLEGES.

PATERSON, N. J.—The Board of Education, Leonard Stok, president, City Hall, owner, is taking bids on general contract to close at 4 p. m., December 20, for P. S. 10, at Warren and Mercer sts, from plans by Frederick W. Wentworth, 140 Market st. Louis E. Eden, 1 Madison av, Manhattan, steam and electrical engineer.

STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—Ring Cleaves Graham Co., 280 North Broad st, architect, is taking bids on general contract for alterations and additions to the 3-sty brick store and office building in Broad st, for P. C. Walls, 136 Broad st. Cost, about \$10,000.

BRONX.—N. Serracino, 1170 Broadway, has completed plans for a 3-sty store and office building at the southeast corner of 3d and Brook avs, for Attilio Pasquini, 30 East 42d st, owner, who is ready for estimates on separate contracts. Cost, about \$40,000.

MANHATTAN.—W. Weissenberger, Jr., care of lessee, N. Y. Edison Co., Irving pl and 15th st, will take bids about December 10 on general contract for the 3-sty store and office building, 30x98 ft, at 13-15 East 125th st, for Henry J. Hemmons, 50 Wall st. Milliken Bros., Inc., Milliken, S. I., have the steel contract.

MISCELLANEOUS.

SANDY HOOK, N. J.—The U. S. Government, War Department, Washington, D. C., Col. F. V. Abbott, 707 Army Building, Manhattan, is taking bids to close December 23 at 12 M. for a 66-ft. high steel on piles disappearing searchlight tower at Fort Hancock, to cost about \$6,000. Strauss Bascule Bridge Co., 104 South Michigan av, Chicago, Ill., engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
PARK AV.—Emery Roth, 119 West 40th st, has completed plans for a 12-sty apart-

ment, 100.5x118.3 ft, at 568-74 Park av, for the Fenlo Realty Co., 119 West 40th st. Cost, about \$450,000.

PARK AV.—Plans have been prepared by Emery Roth, 119 West 40th st, for alterations to the 12-sty apartment at 993 Park av, corner 84th st, for the Charter Construction Co., 119 West 40th st.

NORFOLK ST.—Jacob Fisher, 25 Av A, has prepared plans for alterations to the 5-sty tenement at 145 Norfolk st, for R. Rosenthal, 100 Clinton st.

DWELLINGS.

91ST ST.—Horace Trumbauer, 110 West 56th st, is preparing plans for alterations to two 5-sty residences, 30x100 ft, at 109-111 East 91st st, for I. Townsend Burden, Jr., 290 Broadway. Cost, about \$20,000. Bids will be taken soon.

STORES, OFFICES AND LOFTS.

47TH ST.—Schwartz & Gross, 347 5th av, are preparing sketches for a store and loft building at 5 East 47th st, for the Centre White Co., Samuel H. Stone, 135 Broadway, president. Brick, limestone and terra cotta, 25x100 ft.

FRONT ST.—Aymar Embury, 132 Madison av, has been commissioned to prepare plans and will take bids for the 3-sty store and loft building, 32x93 ft, at the southeast corner of Front and Fletcher sts, for Cullman Bros., 174 Water st.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

BRYANT AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty apartments, 45x92 ft, on the west side of Bryant av, 25 ft south of 179th st, for the Trojan Building Co., Oscar Norm, 148th st and 3d av, president and builder. Cost, about \$45,000.

PROSPECT AV.—Maximilian Zipkes, 405 Lexington av, is preparing sketches for three 5-sty apartments at the northeast corner of Prospect av and 178th st, for D. Gordon, care of architect. Owner will handle general contract. Cost, about \$125,000.

STEBBINS AV.—Plans have been prepared for a 6-sty apartment at 1074-1080 Stebbins av, northeast corner of 166th st, for Louis E. Kleban, 1714 Crotona Park East, owner and builder. Cost, about \$60,000.

STEBBINS AV.—Maximilian Zipkes, 405 Lexington av, has completed plans for a 6-sty apartment on the east side of Stebbins av, 135 ft south of East 167th st, for Louis Kleban, 1714 Crotona Park East. Cost, about \$69,000.

DECATUR AV.—The Tremont Architectural Co., Webster and Tremont avs, has completed plans for five 5-sty apartments, 30x94 ft, on the west side of Decatur av, about 130 ft south of 195th st, for the Benenson Realty Co., Benjamin Benenson, 401 East 152d st, president.

VALENTINE AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-sty apartments on the north side of Valentine av, 76 ft south of 184th st, for the Ensign Improvement Co., Jos. Damsey, 391 East 149th st, president and builder. Cost, about \$50,000.

BURNSIDE AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 2-sty apartment on the north side of Burnside av, 113 ft west of Ryer av, for William F. Phelan, Inc., 2045 Ryer av, to cost about \$15,000.

SHERIDAN AV.—The Rime Building Co., 148th st and 3d av, will erect two 5-sty apartments, 40.5x88 ft, on the east side of Sheridan av, 100 ft south of 166th st, to cost about \$45,000 each. Moore & Landsiedel, 148th st and 3d av, architects.

139TH ST.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for two 5-sty apartments, 50x88 ft, in the north side of 139th st, 500 ft east of St Anns av, for the Macwil Building Co., Inc., 680 Tinton av, to cost about \$50,000 each.

MORRIS AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty apartment, 44x105 ft, on the west side of Morris av, about 100 ft north of 164th st, for the Charles T. Streeter Construction Co., 893 Elton av, owner and builder. Cost, about \$50,000.

BRIGGS AV.—Dodge & Morrison, 135 Front st, have completed plans for a 5-sty apartment on the west side of Briggs av, 358 ft north of 194th st, for W. H. Wright & Sons, Inc., 2549 Valentine av, owners and builders. Cost, about \$20,000.

DWELLINGS.

241ST ST.—Anton Pirner, 2069 Westchester av, has completed plans for six 2½-sty frame residences, 21x37 ft, in the south side of 241st st, 100 ft west of Martha av, for Daniel Houlihan, 2867 Bainbridge av. Cost, about \$33,000.

Brooklyn.**APARTMENTS, FLATS & TENEMENTS.**

PRESIDENT ST.—W. T. McCarthy, 26 Court st, is preparing plans for a 4-sty apartment, 28x80 ft, at the northwest corner of President st and Rogers av, for the 250 Pacific St. Corp., Harry Lindenbaum, 45 West 34th st, Manhattan, president and builder. Cost, about \$20,000.

17TH ST.—Maximilian Zipkes, 405 Lexington av, Manhattan, has completed plans for a 5-sty apartment, 50x105 ft, in the east side of 17th st, 175 ft south of 4th av, for L. R. Realty Co., Lazarus Rosenberg, 109 Montague st owner and builder. Cost, about \$50,000.

NEW UTRECHT AV.—Kallich & Lubroth, 215 Montague st, are preparing plans for four 3-sty apartments, 20x69 ft, on the west side of New Utrecht av, north of 55th av, for I. M. Kalt, 44 Court st, owner and builder. Slag roofing, electric wiring, tile baths, no heating, dumbwaiters, garbage closets, electric wiring. Cost, about \$9,000.

64TH ST.—Plans are being prepared for a 4-sty apartment, 50x90 ft, at the southwest corner of 64th st and 4th av, by S. Millman & Son 1780 Pitkin av for the H. R. Building Co., 370 Miller av. Cost, about \$30,000.

4TH AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty apartments, 50x88 ft, on the west side of 4th av, 50 ft south of 63d st, for the H. R. Building Co., Hyman Rubin, 370 Miller av, president and builder. Cost about \$25,000.

63D ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 50x90 ft, at the northwest corner of 63d st and 4th av, for H. R. Building Co., Hyman Rubin, 370 Miller av, president. Cost, about \$30,000.

DIVISION AV.—Plans are being prepared by Shampan & Shampan, 772 Broadway, for two 6-sty apartments, 58x89 ft, on the north side of Division av, 60 ft east of Bedford av, for the Roebbling Land Co., 460 Bedford av, owner and builder. Cost, about \$70,000 each.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment, 60x89 ft, at the northeast corner of Bedford and Division avs for the Roebbling Land Co., 460 Bedford av, owner and builder. Cost, about \$75,000.

LAFAYETTE AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 4-sty apartment on Lafayette av, 100 ft west of Marcy av, for the Paragon Construction Co., Max Solomon, 709 Willoughby av, president. Cost, about \$35,000.

BROOKLYN AV.—W. T. McCarthy, 16 Court st, is preparing plans for a 3-sty apartment, store and garage building, 20 x55 ft, at the northeast corner of Brooklyn av and Lincoln pl, for the S. & R. Construction Co., Seymour Rosenberg, 189 Montague st, president and builder. Cost, about \$8,000.

15TH ST.—Shampan & Shampan, 722 Broadway, have prepared plans for four apartments at the northeast corner of East 15th st and Av U, for the Triangle Holding Co.

MERMAID AV.—Chas. M. Straub, 147 4th av, Manhattan, has about completed plans for a 4-sty apartment, 80x90 ft, at the southeast corner of Mermaid av and 30th st, for the Allen Realty Co., 73 Allen st, Manhattan, owner and builder. Cost, about \$40,000.

DWELLINGS.

43D ST.—J. C. Wandell, 4 Court sq, has completed plans for sixteen 2-sty frame residences, 16x36 ft, in the east side of East 43d st, 167 ft south of Linden av, for the Brody Construction Co., 1143 40th st. Total cost, about \$40,000.

MONTGOMERY ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 3-sty store and residence, 20x95 ft, at the southwest corner of Montgomery st and Coney Island av, for the Montgomery Building Co., 2036 64th st. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

VAN DAM ST.—P. H. Tillion, 381 Fulton st, has completed plans for a 3-sty factory, 65x100 ft, in the east side of Van Dam st, 100 ft north of Nassau av, for John W. Moore, 60 Van Dam st, owner and builder. Behrend & Rothchild, 353 Broadway, Manhattan, lessees. Cost, about \$25,000.

Queens.**DWELLINGS.**

MIDDLE VILLAGE L. I.—Plans are being prepared for a 2½-sty residence 20x 48 ft, in the north side of Pulaski st, 175 ft west of Hinman st, for I. Gootzeit, 9 Wayne st, owner and builder. Shingle and

slag roofing, hot air heating, electric wiring, tile baths, dumbwaiters. Cost, about \$4,000.

MIDDLE VILLAGE, L. I.—Jos. Weiss, 16 Court st, Brooklyn, is preparing plans for nineteen 2-sty residences, 18x39 ft, on the north side of Freeland av, 86 ft west of Van Winklen av for the K. & F. Building Co. S. Kronenberg, 761 Saratoga av, president and builder. Slag roofing, steam heating, electric wiring, tile baths. Cost, about \$3,500.

RIDGEWOOD, L. I.—F. W. Eisenla, 147 Remsen st, Brooklyn, is preparing plans for four 3-sty residences, 20x55 ft, on the east side of Myrtle av, 20 ft north of Beta pl, for the Rose Building Co., Mr. Strominger, 1402 44th st, president and builder. Cost, about \$7,000. Slag roofing, steam heating, electric wiring, tile baths, dumbwaiters, metal fronts and ceilings.

RIDGEWOOD, L. I.—F. W. Eisenla, 147 Remsen st, Brooklyn, is preparing plans for five 3-sty residences, 20x55 ft, on the east side of Myrtle av, 20 ft south of Beta pl, for the Rose Building Co., Mr. Strominger, 1402 44th st, Brooklyn, owner and builder. Slag roofing, steam heating, electric wiring, metal ceilings, tile baths, dumbwaiters, metal fronts. Cost, about \$7,000.

ELMHURST, L. I.—William S. Worrall, Jr., Bridge Plaza North, L. I. City, has completed plans for a 2½-sty residence, 21x42 ft, on the south side of Britton av, 370 ft east of Broadway, for George C. Johnston, this place, owner and builder. Shingle roofing, steam heating, electric wiring, city sewage and water. Cost, about \$5,000.

MORRIS PARK, L. I.—L. Danancher & Co., Washington st, Jamaica, have completed plans for two 2-sty residences, 16x 40 ft, in the north side of William st, 460 ft west of Jefferson av, for John Blom, Gaylord av and Lake st, Jamaica, owner and builder. Total cost, about \$8,000.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—John Boese, Queens Plaza Court Building, is preparing plans for a 5-sty store and tenement house, 50x90 ft, at Vernon av and 4th st, for William Richensteen, 62 Jackson av, owner and builder. Cost, about \$40,000.

LONG ISLAND CITY.—Frederick W. Korfman, 406 9th av, is preparing plans for a 4-sty apartment, 40x78 ft, on Stein-

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The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., November 20, 1915.—Sealed proposals will be opened in this office at 3 p. m., December 30, 1915, for the construction complete (including mechanical equipment and approaches) of a two-story and basement stone and brick-faced building of 4,128 square feet ground area, fireproof construction, composition roof, for the United States post office at Ridgway, Pa. Drawings and specifications may be obtained from the custodian at Ridgway, Pa., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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way av, north of Broadway, to cost about \$30,000. Owner's name for the present withheld.

Nassau.

DWELLINGS.

LONG BEACH, L. I.—Herbert J. Krapp, 118 East 16th st, Manhattan, is preparing plans for a 2-sty frame and stucco residence, 34x34 ft, for Mr. Herman, care of architect. Cost, about \$7,000. Architect will take bids on general contract about Dec. 10.

Suffolk.

STORES, OFFICES AND LOFTS.

BAYSHORE, L. I.—Chas. M. Hart, Main st, is preparing plans for a 2-sty store and residence, 45x100 ft, in Main st, for W. H. Robbins, Main st. Cost, about \$10,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, are preparing plans for a 3-sty hollow tile and stucco building containing seven stores and twelve apartments, 32x126 ft, on Kraft av, for the Residence Co. of Lawrence Park, N. Y., of which Arthur V. Lawrence, 542 5th av, Manhattan, is president.

DWELLINGS.

TUCKAHOE, N. Y.—George Olphert, Proctor Building, Mt. Vernon, has completed plans for a 2-sty frame and stucco store and residence, 25x54 ft, in Main st, near the Depot, for J. T. Lawlor, this place. Cost, about \$4,500.

MT. VERNON, N. Y.—The Milligan Co., 154 East 1st st, has completed plans for a frame and stucco residence, 24x36 ft, at North 8th av and Sidney av, for Albert E. Arnold, South 10th av. Cost, about \$6,000.

YONKERS, N. Y.—W. Ormiston Tait, Rossmore av, has completed plans for a 2½-sty frame and stucco residence, 28x38 ft, at 18 Deshon av, for Louis Fornato, Swain st. Cost, about \$4,500.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame residence, 28x28 ft, at 163 Clunie av, for Mrs. Caddie Palmer, Clunie av. George Miller, Yonkers, general contractor. Cost, about \$4,000.

MAMARONECK, N. Y.—Franklin D. Pagan, New Rochelle, is preparing sketches for a 2½-sty hollow tile and stucco residence at Heathcote Hill, for Edward L. Taylor, 50 Mamaroneck av. Cost, about \$7,000. Work will be started in the spring.

FACTORIES AND WAREHOUSES.

MT. VERNON, N. Y.—William E. Lehman, 738 Broad st, Newark, N. J., has completed plans for a 1-sty office and warehouse, 54x83 ft, on South 4th av, between 3d and 4th sts, for the Aetna Realty Co., 738 Broad st, Newark. National Biscuit Co., 10th av and 15th st, lessee. Cost, about \$8,000. Owner will take bids on separate contracts.

THEATRES.

WHITE PLAINS, N. Y.—James P. Whiskeman, 30 East 42d st, Manhattan, has nearly completed plans for a 1-sty moving picture theater, 52x125 ft, and two stores at 10 South Lexington av, for the Paragon Theatre Corp, care of American Films Co., 69 West 90th st, Manhattan.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—John B. Accocella, Union. Building, has about completed plans for a 4-sty flat 30x69 ft at 277 Parker st, for Ludovico De Santis, 94 Bloomfield av, owner and builder. Cost, about \$16,000.

IRVINGTON, N. J.—Aug. M. Kleemann, 741 Broad st, Newark, has nearly completed plans for a 3-sty flat, 33x58 ft, at 10-12 20th av, for Stephen Michaelleik, 245 South 22d st. Cost, about \$7,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has about completed plans for a 4-sty flat, 50x78 ft, at 159 Ridge st, for Nicholas Casale, 100 Cutler st, owner and builder. Cost, about \$18,000.

NEWARK, N. J.—D. R. Rizzolo, 238 Washington st, has about completed plans for a 4-sty tenement, 30x83 ft, at 23 Lock st, for Nicola Meola, 25 Lock st. Cost, about \$15,000.

JERSEY CITY, N. J.—Carl Goldberg, 437 Broadway, Bayonne, has completed plans for a 3-sty tenement, 25x61 ft, at 15 Logan av, for Reuben Rockoff, 269 Av B, Bayonne, owner and builder, who is taking bids on subs and materials. Cost, about \$8,000.

CHURCHES.

HACKENSACK, N. J.—F. Pirrone, 104 Midland av, Garfield, N. J., is preparing

plans and will take estimates soon for a 1-sty and gallery church, 42x82 ft, at Lodi and Main sts, for the congregation of San Antonio Padova, this place. Cost, about \$21,000.

DWELLINGS.

JERSEY CITY, N. J.—Plans have been prepared privately for a 2-sty brick residence, 22x50 ft, at 71 Lincoln st, for Martin Hackett & Sons, 73 Lincoln st. Edward Grahay, 3572 Boulevard, mason. Cost, about \$4,000.

BRADLEY BEACH, N. J.—Volckening & Holler, 82 Broadway, Manhattan, have completed plans for three 2½-sty residences, about 32x38 ft, on Beach av, for Fred Monell, 31 Broadway, Manhattan, owner and builder. Cost, about \$6,000 each.

HOTELS.

PINEWALD, N. J.—Moffett & Stewart, 30 North 3d st, Camden, N. J., have about completed plans for the 2-sty frame and stucco hotel, 147x96 ft, for the Pinewald Beach Co., Inc., Pinewald, Ocean County. Cost, about \$36,000. It has not been decided when bids will be taken.

SCHOOLS AND COLLEGES.

SUCCASUNNA, N. J.—An appropriation has been voted for the 2-sty brick public school for the Board of Education of Roxbury Township. W. W. Rasmussen and H. C. Wayland, 1133 Broadway, Manhattan, associated architects. Cost, about \$35,000.

STABLES AND GARAGES.

FLEMINGTON, N. J.—J. J. Vreeland, Jr., 16 West Blackwell st, Dover, N. J., is preparing plans for a 1-sty garage, 55x73 ft, for Fred H. Buck, Lake Hopatcong, N. J. Cost, about \$8,000.

MISCELLANEOUS.

PRINCETON N. J.—Carrere & Hastings, 225 5th av, Manhattan, are preparing plans for the Princeton Battle Monument (granite and limestone) for the Princeton Battle Monument Association, care of architects, and will soon take bids.

Other Cities.

CHURCHES.

NIAGARA FALLS, N. Y.—Chester Phelps, Gluck Building, has completed plans for a 1½-sty Medina stone church, 75x80 ft, on Portage rd, for the Pilgrim Congregational Church, Rev. W. J. Thompson, pastor. Cost, about \$18,000.

SCHOOLS AND COLLEGES.

POTSDAM, N. Y.—Lewis F. Pilcher, Capitol, Albany, has completed plans for the reconstruction of the 2-sty Normal School for the New York State Department of Education, Hon. J. H. Finley, Commissioner, State Educational Building, Albany. Cost, about \$300,000. Bids will be advertised for early in December.

CONTRACTS AWARDED.

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

CHURCHES.

BRONX.—N. Serracino, 1170 Broadway, architect, and Edward F. Hammel, consulting engineer, have awarded the general contract to the Building Violations Corporation of New York City, for the construction of a church at the northeast corner of East 187th st and Tiebout av, for the East 187th St. United Presbyterian Congregations. Work will start at once, and the building is expected to be completed within seven months.

DWELLINGS.

GLEN RIDGE, N. J.—Israel Jacobus & Son, 117 Glen Ridge av, have received the general contract to erect a 2½-sty residence, on the west side of Sherman av, for Mrs. R. R. Johnson, 922 Bloomfield av. Cost, about \$6,000.

EASTHAMPTON, L. I.—George A. Eldridge & Son, Main st, have received the general contract to erect a summer residence and garage for Thomas Rodd, Penn. Station, Pittsburgh Pa. Graham Burnham & Co., Railway Exchange Building, Chicago, Ill., architects. Cost, about \$25,000.

GREENWICH, CONN.—Bruce & L'Honnemedieu, Port Jefferson, have received the general contract to erect a 2½-sty residence and garage on Old Church rd, for E. E. Zittel, Broadway and 79th st, Manhattan. F. A. Wright, 110 East 23d st, Manhattan, architect. Cost, about \$16,000.

GLEN COVE, L. I.—Walter M. Collins, 15 West 38th st, Manhattan, has received the general contract to alter the 2½-sty frame residence for W. V. Hester, Red Spring st. Howard Major, 597 5th av, Manhattan, architect. Cost, about \$10,000 to \$12,000.

NEWARK, N. J.—W. J. Gruhler Co., 219 High st, Germantown, Pa., has the general contract to erect a 3-sty frame and stucco residence, 32x50 ft, for H. L. Haus-

man, 28 Vermont av, Newark. Cost, about \$20,000.

BROOKVILLE, L. I.—Chas. N. Brady, Dororis Lane, Glen Cove, has received the general contract to erect a 2-sty gardener's cottage for J. J. Watson, this place. Walker & Gillette, 128 East 37th st, Manhattan, architects. Cost, about \$5,500.

SOUTH YONKERS, N. Y.—E. Hough-taling, Sprain pl, Yonkers, has received the general contract to erect a 2½-sty residence for W. S. Holmes, 90 Saratoga av, Yonkers. D. J. Baum, West 246th st and Waldo av, Bronx, architects. Cost, about \$5,500.

FACTORIES AND WAREHOUSES.

WATERBURY, CONN.—The Turner Construction Co., 11 Broadway, Manhattan, and Prudential Building, Buffalo, has received the contract for the construction of an oil-storage building for the Scovill Manufacturing Co. on Hamilton av. The building will be of reinforced concrete construction 230x25 ft. Hugh L. Thompson, architect.

BAYONNE, N. J.—The contract for the filter building for the Vacuum Oil Co. has been awarded to the Turner Construction Co., 11 Broadway, Manhattan. The building will be 3-stys, octagonal in shape, of reinforced concrete construction and hollow tile curtain walls. E. B. Van Leuvan, architect.

ATHENIA, N. J.—The J. J. O'Leary Co., 500 Bloomfield av, Passaic, has received the general contract to erect four factory buildings for the Athenia Steel Co., 135 William st, Manhattan. F. H. Quinby, 99 Nassau st, Manhattan, architect.

HOTELS.

SPRING LAKE, N. J.—H. H. Moore, this place, has received the general contract to erect an addition to the 5-sty brick Hotel Monmouth, for the Spring Lake Realty Co., care of Frederick Duggan, Mead & Prince sts, Trenton, N. J. Watson & Huckel, 1211 Walnut st, Phila., Pa., architects. Cost, about \$45,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Eastern Construction Co., 110 West 40th st, has received the general contract to alter the 5-sty loft building at 40 West 28th st, from plans by Joseph Putzel, 29 West 34th st, and desires estimates on all subs.

NEWARK, N. J.—The Becker Construction Co., 361 Grove st, has received the general contract to erect an automobile salesroom at the northwest corner of Broad and Kinney sts, for G. T. Casebolt, premises. John H. and Wilson C. Ely, Firemen's Building, architects. J. W. Mason, 350 Halsey st, lessee. Cost, about \$25,000.

MISCELLANEOUS.

MANHATTAN.—Chas. T. Wills, Inc., 286 5th av, has received the general contract to erect a 7-sty dormitory, 41x90 ft, at 332 West 36th st, for Christ Church Memorial Building, William S. Coffin in charge for owner, 13 West 57th st. Hill & Stout, 299 Madison av, architects. Cost, about \$95,000.

RIVERSIDE, CONN.—C. W. Luyster, Jr., 35 Nassau st, Manhattan, has received the general contract to erect a pool and garden for Jac. Longeloth, on premises. John H. Duncan, 345 5th av, Manhattan, architect. Cost, about \$10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
181ST ST, s e cor Riverside drive, 6-sty brick apartment house, 100x116; cost, \$175,000; owner, Great Northern Construction Co., Inc., 320 5th av; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 389.

WEST END AV, 590-598, s e cor 89th st, 12-sty fireproof apartment house, 100x89; cost \$525,000; owner, 590 West End Avenue, Inc., 271 West 125th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 388.

VERMILYEA AV, s s, 100 e Isham st, 5-sty brick tenement, 75x118; cost, \$75,000; owner, Vandalia Realty Corp., 128 Broadway; architects, George & Edward Blum, 505 5th av. Plan No. 393.

HALLS AND CLUBS.

124TH ST, 74-80 West, s e cor Lenox av, 7-sty fireproof club and assembly room, 150x100; cost, \$250,000; owner, The Young Womens Christian Association of N. Y. C., 600 Lexington av; architect, Louis E. Jallade, 37 Liberty st. Plan No. 390.

STABLES AND GARAGES.

157TH ST WEST, 180 w Riverside dr, 1-sty fireproof garage, 25x40; cost, \$1,200; owners, Charles and Emma Adams, 61 Broadway; architect, William H. Temple, 401 West 149th st. Plan No. 387.

STORES, OFFICES AND LOFTS.

UNION SQUARE, 26-28, 13-sty fireproof store and showrooms, 50x100x115; cost, \$225,000; owner, Union Square Building Corp., 15 Broad st; architect, Wm. G. Pigueron, 59-61 Pearl st. Plan No. 391.

22D ST, 521-539 East, and 522-534 East 23d st, 1-sty frame storage, 62x30; cost, \$2,000; owner, New York Railways Co., 165 Broadway; architect, Charles E. Corby, 621 Broadway. Plan No. 392.

MISCELLANEOUS.

175TH ST, 611-615 West, & 612-614 West 176th st, 2-sty fireproof telephone exchange, 65 x128; cost, \$93,000; owner, The New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 386.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

VAN BUREN ST, s w cor Morris Park av, two 5-sty brick tenements, slag roof, 63.1x91.4, 40x85; cost, \$100,000; owner, Van Buren Const. Co., P. J. Dwyer, 177th st and West Farms road, Pres.; architect, Kreymborg Archtl Co., 1029 East 163d st. Plan No. 639.

HORNADAY PL, n s, 71.71 e Crotona park-way, 5-sty brick tenement, slag roof, 50x88; cost, \$50,000; owner, H. M. Const. Co., Morris Herman, 927 East 163d st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 638.

JEROME AV, n w cor 192d st, 5-sty brick tenement, plastic slate roof, 97.1x72; cost, \$100,000; owner, Jerome Av. Const. Co., Elias Lapin, 661 Tinton av, Sec.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 640.

JEROME AV, w s, 97.13 n 192d st, 5-sty brick tenement, plastic slate roof, 63x93.3; cost, \$60,000; owner, Jerome Av. Const. Co., Elias Lapin, 661 Tinton av, Sec.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 641.

194TH ST, n s, from Briggs to Valentine av, two 5-sty brick tenements, slag roof, 44x90, 56.7x94.4; cost, \$75,000; owner, Poe Park Const. Co., Michael Giardano, 2494 Cambreling av, Pres.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 636.

FIELD PL, s s, 57 w Creston av, 5-sty brick tenement, 63x88, tar and gravel roof; cost, \$65,000; owners, No. 2333 Creston Av Co., Archibald Hamilton, 2490 Tiebout av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 644.

190TH ST, n e cor University av, 5-sty brick tenement, 75x90, composition roof; cost, \$70,000; owner, Wm. M. Moore, on prem.; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 642.

190TH ST, n s, 75 e University av, 5-sty brick tenement, 49.4x59.7, composition roof; cost, \$38,000; owner, Wm M Moore, on premises; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 643.

CROTONA PKWAY, e s, 118.21 n 180th st, 5-sty brick tenement, 66x60.10, plastic slate roof; cost, \$37,500; owners, H. S. & S. O. Crystal, Inc., H. S. Crystal, 47 West st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 646.

JEROME AV, w s, 160.13 n 192d st, two 5-sty brick tenements, 63x101, plastic slate roof; cost, \$150,000; owner, Jerome Av Constn Co., Elias Lapin, 661 Tinton av, Sec.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 645.

MOHEGAN AV, w s, 118.21 n 180th st, 5-sty brick tenement, 60x60.10, plastic slate roof; cost, \$37,500; owners, H. S. & S. O. Crystal, Inc., H. S. Crystal, 47 West st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 648.

COLLEGE AV, w s, 95 s 169th st, three 5-sty brick tenements, 63x101, plastic slate roof; cost, \$120,000; owner, Valhalla Corp., Jamob O. Pedersen, 3d av and 148th st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 653.

LIGGETT AV, n w cor Fox st, three 5-sty brick tenements, 56x95, 46x91, 46.4x93, slag roof; cost, \$155,000; owners, Macy Constn Co.,

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Samuel Silberberg, 574 Tinton av, Pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 650.

VALENTINE AV, w s, 76.51 s 184th st, two 5-sty brick tenements, 50x88, slag roof; cost, \$100,000; owners, Ensign Impt. Co., Jos. A. Damsey, 391 East 149th st, Pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 651.

BRYANT AV, w s, 25.54 s 179th st, two 5-sty brick tenements, plastic slate roof, 457.6x92; cost, \$90,000; owners, Trojan Bldg. Co., Oscar R. W. Worm, 148th st and 3d av, Pres.; architects, Moore and Landsiedel, 3d av and 148th st. Plan No. 662.

PROSPECT AV, w s, 70 s 187th st, two 5-sty brick tenements, tin roof, 50x83; cost, \$90,000; owners, Swarto Const. Co., Guitano Caretta, 663 Crescent av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 661.

DWELLINGS.

GARFIELD ST, e s, 125 n Van Nest av, 2-sty frame dwelling, tin roof, 21x48; cost, \$4,000; owner, August Stover, 1716 Garfield st; architects, Dunnigan & Crumby, 3d av and 149th st. Plan No. 655.

MINNEFORD AV, e s, 50 n Bowne st, 2-sty frame dwelling, shingle roof, 17x40; cost, \$2,400; owner, Belle L. Hammond, 829 Beek st; architect, S. J. Stammers, 320 5th av. Plan No. 660.

NEWMAN AV, w s, 150 n O'Brien av, 2-sty frame dwelling, shingle roof, 19x34; cost, \$3,200; owner, Philip Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 662.

FACTORIES AND WAREHOUSES.

146TH ST, n e cor Park av, 1-sty brick factory, 127x76.4, tar and felt roof; cost, \$15,000; owner, Sigmund Ullman Co., Jas. A. Ullman, on premises, vice-pres.; architect, Richard A. Wright, 101 Park av. Plan No. 654.

HOSPITALS AND ASYLUMS.

SHORE ROAD, s s, 140 e Dock rd, Rikers Island, 1-sty terra cotta block and brick prison and hospital, 143.4x52, tin roof; cost, \$20,000; owner, City of New York; architects, F. B. & A. Ware, 1170 Broadway. Plan No. 656.

STABLES AND GARAGES.

WEBSTER AV, e s, 106.54 s 170th st, 1-sty brick garage, concrete and slag roof, 56.49x90; cost, \$10,000; owner, Manderkin Bldg. Co., Geo. Kinderman, 1360 Webster av, Pres.; architect, Wesley S. Eessel, 3 West 29th st. Plan No. 659.

DORSEY ST, n s, 99.38 w Hubbell st, 1-sty frame stable, slag roof, 14x27; cost, \$500; owner, Guisippe Parrillo, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 652.

STORES, OFFICES AND LOFTS.

3D AV, s e cor Offices av, 3-sty brick stores and offices, 89.17x69.98, plastic slate roof; cost, \$30,000; owner, Atilis Pasguini, 30 East 42d st; architect, N. Serracino, 1170 Broadway. Plan No. 647.

INTERVALE AV, e s, 14.127 n Fox st, 1-sty brick stores, 32.10x82.9; cost, \$5,000; owner, T. R. Bldg. Co., Thos. Reilly, 1542 Southern Boulevard, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 637.

195TH ST, n w cor Webster av, 2-sty brick stores and offices, slag roof, 200x25; cost, \$35,000; owner, Bedford Park Amusement Corp., Peter Klein, on premises; architect, Geo. F. Pelham, Inc., 30 East 42d st. Plan No. 658.

THEATRES.

195TH ST, n s, 25 w Webster av, 1-sty brick theatre, slag roof, 75.14x200; cost, \$75,000; owner, Bedford Park Amusement Corp., Peter Klein, on premises, Pres.; architect, Geo. F. Pelham, Inc., 30 East 42d st. Plan No. 657.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. 61ST ST, n s, 140 w 5th av, two 3-sty brick tenements, 20x82, slag roof, 6 families each; total cost, \$17,000; owner, Ernest Stillman, 5209 7th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 8453.

EAST 2D ST, w s, 100 s Av A, 3-sty brick tenement, 24x69, slag roof, 6 families; cost, \$7,500; owner, Albermarle Realty Co., 520 Newport av; architect, W. T. McCarthy, 16 Court st. Plan No. 8405.

EAST 2D ST, w s, 124 s Av A, three 3-sty brick tenements, 24x69, slag roof, 6 families each; total cost, \$22,500; owner, Albermarle Realty Co., 520 Newport av; architect, W. T. McCarthy, 16 Court st. Plan No. 8406.

EAST 2D ST, w s, 196 s Av A, 3-sty brick tenement, 24x69, slag roof, 6 families; cost, \$7,500; owner, Albermarle Realty Co., 520 Newport av; architect, W. T. McCarthy, 16 Court st. Plan No. 8407.

EAST 31ST ST, n w cor Av G, 3-sty brick tenement, 32.6x90, slag roof, 9 families; cost, \$15,000; owner, Maxburg Const. Co., 936 Prospect av, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 8409.

71ST ST, n w cor New Utrecht av, 4-sty brick store and tenement, 22x95, slag roof, 7 families; cost, \$12,000; owner, John R. Pinover Co., 7402 New Utrecht av; architect, W. T. McCarthy, 16 Court st. Plan No. 8404.

AV G, n s, 32.6 w East 31st st, 3-sty brick tenement, 27.6x85, slag roof, 6 families; cost, \$14,000; owner, Maxburg Const. Co., 936 Prospect av, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 8408.

LAFAYETTE AV, s s, 100 w Marcy av, 4-sty brick tenement, 50x87, gravel roof, 20 families; cost, \$25,000; owner, Paragon Const. Co., 1181 Myrtle av; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 8426.

HEMLOCK ST, w s, 100 s Pitkin av, 4-sty brick tenement, 40x86, gravel roof, 16 families; cost, \$18,000; owner, Emil Rinking, 386 Crescent st; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 8468.

DUMONT AV, s w cor Shepherd av, 3-sty brick tenement, 25x70, slag roof, 6 families; cost, \$10,000; owner, Warwick Impt. Co., 635 Ashford st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8473.

56TH ST, n s, 310 w 4th av, 3-sty brick tenement, 25x70, gravel roof, 6 families; cost, \$6,000; owner, Francis Lee, 426 67th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8536.

ELTON ST, n e cor Sutter av, 4-sty brick store and tenement, 40x90, gravel roof, 19 families; cost, \$25,000; owner, Morris Katz, 70 Duane st, Manhattan; architects, Cohn Bros., 361 Stone av. Plan No. 8569.

LEWIS PL, s s, 85 e Coney Island av, 4-sty brick tenement, 47.1x89, slag roof, 16 families; cost, \$24,000; owner, Marco Bldg. Co., 121 Williams av; architect, Farber & Markwitz, 189 Montague st. Plan No. 8574.

DWELLINGS.

68TH ST, s s, 98.4 w 4th av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$13,500; owner, F. & H. Co., 467 77th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8437.

VIENNA AV, s s, 10 e Holly st, 1-sty brick dwelling, 20x20, tin roof, 1 family; cost, \$1,400; owner, Antonio Variale, 1098 Hegeman av; architect, Ernest Dennis, 241 Schenck av. Plan No. 8452.

CANARSIE LA, s s, 82 e New York av, 2-sty brick dwelling, 18x32, slag roof, 1 family; cost, \$3,000; owner, Peter Relyea, St. Albans, Queens; architect, Adam Fischer, 373 Fulton st. Plan No. 8422.

NEW YORK AV, s e cor Canarsie la, 2-sty brick dwelling, 16.2x32, slag roof, 1 family; cost, \$3,500; owner, Peter Relyea, St. Albans, Queens; architect, Adam Fischer, 373 Fulton st. Plan No. 8424.

NEW YORK AV, e s, 166 s Canarsie la, two 2-sty brick dwellings, 16x32, slag roof, 1 family each; total cost, \$7,000; owner, Peter Relyea, St. Albans, Queens; architect, Adam Fischer, 373 Fulton st. Plan No. 8423.

TILDEN AV, n s, 46.9 w East 34th st, 2-sty frame dwelling, 27x24, tin roof, 1 family; cost, \$1,500; owner, Albert E. Castle, 2713 Church av; architect, C. A. Foster, 2810 Newkirk av. Plan No. 8417.

DURLAND PL, w s, 120 s Av G, two 2-sty frame dwellings, 18x38, shingle roof, 1 family each; total cost, \$4,000; owners, John D. Bush & ano, 1378 East 92d st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8482.

76TH ST, s s, 90.2 w 7th av, 2-sty brick dwelling, 20x38, gravel roof, 1 family; cost, \$5,000; owner, Arthur Pinover, 16 Court st; architect, C. Schubert, 366 5th av, Manhattan. Plan No. 8462.

KENMORE PL, w s, 220 s Av L, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$3,500; owner, Oakcrest Bldg. Co., 1125 East 14th st; architect, A. W. Pierce, 59 Court st. Plan No. 8520.

LINCOLN PL, n s, 75 e Brooklyn av, 2-sty brick dwelling, 18x54.10, slag roof, 1 family; cost, \$6,000; owner, S. R. Bldg. Co., 189 Montague st; architect, W. T. McCarthy, 16 Court st. Plan No. 8523.

WEST 35TH ST, e s, 100 s Mermaid av, two 1-sty frame dwellings, 11.6x27, shingle roof, 1 family each; total cost, \$800; owners, Alex. S. Kahn & ano, 2931 West 30th st; architect, H. J. Nurick, 830 Putnam av. Plan No. 8519.

AV G, s w cor East 22d st, 2-sty frame dwelling, 29x28, shingle roof, 1 family; cost, \$5,000; owner, Edw. R. Strong, 1715 Foster av; architects, Slee & Bryson, 154 Montague st. Plan No. 8518.

CARROLL ST, n e cor Brooklyn av, 2-sty brick dwelling, 20x55, slag roof, 1 family; cost, \$8,000; owner, Harold Hansen, 308 President st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 8499.

CROWN ST, s e cor New York av, 2-sty brick dwelling, 22.8x47, slag roof, 1 family; cost, \$6,000; owner, Sidney F. Musselwhite, 1299 Sterling pl; architect, Frank F. Carr, 69 Douglass av, Yonkers. Plan No. 8487.

CROWN ST, s s, 20 e New York av, 2-sty brick dwelling, 20x20, slag roof, 1 family; cost, \$6,000; owner, Sidney F. Musselwhite, 1299 Sterling pl; architect, F. F. Carr, 69 Douglass av, Yonkers. Plan No. 8488.

DELAMERE PL, w s, 580 s Av M, 2-sty frame dwelling, 22x39.6, shingle roof, 1 family; cost, \$4,500; owner, Wm. Bordfeld, 636 East 34th st; architect, D. A. Lucas, 98 3d st. Plan No. 8496.

EAST 17TH ST, w s, 500 n Av J, 2-sty frame dwelling, 56.3x23, shingle roof, 1 family; cost, \$7,500; owner, Dietrich & Wilson Const. Co., 1401 Av J; architects, Slee & Bryson, 154 Montague st. Plan No. 8483.

FACTORIES AND WAREHOUSES.

ANTHONY ST, n s, 100 e Morgan av, 1-sty brick factory, 50x70, gravel roof; cost, \$7,500; owner, Frank Clark, 464 Graham av; architect, Chi Bauer, Inc., 861 Manhattan av. Plan No. 8435.

VAN DAM ST, e s, 100 n Nassau av, 3-sty brick factory, 65x100, slag roof; cost, \$25,000; owner, John W. Moore, 60 Van Dam st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 8429.

CLASSON AV, w s, 50 s Greene av, 1-sty brick factory, 50x140, slag roof; cost, \$10,000; owner, Willard E. Tunnison, 262 Greene av; architect, John Carroll, Neponsit, N. Y. Plan No. 8478.

STABLES AND GARAGES.

NAUTILUS AV, s e cor Sea Gate av, 2-sty frame garage, 20x24, shingle roof; cost, \$1,200; owner, Edgar L. Luchenbach, on premises; architect, John C. Wandell, 4 Court sq. Plan No. 8450.

SKILLMAN AV, n s, 100 w Lorimer st, 1-sty brick stable, 12x25, — roof; cost, \$700; owner, Roberto Casese, 13 Skillman av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 8457.

QUINCY ST, s s, 150 e Stuyvesant av, 1-sty brick garage, 50x100, gravel roof; cost, \$10,000; owner, Simon Hoch, 847 Gates av; architects, Slee & Bryson, 154 Montague st. Plan No. 8433.

REID AV, s e cor Monroe st, 1-sty brick garage, 50x125, tin roof; cost, \$12,000; owner,

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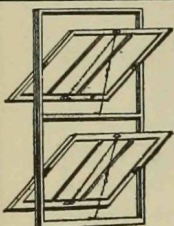
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Amelia D. Feldhers, 251 Stuyvesant av; architect, Harry Dorf, 614 Kosciuszko st Plan No. 8472.

WEST 17TH ST, n w cor Neptune av, 1-sty brick garage, 34.7x60, slag roof; cost, \$4,000; owner, Fredk. K. James, 247 West 46th st, Manhattan; architect, Louis F. Schillinger, 167 Van Sicten av. Plan No. 8534.

74TH ST, s s, 305.6 e Ft. Hamilton av, 1-sty frame garage, 14x18, shingle roof; cost, \$500; owner, Peter Holmgren, on premises; architect, Harry Rucker, 9004 5th av. Plan No. 8529.

FLATBUSH AV, n s, 95 w Sterling pl, 1-sty brick garage, 25x33.2, gravel roof; cost, \$600; owner, H. R. Regulon, 52 8th av; architect, Wm. Flanagan, 118 East 28th st. Plan No. 8525.

BAY 32D ST, e s, 200 s Benson av, 1-sty frame garage, 20x20, shingle roof; cost, \$500; owner, Isidore Epstein, 109 Bay 22d st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8500.

SCHENCK CT, n e cor Jamaica av, 1-sty brick garage, 13x20, slag roof; cost, \$250; owner, Frank Richards, 148 Sunnyside av; architect, Wm. C. Winters, 106 Van Sicten av. Plan No. 8495.

OVINGTON AV, n s, 178 e 3d av, 1-sty brick garage, 88x20, gravel roof; cost, \$1,500; owner, Dr. Bruce G. Blackmar, 331 Ovington av; architect, Jefferson R. Edwards, 7616 Ridge boulevard. Plan No. 8502.

FT. HAMILTON PKWAY, s s, 375 w Chester av, 1-sty brick stable, 50x60, gravel roof; cost, \$3,500; owner, Lillian Murphy, 111 Minna st; architect, Louis Allmendinger, 926 Broadway. Plan No. 8552.

STORES AND DWELLINGS.

5TH AV, s w cor 41st st, 3-sty brick store and dwelling, 20.2x90, slag roof, 2 families; cost, \$8,000; owner, A. B. C. Impt. Co., 100 Graham av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8460.

72D ST, s s, 49.10 w 5th av, 3-sty brick store and dwelling, 18x36, 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. 8440.

5TH AV, s w cor 72d st, 3-sty brick store and dwelling, 20.7x49.10, gravel roof, 2 families; cost, \$7,000; owner, P. J. Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8441.

JEROME ST, n e cor Dumont av, 2-sty brick store and dwelling, 20x60, slag roof, 1 family; cost, \$3,500; owner, Wm. Kerer, 899 Dumont av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8540.

LINCOLN PL, n e cor Brooklyn av, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$10,000; owner, S. R. Bldg. Co., 189 Montague st; architect, W. T. McCarthy, 16 Court st. Plan No. 8522.

BROOKLYN AV, e s, 20 n Lincoln pl, three 3-sty brick stores and dwellings, 19.4x55, slag roof, 2 families each; total cost, \$21,000; owner, S. R. Bldg. Co., 189 Montague st; architect, W. T. McCarthy, 16 Court st. Plan No. 8521.

NEW UTRECHT AV, n e cor 51st st, 3-sty brick store and dwelling, 16x60.8, slag roof, 2 families; cost, \$8,000; owner, New Utrecht Impt. Co., 1223 46th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8557.

NEW UTRECHT AV, s e cor 50th st, 3-sty brick store and dwelling, 23.10x136.1, slag roof, 2 families; cost, \$9,000; owner, New Utrecht Impt. Co., 1223 46th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8560.

NEW UTRECHT AV, e s, 23.10 s 50th st, 3-sty brick store and dwelling, 38.9x46, slag roof, 2 families; cost, \$7,000; owner, New Utrecht Impt. Co., 1223 46th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8559.

NEW UTRECHT AV, e s, 62.2 s 50th st, eight 3-sty brick stores and dwellings, 20x51, slag roof, 2 families each; total cost, \$40,000; owner, New Utrecht Impt. Co., 1223 46th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8558.

SUTTER AV, n s, 40 e Elton st, 4-sty brick store and dwelling, 50x89, gravel roof, 20 families; cost, \$24,000; owner, Morris Katz, 70 Duane st, Manhattan; architects, Cohn Bros., 361 Stone av. Plan No. 8568.

MISCELLANEOUS.

PARKER ST, n w cor Vandervoort st, 2-sty brick cooperage, 50x100, gravel roof; cost, \$3,500; owner, Stephan Jerry, 436 Manhattan av; architect, Jas. McKillopp, 154 India st. Plan No. 8438.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

UNION COURSE.—Jerome av, n e cor Cochran av, two-sty brick stores and tenements, 20x 60, tin roof, 3 families; cost, \$14,000; owner, Chas. Fritz, Orchard st, Jamaica; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 4211.

RIDGEWOOD.—Putnam av, n w cor Cypress av, 3-sty brick store and tenement, 22x90, tin roof, 3 families, gas; cost, \$10,000; and Putnam av, n s, 22 w Cypress av, two 3-sty brick stores and tenement, 20x60, tin roof, 3 families; cost, \$14,000; owner, Aug. Bauer, 365 Highland boulevard, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 4246-7.

DWELLINGS.

FOREST HILLS.—Jewel st, n s, 200 e Continental av, 2-sty brick dwelling, 41x26, tile roof, 1 family, steam heat, gas and electricity; cost, \$10,000; owner, Al. H. Bloch, Forest Hills; architect, Norman McGlashan, Douglaston. Plan No. 4189.

JAMAICA.—Rockaway rd, e s, 100 n Pacific st, 2-sty brick dwelling, 18x40, shingle roof, 1 family, steam heat, gas; cost, \$2,750; owner, Wm. Hudinski, Rockaway rd, Jamaica; architect, I. M. Kirby, Fulton st, Jamaica. Plan No. 4200.

JAMAICA.—Union av, w s, 69 s Union Park, two 2½-sty frame dwelling, 18x41, shingle roof, 1 family, steam heat, gas; cost, \$5,500; owner,

Jamaica Homes Providing Co., 41 No. Washington st, Jamaica; architect, I. M. Kirby, 363 Fulton st, Jamaica. Plan Nos. 4198-99.

JAMAICA.—Union Park, s w cor Union av, seven 2½-sty frame dwellings, 18x46, shingle roof, 1 family, steam heat, gas; cost, \$12,500; owner, Jamaica Homes Providing Co., 41 No. Washington st, Jamaica; architect, I. M. Kirby, 363 Fulton st, Jamaica. Plan Nos. 4191 to 4197.

KEW.—Audley st, s w cor Abingdon rd, brick garage, 15x21, tile roof; cost, \$750; owner, H. E. McLoughlin, 1779 Union av, Brooklyn. Plan No. 4203.

MORRIS PARK.—Beaufort st, s s, 24 e Wicks st, 2-sty frame dwelling, 18x44, tin roof, 2 families, gas; cost, \$2,800; owner, Geo. McCulloch, 21 Ashland pl, Brooklyn; architect, J. D. Geddes, 4481 Fulton st, Richmond Hill. Plan No. 4201.

OZONE PARK.—Freedom av, e s, 100 s Jerome av, 2-sty brick dwelling, 18x48, slag roof, 2 families, gas; cost, \$3,400; owner, C. Fiorentino, 1348 Ocean av, Brooklyn; architect, L. Dananher, Jamaica. Plan No. 4205.

RICHMOND HILL.—Briggs av, e s, 90 s Jerome av, two 2-sty frame dwellings, 17x55, tin roof, 2 families, gas; cost, \$7,000; owner, Wm. Sullivan, Newark, N. J.; architect, S. H. Bailey, Jerome av, Richmond Hill. Plan No. 4190.

ROCKAWAY BEACH.—Beach 115th st, w s, 300 n Parkway, 2-sty frame dwelling, 22x63, slag roof, 2 families, gas; cost, \$5,000; owner,

Richard T. Burke, 725 Grand st, Brooklyn; architect, Edw. Berrian, Rockaway Park. Plan No. 4187.

WOODHAVEN.—6th st, s s, 172 w Shaw av, 2-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner, Ralph Grant, 1 Shipley st, Woodhaven; architect, C. W. Ross, Benedict av, Woodhaven. Plan No. 4180.

WOODHAVEN.—Snediker av, e s, 75 s 7th st, three 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$7,500; owner, Ralph Grant, 1 Shipley st, Woodhaven; architect, C. W. Ross, Benedict av, Woodhaven. Plan Nos. 4181-2-3.

BAYSIDE.—Bismarck av, w s, 180 n Ashburton av, 2½-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat, gas; cost, \$4,000; owner, Louis Orgelfinger, Bell av, Bayside; architect, Wm. Parkinson, Bayside. Plan No. 4239.

BAYSIDE.—8th st, w s, 60 s Ashburton av, 2½-sty frame dwelling, 20x45, shingle roof, 1 family, steam heat, gas; cost, \$3,400; owner and architect, A. L. Brude, Bayside, Plan No. 4206.

BROAD CHANNEL.—11th rd, w s, 200 n Rockaway rd, four 1-sty frame bungalows, 16x 16, tin room, 1 family; cost, \$1,400; owner, Bigenut Bungalow Corp., 30 Nassau st, Manhattan. Plan Nos. 4229 to 4232.

FLUSHING.—Franconia av, s s, 150 e Central av, 2-sty frame dwelling, 24x48, tin roof,

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Plans Filed, New Buildings—Continued.

2 families, gas; cost, \$3,500; owner and architect, Gustave Henning, 89 Elm st, Flushing. Plan No. 4240.

JAMAICA.—Homer Lee av, n w cor Islington pl, 2-sty frame dwelling, 40x18, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, A. King, Islington pl, Jamaica; architect, owner. Plan No. 4236.

JAMAICA.—Palatine av, w s, 35 n Foothill st, 2½-sty frame dwelling, 18x46, shingle roof, 1 family, steam heat, gas; cost, \$3,000; owner, Herman Berfe, Beaufort av, Jamaica; architect, I. M. Kirby, Jamaica. Plan No. 4235.

JAMAICA.—Silkworth av, e s, 686 s Jamaica av, two 2½-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owner, Stuppelli Bast, 101 Maple st, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 4212-13.

L. I. CITY.—Hancock st, w s, 11 n Pierce av, 2-sty brick dwelling, 25x30, slag roof, 2 families, gas; cost, \$3,000; owner, Frank Delevante, 618 Vernon av, L. I. City; architect, C. W. Hewitt, 604 Academy st, L. I. City. Plan No. 4227.

RICHMOND HILL.—Greenwood av, e s, 250 s Atlantic av, 2-sty frame dwelling, 20x55, tin roof, 2 families, gas; cost, \$3,200; owner, John C. Rutledge, Oxford av, Rockaway Beach; architect, Chas. A. Mile, 37 Liberty av, Richmond Hill. Plan No. 4209.

ROSEDALE.—Lafayette av, s s, 209 w Rosedale av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, gas; cost, \$2,600; owner, Clara Ruby, Rosedale; architect, owner. Plan No. 4228.

WOODHAVEN.—Belmont av, n s, 106 e Clinton st, five 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$12,500; owner, Stuppelli-Bast, 101 Maple st, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 4220 to 4224.

WOODHAVEN.—Belmont av, n e cor Clinton av, five 2-sty frame dwellings, shingle roof, 1 family, steam heat, gas; cost, \$12,500; owner, Stuppelli-Bast, 101 Maple st, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 4214 to 4218.

CORONA.—40th st, s e cor Hayes av, 2-sty frame dwelling, 20x54, tin roof, 2 families, gas; cost, \$3,500; and Hayes av, s s, 26 e 40th st, three 2-sty frame dwellings, 20x54, tin roof, 2 families, gas; cost, \$10,500; owner, Thomas Daly, 12 39th st, Corona; architect, R. W. Johnson, Grove st, Corona. Plan Nos. 4242-3-4-5.

EDGEWATER.—Beach 44th st, w s, 40 n Hantz pl, 1-sty frame dwelling, 14x35, tin roof, 1 family; cost, \$800; owner, Walter Frost, No. Eldert av, Rockaway Beach; architect, owner. Plan No. 4260.

ELMHURST.—Britton av, s s, 237 w Judge st, 2½-sty frame dwelling, 22x32, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, Geo. C. Johnston, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 4254.

MASPETH.—Clinton av, s s, 225 w Willow st, 2-sty frame dwelling, 20x34, shingle roof, 1 family, steam heat, gas; cost, \$2,000; owner, Paul Keryo, Clinton av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 4256.

RICHMOND HILL.—Curtis av, s e cor Central av, six 2-sty frame dwellings, 16x40, tin roof, 1 family, gas; cost, \$13,200; owners, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, G. E. Crane, Richmond Hill. Plan No. 4258.

BAYSIDE.—8th st, e s, 180 n Warburton av, 2-sty frame dwelling, 26x38, shingle roof, 1 family, steam heat, gas; cost, \$4,000; owner and architect, G. A. Sheffield, 3d st, Bayside. Plan No. 4271.

EDGEWATER.—Beach 44th st, 40 n Hantz pl, 1-sty frame dwelling, 14x35, tin roof, 1 family, gas; cost, \$800; owner, Walter Frost, No. Eldert av, Rockaway Beach. Plan No. 4261.

FLUSHING.—19th st, e s, 120 s 64th st, 2½-sty frame dwelling, 26x37, shingle roof, 1 family, steam heat, gas; cost, \$6,200; owner, Glagys Butler, 28th st, Flushing; architect, L. Wise, New Rochelle. Plan No. 4270.

GLENDALE.—Lafayette av, w s, 96 n Central av, fourteen 2-sty brick dwellings, 20x50, tin roof, 2 families, gas; cost, \$42,000; owner, Sono Const. Co., 501 Powell st, Brooklyn; architect, M. Perlstein, Fulton av, Middle Village. Plan Nos. 4279-80-81.

JAMAICA.—Pacific st, s s, 220 w Vine st, four 1½-sty frame dwellings, 20x37, shingle roof, 1 family, steam heat, gas; cost, \$10,000; owner, F. W. Scutt & Co., 336 Fulton st, Jamaica; architect, H. T. Jeffrey, Butler Bldg., Jamaica. Plan Nos. 4291-2-3-4.

JAMAICA.—Pacific st, s s, 100 w Vine st, three 1½-sty frame dwellings, 20x27, shingle roof, 1 family, steam heat, gas; cost, \$7,500; owner, Queens Nassau Motor Co., 336 Fulton st, Jamaica; architect, H. T. Jeffrey, Butler Bldg., Jamaica. Plan Nos. 4288-9-90.

JAMAICA.—Pacific st, n s, 175 w Vine st, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner and architect, Caleb Simons, Pacific and Vine sts, Jamaica. Plan Nos. 4266-67.

JAMAICA.—Shelton av, n s, 45 w Ackroyd av, two 2-sty frame dwellings, 20x46, shingle roof, 2 families, gas; cost, \$6,000; owner, B. D. Hooper, Fulton st, Jamaica; architect, W. A. Finn, Jamaica. Plan No. 4262.

MIDDLE VILLAGE.—Pulaski st, n s, 175 w Hinman st, 2-sty frame dwelling, 22x48, tar and gravel roof, gas, 2 families; cost, \$2,500; owner, Antonia Aleri, 235 Suydam st, Brooklyn; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 4282.

MIDDLE VILLAGE.—Pulaski st, s s, 50 e Hinman st, 2-sty frame store and dwelling, 22x48, tar and gravel roof, gas, 2 families; cost, \$2,500; owner, Antonia Aleri, 235 Suydam st, Brooklyn; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 4282.

RICHMOND HILL.—Curtis av, e s, 275 s Hillside av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owner, Peter Bauer, 680 Walnut st, Richmond Hill; architect, E. W. Jackson, s Herriman av, Jamaica. Plan Nos. 4272-3.

ROCKAWAY BEACH.—Seminole av, w s, 204 s Washington av, 2-sty frame dwelling, 24x38, shingle roof, 1 family, steam heat, gas; cost, \$4,500; owner, Elsie F. Gilfeather, Huron st, Rockaway Beach; architect, J. A. Lasher, Rockaway Beach. Plan No. 4268.

SOUTH OZONE PARK.—Freeland av, s s, 308 w Van Wyckin pl, twenty-five 2-sty brick dwellings, 22x30, slag roof, 1 family; cost, \$75,000; owner, K. & F. Building Co., 761 Saratoga av, Brooklyn; architect, Jos. Weiss, 16 Court st, Brooklyn. Plan Nos. 4285-6-7.

UNION COURSE.—Shaw av, w s, s w cor 5th st, six 2-sty frame dwellings, 15x54, tin roof, 2 families, gas; cost, \$21,000; owner, Wm. Molitor, 163 3d st, Union Course; architect, J. D. Geddes, 4481 Fulton st, Richmond Hill. Plan Nos. 4200-4-5.

WOODHAVEN.—Vajejan pl, s s, 140 w Ferry st, 2-sty frame dwelling, 20x23, tin roof, 2 families, gas; cost, \$1,200; Antonia Pacionella, 1129 Boyd av, Woodhaven; architect, A. Cehio, same address. Plan No. 4276.

WOODHAVEN.—Vandever pl, s e cor Fulton st, 2½-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat, gas; cost, \$3,500; and VANDEVER PL, n e cor Pitkin Court, six 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat, gas; cost, \$21,000; owners, Sim & Greig, 2d st, Union Course; architect, H. T. Jeffrey, Butler Bldg., Jamaica. Plan Nos. 4295-6-7-8-9-4300-1.

WOODHAVEN.—Water st, s s, 25 e Boyd av, 1-sty brick dwelling, 20x20, slag roof, 1 family, gas; cost, \$500; owner, Rafelo Zapola, on premises. Plan No. 4275.

WOODHAVEN.—Grafton av, s w cor Thrall pl, 2-sty frame dwelling, 20x45, tin roof, 2 families, gas; cost, \$4,300; owner, M. A. Vecchione, Grafton av, Woodhaven; architect, A. Cehio, Woodhaven, Plan No. 4277.

STABLES AND GARAGES.

GLENDALE.—Brush st, e s, 780 n Deyo st, brick garage, 20x20, slag roof; cost, \$400; owner, Mary Rickert, premises. Plan No. 4210.

UNION COURSE.—Quogue st, s s, 125 e Sneider av, frame garage, 8x12; cost, \$85; owner, Lydia Smith, premises. Plan No. 4241.

WOODHAVEN.—Columbia av, e s, 60 n Ferris st, 1-sty frame garage, 15x18; cost, \$125; owner, A. E. Wenige, premises. Plan No. 4219.

BAYSIDE AV.—Jackson st, e s, 100 s Ashburton av, frame garage, 12x18; cost, \$150; owner, J. Irving, premises. Plan No. 4184.

COLLEGE POINT.—4th av, s s, 50 w 15th st, frame garage, 12x16; cost, \$300; owner, G. Krell, premises. Plan No. 4204.

ELMONT.—Private rd, e s, 600 s Central av, 2-sty frame barn, 25x55, tin roof; cost, \$1,400; owner, Henry Hartman, Fresh Meadow rd, Flushing; architect, I. M. Kirby, Jamaica. Plan No. 4255.

FLUSHING.—Locust st, n s, 228 e Lawrence st, frame garage, 12x18; cost, \$125; owner, F. A. Collins, premises. Plan No. 4186.

RICHMOND HILL.—Ashland st, s s, 82 w Prospect st, frame garage, 12x14; cost, \$150; owner, F. J. Zurich, premises. Plan No. 4202.

QUEENS.—Hollis av, s s, 50 e Grant av, frame garage, 12x20; cost, \$100; owner, A. A. Mosback, premises. Plan No. 4248.

WOODHAVEN.—Union st, n s, 200 e Shaw av, frame garage, 13x20; cost, \$150; owner, Wm. Fallon, premises. Plan No. 4253.

WOODHAVEN.—Vandever pl, e s, 360 s Elm st, tile garage, 10x18; cost, \$300; owner, Gascoyne Realty Co., Woodhaven. Plan No. 4257.

WOODHAVEN.—Manor av, w s, 40 s Ferry st, frame garage, 17x16, shingle roof; cost, \$250; owner, E. T. Vollhardt, premises. Plan No. 4252.

JAMAICA.—Desmond av, 50, tile garage, 16x16; cost, \$150; owner, Chas. Keese, on premises. Plan No. 4269.

STORES AND DWELLINGS.

ROCKAWAY BEACH.—Boulevard, s s, 30 e Undine av, 2-sty frame store and dwelling, 20x50, tin roof, 2 families, gas; cost, \$2,000; owner, I. Zaret, premises; architect, P. Caplan, 16 Court st, Brooklyn. Plan No. 4234.

MISCELLANEOUS.

BAYSIDE.—Rocky Hill rd, n s, 100 e Higgins st, steel greenhouse, 66x79, \$4,500; owner, Frank Finger, premises. Plan No. 4237.

COLLEGE POINT.—17th st, w s, 25 n Grove pl, frame shed; cost, \$25; owner, A. Noweki, premises. Plan No. 4225.

COLLEGE POINT.—Av F, 233, frame shed, 7x11; cost, \$50; owner, K. Selig, premises. Plan No. 4207.

L. I. CITY.—Jane st, n e cor Crescent st, metal sign; cost, \$100; owner, Queensboro Corp., premises. Plan No. 4226.

L. I. CITY.—Queens boulevard, n e cor 5th st, frame signboard; cost, \$50; owner, Ranson Cook Co., 452 Washington st, Manhattan. Plan No. 4208.

MIDDLE VILLAGE.—Delia st, w s, 125 s Cooper av, frame shed, 13x20; cost, \$75; owner, J. C. Hoerning, premises. Plan No. 4338.

RIDGEWOOD.—Center st, s s, 225 e Wyckoff av, frame shed, 16x57; cost, \$75; owner, I. Wisel, premises. Plan No. 4233.

COLLEGE POINT.—18th st, e s, 321 n 5th av, frame stand; cost, \$20; owner, L. I. R. R. Co., Jamaica. Plan No. 4185.

SPRINGFIELD.—Merrick rd, s s, 200 e Springfield av, frame shed, 13x15, gravel roof; cost, \$75; owner, C. L. Lampe, premises. Plan No. 4188.

ARVERNE.—Jamaica Bay, ft. of Elizabeth av, frame shed, 26x31, gravel roof; cost, \$400; owner, Valvoline Oil Co., 11 Broadway, Manhattan. Plan No. 4251.

BROOKLYN HILLS.—Woodmere pl, n s, 200 w Freedom av, frame shed, 22x10; cost, \$75; owner, C. Brunner, premises. Plan No. 4249.

RIDGEWOOD.—Myrtle av, n e cor Woodbine st, 1-sty brick market, 47x32, slag roof; cost, \$1,500; owner, Fred Kegel, 269 Irving av, Brooklyn; architect, F. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 4259.

ELMHURST.—Queens Blvd. and Maurice av, metal sign board; cost, \$300; owners, McElroy Bros., Flushing. Plan No. 4274.

FLUSHING.—Broadway, 110, frame shed, 68x20; cost, \$100; owner, Flushing Taxi Co., on premises. Plan No. 4302.

L. I. CITY.—Hill st, s w cor Queens Blvd., 1-sty brick service building, 227x89, slag roof; cost, \$40,000; owner, Packard Motor Car Co., on premises; architect, Geo. F. Pawling, 1-32 South Penn sq, Philadelphia, Pa. Plan No. 4303.

MASPETH.—Juniper av, w s, 100 s Gladys pl, one green house, 27x204; cost, \$500; owner, J. Lappe, on premises. Plan No. 4278.

Richmond.

DWELLINGS.

BUTLER PL, n s, 150 e Railroad, Rosebank, 2-sty brick dwelling, 20x30; cost, \$2,500; owner, Thos. Turner, Chestnut av, Rosebank; architect, J. C. Haabested, 151 Hatfield pl; builder, Antonio Carrille, 512 Tompkins av, Rosebank. Plan No. 1123.

CHESTNUT ST, s s, 121 w Church, Tottenville, two 2-sty frame dwellings, 36x48; cost, \$5,250; owner, Benj. Lowenstein, 603 West 29th st; architect, Louis Greenberg, 56 West 45th st, Manhattan; builder, W. S. Holbert, Huguenot Park. Plan No. 1122.

6TH ST, s e, 98 s Lincoln av, Woodland terrace, 1½-sty brick dwelling, 20x20; cost, \$1,350; owner, John A. Savaides, 528 Lincoln av; architect and builder, H. W. Putnam, 164 3d st, New Dorp. Plan No. 1112.

DAVIS AV, e s, 285 s Forest av, West New Brighton, 2-sty frame dwelling, 20x50; cost, \$2,500; owner and builder, Wm. S. Mathews, 585 Forest av, W. N. B.; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1111.

DAVIS AV, e s, 30 s Forest av, West New Brighton, 2-sty frame dwelling, 22x40; cost, \$2,500; owner and builder, Wm. S. Mathews, 585 Forest av, W. N. B.; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1118.

DECKER AV, e s, 325 n Hagaman pl, Port Richmond, two 2-sty frame dwellings, 22x40; cost, \$4,200; owner, G. Nilson, Herberton av, P. Rich.; architect and builder, J. P. From, 234 Charles av, P. R. Plan No. 1117.

EGBERT AV, w s, 100 s 3d st, Egbertville, 2-sty frame dwelling, 20x24; cost, \$1,400; owner, Mrs. C. Stewert, New Dorp P. O.; architect and builder, Geo. Hornkamp, Richmond P. O. Plan No. 1114.

ELLIOTT AV, s s, 261 e Amboy rd, Tottenville, 2-sty frame dwelling, 28x28; cost, \$2,300; owner, John T. Frerichs, Tottenville; architect, owner and builder, Palmer & Lindquist, Tottenville. Plan No. 1110.

FAIRVIEW AV, n e cor 1st pl, Castleton Corners, 2-sty frame dwelling, 20x26; cost, \$2,000; owner, architect and builder, Riley Realty & Construction Co., New Jersey. Plan No. 1133.

FAIRVIEW AV, e s, 43 n 1st pl, Castleton Corners, 2-sty frame dwelling, 20x22; cost, \$2,000; owner, Riley Realty & Construction Co., New Jersey. Plan No. 1132.

FOREST AV, n s, 137 n Elizabeth st, West Brighton, 2½-sty frame dwelling, 20x27; cost, \$1,800; owner, M. Hill, West Brighton; architect and builder, J. O. Johnson, Port Richmond. Plan No. 1120.

GREELEY AV, n w cor Kruger st, Grant City, 2-sty frame dwelling, 30x26; cost, \$2,500; owner, Gordon Thompson, Richmond Valley; architects, Grunert & Pneuman, New Dorp; builder, F. Perrin, Richmond Valley. Plan No. 1127.

HIGHLAND RD, w s, 700 s Amboy rd, Great Kills, 2-sty frame dwelling, 28x32; cost, \$4,000; owner, Mae F. Delavan, Manhattan; architects and builders, Dupuy & Jensen, 249 Fisher av, Tottenville. Plan No. 1128.

NELSON AV, e s, 375 s Amboy rd, Great Kills, 2-sty frame dwelling, 22x28; cost, \$3,750; owner, M. W. Wood, Great Kills; architect and builder, R. C. Hornfager, Great Kills. Plan No. 1124.

SEASIDE B, w s, 200 s Sand lane, So. Beach, eight 1-sty frame bungalows, 14x21; cost, \$1,400; owners, McCourt Bros.; architect, owner and builder, J. W. Nastase, Arrochar. Plan No. 1115.

VAN WYCK AV, e s, 500 n High st, Princes Bay, 1½-sty frame dwelling, 30x40; cost, \$2,700; owner, Julius A. Topp, Princes Bay; architect and builder, E. R. Paugh, Tottenville. Plan No. 1113.

FACTORIES AND WAREHOUSES. PROSPECT ST, n s, 200 w Morningstar rd, Elm Park, 1-sty frame work shop, 12x16; cost, \$40; owner, Mary Kicinski, 208 Prospect st, Elm Park. Plan No. 1134.

PENDLETON PL, e s, 200 n Franklin av, New Brighton, 1-sty tile storage, 20x22; cost, \$350; owner, J. Pendleton, Pendleton pl; builder, O. O. Odegaard, 210 Elm av, Port Richmond. Plan No. 1019.

STABLES AND GARAGES.

JEFFERSON BLVD, n s, 100 w Lamont av, Annadale, 1-sty frame garage, 12x16; cost, \$125; owner, B. W. Ainsworth, Jefferson Bldg., Annadale; architect and builder, M. E. Kelling, Jefferson Bldg., Annadale. Plan No. 1130.

WATERS AV, n s, 100 w Jewett av, West Brighton, 1-sty frame garage, 18x18; cost, \$180; owner, architect and builder, C. S. T. Watson, 11 Waters av, West New Brighton. Plan No. 1129.

MISCELLANEOUS.

ARIETTA ST, s s, Tompkinsville, 1-sty frame shed, 15x25; cost, \$75; owners and builders, Denyse Bros., Tompkinsville. Plan No. 1131.

RICHMOND TER and Western av, Mariners' Harbor, 1-sty frame gatekeeper's lodge, 12x16; cost, \$200; owners, Proctor & Gamble Mfg. Co., Port Ivory, S. I.; owner builds. Plan No. 1125.

RICHMOND TER and Western av, Mariners' Harbor, 1-sty frame gatekeeper's lodge, 10x12; cost, \$150; owners, Proctor & Gamble Mfg. Co., Port Ivory, S. I.; owner builds. Plan No. 1126.

SIMONSON PL, e s, 125 s Castleton av, Port Richmond, 1-sty frame chicken house, 12x15; cost, \$45; owner and builder, George Rolph, 47 Simonson pl. Plan No. 1121.

OLD STONE RD, e s, 500 n Rockland av, New Springfield, 1-sty frame chicken house, 16x40; cost, \$60; owner and builder, D. L. Crocheron, 1713 Old Stone rd. Plan No. 1116.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEEKMAN ST, 104, s e cor Pearl st, new w. c., sinks, partitions, floors, rails, platforms, fire-escapes to 4-sty brick store and lofts; cost, \$1,600; owner, Henry L. Meyer Estate, 21 Desbrosses st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 2694.

CHAMBERS ST, 97, n s, 45 e Church st, new fireproof stair enclosure, doors, stairs, roof and bulkhead to 5-sty brick stores and lofts; cost, \$15,000; owner, Edward Emmett, 97 Chambers st; architect, Robert A. L. Fash, 163 West 20th st. Plan No. 2686.

EAST HOUSTON ST, 137, new cellar and 1-sty brick extension, area, fireproof roof, skylights to 5-sty brick store and tenement; cost, \$2,000; owner, Mrs. Johanna Abels, 430 East 141st st, Bronx; architect, Henry Regelmann, 133 East 7th st. Plan No. 2711.

GRAND ST, 83-87, s w cor Green st, new bulkhead, stairs, fireproof enclosure, extend fire-escapes to 5-sty brick lofts; cost, \$800; owner, United States Trust Co., 45 Wall st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 2714.

MANGIN ST, 59, w s, 125 n Delancey st, remove wall, new iron beams to 2-sty brick lofts and dwelling; cost, \$50; owner, August Miller, 674 Glenmore av, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 2701.

MULBERRY ST, 42, e s, 136 n Park st, new bake oven to 4-sty brick stores and tenement; cost, \$200; owner, Michael Berardini, 34 Mulberry st; architect, Michael Bernstein, 185 Madison av. Plan No. 2739.

PEARL ST, 284-286, s e cor Beekman st, fireproof stair enclosure and doors, ceilings, fire-escape to 7-sty brick stores and lofts; cost, \$9,500; owner, 284 Pearl St, Inc., 284 Pearl st; architect, Thos. W. Lamb, 644 8th av. Plan No. 2715.

PEARL ST, 365, w s, 23 s Hague st, new partitions and windows to 5-sty brick stores and tenement; cost, \$150; owner, Elizabeth McColgan, 788 Riverside drive; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2730.

PEARL ST, 367, s w cor Hague st, new partitions and windows to 5-sty brick store and tenement; cost, \$300; owner, Elizabeth McColgan, 788 Riverside drive; architect, Jas. A. Boyle, 367 Fulton st, Brooklyn. Plan No. 2729.

PITT ST, 62, e s, 150 s Rivington st, new partitions to 3 and 5-sty brick store, dwelling and meeting rooms; cost, \$500; owner, Fanny Deutch, 465 Halsey st, Brooklyn; architect, Chas. M. Straub, 147 4th av. Plan No. 2732.

PITT ST, 141, s w cor East Houston st, new stairs, partitions, skylight, windows to 4-sty brick stores and tenement; cost, \$1,000; owner, Henry Kensing, 258 West 121st st; architect, Otto Reissmann, 147 4th av. Plan No. 2728.

SPRING ST, 109-11, and 107 Mercer st, two new tanks and steel supports to 5-sty brick store and lofts; cost, \$1,850; owner, Isabella Anderson, care D. Birdsall & Co., 317 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2717.

STANTON ST, 274, n s, 75 e Columbia st, remove w. c. compartments to 3-sty brick tenement; cost, \$200; owner, Michael Spinrad, 274 Stanton st; architect, Phillip Goldrich, 22 Lenox av. Plan No. 2691.

UNIVERSITY PL, 5-11, e s, 118 s 8th st, continue three stairs, new bulkhead, doors to 6-sty brick lofts; cost, \$615; owner, Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2722.

VANDAM ST, 11-13, new partitions to 3-sty brick store and dwelling; cost, \$100; owner, Trinity Church, 187 Fulton st; architect, Thomas J. Dooley, 187 Fulton st. Plan No. 2700.

WILLIAM ST, 45-49, and 41-43 Pine st, new mezzanine, beams, stairs, door opening, fireproof partitions to 10-sty brick offices; cost, \$2,000; owner, The Liverpool & London & Globe Insurance Co., Ltd., 80 William st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2692.

6TH ST, 216, s s, 230 e 3d av, new extension, bathrooms, partitions to 5-sty stores and tenement; cost, \$5,000; owner, Louis Rosenthal, 97 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 2748.

8TH ST, 38 East, s s, 100 e University pl, continue stairs, new bulkhead, skylight to 4-sty brick lofts; cost, \$185; owner, Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2719.

8TH ST, 39 East, n s, 115 e University pl, continue stairs, new bulkhead, door to 4-sty brick lofts; cost, \$185; owner, Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2720.

8TH ST, 12-14 East, s s, 200 e 5th av, re-frame roof, remove extension and fire-escape, alter stables into studios to four 3, 4, 2 and 2-sty brick stores, apartments, lofts, stables and studios; cost, \$15,000; owner, Sailors' Snug Harbor, 61 Broadway; architects, Mavnicke & Franke, 25 Madison Sq North. Plan No. 2723.

9TH ST, 52 West, new partitions, bath rooms, alter driveway and vaults to rooms to 3-sty

brick dwelling; cost, \$5,000; owner, Edith L. Morgan, 27 West 11th st; architect, Thomas J. McCullough, 148 West 4th st. Plan No. 2733.

9TH ST, 59 East, n s, 200 w Broadway, continue stairs, new bulkhead, skylight to 4-sty brick lofts; cost, \$185; owner, Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2721.

14TH ST, 62-68 West, s e cor 6th av, and 65-67 West 13th st, new walls, remove stairs and elevator shafts, new toilets, shafts, etc., to 10-sty fireproof store and lofts; cost, \$10,000; owner, Mary A. Chisolm Estate, 84 William st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2716.

16TH ST, 109 West, reinforce floor to 3-sty brick storage and dwelling; cost, \$75; owner, Louise, T. Boring, 14 Wall st; architect Charles J. Groff, 229 West 36th st. Plan No. 2746.

18TH ST, 309 East, n s, 125 e 2d av, new boiler room, fireproof door, steam boiler, flue to 5-sty brick tenement; cost, \$100; owner, Mrs. Catherine Maienschein, 407 East 57th st; architect, Henry Regelmann, 133 7th st. Plan No. 2709.

18TH ST, 513-523 East, and 518-520 East 19th st, increase ground area, new machinery to two 1-sty brick factory buildings; cost, \$15,000; owner, The New York Steam Co., 140 Cedar st; engineer, Alva O. Greist, 140 Cedar st. Plan No. 2698.

20TH ST, 11 West, 273 w 5th av, new stand-pipe outfit to 9-sty fireproof factory; cost, \$500; owner, Mrs. Lillie J. Earle, 260 West 72d st; architects, Greenfield & Hecht Co., Inc., 110 West 34th st. Plan No. 2747.

22D ST, 45 East, n s, 100 from 4th av, remove floor beams, new 1-sty extension, stair, toilet room to 4-sty brick store and offices; cost, \$3,700; owner, United States Realty & Improvement Co., 111 Broadway; architects, Starrett & Van Vleck, 8 West 40th st. Plan No. 2706.

22D ST, 53-59 West, s e cor 6th av, and 64-74 West 23d st, new sprinkler tank outfit on roof to 6-sty brick store; cost, \$4,700; owner, Paul H. Fairchild, receiver of James McCreery Realty Corp., 112-114 West 42d st; architect, L. G. House Engineering Co., Inc., 143 West 40th st. Plan No. 2737.

23D ST, 44-60 East, s w cor 4th av, new stairs, fireproof bridge and door, partitions, rearrange fire-escape to 11-sty brick stores and lofts; cost, \$1,250; owner, United States Realty & Improvement Co., 111 Broadway; architects, Starrett & Van Vleck, 8 West 40th st. Plan No. 2707.

28TH ST, 15-17 East, and 18-20 East 29th st, new marquee to 12-sty fireproof hotel; cost, \$1,000; owner, Louis C. Raegener, 15-17 East 28th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 2696.

28TH ST, 445 West, new toilet partitions, windows to 5-sty brick tenement; cost, \$350; owner, Colin M. Eadie, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 2726.

33D ST, 12-16 East, new door opening to two 12-sty fireproof stores and lofts; cost, \$100; owner, Ralph Wilson, 12 East 33d st; architect, Peter M. Coco, 120 West 32d st. Plan No. 2705.

33D ST, 20-28 West, s s, 337 e Broadway, new kitchen, partitions to 12-sty fireproof offices; cost, \$250; owner, Ava Alice Muriel Astor, Vincent Astor, trustee, 26th st and Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2699.

42D ST, 27 West, and 32-36 West 43d st, new pent house, raise elevator 1 sty, continue stairs and vent, new toilets to 18-sty fireproof show rooms and offices; cost, \$20,000; owner, Aeolian Co., 27 West 42d st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 2693.

42D ST, 30-42 East, s w cor Madison av, remove elevator and stairs, extend banking quarters and mezzanine, steel framing, new stairs to 21-sty fireproof offices; cost, \$2,000; owner, 42d Street & Madison Avenue Co., 30 East 42d st; architect, J. R. Marsh, 39 Howard pl, Brooklyn. Plan No. 2745.

43D ST, 200 West, s w cor 7th av, new toilet room, marquee, stairs, plumbing fixtures, enlarge sash to 4-sty brick hotel and saloon; cost, \$1,000; owner, James O'Donnell, 200 West 43d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2704.

43D ST, East, and 44th st, Madison to Vanderbilt avs, build temporary ice skating rink and tea room (fireplace, toilet rooms, partitions, etc.) to 26-sty fireproof hotel; cost, \$10,000; owner, New York Central Railroad Co., Grand Central Station, N. Y. C.; architects, Warren & Wetmore, 16 East 42d st. Plan No. 2734.

45TH ST, 133 West, n s, 385 w 6th av, new toilet room, w. c. compartment, stairs, framing, partitions, plumbing to 3-sty brick store and dwelling; cost, \$1,500; owner, I. H. Kramer, 160 Broadway; architect, John H. Knobel, 305 West 43d st. Plan No. 2724.

47TH ST, 104 West, s w cor 6th av, new kitchen, 10x25, partitions, mason work to 2-sty brick store and dwelling; cost, \$200; owner, Walter J. Solomon, 17 West 42d st; architect, Ted Ratner, 103 Park av. Plan No. 2741.

49TH ST, 201-205 East, n e cor 3d av, new store fronts, toilet rooms, elevator shaft, office partitions to 2-sty brick factory and offices; cost, \$7,500; owner, Gramercy Chocolate Co., 205 East 49th st; architect, Charles E. Birge, 29 West 34th st. Plan No. 2690.

50TH ST, 201-203, 1634-1644 Broadway, and 762-74 7th av, new floor to 2 and 4-sty fireproof music hall and dance hall; cost, \$500; owner, The Winter Garden Co., 1634 Broadway; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 2695.

50TH ST, 1 West, new stairs, elevator, steps, toilet and partitions to 2-sty fireproof store; cost, \$8,000; owner, Somersworth Realty Co., 60 Wall st; architects, Snelling & Metcalfe, 15-17 West 38th st. Plan No. 2743.

72D ST, 113 East, n s, 125 e Park av, new entrance, iron work, stairs, baths, partitions, elevator to 5-sty brick dwelling; cost, \$7,000;

owner, Mrs. Charles N. Edge, 113 East 72d st; architect, Ogden Codman, 340 Madison av. Plan No. 2718.

87TH ST, 346 West, new solarium, walk and roof, raise wall to 4-sty brick dwelling; cost, \$800; owner, Francis E. Hadley, 346 West 87th st; architect, Leland S. Ludlow, 101 Park av. Plan No. 2713.

89TH ST, 17-19 East, new tank and steel supports to two 5-sty brick tenements; cost, \$214.50; owner, Julius Fleischmann, 701 Washington st; architect and superintendent, A. J. Corcoran, Inc., 11 John st. Plan No. 2744.

97TH ST, 74 West, s e cor Columbus av, subdivide store, new show window, w. c. compartment to 5-sty brick stores and tenement; cost, \$200; owner, Samuel H. Martin, 1974 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2687.

91ST ST, 200 West, s w cor Broadway, new partitions, window opening to 5-sty brick stores and tenement; cost, \$150; owner, Charles R. Pelgram, 250 West 91st st; architect, Wm. H. Dusenbury, 31 East 27th st. Plan No. 2742.

94TH ST, 404 East, s s, 96 e 1st av, reinforce floor to 3-sty brick factory and storage; cost, \$150; owners, Henry Hencken and Frederick Willenbrock, s e cor 1st av and 96th st; architect, Charles Dalhauser, 441 East 85th st. Plan No. 2738.

107TH ST, 132 East, s w cor Lexington av, new fireproof walls to 3-sty brick factory; cost, \$200; owner, William L. Kehoe Amusement Co., 570 Bergen av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2702.

109TH ST, 100 East, s e cor Park av, new fireproof machine enclosure, ceiling, enlarge door opening to 4-sty brick factory; cost, \$200; owner, Jacob Altman, 122 East 129th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2689.

115TH ST, 429 East, n s, 284 w Pleasant av, new oven, partition, steps to 6-sty brick stores and tenement; cost, \$1,500; owner, Filomena Di Benedetto, 423 East 115th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 2740.

121ST ST, 450 East s w cor Pleasant av, new extension, 2 stores, partitions, entrance hall, show windows, steel beams, bulkhead, partitions to 4-sty brick store and tenement; cost, \$3,000; owner, Francesco Celozzo, 312 Pleasant av; architect, Pass Richard, 405 Pleasant av. Plan No. 2727.

124TH ST, 232-234 East, new fireproof extension, openings, concrete roof and floor to 1-sty fireproof benzine room; cost, \$750; owner, B. Aymar Sands, 46 Cedar st, trustee for Helen Akin Howell; architect, Walter H. C. Hornum, 405 Lexington av. Plan No. 2736.

AMSTERDAM AV, 1909-1913, new stairs, window openings to 2-sty brick offices; cost, \$200; owner, John Whelan, 206 Broadway; architect, W. Cullen Morris, 130 East 15th st. Plan No. 2703.

BROADWAY, 546-548, e s, 191 n Spring st, extend stairway, fireproof enclosure, ceilings to 5-sty brick store and lofts; cost, \$4,000; owner, Vincent Astor, 23 West 26th st; architect, Peter J. McKeon, 13-21 Park Row. Plan No. 2708.

BROADWAY, 4565, n w cor Bennett av, new front, rafters, repair floor to 1-sty frame garage; cost, \$100; owner, Charles Weisbecker Estate, 268 West 125th st; architect, Harry Jaenike, 45-65 Broadway. Plan No. 2697.

COLUMBUS AV, 472, new show windows to 5-sty brick tenement; cost, \$190; owner, Samuel Block, 310 West 81st st; architect, Emil Ginsburger, 2272 Prospect av, Bronx. Plan No. 2731.

5TH AV, 114-116, s w cor 17th st, new partition to 17-sty fireproof stores, offices and lofts; cost, \$200; American Real Estate Co., 527 5th av; architect, Geo. A. Sumner, 989 Southern Boulevard. Plan No. 2712.

5TH AV, 394, w s, 31 n 36th st, new store front, vestibule, bulkhead, windows, remove roof to 4-sty brick store; cost, \$4,000; owner, George C. Boldt, Waldorf-Astoria Hotel, N. Y.; architects, Simeon B. Eisendrath & B. Horwitz, Assoc. Plan No. 2725.

5TH AV, 441-443, n w cor Av A, new partitions, iron beams and columns, store front, window opening to 4-sty bk store and tenement; cost, \$2,000; owner, George W. Fennell Estate, 122 West 121st st; architect, Jacob Fischer, 25 Av A. Plan No. 2735.

11TH AV, 164, e s, 24 n 22d st, new partitions, stairway, bulkhead, chimneys, fire-escape and fireproof windows to 3-sty brick dwelling; cost, \$1,000; owner, Margaret MacNutt, 7 East 35th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 2688.

BLACKWELL'S ISLAND, opp. East 69th st, Home District, new areas, openings, windows, door to 1-sty semi-fireproof church; cost, \$550; owner, City of New York, Dept. of Public Charities, Municipal Bldg., 10th floor; architect, Sylvester A. Taggart, D. P. C., 10th floor, Municipal Bldg. Plan No. 2710.

Bronx.

CEDAR AV, w s, 50 n 179th st, new partitions to 2-sty brick dwelling and stable; cost, \$200; owner, Alexander Monroe, 180th st and Webster av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 496.

FORT SCHUYLER RD, s e cor Meyers st, move and new partitions to two 2-sty brick stores and dwellings; cost, \$3,000; owner, John Murphy, 1120 Fort Schuyler rd; architect, Chas. R. Baxter, 3105 Middletown rd. Plan No. 497.

FORT SCHUYLER RD, n s, 58.93 w Elliott av, move 2½-sty frame dwelling; cost, \$1,000; owner, Frank Gass, 2215 Westchester av; architect, B. Ebeling, 2400 Westchester av. Plan No. 498.

SO. BOULEVARD, 1243, 2-sty brick extension, 25x14.9½, and increase to 3-sty 2½-sty frame store, dwelling and office; cost, \$2,500; owner, Wm. V. Keihule, 1034 Prospect av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 499.

Plans Filed Alterations (continued).

WASHINGTON AV, 1281, new entrance, new marquis to 1-sty brick nicolette; cost, \$320; owner, Jennie Levy, 199 Belmont st; architect, Nathan Langer, 81 East 125th st. Plan No. 493.

WEBSTER AV, 4376 to 4380, move 1-sty frame stores; cost, \$500; owner, John C. Heintz, 3582 3d av; architect, Wm. Kurtzer, 1753 Boston rd. Plan No. 492.

WEBSTER AV, w s, 78 n 235th st, 1-sty frame extension, 15x12, to 2½-sty frame dwelling; cost, \$300; owner, Chas. F. Koenig, on premises; architect, Ehrich Peterson, 2254 Ryer av. Plan No. 495.

WHITE PLAINS ROAD, w s, 425 s Westchester av, new stairs to 2-sty frame factory; cost, \$250; owner, MacKenzie Woodworking Co., on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 500.

WILLIS AV, 164, new marquis, new skylight to 5-sty brick store and tenement; cost, \$500; owners, Henry Heller Est., 24 Greenwich av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 494.

Brooklyn.

BERGEN ST, s s, 196.10 e Hoyt st, interior alterations to 3-sty tenement; cost, \$300; owner, Winifrid J. Mulholland, 183 Dean st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8444.

CLARK ST, s s, 125 e Hicks st, extension to 1-sty garage; cost, \$1,000; owner, Tumbridge Realty Co., 51 Clark st, J. W. Tumbridge, Pres. Plan No. 8547.

FULTON ST, n s, 55.8 e Lawrence st, elevator; cost, \$14,300; owner, Oppenheim, Collins Co., 35 West 34th st, Manhattan; architect, A B See Elevator Co., 220 Broadway, Manhattan. Plan No. 8542.

HENDRIX ST, e s, 270 s New Lots av, interior alterations to 2-sty dwelling; cost, \$200; owner, Michael Feinstein, 723 Hendrix st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8484.

HERKIMER ST, s s, 333.6 e New York av, exterior alterations to 1-sty shop; cost, \$500; owner, John J. Shea, on premises; architect, Walter F. Clayton, 215 Montague st. Plan No. 8410.

HOPKINS ST, n s, 325 e Marcy av, exterior alterations to 4-sty store and tenement; cost, \$1,000; owner, Saml. J. Kornblum, 166 Pulaski st; architect, Lew Keon, 680 Broadway. Plan No. 8509.

JAVA ST, n s, 155 e Franklin av, interior alterations to 3-sty tenement; cost, \$150; owner, Eliz. Roberts, 157 Kent st; architect, Jas. McKillopp, Jr., 154 India st. Plan No. 8436.

JEFFERSON ST, s s, 150 w Hamburg av, interior alterations to two 3-sty tenements; cost, \$150; owner, Cath. Keimer, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 8553.

MONTGOMERY ST, n s, 125 e East 8th st, plumbing to 2-sty dwelling; cost, \$250; owner, Thomas Kiernan, on premises; architects, Thode & Harvie, 406 9th st. Plan No. 8479.

REMSEN ST, n s, 50 e Clinton st, extension to 4-sty offices; cost, \$6,000; owner, Walter Gagahan Co., 189 Montague st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8538.

RODNEY ST, n s, 179 e Wythe av, interior alterations to 3-sty dwelling; cost, \$400; owner, Isaak Gaseler, 251 Grand st; architect, Max Cohn, 280 Bedford av. Plan No. 8466.

SACKMAN ST, s e cor Belmont av, extension to three 3-sty stores and dwellings; cost, \$1,200; owner, Rachel Rathenber, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8413.

SKILLMAN ST, e s, 136.10 s Myrtle av, interior alterations to 2-sty store and dwelling; cost, \$550; owner, Rosario Corabi, 79 Skillman st; architects, Laspia & Salvati, 525 Grand st. Plan No. 8447.

STAGG ST, s s, 100 e Manhattan av, extension to 2-sty garage; cost, \$6,000; owner, Eliz. Froehlich, 164 Stag st; architect, E. J. Mesinger, 394 Graham av. Plan No. 8469.

STERLING PL, n w cor Troy av, extension to 3-sty store and dwelling; cost, \$1,000; owner, Chas. H. Arfman, 1347 Sterling pl; architect, Jos. Hartung, 548 2d st. Plan No. 8571.

UNION ST, s s, 176.8 e Hamilton av, plumbing to 2-sty store and tenement; cost, \$200; owner, Leo Prange, Highland, N. Y.; architect, John Burke, 372 Union st. Plan No. 8476.

VERMONT ST, e s, 220 s Blake av, interior alterations to 2-sty dwelling; cost, \$500; owner, Yetta Goldberg, 874 Longwood av, Manhattan; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 8475.

WARREN ST, s s, 150 w Smith st, extension to 3-sty garage; cost, \$1,200; owner, Jos. Michaels, 184 Smith st; architect, Frank Quinby, 99 Nassau st, Manhattan. Plan No. 8527.

WARREN ST, w s, 219-8 w Smith st, extension to 2-sty garage; cost, \$500; owner, Jos. Michaels, 184 Smith st; architect, Frank Quinby, 99 Nassau st, Manhattan. Plan No. 8526.

WINTHROP ST, s s, 60 e New York av, repair fire damage to 1-sty stable; cost, \$5,000; owner, City of New York; architect, Sylvester A. Taggart, Dept. Public Charities. Plan No. 8573.

YORK ST, s e cor Greene lane, extension to 1-sty slaughter house; cost, \$300; owner, Jos. Traend, Jr., 228 York st; architect, Jos. P. Rofran, 215 York st. Plan No. 8414.

NO. 4TH ST, n s, 100 w Roebling st, interior alterations to 3-sty frame store and tenement; cost, \$1,000; owner, D. Carrollo, 201 North 4th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 8546.

17TH ST, n s, 80 w 4th av, interior alterations to 3-sty dwelling; cost, \$250; owner, Barnet Shinkowitz, on premises; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 8455.

72D ST, s s, 86.6 w 7th av, extension to 2-sty storage; cost, \$1,000; owner, Albert Enteman, on premises; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8439.

BENSON AV, n w cor 21st av, extension to 2-sty garage and dwelling; cost, \$2,000; owner, Adelaide D. Hughes, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8548.

CENTRAL AV, s w cor Stockholm st, interior alterations to 4-sty store and tenement; cost, \$500; owner, Mrs. Martin Hones, on premises; architect, Lew Keon, 680 Broadway. Plan No. 8446.

EAST NEW YORK AV, n e cor New York av, interior alterations to 2-sty storage; cost, \$500; owner, Mike Quaranto, 404 Lefferts av; architect, Tobias Goldstone, 50 Graham av. Plan No. 8432.

EAST NEW YORK AV, s e cor Barrett st, interior alterations to 4-sty tenement; cost, \$400; owner, Jacob Davie, 468 13th st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8544.

FLATBUSH AV, n s, 95 w Sterling pl, interior alterations to 2-sty store and dwelling; cost, \$1,200; owner, H. R. Regulini, 52 8th av; architect, Wm. Flanagan, 118 East 28th st. Plan No. 8524.

FRANKLIN AV, e s, 25 s Sterling pl, extension to 3-sty store and tenement; cost, \$700; owner, Maude MacMahon, — Carroll st; architect, Frank H. Carr, 69 Douglas av, Yonkers. Plan No. 8425.

GRAHAM AV, w s, 154.9 s Driggs av, extension to 3-sty store and dwelling; cost, \$1,200; owner, Sarah Soloman, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 8451.

HUDSON AV, w s, 195.8 n Tillary st, exterior alterations to engine room; cost, \$800; owner, Aaron Levy, on premises; architect, Wm. Donnelly, 808 East 18th st. Plan No. 8486.

KENT AV, e s, 24.9 s Little Nassau st, extension to 4-sty storage and dwelling; cost, \$2,000; owner, David Sachter, 32 Little Nassau st; architect, Lew Keon, 680 Broadway. Plan No. 8449.

LIVONIA AV, s w cor Thatford av, interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Harry Hamcroft, 436 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 8570.

MANHATTAN AV, w s, 50 n Java st, extension to 3-sty store and tenement; cost, \$1,100; owner, Hebrew Educational Alliance, on premises; architect, Jas. McKillopp, Jr., 154 India st. Plan No. 8442.

MANHATTAN AV, s e cor Frost st, interior alterations to 3-sty store and tenement; cost, \$700; owner, Guisipio Angrolino, on premises; architect, P. L. Tillion, 381 Fulton st. Plan No. 8514.

NASSAU AV, s s, 50 e Eckford st, extension to 3-sty store and dwelling; cost, \$1,000; owner, Wm. Gobel, 120 Nassau av; architect, C. Bauer, 861 Manhattan av. Plan No. 8537.

NEW LOTS RD, n s, 42 n Christopher av, extension to 2-sty store and dwelling; cost, \$800; owner, Saml. Zenubler, on premises; architect, Jacob Finn, 99 Powell st. Plan No. 8494.

OLD OCEAN AV, s s, 200 w East 19th st, extension to 1-sty storage; cost, \$300; owner, Marconi Stone & Cement Co., on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8459.

PARK AV, s s, 280 e Marcy av, interior alterations to 2-sty dwelling; cost, \$300; owner, Mrs. Esther Elberger, 665 Park av; architect, Jacob Langbar, 493 Willoughby av. Plan No. 8575.

PROSPECT PARK WEST, s w cor 9th st, extension to 1-sty store; cost, \$2,000; owner, Louis Lewnes, on premises; architect, H. J. Dangler, 215 Montague st. Plan No. 8506.

SCHENECTADY AV, e s, 100 s St. Johns pl, interior alterations to 1-sty theatre; cost, \$1,200; owner, R. N. Bldg. Co., 1102 Eastern parkway; architect, Hy. J. Nivick, 830 Putnam av. Plan No. 8474.

SUTTER AV, n s, 80 w Berriman st, extension to 3-sty tenement; cost, \$800; owners, Chas. Schwartz & ano., 1059 Sutter av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8567.

THROOP AV, w s, 52 s Kosciusko st, interior alterations to 3-sty tenement; cost, \$250; owner, Isaac Levine, 476 Willoughby av; architect, Tobias Goldstone, 50 Graham av. Plan No. 8431.

WASHINGTON ST, e s, 100 s Sands st, interior alterations to 4-sty store and hotel; cost, \$400; owner, Chas. Buckley, 141 Broadway, Manhattan; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8481.

Queens.

ARVERNE.—Clarence av, e s, 150 n Boulevard, new foundation to dwelling; cost, \$50; owner, Lewis May Co., premises. Plan No. 2793.

ARVERNE.—Wave Crest av, w s, 420 s Boulevard, 1-sty frame extension, 9x12, side dwelling, tin roof; cost, \$200; owner, Wm. Scherer, premises. Plan No. 2844.

BROOKLYN HILLS.—Woodbine st, n s, 200 w Freedom av, plumbing to dwelling; cost, \$50; owner, C. Brunner, premises. Plan No. 2800.

BROOKLYN HILLS.—Freedom av, w s, 20 n Hickory st, plumbing to dwelling; cost, \$50; owner, M. Johrling, premises. Plan No. 2801.

COLLEGE POINT.—15th st, e s, 150 s 4th av, 1-sty frame extension, 4x10, side dwelling, tin roof; cost, \$350; owner, Jas. Dunn, premises. Plan No. 2804.

COLLEGE POINT.—22d st, w s, 125 n 3d av, new store front to dwelling; cost, \$250; owner, H. Von Barga, premises. Plan No. 2858.

ELMHURST.—Toledo st, s w cor Main st, plumbing to dwelling; cost, \$50; owner, L. Coswell, premises. Plan No. 2854.

ELMHURST.—Toledo st, 32, plumbing to dwelling; cost, \$125; owner, Margaret, Mullins, premises. Plan No. 2842.

ELMHURST.—Trotting Course lane, w s, 702 s Dry Harbor rd, 1-sty frame extension, 45x25, rear barn, gravel roof; cost, \$300; owner, Louis Lachter, premises. Plan No. 2852.

ELMHURST.—Broadway, s e cor Justice st, fire-escapes on station house; cost, \$250; owner, City of New York, Manhattan. Plan No. 2811.

FLUSHING.—Sandford av, s s, 80 e 15th st, plumbing to dwelling; cost, \$50; owner, J. T. Watson, premises. Plan No. 2813.

FLUSHING.—Linden st, e s, 300 n State st, 1-sty frame extension, 10x14, rear dwelling, tin roof; cost, \$500; owner, J. Wagnann, premises. Plan No. 2819.

FLUSHING.—Cypress av, 15, repairs to dwelling; cost, \$300; owner, Mr. Bevin, on premises. Plan No. 2860.

GLENDALE.—Olmstead pl, e s, 150 n Central av, plumbing to dwelling; cost, \$65; owner, John Kost, on premises. Plan No. 2861.

GLENDALE.—Tesla pl, e s, 185 s Central av, plumbing to dwelling; cost, \$235; owner, Mrs. J. Huess, premises. Plan No. 2794.

GLENDALE.—McCormack pl, s w cor Edison pl, plumbing to dwelling; cost, \$50; owner, Mrs. G. Gundorff, premises. Plan No. 2795.

GLENDALE.—McComp pl, s e cor Edsall av, plumbing to dwelling; cost, \$50; owner, Mrs. G. Gundorff, premises. Plan Nos. 2796-2797. Two houses.

JAMAICA.—Fulton st, n e cor Flushing av, plumbing to station house; cost, \$1,000; owner, City of New York, 240 Centre st, Manhattan. Plan No. 2798.

JAMAICA.—Church st, e s, 280 s Beaver st, new concrete foundation to dwelling; cost, \$300; owner, Stanielaus Obutelesorez, on premises. Plan No. 2862.

L. I. CITY.—7th st, 75, new store front to tenement; cost, \$125; owner, A. Natila, premises. Plan No. 2803.

L. I. CITY.—Newtown rd, s s, 29 w 15th av, interior alterations to store and dwelling; cost, \$2,700; owner, Henry Mertling, 156 Newtown rd, L. I. City; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 2808.

L. I. CITY.—13th st and Boulevard, new plumbing to factory; cost, \$350; owner, John Galvin, premises. Plan No. 2805.

L. I. CITY.—10th st, e s, 125 s Vernon av, repairs to factory; cost, \$100; owner, A. J. Bradley, premises. Plan No. 2812.

L. I. CITY.—Hancock st, 522, plumbing to dwelling; cost, \$90; owner, A. Hughes, premises. Plan No. 2843.

MASPETH.—Grand st, 63, 1-sty frame extension, 23x13, front of dwelling, tin roof, interior alterations; cost, \$700; owner, Levy Swolsky, 69 Utica av, Brooklyn. Plan No. 2859.

MASPETH.—Perry av, 157, interior alterations to store and dwelling; cost, \$1,000; owner, A. Lucks, premises. Plan No. 2836.

MASPETH.—Nelson st, 2, new post foundation to dwelling; cost, \$150; owner, Mrs. Schutski, premises. Plan No. 2827.

MASPETH.—Cox pl, 9, storm shed; cost, \$70; owner, Jas. McKenna, premises. Plan No. 2806.

MORRIS PARK.—Lefferts av, w s, 75 n Atlantic av, plumbing to dwelling; cost, \$50; owner, F. Gibbs, premises. Plan No. 2829.

RAMBLERSVILLE.—East End av, e s, 75 s Bridge rd, repairs to dwelling; cost, \$50; owner, M. Donnolly, premises. Plan No. 2838.

RICHMOND HILL.—Chestnut st, e s, 350 n Lexington av, plumbing to dwelling; cost, \$50; owner, S. Yeager, premises. Plan No. 2835.

RICHMOND HILL.—Walnut st, e s, 170 n Fulton st, plumbing to dwelling; cost, \$50; owner, L. Osterling, premises. Plan No. 2828.

RICHMOND HILL.—Fulton st, n s, 60 w Greenwood av, plumbing to dwelling; cost, \$50; owner, J. Lund, premises. Plan No. 2845.

RICHMOND HILL.—Greenwood av, e s, 150 n Lexington av, plumbing to dwelling; cost, \$50; owner, C. Johnston, premises. Plan No. 2855.

RICHMOND HILL.—Welling st, w s, 400 n Jamaica av, plumbing to dwelling; cost, \$50; owner, C. Habg, premises. Plan No. 2857.

RICHMOND HILL.—Spruce st, w s, 150 n Kimball av, plumbing to dwelling; cost, \$50; owner, M. Marmans, premises. Plan No. 2815.

RICHMOND HILL.—Spruce st, w s, 210 n Kimball av, plumbing to dwelling; cost, \$50; owner, C. Harmans, premises. Plan No. 2816.

RICHMOND HILL.—Beaufort st, s s, 200 w Sherman st, plumbing to dwelling; cost, \$50; owner, J. Hauser, premises. Plan No. 2817.

RICHMOND HILL.—Chestnut st, 60, plumbing to dwelling; cost, \$50; owner, J. Burns, on premises. Plan No. 2867.

RICHMOND HILL.—Vine st, 330, plumbing to dwelling; cost, \$50; owner, P. J. Whalen, on premises. Plan No. 2866.

RICHMOND HILL.—Cedar av, w s, 150 n Lexington av, plumbing to dwelling; cost, \$100; owner, M. Kruger, on premises. Plan No. 2863.

RIDGEWOOD.—Myrtle av, 1842, alter tenement to provide for store; cost, \$2,500; owner, Bernhard Meier, premises; architect, Chas. H. Pfaff, 673 Enfield st, Brooklyn. Plan No. 2818.

RIDGEWOOD.—Myrtle av, 2399, interior alterations to store and dwelling; cost, \$500; owner, Chas. Marquardt, premises. Plan No. 2839.

ROCKAWAY BEACH.—Hollywood av, s w cor Boulevard, enclose porch with sash; cost, \$100; owner, C. A. Schilling, premises. Plan No. 2830.

ROCKAWAY BEACH.—Hammells av, 40, plumbing to dwelling; cost, \$50; owner, I. Bain, premises. Plan No. 2810.

ROCKAWAY BEACH.—Schmelke pl, e s, 93 s Lefferts pl, new post foundation to dwelling; cost, \$75; owner, P. Lynch, premises. Plan No. 2792.

ROCKAWAY PARK.—Washington av, n e cor 5th av, 1-sty added to top dwelling; cost, \$850; owner, Shattler & Denver Co., premises. Plan No. 2812.

UNION COURSE.—Forest parkway, n e cor Jamaica av, plumbing to office and dwelling; cost, \$100; owner, Bank of L. I., Jamaica. Plan No. 2809.

WHITESTONE.—5th av, w s, bet 18th and 16th sts, plumbing to dwellings; cost, \$150; owner, B. J. Gungham, premises. Plan No. 2848.

WOODHAVEN.—Oceanview av, e s, 160 n Fulton st, plumbing to dwelling; cost, \$50; owner, Dickel Const. Co., premises. Plan No. 2846.

WOODHAVEN.—Dennington av, w s, 320 n Ferris st, plumbing to dwelling; cost, \$50; owner, A. Kirchner, premises. Plan No. 2849.

WOODHAVEN.—Oceanview av, e s, 125 n Ridgewood av, plumbing to dwelling; cost, \$50; owner, C. Schoerer, premises. Plan No. 2850.

WOODHAVEN.—Oceanview av, e s, 99 n Ridgewood av, plumbing to dwelling; cost, \$50; owner, J. Zimmerman, premises. Plan No. 2851.

WOODHAVEN.—Dennington av, w s, 260 s Ferris st, plumbing to dwelling; cost, \$50; owner, F. Maggerlie, premises. Plan No. 2824.

WOODSIDE.—4th st, w s, 70 n Woodside av, plumbing to dwelling; cost, \$50; owner, J. P. Murphy, premises. Plan No. 2847.

WOODHAVEN.—Earl court, s s, 50 w Hatch av, plumbing to dwelling; cost, \$50; owner, P. Boehn, premises. Plan No. 2802.

WOODHAVEN.—Dennington av, w s, 645 n Jamaica av, plumbing to dwelling; cost, \$50; owner, A. H. Runcie, on premises. Plan No. 2865.

WOODHAVEN.—Manor av, e s, 10 s Jamaica av, 1-sty frame extension, 17x19, rear dwelling, single roof; cost, \$400; owner, Ernest A. Hegel, on premises. Plan No. 2864.

Richmond.

HANCOCK ST., e s, 65 n Seaview av, Dongan Hills, alterations to frame store and dwelling; cost, \$75; owner and builder, Pietro Di Palma, 94 Hancock st, Dongan Hills. Plan No. 535.

HUDSON ST., s s, 150 e Gordon st, Stapleton, alterations to frame dwelling; cost, \$400; owner, Henry Otto Estate, 13 Laurel av, Stapleton; architect, Henry G. Otto, 6 Jackson st, Tompkinsville; builders, Karlson Bros., Havenwood rd, N. Brighton. Plan No. 526.

JERSEY ST., 234, New Brighton, alterations to frame bake shop; cost, \$125; owner, A. Maggio, New Brighton; builder, Jos. Destafani, West Brighton. Plan No. 531.

RICHMOND TERRACE, n s, foot Simonson av, Mariners Harbor, alterations to frame store; cost, \$250; owner, Simonson Estate, Port Richmond; builder, S. I. Ship Bldg. Co., Port Richmond. Plan No. 537.

ST. MARKS PL., n s, 144 e Westervelt, New Brighton, alterations to frame dwelling; cost, \$500; owner, Mary E. Robertson, 514 Richmond terrace; builder, C. H. Robertson, 513 Richmond terrace. Plan No. 533.

TOWNSEND LANE, e s, 180 s Richmond av, South Beach, alterations to frame bungalow; cost, \$150; owner, G. Inebornone, 144 Cedar av, Arrochar; builder, Jack Ariele. Plan No. 530.

EGBERT AV., e s, 250 n Richmond rd, Castleton Corners, alterations to frame dwelling; cost, \$300; owner, Ellen Curry, 97 Egbert av; builder, Edw. S. Flaval, 494 Sterling pl, Brooklyn. Plan No. 532.

FOUR CORNERS RD., n s, 250 e Todt Hill rd, Dongan Hills, alterations to frame dwelling; cost, \$250; owner, Stacy C. Richmond, Dongan Hills; architect, Wm. H. Mersereau, 32 Broadway, Manhattan; builder, Chas. Schultz, Dongan Hills. Plan No. 524.

GUYON AV., s s, 15 e Ocean av, Great Kills, alterations to frame dwelling; cost, \$75; owner, Asquana Club, Great Kills; builder, Axel Lunderen, Great Kills. Plan No. 527.

MARINE WAY, n s, 30 w Atlantic av, New Dorp, alterations to frame dwelling; cost, \$250; owner, Cypress Realty Co., 261 Broadway; builder, H. A. Wilkes, Maple st, New Dorp. Plan No. 525.

WILLOWBROOK RD., w s, 800 s Cherry lane, Graniteville, alterations to frame dwelling; cost, \$200; owner and builder, A. Klemmer, 62 Willowbrook rd, Port Richmond. Plan No. 529.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN FACE BRICK ASSOCIATION will hold its annual meeting at the Hotel Chamberlain, Old Point Comfort, Va., December 8-10.

BUILDING MATERIAL MEN'S ASSOCIATION of Westchester County will hold its regular meeting in White Plains, N. Y., Thursday, December 9.

SAND LIME BRICK ASSOCIATION will hold its annual meeting at Milwaukee, Wis., December 7-8. Headquarters will be at the Republican House.

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, Stracuse, N. Y.

SOCIETY OF CONSTRUCTORS OF FEDERAL BUILDINGS will hold its annual convention at Washington, D. C., January 3-6. Headquarters will be at the Hotel Ebbitt.

HARVARD ENGINEERING SOCIETY OF NEW YORK will hold its annual dinner at the Harvard Club Saturday evening, December 11. The speakers of the evening will include F. A. Delano, vice-chairman of the Federal Reserve Board; Major-General Leonard Wood, U. S. A.; Prof. C. R. Mann, of the Carnegie Foundation, and Prof. George F. Swain.

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.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its thirty-first annual exhibition in the Fine Arts Building, 215 West 57th st, from Sunday, February 6, to Saturday, February 26, 1916, inclusive. The annual dinner of the league will be held Friday evening, February 4, at 7 o'clock p. m. On Saturday, February 5, the league will hold a reception from 3 to 6 p. m. Public lectures will be given on Saturdays, February 12, 19 and 26.

MANHATTAN MASTER PLUMBERS' ASSOCIATION will hold its annual entertainment and reception in Terrace Garden, East 58th st, Wednesday evening, December 8. This event is now being arranged by a committee consisting of J. L. Murphy, chairman, B. F. Donohoe, John Renehan, L. J. Brown, Morris Jarcho, A. S. Gaynor, Thomas P. McLoughlin, Harkness B. De Voe, John R. Hopkin, A. J. Davis, Frank J. Fee and James McCullagh. An interesting program will be provided which will be followed by dancing.

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.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, at its coming annual meeting, will elect its officers for the year. The nominating committee has prepared a slate as follows: For president, Harry M. Hart, Chicago; for first vice-president, Frank T. Chapman, New York; for second vice-president, Arthur K. Ohmes, New York; for treasurer, Homer Addams, New York. For members of the council: D. D. Kimball, New York; Henry C. Meyer, Jr., New York; Dr. E. V. Hill, Chicago; Frank Irving Cooper, Boston; Walter S. Timmis, New York; Charles R. Bishop, North Tonawanda, N. Y.; Fred R. Still, Detroit, and M. W. Franklin, East Orange, N. J.

OBITUARY.

JOHN G. PRAGUE, a retired architect, died at his home, 359 South First av, Mt. Vernon, N. Y., Monday, November 29. He was born in New Orleans, La., and came East when a young man to practice his profession. He is survived by two daughters.

PETER JELLEME, formerly a prominent building contractor, died at his home, 89 Lincoln st, Passaic, N. J., Monday, November 29. He was born in Passaic sixty-three years ago and had been active as a contractor there for many years. He is survived by his widow and four children.

PERSONAL AND TRADE NOTES.

C. W. CLARK, architect, has moved his offices from the Parker Building to 32 Clinton st, Cortland, N. Y.

GEORGE W. HUNT, architect, 75 State st, Albany, N. Y., has discontinued his office and practice and has moved to Englewood, Cal.

JEREMIAH J. O'BRIEN, plumbing and heating contractor, formerly located at Glen Cove, L. I., has moved his shop and office to Manhasset, L. I.

EMIL FRANKLIN, plumbing and heating contractor, 571 East 140th st, the Bronx, has recently established a branch office at 1931 Bath av, Brooklyn.

JOHN G. SEINER, architect, 76 Thompson st, Buffalo, N. Y., desires information in regard to fixtures and refrigeration for installation in a meat market.

J. C. BAILEY, architect, formerly located at Goldens Bridge, N. Y., is now connected with the N. Y. C. H. R. R. Co., with an office in the Grand Central Terminal, Room 1839.

J. E. REISS, plumbing and heating contractor, 231 18th st, Brooklyn, desires catalogues and samples from manufacturers and jobbers in heating and plumbing supplies.

OSCAR WENDEROTH, formerly Supervising Architect, U. S. Treasury Department, has become associated with Weary & Alford, architects, 1907 South Michigan Boulevard, Chicago, Ill.

E. C. GETTY AND MARK KEARNEY have recently formed the firm of Getty & Kearney, Inc., and have opened offices in Hudson, N. Y., where they will conduct a general contracting business.

W. H. McCOLLIN, architect, formerly the office manager for Patterson & Dula, Inc., 15 East 40th st, has opened an office for the practice of his profession at 230 Huguenot st, New Rochelle, N. Y.

J. D. MOONEY, formerly in charge of belting sales for the B. F. Goodrich Co., Akron, O., has been appointed sales manager of the commercial department of the Hyatt Roller Bearing Co., Newark, N. J.

G. M. REES, architect, formerly a member of the firm of Rees & Ade, 34 East av, Rochester, N. Y., is practicing his profession independently and has opened an office in Room 912, Granite Building, Rochester.

WETTEREAU & CORNWALL, general contractors, Hicksville, L. I., have dissolved partnership by mutual consent. George Cornwall has purchased the Wettereau interest and will conduct the business at the former address.

CHARLES M. SCHWAB, chairman of the Bethlehem Steel Company, was recently made a trustee of Cornell University to fill the vacancy caused by the death of Henry B. Lord, for many years a trustee of that institution.

THOMPSON-STARRETT CO.'S stockholders, at a special meeting, ratified a proposal to reduce the capital stock of \$2,000,000 to \$1,500,000, by redeeming 5,000 shares of preferred stock.

W. J. JOHNSON, manager of the Pittsburgh office of the Lidgerwood Manufacturing Co., hoisting engineers, 96 Liberty st, New York City, will also have charge of the new offices that company has opened in the Widner Building, Philadelphia, Pa.

HOWARD L. WOODY, Superintendent of Public Buildings of Brooklyn, has been granted a month's leave of absence by Borough President Pounds. Mr. Woody's health broke down recently and he has left the city for much needed rest and recuperation.

WILLIAM BREN'S SONS, lumber dealers, have recently removed their business from 24 Greenpoint av to the property at the corner of Greenpoint av and Calver st, Brooklyn. The firm has erected a new office building and stable and in many ways have greatly increased their facilities for doing business.

NELSON P. LEWIS, chief engineer to the Board of Estimate, was toastmaster at the annual dinner of the Brooklyn Engineers' Club on Thursday evening. Rear Admiral Usher, who was one of the speakers, said: "Anything less than an adequate navy spells peril for this country."

WESTCHESTER ELECTRIC SUPPLY CO., of White Plains, N. Y., has moved from North Lexington av to 187 Main st. In the new quarters the concern has a large space to be devoted to the display of lamps and electrical goods. A showroom will be maintained for the convenience of architects and customers who desire to make a selection.

GEORGE McANENY, President of the Board of Aldermen, will be the guest of honor at a dinner to be given at the Waldorf-Astoria, Friday evening, December 10. About five hundred New Yorkers, representing all activities and business interests, will be present at this banquet, which is being arranged as a testimonial of esteem and in recognition of his faithful work in the City Administration from which he is to retire January 1, 1916.

FURNITURE DEALERS who were in attendance at the quarterly meeting of their association, on Wednesday, at Reisenweber's, reported that they had an unusually prosperous season. After these reports they dropped business and devoted themselves to the dinner and a long vaudeville entertainment provided by John J. Brennan and his associates of the Entertainment Committee. C. L. Baumann is the president of the association.

HUNT & HUNT, architects, 28 East 21st st, have prepared preliminary plans for memorial altar to the late George Vanderbilt, to be erected in All Souls' Church, Biltmore, N. C., which Mr. Vanderbilt had built and which he supported during his lifetime. A unique feature of the proposed work is that the oak to be used is that planted and grown on the famous Biltmore estate, and the wood carving will be done in the arts and crafts shop maintained on the estate.

NATIONAL METAL MOULDING CO., Pittsburgh, Pa., manufacturer of electrical conduits and fittings, is distributing an attractive wall hanger, reproducing, in one-half actual size, conduit charts as adopted and recommended by the National Electrical Contractors' Association, showing sizes of conduit required by the National Electrical Code for carrying various sizes of conductors. This hanger is printed on linen backed stock and should prove a convenient reference for architects, engineers and electrical contractors.

RICHEY, BROWNE & DONALD, INC., Maspeeth, L. I., manufacturers of the "Browne Window," are installing these windows in the Munsey Building, Washington, D. C., the plans for which were prepared by McKim, Mead & White, 101 Park av. Other installations of these windows are being made in the Hamilton County Court House, Cincinnati, O., Rankin, Kellogg & Crane, architects; the Frick Arcade, Pittsburgh, Pa., F. J. Osterling, architect; and the City and County Building, Pittsburgh, Pa., Palmer, Hornbostel & Jones, architects.

WESTCHESTER COUNTY PLANNING COMMISSION, which was recently organized, has elected James G. Cannon, of Goldens Bridge, chairman, and Charles H. Tibbitts, of White Plains, vice-chairman. The Commission will establish its headquarters in the White Plains Chamber of Commerce rooms, 6 Grand st. The purpose of the Commission is to prepare plans that will guide the future development of the county along physical lines, including proposed highway changes, additional lands for parks, etc., drainage areas, water supply and other matters which would tend to improve sanitary conditions.

RAYMOND G. BULLOCK was recently appointed chief engineer of the Art Metal Construction Co., of Jamestown, N. Y. Mr. Bullock was formerly connected with this company, first as chief draughtsman and later as manager of the experimental department. He then came to New York as the manager of the local office. About eighteen months ago he resigned to become a member of the firm of Metzger & Bullock, architects and engineers, with offices at 18 East 41st st. This firm was successful in its competition for the plans of the new building for the Rome Trust Co., now under construction at Rome, N. Y.

BUILDING MATERIALS AND SUPPLIES

HIGHER PRICES FOR HOLLOW TILE INTERIOR AND EXTERIOR BLOCKS EXPECTED—PLATE GLASS DISCOUNTS LOWER—BRICK FIRM

Crushed Stone Goes From Firm to Stiff—Winter Supply Low

ADVICES in the building material market this week indicate an impending advance in the price of crushed bluestone, trap rock, terra cotta hollow exterior and interior block and a lowering in the current discount on plate glass, making the price to the consumer higher. The Portland cement market is unquestionably stiffening as a result of increasing export business. In the first nine months of the year there was an increase of 416,000 barrels of Portland cement exported over the volume passing out from January 1 to September 30 last year, according to reports made by the government authorities recently, most of this material going to Panama, Mexico, Cuba, Argentina, Chile and Peru. It is expected that exports of this material next year will be rated in the millions of barrels, judging by feelers now in the American market for cement for Europe.

As for the local demand dealers are riding cement direct from cars to jobs under the new demurrage rules enforced by railroads terminating here. One contractor was in the market for cement for a job covering 2,250 buildings in Brooklyn this week and another contract was being negotiated as the week closed for the delivery of cement for an operation involving the erection of 1,117 workmen's homes not far from this city. A contractor was also inquiring for brick for still another operation involving the erection of 980 workmen's homes in Queens Borough. All of these operations are slated to be ready for material April 1.

Crushed stone quarries are about ready to close down for the winter. Reliable estimates of the available supplies of this material on hand show that there is just

about enough of this material to supply actual wants. In consequence current quotations of ninety cents and \$1.00 for crushed trap rock and eighty-five and ninety cents for crushed bluestone have gone from a firm market to a stiff one and an advance in price is looked for by the first of January.

Hollow terra cotta blocks for exterior building construction and interior partition blocks have been without change in this market for more than six months, while all other building materials have been advancing in price steadily. In the West prices for this commodity have kept pace with other materials. It is not strange, therefore, that the National Fireproofing Company predicts a shift upward in prices governing this market before long. The trade looks for the change before February 1.

Structural steel is rapidly approaching the two-cent level. Latest quotations in this market place this commodity at 1.869c. for beams, channels, tees and zeos, with the upper range left blank, indicating a still further change if present conditions warrant it. Sand, gravel and grit alone remain steady. Brick may go to \$8 per thousand, wholesale, dock, New York, before March 1. See page 937 of current issue.

Plan filings for the week, compared with the corresponding week a year ago, follow: Last week there were 265 new buildings projected, at an estimated cost of \$2,462,295.

	Week ending		Dec. 3, 1915.	
	Dec. 4, 1914.	No. Value.	No.	Value.
Manhattan.....	5	\$134,000	8	\$1,346,200
Bronx.....	8	21,600	37	1,538,100
Brooklyn.....	49	474,175	73	512,950
Queens.....	54	179,550	166	465,830
Richmond.....	15	26,805	34	43,375
Totals.....	131	\$836,130	318	\$3,906,455

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to Dec. 3, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide Nov. 6.

Hudson common\$6.75 @
 Raritan common 6.75 @
 Second hand common..... 3.50 @
 Newark (yard) 7.50 @ \$7.75
 Front or face..... 18.00 @ 36.00
 CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
 Domestic Portland, Spot.....\$1.67 @
 Over 30 days @ \$1.72
 10c. bag; returns on bags.
 Mill base 1.05 @ 1.15
 Con. Rosendale Nat. to dealers.\$0.90 @
 Dealers price to job..... 1.10 @
 7½c. bag; returns on bags.
 Alsen's GermanNo Quotation
 Dyckerhoff GermanNo Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
 Trap rock, 1½ in.....stiff .90
 Trap rock, ¾ in.....stiff 1.00
 Bluestone, 1½ in.....firm .85
 Bluestone, ¾ in.....firm .95
 GLASS, Window—from jobbers' list—
 Discounts.
 Single thick 90-20
 Double thick 90-20
 Plate (May 1 list)..... 90-40

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
 1½ in.....\$0.85
 ¾ in......80
 P. S. C. gravel......95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):
 Exterior—
 4x12x12 in..... \$0.06
 6x12x12 in..... .084
 8x12x12 in..... .102
 10x12x12 in..... .12
 12x12x12 in..... .15
 Interior—
 2x12x12 in..... \$0.048
 3x12x12 in..... .048
 4x12x12 in..... .054
 6x12x12 in..... .072
 8x12x12 in..... .096

LIME (Standard 300 lb. bbls. wholesale):
 Farnham Cheshire, finishing.\$1.55 @ \$1.60
 Eastern common 1.15 @ 1.37½
 Hydrated finishing 8.50 @ 9.50

LINSEED OIL—
 American Seed City Raw.....\$0.63 @ \$0.65
 American Seed City Boiled.... .62 @ .64

LUBRICANTS (Mineral):
 Black, refined, summer...\$0.13½ @
 Black, reduced, 27 gravity,
 35 @ 30, c. t..... \$0.15 @
 Wax, crude per lb. .04 @ \$0.05
 Cylinder, light filtered..... .25 @ .28
 Cylinder, dark, steam, refined.. .17 @ .25

LUMBER (Wholesale prices, New York City):
 Yellow pine (merchantable 1905, f. o. b. N. Y.):
 8 to 12 in.....\$21.00 @ \$25.50
 14 to 16 in..... 28.00 @ 32.00
 Heart face siding 4-4 & 5-4 @ 28.00
 Flooring, 13-16x2½ & 3 ins. 13.50 @ 26.25

Hemlock, Pa., f. o. b. N. Y. base price, per M. @ 21.50
 Hemlock, W. Va., base price per M. @ 19.50
 Hemlock, Eastern mixed cargoes @ 20.00
 (To mixed cargo price add freight \$1.50.)
 Spruce Canadian\$24.00 @ \$25.00
 Spruce (W. Va. f. o. b. N. Y., lighterage limits):
 2x4, 18 and 20 ft.....\$27.00
 9 in., 16 ft. and under..... 28.00
 2x6, 12 and 14 ft..... 23.00
 2x8, 12 and 14 ft..... 23.00
 2x10, 3x10, 10 to 16 ft..... 29.00

Add \$1.00 per M. for each inch over 12 ins.
 Add \$1.00 per M. for every 2 ft. over 20 ft. in length.
 1x2 shingling lath, rough or dressed one side\$26.00
 LATH (Eastern spruce f. o. b. N. Y.):
 1½-in. slab\$4.00 @

PLASTER—(Basic dealer prices, at yard, Manhattan):
 Masons finishing in 100 lb. bags, per ton.....\$10.50 @

BLOCKS—
 2 in. (solid) per sq. ft.....\$0.06
 3 in. (hollow)06
 4 in. (hollow)07½
 Boards ¾ in. thick, per sq. yd.16

SAND—
 Screened and washed Cow Bay 500 cu. vds. lots, wholesale...\$0.45 @ \$0.50

SLATE (Per Square, N. Y.):
 Penn. Bangor ribbon.....\$4.12 @ \$4.75
 Munson, Maine, No. 1..... 5.50 @ 7.75
 Munson, Maine, No. 2..... 4.50 @ 6.75
 No. 1 red..... 10.00 @ 12.00
 Unfading green 4.00 @ 6.00
 Genuine Bangor 4.75 @
 Pen Argyle 4.00 @ 6.00
 Vermont, sea green..... 3.00 @ 4.20

STRUCTURAL STEEL (Tidewater):
 Beams & channels up to 14 in. 1.869c @
 Beams & channels over 14 in. 1.869c @
 Angles 3x2 up to 6x8..... 1.869c @
 Zees and tees..... 1.869c @
 Steel bars, half extras..... 1.869c @

EDISON PLANT TO RESUME.

Directors Thursday Provided \$200,000 to Modernize Plant.

DIRECTORS of the Edison Portland Cement Company meeting at New Village, N. J., on Thursday provided \$200,000 to modernize the raw side department, improve the clinker equipment and to put automatic stokers in the boiler departments of the plant preparatory to resuming activities at the mills. William S. Mallory, president of the company, informed the Record and Guide exclusively of the action of the board and is authority for the statement that the company will be in the market again with a 2,000,000 barrel capacity by April.

"We believe we will have one of the most modern and best equipped plants in the country when these improvements are completed," Mr. Mallory said. He said the matter of reopening New York office had not developed far enough to warrant making a statement at this time.

COAL.

Significant Terms Upon Which Newark Supply Bids Were Made.

BIDS made this week on coal to supply Newark institutions pointed the way to the coming situation in this commodity in the light of labor troubles at the mines after April 1. The City Home Trustees experienced the greatest difficulty. One thousand tons were wanted and advertised for. The bids called for dealers to furnish bonds to guarantee delivery. None of the bidders would comply with this requirement. The reason given was that there was no positive assurance that deliveries could be made. Shortage of cars is ascribed as another reason why coal interests cannot guarantee deliveries and also a shortage of men. Contracts were made, however, without the delivery guarantee. Building managers will do well to make inquiries and look to existing or expiring contracts at once.

LINSEED OIL.

Slight Reaction in Price Range, But Market Is Still Stiff.

SLIGHT reaction in the price of linseed oil developed this week when prices dropped to 63 and 65 cents. This represents no change in the bottom range, but a decline of two cents a gallon in top prices. Demand is said to be moderate, but car shortage is interfering with deliveries.

COMMON BRICK.

Market Steady—Prices Still Hover Around \$6.75.

HUDSON common brick was still bringing in the majority of cases this week \$6.75, although there were rumors that some of the brick held for \$7 had passed out. Raritan's are firm at the same level.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 2, in the wholesale market, with comparison for the corresponding period last year, follow:

	1915.		1914.	
	Open barges, left over, Friday A. M., Nov. 26—20.	Arrived.	Sold.	
Friday, Nov. 26.....	2	9	5	
Saturday, Nov. 27.....	7	5	7	
Monday, Nov. 29.....	15	11	15	
Tuesday, Nov. 30.....	1	6	1	
Wednesday, Dec. 1.....	3	5	3	
Thursday, Dec. 2.....	6	6	6	
Total.....	34	42	34	

Reported en route, Friday, Dec. 3—15.
 Condition of market, firm. Prices: Hudsons, \$6.75 and —; Raritan's, \$6.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.50 to — (yard).
 Cargoes left over Friday A. M., Dec. 3—12.

	1914.		1915.	
	Left over Friday A. M., Nov. 27—11.	Arrived.	Sold.	
Friday, Nov. 27.....	13	13	13	
Saturday, Nov. 28.....	1	1	1	
Monday, Nov. 30.....	5	3	5	
Tuesday, Dec. 1.....	4	3	4	
Wednesday, Dec. 2.....	7	5	7	
Thursday, Dec. 3.....	3	2	3	
Total.....	33	27	33	

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.25; Newark yard— to \$6.75; nominal. Left over Friday A. M., Dec. 4—17.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915..... 64
 Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 2, 1915.....1722
 Total No. bargeloads sold Jan. 1 to Dec. 2, 1915.....1710
 Total No. bargeloads left over Dec. 3, 1915. 20
 Total No. bargeloads left over Jan. 1, 1914. 87
 Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 3, 1914.....1553
 Total No. bargeloads sold Jan. 1 to Dec. 3, 1914.....1536
 Total No. bargeloads left over Dec. 4, 1914. 17