

REAL ESTATE RECORD AND BUILDERS GUIDE.

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A MAN'S SIZE JOB IS A FIRE CHIEF'S

The Propagation and Enforcement of Fire Prevention an Important Part of His Duties—What Carelessness Has Done

By WILLIAM GUERIN

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FROM the day that fire extinguishment was made the serious work of a lifetime, rather than the occasional duty of the volunteer, fire prevention has been the handmaiden of fire fighting. For the man who had the serious work of fighting fire as his daily task learned from each fire some lesson to make his future work easier by either preventing similar fires occurring in the future or limiting the opportunity of fire to spread if it occurs from like causes.

The words of the earlier fire chiefs were not heard when they spoke of fire prevention measures, as it was deemed that the architect and builder was the men to solve such problems, but this was a mistake, for the architect and builder seldom saw a building wreck after a fire, except to remove it as quickly as possible, for time is money.

What the Fire Chiefs Saw.

The fire chiefs "on the job" saw what happened to granite and stone foundations when attacked by fire and then hose streams. It was the fire chief who saw a seven-story factory 200 feet square, without a division wall, become a smoking wreck in forty-five minutes, and this in the heart of New York City with a fire department second to none doing its best to save the building. These are the men who have clamored for better construction, changes in building laws to safeguard life and property and reduce the "ash heap."

In later years a change has come about, and in nearly every community having a paid fire department the chief has a place in the counsels of the community when considering the laws and ordinances relative to construction and safeguarding of buildings from fire.

To-day the progressive chief of a fire department feels the need of fire prevention work to be as great as that of fire extinguishment, for preventing fires means fewer fires, saving of lives, less interruption of business and fewer homes destroyed.

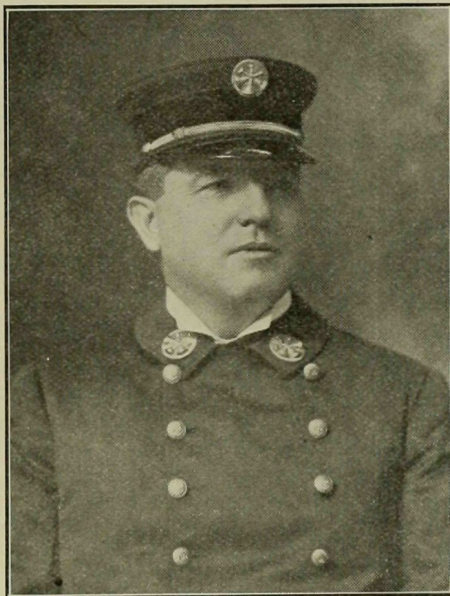
Importance of Educational Methods.

There are many things to do to make fire prevention a success: The first and greatest is a campaign of education to impress on each individual in a community his or her personal responsibility for a fire occurring as a result of carelessness pure and simple.

In New York City during the year 1914, more than 8,000 fires occurred from the causes I have here enumerated, and every one of them preventable by using a little care.

Carefulness is a moral quality, and you can never legislate it into the individual—you must teach it to him. Of course we can have legislation that will punish the careless one, but we don't want to wait until every careless act has been punished to bring about our reform of the fire waste.

I dwell strongly on the matter of education for several reasons, chief of which is that a careful body of men can oper-



CHIEF GUERIN (retired).

ate a powder mill in a frame building for an indefinite period of time without a fire occurring, if sufficient care is exercised, while on the other hand in the year 1911 in New York City 146 lives were lost by fire in a building admitted to be of fireproof construction except for the wooden floors and trim, neither of which contributed materially to the origin or spread of the fire. The building had adequate standpipes and hose, and the business carried on was women's shirtwaists. This fire, like thousands of others, was caused by an act of carelessness, throwing away a lighted cigarette.

What Carelessness Did.

The fire that destroyed the Equitable Building in New York City, where a chief officer lost his life, as well as some of the employees of the building, was caused by carelessly throwing away a lighted match.

Now, the means of education are obviously the schools, the lecture centers, the boards of trade, the manufacturers' associations, the merchants' associations, the public press, and all means available to bring the matter home to the people.

There can be no ceasing in this campaign of education, for our people are prone to forget, so much so that to save their eternal souls they have to be preached to at least once a week, and in some denominations oftener.

There are other reasons why the campaign of education is so necessary in the elimination of the fire waste.

The State and the Home.

In New York City a record has been kept monthly, and consolidated each year, showing in what class of buildings fires occurred, and at what point in the building the fire started. This report, both monthly and yearly, shows that more than sixty per cent. of all fires occur in the homes of the people.

We do not hesitate to enter a store, a

factory or hotel and order the removal of rubbish, the safeguarding of a dangerous condition, or the ceasing of a dangerous practice, because these places are "affected with a public interest" and the police power of the State unhesitatingly compels obedience.

But in the homes of the people we have a different proposition. We have inherited an Anglo-Saxon civilization based on personal liberty and the sacredness of a man's home, and the State pauses on its threshold, and only crosses it without permission when a felony has been committed or pestilence is within. Therefore, the people in their homes may only be reached by education.

Our next step is to secure adequate building codes suitable for the needs of each community—not too radical, but giving an adequate and reasonable protection.

Uplifters' Demands Too Radical.

When the State of New York was impressed with the need of better fire prevention laws, it fell a prey to the radical demands of well meaning but uninformed reformers, resulting in some laws that were of doubtful constitutionality, and others that bore heavily on owners of property, out of all proportion to the supposed benefit to the occupants of the buildings.

In a recently proposed building code for general use, it was stated that "all buildings exceeding 75 feet in height" should have all windows glazed with wire glass.

While I am fully aware of the value of wired glass to protect from exterior exposures, I am sure that 1/4-inch commercial polished plate glass is sufficient protection to guard against any vertical hazard from fire coming out of lower windows, and the latter costs but one-half the price of polished wire glass.

I witnessed a test where the 1/4-inch plate glass was subjected to 1,300 degrees Fahrenheit, rising from zero to that temperature in thirty-two minutes, and held at that temperature for ten minutes without a break occurring. I have since been informed of tests going to a much higher temperature without failing.

Conservativeness a Duty.

Conservativeness in such matters is a duty of the really progressive fire chief.

The storage, sale, transportation and use of combustibles and explosive materials has entered largely in the affairs of our cities, and suitable regulations governing these matters are necessary. The scope of such regulations will naturally vary with needs of the different communities. New York City has an elaborate set of ordinances on this subject, and well it might, for the daily use of dynamite in that city is many tons, to say nothing of the thousands of gallons of gasoline.

The latest acquisition to this end is the approved liquid gas fire extinguishers, which will readily extinguish gasoline fires, electric arcs, paint fires, and all those fires occurring in what are known as the "extra hazardous ma-

*From a paper read before New York Chapter of National Fire-Prevention Association.

terials"—turpentine, varnish, oils, tars, etc.

Good Housekeeping Urged.

A fire prevention code should have good housekeeping provisions regarding the removal of rubbish; safeguarding lights and fires, prohibition of smoking in factories, the closing of trap doors, elevator doors, iron shutters, etc., after the closing of business each day.

A good practice for every business house is to clean up the premises at the close of each day's work, as such cleaning will result in a complete and minute inspection of the premises at a time when most needed, as most fires occur after closing, together with the removal of what is most liable to cause fire.

In every State and every large city there should be one or more persons

whose duty would be to investigate the causes of fires and reasons for their spread—not only for the purpose of detecting fires of criminal origin, but to accumulate the data so necessary for basing a line of action in fire prevention work generally.

Arson is the crime peculiar to American cities of large size. Its motive is generally gain—sometimes for revenge—and committed often by the mentally deficient. Where the motive is gain, or where committed by the mentally deficient, it is most difficult to prove, as the evidence is generally destroyed by the fire.

The chief of a fire department has a man's size job, and must combine in his work as a fire fighter some knowledge of building construction, of chemistry, of law, of sound business methods, of the educator and lecturer. He must

apply himself constantly to his problem if he hopes to accomplish his share in the reduction of our great annual fire loss.

It is not an impossible task, and it sets squarely on the shoulders of each chief of a fire department.

For forty-seven years the fire loss of New York City showed a steady and gradual increase until the year 1911, when it totaled \$12,500,000. In two years (1913) the fire loss had been brought down to \$7,400,000, and there were 2,675 fires less in 1913 than there were in 1912.

It demonstrated that, rightly directed, fire prevention can prevent fires, and it is my earnest wish that the fire chiefs of this association can show at their next annual convention a long step on the way of reduced fires and fire losses.

STANDARDIZATION OF REALTY FORMS

Registrar Hopper Announces the Adoption of Standard Printed Forms for the Record Books of His Office

AN important change in the method of recording real property instruments is about to be inaugurated in the Register's Office of New York County. In the routine of conveyancing many forms are used over and over again. Many of these forms, while alike in meaning, vary slightly in language.

It is the Register's business to copy instruments verbatim. In this work the formal parts of the papers, which the stationers print in their forms, are copied over and over again—thousands of times—by the recording staff of the Register's Office. It is evident that if pages of the record could be printed in advance to correspond to the printed parts of the instruments, a large saving would be made in the cost of copying. At present the typewriting cost of copying records exceeds \$25,000 a year. Because of the verbal variations in forms prepared by the different title companies and law stationers the problem was very difficult.

Before a decision was made as to what changes were advisable, a thorough study of the entire subject of the best means of duplicating and preserving public records was made at the Register's request by the Bureau of Municipal Research in connection with the Register's Office. Various lithoprint and photographic methods were investigated and the conclusion was reached that the peculiar conditions in the Register's Office would be best served by the use of standard printed forms.

At the invitation of Register Hopper a conference was held at the Register's Office which was attended by representatives of the bar associations, the title companies and the leading law firms of the city.

The solicitors of the Title Guarantee & Trust Company, the Lawyers Title & Trust Company, and the New York Title Insurance Company were made a committee to pass upon the forms of deeds, mortgages and other instruments in common use and harmonize verbal differences. The conference was attended by the following gentlemen:

Walter Lindner, solicitor, Title Guarantee & Trust Company; Cyril H. Burdett, vice-president and general manager, New York Title Insurance Company; Henry R. Chittick, assistant solicitor, Lawyers Title & Trust Company; George F. Butterworth, Frederic J. Middlebrook, Joseph H. Fargis, J. Joseph Lilly, Nathaniel D. Reich, Arthur K. Mack, John D. Connolly, Elmer Dean Coulter, John D. Hutchinson and Franklin A. Coles.

As a result of the work of this committee, seventeen forms have been standardized. The adoption of these standard forms is not compulsory, but their use in the Register's Office may be assured by voluntary co-operative action of the title companies, conveyancing attorneys and law stationers.

The use of standard forms is a public

benefit, in that it permits the Register to provide record books printed according to the same forms. It makes records more permanent. There will be no fading of records, thus saving future appropriations to recopy and restore them. It increases accuracy in copying records.

The approved standard forms are known by titles and letters A, AA; B, BB; etc., such as "Register's Form A, Deed with Full Covenants, Individual"; "Register's Form AA, Deed with Full Covenants, Corporation," etc. The law

stationers and printers of forms have agreed to co-operate by having these titles printed on the upper margin of the page so that the exact form can be readily recognized. The public is requested to ask for the Register's Standard Forms in making purchases. To supply the public demand the leading law stationers are preparing new stocks of forms to correspond with the Register's Form. The new system will save the city many thousands of dollars annually besides supplying a vastly superior record.

BACKWARD SUBWAY CONSTRUCTION

One Section of Lexington Avenue Line Holding Up All the Rest—Bronx Urging Partial Operation

THE Traffic and Waterways Bureau of the Bronx Board of Trade, of which Mr. Olin J. Stephens is chairman, has urged the Public Service Commission to bring about the speedy completion of the new Rapid Transit routes to the Bronx, now under construction. Last month the Interborough Rapid Transit Company stated that the work on the new lines in the Bronx was nearing completion.

The part of the work that will hold back the early operations of the majority of these lines is on the Broadway-Lexington avenue line, below 53d street. While the sections above this point are in nearly every case about 95 per cent completed, this section, which must be finished if traffic is to flow to and from the Bronx, and Grand Central, over these routes, is only 37 per cent finished.

In order that the congestion existent in the present subway and elevated lines be abated, these new lines must be operated as soon as possible, wholly or in part. The Bronx Board of Trade is urging the operation of the Broadway-Lexington line from Grand Central to and into the Bronx.

The construction of the Webster avenue extension is now being advertised, and the Public Service Commission expects to be in a position to receive bids for this work by January 1st.

The menace to human life, caused by the narrow platforms of the Third avenue elevated station at 149th street, which the Board of Trade recently pointed out to the Public Service Commission, is being taken care of by that body. A suggestion has been made that the erection of entrances and exits at the south end of the station at 148th street will solve the problem. Another suggestion is that the Interborough be compelled to erect two island stations, one for the north bound and one for south bound traffic, similar to the station at 125th street and Eighth avenue, to extend from 148th street to Westchester avenue. When it is recalled that

this station is the center of the heaviest traffic highways in the Greater City, with the exception of a few intersecting streets in lower Manhattan, the absolute necessity for prompt action is realized.

It is understood that the Engineering Department of the Commission, together with that of the Interborough, are looking into the question of increasing the facilities of this station. The great question to be solved is how to accommodate the people who desire to transfer from the subway to the elevated, and vice versa. Two temporary wooden bridges have been placed across the center or express track which is not, as yet, in use. This permits the equalizing of the crowds on the two platforms and consequently furnish additional means of ingress and egress. While that is but a temporary expedient, it was able to be adopted at once to give relief.

The board of Trade is urging that no unnecessary delay take place to give this relief.

Bridge Traffic Increase.

Figures received by the Chamber of Commerce of the Borough of Queens from the Bridge Department show a remarkable increase in the traffic across Queensboro Bridge. The figures show that since the first count was made, in 1910, the passenger traffic has more than doubled in the past five years, while the vehicular traffic is now five times greater. The count taken for twenty-four hours on October 28 shows that while the total number of people crossing the bridge has increased 6 per cent. in the past year the total for vehicles has grown 12 per cent.

More than 100 more trolley cars carried passengers across the bridge on October 28 of this year than last year. The figures follow:

Date of Count.	Persons	Trolleys	Vehicles
November 11, 1910.....	44,329	1,757	1,810
December 28, 1911.....	47,694	2,284	2,352
October 24, 1912.....	59,529	2,796	3,644
October 29, 1913.....	81,760	2,924	6,691
November 5, 1914.....	87,850	3,091	7,207
October 28, 1915.....	93,654	3,212	9,505

WOODLAWN HEIGHTS A HOME CENTER

Section Which Adjoins City Line is Favored for Residential Purposes—Combines Advantages of the City and Suburbs

WOODLAWN HEIGHTS is a thriving residential district whose growth has been steady and along uniform lines. It is located at the extreme north end of the Borough of the Bronx, touching the Yonkers boundary line, at McLean avenue, one side of this thoroughfare being in Westchester County and the other in Bronx County. Although Woodlawn Heights is a unit of the City of New York, it possesses a distinct and unique individuality of its own. In this regard it is in marked contrast with the average New York residential district.

Woodlawn is a small zone, comprising one and two-family brick and frame houses, with shady streets and well-kept lawns, just far enough from the bustle of the city to make it desirable for residential purposes, and just near enough to place its residents within easy riding distance of the business sections of New York. Its comparative isolation from the more thickly populated parts of the borough and the other old hamlets that have been consolidated into the city proper has tended toward encouraging a strong community spirit and rendered much easier the "getting together" of the citizens on matters of local importance. The result has been that Woodlawn has had its fair share of the city's bounty in the way of public improvements.

A distinct advantage which the section had over similar parts of old New York in the annexed territory was the fact that it became part of the Bronx in 1874, whereas the other outlying townships were not merged into the Greater City until more than twenty years later. So that, Woodlawn Heights had the benefit of many municipal improvements while the other districts were still rural settlements.

Many Institutions.

As part of its local life, Woodlawn Heights has its school, firehouse, public halls and all the educational, social, religious and municipal institutions that go to make up the typical suburban community. The population of about 2,500 supports five churches—two Episcopalians, one Methodist, one Presbyterian and one Catholic. To these will be added a new German Lutheran church, for which purpose a plot has been acquired on Martha avenue, near 241st street.

The great majority of the houses are owned by the occupants. They are in the main detached dwellings, containing from seven to eleven rooms, and can be rented at from \$32 to \$40 a month, and bought for prices ranging from \$5,000 to \$7,500. The average eleven-room house on a 25-foot lot returns to its owner about \$40 a month in rent.

"For people who wish to own their own homes," declared George W. M. Clark, of the law firm of Meyers & Clark, who is also president of the local taxpayers' association, "Woodlawn Heights is particularly attractive because property can be purchased there at a figure which will permit a buyer to erect a house at a modest outlay. A 25-foot lot

is worth from \$1,500 up, prices ranging, of course, according to location, the distance from the corner, etc. The demand for building sites has been fairly active within recent times. About twenty private house operations have been undertaken or projected within the last six months."

Transportation Good.

For a section on the outskirts of the city, and so far removed from the commercial centers, the transportation situation is unusually good. The Harlem division of the New York Central Railroad maintains an adequate train service which places Woodlawn Heights within twenty-five minutes' ride from the Grand Central Terminal. There is also access to north and southbound trolleys on

Woodlawn Heights' claim to recognition does not lie, however, in its industrial development, but rather in the charm of its small cottages tucked away among the trees. Its quiet streets seem to be designed to meet the needs of the family which seeks to live in New York City and yet be in the suburbs. It remains a section where the man of modest means may realize his great ambition—the ownership of a home.

Woodlawn Heights is not a section where values have undergone sensational rises; yet, with its steady growth and new transit facilities, it is hardly likely that there will be any recession. The growth of the city has been in a northerly direction. Fordham Heights is experiencing considerable activity in apartment house building and Woodlawn

Heights is not very far away. Its future seems bright; that it will continue to remain a community of small homes is probable. For the present it represents an interesting unit of the Borough of the Bronx and is contributing its share toward the growth of the Greater City.

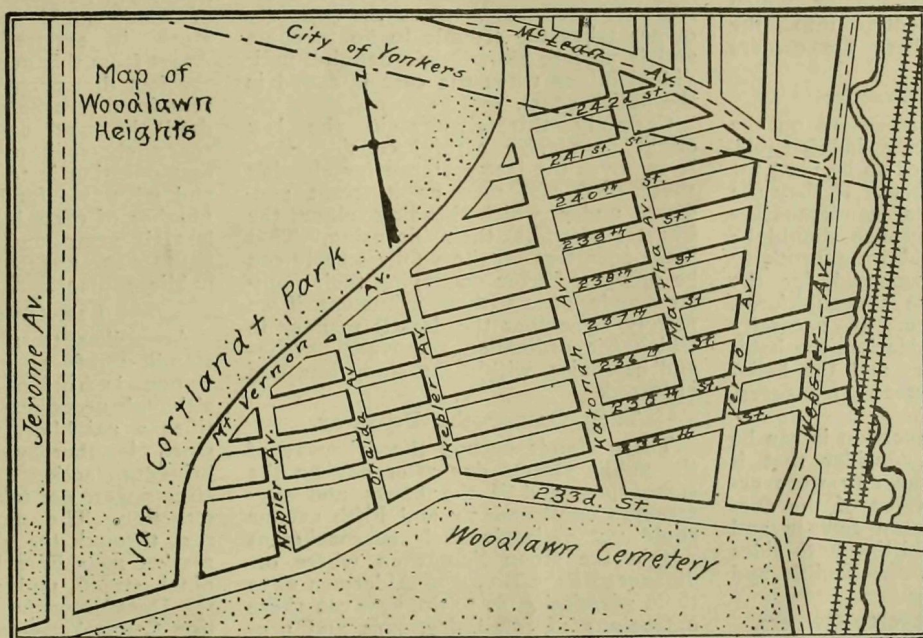
There is little doubt but that its character as a residential area is fixed, its geographical location and general environs tend toward this belief. Although there are the rail facilities afforded by the proximity of the Harlem River Division, of the New York Central, and a small group of industries along the

route, that are invariably associated with such locations, Woodlawn Heights is not destined to become a manufacturing community. There is no possibility of shipment by water because there is no waterfront except the winding Bronx River, which is practically worthless at this point for transportation purposes.

Bronx River Parkway.

The land adjoining the river has practically all been acquired by the commissioners in the proceeding for the proposed Bronx River Parkway, which is to be a splendid driveway, ranging in width from 300 to 1,000 feet and extending from the Bronx into Westchester County. This boulevard will mark the easterly boundary of Woodlawn Heights and its development will add to the picturesque surroundings of the locality and place it almost in the center of a fine park system. The Bronx River parkway project includes not only the acquisition of the necessary lands required for the improvement but also provides for the protection of the existing park areas, the straightening of the river for flood regulation and the adoption of measures to prevent pollution.

The completion of this comprehensive scheme, while it will bear a relation to the entire borough of the Bronx, yet will particularly influence Woodlawn Heights, and in the opinion of many will tend to bring out more strongly the many advantages which the section enjoys for residential purposes. The present opportunities of the section, combined with an encouraging future, and its availability to the business centers of the city should assure its future as a residential area.



Jerome, Webster and White Plains avenues and connection with Yonkers, Mount Vernon and other Westchester points by way of McLean avenue. When the new subways along White Plains avenue and Jerome avenue are completed, the section will be within fifteen minutes' walk of these lines of transit.

A movement has been initiated which has for its purpose the extension of the Jerome avenue subway for an additional half mile to 233d street, the southerly end of Woodlawn Heights. As planned at present, this road will only extend to the entrance to Woodlawn Cemetery. Another plan in which the people are interested, and which is said to have the approval of the borough authorities, calls for the building of a connecting bridge at 238th street, which will join Webster and McLean avenues with the 238th street subway station on the new White Plains avenue road. Both these projects, however, are dependent upon the will of the Board of Estimate and Apportionment, which controls the appropriation of the required funds.

Industrial Development.

The principal industrial development to be noted has been occasioned by the proximity to Woodlawn Cemetery. In 233d street, which marks the northern boundary of the cemetery, a number of florists, monument and mausoleum makers have become established. The business that caters to the immediate needs of the people, comprising principally tradesmen of various kinds, centers around Katonah avenue and 236th street, with a similar neighborhood at McLean and Webster avenues.

THE HARM PUSH CARTS DO TO REALTY

An Evil That Has Become Acute in the Bronx—The Law on the Subject—Prohibition Advised—Better Ways to Distribute Food Products

By J. BLEECKER MILLER

DEEPLY agitating the Borough of the Bronx is the question of the right of push carts to occupy the public streets. The term "push cart" is really a misnomer, as the carts are not itinerant, but remain stationary, in front of some particular store. They are, in fact, practically extensions of the stores, on the inner side of the driveway of the street.

So long as they are permitted to stand these carts will continue accumulating dangerous street dust on the food articles offered for sale, preventing the cleaning of the public streets, between the wheels of their wagons, prohibiting the development of the neighborhood by the erection of any factories or stores, requiring heavy drayage for the transportation of goods and presenting a picture of licensed, unsanitary squalor which continues, uninterrupted, into the neighboring houses, where the owners of these carts reside.

An Indefensible Practice.

The rights of these squatters on the public streets are utterly indefensible. The streets were acquired to be used for traffic and not for markets. If they are to be used for markets, condemnation proceedings for that purpose should be instituted and the neighboring property owners properly compensated for the virtual closing of these thoroughfares. At present the system of necessity breeds corruption, intimidation, the habit of disregard of the laws and the belief that for a consideration any transgression can be fixed.

How important this question is can be readily grasped if we consider that if all the push carts in the city were arranged along the sidewalks of the avenues, between Washington Square and Central Park, they would line both sides of Fourth, Sixth, Seventh, Eighth and half of Ninth avenues.

Immense Loss to Property Owners.

If these carts were not allowed to occupy the public streets, there would be so many more tenants applying for stores to rent. In many places the stand privilege is worth more than the adjacent store's rent. In the aggregate the present system represents an immense loss to property owners.

It is true that a market street has higher rents than the neighboring streets without markets, but who can say what the rents in the whole neighborhood would be without markets? If there is an increase of rent on so-called market streets it is caused by the storekeeper wrongfully taking what does not belong to him; i. e., a part of the public street, and making it an extension of his store at the expense of the public at large, and so depriving his neighbors of their share of the average rents.

The rapid increase of these push carts, apparently trebling within the last six years, according to the report of the committee of Mayor Gaynor and the information which the License Bureau has given me, is a serious cause of alarm. One trade after another is beginning to be transferred from store to street. The State Department of Foods and Markets, established in 1914, is increasing the number of these push carts and the up-State farmers are getting larger prices for their products, by reason of their being sold by men who use the public streets of this city as their stores.

Not only a retail but a wholesale business is carried on, from the East Side sidewalks. Half a dozen barrels of fruit are sold at a time and lifted from

the sidewalk on to a cart by a man who does not pay any rent for the ground on which the barrels stand waiting until the customer arrives. So important has this business become, that many of these men are able to buy on credit of their stands, in the public streets, and pay for their goods in checks.

A Change in the Law.

Another important recent change in the law which will probably cause a great increase in this system of squatting on the public streets is the omission of the clause from the new revision of the ordinances requiring a push cart man to move every thirty minutes to another block. When this omission becomes known, the power of the police to make the push-cart man move on will be practically gone, and probably soon few arrests will be made, unless the property owner takes the trouble to go to court and is able to show some definite, individual injury when the case is called in the police court.

Certainly this change in the law ought to receive careful consideration. It removes the last pretense for classing these push-cart men as itinerant peddlers, under which heading alone the Charter permits their licensing. That these squatters on the public streets can be prevented from occupying their regular stands, goes without argument, if we merely remember the drastic manner in which the ordinance, removing porches and balconies, within the stoop line was enforced.

They Occupy the Driveway.

These stands occupy the driveway of the public streets day after day on the same spot, and if the banks and skyscrapers on Broadway and Fifth avenue could not maintain their encroachment within the stoop line, even where ordinances of the Board of Aldermen gave them permission so to do, how can these extensions of retail drygoods and provision stores expect to defy the law? All that is needed is an emphatic, united onslaught such as "the united" ought to be in a condition easy to deliver.

It is true that it can be said that there is some advantage to the public through these push-cart men acting as rapid distributors of fresh fruits, when a glut occurs in the provision market; but then, the licensing should be confined to such bona fide itinerant salesmen, and should not be granted to men who establish themselves as an extension of a retail drygoods or candy store.

Competitors of Rent Payers.

And even as to these peddlers, it should be borne in mind that they act as unfair competitors to the merchants who pay rent for their stores. How can the rent-paying groceryman venture to lay in a stock of fresh fruit, at the prevailing prices, in the morning, when before evening the same fruit may be shouted for sale, at half price, by a man who pays no rent?

There can be very little doubt but that the wisest plan would be to adhere to the strict enforcement of the letter of the law and insist that the public streets shall be kept clear for traffic, and that landlords shall receive the full benefit of the entire public demand for stores without the competition of the public streets.

The numerous cases involving the right of the elevated railroads to occupy the public streets, with their posts, and thus interfere with the access to neighboring dwellings, have thoroughly settled the law that municipal authorities cannot give any form of permission to

occupy the public streets which would absolve the occupants of those streets from liability for damages and injunction.

Real Remedy for a Glut.

The real remedy for the glut in the market of summer fruit, above alluded to, is not a crowd of push cart men who do not pay rent, but a great public refrigerator, where perishable food of this kind can be gradually distributed to the public through the established, rent-paying grocerymen.

How important this question of food protection from impurities of street air is, becomes apparent, if we consider that eighty per cent. out of the fifteen thousand push carts in this city, sell food and, consequently, that food, covering about five hundred thousand square feet, of what would be counter space in a store, is exposed to these dangers. Apart from this question of public health, the fact that property owners are losing rent from tenants who use over six hundred thousand square feet of counter space, shows how important this push-cart question is to the property owners, and when we further consider that the number of carts have trebled within the last six years, and that one-half of this number are unlicensed and outside of all public control.

The Law Questions Involved.

According to the common law, the standing of an unusual number of wagons in front of one merchant's shop, although necessary for his business, justifies a neighbor, the access to whose store is thereby interfered with, in bringing action for damages. The streets were not taken for permanent obstruction. The question arose a year ago, through the attempt to establish a market near Fort Lee Ferry on a marginal street, under the jurisdiction of the Dock Department, and the Corporation Counsel gave an opinion, dated December 22, 1914, saying: "I am constrained to advise you, that as the law now stands, the Board of Aldermen has not the power to establish a market on the site above indicated, and this even though the Commissioner of Docks should certify to the Sinking Fund Commissioners that such space is 'no longer required' for the purpose of his department, and the commissioners should assign the same for a market site."

The Charter contains no grant of power to the Board of Aldermen to authorize the occupation of public streets by push carts, except Section 51, which declares: "Subject to the constitution and laws of the State, the Board of Aldermen shall have power to provide for the licensing and otherwise regulating the business of . . . hawkers, peddlers, vendors."

The express reference to the Constitution, in this section, was evidently intended as a warning against the justly anticipated excessive use of this licensing of peddlers.

New York Central's Realty.

A factor in New York Central earnings which is already important and will become much more so next year, is the revenue being received from offices in the Grand Central building and other real estate holdings in that locality. Those revenues are rapidly increasing as a result of the revival in general business, and the time is near at hand when they will be much more than sufficient to meet the annual interest charges on the entire cost of the terminal improvements of the past few years.—Wall Street Journal.

WHAT THE NEW BUILDING CODE CONTAINS

Occupancy Certificates the Most Important New Requirement —Limitations on Use of Buildings—Penalties to be Enforced

SINCE the work of revising the Building Code was undertaken by the Building Committee of the Board of Aldermen, with the assistance of Rudolph P. Miller, the expert to the committee, the Record and Guide has kept its readers fully informed of the progress of the work. Now that the labors of the committee and its engineer are completed, all the ordinances prepared and reported out by the committee having been adopted and placed on the statute books, it may be interesting to review briefly the important changes and additions that have been made.

Occupancy Certificates.

The most important change, and one that has been as carefully considered and as fully discussed as any, is the provision prohibiting the occupancy of a new building until a certificate has been issued by the Superintendent of Buildings certifying that the building as erected conforms with the approved plans and the provisions of the law applying to that kind of a building, and stating in what way the building may be used, whether for residence, business or other purposes, what loads are permitted on the several floors, and the number of occupants that there may be in each story. Besides being a check against the improper use of a building, this provision is a decided asset to the owner of a building, as it will be *prima facie* evidence that his building is built in accordance with the law. It should serve him well in case he wishes to make a transfer of the property, or should any question be raised as to the legality of his building.

Authority for New Rules.

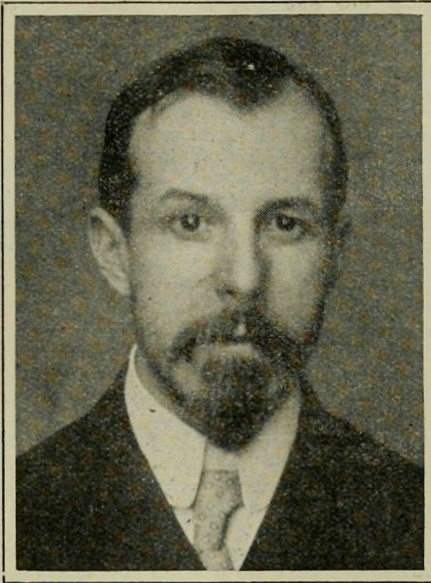
Another important addition is the provision establishing the procedure to be followed in the promulgation of the rules of the Superintendents of Buildings. The new code gives the Superintendent of Buildings authority to adopt rules with respect to the materials or mode of construction consistent with the provisions of the Building Code, as may be necessary from time to time to secure the intent and purposes of the law.

In order that the public might be safeguarded against the arbitrary issuance of such rules, it is provided that no rules can become effective until they have been published for eight successive weeks in the City Record and a public hearing has been held, if request for the same is made during the period of publication. This gives an opportunity to protest against what may be deemed an unreasonable rule proposed by a superintendent.

Classification of Buildings.

The classification of buildings is new in the Building Code. Heretofore it was difficult to know when a building came under certain provisions, and it was often hard to draw the line between two classes of buildings closely related, but which might be differently affected by certain provisions. The classification as to occupancy into public buildings, residence buildings and business buildings, it is felt, will cure this defect. Provision is made so that if there is any doubt as to the classification of any building its status will be established by a rule promulgated in the manner just explained. A classification of forms of construction is also provided, there being three such classes—fireproof, non-fireproof and frame.

The fire limits in all boroughs except Richmond were materially extended, and



RUDOLPH P. MILLER, C. E.,
Who drafted the new Building Code

new zones, known as Suburban Limits, were created in the boroughs of the Bronx and Brooklyn and to a small extent in Manhattan within which frame construction is limited to detached residence buildings.

Heretofore provision for the lighting and ventilation of buildings practically existed only for tenement houses. The only provision for other buildings were those restricting the lot area to be covered by certain buildings. Under the new code every living-room must have windows of a certain size opening directly on to a street or court of certain dimensions, depending on the height of the building. Office buildings, if not lighted and ventilated as provided for residence buildings, must have other suitable means so that the air cannot become vitiated beyond a certain limit. Public buildings must have a positive system of ventilation.

Exit Requirements.

The requirements as to exit facilities for new buildings have been made more logical and more effective than the meagre provisions of the existing law. The new provisions base the requirements for the number of stairs partly on the area of the building but more particularly on the number of occupants. The owner may specify that number or must design his exit facilities to provide for a certain number as indicated in the article, dependent on the character of the occupancy. Having applied either method of determining the number of occupants, the use of that building is thereafter restricted to the number for which exit facilities have been provided.

For the first time an architect or builder is now able to know definitely what he can do with respect to projections beyond the building line. Article 9 of the new code enumerates those things which are permitted and the conditions under which they may be utilized. The permission to project the footings under front wall beyond the building line, even though limited to twelve inches, will be welcome news to many architects and owners.

Some important provisions affecting purely structural matters are incorporated in the new code. The different forms of concrete piles that have been developed in recent years are recognized and the conditions under which they may be

used are prescribed. The useless expenditure for walls of increasing thickness in skeleton construction has been eliminated by permitting twelve-inch masonry throughout. The provision for the use of hollow building blocks in exterior walls replaces the more or less uncertain rules now in vogue in the different boroughs.

The essential requirements for safe construction in reinforced concrete now contained in the rules of the superintendents have been embodied in the law itself, with such changes as later knowledge and investigation have justified.

Fireproof Construction.

The subject which in previous attempted revisions of the code has been most provocative of discussion has been disposed of in Article 17, dealing with Fireproof Construction. Both cinder concrete and terra-cotta floor construction are dealt with in a manner acceptable to those who respectively advocate these two forms of fireproof construction. In the old code, terra-cotta floor construction was quite fully provided for.

The changes in the new code from the old requirements with respect to this construction are not very material. In the old code no provision was made for cinder concrete construction as it was generally practised, except a provision permitting its use if fire and load tests were made showing its sufficiency. This necessitated a large expenditure for tests on the part of those who were developing the different systems. Under the new code, general provisions are made governing the construction of cinder concrete floors, based on the experience heretofore gained by these tests.

A much needed provision has been inserted in the new code requiring that the owner of a new building in course of erection which exceeds in height an adjoining building shall carry up the flues and chimneys of the lower building so as not to deprive the owner of the lower building of the draft in his flues.

Supervision of Elevators.

While heretofore there has been a careful supervision over the installation, maintenance and operation of elevators by the Superintendents of Buildings, it was still possible for an owner to operate an elevator although the Superintendent of Buildings had not passed on its safety. Under the revised code it will be unlawful to operate an elevator hereafter installed until the Superintendent of Buildings has issued a certificate stating that such elevator is safe. Such certificate must be posted in the car and new certificates are to be issued after each periodic inspection.

The jurisdiction of the Superintendent in the matter of inspection has been extended to freight elevators and amusement devices, it formerly being limited to elevators classed as passenger elevators. It is now required also that accidents of any kind on or in connection with elevators must be promptly reported by those having charge of the elevators, the object being that a careful study of such accidents might be made by the Superintendent of Buildings with a view to guarding against a repetition.

Penalties for Violations.

A change has been made in the new code as to the penalties incurred by a violation of any of the provisions of the Building Code. Heretofore the commission of a violation, whether intentional or unconscious, subjected the owner or his agent to a penalty of \$50. A continuance of any such violation after due

(Continued on Page 1067.)

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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The Wall Street Journal says real estate has undoubtedly "come back," and that its conditions seem renewedly stabilized for some time to come. Wall Street knows a stable investment when it sees one. Therefore its unusual interest in realty at this crisis.

If you have laid in your coal for the winter you need not worry about the coal embargo that threatens. If you have not, and you have apartment houses to keep warm, you had better make sure of your supply. Ontario & Western and Erie coal can be brought here by boat from upriver shipping points, and therefore independently of the Jersey City transfer.

A great deal of the exceptional building activity that has distinguished New Jersey for years springs from the local building and loan associations of which there are a great number within the State. Banking Commissioner LaMonte reports that during the year they have gained 6 per cent. in membership, eleven million dollars in assets and two and a quarter million in accumulated profits. Fourteen new associations were formed during the year.

The Engineering Record has gathered statistics which reveal a decided falling off since 1910 in the registration of students in civil engineering at seats of learning. A better understanding of the economic limitations of the profession and the growing popularity of new courses, especially scientific farming, are the two principal causes assigned. A young man who can look forward to the possession of a good farm is well advised if he goes back to it when his schooling is over and let those do the world's engineering who cannot do the farming. A scientific education will produce as good results on a farm as anywhere else.

Eight-Dollar Brick and Its Meaning.

Hudson River common brick is again selling at \$8 to \$8.50 per M. by the cargo at the wharf to dealers, for the first time at that price since the month of June, 1906. The brick market is the best barometer we have of the status of the building industries in the metropolitan district. It gave the first warning of the financial storm which culminated in the panic of 1907, when in the midsummer of 1906, after two years and a half of unprecedented demand and extraordinary price quotations, the bottom suddenly dropped out and prices fell to unsounded depths.

During the preceding winter common brick had been selling at \$10 and even as high as \$11 per M. from first hands, and in the springtime at \$8 to \$8.50, while the supply was limited. Coming at the height of a period of such activity as the building trades had not seen before in a generation, the collapse of the brick market was inexplicable to the general business public. Upon regaining a footing, the market absorbed cargoes in August at the rate of one hundred a week, and later under a shortened demand maintained prices with more or less difficulty at \$6.25 to \$6.75, but fell away as winter approached to \$5.50 to \$6.00. That was the end of the bumper era in the brick trade.

To most observers it appeared that the market had been over-supplied, but to a few who were very close to the sources of both demand and supply the market was seen to be losing its buying power. Building loans and permanent mortgage loans were becoming hard to obtain by builders, on the one hand, and by purchasers of their product on the other. The fountains of finance were drying up. Gradually real estate became less active. In the last week of July, 1906, the Record and Guide reported that there had been a falling off in transactions. Popular interest in the sales of suburban lots diminished as the season advanced. Trading in tenement houses shrank to comparatively small proportions. Plan filings, which at the beginning of the year exceeded the record of the corresponding term in the preceding year, fell behind week by week. The climax came the following year when a leading banker and realty operator took his own life and by his act precipitated the panic.

The years 1901 and 1902 were years of gigantic financial reorganization. The great losses sustained during the depression which had continued from 1893 to 1897 had convinced capitalists of the necessity of an industrial organization which would serve to curb the excessive and disastrous competition which had brought the business of the whole country down to a starvation basis. Business firms had gone to extremes in competing with each other, just as afterward they resorted to the opposite extremes in building up combinations in restraint of competition. Both courses ended in disaster. Let us hope that at last a safe middle course has been found.

In looking back over these years it will be found that the year 1903 was the valley between the two heights of prosperity. In building affairs 1903 was a year of war between the unions and their employers, out of which evil there came the blessing of the Arbitration Plan and a peace which has endured until this day. All the brickyards shut down and the building contractors locked out their men. But general business continued large in volume, and otherwise the depression of 1903 was felt most severely by the rich men who had been interested in organizing combinations of industrial corporations and in floating their capital stock and bonds. They had over-estimated the ability of the country to digest these securities, and they strained their own credit in attempting to carry the load.

It was in 1904 that the country entered again upon a flood tide of prosperity. The practical cessation of building construction for a whole year had permitted the absorption of all desirable space both in residential and business buildings. The subway was about to begin operations

that would open up Morningside Heights, the remainder of Washington Heights and the East Bronx. Wall Street was recovering from the consequences of its own excesses, and money, which had been so scarce, again became plentiful. In a word, the speculative real estate movement, begun in 1898, which 1903 had interrupted, was resumed. Step by step the quotations on common brick advanced through 1904 and 1905 until midwinter, when the manufacturers and dealers celebrated the coming of "ten-dollar brick" in a great banquet at the Murray Hill Lyceum as the guests of Senator Rose of Newburgh, the largest manufacturer on the Hudson.

That was ten years ago next month. Brick quotations are mounting again, though hardly yet from a like cause. Dealers, anticipating a heavy demand before navigation is resumed in the spring, are stocking up for the winter. Owing to poor demand and curtailed production in the years gone by, the present supply is not more than is needed—and that supply, because of the unusual demands on water carriage, is not very available. Whether or no the market will continue long at this level, the great and significant fact is, in view of the accuracy which the brick market foretells the future of the building trades, that once again brick is in the ascendancy and that on the eve of another building year, which it is hoped will see the last of the hard times, the brick market barometer seems to say that the hope will be realized.

Life Insurance Investments.

The annual meeting of the Association of Life Insurance Presidents in this city developed some unusual information concerning the distribution of the investments of life insurance companies. The discussions during the meeting centered upon this subject mainly, and questions which real estate interests had hitherto asked in vain found answers. It was known that the trend among the life insurance companies of the country had been to reduce investments in stocks, collateral loans, real estate and cash in banks, and to materially increase the amount and proportion of investments in real estate mortgages and policy loans. But the more important question as to the distribution of the funds invested in real estate mortgages between the States, and between city and country, had never been answered when the Association of Life Insurance Presidents, through its counsel and manager, Robert Lynn Cox, undertook to get the facts. His report to the association tabulates the mortgage loans of 126 American companies and partial returns from 22 other life insurance companies. Of these 148 companies, 15 loan only on real property in cities and villages, 17 on farms only, while 116 loan on both city and country realty. Their investment funds have doubled in the last ten years.

Mr. Cox's inquiries disclosed, as his report shows, that during the last three years the mortgage investments of life insurance companies have increased most rapidly in those States and sections where interest rates are high, and that they have increased least where interest rates are low. But there is nothing to show how small or large the increase in mortgage investments in this city, this State or in the Middle Atlantic States has been since any previous date. The association has not revealed these particulars. And it is stated that the amount of farm mortgages held by life insurance companies is a higher percentage of the estimated farm values of the country than their holdings of city and village mortgages are of city and village values. City and village loans average in size thirty times as large as farm mortgages average, and command in all sections of the country a somewhat lower average interest rate.

A further analysis of the figures makes plain that the companies have a preference for farm loans over urban loans,

that their farm loans are increasing in those sections of the country where agriculture has been most successful, notably in the Northwestern States. Their loans to New England farms amount to only \$104,000, but they have mortgages on the farms of the Middle Atlantic States amounting to \$827,000. Their total farm loans in New York State, however, are only \$10,100, while in Iowa they now amount to \$39 million dollars, in Nebraska to 62 million and in Kansas 60 million. Their loans on real estate other than farms in the Middle Atlantic States amount to 589 million dollars, out of a grand total of real estate mortgage loans (other than farm loans) of \$1,022,266,128.

About forty per cent. of their mortgage loans are on farms, and 60 per cent. on other property, but as only about 30 per cent. of the total realty value of the country is in farms, such favoritism, if any, as has been shown has been for farm loans. The average interest on farm loans is 5.55 per cent.; the average size of farm loans is \$2,500, and of city loans the average is \$75,000. The average interest rate on farm loans in the South Atlantic States is 6 per cent., on the Pacific coast 7 per cent., 5.40 in the Northwest, 5.79 in the Middle Atlantic States, and only 5 per cent. in New England. The banks of the country have 542 million dollars in farm loans, to compare with the 654 million held by the 148 life insurance companies. Upon other real property the banks of the country of all descriptions hold \$2,965,000,000, against \$993,000,000 held by the life insurance companies.

The deduction from all this is simply that so far as developing American cities is concerned, the life insurance companies as a class, with some very prominent and praiseworthy exceptions, have been very conservative. Their influence has rather been directed toward those parts of the country where they could make the most money, and that is toward the farm lands of the West, the Northwest and the Southwest. Fortunately there is abundant money available elsewhere for real estate loans, or will be when satisfactory mortgage forms have been agreed upon, should the life insurance companies under the improved business conditions in New York City still continue their preference for Western farm loans.

A SUCCESSFUL REVISION.

Acknowledgments Upon Completion of the New Building Code.

Editor of the RECORD AND GUIDE:

With the passing of the present Board of Aldermen it is pleasing to note that the Building Committee closes its work with a clean slate and a completed calendar.

Through the Record and Guide I desire to express the thanks of the Building Committee and its expert, Mr. Miller, to the many committees and numerous individuals who have shown such a deep interest in the work of revising the Building Code for their kindly consideration of the several articles as they have come up for discussion from time to time, and for the many helpful suggestions and criticisms they have submitted.

The list of those whose services in this respect it is desired here to acknowledge is so long—numbering not less than two hundred and fifty—as to preclude individual recognition.

The indebtedness to the Record and Guide, however, merits especial mention. From the beginning of the work, nearly two years ago, you have generously opened your columns for the imparting of information regarding the progress of the work and for the free discussion of all proposed ordinances affecting the Building Code. The value of this to the committee can only be appreciated when it is realized that such publicity was largely contributory to the adoption of each article as it was reported to the board.

The constant desire and practice of the committee and its engineer was to

take the public into confidence and to recognize or disarm adverse criticism in advance. That most of the criticism was constructive is very gratifying, and convinces the committee that its procedure was the best and most effective it could have adopted.

Very truly yours,

ANTHONY McNALLY,

Chmn. Building Com., Bd. of Aldermen.

An Appreciation of the New Code.

Editor of the RECORD AND GUIDE:

The Advisory Council of Real Estate Interests, through its Building Code Committee, consisting of Messrs. Henry W. Hodge, Otto M. Eidlitz and Julius Franke, has issued a statement strongly commending the efforts of Mr. Rudolph P. Miller, emphasizing the tact and generosity with which he has harmonized the various conflicting elements that must always prevail when any legislation is to be enacted. With the adjournment of the Board of Aldermen there has been consummated a herculean task, the accomplishment of which is unprecedented in the annals of local municipal government. Under the able and experienced guidance of Rudolph P. Miller, a Building Code has been enacted into law that marks an epoch in the construction and real estate activities of New York.

For decades, divergent interests have bitterly contested proposed revisions of the code, with the result that considerable time and money have been dissipated in futile efforts to establish the building industry of the city upon a satisfactory basis. In order therefore that the present code should become law, a unique plan was pursued of not adopting the code in its entirety, but section by section. Mr. Miller, at the direction of the Board of Aldermen, resigned his position as Superintendent of the Building Department of Manhattan, to devote his time completely to this work. How admirably he has succeeded is well demonstrated by the fact that the old Building Code has been entirely revised with the exception of that section relative to theatres, which will doubtless be undertaken by the new Board of Aldermen in 1916.

One of the most gratifying features with regard to the Building Code is that not a whisper or suggestion of improper motives has been heard. In fact, the manner in which the entire proceedings of the Building Code Committee of the Board of Aldermen were conducted placed its work upon so high a plane that not even political enemies could impute selfish motives. The citizens of this city interested in building or real estate should feel indebted to Mr. Miller for the constructive ability which he displayed in giving them a piece of legislation that inures to their benefit.

There may be some objections raised in the future to the application of the new Building Code to actual conditions; but no legislation ever drafted can be perfect, and possibly changes will be found necessary from time to time. As the code stands today, at the adjournment of the present Board of Aldermen, real estate interests in particular can congratulate themselves upon the acquisition of a Building Code which reflects credit upon the city, and places it in a foremost position among municipalities throughout the country.

In order that the Building Code Committee of the present Board of Aldermen, as well as Mr. Miller, might be advised as to the attitude of real estate interests upon the various changes in the code, the Advisory Council formed a Building Code Committee. The committee was constituted so as to reflect the most authoritative technical advice in the city upon engineering, building and architecture, and thus it consisted of Messrs. Henry W. Hodge, of Boller, Hodge & Baird, engineers; Otto M. Eidlitz, of Marc Eidlitz & Son, builders; and Julius Franke, of Maynicke & Franke, architects. These gentlemen have done oceans of work in behalf of real estate owners and have saved them much future expense and annoyance by endeavoring to have wise legislation enacted before

any injury resulted. They have met regularly with Mr. Miller, who has not hesitated to express his appreciation of their work.

THE ADVISORY COUNCIL.
55 Liberty Street.

Renting in the Melrose Section.

Editor of the RECORD AND GUIDE:

The section lying immediately west of the Melrose station on the New York, New Haven & Hartford Railroad, at 162d street and Park avenue, offers a splendid opportunity to the builder. He can rent readily at \$6.75 per room, which is the prevailing rate at this writing. I feel that the statement that the Grand Central section is today and will be for years to come a center of New York City's commercial and pleasure-seeking zone will be disputed by few. The influx into this vicinity by the city's largest and richest retail concerns, by the best hotels and theatres, and now by financial institutions, means that this section is today the business home of thousands of the best class of employees.

From this hub of the city to the station of Melrose, via the N. Y., N. H. & H. R. R., leaving and arriving at the Grand Central Station, takes 16 minutes, in well-lighted, well-ventilated, electrically-propelled trains (there is no other service to compare with it in our metropolitan district) at a 10-cent fare, or 7 cents by commuting. Then there is the 161st street surface car line connecting with the elevated road at 155th street and Eighth avenue and the coming subway service with station at 161st street and River avenue, eight minutes' walk from Park avenue.

Here is a residence location, so convenient to thousands, offering the great advantages of good air, pleasant surroundings, moderate rents, good-sized rooms and, as shown above, so accessible to business and pleasure, that it should attract investigation by those whose business is located near the Grand Central Station.

RICHARD VALLENDER.
35 Nassau Street.

War Taxes.

Congress has continued in force for another year the War Tax Law of 1914, which imposes a tax on deeds of conveyances and some other legal instruments which must be paid from the revenues ordinarily derived from real estate. The term of the tax would have expired with this year but for the act of renewal.

The law lays a tax upon deeds of realty transfers (mortgages excepted), brokers' memorandums of sales of real estate, stocks and bonds, bills of lading, insurance policies, promissory notes and telegrams. It also taxes theatres, bowling-alleys, billiard-rooms and circuses, besides parlor-car tickets, perfumes, liquors, wines and beers, and finally lays a poll tax on commission merchants, custom house brokers, stock brokers, bankers, and manufacturers of and dealers in tobacco.

The tax on real estate deeds is exclusive of the value of any lien or encumbrance and amounts to 50 cents on each five hundred dollars of value of the interest or property conveyed, and is paid by affixing revenue stamps. On promissory notes the tax is two cents on the one hundred dollars; on bills of lading, a one cent stamp will do; a broker's memorandum of a sale of a piece of real estate, stocks, bonds, notes of hand, or property of any kind dealt in by brokers, must carry a ten-cent stamp.

Then there is the national income tax to be paid, as an emergency measure in time of peace, besides the usual internal revenue and tariff duties. To be added to these is the extraordinary direct State tax and the still more extraordinary and unwarranted city taxes. After these comes the interest on the mortgage, and last of all, and sometimes comprehending all, the rent. Fortunate is the man who has the means wherewith to step up to the collectors' office and have his bills stamped "paid" and yet have something left over for Christmas cheer.

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REAL ESTATE NEWS OF THE WEEK

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Together With Other Current Realty Items

DOWNTOWN RENTINGS.

Difficult to Determine the Exact Status of Real Estate in Financial District.

There has been talk of a new building to replace the W. W. Astor structure at 10 Wall and 9 Pine streets. Its ground value is placed at \$1,730,000 and the building itself erected in 1886, is valued at \$70,000, a total of \$1,800,000. It is said leases are not being renewed over one year. Average renting is \$1.25 a square foot. Such a building should return \$200,000 a year. Rentals are 60 per cent. of capacity.

Wall street values were advanced because of the Bankers' Trust building. The Hanover Bank building had been assessed at \$3,100,000 and was suddenly jumped to \$4,000,000 when the Bankers' Trust paid a high price for its corner. This gave the hard-up city of New York a chance to make a good deal, by raising assessments all around. The bank occupies much space in its building and is taking more. A large portion of it is rented and great protective care is taken as to tenants.

The Schermerhorn building is controlled by the American Surety Co. for a term of 21 years of renewal ahead of the six to seven years yet to expire of its present lease. This effectually precludes any near changes. The Schermerhorn building is about 85 per cent. rented. The First National Bank has remodelled its building relatively recently. It is felt that in this block which represents such enormous land values—about \$13,500,000, and improved real estate values of approximately \$18,500,000—there should be co-operation by the four institutions owning the corners for the development of the whole block.

Equitable rentings are naturally somewhat disturbing the real estate status. A structure that will house fifteen thousand people must, in its filling up, drain tenants from other buildings in the same district. Until there is a settling down of the situation by freedom from the changes caused by such a large structure, it will be difficult to determine the exact status of real estate as represented in the large downtown buildings.

A question of interest has arisen in connection with the filling of these new buildings. Leases are being made on the basis of large rebates. These may take the form of free rental for a term of months, a year, or of the taking over the lease of a tenant so as to have him move into the new building at once. The argument is, that it is better to secure long leases than to have empty space in a building. But as in the case of the Liberty National Bank, whose lease it is reported has been taken over, the peculiar building it now occupies may be difficult to lease.

On completion of the new Western Union addition, it will be filled by the offices of the company, by the Gould interests and by kindred companies.

The unique Standard Arcade is considered one of the handsomest structures in the city. It introduces a new type into the financial district and its air, light and space from Broadway to New street give novel conditions. Leases are being made for ten years. Eventually a large building will take its place.

Ownership of the Fourth National Bank building in Nassau street is with the Mechanics and Metals Bank. This site will not be improved until the Equitable building shows signs of fairly complete filling.

The Woolworth building does not compete in any way with the real finan-

cial district. But it is in satisfactory condition as to space occupied.—Wall Street Journal.

Plea for a Crosstown Extension.

The December bulletin of the House and Real Estate Owners' Association of the 12th and 19th Wards says the extension of the 86th street crosstown line, from Eighth avenue to Broadway, is the most important problem confronting the residents of Yorkville at the present time. For the past fifteen years efforts have been made to secure a real crosstown line, instead of a dwarfed one. At each time it was said that 86th street was a park street and that nothing could be done.

"Now, however, the situation has changed. It is no longer a park street and it has no special privileges not enjoyed by other streets. The Public Service Commission has received complaints about the inadequate transit facilities and for that reason the railway company has made the present application for a franchise. The sole question is whether the interests of the city demand a trolley service to Broadway—not whether the one hundred and twenty odd houses on that street will suffer a depreciation in value by reason of such service. The proposal is a fair one and should be decided upon its merits.

"Yorkvilleites want the extension, not to satisfy their patriotic sentiments or their aesthetic tastes, but because the present practice of unceremoniously dumping passengers at Eighth avenue has become disgraceful; because they want to end the isolation of Yorkville caused by Central Park cutting off the east side from the west side; because many thousands of persons who daily have to use the Broadway subway or the Columbus avenue or Broadway cars, demand that they shall have the right to do so without walking and paying an extra fare in addition; they want it because they must have it—not to gratify a whim."

Real Estate Literature.

The Real Estate Board has had printed in pamphlet form the answers made through its Committee on Legislation and Taxation to the questionnaire submitted by the Joint Legislative Committee on Taxation upon the occasion of the latter's investigation in this city. The pamphlet is entitled, "The Unequal Burden of Taxation Borne by New York City Real Estate."

A second pamphlet which the board has had printed is entitled, "Why the Single Tax Experiment Should Not Be Tried in New York," being the replies of the board, through a subcommittee of its Committee on Legislation and Taxation, to questions submitted by the Mayor's Committee on Taxation, on the proposal to differentiate between the direct taxation of land and buildings by reducing in whole or part the tax rate on buildings, as compared with that on land.

The two issues contain information on certain aspects of real estate of such value as has rarely, if ever, been found before between the covers of books, and are worthy additions to the literature of the Real Estate Board.

Belle Harbor Park.

A park was laid out on the ocean front at Belle Harbor, between Beach 116th street and Beach 144th street, on the tentative topographical map of Queens Borough, which was officially adopted in 1912. Ocean Parkway is laid out on the

map 80 feet wide. A movement has been started to acquire the property. A hearing at the Borough President's office developed the fact that the only real opposition was to paying the cost of acquisition by local assessment.

President Connolly declared that he was in favor of the city paying for the park out of the general budget, just as Seaside Park at Rockaway Beach was paid for. When he discovered what the attitude of the Board of Estimate was on this proposition he would again, he declared, consult with the property owners of the district and be guided by the majority sentiment.

A Whirlwind Campaign.

Prominent business men of the central mercantile district, Canal to 34th street, Fourth avenue to the Hudson River, conducted a successful three-day whirlwind campaign for increasing the membership of the Central Mercantile Association, 111 Fifth avenue, the organization whose industrial survey recently won the praises of Mayor Mitchel.

Thirty teams of three men each toured the section, covering 2,500 large concerns whose co-operation was sought in the civic and industrial work which the association is doing.

Activities which the association has pursued this year are: Improved lighting facilities for its district; cleaner streets through yearly prize awards for efficient street cleaners; terminals for new bus lines; conducted an industrial survey of Greater New York and the central mercantile district; secured merchants and manufacturers for the section; made real estate survey and regulated pushcarts and other obstructions in section.

Among those prominent in the campaign for increasing the association's prestige and efficacy are Clarkson Cowl, T. H. Lamprecht, R. Ross Appleton, T. A. Adams, John Buckle, Isaac H. Blanchard, Stanley T. Cozzens, Joseph W. Cushman, Otto Dommerich, James P. Eadie, James C. Elms, Charles Francis, B. J. Greenhut, Phillip Hano, Frank D. K. Huyler, R. R. Ismon, Gustavus T. Kirby, Lee Kohns, Edwin Morton, Rev. Henry Mottet, David Nevius, George A. Plimpton, Louis M. Hart, Dr. A. J. Hart, H. D. Shuttuck, Jr., Frederick T. Van Beuren, Francis L. Leland, H. E. Ver-ran, A. Stanley Graff, Louis Schrag and David K. Price.

Place \$8,426,250 in Loans.

Wm. A. White & Sons report that they have placed loans since January 1, 1915, aggregating \$8,426,250. The following are some of those more recently closed: For the owners, \$161,000 on the nine-story apartment house, 302-8 West 87th street; for 103 Park Avenue Company, \$765,000 on the twelve-story office structure, southeast corner Park avenue and 41st street; for H. Berman, \$50,000 on the five-story flat 72-4 Vermilyea avenue; for the owners, \$420,000 on the twenty-story office building 18-20 East 41st street; for Stonemore Realty Company, \$60,000 on the six-story tenement, southeast corner Allen and Delancey streets; for the owners, \$125,000 on the nine-story apartment 118-22 West 123rd street; for the owners, \$200,000 on the 160 vacant lots, 170th street, east side of Jerome avenue running back to the Grand Concourse, and the loan of \$1,500,000 on the twelve-story building, west side Broadway, 35th to 36th streets, reported recently.

Annual Queens Dinner.

The fifth annual dinner of the Chamber of Commerce of the Borough of Queens, which will be held on the evening of Wednesday, February 2nd, 1916, in the grand ball room of the Waldorf-Astoria Hotel, is expected to be not only the biggest gathering of business men of Queens Borough ever held, but one of the biggest dinners of New York City this winter.

Among the principal speakers and guests, to whom invitations have been sent, are: Hon. Lindley M. Garrison, Secretary of War; Oscar S. Straus, Mayor Mitchel, President McAneny,

President Connolly, of the Borough of Queens; Hon. Myron T. Herrick, former Ambassador to France, and Judge Frederick C. Crane.

An interesting feature of the dinner will be a trans-continental telephone conversation with the Pacific Coast. Every diner will have an opportunity to "listen in" on conversations between important public officials of the City of San Francisco and Denver and the guests of the Chamber. Arrangements have been made with the American Telephone & Telegraph Co. to provide for this telephone demonstration.

The committee in charge of the arrangements for the dinner are John M. Demarest of Forest Hills, chairman; C. G. M. Thomas, Judge Burt J. Humphrey, Harry P. Williams, Robert W. Higbie, John W. Rapp, R. W. Kellogg, H. W. Drake, John J. Kindred, C. G. Norman, Edward Roche, W. H. Lersner, M. Morgenthau, Jr., and Lathrop Brown.

Bronx Records Copied.

The Register of New York County has completed the copying of the record of instruments recorded in the libers of Sections 11, 12 and 13, of that office during the period 1891 to 1913, inclusive, and at the close of business December 31, will deliver these libers, indices and maps of same, to the Register of Bronx County.

Local Improvements.

Local boards have adopted resolutions for the following improvements:

Washington Heights District—Construction of sewer in 134th street between Twelfth avenue and Broadway.

Harlem District—Paving the intersection of Pleasant avenue and 114th street.

Bowery District—Repaving Mangin street between Stanton and Houston streets.

Murray Hill District—Alteration and improvement to sewer in Forty-third street between Fifth and Sixth avenues.

Riverside District—Construction of receiving basin adjacent to the southwest corner of Broadway and 109th street. The resolution for the alteration and improvement to outlet sewer on the line of West 80th street, between Hudson River and Riverside drive, including treatment plant complete, was put over until Tuesday, January 25.

Murray Hill and Greenwich Districts—Alterations and improvement to sewers in 13th street, from Sixth avenue to University place; on Sixth avenue, from 13th to Carmine streets; in Carmine and Clarkson streets, from Sixth avenue to North River.—(Put over until Tuesday, January 11.)

Harlem District—Paving Pleasant avenue, from 123d to 124th streets. Put over to first meeting in March.

WHAT THE BUILDING CODE CONTAINS.

(Continued from page 1063.)

notice by the Superintendent of Buildings involved a penalty of \$250.

The Bureau of Buildings seldom, if ever, sued to collect the \$50 penalty for the mere commission of a violation; but when the bureau started an action for the continuance of a violation it had no choice but to sue for a penalty of \$250. In many instances this seemed a very severe penalty to impose on what might be an unimportant violation, but which yet was sued for for the punitive effect.

In the revised code it has been made possible for the judge who tries a penalty action to set the penalty to suit the gravity of the violation. The new code provides that for the commission of a violation the penalty shall be not less than \$10 nor more than \$50, and for the continuance of the violation it shall be not less than \$50 nor more than \$250.

To provide for the immediate compliance with an order relative to a violation which affected the public peace or safety a new provision has been added by which the violation will be a misdemeanor in case any person shall fail to comply within the time specified with any written peremptory order of the Superintendent of Buildings.

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FOR VALUABLES**PRIVATE REALTY SALES.**

FOR a Christmas holiday week, when business generally concerns itself more with the acquiring by purchase of personal rather than real property, the market was unusually good. The selling was distributed over many portions of the city; those districts which have been in the forefront of recent activity, sharing important transactions with other sections, which have been quiet. Practically every element which goes to make up a good market was present in the trading, which represented buying for investment, for speculative building and for resale. Builders bought for improvement with business and residential properties.

Among the leading deals of the week were the purchase of a lower Fifth avenue corner by a publishing company, which already controls large adjoining plottage; the sale of a Yorkville church, for a probable improvement with a commercial holding, and the acquisition of a frontage in Dey street, for a large office building improvement. Fifth avenue, in the new shopping center, contributed an important investment purchase by a buyer who has been actively identified with the thoroughfare. Other transactions concerned West Side apartment houses and Bronx land for more apartment house construction.

Leasing was active for this season of the year and some of the more important transactions concerned new enterprises, notably an addition to Times Square restaurant colony and a new West Side moving picture theater.

The total number of sales reported and not recorded in Manhattan this week were 40, as against 18 last week and 12 a year ago.

The number of sales south of 59th street was 17, as compared with 3 last week and 2 a year ago.

The sales north of 59th street aggregated 23, as compared with 15 last week and 10 a year ago.

The total number of conveyances in Manhattan was 133, as against 114 last week, 15 having stated considerations totaling \$1,041,800. Mortgages recorded this week number 60, involving \$2,445,890 as against 73 last week, totaling \$2,726,575.

From the Bronx 13 sales at private contract were reported, as against 24 last week and 80 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$844,300 compared with \$1,256,558 last week, making a total for the year of \$62,386,249. The figures for the corresponding week last year were \$1,596,525 and the total from January 1, 1914, to December 26, 1914, was \$42,887,687.

Burling Slip Activity.

Charles F. Noyes Company has sold for the China & Japan Trading Company, Limited, to Joseph F. Cullman, for all cash, five loft buildings at 32-34-36-38 Burling slip and 86 South street, each about 21x50 in size. Mr. Noyes recently sold Mr. Cullman 161-163 Front street, corner of Fletcher, which is about to be improved with a marble building for the occupancy of Cullman Bros. The five buildings just sold to Mr. Cullman have been occupied by the sellers for more than sixty years. They will be remodelled and reconstructed from plans of James S. Maher, architect, and then placed with the Noyes Company for rental. Mr. Cullman recently sold eight buildings, comprising the block front on Burling slip from Pearl to Water streets, and in neither of his recent purchases was any exchange involved and in every case the property was purchased on an all-cash basis to be held free of mortgage encumbrance. In addition to the sales just made the Charles F. Noyes Company sold a short time ago 166 Front street to James J. Moore and the corner of Fulton and Front streets to the Denison Realty Corporation. The brokers state that these various deals

aggregate approximately \$600,000. Goldsmith, Cohen, Cole & Weiss, attorneys, have represented Mr. Cullman in many of his legal matters. Putney, Twombly & Putney, attorneys, represented the China & Japan Trading Company in the present deal.

Series of Bronx Deals.

Cass & Apfel, who acted as attorneys and brokers in the deal, report an interesting transaction, which reflects the improvement in the real estate market. The J. W. R. Realty Company, Joseph W. Rowan, owning the three apartment houses at 2700-2708 Arthur avenue, contracted to sell the middle house to the Corner Construction Company in exchange for the vacant block in the south side of 178th street, from Prospect to Mapes avenue. In the meantime, the J. W. R. Realty Company obtained a buyer on a practically cash basis for the three houses on Arthur avenue and contracted to sell these houses to the S. & H. Realty Company, H. M. Susswein. In order to accomplish the result it purchased the block on Mapes avenue and 178th street, from the Corner Construction Company on a cash basis, and obtained a release of the middle house and sold the three houses on Arthur avenue to the S. & H. Realty Company, also in cash transaction.

Fifth Avenue Publishers Deal.

The Macmillan Company, publisher, has purchased from the 11 West 12th Street Company, Robert E. Dowling, president, the northwest corner of Fifth avenue and 12th street, including 9 West 12th street, a plot 50.9 on the avenue by 125 in the street. The same buyer bought some time ago adjoining property at 62 Fifth avenue, and 11 West 12th street, as the site for an addition to its present building, at 64-66 Fifth avenue. The company's holdings, at this point, now include an avenue frontage of 154 feet and 150 feet in 12th street. It is understood that the newly acquired plottage is to be improved with a twelve-story building, although it could not be learned whether the present buildings would be included in the operation; the entire improvement to involve an outlay of close to \$2,000,000. The deal was negotiated by E. H. Ludlow & Company. The entire transaction was for cash, the purchasing company taking the property free and clear.

Buys Old Church.

The old First Union Presbyterian Church property at the northeast corner of Lexington avenue and 86th street, on a plot 100 x 62.3, has been sold to a client of the law firm of Knox & Dooling. According to a current rumor the buyers were Edward L. and Thomas E. Larkin, who contemplate the erection of a business building, but this report could not be confirmed. The property has been held at \$200,000 and has been figuring in rumored deals ever since the Church Extension Committee of the Presbytery of New York purchased the church at Park avenue and 85th street, where the congregation has been worshipping.

Buys to Build in Dey Street.

Leslie R. Palmer bought from John B. Peck, through the Duross Company, the two four-story buildings, 20-22 Dey street, on a plot 50x79. It is understood he will build a twenty-story office building on the site, from plans by Herman Lee Meader. Adjoining the plot on the west, at the corner of Church street, is the five-story building held in trust for the infant, John Jacob Astor, and under long term lease to the United Cigar Stores Company. Adjoining on the east is the new twenty-six story Telephone & Telegraph Building.

Sell "Stadium View."

Bing & Bing have sold, through Pease & Elliman, the eight-story apartment house, "Stadium View," at 309 West 99th street, on plot 75x100, which is entirely rented and has been held at \$325,000. The buyer gave in part payment

the four-story dwelling, 166 West 58th street, on lot 21x100.5, and the stable at 119 West 54th street. Stoddard & Mark as attorneys, represented the sellers. Pease & Elliman have been appointed agents for the apartment house.

Two West Side Dwellings Sold.

Walter C. Hubbard has purchased through Douglas L. Elliman & Company and Lewis B. Preston, from the estate of Mrs. Joseph Liebmann, and from Mrs. Mary Liebmann, respectively, the four-story dwellings, 40 and 42 East 72d street, each on lot 23x100, and held at \$85,000 and \$90,000 each. Mr. Hubbard and his son-in-law, Duncan Sterling, will occupy the houses, which may be altered in the American basement style.

Harlem Ball Park Project.

There is but little chance that the proposed ball park in Harlem will become a realized fact. The "peace" conferences between the major league club owners and the settlement of their differences has altered the situation materially. The proceeding for the closing of certain portions of 143d and 144th streets was on the calendar of the Board of Estimate, but was withdrawn at the suggestion of President Marks.

Dreicer Holdings Enlarged.

Michael Dreicer has purchased, through Frank D. Veiller, from the Agnew estate, 9 West 56th street, a four-story dwelling on lot 25x100.5, adjoining the large plot he recently acquired from August Hecksher, and which now gives him a plottage of 11,500 square feet, at this point. The plot fronts 65.6 in 57th street, 50 feet in 56th street, with a depth of 200.10 feet.

Brewer Buys Apartment.

John L. Walsh, the brewer, purchased from the F. F. Freehold Estates, Inc., George Finck, president, the "Canterbury," a six-story elevator apartment house, at 204-210 West 108th street, on plot 100 x 100.11. The buyer gave in part payment the free and clear six-story building, 48-50 Jay street, that was recently rented for twenty years to the Arctic Refrigerating Company. The broker was E. Francis Hillenbrand.

\$600,000 Fifth Avenue Deal.

Andrew J. Connick has purchased from Henry G. Trevor, through Pease & Elliman, the eight-story mercantile building, 518 Fifth avenue, on plot 28 x 125, adjoining the northwest corner of 43d street, which has been held at \$600,000. The property is under long term lease to Irene, ladies' tailor. The buyer has long been prominently identified with Fifth avenue operations.

New Bronx Project.

The Mercedes Building Company, John P. Boyland, president, has purchased through McLernon Brothers, the six lots at the northeast corner of Grand avenue and 184th street, a plot measuring 150 feet on the avenue by 100 feet in the street, which will be improved with three five-story apartment houses.

Manhattan—South of 59th St.

GRAND ST.—The 7-sty building occupying the triangular block bounded by Grand, Monroe and Corlears st., 135.6x125x61, is reported to have been sold by Abraham Goldberg, who built it in 1912. The property has been held at \$150,000.

GRAND ST.—George H. Chivvis has sold to the Remlu Realty Co. the 4-sty building, on lot 25x80, at 133 Grand st, northeast corner of Crosby st; also the 4-sty building on plot 50x80, at 127 and 129 Grand st.

GREENWICH ST.—George Milne has sold for the estate of Emil J. Follner 435 Greenwich st, a 5-sty stable, on lot 25x101.3, between Laight and Vestry sts, which had not changed hands in twenty-five years. The buyer is the R. E. Dietz Co., lantern manufacturers, which own and occupy the adjoining 9-sty structure at the Laight st corner, 75x125. An addition will be built on the lot just acquired. Adjoining on the north are warehouses owned by Trinity Corporation.

WEST ST.—Wm. H. Whiting & Co. and the Douglas Robinson, Charles S. Brown Co. sold for the Bowers Savings Bank the two 3-sty buildings, 140-141 West st, on plot 37.6x60.11x irreg.

34TH ST.—Larkin Brothers have purchased from Anthony E. Stilger, 250 West 34th st, a

4-sty building, on lot 23.11x98.9, which they now occupy.

44TH ST.—The Surety Realty Company, Samuel H. Stone, president, has purchased, through Taylor, Sherman & Mock, the 4-sty dwelling 14 East 44th st, on lot 25x100.5, adjoining St. Bartholomew's Church. The property has been held at \$150,000. The new owners will improve the site with a commercial building for the use of one tenant upon the expiration of the present lease, according to report.

52D ST.—Bernard M. Baruch has sold, through Ogden & Clarkson, to L. A. Blake, 115-117 West 52d st, a 3-sty garage, on plot 50x100.5.

6TH AV.—Frederick Brown sold 92 6th av, a 3-sty building, on lot 22.2x80, to Louis Finlayson, who gave in exchange the plot, 200x100, with dwelling and garage, in the north side of 5th st, between Garden and Agmont avs, Mt. Vernon, N. Y.

11TH AV.—Joseph P. Day sold for Mrs. N. McAleer to Benjamin F. Embree, the old building at 601 11th av, on lot 20x100.

Manhattan—North of 59th St.

MANHATTAN ST, 7.—Julius Scott sold for the Kouwenhoven estate, 7 Manhattan st, a 5-

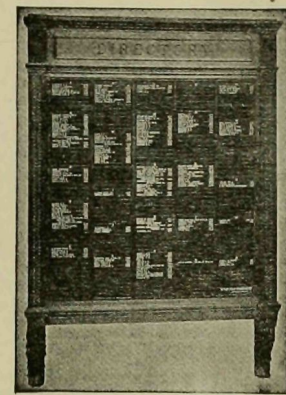
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sty tenement, on lot 25x100, between 3d and Houston sts., to the Empire City Mortgage & Holding Co., Barkin & Weiss.

61ST ST.—William B. May & Co. and H. E. Zittel sold for Frances Muldoon and others, 107 East 61st st, a vacant lot, 18x100.5, adjoining the new apartment house at the northeast corner of Park av. The buyer will erect a dwelling for his own occupancy.

69TH ST.—Julius Scott sold for the Gunner estate, 364 East 69th st, a 3-sty dwelling on lot 16.8x77.4.

76TH ST.—The estate of Virginia Zabriskie sold, through Douglas L. Elliman & Co., 118 East 76th st, a 3-sty dwelling, on lot 16x102.2, to a prominent business man, who will alter the building for the occupancy of his daughter.

90TH ST.—Ennis & Sinnott have purchased through Christopher A. Berger from Katherine E. Lantry 115-119 East 90th st, two 4-sty and one 5-sty flat, on plot 75x100. This is the first sale in twenty-five years.

105TH ST.—The Furey estate sold, through Julius Scott, 114-116 East 105th st, two 3-sty dwellings, on lot 18.9x100 each.

107TH ST.—Sidney I. Moll is reported to have purchased from Anna Zinck 160 East 107th st, a 4-story flat on plot 28x100.

114TH ST.—O'Reilly & Dahn resold for Ennis & Sinnott 237 East 114th st, a 5-sty flat, on lot 25x100.

121ST ST.—Matilda G. Tinker is reported to have sold 124 West 121st st, a 3-sty dwelling, on lot 19x100.11.

124TH ST.—Ennis & Sinnott have resold, through O'Reilly & Dahn, 50 East 124th st, a 3-sty dwelling, on lot 18x100.

129TH ST.—Arthur E. Wood has sold for Mrs. Kate Tucker, to Mrs. Aimee Luke, 149 West 129th st, a 3-sty dwelling, on lot 16.8x100.

143D ST.—Paul A. McGolrick has bought from Gerie Halpin 151-3 West 143d st, a 5-sty new law apartment house on a plot 37.6x100, in an all cash transaction.

171ST ST.—Frederick Brown sold to O. Herman Olsen the 3-sty dwelling on plot, 104x95x irreg., at the northwest corner of 171st st and Fort Washington av, which will be improved with a 6-sty apartment. The purchaser gave in part payment frame dwellings, on plot 50x 79x irreg., at 1169 and 1171 Fox st, through to 1238 and 1240 Intervale av. James A. Dowd was the broker.

BROADWAY.—S. L. Pakas has resold Carolyn Court, a 6-sty elevator apartment house, on plot 100x100, at the northeast corner of Broadway and 162d st.

CLAREMONT AV.—Frederick Brown purchased from the Halcyon Realty Co., 182 and 190 Claremont av, two 5-sty apartment houses, each on plot 40x100. The broker was Julius Scott.

MADISON AV.—Members of the Congregation B'nai Jeshurun have ratified the sale of their synagogue property, on the west side of Madison av, 25.5 ft. south of 65th st, on a plot 75x95, to the Alliance Realty Co., William H. Chesebrough, president. The consideration is said to have been between \$175,000 and \$200,000. The sanction of the Supreme Court must now be obtained to complete the deal. Stroock & Stroock, as attorneys, represented the sellers.

WEST END AV.—Samuel Borchardt has purchased from the Canavan Investing Co., through Leroy Coventry and Miss Mary Monohan, West End Hall, a 7-sty apartment house, at the northeast corner of West End av and 101st st, on plot 100.11x100.

Bronx.

MONTGOMERY PL.—F. M. Weiss & Co. have sold for the Wilusz Realty Co., to Joseph Findley the lot, 25x100, in the east side of Montgomery pl, about 144 ft. south of Walker av, and a lot on the west side of Fort Schuyler rd, 325 ft. north of Latting st, to Charles Wetzel.

162D ST.—Alexander Selkin has sold for the Kossuth Realty Co., S. B. Steinmetz president, 860 East 162d st, a 4-sty building and a 2-sty garage, on lot 25x100.

178TH ST.—Smith & Phelps have sold the plot 47x295, at the southwest corner of 178th st and Prospect av, through to Mapes av. This property will be improved with 5-sty apartments.

BAILEY AV.—Cahn & Pittman have purchased from Jane Stammers the plot at the intersection of Bailey and Heath avs through Nelson, Lee & Green. The property has a total frontage of 175.3 ft. on the curve of these thoroughfares and a rear line of 95.10 ft.

CLINTON AV.—Frederick Brown sold 1329 Clinton av, a 5-sty flat, on plot 50x137.

CRESTON AV.—Level Realty Co. sold through H. A. Douglas & Co. one of its row of apartment houses on Creston av, north of Fordham rd, in a cash transaction.

GRAND BOULEVARD.—Daniel B. Freedman has purchased from the Field Realty Co., through Bryan L. Kennelly, 2391-2397 Grand Boulevard and Concourse, two 4-sty apartment houses, on plot 100x97.

INTERVALE AV.—The S. B. Construction, Schwartz & Behrman, has sold eight lots at the junction of Intervale av, Rogers and Hall pls and 165th st. The plot fronts 270 ft. on the west side of Intervale av and the same distance on the east side of Rogers pl. The buyer, the Absar Realty Co., A. Wersman, president, gave in exchange 1138 Longfellow av, a 5-sty flat on plot 56x119x irreg.

VALENTINE AV.—J. A. Wood sold for Howard Haviland to Frederick Brown 10½ lots on the east side of Valentine av, between 196th and 197th sts. Negotiations are reported pending for a resale to a builder.

Brooklyn.

SENATOR ST.—Frank A. Seaver & Co. sold 4 lots in the north side of Senator st, 352 ft. east of Ridge boulevard, for A. J. Erickson to

the Boyd Realty Co., which will build 6-fam. flats; also sold 5 lots at the southwest corner of 5th av and 78th st to William Wharton; and the 4-sty apartment house 5520 4th av for the Mammouth Securities Co.

BAY 14TH ST.—Delack-Levey Co. sold for the Pinover Construction Co. 63-69 Bay 14th st, Bath Beach, three 6-fam. tenements.

73D ST.—Durooss Co. sold for H. L. Burke, 1041 73d st, a 3-sty dwelling, to Susan Gero.

GATES AV.—The Ruland & Whiting Co. sold for Elmira M. Reeves the plot 125x100 on the south side of Gates av, west of Fairview av.

GRAVESEND AV.—John Pullman sold for Henry Segal to Fred L. Ostergran, 948 Gravesend av, a 3-sty flat on lot 20x100.

8TH AV.—Charles E. Rickerson has sold for Louis F. Seitz, the property at 8th and Flatbush avs, occupied by the Packard Motor Car Co., for a reported price of \$5,000.

Queens.

EDGEMERE.—The S. & L. Construction Co. of Far Rockaway has sold three parcels in its development between Edgemere and Arverne. The parcels consist of 75 lots to Frank J. Digan of Manhattan, on the west side of Beach 54th st and running from the Boulevard to the ocean; 90 lots to Nathan Kramer of Manhattan, on the east side of Beach 54th st and running from the Boulevard to the ocean, and one plot of ocean front, 1,400 ft. in length, to James McGowan of Manhattan, beginning 100 ft. east of Storm av and running to the Tillrose Camp property.

FOREST HILLS.—Fish & Marvin have sold for Stanley C. Wiley his property at Sage Foundation.

LONG ISLAND CITY.—The Cross & Brown Co. has sold to Henry Hansen for Miss Margaret Daw lot 25x100 on 13th av, near South Van Deventer av.

ROSEDALE.—New York Suburban Land Co. sold 20x100 on Park av to H. Souzer and 20x 100 in Sterling st to A. Watson.

Richmond.

ARROCHAR.—J. Sterling Drake has sold for the Arrochar Improvement Co. to Joseph Manez a plot, 50x125, on the north side of Richmond av. The situation immediately across the avenue from the United States Government Reservation, affords to the purchaser unobstructed views of the entire lower bay, Sandy Hook and Coney Island.

Nearby Cities.

NEWARK, N. J.—Feist & Feist (Inc.) sold for Adlan W. Roach and Mary Roach to William Vailey the 2½-sty residence 263 Amhurst st.

Rural and Suburban.

BABYLON, L. I.—Harvey B. Nevins, president of the Windsor Realty Co., has purchased a 104-acre farm, adjoining the 35-acre Edwards stock farm, which the company purchased last week.

BRIARCLIFF MANOR, N. Y.—Fish & Marvin have sold for Walter A. Evans, of this city, his property consisting of one acre. It adjoins the estates of H. H. Albright and U. T. Hungerford.

BRONXVILLE, N. Y.—Fish & Marvin have sold a property at Lawrence Park West, consisting of about one acre, on Sunny Brook rd, near the Lawrence Park Country Club. The purchaser, William H. Davis, an attorney of this city, will improve the land for residential purposes.

BROOKVILLE, L. I.—E. S. Willard & Co. have sold for J. Searle Barclay, Jr., his property of about 60 acres, to Stephen C. Millett. The tract was held at \$225,000.

DOBBS FERRY, N. Y.—Fish & Marvin have sold for Ferdinand Witt his property at River-view Manor to Stanley C. Wiley of this city. The place was held at \$13,000.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x100 on Willow av to D. Stanton and 25x150 on 4th av to G. Wehrmann.

GLEN COVE, L. I.—Cocks & Willets have sold to Audley Clarke, of Brooklyn, the George P. Tangeman estate in the Red Spring Colony, L. I. The property contains about 25 acres.

GREAT NECK, L. I.—Frank Crowell has sold for A. A. Cohen, vice-president of the Consolidated Card Co. about three acres on Steamboat rd to W. F. Schlemmer, of Manhattan, at the reported price of \$35,000. It is the purchaser's intention to improve with a large brick Colonial house having a large veranda on the west facing the waters of Long Island Sound.

GREENWICH, CONN.—Bryan L. Kennelly has sold for Frank A. Rooke a tract of 5½ acres near Locust dr, on the Riversville rd, running back to the Bryam River.

HOBOKEN, N. J.—The Koscherak Syphon Bottle Works, Otto L. Koscherak, president, have purchased for all cash the factory building at 1318-20 Park av, 75 ft. south of 14th st. The company has occupied the building for a number of years as tenant and has now purchased it, so as to be in a position to add additional stores and enlarge the plant. Goodale, Perry & Dwight, Inc., negotiated the sale.

SCARSDALE, N. Y.—The Scarsdale Estates, Robert E. Farley, president, sold to a New York investor a plot on Walworth av, adjacent to the Gilmour Court section of Greenacres.

SCARSDALE, N. Y.—The Scarsdale Estates, Robert E. Farley, president, sold a plot on the west side of Claremont av, at Greenacres, to Mrs. Henry W. Ruger, of White Plains, who will build.

SCARSDALE, N. Y.—Fish & Marvin have sold three plots in Edgemont for the Scarsdale Co. to Ernest J. Hanford, vice-president of

Frederick Loeser & Co. The property adjoins Mr. Hanford's present residence.

WHITE PLAINS, N. Y.—The Robert E. Farley Organization has sold for Frederick W. Watkins his plot on Ridgeway, at Geday Farm, to Willard E. Day, vice-president of the Raritan Chemical Co. Mr. Day recently purchased two adjoining lots from the Geday Farm Co.

WOODMERE, L. I.—Goldschmidt & Macdonald sold for the Delancey Properties Corporation to Anna Davis a plot on Pine st, near Central av, Woodmere, L. I.

LEASES.

\$350,000 Eighth Avenue Lease.

Nelson, Lee & Green have leased the six-story building, 523-529 Eighth avenue, for the Surprise Building Company, for twenty-one years at an aggregate gross rental of more than \$350,000. The tenants, Luigi Peirano, Faust Peirano and Victor Giannetto, have organized the Surprise Amusement Company, and will immediately remodel the building throughout, and use the lower portion for a moving picture house and the upper part for the headquarters of their wine business. L. Campora and Max Rosenblatt represented the lessees, and Julius Feder, as attorney, represented the owner.

\$750,000 Restaurant Lease.

Samuel K. Jacobs has leased the store and basement in 1587-1589 Broadway, space which has been held at \$40,000 a year, to a new company organized by Peter D. Econopouly of Brooklyn, for a long term of years, at a rental approximating \$750,000. Marks & Marks and S. Osgood Pell & Company represented Mr. Econopouly and E. L. Jacobs and Nelson, Lee & Green represented the landlord in the transaction. It is rumored that a lease is pending of the four upper floors in this building to one tenant.

Leases for Loft Construction.

Elbridge T. Gerry has leased to the Brunswick Realty Company the northwest corner of Madison avenue and 29th street, being in size 100 feet square, for a long term of years. The Brunswick Realty Company will begin the erection of a modern high-class, 12-story mercantile building, from plans by Frederick C. Zobel, on this property. The building will be ready for occupancy about January 1, 1917. Cruikshank Company were the brokers in the transaction.

Big Apartment Lease.

Pease & Elliman have leased in 640 Park avenue, for the Shafpa Realty Company, to W. V. S. Thorne, the apartment covering the entire eleventh floor. The suite has seventeen rooms and five bathrooms, and is the apartment occupied by Herbert L. Pratt, the vice-president of the Standard Oil Company of New York, to whom the same brokers recently leased the entire top floor, with twenty-six rooms and eight bathrooms, in the new house under construction at the southeast corner of Fifth avenue and 72d street.

Important Trade Removal.

Pease & Elliman have leased the easterly store in the Central Building, at 25-33 West 45th street, for the Century Holding Company, Lee & Fleischman, to Frank A. Hall & Sons, now at 44 East 19th street. This firm is one of the largest and probably the oldest manufacturer of brass and iron beds, bedding and hospital supplies in this country, having been established in 1828. The company has a factory and warehouse at 120 Baxter street, and a plant at Southfield, N. Y.

AMES & CO. leased for F. Livingston Pell, the 4th loft at 23 West 32d st to Wolf & Horn; also to Smith & Kaplowitz the 5th loft at 130 West 28th st; the store 309 5th av, with portion of 2d floor to Elizabeth Rockwell for art store and studio; apartments in 309-311 5th av to G. de Sellum, Mrs. B. Peslin, E. Bocher, Mrs. Wm. C. Hall and the entire top floor studio to Mrs. Elizabeth Rockwell.

APPELBAUM & APPELBAUM have rented a loft in 17 East 16th st to Irving W. Rice & Co., novelties.

BASTINE & CO. leased the store and basement of 45-47 West 27th st to J. Liberman Sons

& Co. and the front of the 5th floor at 15-17 West 26th st to Hutner Bros.

BASTINE & CO. have leased the 4th floor at 13 East 15th st to Bell & Haber, and the 8th floor at 13-15 West 20th st to Reikes & Hantman.

DANIEL BIRDSALL & CO. rented lofts in 447 Broadway to Leberman & Sherman; in 454 Broadway to Nathan & Posen; in 105 Bleecker st to L. Livingston & Co.; in 12-14 West 21st st to Jacob Davis; with William C. Walker's Sons, in 33-35 Greene st to Weinman Elastic Web Co., and in 378 Canal to M. Garson; also with L. Tanenbaum, Strauss & Co., floor in 482 Broome st to Joseph Caba.

DANIEL BIRDSALL & CO. rented the 3d loft at 627 Broadway to Halper & Friedman; 1st floor and basement at 139 Spring st to the American Three Way Prism Co.; 1st floor, basement and sub-basement at 64 Leonard st to Leonard Sales Co.; 2d loft at 454 Broadway to Nathan Erteschik; 4th loft at 36 East 12th st to M. Simon & Co.; 3d loft at 105 Bleecker st to L. Livingston & Co.; 1st loft at 21 Walker st to Nathan Shereshevsky, and in connection with Spear & Co. the 2d loft at 28 Waverley pl to Koppman, Goldenberg & Kapstein; in connection with William C. Walker's Sons, the 3d loft at 14 Washington pl to W. Weinberg & Son; with Herbert A. Sherman 1st floor, basement and sub-basement at 73 Worth st to Eldredge & Snyder, and with M. & L. Hess the 4th loft at 50 West 17th st to Podbresky & Goldin.

FIRM OF LEONARD J. CARPENTER leased for the estate of William C. Schermerhorn the 5-sty building at 2 Jones la to Andrew Mills & Sons; also a loft at 51 West 3d st for Virginia Clark to John Leonie & Co.

CARSTEIN & LINNEKIN have rented the entire 2d loft, comprising 15,000 sq. ft., in 110-112 5th av. to Abraham Bauman, men's and children's clothing. This completes the renting of the building.

CARSTEIN & LINNEKIN have leased to Jacob David Sons & Co., for 14 years located at 11-13 Washington pl. for the estate of Ogden Goelet, an entire floor, containing 12,000 ft., in 894-900 Broadway.

CORN & CO. have leased for the Alcourt Realty Co., 10,000 sq. ft. in 48-54 West 25th st to the Chelsea Waist Co.; also for Henry H. Morris, as agents, 5,000 sq. ft. in 7-9 West 18th st to A. Levy & Co., and for Albert B. Ashforth (Inc.), as agents, space at 452 5th av.

CROSS & BROWN CO., and George C. Hallocks, Jr.'s Sons have leased for Henry Bergh the 4-sty building at South and Gouverneur Slip, including 84,000 sq. ft. of space. Extensive alterations will be made and the building practically rebuilt.

CROSS & BROWN CO. has leased for Hale & Kilburn Co., 4,000 ft. in 8 West 40th st to the Godsol Traders' Corp.; for Frederick Ayer, in 1140-6 Broadway, to the New York Cloak & Suit house; for Charles A. Gould, the 5th floor in 840 Broadway to Charles Falkenberg through Frederick Fox & Co.; for August Heckscher, store 2 at 576 5th av to Mado Morey, and store 3 to Blanche Yovin; also leased for Potter Bros., space on the 6th floor, 1416 Broadway, to M. J. Howath and space to B. H. Lamont.

CROSS & BROWN CO. has leased for the Kelly-Springfield Motor Truck Co. to the Chase Motor Truck Co. the store and 3d floor 239-41 West 56th st; to the Chalmers Motor Co. entire building at the southwest corner of Broadway and 50th st to the Peerless Waist Co.; space in 40 East 22d st for Jessie C. Owen; to Heeman & Lichter in 417 5th av for the Bonwit Teller Co., and in the Strand Theatre Bldg. to the Mark Strand Theatre Corporation; for Frederick Ayer in 1140 Broadway to Louis Rothstein; in 29-33 West 36th st to the Universal Costume Co., through Frederick Fox & Co., and lodge rooms at 9 East 59th st to the North Star Chapter 494.

CRUKSHANK CO. has leased 2,000 sq. ft. of additional space to the Home Insurance Co., in 46 Cedar st.

DUROSS CO. leased to the Interstate Transportation & Forwarding Co., the 2-sty building, 131-5 Barrow st and sub-let 135 Barrow st to Francis Rosenberg's Sons.

DOUGLAS L. ELLIMAN & CO. have leased, furnished, for the season, 127 East 74th st. a 3-sty house, for Mrs. Charles G. Barber to Henry Dater; also a large duplex apartment in 969 Park av, furnished, for the season, for H. S. Duncombe to H. H. Mossman, and an apartment in 414 Madison av to Charles R. Saunders.

BENJAMIN ENGLANDER renewed leases of the 3d loft to David Flaxman, 5th loft to Jacob Lishinsky, 9th loft to M. Goldwasser & Sons and the 10th loft to Hershfield, Cohen & Reed in 164-166 West 25th st, and leased the 10th loft in 138-144 West 25th st to Smith & Neuer, and the 4th loft in 134-140 West 26th st to Meyer Goldberg & Sons, Inc.

H. NELSON FLANAGAN leased the loft building at 12 1st st for five years to Lambrosa & Co.

SIMON S. FRIEDBERG has leased for Morris Schnasi to Eliza Hill the 3-sty dwelling at 405 Manhattan av, southwest corner of 117th st.

HEIL & STERN have leased for American Real Estate Co., in 114-16 5th av, 6th loft to Maurice Lesser & Co.; for Rockton Construction Co., in 122-30 West 27th st, 1st loft to Hirsch Bros.; for 76 5th Av Inc., in 22-8 West 21st st, top loft to Vignola & Paul, and for Vulcan Realty Corp., in 115-23 West 29th st, 4th loft to Fitzky & Schlossberg and 10th loft to Michaels Bros.

HEIL & STERN leased for the estate of Samuel Silberman in 14-16 West 17th st, 1st loft to the Princess Co.; 3d loft to J. Levine & Co.; for Nodrog Realty Co., in 164-6 West 25th st, 7th loft to Weinstein & Sorto; 8th loft to Go-lomb & Cohen; for 142 West 26th St Realty Co., in 142-4 West 26th st, 8th loft to J. Spiegel & Co.; top loft to Beller & Glassner.

M. & L. HESS (INC.) have leased for the Alan Realty Co. the 4th floor at 134-42 West 37th st to the Fair Waist & Dress Co, now at

72-76 Spring st. After alterations they will occupy their new place about January 1, 1916.

M. & L. HESS (INC.) have leased for the Sternfeld Building Co. the store and basement at 317-23 East 34th st to the John R. Thompson Co., for 21 years. The lessee, whose main office is in Chicago, now has in operation 92 restaurants, a number of which are in New York City.

M. & L. HESS (INC.) have leased for the E. W. Bliss Buildings Corp., 15,000 sq. ft., comprising the 11th and 12th floors at 304-308 East 23d st, to the Beck Engraving Co. of Philadelphia, with offices at 221-7 4th av. The lessee's main plant is in the Curtis Publishing Co. Building, Philadelphia.

M. & L. HESS (INC.) have leased the 6th, 7th, 8th and 9th floors at 213-17 Grand st, containing approximately 25,000 sq. ft., to Foreman & Clark Mfg. Co., Inc., now at 74 5th av. The lease runs for a term of years at an aggregate rental of about \$25,000; also the 11th floor at 32-6 West 18th st to the National Shirwaist Co.; the 2d floor at 9 Bond st to Simon Bloom, and the 5th floor at 31-3 East 10th st.

M. & L. HESS (INC.) have leased, through E. S. Willard & Co., as agents, the 8th floor at 476 Broadway to Levy & Merzbach, leather goods; also from February 1, office space on the 12th floor at 432 4th av to Walter J. Sinsheimer & Co., silks; the 8th floor at 140 5th av to Larus Altheimer Co.; and in conjunction with Stephen H. Tyng, Jr., Co., space on the 11th floor at 49-53 East 21st st to the Manicure Novelty Mfg. Co.

A. H. MATHEWS rented lofts in 179-183 Wooster st to Kash & Leder; in 29 West 17th st to Malasky, Friedman & Shapiro, and with M. & L. Hess (Inc.) a floor in 26-30 Bleecker st to Gaiety Waist Co.

CHARLES F. NOYES CO. has leased a large portion of the 5th floor of the new Astor House Building at Broadway and Vesey st to Edward W. Allen, manager of the New England Mutual Life Insurance Co.

CHARLES F. NOYES CO. has leased for Douglas Robinson, Charles S. Brown Co., agent, the store, basement and 1st loft of 46-50 Wooster st to Joseph Rebolz for a term of years from Feb. 1 next; the Noyes Co. also leased the ground floor of 80 Washington st for B. Crystal & Son to W. Rizcallah & Co. for three years.

CHARLES F. NOYES CO. has leased for Lawyers' Title & Trust Co. offices on the 12th floor of 160 Broadway to Benjamin I. Shlvertz; a portion of the 8th floor to William A. Venter; and for the Liberty Street Holding Corporation, a wing of 37-39 Liberty st to Charles H. Young, Frederick H. Seacord and Albert Ritchie for five years.

OGDEN & CLARKSON CORPORATION leased a floor in 16-18 West 22d st to Geo. Mandel & Hofmann & Ellrodt, Inc.; also floor in 37 West 37th st to S. J. Stappler.

PEASE & ELLIMAN and George W. Brettell leased for the Schulte Realty Co., to the Sixth Pythian District Association, an organization of nine lodges of the Knights of Pythias, the 2d floor in Barnard Hall at the southeast corner of Madison av and 125th st for 10 years.

PEASE & ELLIMAN have leased for G. & H. Blumenthal a floor in 20 West 47th st to Macio Calosso; also, furnished, for W. W. Willsworth to Arthur W. Page an apartment in 210 West 57th st, and a floor in 6 West 37th st to Mrs. Clara E. Goldberg.

PEASE & ELLIMAN have rented for Charles Gulden an apartment in 995 Madison av at the northeast corner of 77th st to Mrs. Mary J. Walls; for M. M. Smith & Co. to R. Fishbein & Co., leather goods, a loft in 37 West 37th st; and an apartment in 780 Madison av to Charles Hitchcock, Jr.

PEASE & ELLIMAN rented, furnished, for Chester C. Boynton to F. W. Jones, Jr., the 3-sty dwelling 151 East 78th st; also, furnished, for Mrs. W. Deming Smith her apartment in 116 East 58th st to Mrs. Robert C. Cornell, and for S. A. Hamilton his apartment in 525 Park av to Joseph E. Davis.

PEASE & ELLIMAN have rented apartments in 110 Riverside dr to H. H. Knox; in 310 West 86th st for Loton H. Slawson & Co., as agents, to Mrs. Alice de Lacey Ratcliffe; in 56 West 11th st to Mrs. Helen B. Stanton; in 128 West 72d st to M. H. Roberts for Douglas B. Green; in 105 East 21st st to Philip Hamilton Jones, and in 510 Park av for Coleman Randolph to Miss Frances Anderson.

PEPE & BRO. have leased for A. J. Hammer-slough 128 Washington pl to Gregory Mason for three years, at \$1,050 a year, for a residence.

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PORTER & CO. have leased for Mary T. Mulry, of Cedarhurst, L. I., to Jacob Ellentuch, the 3-sty dwelling 226 West 127th st.

LEWIS B. PRESTON (INC.) leased stores at 377 Broadway to H. Miller & Co. and N. J. Richman Co.; to Henry I. Lewis space in 487 Broadway, and to Morris Solomon an office in 220 5th av; also apartments in 32 East 64th st to Murray W. Dodge; in 251 West 92d st to Samuel Werner, William V. Thompson and N. E. Boomhower.

RICE & HILL have leased for Miss May Irwin, a store at 152-4 West 45th st to Sarah Levy; a store to Albert Brender and a 2d floor to Jacob Weissberger in the same building; also offices in 507 5th av to Otelia Wesley, to Abram H. Fried and to J. & O. H. Lunenfeld.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased permanent offices at the Nassau and Pine st corner of the Equitable Building, to the Federal Reserve Bank of New York, now at 62 Cedar st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and James A. Dowd leased for Levi P. Morton, his stable, 139 West 51st st to the O'Toole Motor Renting Service, Inc. William J. Russell, the architect, has filed plans for altering the premises into a garage.

M. ROSENTHAL CO. leased the 9th floor at 236-238 5th av to Hart Levvy and the 10th floor at 158-60 West 29th st to Philip Fauver.

M. ROSENTHAL CO. leased to Stamler Bros. & Posin a loft at 11 West 17th st, and the 4th loft at 15 East 17th st to Guttentag & Glassman.

M. ROSENTHAL CO. has leased the 9th floor at 29-37 West 35th st to Samuel Gerst; also leased the 7th floor at 132-4 West 21st st to the Stanley Dress Co.

M. ROSENTHAL CO. has leased at 236-238 5th av the first loft to S. Telfeyan & Co., rug importers; also the 8th loft at 115-125 West 30th st for Thomas & Eckerson as agents to Brous Bros.

ROY SCHERICK & CROSS & BROWN CO. leased the 9th floor in 29-33 West 36th st to Becker & Mondschein.

FREDERICK SOUTHACK AND ALWYN BALL, JR., rented the corner store in the Broad-Exchange building for a long term of years to Paine, Weber & Co., one of the largest banking and brokerage houses of Boston for their New York quarters. The rental aggregates about \$100,000.

SPEAR & CO. have rented for Stephen H. Tyng, Jr., & Co. the 7th loft in 13 East 17th st to A. Spiegelman; for Aaron Coleman the 10th loft in 143-145 West 29th st to J. Lashin; for 130-134 West 17th st Co. the 1st loft in 130-134 West 17th st to the Puritan Raincoat Co.; for 821 Broadway Co. the 1st loft in 133-135 West 19th st to Schildhaue & Ginsberg.

LUDWIG C. TRAUBE renewed the following leases at 58-60 East 93d st for Mrs. Metz, Weisenberger, Vetter, McHugh, Hyde, Fanning & Tietz, and leased apartments to B. Ruggeri & C. Howe, at 127 East 90th st leased apartments to Armstrong & Rowley, and private dwellings, 129 East 93d st, 1523 Madison av and 131 East 93d st, and stores at 1256 Madison av, 1402 Lexington av and 2004 2d av.

STEPHEN H. TYNG, JR., & CO. have leased the larger portion of the 3d floor, 41 Union sq, to Harrington & Waring, hosiery, of 66 Leonard st; the 4th floor to W. H. Rollinson, plushes, and office space to A. S. Brall, woollens; in 25 Madison av additional space to Mitsui & Co. on the 14th floor and with Pavson McL. Merrill space on the 15th floor to Hadden & Co., raw silks, and on the 17th floor to American Raw Silk Co.; at 13 East 17th st with Bastine & Co. the 4th floor to Bell & Haber and the 7th floor to Abraham Spiegelman in conjunction with Spear & Co.; for the estate of Ellen M. Hennessy at 220 4th av 4th floor to A. Carmichel, Jr., & Co., woollens, and the 5th floor to Fr. Bergner & Co., fancy goods; at 19-25 East 24th st for the Carlisle Construction Corp. large space on the 13th floor to Clough, Pike & Co., dress goods; the entire 9th floor to Harvard Knitting Mills, completing the renting of the building; at 49-53 East 21st st with M. & L. Hess, Inc., half of the 11th floor to the Manicure Novelty Co.; in Victoria Building, 27th st, Broadway and 5th av, for the 230 Fifth Avenue Corp. large section of the 12th floor to Holden-Leonard Co., woollens; at 23-25 East 21st st for E. A. Darling the 4th floor to the Kabo Corset Co. of 126 5th av, and at 1140 Broadway for Cross & Brown Co. show room space on the 12th floor to the Waterbury Button Co.

CHARLES B. VAN VALEN leased space in 95 William st to Arthur B. Wolfrath, the Service Press and Letter Co. and in 53 Maiden la, to J. C. Demetrius.

UNGER & WATSON (INC.) leased the 3-sty dwelling 144 East 54th st for Mrs. Elsa Lampen; also the dwelling 318 East 51st st for Mrs. Jennie Mayer to S. Froelich.

J. G. WHITE & CO. leased the store at 38 West 25th st to Harris J. Lippman; the 2d loft at 17 West 17th st to Gerstein Brothers & Co.; the 2d loft at 866 Broadway to Wishniak & Schwartz; the top floor at 450 6th av to Roseoff & Busch; for Spear & Co. the 9th loft at 138 West 17th st to Gussow & Nelson.

WM. A. WHITE & SONS have rented the store and basement at 97 Wooster st to the Frank & Lambert Co.; also with Louis Schrag an entire floor in the mercantile building at the northeast corner of 24th st and 7th av to Geiss, Lamb & Co.

ARTHUR E. WOOD leased the 3-sty dwelling 135 West 131st st for Adelaide Howland to Henry F. Sewell.

Bronx.

PEASE & ELLIMAN have leased for Charles S. Levy, to M. Samuels & Co., proprietors of the Newark Shoe Stores Co., who own and operate 160 stores throughout the United States, 1 a long term of years, the entire ground floor and basement of 2863 3d av through to Melrose av, between 149th and 150th sts. The lessee, after extensive alterations, will, on or about May 1, 1916, open a branch establishment.

Suburban.

BURKE STONE (INC.), of Bronxville, rented for Henri Pauchey his residence in Maple st to Mrs. Alexander Finley, of Haverford, Pa.

FRANK CROWELL has leased the Mary J. Philip's lodge estate at Great Neck, L. I., facing the waters of Long Island Sound to Edwin A. Jackson, of Manhattan, for the season of 1916.

ROBERT E. FARLEY ORGANIZATION has rented for the Westchester Syndicate, a house on Washington av, at Battle Hill Park, White Plains, N. Y., formerly known as one of the Wright houses, to Charles M. Clark, of New York.

ROBERT E. FARLEY ORGANIZATION has rented for the Eastern Mill & Material Co. to Mastromatteo, the tailor, a store in its new building, corner of Martine av and Orawaupum st, White Plains, N. Y.

FEIST & FEIST (INC.) have leased for the Koenig Real Estate Investing Co., Albert S. Koenig, president, to the Montgomery Lounge Co. the 5-sty building 287 Washington st, Newark.

FEIST & FEIST (INC.) leased for Waldron Brothers Realty Co. to the Wilson-Ward Motor Co. the show room at the southeast corner of Branford pl and Halsey st, in the Keeney Theatre Building.

HECKSCHER & DE SAULLES leased for Mrs. William H. Parsons the old Parsons residence known as "Brookside," at the junction of the Boston Post rd and Parsons st, Rye, N. Y., for the coming year to George Arents, Jr., who will occupy it during the construction of his new residence on Lincoln av, Rye. This place consists of about 32 acres, magnificent old trees and gardens. Heckscher & de Saules also effected the sale of the Lincoln av property to Mr. Arents.

L. J. PHILLIPS & CO. have leased to James Butler, Inc., 12 Park pl, Stamford, Conn., which has been opened as the 25th branch in their chain of grocery stores. John A. Wendle represented Mrs. Knapp, the owner.

SCARSDALE ESTATES has leased a house on the east side of Claremont av, Scarsdale, to William Wadsworth.

JOHN F. SCOTT has rented for Oothout Zabriskie Whitehead, his house in the Hewlett Bay property, Hewlett, L. I., to Dr. W. Whitehead Gilfillan.

JOHN F. SCOTT has rented for Mrs. Thomas F. White her house on the corner of Broadway and White's la, Cedarhurst, L. I., to Elken Naumburg.

REAL ESTATE NOTES.

WM. A. WHITE & SONS have been appointed agents for the office building 103-105 William st; also for 174 West Broadway.

NEW YORK MORTGAGE & SECURITY CO. has declared a regular quarterly dividend of 2 per cent., payable January 3, 1916. Transfer books will close on December 28, 1915.

LUDWIG C. TRAUBE has been appointed agent for 85-87 Audubon av. The same broker has placed a mortgage of \$12,500 on 80 East 90th st.

PAUL A. MCGOLTRICK is the purchaser of 541 East 133d st, Bronx, a 5-sty flat on a plot 25x100, recently reported sold by Paul Bultmann for Peter Fress.

MATT. J. WARD & CO. were the brokers in the lease reported last week of the Hotel Bossert, for the estate of Louis Bossert to the Brooklyn Heights Corporation, Burton F. White, president.

M. & L. HESS (INC.) were the brokers in the sale of the 4-sty dwelling on lot 22x100.5 at 20 East 60th st. The purchasers were Waldo E. Rice, Edward C. Rice, Jr., and Howard R. Rice, owners of 22 East 60th st adjoining.

THOMAS N. McCARTER, president of the New Jersey Public Service Corporation, will deliver the principal address at the banquet of the real estate board of the New Jersey State Chamber of Commerce, to be held at the Washington restaurant, Newark, on January 15.

PEASE & ELLIMAN have been appointed rental agents of the new building being erected by the Brixton Building Corporation. E. S. Brickner president, to be known as 129 East 69th st, on the northwest corner of Lexington av. The building will have apartments of 6, 7, 8 and 9 rooms, both simplex and duplex.

PEASE & ELLIMAN tendered a dinner to their entire force on Wednesday evening, Dec. 22, on the main floor of their building at 340 Madison av, which was appropriately decorated. More than 100 of the brokers and employees were present and all were remembered in some manner. A Christmas tree and dance followed.

O'CONNOR & ELLISON announce the dissolution of that firm and the continuance of the business at the same address under the name of Charles H. O'Connor & Co. Bennett W. Ellison, the retiring member, will combine with Major A. White as agents for the American Eagle, City of New York, County and Patriotic Insurance Companies.

CHARLES F. NOYES CO. has been appointed managing and renting agent for the new 3-sty building which is being erected upon the former Sun Building site at Park Row and Frankfort st. The ground floor of the building will be occupied by Schulte, Riker-Hegeman and a jewelry shop. The two upper floors are to be rented for mercantile purposes. Recent figures of the Traffic Division of the Police Department show that 296,000 people pass this point between the hours of 8 A. M. and 6:30 P. M. The same firm has been appointed managing agent for the 5-sty loft, 144 Water st; the 3-sty building, 140 West 32d st, which will be altered under direction of the company; the 4-sty building, 160 Water st; the 9-sty loft, 213-217 Grand st, and 97 Elizabeth st; the 3-sty dwelling 84 Lexington av.

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	
	Dec. 17 to 23	Dec. 18 to 23	Dec. 17 to 23	Dec. 18 to 23
Total No.	133	92	133	92
Assessed value	\$8,755,400	\$4,242,800	\$8,755,400	\$4,242,800
No. with consideration	15	23	15	23
Consideration	\$1,041,800	\$805,290	\$1,041,800	\$805,290
Assessed value	\$870,500	\$984,500	\$870,500	\$984,500

	1915		1914	
	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23
Total No.	6,621	7,560	6,621	7,560
Assessed value	\$396,345,781	\$462,907,057	\$396,345,781	\$462,907,057
No. with consideration	938	836	938	836
Consideration	\$51,278,010	\$33,442,731	\$51,278,010	\$33,442,731
Assessed value	\$56,073,633	\$35,821,826	\$56,073,633	\$35,821,826

Mortgages.

	1915		1914	
	Dec. 17 to 23	Dec. 18 to 23	Dec. 17 to 23	Dec. 18 to 23
Total No.	66	49	66	49
Amount	\$2,445,890	\$587,751	\$2,445,890	\$587,751
To Banks & Ins. Cos.	22	12	22	12
Amount	\$1,593,125	\$292,700	\$1,593,125	\$292,700
No. at 6%	32	25	32	25
Amount	\$893,140	\$137,481	\$893,140	\$137,481
No. at 5½%	3	2	3	2
Amount	\$279,500	\$43,000	\$279,500	\$43,000
No. at 5%	10	7	10	7
Amount	\$232,250	\$220,500	\$232,250	\$220,500
No. at 4½%	2	1	2	1
Amount	\$155,000	.....	\$155,000	.....
No. at 4%	2	1	2	1
Amount	\$415,000	\$4,070	\$415,000	\$4,070
Unusual rates	.....	.....	.....	.....
Interest not given	17	14	17	14
Amount	\$471,000	\$182,700	\$471,000	\$182,700

	1915		1914	
	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23
Total No.	4,223	3,922	4,223	3,922
Amount	\$96,327,441	\$117,906,860	\$96,327,441	\$117,906,860
To Banks & Ins. Cos.	790	841	790	841
Amount	\$42,289,795	\$52,897,024	\$42,289,795	\$52,897,024

Mortgage Extensions.

	1915		1914	
	Dec. 17 to 23	Dec. 18 to 23	Dec. 17 to 23	Dec. 18 to 23
Total No.	31	21	31	21
Amount	\$1,417,600	\$586,500	\$1,417,600	\$586,500
To Banks & Ins. Cos.	19	9	19	9
Amount	\$1,107,100	\$206,000	\$1,107,100	\$206,000

Jan. 1 to Dec. 23 Jan. 1 to Dec. 23

Total No.	1,774	1,918
Amount	\$98,448,706	\$108,689,884
To Banks & Ins. Cos.	757	680
Amount	\$68,400,050	\$69,045,810

Building Permits.

	1915		1914	
	Dec. 18 to 24	Dec. 19 to 24	Dec. 18 to 23	Dec. 19 to 24
New buildings	5	1	5	1
Cost	\$588,000	\$20,000	\$588,000	\$20,000
Alterations	\$184,592	\$86,965	\$184,592	\$86,965

	1915		1914	
	Jan. 1 to Dec. 24	Jan. 1 to Dec. 24	Jan. 1 to Dec. 24	Jan. 1 to Dec. 24
New buildings	463	382	463	382
Cost	\$60,390,088	\$44,744,903	\$60,390,088	\$44,744,903
Alterations	\$13,029,626	\$10,617,824	\$13,029,626	\$10,617,824

BRONX.

Conveyances.

	1915		1914	
	Dec. 17 to 23	Dec. 18 to 23	Dec. 17 to 23	Dec. 18 to 23
Total No.	120	66	120	66
No. with consideration	11	10	11	10
Consideration	\$194,250	\$216,700	\$194,250	\$216,700

	1915		1914	
	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23
Total No.	5,557	5,905	5,557	5,905
No. with consideration	949	810	949	810
Consideration	\$7,389,839	\$6,620,986	\$7,389,839	\$6,620,986

Mortgages.

	1915		1914	
	Dec. 17 to 23	Dec. 18 to 23	Dec. 17 to 23	Dec. 18 to 23
Total No.	50	47	50	47
Amount	\$435,370	\$282,600	\$435,370	\$282,600
To Banks & Ins. Cos.	9	1	9	1
Amount	\$163,500	\$20,000	\$163,500	\$20,000
No. at 6%	16	22	16	22
Amount	\$116,050	\$181,200	\$116,050	\$181,200
No. at 5½%	5	.....	5	.....
Amount	\$77,500	.....	\$77,500	.....
No. at 5%	9	7	9	7
Amount	\$64,737	\$58,207	\$64,737	\$58,207
Unusual rates	3	9	3	9
Amount	\$1,583	\$943	\$1,583	\$943
Interest not given	17	9	17	9
Amount	\$175,500	\$42,250	\$175,500	\$42,250

	1915		1914	
	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23
Total No.	3,438	3,334	3,438	3,334
Amount	\$30,552,720	\$30,597,623	\$30,552,720	\$30,597,623
To Banks & Ins. Cos.	280	331	280	331
Amount	\$9,908,866	\$6,020,701	\$9,908,866	\$6,020,701

Mortgage Extensions.

	1915		1914	
	Dec. 17 to 23	Dec. 18 to 23	Dec. 17 to 23	Dec. 18 to 23
Total No.	30	15	30	15
Amount	\$592,750	\$285,700	\$592,750	\$285,700
To Banks & Ins. Co.	21	6	21	6
Amount	\$484,500	\$88,000	\$484,500	\$88,000

	1915		1914	
	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23
Total No.	861	674	861	674
Amount	\$14,899,725	\$13,150,260	\$14,899,725	\$13,150,260
To Banks & Ins. Cos.	268	132	268	132
Amount	\$6,402,275	\$3,624,650	\$6,402,275	\$3,624,650

Building Permits.

	1915		1914	
	Dec. 17 to 23	Dec. 18 to 23	Dec. 17 to 23	Dec. 18 to 23
New buildings	10	6	10	6
Cost	\$445,200	\$21,100	\$445,200	\$21,100
Alterations	\$5,250	\$8,500	\$5,250	\$8,500

	1915		1914	
	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23
New buildings	933	704	933	704
Cost	\$27,633,400	\$16,240,982	\$27,633,400	\$16,240,982
Alterations	\$871,320	\$1,003,160	\$871,320	\$1,003,160

BROOKLYN.

Conveyances.

	1915		1914	
	Dec. 16 to 22	Dec. 17 to 22	Dec. 16 to 22	Dec. 17 to 22
Total No.	434	262	434	262
No. with consideration	42	35	42	35
Consideration	\$217,661	\$394,257	\$217,661	\$394,257

	1915		1914	
	Jan. 1 to Dec. 22	Jan. 1 to Dec. 22	Jan. 1 to Dec. 22	Jan. 1 to Dec. 22
Total No.	21,774	22,499	21,774	22,499
No. with consideration	2,320	2,267	2,320	2,267
Consideration	\$17,545,872	\$13,806,017	\$17,545,872	\$13,806,017

Mortgages.

	1915		1914	
	Dec. 16 to 22	Dec. 17 to 22	Dec. 16 to 22	Dec. 17 to 22
Total No.	324	213	324	213
Amount	\$1,245,357	\$700,857	\$1,245,357	\$700,857
To Banks & Ins. Cos.	115	34	115	34
Amount	\$598,550	\$161,500	\$598,550	\$161,500
No. at 6%	158	105	158	105
Amount	\$372,661	\$227,372	\$372,661	\$227,372
No. at 5½%	113	83	113	83
Amount	\$592,540	\$357,215	\$592,540	\$357,215
No. at 5%	21	13	21	13
Amount	\$163,805	\$50,395	\$163,805	\$50,395
Unusual rates	.....	3	.....	3
Amount	.....	\$22,000	.....	\$22,000
Interest not given	32	9	32	9
Amount	\$116,351	\$43,875	\$116,351	\$43,875

	1915		1914	
	Jan. 1 to Dec. 22	Jan. 1 to Dec. 22	Jan. 1 to Dec. 22	Jan. 1 to Dec. 22
Total No.	17,440	16,095	17,440	16,095
Amount	\$70,081,976	\$66,192,277	\$70,081,976	\$66,192,277
To Banks & Ins. Cos.	3,649	2,915	3,649	2,915
Amount	\$24,963,220	\$23,010,989	\$24,963,220	\$23,010,989

Building Permits.

	1915		1914	
	Dec. 17 to 23	Dec. 18 to 23	Dec. 17 to 23	Dec. 18 to 23
New buildings	119	66	119	66
Cost	\$880,800	\$426,550	\$880,800	\$426,550
Alterations	\$50,500	\$50,240	\$50,500	\$50,240

	1915		1914	
	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23
New buildings	5,311	4,312	5,311	4,312
Cost	\$43,251,440	\$38,290,031	\$43,251,440	\$38,290,031
Alterations	\$3,994,845	\$2,822,610	\$3,994,845	\$2,822,610

QUEENS.

Building Permits.

	1915		1914	
	Dec. 17 to 23	Dec. 18 to 23	Dec. 17 to 23	Dec. 18 to 23
New buildings	89	32	89	32
Cost	\$265,470	\$232,900	\$265,470	\$232,900
Alterations	\$6,245	\$11,605	\$6,245	\$11,605

ELEVENTH ANNUAL REAL ESTATE NUMBER

OF

The New York Evening Post

will be issued on Friday, Dec. 31, 1915, and will be devoted exclusively to the

REAL ESTATE MARKET } Including a Summary of the Year 1915 and the Outlook for 1916

Comprehensive articles on all branches of real estate business will be contributed by prominent men whose opinions are sought and highly valued.

This section will contain valuable information of interest to owners, prospective buyers, brokers, operators and builders.

Suburban sections and the various Boroughs of the City will be treated under separate captions.

This special section will accompany the regular edition of THE EVENING POST on Friday, December 31, 1915.

In Connection with the

Annual Financial Summary

This feature of the paper alone insures its reaching many bankers, brokers, directors of banking and insurance institutions and other concerns which are interested in Real Estate.

As this supplement is kept for reference and frequently referred to, all advertising receives many readings.

To Real Estate Brokers, Owners, Operators, Builders :

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ESTABLISHED 1868



	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23
New buildings.....	5,560	4,771
Cost.....	\$19,863,845	\$18,601,431
Alterations.....	\$897,361	\$1,175,316

RICHMOND.

	1915	1914
	Dec. 17 to 23	Dec. 18 to 23
New buildings.....	19	10
Cost.....	\$27,310	\$31,100
Alterations.....	\$5,575	\$3,250

	Jan. 1 to Dec. 23	Jan. 1 to Dec. 23
New buildings.....	1,186	1,060
Cost.....	\$2,311,879	\$1,824,901
Alterations.....	\$715,838	\$257,182

OBITUARY.

WILLIAM F. DORAN, retired police sergeant and later in the real estate business, died on Wednesday, aged forty-seven, at his home, 19 Carlton av, Brooklyn. He is survived by his widow, five sons and three daughters.

SADIE TRASK STURGES died at her home, 6 East 82d st. She was a daughter of Peter D. Sturges, and a granddaughter of Benjamin I. H. Trask, from whom she and her sister inherited valuable Manhattan and Bronx holdings. She had an excellent knowledge of real estate affairs and gave personal attention to her large interests.

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 real, 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.

David P. Canavan.—Sept. 21, 1914—Decedent held stock in Manhattan Square Apartment Association owning:
77TH ST, 44 W—1129-55, 14-sty apt., 100x102.2, \$625,000.
Decedent was also interested in the Conavan Investing Co., owning:
MORNINGSIDE AV, northeast corner 120th st—1963-16, 6-sty apt, 101.2x138.5, \$300,000.
AMSTERDAM AV, southeast corner 111th st—1882-36, 6-sty apt, 125x95.11, \$325,000.
BROADWAY, northeast corner 156th st—2115-1, 6-sty apt., 100x99.11, \$275,000.
WEST END AV, northeast corner 101st st—1873-1, 6-sty apt, 100x100.11, \$265,000.
94TH ST, 102 W—1224-34, 5-sty apt, 35x98, \$45,000.
94TH ST, 124 W—1224-5, 5-sty apt, 33x89.3, irreg, \$45,000.
94TH ST, 109-115 W—1225-23, 24, 25, 26—four 5-sty apts., 103.6x100.8, \$130,000.
106TH ST, 156 W—1860-58, 5-sty apt, 30x100.11, \$42,000.
Henry C. Eno.—July 16, 1914—61ST ST, 8 E—1375-61, 4-sty dw., 30x100.5, \$135,000.
60TH ST, 17 E—1375-12, 4-sty dw., 25x100.5, \$110,000.
Decedent held stock in Fifth Ave. Building Co., owning:

5TH AV, 200—825-31, entire block front west side of 5th av, from 23d to 24th st, 14-sty office building, 139.1x63.5x265.7x98.9x50x98.9x239.8, \$7,700,000.
Henrietta B. Frost.—April 17, 1914—BOWERY, 375—460-10, 2½-sty bldg., 16.9x70x irreg, \$12,000.
Annie Joseph.—Jan. 10, 1915—HESTER ST, 50-52, and LUDLOW ST, 30—297-13-12, two 3-sty bldgs., 41.10x51.6, \$38,500.
Julia A. Knapp.—Sept. 26, 1912—GRAND ST, 505-507—288-45, 3-sty bldg, 34.5x73.10x irreg; 1-5 interest, \$3,600.
Catherine Lauby.—Oct. 3, 1914—SUFFOLK ST, 16—313-4, 5-sty tnt., 25x100, ½ interest, \$14,250.
William Mertens.—Jan. 2, 1913—45TH ST, 60 W—1269-65, 4-sty dw., 20x100.5, \$65,000.
James H. Parker.—Jan. 27, 1915—69TH ST, 18 E—1383-59, 4-sty dw., 18x76x irreg, \$60,000.
Jacob Paskusz.—Feb. 20, 1913—ELIZABETH ST, 54-56—203-10, two 7-sty tnts., 74.5x88.10, \$100,000.
MULBERRY ST, 284-286—509-16, 7-sty tnt, 40x88.11, \$50,000.
MOTT ST, 308-312—521-30, 7-sty tnt., 57.3x64, \$55,000.
MOTT ST, 314-316—521-34, 7-sty tnt., 34x64, \$35,000.
GREAT JONES ST, 47—530-30, 7-sty loft, 27x100, \$55,000.
46TH ST, 315 E—1339-10, 5-sty tnt, 27x100, \$18,000.
51ST ST, 324-328 W—1041-44, 6-sty tnt., 61x100, \$115,000.
51ST ST, 318-322 W—1041-45, 6-sty tnt., 60x100.5, \$110,000.
Mary Patterson.—Apr. 8, 1915—134TH ST, 219 W—1940-33, 3-sty dw., 16.8x99.11, \$6,500.

1ST AV, 2272—1710-48, 4-sty tnt., 20.5x94, \$8,500.
Catherine J. Pryer.—April 21, 1915—27TH ST, 52 W—828-76, 3-sty bldg., 21x74, \$45,000.
Henry W. Putnam.—Jan. 29, 1915—CHAMBERS ST, 108—136-28, 5-sty bldg., 26x75.6, \$68,750.
David S. Taber.—Dec. 31, 1914—OLD PIER 27, East River, between Maiden la and James sl—73-23, size 33.6x413, irreg, \$265,411 (value fixed by commissioners in condemnation proceedings).
Gertrude Weil.—Mar. 6, 1915—LENOX AV, 339—1912-29, 4-sty loft, 20x100, \$35,000.
74TH ST, 410 E—1468-40, 6-sty tnt, 25x102.2, \$25,000.
20TH ST, 420 W—717-54, 5-sty tnt, 33.4x109, \$50,000.
23TH ST, 422 W—717-55, 5-sty tnt, 35.4x109, \$50,000.
9TH AV, 588-590—1033-3-4, 2-sty bldg., 40.2x80, \$40,000.
1ST AV, 1487—1452-27, 4-sty tnt, 25.6x100, \$28,000.
109TH ST, 67-69 W—1845-4, 6-sty tnt, 37.6x127.2x irreg, \$45,000.
Isidor Wormser, Jr.—June 23, 1914—84TH ST, 14 W—1197-41, 4-sty dw., 20.10x102.2, \$21,000.
84TH ST, 16 W—1197-42, same as 14.
84TH ST, 18 W—1197-43, same as 14.
84TH ST, 20 W—1197-44, same as 14.
84TH ST, 22 W—1197-44½, same as 14.
84TH ST, 24 W—1197-45, 4-sty dw., 20.10x102.2, \$20,000.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

SEVERAL valuable business buildings in the mid-town section changed hands this week in the Vesey Street Exchange Salesroom. The twelve-story loft building, 24-26 West 25th street, facing Trinity Chapel, was sold at the stand of Bryan L. Kennelly for \$335,000, to M. & L. Hess (Inc.), for a client. The property had been offered as the result of a foreclosure action brought by Joseph Steiner against the 25th Street Construction Company, to recover a claim of about \$60,800, subject to a first mortgage of \$275,000. The Mutual Life Insurance Company, as plaintiff, seeking to recover a claim of \$161,106, became the owner of 72-76 West 36th street, at the stand of Charles A. Berrian, on a bid of \$150,000. Taxes due on this property amounted to about \$4,100. The New York Life Insurance Company, as the result of a similar proceeding, bid \$50,000 for the four-story building, 364 Sixth avenue, in an action to recover a claim of \$107,609. Henry Brady was the auctioneer.

Manhattan.

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

JOSEPH P. DAY.

Wooster st, 23 (*), ws, 284.9 n Canal, 22.7x100, 4-sty bk loft & str bldg: Florence K Leopold. 10,000
73D st, 48 E, ss, 184 e Mad av, 20x102.2, 4-sty & b stn dwg; withdrawn.
119TH st, 147-51 E, see Lex av, nec 119.
Lexington av, nec 119th (Nos 147-51), runs n63.2xne55.3xse20.3xst78xw60 to beg, 3-sty bk stable; also PARK AV, 1807-13, ec, 75.8 s 125th, 63x90, 2-5-sty bk tnts & str; withdrawn.
BRYAN L. KENNELLY.
25TH st, 24-26 W, ss, 285.3 w Bway, 50x98.9, 12-sty bk loft & str bldg; due, \$58,361.71; T&c, \$2,449.70; M & L Hess, for a client. 335,000

HENRY BRADY.

97TH st, 116 E (*), ss, 250 a Park av, 25x100.11, 5-sty stn tnt; due, \$24,061.07; T &c, \$757.49; Jno J Mahoney. 24,500
6TH av, 364 (*), ec, 74.1 n 22d, 24.7x61, 4-sty stn tnt & str; due, \$107,609.32; T&c, \$1,485.50; N Y Life Ins Co. 50,000
M. MORGENTHAU, JR., CO.
47TH st, 258 W (*), ss, 150 e 8 av, 25x100.5, 5-sty bk tnt & str; due, \$3,287.73; T&c, \$689.05; sub to 1st mtg \$4,030; Saml Wacht. 30,000
111TH st, 28 E (*), ss, 75 w Mad av, 25.3x100.11, 5-sty stn tnt; also 128TH ST, 244 E, ss, 101 w 2 av, 26x99.11, 5-sty stn tnt; due, \$6,119.87; T&c, \$516.29; Luba Lewis. 32,300
SAMEUL MARX.
59TH st, 547 W (*), ns, 200 e West End av, 25x100.5, 4-sty bk tnt & str; due, \$11,844.76; T&c, \$491.15; Augustus Smith. 12,500

117TH st, 61 E (*), ns, 227 e Madison av, 32.6x100.11, 5-sty bk tnt; due, \$23,-210.36; T&c, \$523.60; Marie L Wight. 20,000

CHARLES A. BERRIAN.

36TH st, 72-6 W (*), ss, 62.6 e 6 av, runs s74xe37.6xs24.8xe25 xn 98.9xw62.6 to beg, 2-sty bk str, 3-sty bk tnt & str & 5-sty stn loft & str bldg; due, \$161,106.94; T&c, \$4,100; Mutual Life Ins Co of N Y. 150,000

JAMES J. DONOVAN.

49TH st, 68 W, ss, 796 w 5 av, 22.9x 100.5, 4-sty & b stn dwg; leasehold; due, \$8,004.15; T&c \$4,806.61; no bids.

Total	\$664,300
Corresponding week 1914.....	1,466,825
Jan. 1, 1915, to date.....	53,760,169
Corresponding period 1914....	35,891,343

Bronx.

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

JOSEPH P. DAY.

Beck st, 686 (*), ss, 380.11 e Av St John, 54.2x125, 5-sty bk tnt; due, \$7,574.01; T&c, \$693.86; sub to mtg \$40,000; Mark A Schwartz. 42,000

149TH st, 135 E, see Walton av, nwc 149.

152D st, 767 E, ns, 25 w Wales av, 25x 86.11x28.11x101.5, 4-sty bk tnt; withdrawn.

167TH st, 818-22 E (*), ss, 140 w Prospect av, 80x100, 2-5-sty bk tnts; due, \$62,-656.90; T&c, \$—; Jennie Currier et al. 50,000

Hughes av, 2274-S (*), es, 49.10 n 183d, 50.2x50, 3-2-sty bk dwgs; due, \$11,852.64; T&c, \$270; Simson Wolf et al exrs. 7,000

Prospect av, 2066, es, 217.4 s 180th, 33.1 x150.3, 2-sty fr dwg; adj Jan11.

Steuben av, 3411 (*), ws, 100 n 210th, 100x100, 3-sty fr dwg; due, \$10,524.78; T&c, \$270; Simon Wolf et al, exrs. 7,000

Walton av, 553 (*), nwc 149th (No 135), runs n26.8xw75xn17.8xw22.2xs29.7xe150.9 to beg, 5-sty bk tnt & str; due, \$28,748.52; T&c, \$650; Albt G Morganstern. 24,000

Whitlock av, 910 es, 275.2 s Barretto, 25x134.2x25.1x132.6, 3-sty bk dwg; due, \$8,276.71; T&c, \$276.55; City Real Estate Co. 8,000

JAMES J. DONOVAN.

227TH st E, sec Carpenter av, see Carpenter av, sec 227.

Carpenter av (*), sec 227th, 114x105; due, \$4,438.03; T&c, \$518.51; Herman von der Heyde. 3,000

GEORGE PRICE.

Brook av, 1320, es, 287.3 n 169th, 43x 100.6, 6-sty bk tnt; due, \$31,410.14; T&c, \$788.74; Albt J Schwarzler. 31,000

HENRY BRADY.

Walton av, 2403 (*), ws, 268.9 n 184th, 19.11x96.6, 3-sty bk dwg; due, \$6,970; T&c, \$239.82; Newell Bent. 7,000

Total	\$180,030
Corresponding week 1914.....	129,700
Jan. 1, 1915, to date.....	8,623,080
Corresponding period 1914....	6,996,344

Brooklyn.

The following are the sales that have taken place during the week ending Dec. 22, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

PEARL ST (*), es, 43.4 n Tillary, 21x53.2x irreg; Eagle Savgs & Loan Co. 3,500.00

PRESIDENT ST (*), ss, 70 e 3 av, 30x 150; Lillian E Harman. 2,500.00

SEDGWICK ST (*), ss, 300 w Columbia, 25x100; Ida Heiberg. 2,500.00

36TH ST, nes, 21.7 se Minna, 21.11x91.9 x irreg; Fredk Behrens. 3,200.00

BELMONT AV (*), ns, 81 e Pennsylvania av, 34x125; Simon J Harding. 3,600.00

CONEY ISLAND AV (*), —s, lots 156 to 160, map of McLaughlin Park; Carrie B Woodford. 500.00

PROSPECT AV (*), ns, 200 w Underhill av, 16.8x83.10; Henry B King. 2,500.00

JAMES L. BRUMLEY.

CLINTON ST, nws, 20 ne Luqueer, 20x 70; Administrators' Sale; Bernard Smith. 3,900.00

E 13TH ST, ws, 140 n Av K, 40x100; Lawyers Mtg Co. 4,700.00

GREENE AV, ss, 20 e Lewis av, 18x 79.7; Gustave B Meiners. 4,850.00

14TH AV (*), nws, 20 sw 77th, 20x100; So Bklyn Savgs Instn. 3,750.00

WILLIAM J. McPHILLIAMY & CO.

E 5TH ST (*), es, 280 n Beverly rd, 20x100; Clarence W Allen. 4,500.00

73D ST (*), sws, 256.3 se 10 av, 31.3x 100; Jno A Donald et al. 4,000.00

CLASSON AV, ws, 105 s Sterling pl, 19.6x100; withdrawn. —

SURF AV, swc W 32d, 40.5x100; also SURF AV, ss, 40.5 w W 32d, 40.5x98; also OCEAN PKWAY, es, 140 s Av T, 80x125; withdrawn. —

WILLIAMS AV, ws, 100 n Dumont av, 50x100; Progressive Realty & Impt Co. 2,200.00

THE CHAUNCEY REAL ESTATE CO.

UNION ST (*), ns, 189 w Nostrand av, 53.7x200; Fredk Constn Co et al. 46,430.00

NATHANIEL SHUTER.

AMHERST ST, ws, 180 s Hampton av, 40x100; Anna Trainor. 1,385.00

LOVE LA (*), nec College pl, 61.6x 77.11x irreg; Robt B Austin et al. 13,500.00

PROSPECT PARK W (*), nws, 86.6 ne 14th, 27x97.10; Thelka E A Burkard. 4,000.00

15TH ST, nes, 322.10 se 8 av, 20x100; Paul Charles Werner. 5,975.00

E 32D ST, es, 140 n Grant, 20x102.6; R Miller. 1,126.00

36TH ST, ns, 43.7 e Minna, 21.11x82.8; Fredk Behrens. 3,200.00

36TH ST, nes, 87.7 se Minna, 22.5x64.4; Fredk Behrens. 3,200.00

AV P, sec E 18th, 40x100; withdrawn. —

ATLANTIC AV, ns, 83.10 e Schenectady av, 19.6x99.1; Ernst F Distler. 1,500.00

BELMONT AV (*), nwc Sackman, 25x 100; Henry Neugass. 20,500.00

BLAKE AV, nec Van Sinderen av, 100x 200; Montague Mtg Co. 15,100.00

GREENE AV, ss, 446.6 e Sumner av, 19.3x100; W R Klein. 6,625.00

4TH AV, 941; Administrators' Sale; I Bernstein. 1,550.00

4TH AV, 943-45; Administrator's Sale; Bodol Petersen. 1,725.00

43D ST, 718; Administrators' Sale; Morris A Vogel. 3,500.00

LOT 6, blk 5406, sec 16; Morris Posner 5,200.00

Total	\$180,716.00
Corresponding period 1914.....	203,509.00

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

DEC. 30.

OLIVER ST, 52, es, 75 n Oak, 25x102, 2-sty & b bk ft & 6-sty bk rear bldg (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. 27.

No Legal Sales advertised for this day.

DEC. 28.

30TH ST, 216-8 W, ss, 213 w 7 av, 46.10x98.9, 3 & 4-sty bk tnts & str & 2-4-sty bk rear tnts; Geo L Slawson et al—Distributors Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway; Ellsworth J Healy (R); due, \$38,987.82; T&c, \$860.14; Joseph P Day.

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(Legal Sales, Manhattan, Continued.)

73D ST, 48 E, s s, 184 e Mad av, 20x102.2, 4-sty & b stn dwg; Helen S Oglivie—Elisabeth A Demarest et al; Henry M Bellinger, Jr (A), 135 Bway; Jos D Edelson (R); due, \$37,718.08; T&c, \$1,371.40; Joseph P Day.
103D ST, 220 E, s s, 230 e 3 av, 25x100.11, 4-sty bk tnt & str; August J Chabot—Sadie Nathanson et al; Henry M Bellinger, Jr (A), 135 Bway; Michael J Driscoll (R); due, \$14,143.39; T&c, \$426.16; Henry Brady.

DEC. 29.
ELIZABETH ST, 287-9, ws, 67.2 n Houston, 40.9 x83.5x41.9x83.11, 2-6-sty bk tnts and str; Banned Friend—Maud Brevoort Barclay et al; Action 1; Kantowitz & Esberg (A), 320 Bway; Benno Von Witzleben (R); due \$6,816.55; T&c, \$—; sub to pr mtg \$59,000; mtg recorded Apr16'12; L J Phillips & Co.
ELIZABETH ST, 293-5, ws, 182.6 s Bleecker, 54x83.1x48.11.11, 2-6-sty bk tnts & str; same—same; Action 2; same (A); same (R); due, \$12,608.06; T&c, \$—; sub to pr mtgs aggregating \$54,000; mtg recorded Feb8'12; L J Phillips & Co.

MANGIN ST, 109-11, see Stanton, 338-40.
STANTON ST, 338-40, nwc Mangin (Nos. 109-11), 40x70, 7-sty bk loft & str bldg; Ogden Brower et al, sub trste—Ludwig Zodikow et al; Edw R Hill (A), 141 Bway; Timothy Daly (R); due, \$32,171.48; T&c, \$2,541.38; Herbert A Sherman.

61ST ST, 203 W, ns, 92 w Amst av, 27x100.5, 5-sty bk tnt & str; Israel Winer—Saml Liebovitz et al; Jno J O'Grady (A), 277 Bway; Sol H Eisler (R); due, \$1,922.15; T&c, \$498.20; Joseph P Day.
104TH ST, 164 E, ss, 300 w 3 av, 25x100.11, 4-sty stn tnt; Zacharias H Oppenheimer—Mary E Hoyt et al; Meighan & Necarsulmer (A), 120 Bway; Chas J Leslie (R); due, \$11,684.71; T&c, \$508.30; Joseph J Day.
118TH ST, 200-4 W, swc 7 av (Nos1952-8), 99.9x100.11, 3-5-sty bk tnts & str; American Bible Soc—County Land & Mtg Co et al; Frederic deP Foster (A), 44 Wall; Adolph Stern (R); due, \$140,757.95; T&c, \$6,357.77; Samuel Marx.

FT WASHINGTON AV, ws, 79.9 s 162d, 29.5x152.9x145, gore pt, 6-sty bk tnt; Friedman Constn Co—Chas Dalley et al; Stoddard & Mark (A), 128 Bway; Geo J Gillespie (R); partition; Joseph P Day.
7TH AV, 1952-2, see 118th st, 200-4 W.

DEC. 30.
32D ST, 19 E, ns, 95 w Mad av, 25x98.9, 6-sty stn tnt & str; Harry C Muller et al—19 E 32d St Co et al; Millard F Johnson (A), 111 Bway; Jno H Rogan (R); due, \$5,396.68; T&c, \$1,683.00; Bryan L Kennelly.
112TH ST, 324 E, ss, 300 e 2 av, 25x100.11, 6-sty bk tnt & str; Lawyers Mtg Co—Clara Klingenstein, individ and extr, et al; Cary & Carroll (A), 59 Wall; Fredk C Hunter (R); due, \$21,608.33; T&c, \$494.24; Henry Brady.

126TH ST, 314 E, ss, 250 e 2 av, 25x99.11, 5-sty bk tnt; Grace T Wells—Marta Berner et al; Lexow, Mackellar & Wells (A), 43 Cedar; Thos N Cuthbert (R); due, \$13,313.67; T&c, \$346.39; mtg recorded July2'90 James L Wells Co.
135D ST, 172 W, see 7 av, 2250.

178TH ST, 591-3 W, ns, 183.4 w Audubon av, 41.8x100, 5-stv bk tnt; Lawyers' Mtg Co—Herman Cohen et al; Cary & Carroll (A), 59 Wall; Richard R Costello (R); due, \$41,847.85; T&c, \$860.10; Joseph P Day.
7TH AV, 2259, sec 133d (No 172 W), 25x100, 5-sty bk tnt & str; Excelsior Savgs Bank of the City of N Y—Helene Stein et al; John C Gulick (A), 132 Nassau; Percival H Gregory (R); due, \$48,536.60; T&c, \$2,115.38; Joseph P Day.

DEC. 31.
82D ST, 520 E, ss, 291.9 e Av A, 18.9x102.2, 4-sty stn tnt; East River Savgs Inst—Pauline G Spivack et al; Omri F Hibbard (A), 74 Bway; Arthur D Truax (R); due, \$8,953.22; T&c, \$111.15; mtg recorded Jan13'98; Henry Brady.

MADISON AV, 2108, ws, 59.11 n 132d, 20x80, 3-sty & b stn dwg; Emigrant Indus Savgs Bank—Annie M Ivory et al; R & E J O'Gorman (A), 51 Chambers; J Henry Radigan (R); due, \$7,793.65; T&c, \$229; mtg recorded Jan30'06; Joseph P Day.

JAN. 3.
19TH ST, 101 to 129 W; 20TH ST, 112 to 118 W & 6TH AV, 307-9, nwc 19th, runs n63.8xw153.3xw—xw3xn92 to 20th, xw100xs—xw122.10 xs92xe375.11 to beg, leasehold, pt 7-sty stn str; Equitable Life Assur Soc of the U S—Simpson Realty Co et al; Alexander & Green (A), 120 Bway; Jas A Farrell (R); due, \$872,692.76; T&c, \$25,959.34; sub to ground rent aggregating \$30,000; Samuel Marx.
20TH ST, 112-8 W, see 19th st, 101-29 W.
114TH ST, 350 E, ss, 125 w 1 av, 25x100.10, 6-sty bk tnt & str; D Comyn Moran, extr, & ano sub trste—Victor Quarelli et al; Bowers & Sands (A), 46 Cedar; Milton M Sittenfeld (R); due, \$24,909.24; T&c, \$440; Joseph P Day.
6TH AV, 307-9, see 19th st, 101-29 W.

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. 27.
No Legal Sales advertised for this day.

DEC. 28.
BAILEY AV, 3058-60, es, 225 n Albany Crescent, 75x87.8x75x82.5, 2-4-sty bk tnts; Prospect Investing Co—Bailey Apartment Corpn et al; Stephen W Collins (A), 63 Wall; Jno B. Harrison (R); due, \$17,390.88; T&c, \$560; Henry Brady.
PERRY AV, 2983, ws, 387.5 n Bedford Park Blvd, 19.5x115.8x19.5x114.8, 3-sty bk dwg; Margt Oliver—Henry Agate et al; Jno Santora (A), 261 Bway; Ely Neumann (R); due, \$1,738.87; T&c, \$400; sub to pr mtg \$6,000; Joseph P Day.

DEC. 29.
No Legal Sales advertised for this day.

DEC. 30.
138TH ST, 435 & 437 E, ns, 339.6 e Willis av, 49.6x100; Chas H Freeman—Leo Jacobs et al; Henry W Freeman (A), 42 Bway; Edgar Hirschenberg (R); due, \$14,949.96; T&c, \$4,844.02; sub to 1st mtg \$49,000; Henry Brady.

DEC. 31.
No Legal Sales advertised for this day.

JAN. 3.
NORTH ST, ss, 15 e Davidson av, 50x100, vacant; Kate Oerscheimer—Lynridge Realty Co et al; Norbert Blank (A), 38 Park Row; Henry K Davis (R); due, \$4,419.66; T&c, \$333.50; James J Donovan.

Brooklyn.

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

DEC. 27.
PRESIDENT ST, ns, 100 e Rogers av, 100x121.9; Matthew S McNamara—Kings West Co Inc et al; J Hunter Lack (A), 40 Court; Chas K Landesberg (R); Nathaniel Shuter.

DEC. 28.
BEADEL ST, ns, 100 w Vandervoort, 20x100; Mary Cunway—Mazarin Land Development Co et al; Golmat, Smith & Froeb (A), 134 Bway; W Rossiter Redmond (R); Wm J McPhilliary & Co.
DECATUR ST, ss, 95.10 e Reid av, 18x100; Ida H Crook—Augustus R Garuner et al; Wilson, Barker & Wager (A), 48 Wall, Manhattan; Leone D Howell (R); James L Brumley.
PACIFIC ST, ss, 169.4 w Bunalto av, 10.8x107.2; Frances Doerschug—A Maurice Jacobs et al; Chas Oechler (A), 481 Knickerbocker av; Fred L Gross (R); Wm J McPhilliary & Co.
VERMONT ST, es, 340 s Blake av, 20x100; Matnuda C Benre—Barbara Lauer et al; Otto F Struse (A), 260 Bway; Alexander Birnbaum (R); Nathaniel Shuter.

WILSON ST, nws, 220 sw Wythe av, 15x100; Jno E Bauer—Cath L Rhatigan et al; Henry A Miller (A), 168 Bway, Manhattan; Burt L Rica (R); Wm P Rae.
16TH ST, ns, 418.11 e 4 av, .02x24.8x.02x25; Yorkville Bldg Co—Helen K Cooper et al; Walter L Durack (A), 215 Montague; Edw H Maddox (R); Wm P Rae & Co.
41ST ST, ns, 300 e 13 av, 20x100; Williamsburgh Savgs Bank—Saml Philips et al; Action 1; S M & D E Meeker (A), 217 Have-meyer; Gasper J Liota (R); Nathaniel Shuter.

41ST ST, ns, 360 e 13 av, 20x100; same—same; Action 3; same (A); Otto F Struse (R); Wm J McPhilliary & Co.
41ST ST, ns, 306 e 13 av, 20x100; same—same; Action 8; same (A); same (R); Wm J McPhilliary & Co.
E 51ST ST, ws, 150.10 s Av N, 13.4x100; Agnes Boitel—Cavor Co, Inc, et al; Davenport & Corner (A), 375 Pearl; Arthur W Opp (R); Wm J McPhilliary & Co.
E 51ST ST, ws, 137.6 s Av N, 13.4x100; Nellie C Berns—Cavor Co et al; Davenport & Corner (A), 375 Pearl; Jno E Ruston (R); Wm J McPhilliary & Co.

CONE ISLAND AV, ws, 300.9 s Av C, 40.10x94.3; Gertrude E Naylor—Mary F Jeffards et al; Isidor F Greene (A), 44 Court; Wm D Niper (R); Wm J McPhilliary & Co.
EAST NEW YORK AV, nws, 131.1 sw Stone av, 35x111.4; Poughkeepsie Savgs Bank—Morris Levy et al; Harry L Thompson (A), 175 Remsen; Fredk Cobb (R); James L Brumley.
LINDEN AV, swc New York av, 70x100; Jas Hannigan—Bridgid Saladino et al; Thos J Evers (A), 26 Court; Louis J Moss (R); Wm P Rae.

DEC. 29.
QUINCY ST, ss, 175 e Tompkins av, 18.9x100; Eliz B Lynde—Dora Wolcott et al; Speir & Bartlett (A), 52 Wall, Manhattan; Benj Samielow (R).
WEST ST, es, 468 n Av C, 18x100; Lawyers' Title & Trust Co—Boyd Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Peter W Ostrander; James L Brumley.

WEST ST, es, 486 n Av C, 18x100; same—same; Action 3; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Isaac W Jacobson (R); Wm P Rae Co.
WEST ST, es, 504 n Av C, 18x100; same—same; Action 4; same (A); Wm B Hazelwood (R); Wm P Rae Co.
WEST ST, es, 558 n Av C, 18x100; same—same; Action 7; same (A); Jos E Clark (R); Wm P Rae Co.

WEST ST, es, 576 n Av C, 18x100; same—same; Action 8; same (A); Herbert Peake (R); Nathaniel Shuter.
CLINTON AV, es, 220.7 s Fulton, 25.6x125; Brevoort Savgs Bank of Bklyn—Virginia F Birdsall et al; Wray & Pillsbury (A), 50 Park pl, Manhattan; J Goldstein (R); Nathaniel Shuter.
HOPKINSON AV, nwc East New York av, 38.2 x71.1xirreg; Mary G Mace—Prospect Park W Realty Co et al; Harry L Thompson (A), 175 Remsen; Chas F Murphy (R); Wm P Rae
NEW JERSEY AV, es, 225 n Fulton, 25x100; Sheriff's Sale of all right, title, &c, which Christina Fuchs had on Sept 29, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.

DEC. 30.
S 5TH ST, ss, 80 w Rodney, 20x109.4; Hattie M Lange, extr—Rachel Smith et al; Henry E Von Pein (A), 36 Nassau, Manhattan; Jacob Peyser (R); Nathaniel Shuter.
E 45TH ST, es, bet Lenox rd & Linden av, Lot 49; Alvin B Leavitt—Investors Impt Co et al; Niebrugge & Maxfield (A), 233 Bway, Manhattan; Edmund J Donegan (R); Wm J McPhilliary & Co.
84TH ST, ns, 380 se 20 av, 20x100; Hannah K Van Vranken—Jacob Kaiser et al; Davison & Underhill (A), 50 Court; Jay S Jones (R); Wm J McPhilliary & Co.

ELLERY ST, ns, 300 w Tompkins av, 37.6x100; Newburgh Savgs Bank—Lillie Bachrach et al; Harry L Thompson (A), 175 Remsen; Harry Rosenson (R); Nathaniel Shuter.
ELLERY ST, ns, 337.6 w Tompkins av, 37.6x100; N Y Orthopaedic Dispensary & Hospital—Lillie Bacharach et al; Harry L Thompson (A), 175 Remsen; Mark S Feller (R); Nathaniel Shuter.
EAST NEW YORK AV, nws, 49.11 sw Stone av, 46.2x90.3; Newburgh Savgs Bank—Morris Levy et al; Action 1; Harry L Thompson (A), 175 Remsen; Saml Y Gitlin (R); Nathaniel Shuter.
EAST NEW YORK AV, nws, 96.1 sw Stone av, 35x100.8, same—same; Action 2; same (A); Bertha Ettinger (R); Nathaniel Shuter.
EAST NEW YORK AV, nws, 119.10 sw Hopkinson av, 22.2x102.5xirreg; Title G & T Co—Prospect Park W Realty Co et al; Harry L Thompson (A), 175 Remsen; Julius Schwartz (R); Nathaniel Shuter.
EAST NEW YORK AV, nws, 71.1 sw Honkinson av, 45.9x105x44.6x77.9; same—same; Action 2; Harry L Thompson (A), 175 Remsen; Wm Howard, Jr (R); Nathaniel Shuter.
GATES AV, ss, 125 e Stuyvesant av, 25x100; Otille Moser et al—Eliz Lyons et al; Gustavus S Smith (A), 134 Bway; Wm G Saumenicht (R); Nathaniel Shuter.
GREENE AV, sec Cumberland, 80x75; Chas J Lawler—Sheffield Constn Co et al; L W Emerson (A), 200 Bway, Manhattan; Wm A Moore (R); Nathaniel Shuter.

LIBERTY AV, nec Milford, 50x100; Mary T O'Donnell—Bessie Naughton et al; Abr I Smolens (A), 51 Chambers, Manhattan; Abr A Sarafano (R); Nathaniel Shuter.
SHEFFIELD AV, es, 280 s Sutter av, 20x95; Fink Realty Co, Inc—Jos Miller et al; Louis Lipskin (A), 299 Bway, Manhattan; Chas Y Van Doren (R); Wm J McPhilliary & Co.
SHEFFIELD AV, es, 280 s Sutter av, 20x95; Fink Realty Co, Inc—Jos Miller et al; Louis Lipskin (A), 299 Bway, Manhattan; Chas Y Van Doren (R); Wm J McPhilliary & Co.

DEC. 31.
CLIFTON PL, ss, 192.8 e Grand av, 18x100; Thos M Montgomery et al—Jno Foley et al; Harry L Thompson (A), 175 Remsen; A Bert-ton Reed; Wm J McPhilliary & Co.

JAN. 3.
No Legal Sales advertised for this day.

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

Manhattan.
DEC. 18.
56TH ST, 234 W; Alex P W Kimnan—Guisepp De Jorio et al; Cannon & Cannon (A).
BROADWAY, ws, 75.2 n Spring, 37.3x200 to Mercer; East River Savgs Instn—Esseff Realty Co et al; O F Hibbard (A).
PROSPECT AV, 1091, 1101, 1107 & 1113; Mylvirn Corp—N Passman & Son, Inc, et al; A Knox (A).

DEC. 20.
ESSEX ST, es, 75 n Rivington, 25x100; Peoples Trust Co et al—Phillip A Hake, Jr, et al; amended; Wingate & Cullen (A).
37TH ST, 145 E; Baron De Hirsch Fund—Nancy A Furst et al; M S & I S Isaacs (A).
70TH ST, ns, 263 e 1 av, 37.6x100.4x irreg; Adolph Rusch et al—Jacob Israelson et al; Murray, Prentice & Howland (A).
115TH ST, ss, 433 e Lenox av, 18x100.11; Henry De Forest Weekes et al—Bernett Levy et al; Weekes Bros (A).
118TH ST, ss, 240 w 4 av, 20x100.11; Central Synod of the Reformed Church in America—E P Lorch et al; C V Pallister (A).

DEC. 21.
BAYARD ST, 106; Farmers' Loan & Trust Co—Luigi Peirano et al; Geller, Rolston & Horan (A).
E BROADWAY, 254; Margt B Heyn et al—Harry Lessem et al; Cary & Carroll (A).
SPRING ST, 191; Emigrant Industrial Savgs Bank—Jos Paretti et al; R & E J O'Gorman (A).
121ST ST, ss, 115 e 4 av, 25x100.11; also 121ST ss, 140 e 4 av, 25x100.11; East River Savgs Instn—Irving J Bennett et al; O F Hibbard (A).
ARNOLD AV, es, 208.10 ne Pelham rd, 50x120.5x irreg; Mary J Cokingham et al—Jas Elgar, extr, et al; H W Coons (A).
3D AV, 1891-93; Henry W Van Wageningen et al—Louis Kovner et al; Alexander & Green (A).

DEC. 22.
BROOME ST, 75; Eliz Betz—Abr Berkowitz et al; H Cracauer (A).
GREENE ST, es, 150 s Houston, 25x99.6; Mutual Life Ins Co of N Y—Walton C Althause et al; F L Allen (A).
LISPENARD ST, 38; also CHURCH ST, 315-7; Bway Savgs Instn of City of N Y—Meyer Barish et al; R Kelly (A).
WILLET ST, 8; Frederic D Weekes et al—Aberman Realty Co, Inc, et al; Weekes Bros (A).
100TH ST, 215-7 E; Harry Jardesty—Sarah McCauley et al; Hamilton, Gregory & Freeman (A).
112TH ST, ss, 325 e 2 av, 75x100.10; Lawyers Title & Trust Co et al—Frank Teti et al; Dean, Tracy & McBarron (A).
119TH ST, 140 W; United States Trust Co of N Y—Nellie L Roedels et al; Stewart & Shearer (A).
127TH ST, 119 E; Adolph Hirsch—Carrie Steiner et al; H Greenberg (A).
AV A, ws, 40.5 w 6th, 40x100; Lawyers Mtg Co—Julia C Jones et al; Cary & Carroll (A).
2D AV, es, 84.2 s 113th, 41.8x100, except pt released; Lawyers Mtg Co—Thos Jones et al; Cary & Carroll (A).

DEC. 23.
FULTON ST, 43; Jno J Riker et al—Van Schaick Estates, Inc, et al; S Riker, Jr (A).

DEC. 24.
CANAL ST, 526; Asahel F Wood—William McQuade et al; Wood, Cooke & Seitz (A).
87th ST, 201 & 309 W; Andrew C Dittrich—Florence Schwartz et al; J G Quinn (A).
134th ST, s s, 303 w Willow av, 26x106.11; City Real Estate Co—Edith Guy et al; H Swain (A).
148th ST, s s, 175 w 7 av, 37.6x99.11; J Herbert Carpenter et al—Joseph McConnell et al; amended; Butler, Wyckoff & Campbell (A).
148th ST, s s, 212.6 w 7 av, 31.6x99.11; Wm A Butler et al—Joseph McConnell et al; amended; Butler, Wyckoff & Campbell (A).
PARK ROW, 155; Laurette de T Prime—Evarts Holmg Co et al (amended); Dean, Tracy & McBaron (A).

Bronx.

DEC. 17.
171st ST, ns, 100.4 e Park av, 50x100; East River Savgs Instn—Chas Meisel et al; O F Hubbard (A).
171st ST, nwc Anthony av, 45x90; Mary G Lanigan—Fredk P Kistel et al; O E Davis (A).
LONGFELLOW AV, 1445; Matilda Schumann et al as extrx; Chas P Schneider et al; J Larkin (A).
LOT 111, map of the New York Catholic Proctory; Fredk A Southworth as trste—Wm Buhl, inc et al; W R Brinckerhoff (A).

DEC. 18.
BECK ST, 680; Saml Blummer—American Land Credit Corp et al; A W Levy (A).
TIFFANY ST, es, 39.3 s 16th, 40x94.4; Charlotte Karp—Wm H Weiher Bldg Co et al; J L Bernstein (A).
167th ST, swc Prospect av, 100x200; The Mylvern Corp—N Fassman & Son, Inc, et al; A Knox (A).
LOT 130, map of 143 lots of Paul Estate; Geo Widmer—Jno E Naglo et al; R B Itelson (A).

DEC. 20.
146th ST, ns, 19 e Morris av, 43x80; City Real Estate Co—Fredk W Fielding; H Swain (A).

DEC. 21.
BECK ST, 676; Paul Baumgarten—The New York Co et al; J A Beha (A).
MOUNT HOPE PL, 20; Geo Mayer—Estelle R Conover et al; H Swain (A).
176th ST, sec Crotona av, 50x80; State Investing Co—Barnett Levy et al; Bowers & Sands (A).
176th ST, ss, 80 e Crotona av, 40x91.2; State Investing Co—Jacob Gordon et al; Bowers & Sands (A).
180th ST, sws, 100 se Mohegan av, 25x133; Carl Becker—Maria Vitale et al; J T Hanlon (A).
ALEXANDER AV, 268; Franklin Savgs Bank in the City of New York—Henry C Hansen et al; W M Powell (A).

DEC. 22.
FREEMAN ST, ns, 75 w Chisholm, 25x95; Eliz Dickson et al—Chas Prosnitz et al; Williamson & Bell (A).
HOFFMAN ST, ws, 308.6 n 184th, 37.5x94.9; Santo Giacini—Lui Coppeto et al; J I Berman (A).
143D ST, ss, 231.6 e Alexander av, 25x100; Julia L Baker—Maud Edgington et al; R Kelly (A).
BAINBRIDGE AV, es, 172.9 n Fordham rd, 50.3 x80; Dollar Savgs Bank of the City of N Y—Bainbridge Realty Co et al; Mackellar & Gerbracht (A).
CRESTON AV, ws, 248.8 n 184th, 119.3x224.5; Emile B Risley—Mary E Bixby et al; J H Shaffer (A).
EAGLE AV, 571; Fred Fuld—Margt A Clarke et al; M Sulzberger (A).
PARK AV, es, 102.2 n 167th, 38.8x101.1; Jas G Wentz—Malcke Bldg Corp et al; H Swain (A).
LOTS 96 & 97, map of the Givan Homestead, belonging to estate of Jno J Palmer; Eliz K Upham—Corn Exchange Realty Co et al; Merrill, Rogers & Terry (A).

DEC. 23.
BRIGGS AV, swc, 150x323; Frank C Mayhew et al—Bertha Schrader et al; Noble & Camp (A).
BROADWAY, es, 221.1 s 233d 49.9x100; Marmur Holding Corp—Wm Johnson et al; A Sachs (A).
E FORDHAM RD, 617-9; Thos Jones—Emma A Mayhew et al; J R Jones (A).

JUDGMENTS IN FORECLOSURE SUITS.
The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

DEC. 16.
47TH ST, 335-7 E; Columbia Constn Co—Saml Lustbader et al; Oliver E Davis (A); Harry A Cushing (R); due..... 7,044.73

DEC. 17 & 18.
No Judgments in Foreclosure Suits filed these days.

DEC. 20.
40TH ST, 460 W; Geo Karole—Harry A Wingert; Davis, Donohue, Thompson & Deitz (A); Henry A Friedman (R); due..... 2,861.38

DEC. 21.
115TH ST, ns, 80 e 3 av, 18x100.11; Emigrant Industrial Savgs Bank—Christopher Keyes et al; R & E J O'Gorman (A); Jos Rowan (R); due 6,321.83

DEC. 22.
LOT 1230, map of Wakefield; Edw J Schaeffler et al—Phillip Donlon et al; Holden & Cavanaugh (A); Lawrence S Greenbaum (R); due..... 490.15

128TH ST, 174 E; Fidelity Trust Co—Lillian L Miller; Gordon Gordon (A); Chas P Rogers (R); due..... 4,708.13

DEC. 17.
LOTS 13, 14 & 15, map showing subdivision of prop of estate of Wm B Ogdin; American Swedeborg Printing & Bub Soc'y—Maurice Stierer et al; McLoughlin & Martin (A); F S McAvoy (R); due..... 4,716.53

LOT 41, map of Van Nest Park, 24th Ward; Hattie Field Kellogg—Angelo Rezzano et al; F D Arthur (A); P L Mullaly (R); due..... 3,067.92

Bronx.

DEC. 18.
LOT 319, map of Van Nest Park, 24th Ward; Geo L Carlisle—Mary White et al; W C Foster (A); L Lande (R); due..... 1,133.13

DEC. 20.
116TH ST, ns, 75 e Bathgate av, 20x72; Gustav A Mornhinweg as gdn—Geo F Quellet et al; S A Syme (A); A N Giegerich (R); due..... 3,706.50

DEC. 21.
VALENTINE AV, ws, 100 n Central av, 50x98.9; Mary Katz—Paul Noe et al; N P S Schloss (A); R R Murphy (R); due..... 4,700.99

LOTS 31 & 32, maps showing subdivision of prop on estate of Wm B Ogdin, Minnie D Lyon et al as extrx—Aug Nelson et al; Thornton & Earle (A); V M Mollenhauer (R); due..... 2,008.93

LOT 47 (pt of), map of Olivville at Williamsbridge Depot; Oliver Davidson—Nicholas Illich et al; Davidson & Underhill (A); L J Curran (R); due..... 1,588.75

DEC. 22.
4TH ST, ws, 73.8 n Ruskin, 26.2x99.6; Emma E DeVinne et al—Frank McGarry et al; Clocke, Koch & Reidy (A); J H Hildreth (R); due..... 3,292.00

LONGFELLOW AV, ws, 250 n Lafayette, 50x100; Sheldon Leavitt et al as trstes—Anna Reser; J E Roosevelt (A); J P Dunn (R); due..... 2,761.89

DEC. 23.
DECATUR AV, ss, 144.3 e 205th, 50x100; Alfred M Bull—Marie E Von der Linden et al; F P Schenck (A); W H Daley (R); due..... 2,938.83

MAPES AV, 2007; Eliz K Upham—Giosue Galiani et al; Merrill & Rogers (A); E S Booth (R); due..... 11,176.46

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

Manhattan.

DEC. 18.
45TH ST, ss, 154.8 w Bway, 40x100.5; Emil C Meulenbergh—Wm S Coe et al; action to foreclose mechanics lien; A Furber (A).

DEC. 20.
No Lis Pendens filed this day.

DEC. 21.
GRAND ST, 21-3; also SULLIVAN ST, 19 & 138; also WAVERLY PL, 116; also 159TH ST, 470 W; also 147TH ST, 471 W; also 166TH ST, 469 W; also 182D ST, 514-6 W; also PLOTS 47 & 48, map of 55 plots prop of Ft Washington & Buena Vista Syndicates; Chas E Coffey—Emma Coffey; action to appoint committee, &c; Dean, Tracy & McBaron (A).

29TH ST, ss, 237.6 w 5 av, 18.9x98.9; Hannah Goldsmith—Rose Haskell et al; partition; W J Leitch (A).

DEC. 22.
MADISON AV, sec 83d, 109.4x85; Doty & Orr Co—Arthur H Brown et al, augs; action to set aside deed; Hiramman & Vaughan (A).

PARK AV, swc 72d, 67x24; Hortense Tracy—Gordon K Bell et al; dower, &c; Merchant, Olena & Merchant (A).

DEC. 23.
72D ST, ss, 24 w Park av, 23x73; Hortense Tracy—Mrs Chas W Haskins et al; dower, &c; Merchant, Olena & Merchant (A).

DEC. 24.
No Lis Pendens filed this day.

Bronx.

DEC. 17.
246TH ST, ns, 100 w Livingston av, 70x130; Wm S Van Clef—Geo D Strayer; action to foreclose mechanics lien; Holt, Warner & Gaillard (A).

DEC. 18.
No Lis Pendens filed this day.

DEC. 20.
No Lis Pendens filed this day.

DEC. 21.
ST GEORGE'S CRESCENT, ns, 131.4 e Cordova pl, 25.2x106.7; Simeon G Bradley—Thos E Murhtha et al; action to enforce a liability upon decedents prop; Bergman & Davis (A).

DEC. 22.
No Lis Pendens filed this day.

DEC. 23.
LOT 174, map of Washingtonville; Georgia I Place—Edwin M Daniel et al; action to foreclose transfer of tax lien; Holden & Cavanaugh (A).

Brooklyn.

DEC. 16.
HALL ST, es, 112 s Myrtle av, 25x100; STEUBEN ST, es, 325 n Myrtle av, 25x100; GRAND AV, es, 150 n Myrtle av, 25x100; 79TH ST, nes, 150 nw 18 av, 100x100; Minnie Krauss—Alice E Bulkley et al; partition; Levy, Gutman & G (A).

SACKMAN ST, ws, 125 n Belmont av, 25x125.3; Walter T Kohn—Israel Segalowitz et al; J C Weschler (A).

8TH ST, sws, 325.4 nw Prospect Park West, 20.4x90; Anna I Seeker—Benj. Martin et al; C Reinhardt (A).

9TH ST, sws, 296.4 se 5 av, 17.0x80; Genevieve E Crowe—Eagle Savgs & Loan Co; Latson & Tamblin (A).

74TH ST, nes, 154.8 nw 18 av, 17x100; Geo Weber—Esther Ludwig et al; J L Danzilo (A).

ATLANTIC AV, nec Eastern Pkway Extn, 60.6x 75, excepting certain portion thereof; Jno A Ruth—Grace I Horsfall et al; W S Pettit (A).

ATLANTIC AV, ss, 150 w Saratoga av, 50x100; Sara Meyer—Sema Zibuloff et al; A A Levin (A).

CROPSEY AV, ns, 58 e Bay 46th, 29x100; Lower Bay View Realty Co—Giuseppina Lomonti et al; Howell, McChesney & C (A).

KINGS HIGHWAY, ss, at int right of way separating land hereby conveyed from land of late Anna Bergen, runs sw255.4xsel92xsw 70xse36xsw50xknw228xsw262.4xsel1,363.6xsw 580.3xse 168.2xse295.2xse385.4xsel18xsel160.6xne77.5xsel46.5xnel29.1xsel100.1xse357.5xne 25.3xsel179.8xsel101.3xse61.9xse95.10xse333.6xsw49.6xse98.10xne47.6xsel219.2xsw 2,698.3xnw 1,325.10 to beg, contains 66 637-1000 acres; also all LAND under water in Garretsens Mill Pond in front of above described land, excepting certain portions thereof; Jerome Lott—Kings Parkway Realty Co et al; Davison & Underhill (A).

LAFAYETTE AV, ss, 177.8 w Lewis av, 19.5x 100; Francis N Sanborn—Dora Tuch; Baylis & Sanborn (A).

LOT 311, map Yorkton in Kings Co; Arthur DeW Cochrane—Eleanor D Eddy et al; F L Hall (A).

DEC. 17.
BAY VIEW PL, nes, 193.2 se Bay pkway, 20.5x 114.4; Jas MacLaren & Sons—Frank A Slocum et al; G C Case (A).

LEONARD ST, nwc Conseyea, 22x77; Jno Callegari—Jno Sartori et al; to set aside deed; L J Altkrug (A).

QUINCY ST, ss, 85 e Bedford av, 20x100; Alice H Goldsmith—Auguste F Kornahrens et al; Cary & Carroll (A).

STERLING PL, ns, 192 w Bedford av, runs n 100xne20xn31wx32xs131xe18 to beg; Henry N Cohen—Victor Holding Co et al; M Miller (A).

WEIRFIELD ST, nws, 340 ne Central av, 20x 100; Geo W Stuyvesant, Jr; Geo E Clamp et al; F P Troutmann (A).

E 51ST ST, ws, 124.2 s Av N, 13.4x100; Lily D Creshull—Cavor Co, Inc, et al; Davenport & Corner (A).

52D ST, sec 9 av, 100x100.2; Kate B Sweeney—Gertrude A Vanderbeck; H W Simpson (A).

CROPSEY AV, sws, 158.1 se Bay pkway, runs sw113.10xse20xnel13.10xnw20 to beg; Jas MacLaren & Sons—Frank A Slocum & ano; G C Case (A).

FOUNTAIN AV, es, 100 s Belmont av, 100x100; Jacob Brodtkin—C & K Corp et ano; foreclosure of mechs lien; Abramson & Rose (A).

HAMBURG AV, ws, 50 n Gates av, 25x100; City Bklyn Inv & Mtg Corp—Mary J Stokes, Jr, et al; A G Schafner (A).

ATKINS AV, es, 195.6 s Glenmore av, 19x100; Thos D Hurst—Max Taubin et al; C Hagerdorn (A).

BEDFORD AV, nes, 80 se Penn, 20x81.4; Isaac Cohen—Kesil Leibowitz et al; foreclosure mechs lien; H D Levy (A).

FLUSHING AV, ss, 22.9 w N Portland av, 20.2x 80.10x19.6x84.11; Gennaro D Porta—Amalia Milone et al; M Frieder (A).

9TH AV, nec 53d, 100x100.2; Kate B Sweeney—Gertrude A Vanderbeck; H W Simpson (A).

DEC. 18.
NASSAU ST, nwc Gold, 20x23x23x23; also NASSAU ST, ns, 23 w Gold, 22x97.4; Bklyn Savgs Bank—Felix McKenna et al; Snedeker & Snedeker (A).

QUINCY ST, ss, 345 e Nostrand av, 20x100; Jeremiah P Applegate—Albert Lips et al; E F Faber (A).

REMSEN ST, ss, 175 e Clinton, 25x100; Mary E Bond—Thos F Rochford et al; H D Lott (A).

STERLING PL, sws, 455.5 nw 6 av, 20x100; Isidore Weill—Mary A McKeon et al; J G Moses (A).

UNDERHILL AV, ses, 55 ne Dean, 27.6x77; Eliz S Forman—Horatio S Potter et al; A A Forman, Jr (A).

8TH AV, ws, 40 n 1st, 20x92.10; Michl J Shea—Annie Dunne et al; J M Rider (A).

LOT 325, map of prop in 19th Ward belonging to Sarah Wyckoff; Simon C Weinberg—Julius Molwitz et al; S H Weinberg (A).

LOT 330 map as above; Ferdinand Molwitz—same; same (A).

DEC. 20.
LINCOLN PL, sec Rochester av, 90x100; Russell S Walker—Roch-Line, Inc, et al; A Prigolizy (A).

PROSPECT PL, ss, 86 w Utica av, 19x107.9; Ellen Heinan—Walter H Hoffman et al; to recover judgment; F C Dowd (A).

STERLING PL, ns, 152.6 e Nostrand av, 18x 100; Bklyn Soc for Prevention of Cruelty to Children—Helen M C Ryan et al; Cary & Carroll (A).

WOODBINE ST, 278; Caroline Knipe—Herman Huber & ano; specific performance; C Oechler (A).

5TH ST, ss, 152.10 e 5 av, 15x100; Bertha Steinberg—Robt Young et al; H B Brush (A).

N 10TH ST, sws, 25 se Berry, 25x74.8; Geo Kussel—Phillip Kussel et al; partition; O'Neil & O'Neil (A).

E 18TH ST, es, 265 s Av T, 40x100; Eliz F Hart—Eliz Goetz & ano; J M O'Neill (A).

BAY 34TH ST, ses, 260 sw Benson av, 30x96.8; N Y Title Ins Co—Jos Levy et al; H M Bellinger, Jr (A).

BAY 34TH ST, ses, 290 sw Benson av, 30x96.8; S Bklyn Savgs Instn—Jos Levy et al; H M Bellinger, Jr (A).

73D ST, nes, 463.8 nw 7 av, 40x100; Mary E V Katcham—Anna M Jensen et al; G E Gartland (A).

Brooklyn Lis Pendens, Continued.

FLUSHING AV, nws, 66.4 ne Gardner av, runs nw62.11xn24.9xe12.7xe75.1xsw25 to beg; Jno P Ryan—Esther Levy et al; H L Thompson (A).

PARK AV, ns, 225 e Throop av, 25x100; Jno Feldmann—Ottie J Weiss; to create a lien; A M Simon (A).

ST MARKS AV, sec Ralph av, 25x89.6; Lydia D Dunning—Sadie Liikowitz et al; H L Thompson (A).

WEBSTER AV, ns, 40 w of int e line of sec 43 on map of land of United Freeman Land Assn 2 & Webster av, runs n115.2xw—xs115.5 xe100 to beg; Charlotte Hammer—Rena G Heney; Oeland & Kuhn (A).

WEBSTER AV, ns, at int e line of sec 43 on map of land United Freeman Land Assn No 2, 40x115.1x40x115.2; same—same; same (A).

DEC. 21. HERKIMER ST, ss, 200 w Nostrand av, 25x100; Eugene Clark—Markus Altman et al; Cary & Carroll (A).

JAVA ST, ns, 530 e Franklin, 25x100; Wm H Kniffin, Jr—Anna Bloomberg et al; F B Mullin & Bro (A).

LAWRENCE ST, ws, 62 n Johnson, runs n18xw47.6xs10xe7xs7.6xe4.10xse—xn3xe27.6 to beg; Eagle Savgs & Loan Co—May E Byrne et al; Latson & Tamblin (A).

MELROSE ST, ses, 225 ne Evergreen av, 25x100; Jno K Grubel—Guissepe Arcario et al; C S Amsel (A).

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

PRESIDENT ST, ns, 100 e Rogers av, 100x127.9; Adolph Heinemann—Kings West Co et al; Furst & Furst (A).

E 15TH ST, es, 160 s Av P, 30x75; Walter Bolz—Lawrence A Brennan et al; Reynolds & Geis (A).

E 16TH ST, nec Av T, 40x100; Mary E Bond—Robert Sugden et al; H D Lott (A).

59TH ST, w 19 av, runs nw220xsw100.2xse60xsw100.2xsel60xse200.4 to beg; Henry Lukeking—Cecilia M Mullen et al; H W Kouwenhoven (A).

BAY 10TH ST, ses, 120 sw Bath av, 40x96.8; Maggie Fitzpatrick—Concettina Costarella et al; R O Byrne (A).

HOPKINSON AV, ws, 92.1 s Pitkin av, 75x100; Anna Neugass—Thespian Bldg Corp et al; Hirsh, Newman & R (A).

JOHNSON AV, nws, 245.3 ne 1st, 20x75; Title G & T Co—Esor Holding Co et al; T E Redmond (A).

NEWPORT AV, ss, 75 w Christopher av, 25x105; Sam Estren—Rosie Kroll et al; G Wiener (A).

PARKSIDE AV, ses, 1.4 ne Ocean av, runs ne 40.4xsw62.1xw47.4 to beg; PARKSIDE AV, ses, 41.8 e Ocean av, runs ne40.2xse89.7xsw 5.1xse10.4xsw75xsw52.6xne62.1 to beg; OCEAN AV, es, 86.11 s Parkside av, runs ne45.11xse 52.1xsw36.6xw19.1 to beg; OCEAN AV, ec Parkside av, runs se86.11xw47.4xsw1.3 to beg; OCEAN AV, es, 106 s Parkside av, runs ne100xs40xw63.8 to beg; N Y Municipal R R Corp—Jacob Lind et al; to acquire property; G Yeomans (A).

DEC. 22. ELTON ST, ws, 175.7 s Sutter av, 18.2x84.7; Eagle Savgs & Loan Co—Jacob C F Harber & ano; J C McLeer (A).

10TH ST, ss, 356.3 w 9 av, 18.9x100; Austin Nichols Co—Henry W Dooley; W N Lewis (A).

E 38TH ST, ws, 337.6 n Av I, 80x100; Isaac Sulsky—Anna S Wingerath et al; foreclosure mechs lien; E E Rosenblum (A).

71ST ST, nes, 532.8 se 18 av, 18.6x100; Jno N Beach—Jacob Kaiser Impt Co et al; G V Brower (A).

77TH ST, ns, 326.6 e 4 av, 20x100; Walter Mathison—Green-Shrier Co et al; H M Bellinger, Jr (A).

80TH ST, swc 6 av, runs w80xs100xe40xs80.2 xne102.5xw186.6 to beg; also 80TH ST, sec 6 av, 145.7x158.3x98.1x196; also BAY RIDGE AV, ss, 173.4 w Narrows av, 60x81.6; Celia Katz—Rimie Wyckoff et al; partition; J Taylor (A).

GLENMORE AV, nwc Jerome, 50x100; Otto E Reimer—Bennat Realty Co et al; Sackett & Lang (A).

LIVONIA AV, swc Alabama av, 100x150; Title Guar & Trust Co—Alco Amusement Corp et al; to reform a mtg; C L Downs (A).

RIVERDALE AV, nec Snediker av, 100x100; Noah Winorsky—Sackman Constn Co et al; foreclosure mechs lien; A A Katzen (A).

SNEDIKER AV, nec Riverdale av, 100x100; Realty Supply Corp—Sackman Constn Co et al; J T Schwartz (A).

SUTTER AV, nec Van Sinderen av, 20x100; Isaac Rabinowitz—Max Assnes & ano; F Rosenberg (A).

3D AV, nec 14th, 20x82.10; Max Borck—Israel J Rosenstein et al; M Greenbaum (A).

4TH AV, es, 24.4 s 36th, 40x81; Prudential Savgs Bank—Frank Petersen et al; F B Mullin (A).

164TH ST, 548-58 W; Chaleff Bros—Rebecca Granett & A Granat (149). SAME PROP; same—Rebecca Granett (100)..... 70.84
BROADWAY, 1757-65; General Woodworking Co, Inc—O B Potter Properties, Inc & A J Contracting Co (101)..... 137.12
NORTHERN AV, 60; Israel Swirsky—Charlotte Harrison (155)..... 39.00
9TH AV, 473, 479 & 481; Jos Schultz—Jno Doe & Michl Sidrowitz (157).... 58.00

DEC. 21. TRINITY AV, 708-16; Frank A Clark—Patk McKenna & Estate of Patk G Geoghegan; renewal (159)..... 1,672.00
45TH ST, 158-60 W; Saml Pollack—Wm S Coe & Emil C Meulenbergh (163)..... 121.75
54TH ST, 335 E; Jacob Gescheidt & Co—Ferdinand Cibulay (158)..... 25.00
AV A, 105-7; Sanitary Fireproofing & Contracting Co—Jno Doe & Lebovitz & Conen (160)..... 59.50
WEST END AV, nwc 83d, 59x79; Christian J Jeppesen—West End & 83d St Corp (162)..... 500.00
2D AV, 133; also ST MARKS PL, 37; Empire Architectural Iron Works, Inc—37 St Marks Pl Corp, Jacob Rosenthal & Maxrose Realities, Inc (161)..... 207.00

DEC. 22. LAFAYETTE ST, 302; Garage Equipment Co—Henry Tomsuden & Rubin Kautmann (166)..... 110.95
VESEY ST, 41-3; Robt J Masbach, Inc—Jas J Callanan (169)..... 135.38
34TH ST, 111 E; Melville H Bettman—Wm E Morgan & Mary F Park (171) 90.00
38TH ST, 273 W; H J Parks Aetna Elevator Co—Margt V Kieley; Jno J Donovan (168)..... 197.84
98TH ST, 203-5 W; Nappi Contracting Co—Gene Realty Corp & Pasquale Trotta (165)..... 52.00
BROADWAY, 1578-90; also 7TH AV, 710-12; also 48TH ST, 200-2 W; G H Masten Realty Co—Little Hungary, Inc (164)..... 3,986.60
MADISON AV, 1974; Poster Bros—C A Moran, Palmer Realty Co, Inc (170) 550.00
4TH AV, 240; Jacob Nordinger—Danl Weismantel; Ernst Meyer (167).... 24.60

DEC. 23. 34TH ST, 160-4 E; Abe Meyer—Wm A Astor; Billig & Keingsberg, Inc (174)..... 225.00
45TH ST, 158-60 W; Saml Pollack—Wm S Coe; Emil C Meulenbergh (173) 121.75
94TH ST, 49 W; Sam Reinbach—Mrs Mitchell (175)..... 25.00
150TH ST, 533-9 W; Robt A Becker—533 W 150th St Constn Co, Inc; West Virginia Flooring & Trimming Co & Morris Ossinoff & Ossinoff Flooring Co (177)..... 44.50
212TH ST, ns, 100 e 10 av, 42.6x176.1 to 213th; Robt A Becker—Enwel Holding Co, Inc; West Virginia Flooring & Trimming Co; Morris Ossinoff & Ossinoff Flooring Co, Inc (176).... 60.50
WEST END AV, nwc 83d, 59x79; Frank E Seymour, Jr—West End 83d Corp; Hebbard & Wenz, Inc, & Wm J Taylor Co (172)..... 60.00
WEST END AV, 110-4; Peelle Co—Louis Richard; W L & G H O'Shea (178)..... 515.00

DEC. 24. VESEY ST, 41-3; F M Gabler, Inc—Jas J Callanan (185)..... 145.00
12TH ST, 441-5 E; Louis Pollinger—Louis Solinsk (181)..... 175.00
28TH ST, 441-3 W; Moritz Arnstein—Chelsea Homes Corp & Levin Bros Co, Inc (179)..... 310.00
80TH ST, 206 W; Paul Miklowitz, Inc—Mary F Mullane (183)..... 37.00
110TH ST, 501 W; Isidor Cohen—160 Broadway Holding Corp & Holzen & Unger (184)..... 239.48
125TH ST, 69 W; Louis Cohen—Jos H Warren & Chas W Hall, trstes & Saml Zlot (180)..... 370.00
AV B, nec 6th, 20.2x93; H Greenberg's Sons—Hugo L Ederer & Harry Steinberg (182)..... 84.00
5TH AV, 1066-67; Jas P Whiskeman—1067 5th Av Co, Inc (186)..... 325.00

Bronx.

DEC. 17. BRIGGS AV, ns, 250 e Bedford Park Blvd, 100x110; Murray & Hill Co—Briggs Bldg Co, Inc (24)..... 1,911.30
DEC. 18. LIND AV, 1263; Herbert A Treat—Christina Kurtz, Eleanor V Dyckman, Oliver Dyckman (26)..... 230.00
LIND AV, 1267; Herbert A Treat—Christina Kurtz & Oliver Dyckman (25)..... 145.00
LIND AV, 1269; Herbert A Treat—Eleanor Dyckman & Oliver Dyckman (27)..... 268.75
BRIGGS AV, ns, 250 e Bedford Park Blvd, 100x105; Indiana Flooring Co—Briggs Bldg Co, Inc (28)..... 1,354.09
BRIGGS AV, ns, 250 e Bedford Park Blvd, 100x100; Sidney J Freidin—Briggs Bldg Co, Inc (29)..... 450.00

DEC. 20. 176TH ST, nec Clinton av, 40x101; Schneider Cont Co, Inc—176th St Bldg Co, Inc (30)..... 2,378.70
176TH ST, nec Clinton av, 40.1x103.8; Church E Gates & Co, Inc—176th St Bldg Co, Inc (31)..... 132.55
BRIGGS AV, ns, 250 e Bedford Park Blvd, 100x110; Jno Kingston—Briggs Bldg Co, Inc, P J Mitchell & Briggs Bldg Co, Inc (32)..... 2,084.50
BRIGGS AV, ns, 250 e Bedford Park Blvd, 100x110; Dimock & Flisk Co—Briggs Bldg Co, Inc, & Patk J Mitchell Plumbing Co (33)..... 85.57

DEC. 21. 176TH ST, nec Clinton av, 40.2x101.5; Jas De Benedetto—176th St Bldg Co, Inc (34)..... 1,100.00
BRIGGS AV, ns, 250 e Bedford Park Blvd, 100x110; Millikin Wall Paper Co, Inc—Briggs Av Constn Co (37). 34.17
INDEPENDENCE AV, nec 252d, 218.7 x312.7; Jno F Streeseeman—Nash Rockwood & Louis Osternei (35).... 134.50
TRINITY AV, 708-16; Frank A Clark—Estate Patk A Geoghegan & Patk McKenna; renewal (36)..... 1,672.00

DEC. 22. FOX ST, 977; Crystal & Birnbaum Contracting Co, Inc—Jno Whalen, Mamie Coster, as agent, & Jno Whalen (38)..... 355.00
BROOK AV, 1251-3; Hansman & Metz—S Rosenfeld, Northern Leasing & Realty Corp (39)..... 81.00
DEC. 23. HOFFMAN ST, 2357; Max Levinstim—Lui Coppetto (41)..... 13.65
176TH ST, nec Clinton av, 40.2x101.5; Kreyborg Architectural Co—176th St Bldg Co, Inc (40)..... 250.00

Brooklyn.

DEC. 16. JUNIUS ST, ws, 125 s Livonia av, 275x100; Eagel Light Co—Powell Impt Co..... 252.02
E 28TH ST, ws, 100 s Tilden av, 200x99.5; Sklar & Cohen Woodworking Co—Virginia Bldg Co..... 412.70
68TH ST, ns, 298.4 e Colonial rd, 120x100; E J McLaughlin—Cath & Robt McDonald..... 2,186.80
68TH ST, ns, 284.1 w Ridge Blvd, 120x100; Edw J McLaughlin—Cath E & Robt McDonald..... 2,186.80
ATLANTIC AV, 1867; A Blaker—Hannah Goldberg..... 84.00
SARATOGA AV, 753; J Smith—Elias Lerner..... 129.00
SNYDER AV, swc E 45th, 40x100; L J Kelly—Leah H Neuer & Jennie Spevack..... 400.00
SUTTER AV, ns, 25 w Shepherd av, 25x75; P Herster—Fredk H McConn..... 25.12

DEC. 17. EASTERN PKWAY, ss, 270.8 e Troy av, 66x110.3; Saml Schwartz—Staverly Realty Corp & Peyse Bookstaver..... 200.00
FRANKLIN AV, 245; Jas W Smith Cont Co—Jno, Leon & Harry Silverman..... 139.75
NEWKIRK AV, nwc E 21st, 40x110.5; Chautauqua Planing Mill Co—J E M Constn Corp..... 420.67
UTICA AV, nwc President, 100x144.11; Wood Mosaic Co—Etlinger Constn Co..... 1,126.00

DEC. 18. AV H, swc Ocean av, 120x100; Sanitary Fire Proofing & Cont Co—Loyal Bldg Co & Mueller & Valentine & Vincent Valentine Cont Co..... 400.00
LIVONIA AV, nec Hinsdale, 50x100; Interborough Sash & Door Co—Hinsdale Bldg Co..... 775.00
DEC. 20. CLYMER ST, ss, 125 w Lee av, 100x100; M Kornreich—Glenfar Realty Co & Schwartz & Steiner, Inc..... 118.00
KEAP ST, 189; I McEaney—Estate Eliz Lowerre & Edw C Wright, exr; Eliz Lowerre..... 94.40
PROSPECT PL, nes, 80 se Troy av, 37.6 x96; P & B Constn Co—Johnson Realty Corp & August Williams..... 139.00
W 6TH ST, swc Av U, 80x100; C Kerrigan—Av U Constn Co..... 242.00
E 9TH ST, es, 80.6 s Foster av, 160x100; D Cervadoro—Aberdein Constn Co..... 1,218.50
E 21ST ST, nwc Newkirk av, 40x110.5; Abr Werbelovsky—J E M Constn Co..... 240.00
E 36TH ST, ws, 200 s Av K, 100x110; J Dames—Arthur W & Louisa Aldridge..... 244.67
E 39TH ST, es, 377.6 n Av I, —x—; L Fishman—Chas H Denison, Inc, & Allen Black Co..... 350.00
40TH ST, nes, 200 se 13 av, 40x95.2; M Alkoff—R & F Realty Corp..... 1,375.00
61ST ST, swc 4 av, 81.1x100; Carpenter Boxley & Herrick, Inc—Campania Realty Co & Chas Gahrens, as pres..... 750.00
EASTERN PKWAY, ss, 270.8 e Troy av, 66x110; P Greenhouse—Staverly Realty Corp..... 300.00

NEW JERSEY AV, 477; Pierce Butler & Pierce Mfg Co—Sarah Steinberg & Henry O Dougherty, doing bus as Al- sop Boiler Co..... 148.84
PITKIN AV, 1690; Pierce Butler & Pierce Mfg Corp—Carl Greenman, Henry O Dougherty, doing bus as Al- sop Boiler Co..... 16.48
THATFORD AV, ws, 50 n Hegeman av, 363x100; Saml Geller—Modern Home Co & Lippe Chodorovsky..... 225.00

DEC. 21. BERGEN ST, 988; J Kops—Janet E Wetzlur..... 163.00
MALTA ST, es, 315 s Vienna av, 40x100; Unity Iron Works—Isaac Cohen 28TH ST, es, 100 s Tilden av, 200x105.3; N Welsglass—Virginia Bldg Co & David Seglin..... 200.00
BROADWAY, 379-81; B Zinick—Jacob W Reed..... 7,850.00
EASTERN PKWAY, ss, 270 e Troy av, 66x110; Empire City Lumber Co—Staverly Realty Corp & Peyser Bookstaver..... 974.64
FLATBUSH AV, es, 245.3 w Sterling pl, 19x60; G Johnson—Mary Brady & Geo W Agner..... 209.00
JOHNSON AV, 288; J Fein—Max Goldberg & Morris Pet..... 47.00

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.

DEC. 18. 136TH ST, 16-22 W; Saml Plotnick—Mitchell Bernstein, Inc (148)..... 251.00
DEC. 20. 28TH ST, 441-3 W; J & O Herow—Chelsea Homes Corp & Levin Bros Co, Inc (154)..... 103.00
34TH ST, 56 E; Cohen & Siegel—Henry C Sturges & E B Shearer (152)..... 146.20
85TH ST, 207-9 W; Chas Mock—Jane L Hayes; renewal (156)..... 68.40
89TH ST, 112-4 E; Sladon Iron Works Co, Inc—Mary A Thornton & Jos F A O'Donnell (153)..... 85.00

RIVERDALE AV, swc New Jersey av, 100x95; Egel Light Co—New Lots Constn Co	58.39
WASHINGTON AV, 810; S Friedland—Central Park Realty Co & Ernest Sharp	196.00
DEC. 22. HENDRIX ST, 526; also VAN SICLEN AV, 476; I Hartman—Mashe Schatzov	79.00
WILSON ST, 101; P Scheffel—Bella & Benj Gold	77.50
7TH ST, 573; J Herskowitz—Jno A Knowles & E T Neuman	75.00
48TH ST, ss, 240 w 16 av, 80x100; F Grandmetti & Co—E & W Realty Corp & D Elkind as pres	160.00
ATLANTIC AV, 2646-50; American Metal Ceiling Co—Hart Amusement Co & Guiseppi Aragona & Son	110.96
BROADWAY, 379-81; S Kahn—Barney Zinick & Jacob W Reed	464.08
BUSHWICK AV, sec Hancock, 120x100; Gold & Taylor Cut Stone Co—Chauncey Cozine	5,910.00
FRANKLIN AV, 243; Jas Mason—Jno Leon	75.00
FRANKLIN AV, 446; J T Pierson—Wm Lerner, Luigi Sena, Peter Marcello & Lorenzo Crispi	128.00
TOMPKINS AV, 74-6; W Flam—Henry Deutchman, Max Ranett, Harry Pinson & Barnet Straus	80.00
3D AV, nwc 72d, 200x100; Square Lumber Co—Bayridge Theatre Corp & Eddy Glickman Bldg Concreting & Impt Co	109.14
18TH AV, es, 40 s 62d, 70x100; Jos Craccio—Heublein Holding Co & Wm T Trezise	40.00
18TH AV, es, 80 s 62d, 20x110; same—same	45.00

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.	
DEC. 18. 2 BROADWAY, 297 & 289; Max Rose Realties, Inc—Louis Goldberg et al; Oct26'15	138.00
DEC. 20. GREENWICH ST, 465-7; National Sash & Door Co, Inc—Henry Welsh Estate et al; Oct21'15	660.00
3D ST, 21 E; Morris A Friedman—Jacob Oresky et al; Oct30'15	35.00
45TH ST, 159-61 W; Atlas Painting Co—Chas Rohe et al; July16'15	453.00
189TH ST, 558-64 W; Weber Supply Co, Inc—S B Bldg Co, Inc, et al; Sept25'15	126.34
FT WASHINGTON AV, nec 169th; Pittsburgh Plate Glass Co—County Engineering Co, Inc, et al; Nov22'15	721.00
SAME PROP; Kertscher & Co—same; Nov22'15	1,150.00
SAME PROP; Philip Stein—same; Nov 20'15	1,185.00
DEC. 21. 2 BROADWAY, 156, 166th & St Nicholas av, blk, &c; Patk Reddy Contracting Co—Broadway & 165th St Realty Co et al; Oct19'14	9,707.27
1 FT WASHINGTON AV, nec 169th; City Kalameine Co—County Engineering Co, Inc, et al; Nov28'15	295.00
8TH AV, 161; Jas Wilson & Co—Fredk H Denman et al; Nov27'15	250.62
DEC. 22. RUTGERS PL, 21-3; L Frooks Engine Co—Sarah Elmberg et al; May6'15	225.00
150TH ST, 533-9 W; West Virginia Flooring & Trim Co—533 West 150th St Constn Co, Inc, et al; Dec16'15	1,486.87
150TH ST, 533 W; Morris Osinoff—same; Dec15'15	979.01
DEC. 23. 2 BROADWAY, sec Elwood; Benj Silverman—Haven Constn Co, Inc, et al; Dec17'15	1,181.22
2 SAME PROP; David Schneider—same; Dec14'15	2,123.99
DEC. 24. UNION SQ, 32; Standard Utility Co—Reliance Bldg Corp et al; Dec11'15	33.66
12TH ST, 441-45 E; Louis Pollinger—Louis Solinsky et al; Dec6'15	127.00
RIVERSIDE DR, nec 153th; Abr Sobel—Vauxhall Realty Co, Inc, et al; Nov1'15	200.00
VERMILYEA AV, 115; Benj Silverman—Becker Bldg Corp et al; Nov 17'15	130.00

Bronx.	
DEC. 17. 2 POPHAM AV, nwc Montgomery av, x—; Chas J Weinert—Mellwin Realty Co, Inc, et al; Dec16'15	89.00
DEC. 18. No Satisfied Mechanics Liens filed this day.	
DEC. 20. HAVILAND AV, ns, 191 e Pugsley av, 100x103; Jas C Forbes—Mink Constn Co et al; Oct13'15	716.21
DEC. 21. BATHGATE AV, 2235-7; King Elevator Co, Inc—Fredk Tietig et al; Dec10'15	105.00
DEC. 22. FOX ST, 1107-9; Bessie Lehr—H M Crowe et al; Dec13'15	201.81
BATHGATE AV, 1620-22; Jacob Marx—Wattenberg, Kahn & Pittman et al; Sept24'15	250.00
BATHGATE AV, 1620-22; Jacob Marx—Wattenberg, Kahn & Pittman et al; Sept30'15	494.54
BRONXWOOD AV, nec 228th, 55x109; A P Dienst Co, Inc—E Metzger et al; Sept10'15	95.43

DEC. 23. 175TH ST, 315 E; Joel H Elsner—Jno D Kistell et al; Aug7'15	75.25
BATHGATE AV, 1620-22; Jacob Marx—Wattenberg, Kahn & Pittman et al; Oct5'15	120.00
BATHGATE AV, es, 202 n 172d, 20x 115.6; Wolf Weinraub—Philip Wattenberg et al; Dec8'15	32.00

Brooklyn.

DEC. 16. LINCOLN PL, ss, 320 e Kingston av, 20x100; Sam Cohen—Mary & Dominick Vitelli; Sept29'15	53.00
36TH ST, ws, 200 s Av K, 100x100; Hyman S Sulsky—Arthur W & Louisa Aldridge; Dec8'15	494.00
SAME PROP; Isidore Levine—Hyman Sulsky & A W Aldridge; Dec13'15	96.00
58TH ST, ns, 100 w 18 av, 180x100.2; Saul Rendelstein—Economy Homes Co & Levy & Joseph; Sept1'15	250.00
ST MARKS AV, ns, 125 e Kingston av, 100x100; Saml, Peter & David Millman—Saratoga Impt Co & Eugene L Richards, Supt of Banks; July23'15	575.00
DEC. 17. BAY 15TH ST, nec Bath av, 96.8x75; Neil T Hall—Emilio Sarno; May 28'15	393.00
ALBEMARLE RD, 2608; Isidore Kazden & ano—Clematis Realty Co & Frank Thorn; Aug17'15	54.00
BATH AV, nec 17 av, 100x100; Nicolo Pasquarello—Emilo Sarno & Michile Brigante; Dec29'14	260.00
BATH AV, ec 17 av, 96.8x75; Elias Medlin—Emilio Sarno; Mar22'14	123.00
BATH AV, ec 17 av, 96.8x75; Victor Errante—Emilio Sarno & Michele Brigante; Mar30'15	306.20
BATH AV, nec 17 av, 98.6x75; Coney Island Constn Supply Co—Emilo Sarno; June3'15	771.51
BATH AV, nec 17 av, 95x75; Marins Anderson—Emilo Sarno; June7'15	162.00
LINDEN AV, ss, 476.10 e Bedford av, 100x130; Standard Shellac Co, Inc—Jas Church & Geo Gough; Oct15'15	129.80
SAME PROP; same—same & S Roman Flooring Co; Oct16'15	129.80
DEC. 18. No Satisfied Mechanics Liens filed this day.	
DEC. 20. HERKIMER ST, 618; Hyman & Jos Goldenberg—Josephine De Rosa; Aug 14'15	90.00
3 WARKWICK ST, 597; Abr Schnitzer—Jacob Blatt; Sept15'15	102.00
E 5TH ST, es, 190 n Cortelyou rd, 50x 90; Louis Bossert & Sons—Peter Fahy Constn Co & Peter Fahy; Dec2'15	122.00
WASHINGTON AV, 230; Jno Danielson—Francis A Norris & Jno Johnson; Jan26'15	193.37
WASHINGTON AV, 230 to 238; Jno Danielson—Francis A Norris; Jan 26'15	193.37
SAME PROP; same—same & Francis A Norris Realty & Constn Co (Inc); Jan27'15	193.37
WASHINGTON AV, 230 to 238; General Gas Appliance Co—Mrs Francis A Norris, Francis A Norris & Francis A Norris Realty & Constn Co; Feb19'15	168.00

DEC. 21. HINSDALE ST, nec Livonia av, 50x 100; Interborough Sash & Door Co—Hinsdale Bldg Co (Inc); Dec15'15	1,075.00
HINSDALE ST, es, 50 n Livonia av, 100x100; Interborough Sash & Door Co—Hinsdale Bldg Co (Inc); Dec15 '15	390.00
FLATBUSH AV, ss, 183.4 w Pacific, 20 x102; Andrew J Cummings—Burton F Stines; Dec16'15	35.80
MANHATTAN AV, 910, & GREEN-POINT AV, 147 & 149; Jos Pinson—Logan Real Estate Co, Anna A & Florence Logan, Julia C Doughty & Greenpoint Amusement Co; July21'15	866.14
SAME PROP; Elias Burak—Harry Goodman & Greenpoint Amusement Co; Mar9'15	1,095.00
WAVERLY AV, 361-63; Alexander McBride—Jas P Warbasse; June1'15	660.58
WAVERLY AV, es, 178 n Greene av, 45 x25; Carl H Pearson—Jas P Warbasse & Alexander McBride; May26'15	225.56
SAME PROP; Wm I Moore—Jas P Warbasse & Alex McBride; May20'15	378.00
DEC. 22. CRYSTAL ST, ws, 100 s Belmont av, 80x100; Brodtkin Bros (Inc)—C & K Corp; Nov3'15	600.00
FREEMAN ST, 158; Sam Barkan—Emma Krohns & Max Mossorsky; Nov 30'15	18.80
LINDEN ST, 255; Alberene Stone Co—Louis Gastman & Wm F Motz; Dec 7'15	9.00
LINDEN ST, 257; same—same; Dec 7 '15	9.00
2 NEW UTRECHT AV, es, 58 n Bath av, 42x96.8; Louis A Klein & ano—F & M Constn Co (Inc); Dec14'15	1,182.50
VAN SICLEN ST, es, 221 n 86th, 180x 78; Spatt Plumbing Supply Co—Van Lake Constn Co, Harry & Louis Holland; Nov29'15	540.06

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

ATTACHMENTS.

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

Manhattan.

DEC. 16. No Attachments filed this day.	
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DEC. 17. ACME STEEL GOODS CO; Aaron W Daniels; \$10,700; M & S Meyers.	
BRONSTEIN, Abr A et al; H Cohen et al; \$6,932; Hays, Hershfield & Wolf.	
SAME; Burton, Pierce & Co; \$3,418; same.	
SAME; W E Wolff et al; \$3,068; same.	
DEC. 18. No Attachments filed this day.	
DEC. 20. ROSENCRANTZ, Isidor B; Benj M Kaye; \$2,550; A B Hano.	
DEC. 21. CRYSTAL SPRING BLEACHING & DYEING CO; Milton J Whitley; \$6,289.93; S F Peavey, Jr.	
DEC. 22. No Attachments filed this day.	

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

DEC. 17, 18, 20, 21, 22, 23. Hecht, Louis, Jr, & Hecht Estate. Broadway, 649-55. Raisler Sprinkler Co. Sprinkler	5,900.00
Troy Directory, Printing & Bookbinding Co. 12th st, 201-13 E. R Hoe & Co. Machinery, Presses, &c.	27,502.00

Bronx.

DEC. 16, 17, 18, 20, 21 & 22. Briggs Bldg Inc. Briggs av, ws, 25 n Bedford Park blvd, —x—. Overhead Kitchen Clothes Dryer Co. Clothes dryers	150.00
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Brooklyn.

DEC. 16, 17, 18, 20, 21 & 22. Barton, H. A. 823-5 E 35th st. Baidinger & Keiperman Mfg Co. Gas Fix.	114.00
DeKalb Constn Co. 35-37-41 Clarkson st. Leon Mayer & Co. Gas Fix.	1,150.00
Etlinger Constn Co. Grove st, nr Central av. Isaac A Sheppard & Co. Ranges.	528.00
Hinsdale Bldg Co. Hinsdale st, c Livonia av. Isaac A Sheppard & Co. Ranges.	363.00
Meyer, Jacob. Brooklyn av, c Av J. Robt Findlay Mfg Co. Gas Fix.	140.00
Saladine, Jos. New York av, nr Martense st. Elsie E Kerby as extr. (R)	1,035.00
Manning & D Alessio. Liberty av, nr Cleveland st. E Kerby as extr. (R)	182.00
Safe Realty Co. E 37th st, nr Flatbush av. E Kerby as extr. (R)	330.00
Weiss & Weimuller Constn Co. E 14th st, c Av I. Daru & Hoffman. Gas Fix.	425.00
Thomas Annie. E 15th st & Elm av. Daru & Huffman. Gas Fix.	85.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

DEC. 23. MADISON AV, nwc 29th, 98.9x95; Elbridge T Gerry loans Brunswick Realty Co to erect —sty building; 18 payments	260,000.00
DEC. 24. 10TH ST, ns, 71.2 e 6 av, 47.6x94.6; City Mtg Co loans Citizens Investing Co to erect a 6-sty apartment; 11 payments	50,000.00
10TH ST, ns, 118.8 e 6 av, 47.6x94.10; same loans same to erect 6-sty apartment; 11 payments	50,000.00

Bronx.

DEC. 18. LORING PL, es, 387.6 n Hall of Fame, 79.9x113.5; Dorothy Cutman loans Loring Constn Co, Inc, to erect 5-sty apartment; 9 payments	35,000.00
WEEKS AV, es, 95 s 175th, 95x200; City Real Estate Co loans Strata Realty Co, Inc, to erect 4-5-sty apartments; 9 payments	120,900.00
DEC. 20. JACKSON AV, ws, 188.6 n 163d, 25.5x 75; Theo Wentz loans Loyal Bldg Co, Inc, to erect 5-sty apartment; 6 payments	19,000.00

ORDERS

Brooklyn.

DEC. 17. ELBERTS LA, ws, 20 n Liberty, 80x 90; Cervadoro Constn Corp to pay Leon Sacks	75.00
DEC. 21. 20TH AV, ws, 20.2 s 58th, 80x80; Emilio Solomine on Up-to-Date Bldg Co to pay Vincenzo De Fino	73.25

DEPARTMENTAL RULINGS.

TENEMENT HOUSE DEPT.

Following are instructions for fire escape manufacturers that are being issued by W. H. Abbott, First Deputy Commissioner of the Tenement House Department:
All top rails must be at least 1 1/4"x 1/2"

wrought iron or steel. (Angle iron top rails are not accepted.) Separate bolt ends must be 1 1/2 x 1/2" at connection with top rails and secured to the same by two 3/8" bolts well upset.

Bolt ends must be at least 7/8" in diameter if welded to top rail. If not welded they must be at least 1" in diameter.

Front and return top rails must be secured by the straps or plates as previously accepted or by L shaped splice plate of same dimensions as top rail secured to each member by 2 3/8" rivets or bolts, well upset.

Flat iron bars forming treads must be secured to strings by angle iron 1 1/2" x 3/8" secured by 2 3/8" rivets or bolts well burred. (The vertical legs of the angle irons must be set tightly against the strings so that there will be no intervening spaces.)

All ladders of guide rod type shall have guides provided with stops at the top so that the ladder cannot be raised above same.

The balcony on the top floor, except in the case of balcony on the street, shall be provided with a stairs or gooseneck ladder leading from said balcony to and above the roof and properly fastened thereto. When buildings are over six (6) stories in height, no single rung gooseneck ladder will be permitted, but a regulation stairway shall be extended to roof.

In new balconies floor slats shall not project more than 6" beyond end bracket and shall not be supported by bottom rail. The ends of floor slats must not project over stairs so as to overhang top riser more than 1/2".

When a bracket brace has a knee or heel, said heel must rest solidly against a bearing of solid construction. (Terra cotta is not considered "solid construction.")

Angle irons used to support balconies where regulation braces cannot be used, shall not be less than 3" x 3" x 1/2" for a span not over 8' wide, nor less than 4" x 4" x 3/8" for a span from 8' to 12' wide. If tie rods are used they shall be not less than 1" in diameter. Tie rods shall be anchored through wall in the same manner as brackets and shall be provided with turn buckles for adjustment.

All new brackets, or old brackets to be shifted to a new location, passing through the walls under window or door openings, must be anchored on inner face of wall with angle or channel iron 4" x 3/8", running from pier to pier and bearing 6" in each pier.

Cantilever brackets for fire escapes will be accepted when constructed of the following sections and anchored inside of wall with 4" x 4" x 3/8" angle iron connecting all brackets: 1 beams not less than 4", weighing 9 1/2 lbs., web 1 1/2"; channels not less than 4", weighing 7 1/4 lbs., web 2 1/4"; or channels, not less than 5", weighing 9 lbs., web 2 1/4"; angle iron not less than 4" x 4" x 3/8", weighing 9.8 lbs.; tie iron not less than 4" x 4" x 3/8", weighing 10.9 lbs.

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, St Sys.....Storage System.

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

Week Ending Dec. 18.

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 78-Cong of Mezerith.....Rub-ExS Bank st, 11-Maurice B Peugnet, 5084 Raymond av, St Louis, Mo.....FP Bank st, 37-Adelaide Dunbar.....Rub Bleecker st, 54-6-Bleecker Realty Co, 220 5 av.....Spr.Stp(R)-WSS(R)-FP

- Bleecker st, 54-6-Ind German-Amer Machine Co.....Rec-FP Chambers st, 75-Est Jos H Bearn, care Rabe & Keller, 258 Bway.....FE-FP Clift st, 29-31-Wm H Oscanyan, 146 Liberty WSS-FP Delancey st, 152-4-Isaac Lefkowitz, WSS-FP-Ex(R)-FA Dey st, 14-16-195 Broadway Corp, 195 Bway, Stp(R) East st, 39-40-Greater N Y Bedding Co, NoS-FA-Rec Forsythe st, 181-David Gordon.....ExS Goerck st, 79-Levy & Silverstein, 332 E 9. FP Greenwich st, 110-Thomas Lawrence.....Rec-FP Grove st, 38-Est Martha W Mack, c W A Ballantine, 286 West End av.....FP Hudson st, 356-Trinity Church Corp, 187 Fulton.....WSS-FP Irving pl, 30-50-Board of Education, 500 Park av.....FP-ExS-FA Leonard st, 48-Nicholas F Brady, 54 Wall, Rec-El

- Mangin st, 29-Max Kalofsky.....FP Mangin st, 73-5-Solomon & Berkman.....FP Mercer st, 113-Belmore Holding Co, 63 Park Row.....FD-Rub Mercer st, 113-Con Gas Co, 130 E 15.....GE Mott st, 5-Wing Tong Pook & Co.....FA-FP Mott st, 5-Yuen Fin.....FA Mott st, 5-Ning Young Woy.....FA Mott st, 5-Oriental Club.....FP-FA Mott st, 5-Nicholas Salomnes.....FA Mott st, 6-Abraham Seidman.....FA Mott st, 14-American Art Co.....FA Mott st, 14-Jan Low.....Rub-FA Mott st, 14-Wing On Wo.....Rec Mott st, 30-Kwong Sun Chong Co.FA-Rec-FP Nassau st, 104-Nathan Bahough.....FP Park pl, 98-100-Est Hannah A Crain, c Thos C T Crain, 121 W 75.....O Pearl st, 338-40-McBride & Stern.....Rec Pell st, 16-L T Wong & Bros.....FP-Rec-FA Pell st, 16-F T Hill & Co.....FP-Rec-FA Pell st, 16-Quong Mee Yuen & Co.D&R-Rec-FA Pell st, 18-Hock Chew.....FP-FA Pell st, 18-Quen Fat.....FA-FP Pell st, 18-Quong Yee Wo Co.....FA-Rec Perry st, 21-Mrs Elizabeth Hanley, 28 Greenwich av.....FP Perry st, 86-Est Alonzo Van Etten, c J McWhorter, Box 104, Highland Falls, N Y, Ex(R)-O Perry st, 87-Est John H Timm, c Mrs Timm, Rub Spring st, 72-S Langsdorf & Co..FP-FA-D&R Walker st, 81-Est Sarah L McMaisch, care Mrs E J McMaisch, 327 Park av, Paterson, N J.....FD Washington st, 7-Nicholas Moretus, Rub-TD-FA-FP Washington st, 9-Booras Bros, 5 Battery pl, FP-FA Washington st, 53-Michael Samon, TD-ExS-FA Washington sq, 38-Adele Marchesini, ExS-FA Washington st, 100-Hon Wm A Prendergast, Municipal Bldg.....WSS-FP-Stp-Spr Water st, 664-Sol Cirker, 219 E Bway, NoS-Rec-FA-CF Waverly pl, 148-Est Fredk Mohr, care Christine, 150 Waverly pl.....FP West st, 365-7-Elizabeth Clarkson, 26 W 50.FP Willett st, 101-Abraham Miller, 5 Essex.....D&R Worth st, 195-Carlton & Santore.....FP-FA Worth st, 195-Albert Asabatelli.....FA Worth st, 195-Con Gas Co, 130 E 15.....FP Worth st, 195-Frank P Pape.....FA-FP-Rec

Named Streets.

- 3 st, 321-2 E-Jacobs & Franklin.....FP 12 st, 300 W-William I Roe, 43 6 av.....FP 12 st, 330 W-Est Sarah A O'Reilly, care T P McKenna, 654 West End av.....FP 14 st, 340 W-Mary E Vail, 114 Academy, Poughkeepsie, N Y.....FP-Ex(R)-ExS-FA 15 st, 105 E-160 Broadway Holding Co, 160 Bway.....Stp(R) 16 st, 241 W-Ernest Dausend.....O 16 st, 241 W-Lewis C Westervelt, care A L Engelke, 76 Montgomery, Jersey City, FP-Ex(R) 17 st, 512 W-Con Gas Co, 130 E 15.....Rub 19 st, 37 W-37 W 19th St Rlty Co.....FD 19 st, 305 W-Mary Bezzett.....FA 21 st, 54-62 W-Jarnow & Co.....D&R 21 st, 54-62 W-Bayer & Bayer.....Rub 21 st, 301 E-Louis N Hartog.....FD 21 st, 301 E-Con Gas Co, 130 E 15.....GE 22 st, 305 W-Mrs Lillian Kane.....FP-Rub 25 st, 137-9 E-Brackett Realty Co, 122 E 25 WSS-Stp(R)-FD 26 st, 106 W-Conrad C Stahl.....Rec 28 st, 305 W-Est Richard Ray, care N Y Life Ins & Tr Co, 52 Wall.....Ex(R)-FE(R) 31 st, 119-21 E-Con Gas Co, 130 E 15.....GE 31 st, 119-21 E-Irving Improvement Co, 165 Bway.....FD 32 st, 164 W-Marcella Bland.....Rub 33 st, 207 W-County Holding Co, 100 Bway, Ex(R) 41 st, 449-55 W-Wm Cutting, Jr, care Cadwalader, Wickersham & Taft, 40 Wall.....Rub 53 st, 121 W-Wm Bruce-Brown, 13 E 70.....FP 53 st, 157 W-Est Jos M Lichtenauer, care J M, 24 W 59.....Ex(R) 54 st, 147 W-Andrew Dugan, CF-D&R-FA-Rec 54 st, 254 W-Folliot Automobile Co.....D&R 57 st, 306 E-Mrs Suzanna Ehart, WSS-TD-FP-FA-Rub 62 st, 52 E-Albert Harding, Rec-FP-D&R-NoS-FA 62 st, 232 E-Mrs Alfred G Miles, FP-FE-Ex-O-FA 62 st, 232 E-Con Gas Co, 130 E 15.....GE 68 st, 301 W-Antoine Clement.....Rec 72 st, 437 E-Joseph Pospisil.....NoS-FA 77 st, 201 E-Mrs Mary Kuehn.....FA-ExS 78 st, 241 E-Samuel Osborn, 100 William, O-Ex(R)-Rub 81 st, 316 E-Jacob Klingenstein, 505 5 av, Ex(R) 82 st, 246 E-Mutual Life Ins Co, 32 Nassau, FP 83 st, 411 E-Louis Eisenberg, care M, 224 Centre.....Ex(R) 106 st, 420 E-Cook Spring Co.....FP 110 st, 168 E-S Levine & Bros.FP-D&R-FA-Rec 110 st, 207 E-Metropolitan Savings Bank, 1 3 av.....Rub-FP

- 116 st, 179-85 E-B Maclerio & Sons.....Rec-FP 116 st, 231 W-Alfred Neuhaus, 468 Columbus av.....O 116 st, 409 E-Giuseppe Fusca.....Rub 116 st, 607 W-Columbia College Trustees, 63 Wall.....FP-ExS-O-FA 124 st, 354 E-Della P Weisbader, 23 E 117, Ex(R) 126 st, 10 E-Henry J Hemmens, 50 Wall.....FP 126 st, 215 E-Loretta Corp, 37 Liberty.....FP 128 st, 116 E-Mrs Mary McAleer.....ExS-FA

Named Avenues.

- Bowery, 26-Chas Gaetjens, Fort Lee, N J, WSS-FP-FE(R)-Ex Bowery, 28-28 1/2-John Kelly.....ExS-TD-FA Bowery, 83-Margaret B Burr est, care Howard Thornton et al, Newburgh, N Y, FE(R)-WSS-FP Bowery, 85-Margaret B Burr est, care Howard Thornton, Newburgh, N Y, FE(R)-Ex-D&R Bowery, 96-Wm Gillilan et al, London, Cheltenhamhouse, Gloucester Co, England, FE(R)-FP-WSS Bowery, 98-Farmers' Loan & Tr Co (tr), 22 William.....FE(R)-FP-D&R Bowery, 112-Mrs Barnard, care Wm A, 171 Park Row.....FP-FE(R)-WSS Bowery, 143-Mary B Baker est, care H M, 100 Front.....FE(R)D&R Bowery, 270-Wilson Marshall, 501 5 av, FE(R)-FP Broadway, 290-4-Read St Restaurant Co, Rec-FA(R) Broadway, 648-Practical Hat Works.....Rec-FA Broadway, 648-Capitol Lunch Co, 346 Bway, FP-FA-Rec-Rub Broadway, 648-Northern Knitting Mills, FA-Rec-Rub Broadway, 648-Tarnower Bros.....Rec-FP-FA Broadway, 648-Samuel Weinberg.....Rec Broadway, 648-Henry Goldstein.....FA-Rec Broadway, 648-Henry Seeler.....Rec Broadway, 648-M Sherman.....Rec-FA Broadway, 648-Apr & Frankel.....Rec-FA Broadway, 648-Cohen & Millyener.....Rec-FA Broadway, 648-Kanitor & Montague.....Rec-FA Broadway, 1649-J R Kerrigan.....El-WSS Broadway, 2332-The Bekman Est, 7 E 42, Rub Lexington av, 724-Fanny M Wallace, 209 Union av, Cranford, N J.....FP-Ex(R) Lexington av, 724-Mrs Elizabeth Wagner.....Rub Lexington av, 1830-Benjamin Warkovitz.FP-FA Lexington av & 76 st-St Ann's Academy, FP-ExS-FA-Rub-FE-O-WSS Madison av, 66-68-Est Aaron Barnett, care Cardozo & Nathan, 128 Bway, FP-WSS-Stp(R)-FE Park av, 1909-Henry Haas & Sons.....El Park Row, 41-Park Co ..Stp(R)-FP-WSS-Rec Park Row, 180-Sarah A B Downs, 17 Battery pl.....FP

Numbered Avenues

- 2 av, 131-3-Samuel Smith.....FA 2 av, 131-3-Henry Weiner.....FA 2 av, 131-3-Benjamin Marin.....FA 3 av, 1266-Mossman Rlty Co, 60 Wall, Ex(R)-O 3 av, 1496-John Lefler & Co, 181 Franklin, NoS-FA 6 av, 690-Frank Presel.....Rec-FP-FA 6 av, 690-Davis & McDermott.....FA 6 av, 690-Est Jas H Ridabock, care H G, 151 W 36.....Rub 8 av, 406-Mary S Donnelly, 412 W 149.....Ex(R)

BROOKLYN ORDERS SERVED.

Named Streets.

- Adelphi st, 440-44-N S Scott Co.....Rec-FP Bergen st, 938-Joseph Kennedy.....CF Berkeley pl, 25-31-Dept Education, 500 Park av, Man.....Ex(R) Bridge st, 171-Lucia B Montonya.....Rub Clinton st, 85-Transit Development Co,FA-NoS Congress st, 193-John Heischel.....CF-FA-Rec Court st, 456-Michael J Simpson, El(R)-NoS-Rec Dean st, 1549-W A Reed, El(R)-FP-D&R-FHSy-GE Duffield st, 217-221-Towns & James.....CF Freeman st, 155-Frank Schneider.....FA-NoS Fulton st, 361-Stephen St Pettit.....O Fulton st, 2043-The Montauk Wine & Liquor Co.....FA-Rec Grand st, 858-60-John Muller, FA-El(R)-CF Hall st, 240-46-Sloan Engineering Co.....CF-FP Hausman st, 86-112-Seldner & Enquist, Chemicals Havemeyer st, 259-Bridge Plaza Garage, Inc, NoS Hazel st, 59-Morris Kalver.....FP Hicks, Middagh & Poplar sts-Dept Education, 500 Park av, Man.....Ex(R)-FP-SA Hopkins st, 126-Benj Erde.....FP-Ex Humboldt st, 58-60-Bway Auto Co, Inc.....Rec-CF Huron st, 249-255-Lincoln Dye Wks, Inc, SA-El(R)-D&R-StSs(R) Imlay st, 107-17-Adriance Mach Wks, 254 Van Brunt.....DR Jay st, 362-W J Northridge.....NoS-FA-Rec Jefferson st, 83-Edw G Schwartz, SA-D&R-El(R)-NoS Johnson st, 325-Chas W Strohbeck, 309 Jannson.....NoS-FA-Rec-SA Junius st, 66-Standard Chemical Co.....D&R Lawrence st, 100-2-J Mullins & Sons, 84 Myrtle av.....El(R) Lorimer st, 650-52-Nicholas Cammobe, FP(R)-NoS-FA-D&R-Rub Madison st, 623-Louis Kowack.....CF-FP Main st, Arch No. 1, under B B-Jos Carena's Sons, 111 Fulton.....FA Marion st, 41-Empire Postal Motor Co, El(R)-StSs Marion st, 244-L Gurth & Sons.....CF Mauzer st, 264-Louis Ginsberg, FA-Rec-CF-FP McDonough st, 2-Geo E Hardenburgh,FA-Rec Nelson, Hicks & Columbia sts-Dept Education, 500 Park av, Man.....FP-Rec-GE Osborn st, 139-Katz & Sinai.....FA Pacific st, 468-80-Dept Education, 500 Park av, Man.....FP-Ex Pacific st, 670-672-Edw Bridge.....FP-CF Pacific st, 678-Kirkman & Son.....CF Pacific st, w of Schenectady av-Wichert & Gardiner.....Rec-FA-SA

Pacific st, 754—C Kenyon Co.CF
 Poplar st, 70—4th Deputy Police, Com O'Dan-
 iel, 240 Centre, Man.NoS-Rec
 President st, 1382—M Waldman.NoS-FA-Rec
 Prospect pl, 755—George Haar.StSys(R)-D&R
 Roebing st, 226—Louis Goldfinger.Rub
 St John's pl, 618—Joseph Cortelyou.D&R
 Skillman st, 198-200—Wm Burke.D&R-Rec
 Sterling pl, 788—Sterling Pl Garage & Sales
 Co.El(R)-Rec
 Steuben st, 14—Ames Contracting Co.FP-CF
 Ten Eyck st, 73-7—St Mary's Parochial School,
 FP-Tel
 Varet st, 127-9—Wm Sherman.FP-FA-GE-D&R
 Verona st, 72—Jas H Sheridan.FA-NoS-Rec
 Washington st, 35—Matchless Brass Mfg Co,
 39 Washington.FP
 Watkins st, Sutter & Blake avs—Dept Educa-
 tion, 500 Park av, Man.GE-Spr
 Nest st, 300 Edward Moore.NoS-FA-Rec-Rub-FP
 Withers st, 88-90—Abraham Schiff.FP-SA

Numbered Streets.

3 st, 252 S—Mines & Levins.Rec
 4 st, 120 S—Joseph Nessim.El(R)
 6 st, 282—C E Dennis.CF
 8 st, sec 2 av—Thos Roulston, Inc, 100 9 st.CF
 9 st, 154—William Haws.FP
 9 st, 472 E—L Schwartz.NoS-FA-Rec
 13 st, 1020 E—Geo Haupt.FA-NoS-Rec
 14 st, 1058 E—Jas A O'Brien.NoS-FA-Rec
 15 st, 408 E—A M Taber.NoS-FA-Rec
 25 st, 175-9—Rev Solsions Packalski.Tel
 26 st, ft—Shortland Bros Co.NoS-Rec-FA
 39 st, 1204—Sarah Nathan.Rec-D&R-FA
 41 st & 2 av—Emil Grossman Mfg Co, Inc,
 SA-NoS-FA-D&R-Rec
 46 st & 2 av—S M Bixby & Co.FA-D&R-Rec(R)
 53 st & 1 av—E W Bliss Co, Adams & Ply-
 mouth sts.D&R
 55 st, 404—M T Lewis.El(R)-CF
 57 st, ft—Superior Oxygen Co of N Y.CF
 57 st, 712—Chas M Wohlman.CF-FA-Rec-NoS
 65 st, 1755—Joseph Kish,
 StSys-SA-FA-FP-CF-StSys(R)-NoS
 74 st, 1410—Chas Mark.NoS-FA-Rec

Named Avenues.

Av Q, 1007—Irving Jay Smith.CF
 Albemarle rd, 1811—L M Losee.NoS-Rec-FA
 Atlantic & Waverly avs—N Y Tel Co, 15 Dey,
 Man.CF-Rec
 Bedford av, 944—W C Knowlton.CF-El(R)
 Bedford av, 1001-3—Dunham & Black, Inc.,
 D&R-FP-StSys(R)-CF
 Bedford av, 1387—Wm H Smith.FP
 Bedford av, 1476—Ford Motor Co, 1723 Bway,
 Man.El(R)-CF-FP
 Bedford av 2114—D E Moneuse.FA-Rec
 Broadway, 34—Brown Oil Co.Rec
 Broadway, 48—C C Haggerty Oil Co.D&R
 Broadway, 652—Colde Baron.NoS-RQ
 Broadway, 674—Mitchell Hall.El(R)
 Broadway, 914—Henry H Michaelson.FA
 Broadway, 1036—Joseph B Davis.O
 Broadway, 1589 & 1605—Wm Meruk & J M
 May, 189 Montague.O
 Broadway, 1845—Isaac Hymes.O
 Bushwick av, 1223-5—Ernest M Vaughan,
 ExS-FA-GE-TD
 Bushwick av, 1223-5—Bklyn Union Gas Co, 176
 Remsen.GE
 Bushwick av, 1223-5—Gascoyne & Conzine Est,
 FP-GE-Ex
 Carlton av, 399-401—Geo A Ebert.FP
 Central av, 546—Goldberg & Beckenstein,
 NoS-FA-Rec-D&R
 Classon av, 202-4—M H Benken Dairy Co.FP
 Clermont av, 478—John F Sheedy, 471 Cler-
 mont av.Rec
 Clinton av, 27—John Weybrauch.D&R
 Coney Island av, 561—Seklir & Light,
 FA-NoS-CF-FP
 Cropsy av, 1907—Bath Beach Garage & Mach
 Co.CF-El(R)-FP
 DeKalb av, 78—Edison Elec Ill Co of Bklyn,
 360 Pearl.FP-Rec-CF-SA
 Eastern Pkway, 1463—I Sevin.Rec
 Flatbush av & Duffield st—Jas F Mooney, FA-CF
 Flatbush av, 97—John C Grennell Paint Store,
 El(R)-D&R-FP-SA-NoS-FA-StSys
 Flushing av, 373—J R Armstrong, Exr.FA
 Flushing av, 810—Frank P Schmitt & Co.FP
 Flushing av & Taffe pl—Dept St Cleaning,
 Municipal Bldg.FA-FP
 Franklin av, 50—Michael Rathfleisch.FA-FP
 Glenmore av, Watkins st & Stone av—Dept
 Education, 500 Park av, Man,
 A-FP-WSS-GE-FA-Rec-Ex(R)
 Glenmore av, 14-18—Seidel Burgman.GE
 Glenmore av, 14-18—Futterman Bros.GE
 Glenmore av, 14-18—Hyman Fingel.GE
 Glenmore av, 14-18—Lessier Morris.GE
 Glenmore av, 14-18—Azel & Klein.GE
 Glenmore av, rear 27—Sam Steinbach,
 NoS-D&R-RQ-GE-FA

Graham av, 116—Morris Hacker.El(R)
 Graham av, 164—Samuel Warhaft.D&R
 Graham av, 176—Mrs K Alfred Bernheim.GE
 Grant av, 120—Geo B Boomer, 142 Grant av,
 CF-D&R
 Greene av, 515—C A Breitenstein.FP-FA-Rec
 Hamburg av, 475—K Burnstein.FP
 Harway av, 2614—R O'Brien.D&R
 Jamaica av, 696-710—The Roberts No Ma-
 chine Co.StSys
 Lafayette av, 372—C F Wetmore.CF
 Lafayette av, 468—Rice Bros.FP-D&R
 Lefferts av, 370—Danziger Painting Co, 850 St
 John's pl.NoS-FA-Rec-D&R
 Liberty av, 525—E Lincoln Rockerfeller,
 FP-RQ-SA
 Myrtle av, 698—Natali Bisell.RQ
 Myrtle av, 851—Ike Sholemson.RQ-Rec
 Myrtle & Wyckoff avs—Welz & Zerweck,
 El(R)-CF
 Meeker av, 60—Antonio DeMierl.FA-Rec
 New Utrecht av, 6720—The Scalzo Corpn.Rub
 Norman av, 253—Howe Varnish Co, Inc,
 FA-D&R
 Norman av, 260-4—Eastern Dis Piece Dye
 Wks, Inc.SA-FA-FP-El(R)-StSys(R)-CF
 Park av, 756—Tompkins Gar & Auto Co,
 CF-FP-NoS-FA-Rec
 Pitkin av, 1754—Annie Palley.DR
 Ralph av, 180—Annie Berenkopf.NoS-Rec-FA
 Reid av, 198-200—Frank W Redfield.CF-FP
 Ridgewood av, 295—Louis Ruh.CF-FP
 St Marks av, 328—Omdal & Kallberg.FP-OS
 St Marks av, 1620—Chas Schaffran.GE
 St Marks av, 1620—David Swirsky.Rub

St Marks av, 1620—Saml Bressler.Rub
 St Marks av, 1620—Saml Rovner.Rub
 St Marks av, 1620—Goodmade Knee Pants Co,
 Rub
 St Marks av, 1620—Bklyn Union Gas Co, 176
 Remsen.GE
 St Marks av, 1620—Saint Dean Realty Co,
 WSS-WSS(R)-Stp(R)-DR
 Snekker av, 139—Nathanel Tonkin, 215 Mon-
 tague.O
 Snyder av, 49-51—Max Fixel.FP
 S Portland av, 116—I M Allen Co, 338 Flat-
 bush av.CF-Rec-FP-StSys(R)-NoS-FA-Rec
 Sumner av, 106—M Solomon.NoS
 Sumner av, 347-67—Bd of Armory Commis-
 sioners, Hall of Records, Man.ExS
 Sutter av, Barrett & Grafton sts—Dept Educa-
 tion, 500 Park av, Man.GE-FP-Rec-FA
 Sutter av, 961—Philip Gordon.El
 Thatford av, 100—Nathan Sadowitz.Rec-FP
 Tilden av, 2222—Flatbush Auto Co.CF-FA
 Union av, 74-8—Dept Education, 500 Park av,
 Man.GE
 Vernon av, 378-382—Geo Hohwiesner,
 El(R)-CF-SA
 Wythe av, 717—United Art Glass Co.Rec-FA

Numbered Avenues.

3 av, 200-208—Bklyn Union Gas Co, 176 Rem-
 sen.CF-SA
 5 av, 6009—Marayati Bros.FA-NoS-D&R
 6 av, 5616—Sixth Av Garage.CF-El(R)
 7 av, 276—Mager & Field.FA-Rec

QUEENS ORDERS SERVED.

Named Streets.

Compton ter, 9 (Jamaica)—Julian Rosenblatt,
 StSys
 Douglas st, 26 (Jamaica)—Shults Bread Co,
 505 Carroll st.CF
 N Eldert st, 44 (Rkway)—Isaac Green,
 NoS-FA-RQ
 Union Hall st, 22 (Jamaica)—Jullus F Weigel,
 FA-CF

Numbered Streets.

3 st & West av (L I C)—Adams Express Co,
 53 Bway, Man.FA-StSys(R)-FP-CF
 13 st, 218 (College Pt)—Henry Klopf,
 El(R)-D&R-FA
 18 st, 12 E (Whitestone)—W Beebe.NoS-FA

Named Avenues.

Annabel av & Meadow st (L I C)—Brett
 Litho Co.D&R-NoS-FA-Rec
 Beaufort av, nr Rondont (Hollis)—Robert M
 de Vignier.NoS-FA-Rec
 Bergen av, 22-28 (Jamaica)—Met Tobacco Co,
 134 Grand, Man.FP-CF
 Borden & Review avs (L I C)—The Aeolian
 Co, 29 W 42, Man.FA-Rec
 Brenton av & Willow st—Dept Education, 500
 Park av, Man,
 Str(R)-O-Ex(R)-ExS-FP-Rec-DC
 Broadway & 14 st (Flush)—James H Seager,
 287 Myrtle av.D&R-FA-Rec-CF
 Chester av, 1423 (Woodhaven)—Jno F Reich-
 ard.NoS-FA-Rec
 Hatch av, 733 (R H)—R C Muir.NoS-FA-Rec
 Hewlett (L I)—Standard Oil Co of N Y, 26
 Bway, Man.D&R
 Hillside av, nr Flushing (Jamaica)—Mott
 Bros.CF
 Hunter av, 104 (L I C)—Dolan's Garage.CF
 Jackson av & Flushing (Corona)—J W
 Haines.StSys(R)
 Jackson av & 25 st (Elmhurst)—W A Pulis.CF
 Jackson av, 709 (L I C)—John J Foley,
 FA-NoS-Rec
 Jamaica av, 1546 (Woodhaven)—Wm E Stahl,
 RQ
 Lawrence (L I)—G Pettel Co.D&R
 Main av, ws, ne Railroad (Douglaston)—
 Thomas Mortimer.CF
 Nostrand av, ne Central av (F R)—John
 Winkler's Sons, Inc.FA-Rec-CF-StSys(R)
 Ocean av & University pl (Woodhaven)—
 Woodhaven Leather Co.NoS-FA-El-FP
 Ocean View av, 746 (Woodhaven)—E J
 Major, Jr.FA-Rec-NoS
 Sagamore av (Hollis)—Joseph Meyer,
 NoS-FA-Rec
 Washington av, 1 (Middle Village)—Jacob
 Hirsch.StSys(R)
 Webster av, 358-58 (L I C)—Maxwell Motor
 Sales Corp, 1808 Bway, Man, FP-CF-D&R-Rec
 West Bourne blvd & Mott av (F R)—Wlstone
 Park Garage.NoS-Rec-D&R

Numbered Avenues.

3 av, 562—Krein Painting Co.Rec
 11 av, 467 (L I C)—Paul Sachse
 FA-Rec-D&R-CF
 15 av, 4750—M J Sage.NoS-Rec

BOARD OF EXAMINERS.

The following appeals and decisions have
 been handed down by the Board of Building
 Examiners:
 APPEAL 373 of 1915, New Building 347 of
 1915, 606-53 West 30th st and 321-329 11th av,
 Manhattan. Kemper Peabody, appellant.
 1. Structures must be of incombustible con-
 struction.
 It is claimed by the appellant that the rules
 and regulations or the provisions of law, or
 ordinance, do not apply; and further, that
 good method of construction will be employed.
 Appellant desires approval of freight plat-
 form and weather canopy as shown on plans.
 The Code does not apply, the structure being
 outside classifications specified.
 The proposed structure is as follows:
 One platform with canopy 10' x 800' long and
 one platform with canopy 10' x 735' long.
 The platform will be constructed of wood
 with deck 3" thick supported on yellow pine
 girders 6" x 8". These in turn are supported
 by 6" x 3" yellow pine posts on wooden mud
 sills. The canopy will be supported by 6" x 8"
 yellow pine posts; the roof will be covered with
 3 ply felt, pitch and slag. The proposed struc-
 tures will be isolated from other structures and
 located alongside of paved driveway 30 feet wide
 with entrances at 12th av and 11th av. There
 is one ordinary city fire hydrant and one high
 pressure fire hydrant at the east end of pro-
 posed structures in 11th av. There is one ordi-
 nary city fire hydrant and one high pressure
 fire hydrant at the west end of proposed struc-

tures in 12th av. This structure will be used
 for handling freight.
 NOTE: No plans filed with this appeal, as
 no additional drawings have been filed since
 former appeal 371/15. See plans on file under
 that record number.
 Appearance: Kemper Peabody.
 On motion, APPROVED.
 APPEAL 374 of 1915, New Building 2393 of
 1915, 321-5 Steinway avenue, Long Island City,
 Queens. Edward Hahn, appellant.
 Former appeal 329, 1915; Appd. O. C. Aug. 3,
 1915.
 1. Disapproved, as there should be reserved
 for service in case of emergency an open court
 in the rear not less than 10 ft. wide as re-
 quired by Sect. 527, Sub. 2 of the New Building
 Code.
 1. That the rules and regulations of the
 President of the Borough, or the provisions of
 the law or ordinances do not apply.
 2. That an equally good and more desirable
 form of construction can be employed.
 It is proposed to enlarge the stage and erect
 the rear wall of same on rear lot line as in-
 dicated on plans. In lieu of a court back of
 stage wall a tunnel under stage will be pro-
 vided with F. P. S. C. doors to same, providing
 an exit from southerly end of stage to court
 exit on Jamaica av.
 1. That owners have received an offer to
 lease the building providing that the stage will
 be so enlarged.
 2. That a stage only 20 ft. deep is not practical.
 3. That building is now in course of con-
 struction, contracts let and unless the amend-
 ment is approved owners will sustain a serious
 loss.
 Appearance: Edward Hahn, architect;
 Zoanoyec & Pilnacek, owners.
 On motion, APPROVED on CONDITION that
 the exit facilities are satisfactory to the Fire
 Commissioner.
 APPEAL 375 of 1915, New Building 8165 of
 1915, 49-59 McKinley av, Brooklyn. G. W. Nel-
 son, appellant.
 Former appeal 370/15, withdrawn Nov. 9,
 1915.
 1. Erection of one-story building with bear-
 ing walls more than 19 feet apart, contrary to
 Section 253 of Code.
 1. Whenever a Superintendent of Buildings,
 to whom such questions have been submitted,
 shall reject or refuse to approve the mode,
 manner of construction or materials to be fol-
 lowed or used in the erection or alteration of
 any such building or structure.
 3. Or that an equally good and more desir-
 able form of construction can be employed in
 any specific case.
 Will the Board of Examiners approve the
 erection of a one-story and basement church
 within the suburban limits, constructed of 8"
 Fiske-lock brick—clean span 32' 8" height of
 side walls above foundation 11' 0".
 1. That the plans were completed over twelve
 months ago, for a frame structure, but were not
 filed with the Bureau of Buildings having juris-
 diction until the Architect was notified that the
 church authorities had succeeded in raising 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 sub-
 urban limits, the plans could have been filed
 previous to these amendments going into effect.
 3. That it is now proposed to construct the
 walls of superstructure of 8" Fiske-lock brick
 for the reason, that, under test, this brick
 proved capable of withstanding a side pressure
 greatly in excess of ordinary brick and that the
 construction of the brick actually gives a tensile
 value when laid up in a wall.
 4. That the sissors trusses are securely bolt-
 ed and of sufficient cross sectional area to
 eliminate all possibility of deflection, and that,
 by being spaced 24' O. C. distribute the roof
 loads, which, according to Code, amount to only
 30 lbs. live, over the walls in such a manner as
 to load said walls only to a very small percent-
 age of their compressive value.
 5. That ample means of exit are provided
 to permit of rapid egress from all parts of the
 building.
 6. That the surrounding locality is no more
 than 25 per cent. developed.
 Roof to be covered with asbestos shingles.
 Appearances: O. M. Nelson, Edward Schultz,
 Arthur Hardencourt, Jr., Rev. W. C. Craig;
 also, Rudolph P. Miller.
 On motion, APPROVED on CONDITION that
 the walls are found by the Bureau of Build-
 ings to be of sufficient strength to carry the
 loads and resist the thrust from the roof.
 APPEAL 376 of 1915, New Building 272 of
 1915, 420 Park avenue, Manhattan. Warren &
 Wetmore, appellants.
 Former appeal 347, 1915; approved Aug. 31,
 1915.
 1A. The use of non-fireproof floor boards is
 unlawful.—Sec. 356., Par. 3-A. Plans filed
 herewith includes paper blue prints of plot,
 plans and architectural sheets Nos. 2, 3, 4, 5,
 6, 7, 9, 11, 12.
 An equally good and more desirable form of
 construction can be employed.
 We desire permission to install non-fire-
 proofed finished wood floors in the living quar-
 ters of the building instead of fireproofed wood
 floors as required by the Building Code for
 buildings of this height.
 The building in question is an apartment
 house of high grade and we desire to use in all
 the family rooms finished floors of quartered
 white oak. This material it is impossible to
 fireproof and substitution of red oak, maple or
 similar wood susceptible of fireproofing would
 cheapen the grade of the building. As the fin-
 ished floors are laid over fireproofed under-
 floors, we do not believe that the fire risk is
 in any way increased by the proposed substi-
 tution, and it is practically impossible for fire
 to affect these floors from the top, particularly
 as the floor areas are divided into small sec-
 tions.
 Appearance: John F. Bacon.
 On motion, APPROVED on CONDITION that
 the concrete fill be made flush with the top of
 the sleepers.

BUILDING MANAGEMENT

SALESMANSHIP IN OFFICE MANAGEMENT

By CLAUDE B. RICKETTS

IN treating the subject "Salesmanship in Office Building Management," I shall not deal with the popular fallacies of chance, good luck and similar fairy visions, which, since time immemorial, have beguiled unthinking mortals, but of the verities of persistent, intelligent effort of incessant work and of the open mind to appreciate, understand and keep up with the advanced thought of the age as manifested in all fields of human endeavor.

A successful office building manager must of necessity be a successful salesman and must know all about the goods he has to offer. He should at all times be in readiness to answer clearly and convincingly any question that the most carping, critical and cantankerous prospective tenant may elect to ask. Here if anywhere the man who hesitates is irretrievably lost. He must be intimately acquainted with the advantages of his building and still more so with its disadvantages.

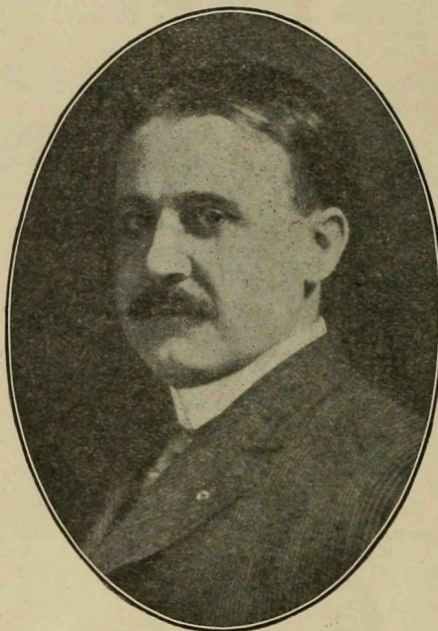
None who have eyes to see and ears to hear will dispute the fact that men are much more frequently swayed by feeling than by judgment. Hence in selling the head must not be allowed to entirely supersede the heart, but they must both act in conjunction to attain success. Practical psychology, if rightly understood and intelligently applied, is a mighty motive power in getting and keeping business.

He should be capable of entering into the feelings, ambitions and interests of all kinds and conditions of men. "He must be a man of finesse without deception and diplomacy, without insincerity." He must try to be in sympathy with the varying moods of his customers, be they ever so prejudiced and unreasonable, and he must never delude himself with the belief that it is his mission to reform and instruct his customer. Always talk to him from his side of the fence. Above all things, be a good listener. You may be most interesting, but you cannot by any possibility be as interesting to him as he is himself. Sympathize with his grievances and do not attempt to explain or defend—just sympathize and give him what he believes is his due.

Customer Always Right.

The greatest of our merchant princes discovered and successfully acted upon the axiom that "The customer is always right." As an illustration of salesmanship at its best, an authority on the subject, in showing how a fleet of tiny tugs push a giant ocean steamer into her dock, admirably emphasizes the point I am desirous of making: "The tugs do not meet the steamer head on. They do not collide. If they did, they would be crushed like eggshells. No, they trot deferentially, moving in the same direction as the big ship. They push against her bow, gently at first then harder and harder, until they are using every pound of force they possess. But there is never a jolt or jar, and the little tugs are plainly helping the big ship to do what she wants to do."

To be able to control your temper under the most trying and aggravating circumstances, is an accomplishment you must absolutely acquire. It is of the most vital importance to us that we exercise self-control even in instances where it requires a superhuman effort not to retaliate. The desire to hit back under unmerited insult and provocation is a trait inherent in all red-blooded human beings, but we can never afford to yield to this natural impulse. It takes two to make a quarrel, and if you but hold out, your adversary will end himself and the fracas to your satisfaction.



CLAUDE B. RICKETTS.

A soft answer does not always turn away wrath. On the contrary, it frequently serves to feed the flame in natures of a perverse bullying tendency. A witty answer is, however, always effective. It is related that upon one occasion when President Lincoln sent a man to Stanton, his irascible Secretary of War, requesting the secretary to place the man if possible, Stanton burst forth with "Lincoln is a damn fool!" When this remark came back to Lincoln, the President gazed thoughtfully before him and mildly said: "Did Stanton say that? Well, Stanton is generally right. I guess I am." Can any more disarming method be devised for meeting injury and insult? I repeat it—in no profession is self-control so much a matter of necessity as in ours, for we must not only get the tenants, but we must keep them content, not for a day, but during the entire term of their tenancy. Remember, you are selling the same man the same thing every month, and it is up to you to make him like to pay for it.

Memory Valuable Asset.

It is also well to cultivate a good memory for names, for every man is flattered by being remembered by name, especially if it is not atrociously mispronounced. If you have temporarily forgotten the name of one of your tenants, refresh your memory before approaching him. Reflect that most of us consider ourselves the hub of the universe around which the most important mundane affairs revolve. It is your cue to discover something of personal interest to a prospective tenant and talk that.

The two surest avenues of approach to any man are self-interest and self-respect, and that to every man he and his affairs are subjects of absorbing interest. Therefore, do not obtrude your personality too much, since it is neither good policy nor good breeding. For the time being the customer is your guest and should be treated accordingly. As such it is your bounden duty to manifest proper interest in him. Some call this flattery but only the underbred fail to see that it is ordinary courtesy. Defiance is not weakness of spirit, nor is finesse servility. You must show courtesy not because others are gentlemen, but because you are one. First impressions are never forgotten and from your initial talk with him, your customer will judge you in the future.

In renting offices, you will have observed that the customer rarely takes the initiative. He knows what he is aiming at, or thinks he does, but he is looking to you, as an expert, for assistance. Right here is where suggestion comes in. We must prescribe for our customers as the physician prescribes for his patients. But in making suggestions, we must follow the example of the little tugs and never let him suspect that any force is being applied, but that we are helping him to do just what he wants to do, that under the circumstances he is taking the only proper and reasonable course. For it must be acknowledged that we want to deceive ourselves into believing that we are doing voluntarily what we are really doing from suggestion. All normal beings are susceptible to suggestions of the right kind properly presented. We must not, however, overlook the fact that we should take the point of view of the customer to be influenced. See that your customers get what they want and they will pay you for it. But never make the mistake of partiality in prices. It is no art to rent to a tenant at a lower price, but success can only mean renting to a desirable tenant at a profit to yourself. It is surely a great art to rent to a man and at the same time gain and keep his friendship.

What is most needed in our profession is educated enthusiasm and intense earnestness. These qualities are magnetic and are first aids to filling the mind of the customer with one controlling idea to the exclusion of other ideas antagonistic to your success.

Energy alone will never succeed, for energy may be wasted or misdirected and it is then as futile as lethargy or indolence, with the additional disadvantage of wearing out the possessor and his victim. Nor does good nature and friendliness play a very important role, although they, too, have their value.

But few of us realize the commercial worth of a pleasant, well-modulated voice or one would meet with it more frequently, as this defect is easily cured.

Building Must Be Clean.

The building as well as its representative should make an impression of scrupulous cleanliness and unobtrusive good taste. As clothes play an important part in forming first impressions, we should lay greater stress upon being well dressed. This does not mean extravagance. A fifty-cent tie, well chosen and well adjusted argues better taste than one for \$3 which shrieks its cost.

You have all doubtless experienced a feeling of repulsion toward some one because of some little personal habit, which was offensive to you. Hence it behooves us to guard against developing any such mannerisms in ourselves, and we should be grateful to any one calling our attention to them.

Failure does not come through making mistakes but by refusing to learn from them. As one cannot have all the experience in the world, he should learn how to profit from others' experience.

The office building salesman of the future must be a man of superior intellect, of a scientific turn of mind, capable of analyzing facts and making deductions therefrom. He will have the instincts of the statesman, the diplomat rather than those of the peddler, and he will know how to fashion the successful methods of other businesses to his special needs.

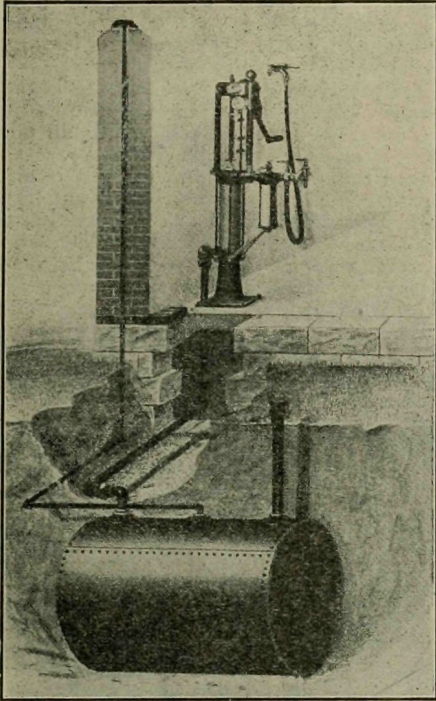
And finally he will appreciate that it is effort and only effort that has eternal value—not achievement, for achievement is soon overtaken.

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.

Save Gasoline Storage.

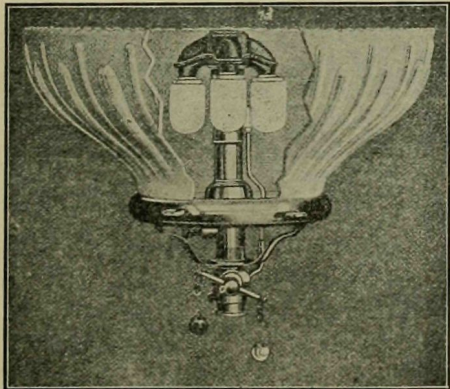
ONE of the most efficient appliances for storage and service of gasoline in building and out-houses is shown in the accompanying photograph. It keeps the gasoline from being devitalized and prevents any danger of explosion. The gasoline is kept under ground in one of the air-tight, waterproof and weather-free tanks made by the manufacturers of this device. The gasoline is kept clean and will pump any distance to the garage, being measured and checked as it passes through. The device itself has



been greatly improved and meets any requirements for car service. By the use of this device danger of gas escaping where explosions are liable to occur is positively eliminated, according to the manufacturer.

An Improved Gas Light.

ANOTHER lighting triumph for incandescent gas is shown in the cut accompanying this item. It is the kinetic principle of burner construction, making possible more even gas light with lower

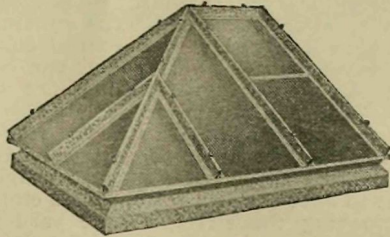


consumption of gas. The principle involved in this light has been a problem of scientific engineers, giving 90 candle power of soft, pleasing light without the aid of a stack of inner glassware entirely eliminating fixture and ceiling discoloration, obviating all maintenance

trouble and attaching to upright fixtures without destroying the symmetry. This device has just been made ready for the public. The only renewals are mantels costing the consumer seven cents each. The cost of these lamps is far less than the usual light of this class upon the market.

New Puttyless Skylights.

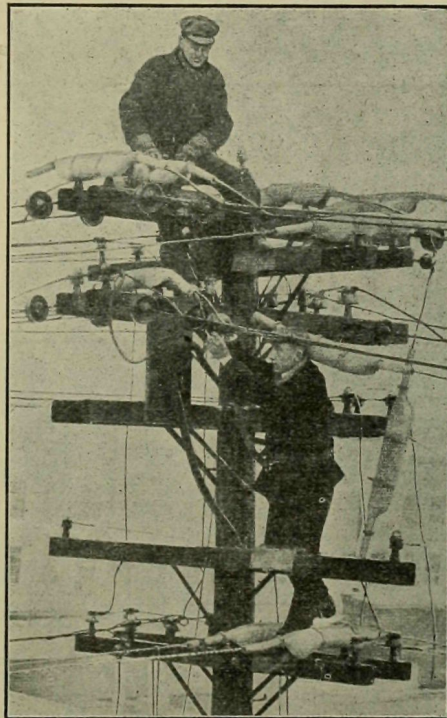
THERE exists a large demand for skylights that do not leak. Practically all the trouble encountered with leaky skylights can be traced to the inferiority of the putty used. To overcome the



difficulty and make skylights water-tight there has been placed on the market a new and especially designed skylight which eliminates the use of putty. Through mechanical means the joints of glass and frames are made wind and water-tight. The illustration shows the details of the construction. These puttyless skylights have the additional advantage of being erected more easily and quickly, and in the case of a broken glass replacement can be made without difficulty or loss of time.

Safety for Electricians.

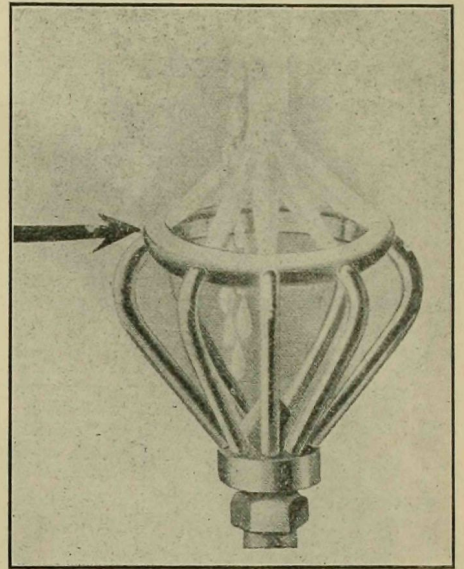
IN many buildings very high tension electric wires are installed about which workmen are engaged almost daily. The danger of coming in contact with these lines has made it necessary for some sort of a device to be perfected that will prevent a lineman from com-



ing in contact with these wires. Accordingly the shields shown in the accompanying picture are being introduced to prevent accidents. No man can do his work well when every move must be guarded against contact with death-dealing live wire, but if he knows he is protected absolutely his every thought and move can be directed to his work. In the wire chambers of buildings the danger is very imminent. The shields consist of removable wrappings inflated so as to avoid any possibility of dangerous contact.

Improved Drinking Jet.

NEITHER the lips nor the waste water are permitted to touch the ring on a new drinking jet being manufactured by a local concern. This device has been widely endorsed for its sanitary virtues and it is very simple in its construction and operation. Where a force of office or factory employees drinking from a common utensil the ill



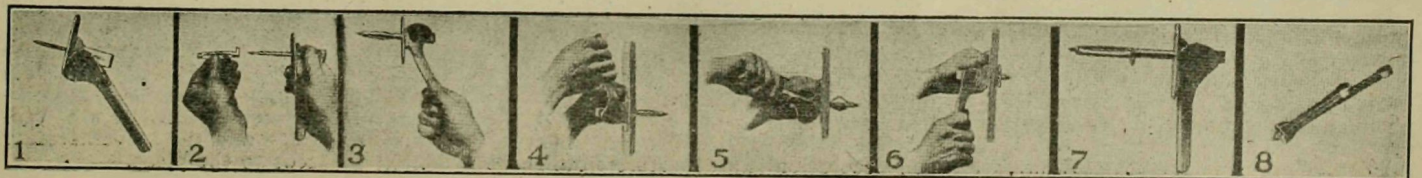
health of any one may at any time constitute a danger to all. This danger to trained employees is a menace to the interest of business. The water from this fountain spurts in eight small streams, unites in mid-air to form the jet, and as this jet is inches away from any metal the lips of the person drinking touch no part of the fountain. Water may be controlled by means of self-closing push button or allowed to run continuously. A special pressure regulation maintains the jet at a uniform height regardless of varying water pressures.

Non-Slipping Floor Tile.

THERE seems to be an incongruity in attaching an iron tread to a tiled step. There is no reason or logic, in the minds of clay tile manufacturers, for using marble for steps where tiled floors have been laid. The natural sequence of material would be tiled floors and tiled stairs, but there has always been an element of danger in tiled floors and tiled steps where persons enter upon them from wet or snowy sidewalks. To offset this objection there is being introduced on the market a non-slipping floor tile that takes the place of the hideous rubber mat or the iron and composition treads.

The New Expanding Tool.

VARIOUS types of expansion bolts are on the market, but there is shown herewith a type somewhat different than that ordinarily found and which has peculiar merits. Figure 1 shows the expanding tool. Figure 2 shows it passed through the back end and No. 3 shows the screw plunger inserted into the shell until it shoulders. No. 4 shows the apparatus passed through the wall, which must be first drilled and with the handle up and left thumb on the longer end of the plate the handle is pulled on. No. 5 shows where the clasp begins forming a wing nut in the hollow of the wall. No. 6 shows progress of pulling the handle until the nut is finished. Then unscrew the tool and the wing nut is in the wall permanently. It will hold standard wood screws that can be driven or drawn at will. Nos. 7 and 8 are special forms of expanding tool made to hold in lath and plaster, compboard, concrete, metal and other forms of wall construction.



CURRENT BUILDING OPERATIONS

Changes in Character of Construction in Eastern District of Brooklyn—Builders Erecting Multi-Family Structures

IMPORTANT structural changes have taken place in the Eastern District of Brooklyn during the last year which included the erection of a number of multi-family houses, some of which are distinctly novel in character. This section of Brooklyn, adjacent to the plaza of the Williamsburgh Bridge, was formerly the home of many of the prominent families of the city, but that was before the erection of the new bridge.

iciency in layout as far as light and ventilation are concerned. The structure has been designed with a central court 24x24 feet, two side yard courts and one rear court. Thirty-five families are accommodated in this house, in suites consisting of from three to seven rooms with bath. The seven-room suites have two baths. These suites are all arranged so as to have their principal rooms either overlooking the street, or the yard in the rear. In no instance has a suite been

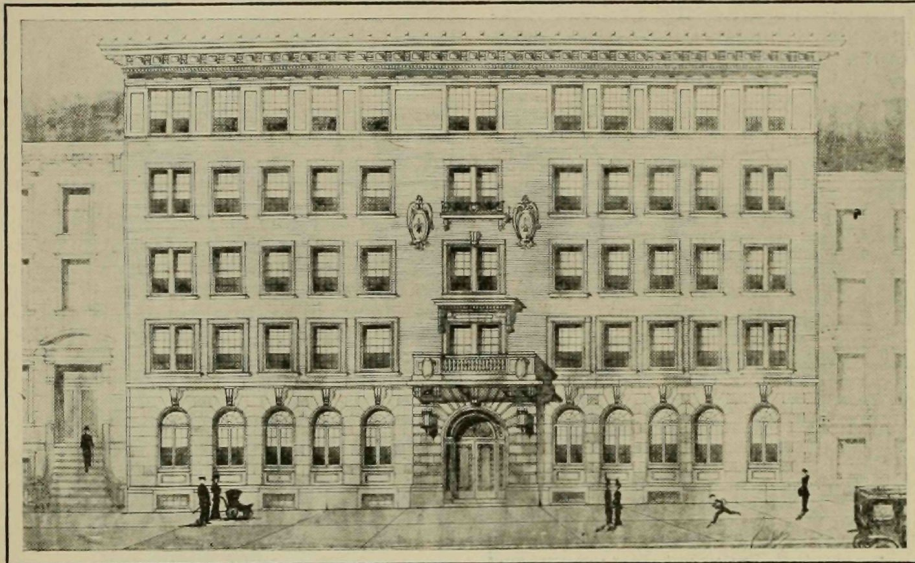
generally found in the section. The vestibule is of imported marble with ceiling of ornamental plaster. This leads into a reception hall, 10x25 feet, with a foyer, 12x18.6 feet. The hall and foyer have walls of Scagliola and imported marble, tiled floors and ceilings ornamented with plaster relief. These public rooms have been furnished in an artistic manner. The stairs are unusually wide (4.8 feet) and are built of marble and ornamental iron. They are exceptionally well lighted from the central court.

Another feature of this building is the efficient arrangement of the rooms in the different suites. Privacy was an objective and the rooms have been so placed that the maximum amount is obtained. Bedrooms are grouped and the bathrooms are located in close proximity to them. Many commodious built-in closets, one in each bedroom, help to make this building different from its neighbors. Linen closets in the private halls and broom closets in the kitchens add to the desirability of the suites. The kitchens have been planned to save the housekeepers steps and are equipped with the most modern and sanitary appliances for domestic efficiency.

Care Given to Details.

Particular care was taken in the finish of the rooms. The wood trim is of birch and oak, stained and varnished. The dining-rooms are paneled in wood to a height of 7 feet. Living rooms have a wood base with plaster panel walls. Floors throughout are of hard wood parquet. The plumbing fixtures are of high quality. Each bathroom is equipped with a shower.

The construction of this improvement represents an expenditure of approximately \$75,000, exclusive of the value of the land. The rentals obtained average nine dollars a room for yearly leases. The suites rent for \$28.00 a month for the three-room units to \$65.00 for the seven-room groups. These prices were



Shampan & Shampan, Arch'ts.
FRONT ELEVATION OF ROSS STREET APARTMENT.

In latter years the district has changed and is now dotted with tenement houses built under the new law, each housing from eight to forty families.

Among the buildings of this character, erected during 1915, one in particular stands out as being quite different from the general type constructed in that neighborhood. This structure has many features not found in other apartment houses in that section, but the success of the operation naturally leads to a forecast that similar improvements will be noticed in future construction and that the district as a whole will be the gainer.

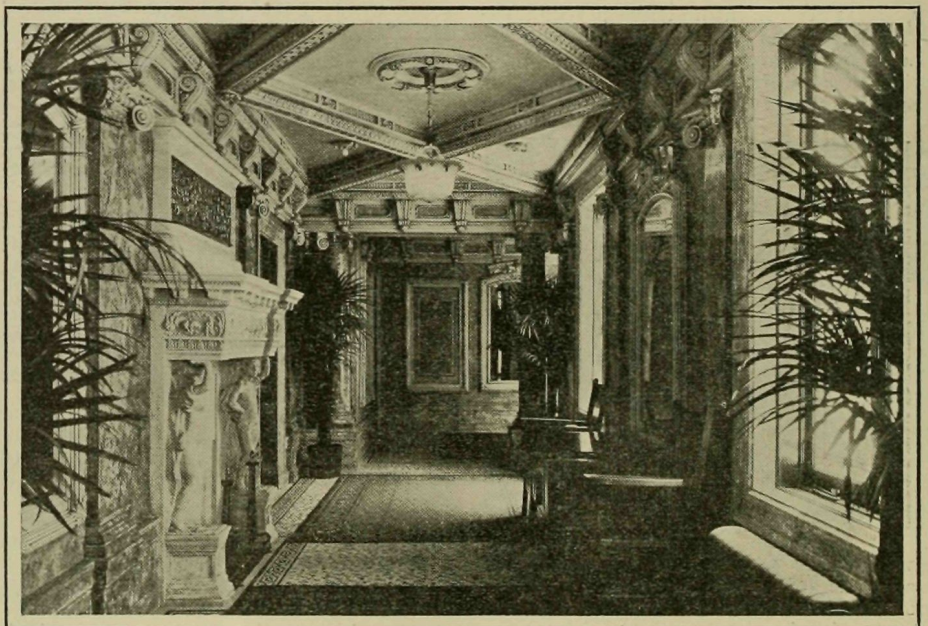
Old Landmark Improved.

The building in question is the apartment recently completed in the north side of Ross street, between Lee and Bedford avenues, on a plot formerly the site of the old Ross Street Presbyterian Church, for fifty years a landmark in that district, and attended by many families prominent in the history of the old City of Brooklyn. The new building is owned by Isaac Haft, Inc., 175 Hewes street, and was planned by Shampan & Shampan, architects, 772 Broadway, Brooklyn. To design and layout the architects devoted much thought, feeling that the time was ripe for the erection of a different type of multi-family house in the Williamsburgh section, and that its advent would be welcomed by many people who desired living accommodation within easy distance of the bridge, but who wanted something superior to those to be had at that time.

In the height of this building the first unusual feature is noticed. The structure is five stories high while the majority of other apartments in the section are six-story buildings. The house has a frontage of 87 feet and is 88 feet in depth, on a plot 100 feet deep. Courts of extra size provide for the maximum ef-

located entirely upon a court, nor are there any inside suites in the building.

The facade of this building has been designed in the style of the Italian Renaissance, and has been constructed of a buff brick, laid in Flemish bond with



Shampan & Shampan, Arch'ts.
VIEW OF INTERIOR OF RECEPTION HALL AND FOYER.

½-inch raked joints, with trimmings of buff Indiana limestone. The interior of the structure has been planned to provide for the maximum of comfort for the tenants. The entrance hall and corridor has been designed in keeping with the general style of the building and in finish and decoration is a departure from those

obtained without question and the building was entirely rented before its completion. Among the lessees of these suites are families which have lived in the neighborhood for many years, on account of the accessibility to the Williamsburgh bridge and the manufacturing district adjacent to the plaza.

HUDSON RIVER BRICK

U. S. Government Statistics Just Issued—A Year of Low Prices.

The value of the production of clay products in this country in 1914, according to a report issued by the United States Geological Survey, reached a total of \$164,986,983, of which \$129,588,822 is given as the value of the brick and tile manufactured. This is a considerable decrease compared with 1913, but as compared with the last twenty years it shows a great growth in this industry.

The strip of land along the Hudson River from Croton to Cohoes is the greatest brick-making district in this country and probably in the world, according to the report. New York City is leading the common brick market in the United States.

In 1914 there were marketed from the Hudson River region and two counties in New Jersey, 888,266,000 common brick, valued at \$4,350,832, or \$4.90 a thousand. This was a decrease of 137,842,000 brick and of \$1,285,229 from 1913. The New York portion of the region supplied 679,120,000 brick, valued at \$3,283,399, or \$4.83 a thousand, a considerable decrease from 1913.

Ulster county was the leading county, reporting 186,381,000 brick, valued at \$896,306, or \$4.81 a thousand, while in Haverstraw, in Rockland county, the second brick producing district, 131,076,000 brick, valued at \$642,267, or \$4.90 a thousand, were made.

These two counties reported almost half of the production and value of the New York portion of the region in 1914. There are 109 firms operating in the district.

New Jersey's production was comparatively small, being 209,146,000 brick in 1914, valued at \$1,057,433, or \$5.10 a thousand.

Important Contract Awarded.

A general contract has been awarded to W. H. & F. W. Cane, 233 Broadway, Manhattan, for the erection of the county jail building to be located in Willow street, between Newark and Pavonia avenues, Jersey City, N. J. The project is being built under the jurisdiction of the Board of Chosen Freeholders, of Hudson County, N. J. The plans and specifications were prepared by John T. Rowland, Jr., architect, 98 Sip avenue, Jersey City, and the engineer for the steam heating and electric work is Frank Sutton, 80 Broadway, Manhattan. The structure will cost about \$1,000,000.

Projected Downtown Office Building.

Herman Lee Meader, architect, 2 West 33d street, has been retained by Leslie R. Palmer, lawyer, 68 William street, to prepare the plans and specifications for a modern office building, to be erected at 20-22 Dey street, on a plot 50x90 feet. The structure will be from sixteen to twenty stories in height and will have a facade of limestone and terra cotta. Estimates for the construction of this operation will probably not be taken before next February. Further details of this project will be announced in a later issue of this paper.

Automobiles as Trading Stamps.

"I have hit upon a plan for disposing of my Long Island property," said a customer to a friend, while both were seated in the brokerage office watching the board, a few days ago. The speaker had speculatively invested in a plot of about five acres, a few miles from Jamaica, L. I., some years ago. He had been unable to dispose of the property either as a whole or in lots, although he had tried several times to do so.

Having a summer home near the plot, and knowing the demand for bungalows during the summer season, the owner consulted his architect as to the cost of building a five-room shack suitably fitted with a bathroom and other summer conveniences, with a garage in the rear. The figures secured, he told the architect to draw plans for about a dozen such dwellings.

He explained that he then divided the property up into twelve lots, and has ordered the erection of twelve bungalows with a garage in the rear of each. He has also contracted for the purchase of twelve Ford cars of the latest pattern at a price below \$500 each. "My plan is to sell the entire outfit—bungalow, garage, land and car complete—for \$2,900; and that the plan is a success is proven by the fact that I have already disposed of nearly half of the lots from the plans, before building operations have been begun." The Ford car is an attractive trading stamp.—Wall Street Journal.

A \$10,000,000 HOTEL.

To Cover a Square Block and Contain Over 3,000 Rooms.

It became known on Friday that plans are in course of preparation for what will be one of New York's largest hotels. According to the plans so far outlined, the building, if erected, will outclass any other structure of this character in New York if not in the entire country. There are four sites under consideration, and in all probability a selection will be made within the next two weeks.

The new hotel will be located in the vicinity of the Pennsylvania or Grand Central stations and will occupy a square block, containing more than 3,000 rooms with a height of at least twenty-six stories. Beverly S. King, of 103 Park avenue, will be the architect. The management will be conducted by Mr. Merry, of Merry & Boomer, proprietors of the Hotel McAlpin. The cost is estimated at \$10,000,000.

Not a Radical Revision.

The "Searchlight" (the bulletin of the Citizens' Union) commends the new Building Code in these words:

"The revision has by no means been radical; the object has been to establish in the code the standards of the best practice and to incorporate only such provisions as seemed essential to safety and health. It has not been always easy to apply this principle but the result so far has been in general harmony with it. The code has been revised section by section and each one has carried with it the approval of recognized authorities on the particular subject embraced therein. Furthermore, at no time has there been any of the charges of attempted favoritism or undue discrimination which marked earlier efforts.

"The vital provisions of the code are not applicable to buildings coming under the provisions of the State labor and tenement house laws, but it covers the great mass of business and residence buildings which are neither factories nor tenement houses. This fact has often been overlooked in recommendations made by various authorities, who have sought to have incorporated in the code provisions which might be highly desirable when applied to buildings used for manufacturing purposes or to tenement houses, but which would be unreasonable or unnecessary if applied to the ordinary office building or residence.

"If the remaining sections of the code are considered by the committee with the same care which has marked the work already done, there is no question but that the efforts which have been made during the past ten years to give the city adequate building regulations will be brought to a conclusion which will reflect credit upon those concerned in the present undertaking."

Myrtle Avenue Elevated Improvements.

The Public Service Commission has approved the award by the New York Municipal Railway Corporation to Bayly Hipkins of the contract for the erection of steel, constructing tracks, station buildings, platforms, etc., for the additional tracks on the Myrtle avenue elevated railroad in Brooklyn, between Wiloughby avenue and Palmetto street, and the street, between Myrtle avenue and Palmetto street. Mr. Hipkins is the highest bidder who has accepted the contract, his

STANDARDIZE BUILDING PLANS.

Would Save Time, Labor and Drawing Material If Sizes Were Uniform.

A movement for the standardization of building plans, which is calculated to save many thousands of dollars yearly for architects, engineers and builders in wasted blueprint and tracing paper, has been instituted by Building Commissioner Virgil D. Allen of Cleveland. In letters to the Builders' Exchange, the Chamber of Commerce, the Cleveland Chapter of the American Institute of Architects and the Cleveland Engineering Society, Mr. Allen points out the advantages of uniform working drawings, and urges the appointment of committees of the various bodies to take some definite action in the matter. Mr. Allen says:

"The principal benefits which would be derived from such standardizing of drawings are, briefly: First, by the use of standard drawings the border lines and title could be printed, saving much time for draftsmen now consumed in this work; second, standard size tracings being cut to exact size would save the wasting of much tracing cloth; third, draftsmen working on standard size sheets would more often get full sheets, and therefore reduce the number of sheets necessary to complete a set of the drawings; fourth, having fuller and fewer sheets and those being of standard size would make large savings in the cost of blue prints; fifth, having sheets of a standard size would make them much more convenient to handle and file. This would be especially helpful to the division of buildings." Where larger sizes than standard were necessary, it was pointed out, they could be made uniform, thus retaining the advantages of standardization.

Delayed Tunnel Building.

The Degnon Contracting Company has notified the Public Service Commission that it was no longer willing to build the tunnel at a price of \$4,500,000, as it offered to do on February 4, 1915.

The company's action is prompted by the increased cost of steel and other materials due to the European war.

The delay by the Public Service Commission in acting upon the company's original offer was due to negotiations with the B. R. T.

Following the adoption of the plan for the tunnel in place of the reconstruction of the bridge, the Public Service Commission sought to have the B. R. T. pay as much towards the cost of the tunnel as it had agreed to pay for the bridge reconstruction work.

Brooklyn Court House Changes.

The Justices of the Supreme Court in Kings County have learned the lesson of economy. They have concluded that the present court house when enlarged by another story, and otherwise improved, will be plenty good enough. The improvements call for a new facade on Livingston street, a new criminal court room, a modernization of the corridors, new plumbing and lavatories, rooms for lawyers, reporters and women, besides the usual administration rooms. Six hundred thousand dollars will be expended and the remodeled building will be ready in a year.

West Side Improvements.

No public proceedings took place this week before the Port and Terminal Committee, of which Comptroller Prendergast is chairman, having in charge the West Side improvements, but under the spur of public necessity the committee is now making good progress in its negotiations with the railroad company, which has signified through Vice-President Place its approval of the general plan, except that the company prefers to roof over the tracks through Riverside Park to building a tunnel on another line.

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NO ARCHITECTS SELECTED.

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

JAMAICA, L. I.—Albert W. Fielder, 9 Ray st, contemplates the erection of a residence on the east side of Dalney rd, north of Wexford ter. No architect selected.

NEWARK, N. J.—Court Montefiore Foresters of America, P. J. Scotland, in charge, Union Building, contemplates the erection of a 3-sty lodge at 51-55 West st, to cost about \$50,000. No architect selected.

CONEWANGO VALLEY, N. Y.—The Conewango Valley National Bank Co., E. P. Bagg, president, contemplates the erection of a bank here. No architect selected.

KENMORE, N. Y.—The Episcopal Church of Advent, Rev. Jerome Kates, 80 Eugene st, contemplates the erection of a church at Eugene and West LaSalle sts, to cost about \$10,000. Funds are being raised. No architect selected.

FREEHOLD, N. J.—An appropriation of \$35,000 for a building and site has been voted by the citizens of Freehold for a town hall and fire headquarters. Herbert J. McMurtrie, mayor. No architect selected.

PLAINFIELD, N. J.—The Common Council of Plainfield, Leighton Calkins, mayor, 25 Broad st, Manhattan, contemplates the erection of a 3-sty city hall at 6th st and Watchung av. No architect selected. Action will probably be taken about January first.

ROCKLAND COUNTY, N. Y.—The Board of Supervisors of Rockland County, Josiah Felter, 135 Hudson av, Haverstraw, N. Y., chairman, contemplates the erection of a tuberculosis hospital to cost about \$50,000. No architect selected.

LARCHMONT, N. Y.—Samuel R. Thomas, Palmer av, contemplates the erection of a 2½-sty residence on Palmer av. No architect selected.

PLANS FIGURING.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Lord & Hewlett, 345 5th av, Manhattan, architects, are taking bids to close Dec. 28 for an addition to the north pavilion of the hospital at De Kalb av and Raymond st, for the Brooklyn Hospital.

PUBLIC BUILDINGS.

HORNELL, N. Y.—The U. S. Government, Hon. W. G. McAdoo, secretary, Treasury Department, Washington, D. C., is taking bids to close January 19 at 3 p. m., for the post office building at the southwest corner of West Genesee and Seneca sts, from plans by Jas. A. Wetmore, acting supervising architect, Treasury Department, Washington, D. C. Cost, about \$85,000.

WATERLOO, N. Y.—J. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect, is taking bids to close January 21 at 3 p. m., for the 2-sty post office building for the U. S. Government. Cost, about \$55,000.

HACKENSACK, N. J.—Bids close January 17 at 3 p. m., for the 2-sty post office buildings for the U. S. Government, Hon. W. G. McAdoo, secretary, Treasury Department, Washington, D. C. Jas. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect. Cost, about \$100,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
CONVENT AV.—Frank L. Norton, 216 Hamilton av, New Brighton, S. I., has completed plans for a 10-sty apartment, 99x85 ft, at the southwest corner of Convent av and 141st st, for the W. B. M. Realty Co., Inc., 101 Park av. Cost, about \$260,000.

207TH ST.—Plans have been completed by Chas. B. Meyers, 1 Union Sq West, for a 5-sty apartment, 55x88 ft, in the north side of 207th st, 100 ft west of Vermilyea av, for the V. R. Building Corp., 1029 East 163d st. Cost, about \$5,000.

HAVEN AV.—Gronenbaw, 100 Park av, 303 5th av, have completed plans for the 5-sty apartment, 100 ft wide, in keeping with the W. Filrose Coe building and in finish about \$70,000 is a departure from those

52D ST.—Rouse & Goldstone, 38 West 32d st, have completed plans for alterations to the 4-sty apartment, 102 East 52d st, for the Montana Realty Co., 30 East 42d st.

ATTORNEY ST.—Plans have been prepared by M. Jos. Harrison, World Building, for alterations to the 5-sty apartment, 174 Attorney st, for Jos. S. Eille, 1047 Southern Boulevard, Bronx.

STORES, OFFICES AND LOFTS.

40TH ST.—S. B. Eisendrath & B. Horowitz, associated architects, 500 5th av, are preparing preliminary plans for a 1 and 2-sty moving picture theatre studios and store building at 305-307 West 40th st, for Marie R. Ryan, 149 Broadway. Cost, about \$50,000.

79TH ST.—Clarke, MacMullen & Riley, 101 Park av, steam engineers, are preparing preliminary plans for a 5 or 9-sty telephone building at 216 East 79th st, for the New York Telephone Co., 15 Dey st. McKenzie, Voorhees & Gmelin, 1123 Broadway, architects.

5TH AV.—Montague Flagg, 109 Broad st, is completing plans for the store and office building, 75x100 ft, at the southeast corner of 5th av and 42d st, for the Oceanic Investing Co., Albert E. Thorne, 51 Wall st. Pattison Bros., 1182 Broadway, steam and electrical engineers. Bolter, Hodge & Baird, 149 Broadway, steel engineers.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

VALENTINE AV.—The Faiella Construction Co., 601 West 15th st, Joseph F. Faiella, president, contemplates the erection of 5-sty apartments, 75x200 ft, on the west side of Valentine av, south of 184th st, from plans by William A. Faiella, 2398 Lorillard pl.

WEBSTER AV.—N. Serracino, 1170 Broadway, is preparing plans for two 5-sty apartments, 50x89 ft, on the east side of Webster av, 189 ft north of St. Paul's pl, for Joseph Zibelli, owner and builder, 160 South 10th av, Mt. Vernon. Cost, about \$40,000 each.

192D ST.—The Dodge Realty Co., Aaron Miller, president, Concourse and 184th st, contemplates the erection of 5-sty apartments in the north side of 192d st, from Concourse to Creston av.

WEEKS AV.—Matthew J. McQuillan, 39 East 42d st, has completed plans for four 5-sty apartments on the east side of Weeks av, 95 ft south of 175th st, for Henry Salzman, 3480 3d av, and Frank B. Hill, 3476 3d av.

DWELLINGS.

242D ST.—Chas. Schaefer, Jr., 401 Tremont av, has completed plans for five 2½-sty residences, 21x34 and 44 ft, at the northeast corner of 242d st and Mt. Vernon av, for William Peters & Co., William Peters, 1044 Tremont av, president. Cost, about \$17,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

FLATBUSH AV.—N. A. Norelli, Orange Bank Building, 252 Main st, Orange, N. J. is preparing plans for a 4-sty flat, 80x90 ft, at the southeast corner of Flatbush av and East 16th st, near Av T, to cost about \$45,000. Owner's name for the present withheld.

4TH AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty apartment, 50x86 ft, on the west side of 4th av, 50 ft north of 34th st, for Harris B. Sentf, 810 New Jersey av, owner and builder. Cost, about \$24,000.

5TH AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 25 x100 ft, at the northeast corner of 5th av and 40th st, for John F. Burk 3921 5th av, owner and builder. Cost, about \$20,000.

UNION ST.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty apartments, 50x82 ft, in the south side of Union st, 50 ft west of Utica av, for Abraham Koepfel, 330 Utica av, owner and builder. Cost, about \$35,000.

60TH ST.—Thomas Bennett, 52d st and 3d av, is preparing plans for a 4-sty apartment, 48x100 ft, in the north side of 60th st, between Ft. Hamilton and 10th avs, for Conrad Pfleger, on premises, owner and builder. Cost, about \$30,000.

SENATOR ST.—Thos. Bennett, 52d st and 3d av, is preparing plans for four 3-sty apartments, 20x74 ft, in the north side of Senator st, 252 ft. east of Ridge Boulevard, for the Boyd Realty Co., Jas. Boyd, president and builder, 434 Senator st. Cost, about \$7,000.

COUNSTERLING PL.—Samuel Katz, 405 Lexington av, Manhattan, has completed plans for a 4-sty apartment, 70x92 ft, on the

north side of Sterling pl, 35 ft east of Brooklyn av, for Frank Wilson, 405 Lexington av, Manhattan. Cost, about \$50,000.

14TH AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty apartment, 50x90 ft, at the northwest corner of 14th av and 54th st, for the 54th St. and 14th Av. Corp., 250 Decatur st, Solomon Frank, president and builder. Cost, about \$30,000.

DWELLINGS.

BROOKLYN AV.—William Wiegand, 45 West 34th st, Manhattan, has plans for two 2½-sty semi-detached family dwellings, 34x46 ft, for William Geiger, 1767 Brooklyn av, to be erected at 1785-1787 Brooklyn av, to cost \$6,000 each.

HOSPITALS AND ASYLUMS.

PACIFIC ST.—William Higginson, 21 Park Row, Manhattan, has completed plans for a 1-sty brick hospital, 68x78 ft, in the south side of Pacific st, 244 ft west of Henry st, for the Long Island College Hospital, on premises. Cost, about \$18,000.

STORES, OFFICES AND LOFTS.

16TH ST.—B. F. Hudson, 319 9th st, is preparing plans for nine 1-sty stores, 20 x55 ft, at Av H and East 16th st, for Walter R. Lusher, 303 East 17th st, owner and builder. Slag roofing, steam heating, electric wiring, metal store fronts, metal ceilings. Cost, about \$2,500 each.

Richmond.

FACTORIES AND WAREHOUSES.

CLIFTON, S. I.—Valentine & Kissam, 25 Madison av, Manhattan, are preparing plans for a 5-sty manufacturing plant for Louis De Jette & Co., 446 Richmond Turnpike, Tompkinsville, S. I.

Nassau.

DWELLINGS.

GLEN COVE, L. I.—A. N. Paddock, 59 Seaview av, East Norwalk, Conn., has completed plans for a 3-sty residence, 40x50 ft, for John Treadwell, Jr., care of American Bank Note Co., 70 Broad st, Manhattan. Cost, about \$15,000.

GREAT NECK, L. I.—Henry Otis Chapman, 334 5th av, Manhattan, is preparing preliminary plans for a 2½-sty brick and stucco residence for Henri Bendel, 10 West 57th st, Manhattan. Story & Flickinger, 5 Great Jones st, Manhattan, general contractors.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
YONKERS, N. Y.—The American Real Estate Co., Park Hill, Yonkers, is preparing preliminary plans for a 4-sty apartment on Betner pl, near Radford st, for Burton Tompkins, 54 Elliott av.

CHURCHES.

NEW ROCHELLE, N. Y.—Lawrence L. Barnard, Lawton st, is preparing plans for a 1½-sty church on Locust av, for the First Church of Christ Scientist, on premises, to cost about \$35,000. Bids will be taken about January 15.

DWELLINGS.

CHAPPAQUA, N. Y.—John Boese, Bridge Plaza Court Building, L. I. City, is preparing plans for a 2½-sty residence, 35x55 ft, for Wm. H. Seibrecht, this place. Cost, about \$20,000.

MT. VERNON, N. Y.—The N. Y. Interurban Development Co., 8 South 2d av, has completed plans for a 2½-sty residence, 26x21 ft, at 235 Altona av, for John F. Fairchild, 8 South 2d av. Cost, about \$3,500.

PURCHASE, N. Y.—Louis R. Metcalfe and Henry F. Ballantine, 2 West 47th st, Manhattan, are preparing sketches for a residence here for Leo Wallerstein, 171 Madison av, Manhattan.

TARRYTOWN, N. Y.—Taylor & Levi, 105 West 40th st, Manhattan, are preparing sketches for a residence on Benedict av for Jacques Halle, care of architects.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 2-sty brick residence, 25x51 ft, on the west side of South 6th av, 100 ft south of 3d st, for Jas. Zimbaridi, this place, owner and builder. Cost, about \$6,000. Composition roofing, steam heating, electric wiring, city sewage and water.

MUNICIPAL WORK.

NEW ROCHELLE, N. Y.—The City of New Rochelle, Edward Griffing, mayor, contemplates the erection of a disposal plant and extension of sewage system in Morgan st. John A. Hadert, City Hall, engineer. Cost, about \$400,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 4-sty flat, 50x80 ft, in Prospect st, near Palisade av, for Harry Uslan, 90 West 26th st, Bayonne, owner and builder. Cost, about \$22,000.

WEST NEW YORK, N. J.—N. Soldwedel, 421 Bergenline av, Union Hill, has completed plans for two 3-sty apartments, 34 x84 ft, at 14th st and Hudson av, for the West New York Realty & Construction Co., F. D. Spagna, president, 318 15th st, West New York, president and builder. Total cost, about \$80,000.

LAKEWOOD, N. J.—E. C. Benner, Appleby Building, Asbury Park, has completed preliminary plans for five stores and four apartments at 3d st and Clifton av for A. Alpert, 215 2d st. Cost, about \$25,000.

CHURCHES.

WESTFIELD, N. J.—Elliott Lynch, 345 5th av, Manhattan, is preparing sketches for a church and school on Westfield av, for the Holy Trinity R. C. Church, Rev. H. T. Watterson, 502 Westfield av, pastor. Cost, about \$70,000.

DWELLINGS.

PLAINFIELD, N. J.—George H. Fisher, Jr., 224 Manson pl, has completed plans for a 2½-sty residence, 24x50 ft, at Marlborough Terrace, for Mr. Engelhart, 260 Westminster rd, Brooklyn. Cost, about \$7,000.

EAST ORANGE, N. J.—Albert Nucciaroni, 9 Taylor st, Orange, is preparing

sketches for two residences at 452-54 Clinton st, for P. Aufiero, East Orange, owner and builder. Cost, about \$4,500. Slate roofing, electric wiring, city sewage and water, no heating.

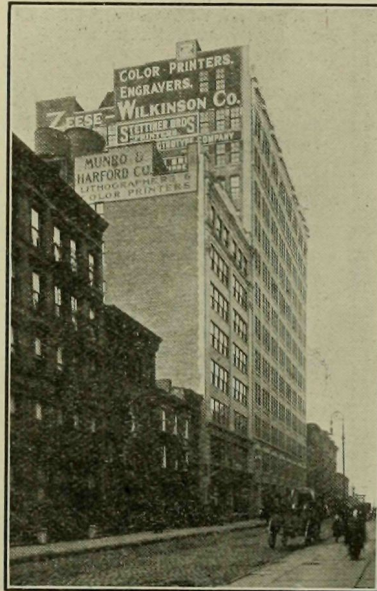
RED BANK, N. J.—Archibald MacKellar, Davidson Building, will soon start working drawings for the 1-sty parish house in West Front st, for the Trinity Church, Rev. Robert MacKellar, pastor. Cost, about \$8,000.

MILLBURN, N. J.—Herman Fritz, News Building, Passaic, has completed plans for five 2½-sty residences for Thos. A. Douglas, Millburn av, owner and builder. Shingle roofing, steam heating electric wiring. Cost, \$4,500 to \$5,000.

ARLINGTON, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame residence for Willy Bros., this place. Cost, about \$5,000. Shingle roofing, steam heating, electric wiring.

FANWOOD, N. J.—Herman Fritz, News Building, Passaic, has completed plans for six 2½-sty frame residences for J. C. Muszek, this place. Cost, about \$4,500 to \$5,000. Owner will handle general contract.

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Contemplated Construction (Continued).

FACTORIES AND WAREHOUSES.

SPA SPRINGS, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, has completed plans for a 1-sty factory building near Perth Amboy, for the New Jersey Glue Co., care of architect. Cost, about \$30,000. Architect will build and is in the market for mason and carpenter materials.

NEWARK, N. J.—The Boyden Shoe Mfg. Co., W. B. Jordan, president, contemplates rebuilding the shoe factory, 69x90 ft, at 182 South Canal st, to cost between \$10,000 and \$15,000.

BLOOMFIELD, N. J.—Marshall N. Shoemaker, 521 Union Building, Newark, is preparing plans for a 1-sty manufacturing plant at Bloomfield av and Grove st, for the Eastern Tool & Mfg. Co., Alfred G. Anderson, president. Cost, about \$80,000. Bids will not be received for several weeks.

NEWARK, N. J.—Frاند Grad, American National Bank Building, is preparing plans for a 2-sty shop, 45x95 ft, in 10th st, through to Blum st, near 16th av, for Guritzky Bros., 75 Livingston st. Cost, about \$8,000.

SCHOOLS AND COLLEGES.

TEANECK, N. J.—Clarence Brazer, 1133 Broadway, Manhattan, and C. V. R. Bogert, 167 Main st, Hackensack, associate architects, have completed plans for a school for the Board of Education of the School Township of Teaneck, Frank S. De Ronde, president, who will soon advertise for bids. Cost, about \$35,000.

MISCELLANEOUS.

PRINCETON, N. J.—Carrere & Hastings, 52 Vanderbilt av, Manhattan, have completed plans for the Princeton Battle Monument. Plans have been submitted to owners for approval.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.
SYRACUSE, N. Y.—Harry D. Phoenix, 417 Union Building, has about completed plans for a 4-sty apartment, 35x70 ft, at Euclid av and Comstock st, to cost about \$25,000. Owner's name for the present withheld.

FACTORIES AND WAREHOUSES.

MINETTO, N. Y.—Arthur S. Coffin, Chicago, Ill., has completed plans for 1 and 4-sty mills, 580x331 ft, between the present building on west river front and Lackawanna R. R. tracks, for the Columbian Mills, Inc., Mr. Slocum in charge. Cost, about \$1,000,000.

NIAGARA FALLS, N. Y.—Wright & Kremers, 31 Loan Association Building, are preparing sketches for a 3-sty paper mill, store building and boiler house at 3d and Walnut sts, for the Defiance Paper Co., W. Duptegraf in charge, New Brighton, Pa. Cost, about \$175,000.

SCHOOLS AND COLLEGES.

AMSTERDAM, N. Y.—Leland Niles, 81 Minaville st, is preparing plans for a 2-sty school, 135x50 ft, on Vrooman av, near Edison st, for the Board of Education, Wm. McCleary, president, who will advertise for bids about January 15. Cost, about \$40,000.

STORES, OFFICES AND LOFTS.

JAMESTOWN, N. Y.—Freeburg & Fidler, Chadakoin Block, are preparing plans for six stores and amusement parlors, 116 x120 ft, in West 3d st, near Washington st, to cost about \$20,000, and will take bids on general contract about January 1. Owner's name for the present withheld.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN (sub.)—The American Bridge Co., 30 Church st, has received the steel contract for the 13-sty apartment, 62 x100 ft, at 155-59 West 57th st, for the 57th St. Realty Corp., Edgar A. Levy, 505 5th av, owner and builder. Robert T. Lyons, 52 Vanderbilt av, architect. Cost, about \$250,000.

DWELLINGS.

MANHATTAN BEACH ESTATES, L. I.—W. & W. F. Crockett, 306 East 59th st, Manhattan, have received the general contract to erect a 3-sty frame residence and garage for Thos. Weatherly, 306 East 59th st, Manhattan. Cost, about \$7,500.

AVON, N. J.—Fred M. Strunk, 22 Railroad pl, East Orange, has received the general contract to erect a 2½-sty residence and garage, 51x52 ft, at Sylvannia and Ocean avs, for Mrs. Hanna M. Tag, care of architect. Frank Bower, 44 Harrison st, East Orange, architect. Cost, about \$20,000.

GARDEN CITY, L. I.—The E. E. Paul Co., 101 Park av, Manhattan, has received the general contract to erect four 2½-sty residences, 37x33 ft, for the Butler Estates, 101 Park av, Manhattan. Ford, Butler & Oliver, 101 Park av, Manhattan, architects. Cost, about \$44,000.

LARCHMONT, N. Y.—Michael Reardon, 103 Mt. Pleasant av, Mamaroneck, has received the general contract to erect a 2½-sty residence, 24x30 ft, for D. Sullivan, this place. Jos. V. Gahan, 254 Huguenot st, New Rochelle, architects. Cost, about \$5,000.

DOUGLASTON, L. I.—Adam Kirchnoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty residence for Mr. Hoyt, care of architects, Paterson & Dula, 15 East 40th st, Manhattan. Cost, about \$11,000.

FACTORIES AND WAREHOUSES.

BRONX.—The York Building Co., Inc., is figuring the general contract and want bids on all subs at once for the building to be erected in the northside of 170th st, 100 ft east of 3d av, for the Tremont Fireproof Storage & Refrigerator Co., from plans by the Kreymborg Architectural Co., the Bronx.

BRONXVILLE, N. Y.—The John W. Ferguson Co., United Bank Building, Paterson, N. J., has received the general contract to erect a 2-sty factory building, 100x185 ft, for the Ward-Leonard Electric Co., this place. Cost, about \$35,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—D. C. Weeks & Son Co., 1123 Broadway, have received the general contract to erect the 2-sty telephone building at Wadsworth av, 175th and 176th sts, for the N. Y. Telephone Co., 15 Dey st. McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Cost, about \$60,000.

MISCELLANEOUS.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, have received the contract for alterations to the residence, 36 East 39th st. Arnold W. Brunner, architect. Also for alterations to the N. Y. Consolidated Card Co. factory, 4th and Webster avs, L. I. City, and for alterations to the building, 428-430 Broadway, James S. Maher, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
101ST ST, 337 West, n e cor Riverside dr, 12-sty fireproof apartments, irreg 27x142; cost, \$220,000; owner, The Paterno Consn., Co., 272 West 84th st; architect, Gaetan Ajello, 1 West 34th st. Plan No. 400.

204TH ST, s w cor Broadway, 5-sty brick stores and apartments, 37 families, 92x115; cost, \$120,000; owner, Alexander Grant Construction Co., 714 West 181st st; architects, Neville & Bagge, 105 West 40th st. Plan No. 410.

207TH ST, n s, 100 w Vermilyea av, 5-sty brick stores and tenement, 55x88; cost, \$45,000; owner, V. R. Bldg. Corp., 1029 East 163d st; architect, Chas. B. Meyers, 1 Union Sq. W. Plan No. 412.

STABLES AND GARAGES.

184TH ST, 523 West, n s, 25 e Audubon av, 2-sty fireproof garage and apartment, 25x99; cost, \$3,000; owner, Washington B. Reed, 523 West 184th st; architect, Jean H. Garaerdt, 62 Seaman av. Plan No. 413.

STORES, OFFICES AND LOFTS.

MADISON AV, 148-150, s w cor 32d st, 16-sty fireproof store and lofts, 49x89; cost, \$200,000; owner, Charles Remsen, 55 William st; architects, Wallis & Goodwillie, 56 West 45th st. Plan No. 411.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
DALY AV, n w cor 180th st, 5-sty brick tenement, plastic slate roof, 57x96.4; cost, \$50,000; owner, Lanzner Kahn, Inc., Harry A. Lanzner, 600 West 181st st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 690.

CROTONA PARK EAST, e s, 147.86 n Wilkins av, four 5-sty brick tenements, tar and gravel roof, 70x112; cost, \$280,000; owners, Kleban Leader, Inc., Isaac Leader, 4014 Park av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 693.

DALY AV, w s, 57.06 n 180th st, three 5-sty brick tenements, plastic slate, 36.1x94.2, 36.11x92.8, —x91.0; cost, \$105,000; owners, Lanzner Kahn, Inc., Henry A. Lanzner, 600 West 181st st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 692.

FACTORIES AND WAREHOUSES.

214TH ST, n s, 130.96 e White Plains av, 1-sty frame shop, 17x14; cost, \$200; owner, Angelia Lombardi, 713 East 214th st; architect, Enrich A. Russo, 731 East 215th st. Plan No. 689.

STORES, OFFICES AND LOFTS.

PARK AV, w s, 161 n 184th st, 1-sty brick store, plastic slate roof, 56x89.8; cost, \$10,000; owner, Winnie Realty Co., Maurice Muller, 935 Intervale av, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 691.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
30TH ST, n s, 250 w 5th av, two 4-sty brick tenements, 50x80, slag roof, 20 families each;

total cost, \$50,000; owner, Bershad Realty Co., 106 Bristol st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8957.

ASHFORD ST, w s, 125 n Pitkin av, 3-sty brick tenement, 25x72, slag roof, 6 families; cost, \$7,000; owner, Samuel Firchs, 705 Belmont av; architects, Farber & Markwitz, 189 Montague st. Plan No. 8964.

MIDWOOD ST, n s, 300 e Nostrand av, two 4-sty brick tenement, 39x79, gravel roof, 16 families each; total cost, \$50,000; owner, Geo. Van Orden & Co., 5808 20th av; architect, F. L. Hine, 189 Montague st. Plan No. 8966.

ALABAMA AV, s e cor Livonia av, 4-sty brick tenement, 50x90, slag roof, 24 families; cost, \$30,000; owner, Senpth Constn. Co., 810 New Jersey av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8969.

WEST 30TH ST, s e cor Mermaid av, 4-sty brick tenement, 86x89, slag roof, 28 families; cost, \$40,000; owner, Malpin Realty Co., 73 Allen st, Manhattan; architect, Chas. Straub, 147 4th av, Manhattan. Plan No. 9010.

54TH ST, n w cor 14th av, 4-sty brick tenement, 50x90, slag roof, 16 families; cost, \$40,000; owner, 54th St. & 4th Av. Co., 250 Decatur st; architect, W. T. McCarthy, 16 Court st. Plan No. 9033.

EUCLID AV, s w cor Ridgewood av, 3-sty brick store and tenement, 24.3x100, gravel roof, 4 families; cost, \$8,000; owner, Saml. Seiderman, 50 Court st; architect, Max Hirsch, 391 Fulton st. Plan No. 9011.

4TH AV, w s, 50 s 63d st, two 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, \$60,000; owner, Hyman Rubin, 370 Miller av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 9016.

14TH AV, w s, 50 n 54th st, 4-sty brick tenement, 50x85.6, slag roof, 16 families; cost, \$35,000; owner, 54th St. & 14th Av. Co., 250 Decatur st; architect, W. T. McCarthy, 16 Court st. Plan No. 9032.

CHURCHES.

DRIGGS AV, s w cor North 12th st, 1-sty brick church, 66x95, asbestos roof; cost, \$75,000; owner, Church of the Transfiguration, 728 Driggs av; architect, L. Allmendinger, 926 Broadway. Plan No. 9046.

SAME PROP, 2-sty brick parsonage, 32x55, asbestos roof; cost, \$8,000; owner and architect same as above. Plan No. 9047.

DWELLINGS.

PINE ST, s w cor Blake av, 2-sty brick dwelling, 20x61.8, slag roof, 2 families; cost, \$4,000; owner, Wm. T. Martin, 19 Gamma pl, Glendale, Queens; architect, Christ Gastmeyer, 1652 Myrtle av. Plan No. 8936.

PINE ST, w s, 20 s Blake av, nine 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$36,000; owner, Wm. J. Martin, 19 Gamma pl, Glendale, Queens; architect, Christ Gastmeyer, 1652 Myrtle av. Plan No. 8935.

ELMORE PL, e s, 340 s Av M, two-sty frame dwelling, 26.8x54, shingle roof, 1 family; cost, \$5,000; owner, Jos. Steiner, East 2d st and Av M; architect, Emanuel Kaiser, 68 East 94th st, Manhattan. Plan No. 8995.

WEST 23D ST, w s, 250 n Mermaid av, two 2-sty frame dwellings, 20x12, gravel roof, 1 family each; total cost, \$1,600; owner, Rosie Rosen, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8974.

EAST 89TH ST, w s, 102.2 s Canarsie la, two 1-sty frame dwellings, 16x30, shingle roof, 1 family each; total cost, \$3,400; owner, Hamilton Constn. Co., Corona, L. I.; architect, Wm. Richter, 679 West st. Plan No. 8989.

SEA GATE AV, n w cor Mautilus av, 2-sty frame dwelling, 44x46, tile roof, 1 family; cost, \$6,000; owner, Jos. Vendig, Maple av, Sea Gate; architect, Robert I. Dodge, 233 Broadway, Manhattan. Plan No. 8979.

DOVER ST, e s, 220 n Hampton av, 2-sty brick dwelling, 37.6x37, shingle roof, 1 family; cost, \$6,000; owner, Nellie C. Bauer, 470 West 143d st, Manhattan; architect, F. G. Hasselman, 30 East 42d st, Manhattan. Plan No. 9005.

MESEROLE ST, n w cor Varick av, 2-sty brick stable and dwelling, 29x105, gravel roof, 1 family; cost, \$7,000; owner, Theo. F. Jackson Estate, 177 Montague st; architect, Walter B. Wills, Broadway and Myrtle av. Plan No. 9008.

EAST 7TH ST, e s, 160 n Av H, three 2-sty frame dwellings, 17x37, shingle roof, 1 family each; total cost, \$9,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 4710 Jamaica av. Plan No. 9018.

WEST 27TH ST, e s, 277 s Mermaid av, 2-sty brick dwelling, 20x40, gravel roof, 1 family; cost, \$3,000; owner, Guydon Carpelis, 11 Mermaid av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 9027.

68TH ST, s s, 260 w 12th av, two 3-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owner, Carlo Gugglenull, 1424 70th st; architect, C. A. Olsen, 1209 68th st. Plan No. 9028.

AV K, n s, 60 e East 10th st, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$5,500; owner, Samuel Bergs, 260 Kingston av; architect, B. F. Hudson, 319 9th st. Plan No. 9014.

AV T, n e cor East 7th st, four 2-sty frame dwellings, 16x37.6, shingle roof, 1 family each; total cost, \$12,000; owner, Innovation Homes Co., 1127 Av G; architect, B. F. Hudson, 319 9th st. Plan No. 9013.

FARRAGUT RD, n e cor East 96th st, 2-sty frame dwelling, 17x39, shingle roof, 1 family; cost, \$3,000; owner and architect, Frank P. Smith, 9501 Farragut rd. Plan No. 9006.

FARRAGUT RD, n s, 25 e East 96th st, two 2-sty frame dwellings, 17x39, shingle roof, 1 family each; total cost, \$6,000; owner and architect, Frank P. Smith, 9501 Farragut rd. Plan No. 9007.

NEWPORT AV, n e cor Van Sinderen av, four 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$10,400; owners, Berfond Bros., 682 Williams av; architect, Morris Rothstein, 601 Sutter av, Plan No. 9020.

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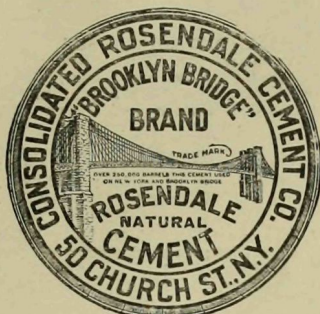
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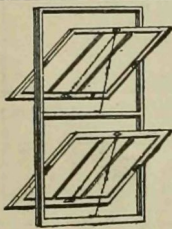
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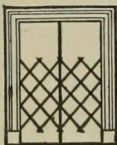
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Plans Filed, New Buildings—Continued.

WARWICK ST, w s, 220 s Dumont av, two 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$7,000; owner, Ashwick Bldg. Co., 493 Ashford st.; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 9034.

46TH ST, n s, 40 w 16th av, four 2-sty frame dwellings, 20.6x48, shingle roof, 2 families each; total cost, \$18,000; owner, C. W. P. Co., 5107 Nostrand av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 9051.

54TH ST, s s, 220 e 9th av, five 2-sty brick dwellings, 20x51, slag roof, 2 families each; total cost, \$17,500; owner, Jas. Warwick, 60 Coles st; architect, J. C. Wandell, 4 Court st. Plan No. 9059.

57TH ST, s s, 320 e 8th av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$13,500; owner, Jas. F. O'Rourke, 264 39th st; architect, Thos. Bennett, 5123 3d av. Plan No. 9056.

57TH ST, s s, 140 e 8th av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$9,000; owner, Jas. F. O'Rourke, 264 39th st; architect, Thos. Bennett, 5123 3d av. Plan No. 9055.

FACTORIES AND WAREHOUSES.

ALABAMA AV, n w cor Stanley av, 1-sty frame storage, 14x59.6, slag roof; cost, \$200; owner, Sam Kadin, 256 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 8958.

EAST 92D ST, n w cor Schenck pl, 1-sty frame storage, 14x20 shingle roof; cost, \$400; owner, John Vreeland, on premises; architect, R. D. Kay, Jr., 201 Montague st. Plan No. 8977.

DITMAS AV, s e cor East 83d st, 2-sty brick storage, 64x61, slag roof; cost, \$10,000; owner, Wm. Becker's Aniline Works, on premises; architect, Benj. Driesler, 153 Montague st. Plan No. 9064.

STABLES AND GARAGES.

WATER ST, n s, 50 w Jay st, 1-sty brick garage, 20x29, gravel roof; cost, \$700; owner, Herman H. Denef, 54 Jay st; architect, Chas. Infanger, 2034 Atlantic av. Plan No. 8956.

MARTENSE ST, s s, 119.5 w Bedford av, 1-sty brick garage, 30.6x20, slag roof; cost, \$500; owner, Geo. A. Jones, on premises; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 8946.

HICKS ST, w s, 20 n Centre st, 2-sty brick garage, 40x80, gravel roof; cost, \$8,000; owner, John E. Cooling Const. Co., 800 Hick st; architect, B. F. Hudson, 319 9th st. Plan No. 9015.

VANDERBILT AV, w s, 202.1 s Willoughby av, 4-sty brick garage, 33x100, slag roof; cost, \$5,000; owner, Rolls Realty Co., 262 Adelphi st; architect, H. V. Holder, Jr., 242 Franklin av. Plan No. 9022.

42D ST, n s, 120 w 17th av, 1-sty brick garage, 20x60, gravel roof; cost, \$500; owner, Chas. Bockleman, on premises; architect, B. F. Hudson, 319 9th st. Plan No. 9058.

STORES AND DWELLINGS.

3D AV, s e cor Ovington av, 3-sty brick store and dwelling, 20.7x64, slag roof, 2 families; cost, \$12,000; owner, Realty Circle, 189 Montague st; architect, M. Meyer, 180 Montague st. Plan No. 8984.

3D AV, e s, 36 s Ovington st, seven 3-sty brick store and dwellings, 19.10x55, slag roof, 2 families each; total cost, \$52,500; owner, Realty Circle, 189 Montague st; architect, M. Meyer, 180 Montague st. Plan No. 8983.

57TH ST, n w cor 16th av, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$6,000; owner, C. W. P. Co., 5107 Nostrand av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 9052.

7TH AV, n w cor 55th st, 3-sty brick store and dwelling, 20x80, gravel roof, 2 families; cost, \$6,000; owner, Ridgewood Successes, Inc., 44 Court st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 9042.

7TH AV, s w cor 54th st, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$6,000; owner, Ridgewood Successes, Inc., 44 Court st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 9043.

7TH AV, w s, 20 s 54th st, eight 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$40,000; owner, Ridgewood Successes, Inc., 44 Court st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 9044.

16TH AV, w s, 80.2 n 57th st, 3-sty brick store and dwelling, 19x55, gravel roof, 2 families; cost, \$5,000; owner, C. W. P. Co., 5107 Nostrand av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 9053.

STORES, OFFICES AND LOFTS.

EASTERN PARKWAY, s s, 84 w Prospect pl, 1-sty brick store, 20x71.2, slag roof; cost, \$2,000; owner, Saml. Klein, 78 Junius st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8949.

MISCELLANEOUS.

NAUTILUS AV, s e cor Sea Gate av, 2-sty frame carriage house, 20x24, shingle roof; cost, \$1,200; owner, Edgar L. Luckenbach, on premises; architect, John C. Wandell Co., 4 Court sq. Plan No. 8937.

LIVINGSTON ST, n s, 170 w Nevins st, 2-sty brick showrooms, 20x125, slag roof; cost, \$10,000; owner, Realty Associates, 162 Remsen st; architect, Benj. Driesler, Jr., 153 Remsen st. Plan No. 9002.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
RIDGEWOOD.—Madison st, s w cor Cypress av, 3-sty brick store and tenement, 25x78, slag roof, 5 families, gas; cost, \$10,000; and Madison st, s s, 25 w Cypress av, three 3-sty brick tenements, 27x66, slag roof, 6 families, gas; cost, \$24,000; and Madison st, s s, 107 w Cypress av, 3-sty brick tenement, 51x47, slag roof, 6 families, gas; cost, \$9,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 4494-5-6,

DWELLINGS.

FLUSHING.—Chestnut st, s s, 150 w Parsons av, 2½-sty frame dwelling, 26x48, shingle roof, 2 families, steam heat, gas; cost, \$6,500; owner, Margaret W. Sherin, 21 14th st, Flushing; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan No. 4450.

JAMAICA.—Globe av, w s, 100 s Atlantic st, three 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat, gas; cost, \$7,500; owner, M. McAulay, 315 Muller av, Brooklyn; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan Nos. 4462-3-4.

OZONE PARK.—Oxford av, e s, 108 n Liberty av, ten 2-sty brick dwellings, 20x55, tin roof, 2 families, gas; cost, \$30,000; owner, Louis Mehrmann, 45 Euclid av, Brooklyn; architect, C. H. Pfaff, 675 Euclid st, Brooklyn. Plan No. 4448.

RICHMOND HILL.—Herald av, w s, 100 n Jamaica av, four 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$10,000; owner, Chas. Sohl, 125 2d st, Woodhaven; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan Nos. 4451 to 4454.

RICHMOND HILL.—Nostrand place, e s, 100 n Jamaica av, four 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$10,000; owner, Chas. Sohl, 125 2d st, Woodhaven; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan Nos. 4455 to 4458.

WOODHAVEN.—Drew av, w s, 101 n Platt pl, two 2½-sty frame dwellings, 16x33, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner, E. Guilfoyle, 4 Shipley st, Richmond Hill; architect, A. E. Richardson, 100 Amity st, Flushing. Plan Nos. 4460-61.

BELLE HARBOR.—Chester av, w s, 260 n Newport av, four 2½-sty frame dwellings, 29x36, slag roof, 2 families, gas; cost, \$15,000; Frank Chinnell, Belle Harbor; architect, W. A. Hogan, 17 Beach 116th st, Rockaway Beach. Plan No. 4478.

ELMHURST.—19th st, w s, 160 n Tibermarle terrace, 2½-sty frame dwelling, 26x46, shingle roof, 2 families, hot water heat, gas; cost, \$5,000; owner, W. J. Dugan, 4 Belmont av, Elmhurst; architect, W. E. Helm, W. Jackson av, Corona. Plan No. 4486.

FLUSHING.—19th st, n e cor State st, 2½-sty frame dwelling, 26x35, shingle roof, 1 family, steam heat, gas; cost, \$4,200; owner, J. B. Walker, Woolworth Building, Manhattan; architect, G. A. Sheffield, Bayside. Plan No. 4480.

FOREST HILLS.—Whitson st, n e s, 99 s e Puritan av, 2-sty tile dwelling, 22x36, tile roof, 1 family, steam heat, gas and electricity; cost, \$7,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 4474.

JAMAICA.—Avalon av, w s, 130 n Fulton st, three 2-sty frame dwellings, 16x36, shingle roof, 1 family, gas; cost, \$6,300; owner, Eliza Weisenfeld, 3311 Jamaica av, Richmond Hill; architect, Fredk. Wonnberger, 387 Hendrix st, Brooklyn. Plan Nos. 4483-4-5.

L. I. CITY.—Boulevard av, s s, 220 n Pierce av, 2-sty brick dwelling, 25x30, slag roof, 2 families, gas; cost, \$3,500; Edgar Calobratte, 536 Hamilton st, L. I. City; architect, Edw. Faubach, 407 Hancock st, L. I. City. Plan No. 4472.

ELMHURST.—80th st, w s, 20 n Woodside av, 2½-sty brick dwelling, 26x37, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owner, Andrew Molinella, 23 Oliver st, Manhattan; architect, M. W. Del Gaudio, 401 East Tremont av, Manhattan. Plan No. 4471.

WOODHAVEN.—Woodhaven av, s w cor Chichester av, two 2-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat, gas; cost, \$5,000; and Walker av, s e cor Chichester av, eleven 2-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat, gas; cost, \$27,500; owner, Comiskey Homes Co., Freeport, L. I.; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 4467-8-9.

DUNTON.—Atfield av, w s, 125 s Chichester av, 2-sty frame dwelling, 16x32, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner, S. A. Thompson, Dunton; architect, H. T. Jeffrey, Butler Bldg., Jamaica. Plan No. 4504.

DUNTON.—Frost av, w s, 300 s Jamaica av, two 2½-sty frame dwellings, 18x36, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owner and architects, Proctor & Ward, Maure av, Dunton. Plan Nos. 4502-3.

DUNTON LODGE.—Nebraska av, n s, 260 w Metropolis av, 2-sty frame dwelling, 25x29, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, Burton W. Post, Bronxville, N. Y.; architect, A. Murray Jenks, Mt. Vernon, N. Y. Plan No. 4501.

FAR ROCKAWAY.—Beach 6th st, e s, 260 s Sea Girt av, 1-sty frame dwelling, 15x40, tin roof, gas, 1 family; cost, \$500; owner, A. Donald, 6 Mott av, Far Rockaway. Plan No. 4489.

FLUSHING.—State st, s e cor 26th st, 2½-sty brick dwelling, 44x30, shingle roof, 1 family, gas and electricity, hot water heat; cost, \$12,000; owner, L. E. Scott, room 1510, 150 Nassau st, Manhattan; architect, A. Thompson, Jamaica. Plan No. 4487.

HOLLIS.—Carpenter av, s w cor Pochantas st, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat, gas and electricity; cost, \$4,500; owner, Ivywood Corp., Greenwood av, Richmond Hill; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan No. 4506.

KEW GARDENS.—Greenfell av, w s, 70 n Audley st, 3-sty frame dwelling, 36x43, shingle roof, 1 family, gas and electricity; cost, \$7,000; owner, Chappelfield Const. Co., Amityville, L. I.; architect, W. McQuade, 47 West 34th st, Manhattan. Plan No. 4499.

ROCKAWAY BEACH.—Boulevard, s e cor Beach 53d st, 1-sty frame dwelling, 14x26, shingle roof, 1 family, gas; cost, \$500; owner and architect, Edw. Steelges, Arverne. Plan No. 4497.

FACTORIES AND WAREHOUSES.
L. I. CITY.—Borden av, e s, 250 n Creek st,

1-sty brick storage, 50x180, slag roof; cost, \$3,000; owner, Greenpoint Fire-Brick Co., 111 Clay st, Brooklyn; architect, A. H. Stines, 4th st, L. I. City. Plan No. 4476.

RIDGEWOOD.—Buchman av, e s, 91 n Myrtle av, brick shop, 34x103, 1-sty gravel roof; cost, \$5,000; owners, Wagner Bros., Buchman av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 4491.

STABLES AND GARAGES.

BEECHURST.—28th st, s s, 325 e 14th av, frame garage, 9x16; cost, \$100; owners, Holzen-dorff & Livingston, premises. Plan No. 4473.

L. I. CITY.—Jane st, n w cor Ely av, frame barn, 8x25; cost, \$50; owner, Edw. Donner, 636 9th av, L. I. City. Plan No. 4477.

JAMAICA.—Napier av, w s, 500 n Jamaica av, 1-sty brick garage, 18x20, slag roof; cost, \$250; owner, J. Schmidt, on premises. Plan No. 4459.

COLLEGE POINT.—2d av, 556, steel garage, 8x14; cost, \$50; owner, R. Bartholmew, premises. Plan No. 4493.

L. I. CITY.—Jamaica av, n s, 250 e Ely av, steel garage, 18x20; cost, \$300; owner, J. Klein, premises. Plan No. 4498.

RIDGEWOOD.—Catalpa av, s s, 174 e Onderdonk av, two 1-sty brick garages, 16x23, slag roof; cost, \$1,500; owner, Henry Schlachter, 348 Alpha pl, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 4492.

STORES AND DWELLINGS.

CORONA.—Jackson av, s s, 40 e 44th st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families, gas; cost, \$5,600; owner, Mrs. Ada Rosen, 41 43d st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 4479.

JAMAICA.—Maple av, n e cor Shelton av, six 2-sty brick stores and dwellings, 16x50, tin roof, 2 families, gas; cost, \$18,000; owner, K. & F. Building Co., 761 Saratoga av, Brooklyn; architect, Max Hirsch, 391 Fulton st, Brooklyn. Plan No. 4500.

MISCELLANEOUS

CORONA.—Waldron av, w cor Martense av, cesspool for dwelling; cost, \$50; owner, A. Oliveri, premises. Plan No. 4481.

RICHMOND HILL CIRCLE.—Dunton Canal, e s, 80 n Jamaica Bay, frame boat house, 16x20, tin roof; cost, \$900; owner, J. Carlstead, premises. Plan No. 4475.

FAR ROCKAWAY.—Cornaga av, n w cor White st, frame coal bins; cost, \$300; owner, Courtney-Sullivan Co., on premises. Plan No. 4449.

JAMAICA.—Beaver st, w s, 227 n Roswell av, 2-sty frame barn, 37x57, slag roof; cost, \$1,500; owner, Geo. Reiz, premises. Plan No. 4465.

MASPETH.—L. I. R. R., s s, 500 e Flushing av, frame shed, 16x40, gravel roof; cost, \$80; owners, Merritt Bros., premises. Plan No. 4466.

RIDGEWOOD.—Fresh Pond rd, e s, 20 s B. R. T., frame shed, 20x12; cost, \$200; owner, J. Y. Petro, premises. Plan No. 4470.

ARVERNE.—Ft. of Jamaica Bay and Elizabeth av, shed, 12x15, gravel roof; cost, \$250; owner, Valvoline Oil Co., 11 Broadway, Manhattan. Plan No. 4490.

ELMHURST.—Broadway, w s, 300 n Maurice av, billboard, 100x11; cost, \$200; owners, McElrov Bros., Flushing. Plan No. 4488.

ROSEDALE.—Merrick rd, n s, 600 w Fosters Meadow rd, frame shed, 20x95, gravel roof; cost, \$300; owner, Mr. A. Schmitt, premises. Plan No. 4505.

Richmond.

DWELLINGS.

MANHATTAN ST., e s, 350 n Surf av, Tottenville, 1-sty frame bungalow, 18x32; cost, \$400; owner, Gustave Cichele, Newark; architect and builder, Jas. Vollmer, Tottenville. Plan No. 1190.

CENTRAL AV., w s, 372 n Arietta st, Tompkinsville, 2 1/2-sty frame dwelling, 18x6; cost, \$5,500; owner, A. L. Schwab, 8 Richmond turnpike; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 1181.

L. I. CITY.—Lexington av, w s, 622 s Palmer av, Port Richmond, 2 1/2-sty frame dwelling, 21x26; cost, \$2,700; owner, architect and builder, Frank B. Steiner, 93 Lexington av, Port Richmond. Plan No. 1186.

OAKLAND AV., n s, 888 n Forest av, New Brighton, 2 1/2-sty frame dwelling, 28x30; cost, \$4,500; owner, F. J. Nettleton, 370 Oakland av, New Brighton; architect and builder, Hans Hermansen, 340 Oakland av, New Brighton. Plan No. 1192.

OLD TOWN RD., e s, 125 s Ocean av, South Beach, 1-sty frame bungalow, 16x20; cost, \$175; owner, Maude D. Gebhardt, 59 Boulevard, South Beach; builders, Garaventa & Housman, 98 Ocean av, South Beach. Plan No. 1189.

OLD TOWN RD., e s, 125 s Ocean av, South Beach, 1-sty frame bungalow, 16x20; cost, \$150; owner, Maude D. Gebhardt, 59 Boulevard, South Beach; builders, Garaventa & Housman, 98 Ocean av, South Beach. Plan No. 1188.

ROME AV., e s, 1,000 s Navesink pl New Dorp, two 1-sty frame bungalows and shed, 24x18, 35x20; cost, \$500; owner, architect and builder, Henry A. Albert, New Dorp P. O. Plan No. 1193.

SEASIDE AV., s s, 200 e Ocean av, South Beach, four 1-sty frame bungalows, 15x20; cost, \$1,000; owner, architect and builder, Lambert O'Neill, South Beach. Plan No. 1185.

TOMPKINS AV., e s, 225 n St. Johns av, Rosebank, 2 1/2-sty frame dwelling, 24x30; cost, \$3,500; owner, Bertha Klein, 58 Simonson av, Stapleton; architect and builder, Jas. H. Thompson, Rosebank. Plan No. 1179.

YORK AV., w s, 601 s 3d st, New Brighton, two 2-sty frame dwellings, 17x37; cost, \$7,000; owner, architect and builder, B. B. Babbitt, 80 Bay View av, New Brighton. Plan No. 1197.

STABLES AND GARAGES.

FAIRVIEW AV., e s, 170 n Prospect st, New Brighton, 1-sty frame garage, 16x20; cost, \$350; owner, Lester W. Osborn, 127 Fairview av, New Brighton; builder, Wm. Cogan, 3d st, New Brighton. Plan No. 1184.

WATCHOGUE RD., n s, 800 w Willowbrook rd, Willowbrook, 1 1/2-sty frame stable, 40x18; cost, \$800; owner, architect and builder, Philip Keppler, 573 Watchogue rd. Plan No. 1183.

STORES, OFFICES AND LOFTS.

BAY ST., n s, 70 e Wave st, Stapleton, 1-sty frame office, 12x74; cost, \$50; owner and builder, Staten Island House Wrecking Co., Stapleton. Plan No. 1195.

ARIETTA ST., n s, 300 e R. R. Cross, Tompkinsville, 1-sty frame temporary office, 9x27; cost, \$300; owner and builder, American Dock Co., Tompkinsville; architect, Chandler Davis, 1 Broadway, Manhattan. Plan No. 1196.

MISCELLANEOUS.

BURCHARD AV., s s, 120 s Parkwood av, Prince Bay, 1-sty frame shed, 9x14; cost, \$25; owner and builder, F. J. Murphy, Prince Bay. Plan No. 1180.

FRESHKILL RD., opposite Clark av, Richmond, 1-sty frame barn, 25x16; cost, \$150; owner, S. Rosenberg, Richmond; builder, James Hawker, Stapleton. Plan No. 1187.

ST. MARYS AV., n e cor Charles st, Rosebank, brick retain wall; cost, \$150; owner and builder, Vincenza Pizola. Plan No. 1182.

SEAFOAM AV., e s, 260 n Cedar Grove, New Dorp Beach, brick cesspool, 4x8; cost, \$25; owner, Mary E. Noble, Seafoam, New Dorp; builder, W. N. Noble, Seafoam av, New Dorp. Plan No. 1194.

WOODROW RD., n s, 200 e Rossville av, Woodrow, 1-sty frame shed and tools, 12x20; cost, \$25; owners and builders, Nause & Pechsli, Woodrow rd. Plan No. 1191.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROOME ST., 287-289, s e cor Eldridge st, new dumbwaiter, fireproof doors to 6-sty brick (12) stores and tenement; twenty families; cost, \$75; owner, Joseph Kasowitz, 105-117 Madison av; architects, Kallich & Lubroth, 215 Montague st, Brooklyn. Plan No. 2927.

DIVISION ST., 47-49, s s, 50 w Market st, remove extension, new fireproof windows, doors, toilets, walls, stair inclosure, girders to 7-sty brick stores and lofts; cost, \$3,000; owner, Wm. Scheinman, 323 Grand st; architects, Saxe & Springsteen, 32 Union sq. Plan No. 2878.

EAST BROADWAY, 49, new stairs, bulkheads, skylights, fireproof enclosure to 5-sty brick store and lofts; cost, \$150; owner, Joseph Solomon, 691 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2888.

EAST HOUSTON ST., 284-286, new partitions, windows to 5-sty brick stores and tenement; cost, \$25; owner, Irving Bachrach, 74 East 92d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2907.

ELIZABETH ST., 122-124, e s, 116 s Broome st, new fireproof window frames and sashes, chimney flue, fire escapes to 4-sty brick stable; cost, \$1,000; owner, Edward A. Miller, 601 West 110th st; architects, De Rosa & Savignano, 150 Nassau st. Plan No. 2917.

FRONT ST., 142-144, n w cor DePeyster st, new elevator enclosure to 6 1/2-sty brick storage; cost, \$500; owner, Ray Estate Corp., 54 Wall st; architect, Charles H. Richter, 68 Broad st. Plan No. 2881.

FULTON ST., 106-108 and 12-14 Dutch st, new tank equipment to 14-sty fireproof lofts and offices; cost, \$2,027; owners, Jennie Sorg and Ada S. Pritchitt, care Jas. A. Kelly, 60 Wall st; architect, R. J. Mansfield, 135 William st. Plan No. 2889.

GRAND ST., 309, s e cor Allen st, new balcony stairs to 6-sty brick lofts and stores; cost, \$400; owner, Edward A. Riley, 73 Allen st; architect, Lee Samenfeld, 860 Hancock st, Brooklyn. Plan No. 2887.

HARRISON ST., 7, s w cor Staple st, new ammonia condenser, pan and steel supports to 7-sty brick warehouse; cost, \$6,000; owner, Joseph J. O'Donohue Estate, 334 5th av; architect, Geo. A. Herne, 161 Chambers st. Plan No. 2918.

LAFAYETTE ST., 180, new stairs, balcony, stair enclosure, mason work, fireproof doors to 7-sty brick lofts; cost, \$1,000; owners, Wehr Bros., 320 Broadway; architect, Henry Regelmann, 133 East 7th st. Plan No. 2916.

LISPENARD ST., 11, 100 e West Broadway, new fireproof stair enclosure, stairs, alter fire escapes to 6-sty brick lofts; cost, \$2,500; owner, Alfred R. Conkling, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2934.

ORCHARD ST., 17, new fire escapes to 6-sty brick loft; cost, \$600; owner, Jacob Bernstein, 17 Orchard st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2910.

PRINCE ST., 127-129, n w cor Wooster st, new fireproof stair enclosure, windows and doors, alter fire escapes to 7-sty brick lofts; cost, \$3,500; owner, New York Public Library, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2932.

READE ST., 32-34, n e cor Broadway, new fireproof, mezzanine balcony to 15-sty fireproof offices; cost, \$7,000; owners, Robert Dun Douglas et al, Orange, N. Y.; architect, William J. Lachner, 158 Chambers st. Plan No. 2873.

SULLIVAN ST., 213, new fireproof passage-way to 4-sty brick tenement; cost, \$100; owners, Eugene & Battista Cordani, 213 Sullivan st; architect, Anthony Vandraco, 183 Spring st. Plan No. 2876.

WAVERLY PL., 107, n s, 87 w Macdougall st, new windows, bath room to 5-sty brick tenement; cost, \$100; owner, Philip Smith, 168 6th av; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 2923.

WORTH ST., 43-45 n s, 124 e West Broadway, new fireproof doors, partitions to 5-sty brick lofts and offices; cost, \$250; owner, C. G. Weld Estate, 81 Mason Bldg., Boston, Mass.; architect, Harry N. Paradise, 231 West 18th st. Plan No. 2929.

3D ST., 404-406 East, s s, 90 e Goerck st, new stair enclosure to 7-sty brick factory; cost, \$1,000; owner, Mrs. Ida Kassel, 21 13th av; architect, Samuel Rosenblum, 57 Chambers st. Plan No. 2880.

4TH ST., 83 East, new railing, door and window openings, steps to 3-sty brick store and dwelling; cost, \$100; owner, Max Verschleiser, 205 East 67th st; architect, J. M. Felson, 1133 Broadway. Plan No. 2914.

6TH ST., 406 East, s s, 100 e 1st av, new apartment, plumbing to 5-sty brick tenement; cost, \$100; owner, Elizabeth Schmitt, 414 East 6th st; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 2902.

13TH ST., 339 West, n e cor Hudson st, rearrange partitions, new windows to 7-sty brick lofts and offices; cost, \$1,000; owner, Thomas J. Kenny, 87 Milk st, Boston, Mass.; architect, William H. Dusenbury, 31 East 27th st. Plan No. 2893.

14TH ST., 116-118 East, mason work, new fireproof doors to 5-sty brick lofts; cost, \$500; owner, August Luchow, Esq., 108-112 East 14th st; architect, Henry Regelmann, 133 7th av. Plan No. 2931.

17TH ST., 14 East, new partitions, fireproof doors and windows to 8-sty brick lofts; cost,

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., December 17, 1915.—Sealed proposals will be opened in this office at 3 p. m., January 28, 1916, for the construction of the United States post office at Washington, Iowa. Drawing and specifications may be obtained from the custodian of the site at Washington, Iowa, or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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Plans Filed Alterations (continued).

- \$200; owners, Deutsch Bros., 14 East 17th st; architect, Wm. H. Dusenbury, 31 East 27th st. Plan No. 2892.
- 17TH ST, 638-640 East, new stairs, elevator shaft, fireproof doors to 5-sty brick bakery; cost, \$2,500; owners, A. Goodman & Son, Inc., 638 East 17th st; architect, John H. Friend, 148 Alexander av. Plan No. 2904.
- 18TH ST, 15-17 West, n s, 285 w 5th av, new windows to 10-sty fireproof stores and lofts; cost, \$100; owner, Geo. A. Weeks, First National Bank, Boston, Mass.; architects, Horenburger & Bards, 122 Bowery. Plan No. 2922.
- 20TH ST, 23 East, n s, 113 east Broadway, new partitions, fireproof doors, mason work to 8-sty brick stores and lofts; cost, \$900; owner, Emily B. Hopkins, 1 East 56th st; architect, Wm. G. Wilson, 114 Leroy st. Plan No. 2921.
- 21ST ST, 132-134 West, s s, 387 w 6th av, new stairs, pent house to 12-sty fireproof loft; cost, \$300; owner, Rexton Realty Co., 37 Liberty st; architects, Standard Iron Works, 540-550 West 58th st. Plan No. 2894.
- 22D ST, 141 West, n s, 337 e 7th av, brick extension, store front, tin roof, cornice, to 3-sty brick store and factory; cost, \$150; owner, Frederick W. Marks, 29 West 42d st; architect, John J. Lawler, 360 West 23d st. Plan No. 2886.
- 31ST ST, 1-3, n w cor 5th av, new 1-sty brick extension to 12-sty fireproof stores and lofts; cost, \$1,500; owner, Strathcona Construction Co., 3785 Broadway; architects, Horenburger & Bards, 122 Bowery. Plan No. 2897.
- 34TH ST, 142 West, s s, 250 e 7th av, new floor, ceiling, partitions, window, steps, door, remove stairs to 4-sty brick store and rooming house; cost, \$150; owner, J. Varnum Mott, 42 Broadway; architect, C. B. Brun, 405 Lexington av. Plan No. 2915.
- 37TH ST, 3-7, n s, 125 w 5th av, new partitions to 11-sty fireproof store and lofts; cost, \$500; owner, Emerson Phonograph Co., 120 Broadway; architect, M. Joseph Harrison, World Bldg. Plan No. 2909.
- 37TH ST, 221-227 East, n s, 255 e 3d av, remove partitions to 6-sty fireproof telephone exchange; cost, \$10,000; owner, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 2912.
- 48TH ST, 163 West, new store front, water closet compartments, partitions to 5-sty brick store and tenement; cost, \$600; owner, Henry R. Stern, 102 West 38th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2885.
- 41ST ST, 23 East, excavating, new toilets, elevator shaft, stair case, balcony, plumbing to 4-sty brick store and offices; cost, \$10,000; owner, Maud G. Marshall, Orange, Virginia; architect, Edward B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 2905.
- 49TH ST, 11 East, raise tie beams, new 3-sty brick extension, elevator and vent shafts, area, 1-sty addition, stairways to 6-sty brick store and office and dwelling; cost, \$9,500; owner, Charles Brown, 72 West 48th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2906.
- 56TH ST, 247 East, n s, 75 w 2d av, new stairway, windows, ceiling, skylights, sliding ladder, openings, remove bath rooms and elevator shaft; cost, \$1,500; owner, Francis Speir, 52 Wall st; architect, Samuel Rosenblum, 57 Chambers st. Plan No. 2879.
- 62D ST, 403-405 East, new fireproof stair enclosure, fireproof doors to 5-sty brick factory; cost, \$1,500; owner, T. E. Crimmins, 624 Madison av; architect, John H. Friend, 148 Alexander av. Plan No. 2895.
- 84TH ST, 100-106 East, s e cor Park av, new fireproof pent house to 12-sty fireproof tenement; cost, \$3,000; owner, Charter Construction Co., 119 West 40th st; architect, Emery Coth, 119 West 40th st. Plan No. 2882.
- 99TH ST, 51 East, n s, 100 e Madison av, change stable to garage, new floor, ceiling, boiler room, oil separator, tanks, stairs, fire escape to 2-sty brick garage and offices; cost, \$1,000; owner, J. Henry Yockel, 1058 Washington av; architect, Lester S. Williams, 1104 Findlay av. Plan No. 2908.
- 114TH ST, 604 West, new tank, supports to 4-sty brick store and dining rooms; cost, \$150; owner, Delafield Estate, 27 Cedar st; architect, Joseph H. Isseks, 83 Pike Slip. Plan No. 2883.
- 118TH ST, 246 East, and 2295 2d av, annex 4-sty building to 4-sty stores and lofts; cost, \$200; owner, Trinity M. E. Church, Inc., 305 East 118th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 2898.
- 124TH ST, 220-224 West, s s, 225 w 7th av, new roof, walls, fire escapes, beams, girders and arches to 5-sty fireproof telephone exchange; cost, \$20,000; owner, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 2913.
- 131ST ST, 633 West, new floor, toilet, doors to 1-sty brick wagon house; cost, \$1,000; owner, Standard Gas Light Co. of N. Y. C., 130 East 15th st; architect, W. Cullen Morris. Plan No. 2875.
- AV A, 85, w s, 72 s 6th st, new store front, toilet, water closet, sink to 4-sty brick stores and apartments; cost, \$450; owner, Lillie Keller, 321 West 92d st; architect, Emanuel Manheimer, 1260 Clay av, Bronx. Plan No. 2874.
- AMSTERDAM AV, 206-208, w s, 60 n 69th st, convert uncompleted moving picture theatre to store and loft; cost, \$10,000; owner, Edwin Cuddlip, 167 West 71st st; architect, Eli Benedict, 1947 Broadway. Plan No. 2877.
- BOWERY, 22, 22 n Pell st, new fireproof stair enclosure, windows and doors, alter fire escapes to 4-sty brick lofts; cost, \$1,500; owners, Trustees of Caroline d'Anglement, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2933.
- BROADWAY, 5-11 and 5-11 Greenwich st, new wall, elevator door oper'ngs, columns and beams to 16-sty fireproof offices; cost, \$10,000; owner, Broadway Realty Co., 11 Broadway; architects, Ludlow & Peabody, 101 Park av. Plan No. 2924.
- BROADWAY, 649-655, and 216-224 Mercer st, new tank equipment to 6-sty brick lofts; cost, \$2,160; owner, Hecht Estate, care Cross & Brown Co., 18 East 41st st; architect, Royal J. Mansfield, 135 William st. Plan No. 2925.
- BROADWAY, 649-55, w s, 81 n Bleecker st, and 214-220 Mercer st, new store fronts to 5 and 6-sty brick store and lofts; cost, \$500; owner, Simon R. Hecht, 497 Summer st, Boston, Mass.; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2896.
- BROADWAY, 1185-1193, n w cor 28th st, new columns, girders, store front to 4-sty brick theatre, stores and offices; cost, \$1,000; owner, International Amusement & Realty Co., 1193 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 2920.
- BROADWAY, 1596-1602, n e cor 7th av, new partitions to 10-sty fireproof offices; cost, \$600; owner, Cossitt Land Co., 70 Worth st; architects, Schwartz & Gross, 342 5th av. Plan No. 2891.
- BROADWAY, 1993-1999, s w cor 68th st, new extension to 2-sty brick stores and club room; cost, \$1,900; owner, John I. Downey, 410 West 34th st; architect, J. Francis Burrows, 410 West 34th st. Plan No. 2930.
- BROADWAY, 3556, s e cor 146th st, new partitions, skylight, sash to 2-sty brick stores and offices, restaurant; cost, \$300; owner, Mary J. Cunningham, 219 West 116th st; architect, William A. Kenny, 420 West 259th st. Plan No. 2903.
- MADISON AV, 1-7 and 39 East 23d st, 2-20 East 24th st, new partitions to 11-sty fireproof offices; cost, \$200; owner, Metropolitan Life Insurance Co., 1 Madison av; architect, J. A. Pinchbeck, 1 Madison av. Plan No. 2911.
- MADISON AV, 416, w s, 51 n 48th st, raise floor, raise extension 3 stories, new stairs, partitions, plumbing, elevator to 6-sty brick stores and apartments; cost, \$25,000; owner, Kenneth Dows, care Cross & Cross, architects, 10 East 47th st. Plan No. 2928.
- 1ST AV, 2064, e s, 40 s 107th st, remove partitions, tier beams, fill in floors, new baker's oven to 2-sty frame store and dwelling; cost, \$500; owner, Maria Gallucci, 323 East 109th st; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 2919.
- 5TH AV, 84-90, n w cor 14th st, remove dumbwaiter shaft and stairs to 11-sty fireproof lofts; cost, \$130; owner, Leon Morrison, care Mitchell & Mitchell, 44 Wall st; architect, John Cox, Jr., 30 East 42d st. Plan No. 2901.
- 5TH AV, 91-93, e s, 22 e 17th st, new tank equipment to 8-sty fireproof lofts; cost, \$2,175; owner, August Oppenheimer, 170 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 2890.
- 5TH AV, 624, s w cor 50th st, new iron columns, marble or tile encasements to 6-sty brick studio and store building; cost, \$25,000; owner, Col. Theodore C. Marceau, 624 5th av. Plan No. 2884.
- 8TH AV, 88, e s, 68 n 14th st, new partitions, bathrooms, show windows to 4-sty brick store and dwelling; cost, \$1,500; owner, Geo. J. Gunshor, 241 West 20th st; architect, M. Joseph Harrison, World Bldg. Plan No. 2900.
- 8TH AV, 977, w s, 50 n 57th st, rearrange partitions, new sashes to 6-sty bk store and apartments; cost, \$1,000; owner, Ralph Wolf, 115 Broadway; architects, Horenburger & Bards, 122 Bowery. Plan No. 2899.
- BLACKWELLS ISLAND, opposite e 72d st (Workhouse), new extension to 1-sty cement disciplinary building; cost, \$5,000; owner, City of New York, Department of Correction, N. Y. C.; architect, Harry C. Honeck. Plan No. 2926.

Bronx.

- 151ST ST, 245-247, new concrete floor to 2-sty brick shop; cost, \$350; owner, Giuseppe Fusco, 409 East 116th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 532.
- 212TH ST, 728, new steel beams, &c. to 2-sty brick garage and dwelling; cost, \$1,000; owner, Alfonso Buttino, on premises; architect, A. J. De Pace, 854 East 217th st. Plan No. 528.
- BARKER AV, n e cor Lester st, move 2-sty frame dwelling; cost, \$1,000; owner, Geo. Feiser, 3052 Barker av; architect, Jas. A. Garvey, 1911 White Plains rd. Plan No. 530.
- BARKER AV, w s, 144-49 n Adie av, move 2-sty frame dwelling; cost, \$1,000; owner, Jos. Walusk, 3019 Barker av; architect, Jas. A. Garvey, 1911 White Plains av. Plan No. 531.
- HOLLAND AV, n w cor 214th st, 1-sty brick extension, 47x25, to 3-sty frame store and dwelling; cost, \$1,500; owners, Ebling Co., 935 Intervale av; architect, Wm. Koppe, 830 Westchester av. Plan No. 529.
- WILLIS AV, 371, new stairs to 2-sty brick store and club room; cost, \$200; owner, Pauline Levy, 166 West 129th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 527.
- 3D AV, 2777, new partitions to 3-sty frame store and dwelling; cost, \$200; owners, Est. of Caroline Loenstein, 338 East 143d st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 533.

Brooklyn.

- ADAMS ST, e s, 125 s Tillary st, interior alterations to 4-sty tenement; cost, \$375; owner, Marie Maraldo, 259 Washington st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8978.
- BARTLETT ST, n s, 80 e Throop av, interior alterations to 3-sty-store and tenement; cost, \$250; owner, Morris Rosenberg, 79 Bartlett st; architects, Laspia & Salvati, 525 Grand st. Plan No. 8932.
- DEGRAW ST, n s, 276 w Columbia st, interior alterations to 3-sty store and tenement; cost, \$200; owner, Dominco Gerensia, on premises; architect, John Blake, 372 Union st. Plan No. 8929.

- FULTON ST, n w cor Duffield st, interior alterations to 3-sty stores; cost, \$600; owner, Ellen A. Stewart, Endicott Hotel, Columbus av and 81st st, Manhattan; architect, Hy E. Blot, 421 East 58th st, Manhattan. Plan No. 8982.
- FULTON ST, s s, 48.9 w Smith st, interior alterations to 5-sty store; cost, \$300; owner, Balch Price Co., on premises; architects, Seymour & Schonewald, Grand Central Terminal, Manhattan. Plan No. 9049.
- HICKS ST, w s, 257.1 s Harrison st, interior alterations to 4-sty tenement; cost, \$600; owner, Copua Giovanni, on premises; architect, John Burke, 372 Union st. Plan No. 8930.
- HOPKINS ST, n s, 188.2 e Throop av, interior alterations to 3-sty store and tenement; cost, \$350; owner, Meyer Kaufman, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8991.
- HOPKINS ST, s s, 125 e Nostrand av, interior alterations to three 4-sty brick factories; cost, \$200; owner, Estate Isaac Minor; architect, Adolf Meyersburg, 902 Eagle av, Bronx. Plan No. 9019.
- LUQUEER ST, s s, 66.7 w Hamilton av, extension to 3-sty dwelling; cost, \$1,000; owner, Carmine Grenaldi, 63 Summit st; architect, C. A. Olsen, 1762 69th st. Plan No. 8967.
- SAME PROP, extension to 1-sty stable; cost, \$500; owner and architect same as above. Plan No. 8968.
- MIDDLETON ST, w s, 85 n Marcy av, exterior alterations to 5-sty factory; cost, \$2,100; owner, Frank A. Hannweber, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 9045.
- NORTH HENRY ST, e s, 1,250 n Greenpoint av, exterior alterations to 1-sty storage; cost, \$9,800; owner, Standard Oil Co., 26 Broadway, Manhattan; architects, H. D. Best Co., 52 Vandebilt av, Manhattan. Plan No. 9063.
- PROSPECT PL, n s, 200 e Howard av, extension to 3-sty store and tenement; cost, \$500; owner, Louis Lewis, on premises; architect, Morris Whinston, 459 Stone av. Plan No. 8985.
- ST. EDWARDS ST, e s, 120.5 n Auburn pl, interior alterations to 3-sty tenement; cost, \$350; owner, Antonio Cono, on premises; architects, Broun & Rohenberg, 350 Fulton st. Plan No. 8997.
- STERLING PL, s s, 285 e Ralph av, extension to 3-sty store and tenement; cost, \$600; owner, David Schneider, 296 Rochester av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8993.
- STERLING PL, s s, 60 e Ralph av, extension to 3-sty store and tenement; cost, \$600; owner, David Schneider, 296 Rochester av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8988.
- UNION ST, s s, 302.6 w 7th av, extension to 2-sty garage; cost, \$6,000; owners, Hanan & Son, Front and Bridge sts; architects, Seymour & Schonewald, Grand Central Terminal. Plan No. 8950.
- VAN BRUNT ST, w s, 100 s Sullivan st, interior alterations to 4-sty store and tenement; cost, \$200; owner, Angelo Brandi, 78 Union st; architect, John Burke, 372 Union st. Plan No. 9057.
- WYONA ST, s e cor Belmont av, plumbing to 2-sty dwelling; cost, \$150; owner, Andrew Felderman, 321 Wyona st; architect, Chas. Brein, 265 Pennsylvania av. Plan No. 8961.
- 4TH ST, n s, 222.5 e Smith st, interior alterations to 2-sty school; cost, \$500; owner, Brooklyn Industrial School Assn., 23 4th st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 9021.
- SOUTH 5TH ST, n w cor Roebing st, interior alterations to 1-sty church; cost, \$15,000; owner, City New York; architect, Stephen W. Dodge, 732 Elmore pl. Plan No. 9025.
- EAST 17TH ST, w s, 305 n Av U, extension to 2-sty dwelling; cost, \$1,200; owner, Michael A. Pallacani, on premises; architect, Michael M. Foley, 2160 East 15th st. Plan No. 8970.
- WEST 35TH ST, w s, 280 s Mermaid av, extension to 1-sty dwelling; cost, \$1,500; owner and architect, Daniel McGuire, 288 St. Nicholas av, Manhattan. Plan No. 9012.
- ATLANTIC AV, s e cor Smith st, interior alterations to 4-sty store; cost, \$700; owner, Mrs. Jesse Kurtz, Smith and Wyckoff sts; architect, Adolph Goldberg, 354 State st. Plan No. 8980.
- GRAHAM AV, n w cor Debervoise st, exterior alterations to 3-sty theatre; cost, \$900; owners, Hyde & Behman Co., 33 West 42d st, Manhattan; architect, Adolf Meyersburg, 902 Eagle av, Bronx. Plan No. 9026.
- RIVERDALE AV, n s, 87.6 e Thatford av, exterior alterations to 2-sty store and dwelling; cost, \$500; owner, Hyman Isaacs, 50 Riverdale av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 9065.
- SUMNER AV, 75 s Floyd st, interior alterations to 3-sty store and dwelling; cost, \$500; owner, John Bescher, 460 Garfield av, Richmond Hill; architects, Farber & Markwitz, 189 Montague st. Plan No. 8972.
- WYTHE AV, e s, 19 s Rodney st, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Louis Mattis, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8941.
- 2D AV, n w cor 41st st, exterior alterations to 8-sty factory; cost, \$500; owner, Bush Terminal Co., 100 Broad st, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 8962.
- 7TH AV, n w cor 15th st, extension to 4-sty store and tenement; cost, \$1,200; owner, Wilhelmina Mahland, 473 Rogers av; architect, T. H. Johnson, 429 7th av. Plan No. 8953.

Queens.

- BAYSIDE.—Bell av, e s, 2,000 n Shore av, repairs to barn; cost, \$100; owner, M. Rock, on premises. Plan No. 2987.
- CORONA.—Kingsland av, 21-23, electric sign on theatre; cost, \$300; owner, S. Callucci, Corona. Plan No. 3026.

CORONA.—Lewis av, s s, 125 e Waldron st, new foundation to dwelling; cost, \$200; owner, M. Legrega, premises. Plan No. 3015.

EDGEMERE.—Alvin pl, w s, 100 s Boulevard, w. c. compartments in ten bungalows, new plumbing; cost, \$1,000; owner, W. A. Reinhardt, Edgemere. Plan Nos. 3000 to 3009.

FLUSHING.—Main st, w s, 25 n Washington st, new store front to dwelling; cost, \$600; owner, C. Dondero, premises. Plan No. 2991.

FLUSHING.—Main st, 106, electric, sign, store; cost, \$50; owner, C. M. Hoff, on premises. Plan No. 2988.

FLUSHING.—Amity st, s w cor Percy st, interior alterations to store; cost, \$150; owner, D. Martens, premises. Plan No. 3018.

L. I. CITY.—Borden av, 288, plumbing to dwelling; cost, \$150; owner, W. B. Raymond Co., premises. Plan No. 3016.

L. I. CITY.—Prosepect st, 55, gas piping in dwelling; cost, \$50; owner, Mrs. Maas, premises. Plan No. 3022.

L. I. CITY.—Academy st, 102, plumbing to dwelling; cost, \$150; owner, Dutch Reformed Church, premises. Plan No. 3025.

L. I. CITY.—10th av, 414, electric sign on store; cost, \$60; owner, A. Recknegel, premises. Plan No. 3029.

L. I. CITY.—Grand av, n w cor 14th av, new store front; cost, \$60; owner, J. Hagendorn, on premises. Plan No. 2980.

L. I. CITY.—14th av, w s, 100 s Newtown rd, interior alterations to dwelling; cost, \$800; owner, Mrs. Anna Reges, 304 Grand av, L. I. City; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 2993.

MIDDLE VILLAGE.—Wayne st, n s, 220 e Hinman st, 1-sty frame extension, 25x15, front shed, slag roof; cost, \$400; owner, M. Dubinsky, premises. Plan No. 3030.

MORRIS PARK.—Birch st, e s, 275 s Jerome av, plumbing to two dwellings; cost, \$100; owner, A. DeGroot, premises. Plan Nos. 3031-3032.

MORRIS PARK.—Church st, e s, 210 s Atlantic av, plumbing to dwelling; cost, \$50; owner, H. Courten, on premises. Plan Nos. 2981-2982.

NEPONSET.—Washington av, s w cor Beach 144th st, interior alterations to dwelling; cost, \$500; owner, E. W. Schmer, 277 Broadway, N. F. Clevedon, 132 West 144th st. Plan No. 2986.

RICHMOND HILL.—Jamaica av, 3317, electric, sign, store; cost, \$50; owner, H. J. Culver, on premises. Plan No. 2989.

RICHMOND HILL.—Welling st, w s, 225 n Jamaica av, plumbing to dwelling; cost, \$50; owner, J. Schley, premises. Plan No. 2994.

RICHMOND HILL.—Cedar av, e s, 125 n Scott st, plumbing to dwelling; cost, \$50; owner, R. W. Aube, premises. Plan No. 2995.

RICHMOND HILL.—Napier av, e s, 200 n Brandon st, plumbing to dwelling; cost, \$50; owner, J. H. Monford, premises. Plan No. 2997.

RICHMOND HILL.—Oxford st, n w cor Brandon av, plumbing to dwelling; cost, \$50; owner, H. Metger, premises. Plan No. 3033.

RICHMOND HILL.—Vine st, w s, 300 n Jamaica av, plumbing to dwelling; cost, \$50; owner, G. Meehan, premises. Plan No. 3027.

RIDGEWOOD.—Myrtle av, 1759, electric sign to store; cost, \$50; owner, Myrtle Realty Holding Co., on premises. Plan No. 2990.

WINFIELD.—Myers av, n w cor Grout av, enclose porch and interior alterations to dwelling; cost, \$275; owner, J. A. Toppini, on premises. Plan No. 2984.

WINFIELD.—Burroughs av, s e cor Woodside av, 2-sty frame extension, 12x28, side dwelling, new plumbing; cost, \$500; owner, Augusta Koerber, 1 Burroughs av, Winfield; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2985.

WOODHAVEN.—Ferry st, e s, 150 n Syosset st, plumbing to dwelling; cost, \$50; owner, A. Neumann, premises. Plan No. 2998.

WOODHAVEN.—Dennington av, w s, 725 n Jamaica av, plumbing to dwelling; cost, \$50; owner, G. H. Schmidt, premises. Plan No. 3020.

WOODHAVEN.—Ferry st, e s, 210 s Syosset st, plumbing to two dwellings; cost, \$100; owner, L. Kilgus, premises. Plan Nos. 3034-35.

Richmond.

BANK ST. e s, 100 s Jersey st, New Brighton, alterations to steel factory; cost, \$100; owner, National Export Co., 78 Broad st, N. Y. C.; architect and builder, Fred Goess Iron Works, Richmond ter, New Brighton. Plan No. 572.

CANAL ST. 108-110, Stapleton, alterations to two brick store and apartments; cost, \$2,000; owner and builder, Sam Cohen, 108-110 Canal st, Stapleton; architect, Samuel Levingston, West 42d st, N. Y. C. Plan No. 566.

CANAL ST. s s, 60 e Brook st, Stapleton, alterations to two brick tenements; cost, \$1,000; owner and builder, Sam Cohen, 108 Canal st, Stapleton; architect, John Davies, Tompkinsville. Plan No. 567.

NEPTUNE ST. e s, 120 s Cedar Grove av, New Dorp Beach, alterations to two frame bungalows; cost, \$150; owner, G. M. Avent, 72 West 93d st, N. Y. C.; builder, Theo. Sanjour, Great Kills. Plan No. 570.

NEW DORP LA. w s, 140 s Cedar Grove av, New Dorp Beach, alterations to frame bungalow; cost, \$75; owner, G. M. Avent, 72 West 93d st, N. Y. C.; builder, Theo. Sanjour, Great Kills. Plan No. 571.

RICHMOND TER. n s, 500 w Broadway, West Brighton, alterations to frame store and dwelling; cost, \$600; owner, Otto Vitillo, 21 Jefferson av, Granite Park; builder, Nicola Vitaceo, 21 Jefferson av, Granite Park. Plan No. 562.

CENTRAL AV. n s, 200 e Arietta st, Tompkinsville, alterations to brick dwelling; cost,

\$400; owner, Paul Sauer, Tompkinsville; architects and builders, Karlson Bros., Tompkinsville. Plan No. 569.

CHESTNUT AV. s e cor Charles st, Rosebank, alterations to frame store and dwelling; cost, \$150; owner and builder, Frank Lanzere, Tompkins av, Rosebank. Plan No. 564.

HATFIELD AV. n s, 150 e Nicholas av, Port Richmond, alterations to frame dwelling; cost, \$175; owner, Patrick Boylan, 23 Granate av; architect, John D. Williams, 375 Morning Star rd. Plan No. 565.

HILLSIDE AV. n e, 250 s e Amboy, Great Kills, alterations to frame dwelling; cost, \$200; owner and builder, A. A. Bryan, Hillside av, Great Kills. Plan No. 563.

NELSON AV. n e cor Shore av, Great Kills, alterations to frame hotel; cost, \$75; owner, Ellen Barth, Great Kills; builder, Chas. Wohlschlayd, Great Kills. Plan No. 561.

SHORE AV. s e, 600 s e Prince Bay rd, Prince Bay, alterations to brick factory; cost, \$650; owner and architect, S. S. White D. Mfg. Co., Prince Bay; builder, Central Iron Works, New York City. Plan No. 568.

PERSONAL AND TRADE NOTES.

W. R. SUTPHEN, electrical contractor, has opened an office and shop at Clinton, N. J.

KRAMER BROS. LAMP CO., formerly at 213 Grand st, are now located at 583 Broadway.

A. EARL WELLER, formerly acting City Engineer of Schenectady, N. Y., was recently appointed City Engineer of Binghamton, N. Y.

AMERICAN KALAMEIN WORKS, INC., 99 Kent av, Brooklyn, at its recent meeting elected Louis A. Leavitt, a director and treasurer of the concern.

SAFETY ARMORITE CONDUIT CO., Pittsburgh, Pa., has established a district office at 30 Church st, New York City, in charge of William G. Campbell.

GUNVALD AUS, consulting structural engineer, 11 East 24th st, has incorporated his business which in future will be known as the Gunvald Aus Co.

J. BILLET & CO., general contractors for painting and decorating, have opened offices at 122-124 East 25th st.

JOSEPH L. NEAL, architect, has moved his office from 215 1/2 4th av to the People's Bank Building, 307 4th av, Pittsburgh, Pa.

WEIL-STRAUSS CORPORATION has been organized to do a general mechanical, electrical engineering and contracting business. The new concern has its offices at 50 Church st.

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.

CLINTON R. GOODRICH, formerly construction superintendent with James Stewart & Co., Inc., 30 Church st, is now associated with the Dale Engineering Co., general contractors, of Utica, N. Y.

A. HALL BERRY, 97 Warren st, has been appointed exclusive Eastern selling agent for the Macaeen Co., to represent the latter in the New England States, New York, New Jersey and Pennsylvania.

FRANCIS Y. JOANNES, architect, formerly with Marc Eidtitz & Son, builders, 30 East 42d st, has severed his connection with that organization and has opened an office for the practice of architecture at 52 Vanderbilt av.

WILLIAM MAYER, JR., architect, West New York, N. J., at a recent meeting of the Board of Council of that town, suggested that the present building code be revised. The board has taken the matter under advisement.

GEORGE P. KENNEDY, vice-president of the Chatham & Phoenix National Bank, will sever his connection with that institution on January 1, 1916, to enter as a partner in the firm of G. X. Mathews & Co., well known builders of Ridgewood, L. I.

EDWIN JENNINGS has opened an office for the practice of his profession as consulting engineer at 835 Broadway. He was formerly chief engineer of a bridge works and for twelve years was connected with the Department of Bridges of New York City.

L. K. COMSTOCK & CO., 30 Church st, engineers, have temporarily closed their Canadian office, which has been in charge of O. H. Linton. Mr. Linton has enlisted with the Canadian contingent and will shortly sail for Europe to take his part in the War Zone.

JOHN IHLDER, field secretary of the National Housing Association, recently appeared before the housing committee of the Board of Trade of the City of Passaic, N. J., and discussed the proposed plan to revise the building code of that municipality.

A. G. HILLBERG, 13 Park Row, hydraulic engineer, has been retained to design the proposed 30,000-hp. hydroelectric plant at the mouth of the White Rock Canyon on the Rio Grande in northern New Mexico, contemplated by the Rio Grande Light, Heat & Power Company.

CHARLES C. CLARK, architect, and a member of the firm of Clark & Arms, 21 West 45th st, was seriously injured last Sunday night by falling down the elevator shaft of the building in which his office is located. He thought that the elevator was at the first floor, stepped into the shaft and fell into the basement. His partner, John T. Arms, was with him and went to his assistance. He was taken to the Polyclinic Hospital where he was found to be suffering from contusions and an injured spine.

GENERAL CONTRACTORS' ASSOCIATION had many public men at their annual dinner at the Biltmore last Saturday night. The dinner was notable in this respect. The Mayor, the Comptroller, the Public Service Commissioners, Senator Thompson and his Legislative Investi-

gating Committee were noteworthy attendants. John D. Crimmins is president of the organization. The entrance to the dining room was rearranged to represent a subway excavation. About five hundred were present, mostly public works contractors. A vaudeville entertainment was given.

NEW YORK EDISON COMPANY, under the direction of Arthur Williams, general commercial manager, has inaugurated a new course of lectures in the curriculum of its commercial school on electric appliances. During the season the lectures will be as follows: January 6, "Domestic Heating by Electricity"; January 20, "The Heating Bureau"; February 3, "Vibrators and Small Motors"; February 17, "Heating Appliances and Vacuum Cleaners"; March 2, "Heating Appliances and Vacuum Cleaners"; March 16, "Washing Machines and Dish-Washers"; April 13, "Electric Signs"; April 27 and May 11, "Home Economics."

HOLOPHANE WORKS of General Electric Co. announces that it will change its name January 1, 1916, to Ivanhoe-Regent Works of General Electric Co. This change was made necessary by the expiration, on that date, of the contract through which the General Electric Co. possessed exclusive rights to manufacture and sell Holophane prismatic glass. The General Electric Co. will continue to manufacture and sell Regent glass and Ivanhoe metal reflectors; and, although its right to handle Holophane prismatic is no longer an exclusive one, it will continue to furnish this line also. In its organization the Ivanhoe-Regent Works of General Electric Co. is in every respect the same as the hitherto known by the name of the Holophane Works of General Electric Co.

OBITUARY.

JOHN STOKES COPE, a landscape architect prominent in Philadelphia, Pa., died of heart disease at his home in Germantown, Pa., Friday, December 17. He was born in Germantown fifty-eight years ago.

WESLEY V. DEGRAFF, a general contractor well known in the North Shore section of Long Island, died at his home in Oyster Bay, L. I., Saturday, December 18. He was born in Saint Remy, N. Y. He is survived by his widow and three children.

CORNELIUS CROCHERON, repair superintendent of the buildings owned by the Trinity Church Corporation, a position held by him for the last forty years, died at his home in New Spring Hill, S. I., Monday, December 20. He was eighty-one years old.

EDSON LAWRENCE, a retired building contractor, prominent in Brooklyn, died Monday, December 20, at Goldens Bridge, N. Y., while on a visit. Mr. Lawrence was born in Cross River, N. Y., seventy-five years ago and had been a resident of Brooklyn for the last thirty years. He is survived by his widow, four sons and two daughters.

JOHN J. MCCARTHY, SR., a retired general contractor and a former County Inspector of Highways, of Essex County, N. J., died after an illness from heart disease, at his home in Belleville, N. J., Sunday, December 19. He was born in Ireland in 1844 and came to this country about fifty years ago. He is survived by his widow, a son and two daughters.

GEORGE N. STEINMETZ, a retired contracting engineer, died of Bright's disease at his home, 465 West End av, Sunday, December 19. He was born in Seagertown, Pa., fifty-five years ago, and was in the contracting business all his life. Mr. Steinmetz was the contractor for the building of the Galveston, Tex., sea-wall and for the Roosevelt Dam, in Arizona. He retired three years ago and came to this city to live. He is survived by his widow.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK RETAIL HARDWARE ASSOCIATION will hold its annual convention at Buffalo, N. Y., February 15-18, 1916. Secretary, John B. Foley, Syracuse, N. Y.

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.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Cleveland, O., February 17-19, 1916. Headquarters at the Hotel Statler.

NATIONAL CONFERENCE on Concrete Road Building will be held at Chicago, Ill., February 15-18, 1916. J. P. Beck, 208 South La Salle st, Chicago, secretary of the Advisory Committee.

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its sixty-third annual meeting in New York City, January 19-20, 1916. Further particulars of this meeting will be announced in a later issue.

INTERNATIONAL CUT STONE CONTRACTORS' AND QUARRYMEN'S ASSOCIATION OF NORTH AMERICA, INC., will hold its thirteenth annual convention at the Hotel Traymore, Atlantic City, N. J., January 19-20, 1916.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES will hold its annual convention at the Hotel Emerson, Baltimore, Md., February 22-24, 1916. Secretary, J. M. Vollmer, Louisville, Ky.

RETAIL LUMBER DEALERS' ASSOCIATION of the State of New York will hold its annual convention at Poughkeepsie, N. Y., January 26-28, 1916. The Programme Committee is preparing an interesting programme for each session of the meeting.

BUILDING MATERIALS AND SUPPLIES

TEMPORARY HALT IN BRICK AND CEMENT PRICE ADVANCES SEEMS TO HAVE BEEN MADE—HOLLOW TILE CHANGES

Construction for 1915 in Country Will Show Gain of \$27,000,000

WITH every prospect of the year 1915 closing with a total national construction schedule corresponding to \$806,000,000, as against \$779,000,000 in 1914, and a local construction of at least \$151,000,000, as against \$118,000,000 in 1914, representing a gain in national construction of \$27,000,000 and in local construction of \$32,000,000, the building material supply and price situations may be said to be acute.

A temporary halt appears to have been made, however, in the upsliding tendency. Distributors are beginning to have some fear of frightening prospective builders by advancing prices even to those levels that the state of supply and transportation seems at this time to warrant. This is shown graphically in the fact that Newark yard prices for Hudson common brick today are exactly what they are in the wholesale market in New York—namely, \$8.50. In Raritan brick the Newark yard prices are \$8.25, with a wholesale price quoted here as being between \$7.75 and \$8.28.

In the Portland cement department there is no reason why there should not be a higher price for this commodity, based upon mill conditions. It is costing cement manufacturers at least \$1.05 to make cement, figuring in the additional cost they have to pay for coal and labor, demurrage on freights, and losses attendant upon the railroad freight embargoes. The mill price to return the manufacturers an actual working profit should today be in the neighborhood of \$1.15, but there does not seem to be any one company that is willing to lead off with this price—at least, before the turn of the year.

Contractors and specifying architects should not be surprised to find quotations for plaster and terra-cotta hollow fireproofing higher. These are two of the few commodities entering into building construction that have not followed the lead of steel during the last few months. Cost of fuel and labor are important factors in the considerations of leading interests in debating this subject at the present time. The labor shortage in the clay belt in the Middlesex County district is particularly acute.

Building commodities, as well as other classes of freights were still further

hampered this week by reason of the embargo placed upon goods in transit bound for this market. It is beginning to be a serious question as to whether current operations will be delayed. Most dealers are fairly well stacked at the present time and can take care of abnormal calls, but it means the draining of their winter and early spring stores and it will force them into the market for replenishments before the usual time, thus helping to further stiffen an already firm market.

The sand interests have been expecting an advance in line with other concrete ingredients, but there seem to be so many factors in the field militating against a 50-cent base that there does not now seem much immediate prospect of the change upward taking place. It is said that sand is more plentiful in this market today than it has ever been.

Opinions differ in the lumber department as to the causes making for a prospective general advance in lumber prices after the first of the year. There is a striking similarity of official list prices now current and those prevailing one year ago. Few changes have been made. But the concession is granted that the market is much firmer. There are conditions obtaining in the mills, on transportation lines and at Panama that would seem to make for a curtailed supply, or at least a decided delay in arrival of fall orders. Unless freight embargoes are lifted soon and the canal is reopened, there are almost sure to be some price changes upward. Suburban dealers are beginning to be anxious, in the light of quickening inquiries covering first half deliveries. The trade is remarkably restrained about discussing the subject in the light of possible lifting of traffic restrictions on eastbound freight, but the tenseness is significant.

Plan filings in the five boroughs for the current week, with comparisons with those of the same week last year, follow. Last week there were 208 new building plans filed, with an estimated value of \$2,323,715.

	Dec. 24, 1914.	Dec. 24, 1915.
	No. Value.	No. Value.
Manhattan	1 \$20,000	5 \$588,000
Bronx	6 21,100	10 445,200
Brooklyn	66 426,550	119 880,800
Queens	32 232,900	89 265,470
Richmond	10 31,100	19 27,310
Totals	115 \$731,650	242 \$2,206,780

NEW FIREPROOFING PRICES. National Changes Its Quotations to Meet Higher Initial Costs.

NEW prices for hollow terra cotta fireproofing, both in partition blocks and exterior tile, were announced by the National Fireproofing Company Thursday. The advances are due to the shortage of labor, the higher wages being paid to retain unskilled laborers and the advancing cost of fuel, coupled with an abnormal demand for seconds. Demand is extremely heavy for this time of the year. The new schedule follows:

Exterior, F. O. B., factory, Perth Amboy.	
4x12x12	\$.625
6x12x12	.0875
8x12x12	.106
10x12x12	.125
12x12x12	.156
Interior partitions, F. O. B., factory, Perth Amboy.	
2x12x12	.044
3x12x12	.044
4x12x12	.05
6x12x12	.066

The old size of 8x12x12 is not being quoted. This is because architects follow the practice of quoting exterior block for this purpose when requirements demand the larger size.

"One reason for the change in prices in this material," said H. G. Thomas, manager of sales for the National Fireproofing Co., yesterday, "is that there is an abnormal demand for this time of the year. The labor situation in all industries depending upon the Middlesex Clay belt in the vicinity of our factory at Perth Amboy, is extremely acute and there are instances known where advances have had to be made in

order to counteract the lure of larger pay from war munition mills.

"Another peculiar condition is the tremendous amount of cheap factory construction now going up in all parts of the country. These factories are taking care of war contracts. They realize, or rather expect, that after the war there will be little need for those buildings. They will not build permanently, yet they must build against conflagration. The result is that we have been having an abnormal demand for cheap seconds. This has brought the finer products into greater firmness in the open market and it has been necessary for us to hold to firmer prices for it.

"At the same time the demand for the best block has not diminished as is customary at this time of the year. We have a big inquiry and a big active order. The improvement in demand for all classes of hollow tile today is well in excess of ten per cent. greater than it is in normal winter months."

PORTLAND CEMENT. Production at Mills for 1915 Practically 95,000,000.

ESTIMATES made by the Record and Guide covering the production of Portland cement in this country for 1915 indicate a possible production in all 103 mills amounting to 95,000,000 barrels. This is based upon a production up to July 1 of 25,000,000 barrels. Had cement conditions continued to prevail as they did up to the beginning of the second half of the year, the production would probably have been approximately the same as last year, which was 92,000,000 barrels, the second half of the year always being the biggest producing end.

Since August, however, manufacturing condi-

tions have strengthened. From July 1, more than eighteen kilns have blown in the Lehigh district and in the Hudson district probably half as many more have resumed. Only within the last week five more kilns have blown in in the Nazareth district and the Allentown Portland Cement Company has added its full capacity of six kilns.

It is stated that there is more cement capacity employed right now than there has been in six years. It is significant that in the face of shortage of labor and prospective advancing cost of fuel, of difficulties never before experienced in railroad traffic and lighterage in the harbor almost stifled, that manufacturers should continue to throw in more capacity and advance prices. Yet in the last five months mill prices have advanced from 70 cents to \$1.05 and many mills cannot supply others who have sought accommodation business.

HAGER DEAL CLOSING. \$10,000,000 Combine To Be Financed Through Wm. A. Read & Co.

NEGOTIATIONS by which Edward M. Hager, formerly of the Universal Portland Cement Co. and now president of the Hager Portland Cement Co., hopes to start his country-wide chain of cement manufacturing plants, are about to be closed. The name of the Vulcanite Portland Cement Company has been mentioned as probably the eastern plant.

Mr. Hager verified the statement that an important announcement may be made regarding his plans before the first of the year, and President John B. Lober, of the Vulcanite Portland Cement Company, said that if a suitable price could be obtained for his properties he would consider a sale. Mr. Dillon, of William A. Read & Co., said through his secretary that he was unable to confirm the report at this time.

LEHIGH ADDS MILLION BARRELS. Takes Up Hager Option on Old Dominion Plant in Virginia.

BY taking over the Old Dominion Portland Cement plant at Fordwick, Virginia, the Lehigh Portland Cement Company has added 1,000,000 annually to its capacity. This is the plant that E. M. Hager had an option on. It expired on November 1. Failing to exercise his option, Lehigh interest in the plant, which is widely known, has been in connection with its

COMMON BRICK. Top of \$8.50 Marks Temporary Local Level.

IT is apparent that a temporary halt, at least, has been made in the ascension of brick prices. Covered brick is still being held for higher than \$8.50, but open cargo brick is firm at that level. That the final limit in brick quotations is still to be felt is evident from the fact that every company having covered brick here is buying in the open market rather than tap his stacks on his reserve barges.

There is a tendency not to frighten prospective builders by advancing prices even though the conditions actually warrant it. For instance, Newark yard prices are \$8.50 for Hudsons, which is identical with the wholesale price for this brick in New York. Raritan is bringing \$8.25, while nominal base prices for this brick in the local wholesale market is \$7.75 to \$8.25.

Brick interests are feeling the railroad freight embargo, especially in Newark. The nearest point to Newark that brick can be unloaded on cars of one line is Elizabeth, leaving a five mile haul to Newark job, or yard, at least.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 16, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.			
Open Barges, left over, Friday A. M., Dec. 17—4.			
	Arrived.	Sold.	Covered.
Friday, Dec. 17	21	5	0
Saturday, Dec. 18	2	6	0
Monday, Dec. 20	4	5	0
Tuesday, Dec. 21	2	2	5
Wednesday, Dec. 22	8	4	0
Thursday, Dec. 23	3	4	0
Total	40	26	5

Reported en route, Friday, Dec. 24—6.

Condition of market, firm. Prices: Hudsons, \$8 and \$8.50; covered Hudsons, no quotations; Raritans, \$7.50 and — (wholesale dock, N. Y.); (for dealers' prices and profit and cartage); Newark, \$9 and \$9.50 (yard). Cargoes left over Friday A. M., Dec. 24—25. Covered sold, 0. Covered, 5. Left over covered barges, 21. Open barges left over, 13.

1914.			
Left over Friday A. M., Dec. 18—28.			
	Arrived.	Sold.	Covered.
Friday, Dec. 11	7	5	0
Saturday, Dec. 12	26	15	9
Monday, Dec. 14	6	3	5
Tuesday, Dec. 15	2	2	0
Wednesday, Dec. 16	0	0	0
Total	41	25	14

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.25; covered, \$6.00; Newark, yard, \$ — to \$6.75; nominal. Left over Friday A. M., Dec. 25—44. Covered sold, 1. Left over covered barges, 13.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 23, 1915	1842
Total No. bargeloads sold Jan. 1 to Dec. 23, 1915	1817
Total No. bargeloads left over Dec. 24, 1915	25
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 24, 1914	1649
Total No. bargeloads sold Jan. 1 to Dec. 24, 1914	1605
Total No. bargeloads left over Dec. 25, 1914	44