

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, OCTOBER 3, 1914

HARBOR IMPROVEMENTS ADVOCATED

Seventh Annual Waterways Convention Held and Tour of Empire State Made—State and City Officials Enlisted in Cause

By WILLARD REED MESSENGER

MAYOR MITCHEL, of New York, visited the army of delegates attending the Seventh Annual Convention of the Atlantic Deeper Waterways Association at their headquarters in the Hotel Majestic on Tuesday of last week and opened the battle for river and harbor improvements. He fired some pretty big guns and sounded the keynote of the convention, a vigorous protest against delay or abandonment of waterway improvements. Throughout the convention (which on Wednesday was continued aboard the steamboat Berkshire, accommodating eight hundred passengers, which, after an inspection of New York Harbor, proceeded up the Hudson on a three-day trip to Albany and Troy, stopping at eight cities) there were no kid gloves or velvet lining used regarding the statement of facts or demands for waterway improvements.

Governors, Mayors and Congressmen forsook oratory and generalities, abandoned formal requests and appeals and emphatically uttered the demand of the people of the Atlantic Seaboard, New York and the Hudson Valley for their just and fair share of Federal appropriations for river and harbor improvements. Mayor Mitchel delighted the hundreds of already enthusiastic delegates assembled from Maine to Florida, when he declared that the European war was a reason for hastening Atlantic



WILLARD REED MESSENGER.

had been provided in the River and Harbor bill, but which was being filibustered in the United States Senate, and which action was denounced throughout the Convention.

Mayor Mitchel declared that if the River and Harbor appropriation was to

if the Federal appropriation was held up. He pointed out also that the strategic naval advantage of the East River Improvement was important, as it would permit naval vessels in case of necessity to enter or leave New York Harbor by way of Long Island Sound.

The New York delegates also added a new argument in favor of the intra-coastal canal from Maine to Florida and the Gulf based upon the proposed establishment of a free port in New York Harbor, declaring that a free port would increase the importance of New York, both as a manufacturing and distributing centre, and that the intra-coastal canal would be of great advantage in this new commerce which a free port, as now proposed, would develop.

J. Hampton Moore, President of the Atlantic Deeper Waterways Association, in his address at Albany said that \$63,000,000 had been expended by the Federal Government on the Ohio River, while only \$5,000 had been spent on the Arthur Kills between New Jersey and Staten Island, and only \$5,000 on the Hudson River under the same provision; and the walls of the beautiful auditorium in the State Educational Building, considered the finest in the world, echoed the cheers of approval, when he declared that the people of New York State should no longer tolerate such self-evident injustice.

Governor Glynn made his words of



CONVENTION OF THE ATLANTIC DEEP WATERWAYS ASSOCIATION ON THE STEPS OF THE CAPITOL AT ALBANY.

seaboard improvements rather than an excuse for delay, and confided to the delegates that he had that day written President Wilson earnestly urging that the policy of economy and retrenchment should not be permitted to delay the important improvements in the East River, for which thirteen million dollars

be lessened at all that it should be reduced proportionately for all localities, but that the proposed East River improvements should not be entirely delayed. He also pointed out the danger and difficulty of blasting in the East River after the new subway tunnel was in operation, which would be necessary

welcome cordial but brief, and almost at once began to fire out facts about waterways. He showed that the Federal Government spent a total of only five million dollars on the Hudson River, while the State of New York had expended more than \$200,000,000 on the Erie Canal, or about one-third as much as the

Federal Government has expended on the improvement of all waterways in the United States. He said that the State would gladly expend the comparative paltry seven million dollars needed for the improvement of the Upper Hudson River, except that both the Federal and State Constitutions prohibit such improvement on the part of the State, and that although the Federal Government reserved to itself the exclusive right to make the improvement, nevertheless failed to do so, leaving the Upper Hudson with less depth than the State has provided through the canal all the way from the lakes to the river.

He showed that Canada was more farsighted and was capturing our trade because of the indifference of the Federal Government and that the Government has spent seven million dollars on a canal in Illinois and made expenditures on the shoals of Chattanooga, amounting to \$11.90 per ton of freight carried, and an improvement on the Arkansas River, amounting to \$56 per ton of freight carried, and in other localities running as high as \$183 per ton of freight carried, and that on the same basis of expenditure, New York ought to have an appropriation of seven billion dollars, and that the seven million dollars needed for the improvement of the Hudson to Albany and Troy was not requested but was demanded.

No such determination and enthusiasm for waterway improvements has been witnessed in the United States. When the steamship Berkshire left Pier 32 on the Hudson River and rounded the Battery, every river craft in the harbor with a whistle, blew it and even the factories up the East River blew salutes of welcome, and on up through Hell Gate where the delegates viewed the New York connecting railway bridge, and the great terminals in Brooklyn and Queens, and the construction work on the new thousand-foot piers of the Bronx Terminal Corporation, and then back down the East River and through Raritan Bay to Perth Amboy. On the following days the delegates visited West Point, Newburgh, Poughkeepsie, Kingston, Hudson, Albany, Troy, and by means of two hundred automobiles, proceeded to Waterford and Cohoes and the great locks, the largest in the world, connecting the Hudson River with the Mohawk River above the Falls, where boats are lifted through an elevation of 169 feet by a series of five locks which are located within a distance of about a mile and a half.

Probably Thursday was the most strenuous day of the convention, when the Berkshire steamed up the Hudson at daybreak, and the delegates visited five different cities in a single day, all decorated, with flags flying, bells ringing, and whistles blowing, concluding the day at Hudson, where, long after midnight, owing to late arrival, Mayors and Congressmen, State and Army Engineers, were still talking on waterway improvements to the delegates and townspeople in the spacious but crowded opera house. To add to the welcome everywhere extended on both banks of the Hudson, the Dolphin, the Government yacht of the Secretary of War, convoyed by a torpedo boat destroyer, proceeded up the river as an escort to the Berkshire, and on at least two occasions the engines of New York Central trains blew three hearty whistles in salutation to the hundreds of delegates and reception committees sailing up the river.

The following are some of the resolutions adopted by the delegates at the 7th Annual Convention of the Atlantic Deepwaterway Association:

"The cheapest method of transportation is by water, and the cheapest form of water transportation is by unrigged craft or barge. Government statistics show that as the coastwise fleet declines, the barge fleet grows, and it is evident that the barge can reach and serve great areas which cannot be served by other forms of water conveyance. The intelligent expansion of barge traffic on comprehensive lines is an important factor in reducing the costs of all commodities, and in lowering the cost of living.

THE HARM DONE BY HIGH BUILDINGS

They Depreciate the Value of Neighboring Buildings—A New Yorker's Advice to the City of Denver

PRESIDENT PURDY of the Board of Tax Commissioners of the City of New York has had his attention directed strongly, during the last few years, to the evil effect produced by the failure to regulate the height and bulk of buildings. He was so much impressed by the beauty of the City of Denver that he expressed the hope to the Chamber of Commerce of that city recently, that while there is yet time, they would obtain the power and adopt suitable regulations for restricting the height and bulk of buildings, so that the beauty of Denver would be preserved unimpaired and, more important still, may conserve the value of the buildings that now exist and enhance the economic value of the land of the City of Denver.

While Commissioner Purdy was in attendance at the National Conference on Taxation, at Denver, he was invited to address the members of the Denver Chamber of Commerce and, in the course of his remarks, he further said:

High Buildings Dim Neighbors' Light.

"In my official capacity during the last eight years I have probably examined in the neighborhood of fifty thousand applications for the reduction of the assessed value of real estate. In a surprisingly large number of cases these applications have been based upon a depreciation in value caused by the erection of neighboring buildings which have cut off light and air and even impaired facilities of access. These conditions led to the appointment by the Board of Estimate and Apportionment of a committee to consider the subject of regulation.

"The committee appointed a commission, of which I was a member. The commission after nine months' work recommended amendments to the New York Charter, which will confer power upon the Board of Estimate and Apportionment to divide the city into districts and to impose suitable regulations upon height and bulk of buildings within each district; also to divide the city into districts and to prescribe that no building hereafter erected shall be erected within certain districts for specified uses regarded by the Board as detrimental to that district. The legislation proposed by the commission was enacted by the Legislature of 1914, and a new commission has been appointed by the Board of Estimate to advise them concerning the proper regulations.

"You may think that there is yet ample time and that Denver stands in no need of such regulation. May I suggest to you that the time to impose your regulations is in advance of their apparent need? When once you need them it is too late; you have permitted the erection of unsuitable buildings which will cause loss and damage, and which, by reason of the stimulation of land values in certain sections will prevent the adoption of suitable regulations in those sections for a long time to come.

Stealing Light and Air.

"The general rule which I think must appeal to the sense of fairness of everyone is that no building should be permitted which would not be suitable as a type for all the buildings within a territory suitable for such buildings. This statement means that each man should depend upon his own lot for his own light and air and should not be allowed to steal his neighbors' light and air. It must be quite obvious that it would not be suitable to cover half a dozen of your blocks with buildings thirty stories high; there would not be adequate light,

air and access for any of them. To a degree that is what we have done in New York.

"In downtown Manhattan we have erected so many high office buildings that on certain blocks the light and air is far from adequate, and the streets are not one-third sufficient to accommodate the traffic. Every city owes to its inhabitants protection from the ill-advised aggressions of their neighbors; a man should be able to build a dwelling or a business building with certainty that no building will be allowed in the future which will interfere with his enjoyment of all the light, air and access necessary and proper for the lot upon which his building is erected.

"The idea that intelligent self-interest is a sufficient safeguard without city regulation must be abandoned in the light of the New York experience. Many, many buildings have been erected in New York which do not pay and which caused damage to innocent neighbors as well as to their own owners.

"You, here, have a splendid opportunity; to a remarkable degree your houses are built of brick or stone and generally are low; they are most attractive. You can preserve the health and safety of this community by timely and appropriate regulation."

Book on Mechanics' Liens.

Among the recent publications which should prove of great value to all those interested in real estate, whether from the brokers' standpoint or that of the property owner, contractor, architect or builder, is a Treatise on the Law of Mechanics' Liens and General Contracting, with forms as applied to the State of New York. Thomas H. Ray, the author, has gone into the subject exhaustively, but the work is so compiled that ready reference can be had to any of the branches of the subject. Matthew Bender & Co., of Albany, N. Y., are the publishers.

The work is divided into two sections, the first dealing with the contracting feature and the other with the lien law. In the former the following subjects are dealt with in detail:—Formation of Contracts, Performance in General, Security for Performance, Time of Performance, Certificates and Arbitration, Extra Work and Specifications, Payment and Damages and Miscellaneous Provisions. As applied to the Mechanics' Lien Law, the subjects treated are Definitions and Construction, Acquisition of Lien, Proceedings to Perfect Lien, Operation and Effect of Lien, Liens on Public Improvements and Railroads, Enforcement of Liens, Pleading and Practice and Assignment of Liens and Contracts.

In order to facilitate the reader a table of cases cited throughout the book has been compiled for ready reference; also a table of statutes cited and quoted. The volume contains upwards of 700 pages, and is substantially bound.

—Public hearings will be held on Monday, Oct. 26, and Tuesday, Oct. 27, in Room 16, City Hall, at 10.30 a. m., in regard to the budget for 1915, as tentatively prepared, and the taxpayers of the city will be heard relative to appropriations to be made or included in the budget.

—In 1790, the first sidewalks in Manhattan were laid. They extended along Broadway, from Vesey to Murray street and were narrow pavements of brick.

WHAT THE CITY CAN DO FOR REAL ESTATE

Charles S. Brown Discusses Important Public Questions—The City's Surplus Property—Restrict Building Height and Get New Revenues

THE leading men in real estate affairs are taking a marked interest in municipal policies at the present time, in view of the many important questions pressing for solution. The expectation of a higher tax rate, the great need for economy in expenditures, the menace of excessively high buildings, and the over-inspection of buildings are only a few of the questions of first importance. Something must be done for the general welfare and to ease the load on real estate.

A representative of the Record and Guide was privileged to hear Mr. Charles S. Brown, of the firm of Douglas Robinson, Charles S. Brown Company, give expression to his views on some of these matters at his office in Wall street this week. In substance Mr. Brown said:

"In bad times such as we are now experiencing everyone who is interested in the welfare of New York City, and its real estate, endeavors to think wherein conditions might be bettered, and among the thoughts occurring to me are:

"That it is essential that the business of the city be administered with the greatest economy. This is no new question, and it is very easy for one who is not in touch with the affairs of the various departments to make suggestions, but it seems to me that the city can work on general lines in the way of economy, the first of which should be to omit new improvements.

"This means that perhaps the city cannot progress as rapidly as we should like in general improvements, but as all of these have to be paid for by the taxpayers it would seem a fit time to cease activity in them, and only commence and work on those which would bring in a return to the city, when finished.

Should Abandoned Real Estate Be Sold?

"Another suggestion is that the city government should seriously consider what land it owns which is not now in use, or likely to be used in the near future, and then sell that land at auction some time this winter. In these times things can be sold if they are cheap enough. This is shown by the large demand for the city revenue bonds, which are on a 6 per cent. basis, and have sold very well.

"I think if the city offered its unused land at public sale, and did not protect the property, a sale could be made at what may be considered a very low price, but low prices exist nowadays, and the money received therefrom could earn interest, as against carrying vacant land and losing both the use of the principal or the interest return.

Why Should Real Estate Pay All?

"On account of the increasing expenses of the city, it is believed by most people that the taxes will be higher every year, and, in this connection, there seems to me no good reason why real estate should pay practically all of the taxes. Why should not other things besides real estate pay their share? This is an old subject and has been discussed a great deal, but in view of the fact of probably increasing taxes, as against decreasing returns from real estate, it seems that this would be a good time to bring this question to an issue.

The High Building Menace.

"Another thought concerning the welfare of the city is in regard to the height of buildings. I realize that this question is being discussed and that people are beginning to believe that high buildings are a menace to the city and the public.

I think the city should be very active in trying to have a law enacted to limit the height of buildings, and then enforce this law most rigidly. In my opinion these very high buildings are a great damage to the city at large, and before long we will all realize the fact.

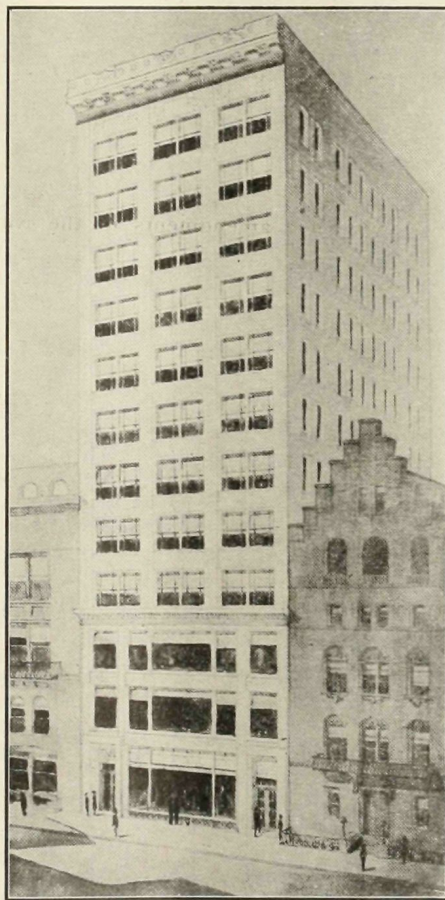
Unnecessary Violation Orders.

"As a help to real estate, I think the city departments should exercise greater care and judgment in orders given for improvements to property made necessary by defective buildings which do not comply with the various regulations. While I think everything within reason should be done to safeguard the life and health of the occupants of buildings, I am of the opinion that many orders now

New Building in West 44th Street.

THE 15 West 44th Street Company, Frank Slater, president, is erecting a twelve-story fireproof building on a plot 50x100 on the north side of West 44th street, 200 feet west of Fifth avenue, opposite Sherry's.

It will have the advantage of southern exposure and light on all four sides above the fourth floor, and will contain all the latest improvements in office building, such as hot water, vacuum, ventilation, gas for power, etc., making it adaptable to all fine trades or professions.



Geo. & Edward Blum, Architects.
15-17 WEST 44TH STREET.

The floor plan shows a minimum amount of columns, as in the whole building there are only three interior columns, an unusual feature in a building of this width, giving great elasticity as to possible sub-division.

The facade, of rich marble, terra cotta and brick, is of rich and simple design, whilst the color scheme is light. A number of offices have already been rented on plans.

given could be omitted, or, in most cases, modified.

"Real estate, as everyone knows, is about as dull as it can be. It has been declining pretty steadily since 1907, and no one can tell what is going to happen to it. People who bought property at about that time and mortgaged it are realizing that a mortgage is a debt and not an asset, and are having a hard time trying to keep their property and to meet calls for payment on account of the principal.

"The thought which this brings out is that if New Yorkers had ten years ago established the custom of making semi-annual or annual payments on account of principal of mortgages, gradually decreasing the mortgages and increasing the interest of the owner in the fee of his property, this distress, which is so universal among borrowers, would not be felt, because the mortgages by this time would have been reduced down to such a level that comparatively few payments would have been called on them. It would seem that this custom of requiring payments on a mortgage, which is quite universal in the Western States, should be adopted here.

Lenders Should Have Patience.

"Along this line, it is my opinion that lenders should have great patience with the borrowers, and not force property to a sale, unless impossible to prevent it. I think lenders should take pains to discover what security their mortgage has, and should try, if the security is not good, to have it made good, but when a borrower is unable to pay and asks for time, I think, under these circumstances, it would help affairs very much if all lenders were lenient.

"It looks as though the high prices which were paid for New York real estate for a long time before 1907, and which some people thought were consistent with the growth of New York City, have fallen, and it would seem as though real estate, with other securities like stocks and bonds, will be on a very much lower level than it has been. When that lower level is reached and the prices paid show that owners can receive a good return from their property it is quite probable that there will be activity in buying and selling, but I do not look for much activity until prices of real estate have gone down to the level of other commodities, and until the financial affairs of the large lenders, such as savings banks, trust companies, life insurance companies and others, have settled down to a normal basis. When that has taken place it will be possible to borrow on real estate at attractive rates, and in the nature of things activity will be resumed."

Bronx Corporations.

James Ganley, County Clerk of Bronx County, has issued a warning to all people doing business in the Bronx under a corporate name, that they must register with the Bronx County Clerk. Many of those required to register have done so in New York County, but since the creation of Bronx County the law requires that the concerns must register there.

—William E. Harmon says the history of the development of suburban land as a profession founded on business principles began in the year 1887.

—The council of New Rochelle has been officially notified that local contracting firms protest against the city's awarding any public work to outside companies.

SPECIFIC CASES OF CITY EXTRAVAGANCE

The Real Estate Board Makes Helpful Suggestions to the Budget Committee—A General Protest Entered Against Salary Increases

TAXPAYERS in the past have been criticised on the score that their own objections to city expenditures have been in the nature of vague criticisms of alleged extravagances, rather than constructive suggestions that would be helpful to city officials.

On September 16 the Real Estate Board of New York forwarded a resolution to the Board of Estimate and Apportionment asking in general terms that in making up the 1915 budget the necessity for economy and retrenchment be given due weight. The Board of Estimate was asked to permit the Real Estate Board to aid in securing the object. The request was placed on the calendar and later referred to the Committee on Tax Budget, of which the Comptroller is chairman. On September 25 the Real Estate Board was notified that under the program adopted by the Committee on Tax Budget of the Board of Estimate and Apportionment, a sub-committee has been appointed to hold daily and nightly hearings (except Saturday) in Room 710, Municipal Building, to consider the departmental estimates and that the meetings would be open to civic associations and the public.

Helpful Criticisms.

The Real Estate Board, carrying out the idea that it had in mind when the resolution was passed, has submitted at these daily hearings on the budget, criticisms and suggestions which are meant to be helpful to the Board of Estimate in any serious effort it may wish to make in holding the 1915 budget within reasonable limits, without hampering the necessary activities of the city.

The nature of the board's suggestions on the various departmental estimates can be inferred from the following excerpts:

County Clerks' Offices.

"In Richmond and Queens the real estate records are kept up by the County Clerk. In the other counties making up Greater New York the records are not in their charge.

"The work in a County Clerk's office is perfunctory and routine, and with the exception of the administrative head, requires no special ability. There is no work in such offices that could not be done competently by any ordinary commercial clerk after the short period required to gain local experience. These offices are closed as a rule at two o'clock and at twelve o'clock on Saturdays. They are protected by civil service, have certainty of employment, prospective pensions, liberal vacations, holidays and easy and congenial employment. By taking the required civil service examinations there is constant prospect of advancement. The hours are so short that frequently employees of this character engage in other occupations for which they have abundant leisure.

"The County Clerk of Queens County asks for 94 incumbents with a total salary expense of \$142,770. Last year he had 76 employes and his expense for salaries was \$120,030. In his office there are ten clerks receiving \$2,000 and upwards per year. One clerk at \$4,500, two at \$3,000, two at \$2,500.

"It should be incumbent upon the County Clerk in this present state of the city's finances to show why these men receive higher salaries than are received by clerks doing equally important work in commercial houses in the Borough of Queens.

"It should also be incumbent upon him to show why his clerks should receive more than the clerks in the County

Clerk's office in the Borough of Richmond, who, although fewer in number, do exactly similar work.

"In the Borough of Richmond only one clerk, the deputy County Clerk, receives over \$1,800 yearly. Careful investigation in the Borough of Queens shows the average clerk receiving from \$800 to \$1,200 per year, and only in special instances when exceptional ability is required are they paid \$1,500 or \$1,800 a year. The average wages in Queens of stenographers is \$15 per week. The County Clerk asks for \$1,350 a year for his stenographer, an increase of \$150 over last year.

High Salaries.

"The statements made above apply with equal force to the request of the County Clerk of New York County who asks for \$199,628 as against \$198,865 for 1914. He has a Deputy County Clerk at \$6,000 a year, a second deputy at \$4,000, a third deputy at \$2,500, a counsel at \$5,000, a secretary at \$3,000, and a number of general clerks from \$2,500 down to \$2,000.

"In New York County, Kings and the Bronx there is a Register's office, and in New York and Kings, Commissioners of Records who largely relieve the County Clerk.

"If the methods in vogue in the Comptroller's office and many other city departments whereby employees are kept steadily at work from 9 to 5 were applied to County offices there could easily be a reduction of 30 per cent. in the number of employees.

"The County Clerk in the Bronx asks for \$76,080 for salaries as against \$66,580 in 1914. He also has a large number of clerks receiving \$2,000 and upwards.

"All County Clerks except the County Clerk of Richmond ask for a counsel. This must be purely honorary office and the salaries paid a clear waste of public money. The County Clerk should be competent to perform the duties of his office without outside advice when it is remembered that he receives from \$5,000 a year in Richmond where he has no counsel, to \$15,000 a year in Manhattan.

"The Clerk of Richmond asks for \$26,225 as against \$23,035 and without doubt bases his demand for increases of salaries not on the ground that his men are receiving too little, but that they are not paid in proportion to clerks in the other counties of the city.

"The Real Estate Board would like to call the attention of the Budget Committee to the salaries paid employees doing similar work in the other County Clerk's offices throughout the State or throughout the country. It has been unfortunate that salaries of city employees in Greater New York have been based not upon the value of such services but upon a false idea of ability of the city to pay.

"The County Clerk of Kings asks for \$107,067.55 as against \$106,243.75 allowed in 1914. Here again we find 16 clerks receiving \$2,000 and over, and counsel at \$3,500.

"The Budget Committee upon whom the serious responsibility rests of preventing a calamitous increase in the tax rate should consider very carefully these applications of the County Clerks and should make these offices effective working parts of the great machine of city government rather than quasi-almshouse institutions for the relief of political friends of their administrative heads."

The Courts.

In regard to the courts, the brief of the Real Estate Board says:

"Chapter 490 of the laws of 1900 should be so amended as to take from the Jus-

tics of the Supreme Court the power to fix salaries and create positions. These powers should be entirely in the province of the Board of Estimate and Apportionment.

"A patrolman who is practically always on duty, frequently at the risk of his life, receives \$1,400 after several years of probation. In contrast to this a court attendant working five days a week, with practically three months' vacation in the summer, receives \$1,800.

"The amount asked for the First Judicial Department is \$1,052,400. We desire to call your attention to the allowance for official referees, for which we believe there is no warrant, certainly no justification. This amounts to \$46,000 and is in the nature of a pension paid superannuated judges. We also call your attention to the number of clerks receiving more than \$2,000 a year, and to the obsolete and unnecessary offices of crier and assistant crier. The duties of these two would be performed easily by the presiding judge.

"The foregoing objections apply with equal force to the appropriation requested for the Supreme Court, 2nd Judicial Department.

"The salaries paid the employes in the various Supreme Court libraries are also clearly excessive and, we believe, beyond those paid in similar libraries and in other parts of the State. The Trustees of the Law Library in Brooklyn ask for \$4,200 for a Librarian, and \$2,500 for an assistant Librarian. We call your attention to the salary paid the Supervisor of Branches of the New York Public Library, \$1,720.

Street Cleaning Department.

"The Commissioner of Street Cleaning asks for salary increases amounting to \$247,372.12, and for an amount for new activities of \$96,900, and for the extension of present activities \$158,766.90.

"It seems unnecessary, in the present condition of the city's finances, and of the community generally, to urge the Budget Committee not to grant any of the increases asked for. This is no time to make new experiments or to try new methods, and certainly no time to increase salaries. The drivers, for whom the Commissioner asks an increase, receive \$17.30 plus for every week in the year, eight hours a day work, summer vacation and a prospective pension. The ordinary truck driver in New York City would be glad to change places with them. The city now pays the District Superintendents and Foremen more than is paid for similar work by other large employers of labor. The men are not over-worked, and the cost of the uniform is not more than the cost of ordinary working clothes.

Law Department.

"The sum asked for by the Law Department is very large, but it is impossible in the limited time at our disposal for this hearing to analyze the work accomplished during the past year and the salaries paid, for the reason that the required estimates are not yet available.

"Our general criticism, however, is again applicable. There is a tendency in all departments to pay more for services than is paid for similar service in commercial life, and more than is paid for similar service in other communities.

"The fact that New York is a great city is often given as an excuse for great expenditures, but the character of the work done is the same as in smaller communities, and while the volume of work is greater there are more people to do it, so that such an argument cannot apply.

NEWARK, BUSIEST CITY IN NEW JERSEY

Wonderful Increase in Manufactories During Recent Years—City Is in Centre of Nest of Thriving Communities

NEWARK, ranking fourteenth in population and eleventh in manufactures in the United States, with 252 distinct lines of industry, is being heralded as the manufacturing center of New Jersey. The forward increase in manufactures within recent years is indicated by the increase in the capital of manufacturers, which has increased from \$103,191,000 in 1900 to \$154,233,000 in 1912, the value of finished products having increased from \$126,954,000 to \$202,512,000, advances of 78 per cent. and 52 per cent. respectively. Newark's remarkable expansion is best shown by the rise in tax valuations between 1900 and 1912 from \$148,834,000 to \$383,864,000, an increase of 158 per cent. and by the comparative resources within the same period of time of the national bank and trust companies which grew from \$29,322,000 to \$121,188,000, an increase of 313 per cent. The resources of trust companies, building and loan institutions, savings banks, and life and fire insur-

also to be found the hotels, theatres and restaurants comprising the amusement center.

Rentals in this district have doubled in the last seven or eight years, according to local agents. There is so much congestion at various points in this section that the same conditions have resulted which exist in many parts of New York City. With the new \$5,500,000 terminal opposite Military Park, described in detail in the Record and Guide of July 25, the city authorities hope to relieve this congestion in some measure by providing a new terminal.

The adjacent streets, such as Clinton, Academy and Cedar and others running east and west from Broad street, have greatly appreciated in value on account of their proximity to these important thoroughfares.

"Rentals in the central district run from \$500 to \$600 net, a front foot," said Abe Feist, of Feist & Feist, "and at this time there are no stores to be obtained until after the expiration of existing

Broad street and that section of Broad street north from Central avenue and south to Hill street appeals especially to such a class of buyers.

"Newark's real estate values have been created from a natural growth of the city and not as a result of real estate booms. As a result Newark has not had a real estate slump because its values have not been inflated. Consequently and more particularly because of the promise of the future the real estate market continues to be active and in it the most pessimistic of observers cannot see anything that indicates either a falling off in the volume of the business or a depression of prices."

Newark's great claim to distinction, however, among Atlantic seaboard cities lies in its industrial concerns. Here is to be found one of the largest of the jewelry manufacturing centers, also the makers of a large variety and fine grade of leather for shoes, carriages and upholstering, and chemicals, varnishes, lacquers, paints, cutlery and edged tools.



CORNER OF MARKET AND BROAD STREETS, NEWARK.

ance companies also show large advances.

Urban Newark has a population of about 400,000, suburban Newark about 250,000, drawn from Elizabeth, the Oranges, Montclair, Caldwell, Belleville, Nutley and a number of other towns within accessibility to the larger city. Most of these people do their shopping at the junction of Broad and Market streets, where all trolley lines and railroads converge. From this point the various classes of businesses radiate. Traffic is heaviest in the west side of Broad street and the north side of Market street, beginning with L. Bamberger & Company's department store property in Market street and extending along Broad street to the big department store of Hahne & Company at West Park place. Between these two points are located leading retail businesses, taking equal rank with many similar ones in New York City. The east side of Broad street and Market street north, is occupied principally by the leading financial institutions, including the banks and insurance companies. In this district are

leases. This rental value is created largely by reason of the enormous pedestrian traffic, with purchasing power, which passes along the thoroughfares. The entire length of Broad street considered to be about four miles, has a width of 132 feet. It has recently been repaved with wooden blocks and as a result is handling a greater vehicular traffic, principally in automobiles."

In discussing the centrally located section of Newark, Louis Schlesinger said: "Up to a quarter of a century ago the advance in Newark real estate values was steady but slow. Within the last twenty-five years, however, there has been a rapid and significant increase, particularly in the central or business section where the financial and high grade commercial establishments are located. In Newark, however, in contrast to other cities where these districts change, such sections seem to be permanently fixed for many years to come.

"Broad and Market streets and the immediate vicinity of the Four Corners still offer an unusual field for investment. That section of Market street west of

Industrial concerns are to be found in nearly every part of Newark, although they are principally located in the eastern and southern sections of the city. There continues to be a substantial demand for factory sites and a number of lots have sold in the last six months to be utilized for the construction of ten new factories.

No particular new kind of manufacture is destined to be introduced, but typical of Newark's industrial development, the new additions consist of varied and diversified elements. Mr. Feist outlined the many advantages which make Newark desirable as a manufacturing center. Summed up they are, no labor troubles, reasonable taxation, an abundance of all kinds of labor, accessibility of factories to homes of laborers and accessibility to New York for those firms doing a metropolitan business, five railroads, reasonable insurance rates on account of the efficiency of the Fire Department, which has high water pressure, and ability to get power from the Public Service Corporation at reasonable rates.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

'Entered at the Post Office at New York, N. Y., as
second-class matter.'

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TABLE OF CONTENTS

(Section One.)

	Page.
Harbor Improvements Advocated; Williard Reed Messenger.....	541
Harm Done by Tall Buildings.....	542
What the City Can Do for Real Estate; Interview With Charles S. Brown.....	543
Specific Cases of City Extravagance.....	544
Newark, Busiest City in New Jersey.....	545
Renting Lofts With Live Steam; William J Shore	564
Advertised Legal Sales.....	558
Attachments	561
Auction Sales of the Week.....	557
Building Management	564
Building Material Market.....	580
Chattel Mortgages.....	561
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	567
Departmental Ruling.....	561
Directory of Real Estate Brokers.....	555
Foreclosure Suits.....	558
Judgments in Foreclosure Suits.....	559
Leases	552
Lis Pendens	559
Mechanics' Liens	560
Orders	561
Personal and Trade Notes.....	578
Real Estate Sales of the Week.....	549
Real Estate Notes.....	555
Useful Appliances.....	566
Satisfied Mechanics' Liens.....	561
Statistical Table of the Week.....	556
Trade Society Events.....	579

Some big work is coming out in Manhattan this fall, and, notwithstanding all the talk about tight money, some people seem able to borrow all they need.

Long Island real estate operators report a very satisfactory state of business affairs. Sales and collections exceed expectations. The suburbs usually lead off when a revival is on the way.

Renting agents report a larger number of changes among apartment house dwellers than last October, and that the cheaper apartments are getting the preference. Not an unusual development.

No deeper waterways for New York this year. The Hudson River shoals, the East River reefs and the rocks in Bronx Kills must remain to obstruct navigation until more influential cities get their improvements. New York City does not seem to be popular with Congress.

Those money lending institutions upon which real estate operators and investors depend for building loans and permanent mortgages should not be over-conservative at a time when a little business courage is all that is needed to drive away dismal days. Courage is the one thing lacking in New York business circles today.

An old habit of Brooklyn brokers is to keep back reports of sales until they have a bunch to give out. This prevents market observers from making as close an estimate of current business in Brooklyn real estate as is possible in Manhattan and the Bronx, where it is the custom to report individual sales as soon as they are made. But, taking the Brooklyn reports as they have come in for a considerable period, it is apparent that there is a market there for low-priced houses, especially small tenements that bring their owners an income to help pay off the mortgage and the taxes.

Broadway Between 34th and 42d Streets.

One of the very interesting announcements of building operations made during the week concerned a twenty-story office building which is to be erected on Broadway between Herald and Times Squares. This part of Broadway is slowly making an advance. Its development has been delayed partly because of the lack of enterprise on the part of the holders of certain large blocks of property and partly because it contained a number of old hotels, which are too valuable to "scrap," but are not modern enough to contribute to the importance of the thoroughfare. What this part of Broadway needs is new buildings devoted to substantial business purposes. A large department store would help it more than anything else. If, for instance, Marshall Field & Co., of Chicago, had, as was once rumored, built a store on the site of the Metropolitan Opera House, it would have been of enormous benefit to property interests on both Broadway and Seventh avenue. But that was not to be. The Metropolitan Opera House has decided to remain where it is. As soon as good times return, it is to be embellished with a new front, which will add to the architectural attractiveness of the neighborhood. As long as it remains where it is this part of Broadway will be occupied primarily by places of amusement and restaurants, but little by little some of the corners will be improved with office buildings.

This is happening to the corner of 37th street, and in the course of time it will happen to other corners as well. The neighborhood will be exceptionally available as a site for office buildings. The triangle bounded by 33rd street, Seventh avenue and Broadway, with the apex at 42d street and Broadway, will be better served with means of communication with all parts of the metropolitan district than any other one neighborhood. It will have the benefit of the express stations on both the Brooklyn and the Interboro subways. It will be served by the Belmont tunnel to Long Island, by the tunnels to New Jersey, and by the Long Island railroad system. The only important instruments of transit with which it will not be brought into close contact are the trunk line railroads terminating at the Grand Central Station, and this defect will be measurably cured as soon as the New Jersey trolley company builds its extension to 42d street and Park avenue. Thus, Broadway between 34th and 42d streets will be extraordinarily accessible and will more than ever be available for any kind of business improvements which can afford to pay the rent.

Future of Fifth Avenue.

More interesting and important than the Broadway improvement referred to above is the announcement that Arnold, Constable & Co. have leased the large plot owned by F. W. Vanderbilt at 40th street and Fifth avenue. There is nothing surprising in the announcement, because it has been known for a long time that Arnold, Constable & Co. had decided to move, and that it would be difficult for them to find any other parcel of real estate so well adapted to the needs of a high-class dry-goods store as the Vanderbilt property. The firm might have tried to find a cheaper site on Madison avenue, but such a step would have been attended with grave risks. It has secured a large plot with an abundant frontage on Fifth avenue and with an outlet in two streets in the very best part of the avenue, and it should be able in such an advantageous location to repair some of the losses which it has incurred as a consequence of having remained too long in a neighborhood which was badly adapted to the needs of a high-class dry-goods store.

Arnold, Constable & Co. are one of the last important firms to remove from the district south of 23d street. Its action adds the completing touch to a process which began in the spring of 1901, with the announcement of the removal of Tiffany & Co. Those firms which moved most promptly and secured their sites most cheaply have profited considerably from the change of base, while those firms

which delayed or attempted to stem the tide, have suffered even more severely. At any rate, the movement of the better class of retail stores from south of 23d street to north of 34th street, is now over, because they have all removed. There is no reason to suppose that this branch of the retail trade will not remain where it is for an indefinitely prolonged period. It will expand partly along the line of Fifth avenue as far north as 59th street, partly on Madison avenue and partly on 57th street. It is an interesting fact that this part of Fifth avenue on which such an enormous retail business is transacted has been almost entirely neglected by the new subway system. The Broadway subway will cross Fifth avenue at 23d street, but 23d street is no longer in the retail district, and in any event the intersection will be served, not by an express, but by a local station. Apart from this and one other intersection Fifth avenue will not be directly benefited. While the neighborhood of 34th street receives some assistance from the express station in and near Greeley Square, this assistance will diminish the further north one travels. The best street intersecting between 34th and 50th streets, will be divided from any subway by two or three long blocks. Still farther north the avenue is again intersected by the Broadway-Seventh avenue subway at 59th street, a fact which will contribute to the business development of the upper end of the thoroughfare.

On the whole, no part of central Manhattan will be as inaccessible from the outlying boroughs as the avenue which contains the best retail shops. Of course, the reason is that the customers of these shops use carriages and motor cars to a very considerable extent, and doubtless Fifth avenue has been preferred largely because it was devoid of the trolley noises and the subway crowds. Nevertheless the absence of a Fifth avenue subway will constitute in the long run a severe drawback to the business of Fifth avenue, and after the new system is in operation a vigorous demand will probably be made for the construction of a Fifth avenue subway. But such a subway, unless it can be built as a feeder to some existing route, is an improbability. No additional trunk lines through Manhattan will be needed or can be afforded for many years—not until the new system has begun to pay its fixed charges. The city may build a few additional lines into neglected parts of the outlying boroughs, which will have the effect of opening up new territory for settlement, but it certainly cannot afford during many years to invest any more money in Manhattan rapid transit.

Land Value Maps for 1915.

The Record and Guide to-day sends to all its subscribers as a supplement to the paper a copy of the Land Value maps prepared by the Department of Taxes and Assessments for 1915. Three years ago the Record and Guide made an arrangement with the Tax Department for the publication of these maps primarily for the benefit of the real estate owners of the city who are subscribers to this paper; secondly, as a public service to the City of New York. The Tax Department desired to secure for this publication the greatest possible publicity, but was hampered by its inability to advertise the maps. These maps show the front foot values fixed by the Deputy Tax Commissioners for the assessment of 1915 on every side of every square throughout the city, and the assessed value per acre of large parcels of unplotted land. The units are not designed to be influenced by the proximity to the corner. The assessment of corner lots is determined with reference to the value of inside lots, and the special corner advantages which each corner lot enjoys. The units are not modified by the presence of rock on a vacant lot, but the assessment of a particular lot is reduced by an allowance for the cost of bringing the lot to grade.

In the front of the publication is an index page on which is displayed an outline map of the whole city, showing all

the sections and wards, and beside that the number of the page on which the particular territory is exhibited. This year the maps have been materially improved by carrying the block numbers throughout East Bronx and certain wards in Queens. In other wards of Queens and of Richmond the plot numbers are set down so that it will be easier to locate particular blocks than it has been heretofore.

No method has yet been devised which is equal to this publication of land value units for the purpose of comparing assessments and preserving equality of assessment between parcels similarly situated. It must be admitted that it is an extraordinary achievement to present the people of New York a volume containing 142 maps, and showing the unit value of every parcel of land throughout a territory of 320 square miles.

The Appraisal of Property.

Editor of the RECORD AND GUIDE:

Your recent articles on page 422 of the issue of September 12 and page 465 of the issue of September 19 regarding the matter of appraisals have interested me greatly, and I am very glad to see that your progressive paper has taken the lead in bringing this matter to the attention of the public.

It has occurred to me however that in both of these articles too much emphasis is placed upon the records accumulated in real estate offices, and not sufficient upon the personal element of judgment involved in any careful valuation.

In reading some of these articles which have appeared in these issues, the novice might imagine that appraising has now been reduced to an exact science. One would imagine that these large offices have accumulated information regarding almost every parcel of real estate in the city from which they could sit down and figure out key lot values and from these, and an actual inspection of the building, arrive at an accurate valuation of the property today.

I venture to say that not one operator in a hundred would be seriously influenced when purchasing, by the valuation placed on the property by anyone of these so-called experts. The reason for this is not hard to find. Instead of being based on the future which is, after all, the only thing that interests the real estate speculator or investor, these values are entirely based upon "past performances." Real estate is subject to many influences, such for instance as the influences of fashion, the changing transit conditions, and the money market.

Take as an example of the matter of fashions, the change in the demand for private dwellings; whereas a few years ago these private houses were in great demand; today they are practically a drug on the market. As a result, appraisals which we based on past sales of such houses are entirely out of the way today. Where money was loaned on such appraisals, the result has been foreclosure and taking over of the property by the lender. All this might have been avoided if the lender had consulted an appraiser who had carefully considered the future, rather than the past.

So too, appraisals based on existing transit facilities, which do not take into consideration the new subway system now being built, will be entirely without foundation when that system is completed and in operation. Appraisals which are based on the money market, of say 5 per cent. return, are naturally out of joint when that money market becomes disturbed and goes to a 6 or 8 per cent. basis. Take a piece of property today which is leased for a term of years on a 4½ per cent. basis; it is naturally worth considerably less today on account of the tremendous increase in interest rates all over the world on account of the war.

An appraiser to be worthy of the name, must be—in addition to having command of all the records which fortunately are now at the command of practically every real estate man through the work of the Realty Records Company—a man with a natural aptitude for valuing real estate, plus actual selling experience covering a long term of years.

A proper appraisal must not only be

based on an exact knowledge of the past, but a fairly accurate forecast as to future developments in the neighborhood and to be of real value, must be made by a man of sufficiently broad experience, to be in touch with the investment conditions and other markets than real estate. The best appraisal in my opinion is one such as the Real Estate Board of New York has advocated, which is, the joint opinion of three men arrived at after careful calculation and inspection. The only fault with these appraisals is that not sufficient emphasis is given to the future development of the section. In my opinion, no appraisal is of great value unless coupled with an opinion of the appraiser as to the future. I would gladly discuss several points in connection with this important subject, such as the importance of a careful inspection of the building by one, who is not only an expert in building construction, but also in the matter of the suitability of the particular improvements to the particular neighborhood. Time, however, does not permit. I sincerely trust that your series of articles will result in further talks by experts and will bring out this and other points. It seems to me that it is an excellent time to insist upon the distinction between the ordinary so-called appraiser and the real estate valuation of an expert. M. MORGENTHAU, JR.

95 Liberty street.

"South Seventh Avenue."

Editor of the RECORD AND GUIDE:

This is a vital plea to you and the readers of your valuable paper. Isolated as we have been in what is known as the Greenwich Village section of the Borough of Manhattan, there has been since 1853 a cry for a Seventh avenue extension. For all these years we have suffered economically because of our narrow and short streets, beginning nowhere and ending nowhere. Though our house fronts were blest with city fronts (streets), they follow the lanes and the cow paths of one hundred years ago. Our further progress for development, as you can well see, has been throttled for the past decade.

All praise is due to the present city officials, who, like the good and true men they are, saw our plight, and when we presented our claims they became students of our needs, and with one single vote struck the shackles from us that had bound us so long, and gave us the Seventh avenue extension. Our welfare depends upon designating our unnumbered streets. Seventh avenue, with its subway, is going to be the greatest artery of communication in the city's history, interlinking the five boroughs as no other could. Now that this has been all accomplished to the good and benefit of all, we appeal through the Record and Guide (which has so faithfully in the past helped the cause of the extension of Seventh avenue) that this extension be called **Seventh Avenue South**, from West Eleventh street to Leonard street and West Broadway.

EDWIN ZIMMERMAN, M.D.
297 West Eleventh street.

[Copies of a petition are being circulated through the Greenwich section by the Greenwich Public Service Committee, of which Dr. Zimmerman is president, asking the Board of Estimate to designate the new avenue "Seventh Avenue South," as aforesaid. This action has been taken because of certain influences having been brought to bear upon the members of the Board of Estimate to bestow the name of "Varick" upon the new avenue. All the accessible owners and business men in the remaining half of the former Varick street (the houses and buildings on the east side having been removed) have already signed the petition in favor of Seventh Avenue South. The petition is addressed to the Board of Estimate rather than to the Board of Aldermen, which ordinarily names new streets, because the aldermen have in this instance deferred to the Board of Estimate, which will have the honor of christening the new thoroughfare. Dr. Zimmerman, the writer of the foregoing letter, has been president of the neighborhood citizens' association

for many years, and has devoted a great deal of his time and much of his means to furthering the movement for the extension of Seventh avenue and the liberation of the Greenwich section from obscurity. He wears two gold medals which his neighbors have given him.]

An Objective for Property Owners' Associations.

Editor of the RECORD AND GUIDE:

Many thanks for the generous amount of space which you have allowed Mr. Bolton and myself to occupy in your columns in our attempts to set forth the advantages of Randalls Island as the proper site for the municipal freight depot of Greater New York. The immense importance of a proper decision as to this location, for all commercial, real estate and workingmen's interests will, it is hoped, serve as an excuse for these epistles.

Permit me further to add only one more suggestion, namely, that the railroads which come to the western bank of the Hudson, and which are planning to cross the Hudson at a point many miles north of New York and reach New England without touching the city, might be induced to unite in building a tunnel for common use under the Hudson, emerging at 155th street on the west side of the Harlem River, and then, after crossing the Harlem River by bridge, pass on to Randalls Island, along the north shore of the Harlem River to the union municipal freight yard, as indicated in our former articles.

If some such plan is not devised it is folly to suppose that Newark will not ask for a cheaper freight rate from the west than Queensboro, Bronx, Brooklyn and Manhattan—all of which require an additional time-and-money-consuming freight transport by water. Our only hope is that by providing direct tunnel connection under the Hudson to the union municipal freight yard the few extra miles of freight transfer may be overlooked and the freight charges remain the same.

May I add the earnest wish that the property owners' organizations which are now springing into such prominence in this city may take up this question and with the facilities at their command sift this question thoroughly and determine whether there is any better remedy than the one which Mr. Bolton and I have suggested for this great acknowledged evil; i. e., the utter lack of system and co-operation in the receipt and handling of freight. It seems to me that these property owners' associations could find no better text to impress upon individual property owners, outside of their organizations, the necessity for such property owners joining their associations, than this question of the proper receipt, handling and transportation of freight; the individual property owner is necessarily utterly unable to solve a problem involving, as it does, a thousand points of business, law and finance; but the question remains, demanding an answer from every merchant and manufacturer, as menacingly as did the Sphinx, at the gates of Thebes, in days of old.

Only by enrolling all property owners in these organizations and unions of organizations, can it be hoped to raise up such an aggregate of wisdom, experience and power as will enable the city to solve these questions with due observance of her own interests, even when the party on the other side is a railroad with a gross income of a million dollars per day, for every working day.

All power then to these property owners' organizations and unions of organizations and to their officers who should be working zealously, in season and out of season, by every legitimate means to make a daily increase of their membership. If those officers would display only one half of the energy and ingenuity displayed by the men who started our title companies, New York City property owners organizations, and unions of organizations would not recognize themselves in six months, and the consequent benefit to the city could not well be over-estimated.

J. BLEECKER MILLER.

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CITY'S FINANCIAL STANDING.

Municipality Saved from Imminent Bankruptcy, but Piper Must Be Paid.

By HENRY H. KLEIN.

THE patriotism of Wall street is so pronounced that the details of the new \$100,000,000 loan to the city of New York should be fully understood.

The City of New York has been spending \$250,000,000 a year for routine administration, interest and redemption on the public debt, and so-called permanent improvements. In addition to this, the city has been borrowing an average of \$100,000,000 a year on revenue notes in anticipation of taxes, incurring an added obligation of about \$4,000,000 a year interest. The eighty million dollars due abroad were borrowed mainly for this purpose.

The City of New York has a permanent interest bearing debt of more than one billion dollars, the interest being about \$44,000,000 a year. This sum is more than one-quarter of the total amount raised by taxation each year (\$150,000,000), the remainder of the annual budget (\$193,000,000 in 1914), being made up by income on public property. On the temporary yearly loan in anticipation of taxes, the city receives two per cent. and pays from four to six per cent. interest and the bankers use the money which remains in their vaults. Their profits on city deposits are sometimes abnormal.

The war in Europe has emphasized the utter helplessness of cities which depend on bankers for their financing. New York City for example, with an annual income of \$193,000,000, is unable to meet its routine expenses without borrowing, and the city must now pay six per cent. on a temporary loan of \$100,000,000. The failure of other large cities recently to dispose of their bonds proves that the aid of the bankers is no longer adequate.

New York City is in peril financially because of its excessive bonded debt, extravagant government and the inability of its taxpayers to pay taxes. The value of real estate has greatly depreciated in recent years and the city's borrowing margin is disappearing. The city's borrowing capacity is ten per cent. of the assessed value of its taxable property. It has more than \$150,000,000 taxes and assessments uncollected and the plight of the taxpayer is plain when it is known that the city has been compelled to buy in its own tax liens in the past few years.

New York City was under no compulsion from the bankers to accept the rate of \$5 035 per pound sterling and 20 cents a franc for the \$80,000,000 foreign gold debt. The exchange premium means an addition of \$2,800,000 to the interest cost of 4¼ per cent., or a total cost of \$6,200,000 for the use of \$80,000,000 for one year; equivalent to 7¾ per cent. The cost of the \$80,000,000 for the second year at six per cent. is \$4,800,000, or a total of \$11,000,000 interest and premium for two years. In addition the city is paying \$1,200,000 for the use of \$20,000,000 for one year, or a total interest and premium of \$12,200,000 in two years.

The City of New York was not justified in accepting an exorbitant exchange rate on \$80,000,000, because not more than one-sixth of this debt was due and payable within thirty days. The balance falls due during the next three months. Since the excessive premium was accepted the exchange rate has fallen to nearly normal. The difference up to two per cent. between the rate accepted by the city and the rate that

will actually be paid, goes to those interests who organized the syndicate to take up the new \$100,000,000 loan. Their potential profit is \$1,600,000, equivalent to two points in the tax rate.

The extravagant cost of the new loan must be met by taxation. The principal will be converted into fifteen-year instalment bonds or notes, instalment and interest being included in the annual budget. This means an addition of \$10,000,000 a year to the budget after the full conversion of the loan which begins in 1918, after the retirement of the present city officials. The budgets for 1915, 1916 and 1917 will be increased from six to ten million dollars each unless corresponding cuts are made.

The budget for 1914 was \$193,000,000 exclusive of corporate stock issues. The budget for 1918 will be at least \$213,000,000 unless twenty million dollars are cut out of the present budget. This can be done only by wholesale dismissal of city employes or by a general reduction in salaries. The addition of twenty million dollars to the 1918 budget allows only \$10,000,000 for new improvements after a dearth of improvements for four preceding years.

The tax rate for 1914 is from 1.81 to 1.91, according to boroughs. The tax rate for 1918 will be from 2.06 to 2.16 unless the budget is reduced to offset the increase. The constitutional limit of taxation in New York State is two per cent., exclusive of the debt service which in New York City is about \$53,000,000 a year. The tax rate can rise to 2.60 including the debt service before the legal limit is reached. Before that time New York City will be bankrupt. The steady increase in the tax rate and in the city's annual expenses due to the new loan and the financing of new improvements out of the budget, will cause further depreciation in real estate values. The city's borrowing margin will disappear and bankers will be unwilling to lend money on yearly revenue notes except at exorbitant interest, when taxes are uncollectible. There is but one way that the city can be saved from financial exhaustion, and that is by the discovery of new revenue to relieve the burden on real estate. It is either confiscation of private property through excessive taxation, or new wealth to provide for the city's needs.

UNJUST WAR TAXES.

Advisory Council Opposes Taxes on Conveyances and Mortgages.

The Law and Legislative Committee of the Advisory Council of Real Estate Interests, at its regular weekly meeting, thoroughly considered those provisions of the National War Tax bill which affect real estate. The committee was of the opinion that to condemn the bill in formal resolutions, or even to discuss the general proposition, as to whether an emergency tax measure is now necessary, would be entirely fruitless, in as much as many provisions of this bill are almost identical with those of the Stamp Tax of 1898.

The committee, however, has got in touch with the sub-committee of the Democratic Senate Finance Committee, which is now examining those provisions of the law that are of vital importance to property owners. It has suggested a change in two points of the bill, namely, the tax on conveyances and the tax on mortgages and assignments of real estate. As under the 1898 law, this bill levies a tax of one dollar per thousand on the consideration or value of the property conveyed.

Under the 1898 law this was held to mean that the amount of stamps was

required to represent the entire value of the property, including the amount represented by mortgages, and that it was not to be measured by the amount of equity for interests conveyed. It needs no argument to show that this is not equitable, for all that is either conveyed or paid for is the equity over and above mortgage indebtedness.

The committee has suggested a change so that the amount of the tax will be measured by the consideration which actually passes between the parties, and the thing conveyed.

The second change suggested was relative to the tax on mortgages which is, in form, similar to the tax on mortgages in the 1898 law. The rate is fifteen cents per thousand on each one thousand dollars of mortgage, over and above the first one thousand dollars. The committee believes that, if there must be a tax on mortgages, that in addition to taxing mortgages when made, and first transfer or renewal thereon, it is improper to also tax other subsequent assignments or renewals, in as much as other taxes upon indebtedness fall upon the debtor. To require every mortgage which has once paid a tax to pay it again on each transfer or renewal seems to be increasing the burden upon the needy members of the community.

The committee feels that it is advisable for all property owners in New York to communicate with the Democratic members of the Senate Finance Committee and the Senate proper, calling their attention to this injustice. Republicans will vote solidly against the entire bill. Simultaneously, the Advisory Council is endeavoring to have the real estate owners of other large cities co-operate in an attempt to get these amendments.

Historic Hempstead.

The southern half of Nassau County, Long Island, which is now undergoing steady growth in population as a suburban area of New York, is closely identified with the making of real estate laws for the entire commonwealth; for it was in Hempstead, in 1665, that the Duke of York caused to be drawn and promulgated the terms upon which lands within the colony of New York could be purchased and held by citizens. It was the first Colonial real estate law, the first assertion of property rights by the white man intent on conquering the colony from the Indians.

Colonial Governor Nicolls visited Hempstead about on June 11, 1666, and made a treaty with Tackapausha, chief sachem of the Indian tribe that inhabited Nassau County, by which the Indians agreed to submit to Colonial government by England and to recognize the "pale face's" rights to property in the territory. Numerous deeds are in existence whereby Indian tribes on Long Island deeded large tracts of land to white men. And the white real estate man has been busy ever since buying and selling acreage in Nassau County.

As New York City has grown from a Dutch stockade against Indian invasion to a mighty municipality constantly reaching out for residential area, the level or southern part of Nassau County has been brought within the zone of residential contact by the fact of adjacency and the annihilation of distance by electric train service.

The Duke of York began the first era of real estate values on Long Island by his edict at Hempstead in 1665; and the American real estate developer and builder have supplemented his work steadily ever since; and the end of growth of fee values in Nassau County is far distant if at all possible. The growth of the city of New York is making larger real estate values for the suburbs as it is making stronger values in the city proper.

On the North Shore.

General reports from the West indicate a decided improvement in business, and advanced reports of activity here in the East suggest a rapid return to conditions of a year ago. Real estate usually feels early the pinch of depressed business, and it is the last to get out from under pressure; but this year in spite of the war scare suburban transac-

tions on the north shore of Long Island have gone ahead of the average of most lines of barter. Several operators who met on Tuesday last at the Hotel McAlpin to discuss ways and means of increasing the public interest in suburban sections of the North Shore agreed that, all things being considered, sales and collections from previous sales made, had held up beyond all expectations and that the autumn months were looked forward to with much promise.

"At Douglaston Park", said J. W. Doolittle, "there has been a slight reduction in the number of sales during the summer, as compared with last year, but the total figures have been relatively larger and the reduction of mortgage loans has been remarkable. Not in one single instance has a Douglaston Park purchaser failed to live up to his contract or failed to take title at the prescribed date."

The nearness of these North Shore communities such as Bayside, Little Neck, Douglaston and Great Neck, together with the recently installed electric service and the substantial character of the development, naturally are factors that hold the values and desirability of these properties up to a high standard. With an early return of business activity, there is every reason to expect these conditions to develop into what might be termed real estate prosperity, and this is not very far off, judging from recent movements in these matters.

PRIVATE REALTY SALES.

THAT the scare occasioned by the outbreak of the European war, which resulted in the tightening of purse strings of lenders on real estate is being replaced by a feeling of confidence was evident this week in a canvass of the offices of leading mortgage brokers, who discussed the market in its various phases. The consensus of opinion reflected an improvement in the condition of the money situation. While in several instances brokers were not particularly enthusiastic, in other cases betterment was reported along definite lines. It was found that the savings banks, which had been forced to let down on loans on account of the possibility that the depositors would withdraw funds, in order to avail themselves of the high rates obtainable in first-class bond investments, were coming back into the market, and that this fact alone was a significant development. Contrary to the general belief, the depositors were not drawing as heavily as expected and were content to have their savings deposited. There was also a tendency reported on the part of private investors to return to mortgages as a form of investment.

The life insurance companies, however, were obviously inactive because of the uncertainty of their European positions and also because they were of necessity compelled to be prepared for a possible borrowing from their policy holders in accordance with the terms of their policies. It was learned also that there is a tendency on the part of present owners of mortgages to be lenient in the matter of forcing payments and in the opinion of many brokers real estate owners have every reason to look at the future with hopefulness.

The selling and leasing branches of the market were not without interesting features and the improvement noted last week continued, stimulated by several important transactions. The desirability of Fifth avenue locations for high class retail establishments was again demonstrated by the taking over of the Frederick W. Vanderbilt property, at the corner of 40th street, by Arnold, Constable & Co., who have been located for about 44 years at Broadway and 18th street. Another important lease, which should have a beneficial effect upon the Union Square section, was closed. The deal involved the old Tiffany property, at the south corner of Union Square and 15th street, the E. I. Horsman Company, dealers in toys, being the lessees. The section has been gradually coming into its own since the exodus of several prominent concerns several

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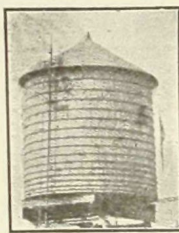
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years ago. Other deals involved the South Church property, at Park avenue and Eighty-sixth street, a costly residence on Fifth avenue and a row of flats opposite the Century Theatre.

The total number of sales reported and not recorded in Manhattan this week was 18 as against 15 last week and 17 a year ago.

The number of sales south of 59th street was 7 as compared with 4 last week and 5 a year ago.

The sales north of 59th street aggregated 11 as compared with 11 last week and 12 a year ago.

The total number of conveyances in Manhattan was 136 as against 107 last week, 18 having stated considerations totaling \$769,650. Mortgages recorded this week number 59, involving \$1,187,663, as against 38 last week, \$419,791.

From the Bronx, 8 sales at private contract were recorded, as against 11 last week and 7 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$369,966, compared with \$324,464 last week, making a total since January 1 of \$31,300,654. The figures for the corresponding week last year were \$646,031, and the total from January 1, 1913, to October 4, 1913, was \$41,156,827.

Reported Church Sale.

According to a current report, contracts are about to be signed for the sale of the new edifice of the old South Church at the southwest corner of Park avenue and 85th street, on plot 97.2x133.4, to the Church Extension Committee of the Presbytery of New York. If the deal goes through, it is likely that a merger of congregations will be effected between the sellers and the First Union Presbyterian Church of Lexington avenue and 86th street. The new home of the Old South Church, which was formerly situated at the southeast corner of Madison avenue and 38th street, was completed about two years ago from plans by Cram, Goodhue & Ferguson, and represents an investment of about \$600,000. At the offices of the Douglas Robinson, Charles S. Brown Company, which is said to be negotiating the deal, nothing definite could be learned regarding the transaction.

Shuberts Re-Purchase Flats.

Lee and Jacob Shubert, represented by Edward Margolies, have re-purchased the six five-story flats, 5-15 West 63d street, on plot 150x100.5, opposite the Century Opera House, from the 63d Street Realty Co., James F. Meehan. The property has been held at \$350,000.

Mr. Meehan acquired the property last April from the Shuberts in an exchange for the Cecil Spooner Theatre, which forms one of the group of community buildings which he erected at the Southern Boulevard and 161st street, in the Bronx. In the present transaction, the purchase involves only a majority of the stock in the 63d Street Co. and there will be no change of title.

Fifth Avenue Home Buyer.

Hubert F. Parsons, secretary of the F. W. Woolworth Co., has purchased through Edward J. Hogan, from Bing & Bing, the 5-story dwelling, 1071 Fifth avenue, on plot 30x127.8, with a 25-foot "L" to 88th street. Mr. Livingston acquired the property a few years ago from the Pennington estate for a stated consideration of \$220,000. The city at that time assessed it at \$275,000. The house is on the block to the north of the site belonging to the Trask estate, for which plans were recently filed calling for its improvement with a 12-story apartment house.

Lenox Clubs to Merge.

Mrs. Adeline Greenleaf has sold through the Payson McL. Merrill Co., her property on Yokum avenue and Cliffwood street, Lenox, Mass., consisting of about 125 acres, with a dwelling and numerous outbuildings. Over 100 acres of the property are under lease to the Lenox Golf and Tennis Club, of which William D. Sloane is president, and are improved with a clubhouse, a golf course and tennis courts. The pur-

chaser is the Lenox Club, George W. Folsom, president, now situated in the village near the Curtis Hotel. The two clubs will be merged and the main dwelling, remodelled for club purposes.

Jeweler Buys Westchester Estate.

David Kraus, James M. Woods and Joseph P. Day sold for Earle C. Baker to John W. Charlton, a Fifth avenue jeweler, the country estate known as The Hobby, at North Salem, Westchester County. The property is located on the main highway between New York and Connecticut, and comprises 55 acres, with a 20-room mansion and various outbuildings, and was held at \$80,000. In part payment the seller took 475 West 140th street, a 3-story dwelling on lot 18x99.11, opposite City College.

Washington Heights Block Sold.

The Heslock Realty Co., William E. Wheelock, president, sold through Sharp & Co., the Bolton apartments, occupying the block front on the west side of Amsterdam avenue, between 176th and 177th streets. The structures are six stories high, with elevators, and are on a plot fronting 200 feet on the avenue and 100 feet in each street. They are arranged for 120 families and have thirteen stores on the avenue front. They have been held at \$450,000.

Heights-Long Island Trade.

John T. Schramme sold through Dubois & Taylor and Matthew Briggs, the five and six-story apartment house, "Leonia," at the southeast corner of St. Nicholas avenue and West 153d street, through to and taking in the southwest corner of St. Nicholas place. The buyer is the Northport Realty Corporation, which gave in part payment a 45-acre tract at Farmingdale, L. I.

Furniture Concern Buys Leasehold.

W. W. & T. M. Hall have sold to the Grand Rapids Furniture Co., the leasehold property, 18-20 East 50th street, on plot 56.2x100.5. The Messrs. Hall secured the property under a long lease several years ago from the owner, Helen B. Garvey. Three and five-story dwellings occupy the plot, which will be altered by the new owners of the lease into showrooms and salesrooms for their own use.

Manhattan—South of 59th St.

DIVISION ST.—A. Goldman & Sons, cloak and suit manufacturers, have purchased from F. Libman, the 4-sty building, 105 Division st.

FRONT ST.—Warren & Skillin have resold for Ennis & Sinnott 249 Front st, a 4-sty business building, on lot 18.10x62. The sellers acquired the property together with two other uptown parcels, last May from Woodbury Landgon, in trade for the apartment house at 1505 and 1507 St. Nicholas av.

20TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Ellen J. Curran and Emily C. Rourke the 4-sty dwelling at 331 West 20th st, on lot 24.9x92. This is the first transfer of the property in 35 years.

49TH ST.—Meyer Schneider purchased through Joseph F. Setz the 5-sty tenement 306 East 49th st, on lot 25x100.

53D ST.—William B. May & Co. sold for Harry J. Luce, the 5-sty dwelling, 16 East 53d st, on lot 25x100.5, acquired by Mr. Luce about a year ago from Jenny K. Stafford in an exchange. B. Ogden Chisholm has the house under lease, and it is reported that he is the buyer.

Manhattan—North of 59th St.

65TH ST.—Douglas L. Elliman & Co. sold the former Dr. Henry Bosch property, at 25 East 65th st, on plot 100x25 at the northwest corner of Madison av. The property was recently acquired by the Greenwich Savings Bank, the present sellers, in foreclosure proceedings for \$135,000.

90TH ST.—The 4-sty dwelling, 13 West 90th st, on lot 20x100.8, has been reported sold. The owner of record is Sellah R. Van Duzer.

154TH ST.—Mitchell A. C. Levy bought from the Fleischmann Realty & Construction Co., through Jacob Leitner, the four 6-sty new-law houses 248-260 West 154th st, on plot 150x99.11.

180TH ST.—Heil & Stern have sold for the Brandreth estate the 5-sty apartment house, 504-506 West 180th st, on plot 37.6x100.

190TH ST.—Joseph Shenk bought from the Weber-Turek Building Co. the 5-sty, 30-family apartment house, on plot 80x100, at 607 West 190th st.

BROADWAY.—Elizabeth A. Daly has sold the northeast corner of Broadway and 185th st, a plot 84x127, occupied by a cafe, which will be continued under the management of the new owner.

Bronx.

BECK ST.—J. Clarence Davies sold for R. Wolkenberg the 2-sty dwelling, 764 Beck st, on lot 25x100.

179TH ST.—Karl Schultheis has bought from Mrs. R. Feldstein the 3-sty dwelling 749 East 179th st, on lot 25x100.

WASHINGTON AV.—Dr. William C. Feely sold through J. Clarence Davies the vacant lot 25x85 at the northeast corner of Washington av and 165th st.

BURNSIDE AV.—B. H. Weisker sold for Louise Holding, of England, the 3-sty flat, with stores, at 109 Burnside av, on lot 20x80.

JACKSON AV.—Anna M. Klemann is reported to have sold the plot, 100x70, on the west side of Jackson av, 125 ft. north of 156th st. The purchaser will erect two 5-sty apartment houses, according to report.

VALENTINE AV.—Hirleman & Vaughan have sold for Mrs. Metta Mueller 2180 Valentine av, a 3-sty dwelling, on lot 20x118, extending through to Tiebout av.

3D AV.—Cahn & Pittman and F. J. Wood sold for the Taxpayers Realty Co. the plot 90.6x90.9x irreg. at the southwest corner of 3d av and 179th st to George Gickas, who gave in exchange the 5-sty flat at the northwest corner of Bathgate and Wendover avs. on lot 25x90.

Brooklyn.

6TH ST.—William H. Healey sold for Samuel Levine the 2-sty, 2-family house 519 6th st; also through Haviland & Sons the 3-sty house 574 11th st.

17TH ST, ETC.—Henry Pierson & Co., Inc., sold the dwelling 485 East 17th st, on plot 55x100, to W. C. Handson, and in conjunction with William G. Rehbein the dwelling 180 Garfield pl.

44TH ST.—I. Salzberg sold for Max Levy to Aniello Crispo a cottage, on a plot 50x100, at 1257 44th st.

76TH ST.—George W. Dredger sold the dwelling at 432 76th st to William McCree, and the dwelling 440 76th st to Miss Alice Hirting.

BEDFORD AV.—Elisha T. Everett has sold for Harrison A. Rodgers apartment and store property on the southwest corner of Bedford av and Prospect pl.

CLERMONT AV.—Bulkeley & Horton Co. sold for William Freeland 302 Clermont av, a 3-sty dwelling, on lot 22x100.

CONEY ISLAND AV.—P. S. Ritter and J. G. Baseman have sold for Isaac L. Wood a plot of 7 lots on the north side of Av W, 100 ft. east of Coney Island av; a plot of 7 lots on the south side of Neck rd, 100 ft. east of Coney Island av; and 3 lots on the north side of Av Y, east of Coney Island av, to a builder, who will erect 1 and 2-family houses next spring.

DRIGGS AV.—The Williamsburgh Trust Co. building on Driggs av between South 4th and South 5th st, facing the Williamsburgh Bridge plaza, has been bought by the city for use of the Fifth district police court, which covers the Eastern district and Greenpoint sections. The court is now on Manhattan av, near Powers st. For some time a location for the court has been under consideration. The city is said to have paid \$65,000 for the property.

FORBELL AV.—Rockmore Realty Co. sold 212 Forbell av, 2-sty brick dwelling, 18x100, to Carrie Baillant; also 214 Forbell av, a similar building, to James Bethle; also 80 Forbell av, a 2-sty dwelling, 18x120, to Martin Stuchel; also 1214 Liberty av, a 3-sty brick dwelling, 20x100, to Josephine Huffer, and 1216 Liberty av, a 3-sty brick dwelling, 21x100, to Joseph M. Lynch.

LONGWOOD AV.—John Cook & Co. have sold the property at 1110 Longwood av, Bath Beach, for M. J. Quinn to Jacob Mayer.

ST. MARKS AV.—John Pullman has sold for Charles Harms the 4-sty dwelling 867 St. Marks av, on lot 20x150.

12TH AV.—B. J. Sforza sold for Mrs. F. T. Rue the 3-sty building on plot 40x100 at the northeast corner of 12th av and 67th st.

14TH AV, ETC.—Thomas Kilcoyne sold for J. Godwin 40x100, west side of 14th av, 80 ft. south 47th st, to G. Paluta; for Miss E. Palmer 45x100 in south side of 55th st, 200 ft. east 15th av; for F. B. Ryan a 2-family house, 1430 53d st, to J. Harris; for O. Piper a 1-family house, 1157 54th st, to D. Lonegan; for J. Murino 20x100, west side of 16th av, 80 ft. south of 53d st, to J. Freedman.

Queens.

ASTORIA.—The Matthews Building Co. sold, at about \$11,500 each, model flats on 12th av to Henry Wetjen, Nos. 357 and 353; to Johann Nowajewski, 373 and 375; to Joseph Wolk, 349; to Charles Oestrich, 370 and 372; to Stefania Kobierska, 374; also to Paul Reiff the southeast corner of Grand and 12th avs, for about \$18,000, and the east side of 11th av, 200 ft. south of Grand av, to George Bohlman.

LONG ISLAND CITY.—Royalton Realty Co. sold to Berrian Construction Co. a factory site, fronting 50 ft. on the west side of Anable av, 250 ft. southeast of Jackson av.

ROSEDALE.—New York Suburban Land Co. sold 40x100 on Park av to Thomas Keery; 60x100 on President av to Francis J. Foy, and 60x100 in Oxford pl to George E. Hillebrandt.

Richmond.

CONCORD.—D. T. Cornell has sold to Thomas F. Cosgrove 10 lots on Britton av.

WEST NEW BRIGHTON.—Cornelius G. Kolff has sold for Walter H. Crittenden a plot of ground 50x142 at Elm Court to Mrs. I. Jensen, who will erect a dwelling for her own occupancy.

Nearby Cities.

NEWARK, N. J.—Felst & Feist sold for Seymour Tucker his residence at 621 Clifton av, a 2½-sty building with garage, to Charles J. Basch.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 80x100 on Willow av to W. J. Gallagher; 60x100 on Myrtle av to Miss Lillian Cooke; 60x100 on Pine av to R. J. Bradshaw; and 40x100 on Hazel av to William R. Trainor.

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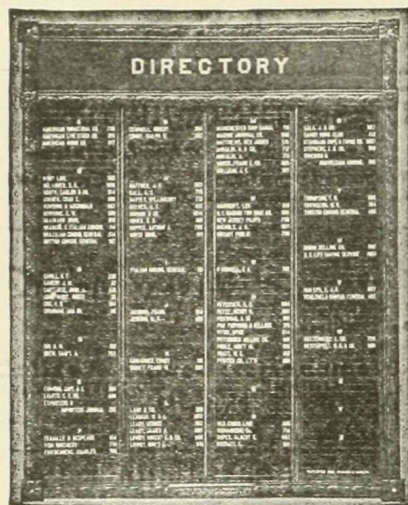
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GREENACRES.—Scarsdale Estates have sold to James Zobian the house formerly occupied by F. M. Swift. The same buyer also purchased from the Gedney Farm Co. a plot on Heatherbloom rd, near the Gedney Farm Hotel.

MONTCLAIR, N. J.—Ellis P. Earle has bought the large tract adjoining the grounds of the Montclair Golf Club, having a frontage of more than 2,000 ft. on Bloomfield, Sunset and Mount Prospect avs, a total area of 290,000 sq. ft. The property will be sub-divided in plots of 50 ft. F. M. Crawley & Bros. were the brokers.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. sold to Marie U. Dixey a Colonial house, with one-half acre of ground, fronting on South drive.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for Fred C. Robbins to John S. Rice a lot 100x150 on Claremont rd, Kathawood Park.

RUMSON, N. J.—The Allaire & Son Agency has sold the John Bennett property of about 4 acres, on the north side of Rumson rd, directly opposite the grounds of the Rumson Country Club, to Harry R. Travis. The property contains a 15-room residence and outbuildings.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. have sold to Kenneth Shepard, of East Orange, N. J., a new dwelling on Glenside rd.

WHITE PLAINS, N. Y.—William Neil Smith sold to George Christie his residence in High st, near Greenacres, with about one-third acre of land. The property was held at \$17,000.

YONKERS, N. Y.—Thomas S. Burke sold in Yonkers 256 Roberts av for John C. Shotts to John and Jessie Schall, and for Otto Kaiser to Arbiter Brothers the 2-family house at 24 Louloun st.

LEASES.

New Uptown Public Garage.

A newly-formed company, known as the Aeon Garage Corporation, Sumner Gerard, president, has leased from the Mary E. Pinchot estate, the five-story building at the northeast corner of Broadway and 76th street, on plot 121x108, for ten years, at a yearly net rental of about \$24,000. A public garage, which can house about 225 cars, will be opened. The structure contains eight stores—seven on the Broadway frontage and one at the corner. Up to the present time none of these has been leased, but negotiations are reported to be under way for several of them.

Tenant for Tiffany Corner.

Albert B. Ashforth has leased to the E. I. Horsman Co., toy dealers, the store, basement and first floor in the old Tiffany Building, at the south corner of Union Square West and 15th street, for five years at annual rental of about \$15,000. The lessee, now at 365 Broadway, will occupy about 37,000 square feet of space in the building, which has remained unoccupied for the greater part of the time since Tiffany & Co. moved to their present Fifth avenue location.

Uptown Trade Removal.

F. A. Straus & Co., dealers in domestic and imported yarn, for many years at 93 Greene street, has leased through Carstein & Linnekin, the new three-story building being erected at 451-453 Fourth avenue, by the estate of Ogden Goelet. The aggregate rental is about \$160,000.

Vincent Astor Leases Pinchot House.

Douglas Robinson, Charles S. Brown Company has leased to Vincent Astor, for one year, the large furnished house on the northeast corner of 85th street and Park avenue, belonging to Amos R. E. Pinchot. The house is a five-story, American basement, facing 42 feet on Park avenue and 82 feet in 85th street.

\$200,000 42d Street Lease.

Landay Brothers, distributors of talking machines, have leased through M. & L. Hess, Inc., and Cross & Brown, from the Estey Piano Co., the store and basement in 23 West 42d street, at an aggregate rental of about \$200,000.

Arnold, Constable & Co. Lease.

Details of the Arnold-Constable & Co. transaction involving the Frederick W. Vanderbilt property at the southeast corner of Fifth avenue and 40th street, will be found elsewhere in the Record and Guide.

Manhattan.

WRIGHT BARCLAY, INC., and **EWING, BACON & HENRY** leased the 6th loft in 461 and 463 4th av to Camp Fire Girls of America; and the building at 120 East 32d st to A. M. Hemsworth.

JAMES E. BARRY & CO. leased for the Meriden Realty Co. the southeast corner of St. Nicholas av and 171st st, a 5-sty apartment house with stores.

DANIEL BIRDSALL & CO. rented for Edythe C. Hancel 528 to 540 West 162d st, a newly completed 2-sty garage, on plot 100x99.11, to the Jumel Garage Corporation. The lease is for 5 years at an aggregate rental of about \$48,000.

A. BLUMENTHAL leased to H. Kalman the 6-sty apartment house at 109 and 111 West 102d st.

CARSTEIN & LINNEKIN, INC., leased apartments in 100 West 121st st to B. Heine, B. Hirsch, I. Halpert and B. Kipp; the store and basement in 211 Lenox av to B. Fisher; an apartment in 100 West 121st st to Alexander Steinhart, and A. Rosenberg; apartments in 12 West 12th st to R. Dirks, Edward B. Willets and John P. East; in 47 East 30th st to H. Monroe and Frederick Willis; in 100 West 121st st to Fannie Epstein; the dwelling at 439 Lexington to Louise Schimmelfennig; additional space in the American Woolen Building to L. Goldsmith & Son; the 4th loft in 133 East 16th st to the American Letter Co. of 133 East 16th st; 2,000 sq. ft. in 221 4th av to Hyman & Kirsch Co., Inc.; space in the same building to the Mason Home Steam Sponging Co.; space in 1161 Broadway to William Steinberg, Silrit Embossing Co., I. Silverman, E. A. Schultz, Abe Levin, F. B. Ansbacher and Clifford L. Levy.

CARSTEIN & LINNEKIN, INC., leased an additional floor in 110 and 112 5th av to Frederick Ludewig & Co.; also an additional floor to Hays, Levi & Co.; with M. & L. Hess, the top floor to Samuel Lacher, of 83 Green st; 4,000 sq. ft. on the 10th floor in 225 4th av to Simpson, Showalter & Barker; the 2d loft in 64 East 8th st to Samuel Striefer; the 3d loft to Samuel Moneky and the top floor, with Southack & Ball, to the Acme Advertising Co.; space on the 13th floor of 220 5th av to Liebowitz & Dickstein; the 1st loft in 171 and 173 MacDougal st to Pattison & Co., Ltd., of New Orleans; the 5th floor in 16 East 23d st to Felix Harris; 2,000 sq. ft. in 131 and 133 East 23d st to Zucher & Seiler; 3,500 sq. ft. in 257 to 265 4th av to E. B. Moore & Co., of 239 4th av; in 341 5th av, 1,000 sq. ft. to Ralph L. Kilby of 347 5th av; in the same building space to William H. Allen; in 1161 Broadway space to Alois J. Rheinberger, Pinucus Brothers and F. J. Butzel; in 1161 Broadway to the United Thread Co. and Engineering Utilities Corp.; in 320 5th av to J. P. Christensen and Leon Goetz; in 456 to 460 4th av to H. B. Burrows; 1,000 sq. ft. on the 6th floor of 221 4th av to Albert Ludwig; 5,000 sq. ft. in 354-364 4th av to Deutsch & Rosenberg; space in 456 to 460 4th av to Solomon Wolf, and the 4th loft in 85 East 10th st to Hyman Embossing Co.

LEROY COVENTRY leased for Otto Metzger to Abraham Hapner the 3-sty dwelling at 44 West 95th st.

CROSS & BROWN CO. leased space in the 8th floor of 14 and 16 East 33d st to Tabacchini-Diamant Co., and offices in 80 5th av to the Church & School Social Service Bureau; in the United States Rubber Building at Broadway and 58th st to the Luther Burbank Press and the Tubular Connecting Rod Co.; and in 8 and 9 Columbus Circle to Dr. Peter J. Cunningham; and the cigar stand in 102 5th av.

CROSS & BROWN CO. leased part of the 5th floor in 1700 Broadway to the Saxon Motor Co. of 249 West 57th st and offices in 185 Madison av to Adelaide Howard and in conjunction with McCarthy & Fellows an apartment in 6 and 8 East 37th st to Clinton E. Achorn.

PHILIP J. CURRY leased for Mrs. Michael Kirk the dwelling at 413 West 19th st.

DUFF & CONGER leased for the estate of John H. Riker to Mrs. Josephine Smith the 3-sty dwelling at 77 West 126th st; for the Lowell Realty Co. apartments in 1211 Madison av to Dr. Solomon Baruch; in 77 East 89th st for Edgar A. Levy to Pedro de Cordoba; for Charles Gulden in 1142 Madison av to Paul Manship; in 26 East 82d st for Harry Bijur, receiver, the duplex apartment of 11 rooms and 4 baths to Charles Gouverneur Weir, and the store in 1082 Madison av to Samuel Klein; for August Oppenheimer apartments in 1326 Madison av to Richard H. Bythiner, Mrs. Henrietta Lewis, Isaac Harris, Miss Eliza De G. Frey, Mrs. Eleonora Weinberg and Philip Waldheimer; sublet for Aaron Lauterbach to E. J. Smith apartment in the Wellington at southwest corner of 92d st and Madison av; for the Century Holding Co. apartments in 1242 Madison av to Miss Farrell and for the same company in 21 East 89th st to Ernest H. Lugene; for Frederick Ohmeis in 538 and 540 West 124th st to Mrs. Mary Murphy, and two apartments to Mrs. Ida C. Kyle.

DUROSS CO. leased the store in 69 West 9th st to Jacob Koppelman.

DOUGLAS L. ELLIMAN & CO. leased apartments in 3 East 85th st to Thomas J. Watson; in 178 East 70th st for Mrs. Reinald Brooks to Frederick O. Beach; and in 38 West 52d st to Clarence W. Cady.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 960 Park av for James G. Cannon to Amos R. E. Pinchot, who leased his house this week to Vincent Astor; apartments in 116 East 63d st to Francis S. Martin; in 122 East 82d st to George A. Frisbie, and in 34 East 58th st to Mrs. Emily G. Murray.

DOUGLAS L. ELLIMAN & CO. leased apartments in 755 Park av to Mrs. Thomas A. Gillespie; in 565 Park av to Mrs. M. H. Harder; in 34 and 36 East 58th st to Lawrence T. Durant and Mrs. H. O. de Valladares; in 535 Park av for Dr. Bache McE. Emmett; to Mrs. Gardiner Sherman of Newport, R. I.; in 34 and 36 East 58th st to Shields Gurley and Miss P. S. Squire; for the B. House Co., the parlor floor store in 1 East 53d st to Donald Cuyler Vaughan, book dealer.

J. B. ENGLISH leased for 10 years at an aggregate rental of about \$25,500 the 2d loft in 23 Park Row for the Willard S. Burrows Co to Dar Bon, to be occupied as an Oriental restaurant; also leased offices in the Astor Theatre Building to the Olete Co.

M. H. GAILLARD & CO. leased apartments in 316 West 93d st to Mrs. Margaret D. Ayers, Simeon B. Eisendrath, W. H. C. Broughton, Max Wiener, Mrs. Florence B. Ansbacher, I. Mosson, Hiram B. Danziger, Charles S. Whitney, Louis Annin Ames, Joseph F. Keller, and Charles R. Mould; in 309 West 93d st to George S. Haggart; in 140 West 104th st to Rev. E. S. Holloway, R. H. Holland, Mrs. Jane Drexel, Mrs. Adelaide L. Doane, Mrs. Phebe J. Maloy and John Sharpe; in 2128 Broadway to Mary C. Dierkes, Hugh N. Harding, George W. Herzig, Chas. M. Siegel, Chas. S. Scott, Miss Minnie Currie, Miss Grace Whistler, Miss Hazel Kirke, Mrs. T. Tobin and Lemuel Lloyd, and in 219 West 80th st to Mrs. Laura Stein.

GOODWIN & GOODWIN rented for Florence L. Barker to Rose Bick the 3-sty dwelling at 139 West 121st st; and apartments in the Newington to Wm. M. Kilcullen, Mrs. H. Chester Johnson, Mrs. G. L. Upton, Albert J. Hambrecht, Leonard Faibisy, William A. Henderson, Minnie H. Page, George A. Priest, Frank Shaw, Katherine K. Welsh, Emil F. Niglutsch; David S. Skaats, Montague Howard; in Blervie Hall, at Broadway and 144th st, to Walter B. Levi, Morris Rose, Mrs. K. Parsons, Charles Weisberger, Daniel Abrams, George B. Van Zee, H. O. Huise, M. Jarlien, Jacob Chapman, and Moses A. Hayes.

M. & L. HESS, INC., leased the 5th loft in 115-17 East 23d st to the Union Transfer and Storage Co. of 121 East 22d st; the 9th loft in 63 and 65 West 36th st to Jacob Bernstein, and the 6th loft in 23 and 29 Washington pl to L. Margulies.

HOUGHTON CO. leased to Dr. Monroe J. Polk, the 3-sty dwelling at 162 West 64th st, for Francis Morris.

A. KANE & CO. rented for Miss E. O'Farrell 517 Manhattan av to Chas. Wallace.

CHARLES S. KOHLER leased the double store in 993 Columbus av for Mary E. Reynolds to Beni Levine; the private dwelling at 130 West 97th st for Mrs. Clara Taylor to Mme. Haggerty Snell; the dwelling at 73 Manhattan av for the Estate of Stephen H. Dayenport to George C. Barnes; the 5-sty apartment house at 60 West 104th st for the estate of E. A. Steilen to Alfred Simmons.

ROBERT LEVERS leased stores in the taxpayer erected by Vincent Astor at the northeast corner of 149th st and 8th av to Samuel Wolpert, Meyer Reader, James Braun, Theresa O'Neill, S. Stone and William H. Winfield, and for S. Schinasi the 5-sty dwelling at 352 Central Park West to Mrs. Jane Stacey Bradford for 3 years.

ANTHONY LO FORTE leased the 5th and 6th lofts, comprising about 18,000 sq. ft., in the Stuyvesant Building, at 98 to 100 5th av, to David Marks & Sons of 687 Broadway.

SAMUEL H. MARTIN leased apartments in 105 West 77th st to Grace DuBois, Virginia Kingsley, Katherine A. Ward, J. J. Miller, James Buckley; in 35 West 61st st to Jane Purcell, Dr. Shirley Wilmot Wynne, Dr. J. Louis Ameno, Gustav Disch and A. H. Rand; in 48 West 66th st to Joseph Hollinger, A. C. Rathburn, Louis Hopping and John M. Jennott; in 132 West 66th st to Joseph M. Kind; in 14 West 64th st to Mrs. Elizabeth Snyder, L. E. Widder; in 20 West 65th st to Paul Townsend, John White; in 30 West 65th st to Peter J. McLoughlin; in 32 West 65th st to Mrs. Emily Bermingham; in 9 West 64th st to J. Arthur Meagher; and in 11 West 64th st to Harry Owen.

WILLIAM B. MAY & CO. leased 1009 5th av for J. B. Duke to Olney B. Mairs; 32 East 38th st for Alfred G. Levy to E. W. Humphreys; 63 West 64th st for John A. Parker to Robert C. Morris; 15 West 58th st for Judge P. H. Dugro to Miss E. M. Hedlund; 61 East 74th st for Henry Block to William Levy; 50 East 82d st for Henry Block to Robert V. McKim, and 34 West 96th st for the Duff estate to Adolph Stern; at the southwest corner of 5th av and 57th st the corner loft to Mme. A. C. Worrall, and at 46 West 58th st the parlor floor to Dr. Wood McMurtry of 25 West 50th st.

MOORE, SCHUTTE & CO. leased for the Wm. H. Barnes Estate 431 West 146th st, a 3-sty dwelling, and for Joseph L. Ennis, 451 Convent av, a 4-sty dwelling.

CHARLES F. NOYES CO. leased to Coughlin & Coughlin the store and basement in 122 East 14th st for 10 years at an aggregate rental of about \$55,000; the tenant will occupy as a high-class cafe; leased the store in 92 Broad st on a temporary basis for Charles M. Dimm, trustee of the Heffernan Paper Co.

PAYSON McL. MERRILL CO., INC., leased apartments in 140 West 57th st to Mrs. E. L. Harrick and Stuart Blackton; in 135 West 56th st to Miss Katherine Emmet and Miss Daintry Yates; in 112 West Forty-seventh street to Edwin H. Unger, and in conjunction with John N. Golding, in 1000 Madison av to Mrs. Robinson-Duff.

PEASE & ELLIMAN leased for the estate of Mrs. Kathan a suite in the "Wyoming" at 7th av and 55th st to Mrs. Richmond Levering; apartments in the new house of the E. A. L. Construction Co. at 72d st and Lexington av to Mrs. Julia F. Stout and to Mrs. A. Kahn; in 24 West 59th st to F. W. Welles, and in 111 East 62d st to Mrs. Stokes-Henes; offices in Aeolian Hall to P. G. Hammar, E. H. V. Hoffman and A. D. McLean.

PEASE & ELLIMAN leased for Mrs. H. Louise Marshall to Haas & Cullio the 3-sty garage at 336 West 70th st; for the E. A. L. Construction Co. in the new apartment house which it is erecting at the corner of Lexington av and 72d st, a suite to Joseph Salomon; apartments in 27 East 62d st to Mrs. Etta Best; in 104 East 40th st for Zimmerman Brothers and Forshay to Paul L. Kiernan; in 56 West 11th st to M. A. Granger and to S. E. Moran; in 105 East 15th st to F. V. Weir to M. Safran and to James E. Briss; for Mrs. Chester Griswold the 4-sty house at 131 East 54th st to Henry G. Bartol; for W. W. Wright his apartment in 383 Park

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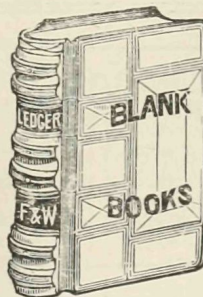
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CAN you give me a chance to obtain practical experience in structure steel construction work. Am a graduate from Civil Engineering School. Salary no object. Box 378, Record and Guide.

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WE ARE entirely out of **NEW YORK** Edition of Record and Guide of November 28, 1914. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Oct. 8, 1914. Record and Guide Company, 119 W. 40th Street.

av to John D. Battin; and for Slawson & Hobbs, as agents, an apartment in the "Wendolyn," at 100th st and Riverside drive, to James G. Shepard.

PEASE & ELLIMAN leased for Benjamin Guinness his residence at 8 Washington square, a 4-sty house, to Mrs. Robert Golet; the 3-sty house at 32 West 11th st for James A. Wright to Frank E. Maywood; apartments in the house being erected by the E. A. L. Construction Co. at the southeast corner of 72d st and Lexington av to Frederick C. Hitchcock; and as agents a suite in 157 East 81st to W. H. Crombie; two apartments in 103 East 75th st to Mrs. A. G. Thompson and to Mrs. F. Wayland Fellows; for Mrs. Helen M. Bergh the 4-sty house at 126 East 36th st to Mrs. Edna M. Alexander; and for Mrs. Marie L. Degener to James Kent Mason the 4-sty house at 318 West 89th st.

PEASE & ELLIMAN leased to Mrs. S. H. Chapman the 5-sty house at 53 East 61st st for Effingham Maynard; for Frederick Brown the 3-sty house at 91 Park av to Dr. Henry A. Griffin; apartment in 36 West 59th st for T. M. Turner to Mrs. Belle B. Ten Eyck; and for Samuel A. Herzog to Jerome D. Greene in 116 East 63d st.

PORTER & CO. leased for Lydia B. Holt to Edward McCaffery the 3-sty dwelling at 119 West 130th st.

PORTER & CO. rented for Frederic N. Gilbert to Albert De Freitas the 3-sty brownstone dwelling at 351 West 121st st; for Martha A. Gaines the residence at 55 West 126th st, and for 3 years from October 1, the dwelling at 35 West 126th st to Waldemar Doerchel.

RICE & HILL leased for the Neva-Hone Razor Strop Co. the store in 1368 Broadway to the Live Motion Film Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Edwin D. Trowbridge estate the 4-sty dwelling at 123 East 39th st to Ellen J. Curran; the premises will be used for business purposes.

ALEXANDER J. ROUX & CO. leased the 6th floor in 133 5th av to James Templeton & Co., of Glasgow, carpet dealers.

LOUIS SCHLIEP FACTORY BUREAU leased the top loft in 510 and 512 6th av to the Computing, Recording and Tabulating Machine Co of 25 Broad st.

SHAW & CO. leased for Mary J. Odell the 3-sty dwelling at 21 West 120th st to Anshel Garmise.

SHAW & CO. leased for Louis Schrag the 3-sty dwelling at 54 East 124th st to Jeanne Jerome, and for Thomas O'Reilly the 3-sty dwelling at 262 West 130th st to Eliza Purcell.

SLAWSON & HOBBS rented for W. E. D. Stokes to H. C. Jones the 4-sty dwelling at 549 West End av.

SPEAR & CO. rented for the Carlisle Const. Co. the 14th loft in 19 to 25 East 24th st to the N. Y. Shield Co. of 28 East 22d st; for S. Hirsch the 2d loft in 35 and 37 West 3d st to Victor Emanuel & Co. of 66 West 3d st; for F. W. Hotchkiss the 3d loft in 124 West 19th st to J. Weiner; for Amos R. E. Pinchot the 2d, 3d and 4th lofts in 502 Broadway to Rossing Bros.; for the 406 West 31st Street Co. the 4th loft in 28 and 30 East 10th st to H. Polskin & Son. of 6 Washington pl.

SENIOR & STOUT, INC., leased the 4-sty dwelling at 122 West 58th st for Miss Auguste Rosenberg to Mrs. Helen Wall, and the 3-sty garage at 123 West 52d st for C. B. Ripley to Rudolph Egidi.

THE FIRM OF LEONARD J. CARPENTER leased for Charles Remsen, trustee, the dwelling at 68 East 83d st to Mrs. Ruth Williams.

THE MUTUAL LIFE INSURANCE CO. leased space in 32 Broadway to Paul J. Esquerre and the Brase Publishing Co. and in 41 Liberty st to the New York Corporation Stationers.

LUDWIG C. TRAUBE leased the store and bake shop 1518 Madison av to Jos. Bushler; store in 1258 Madison av to M. J. Schnidel, and private house at 136 East 93d st for Fanny Schlesinger to Lila Litts.

TUCKER, SPEYERS & CO. leased for Eli B. Springs to Cook Elsasser & Co., 137 Madison av, the 8th floor in 29 to 33 West 38th st; in conjunction with Cross & Brown, the 7th floor to G. M. Piermont & Co., of 40 West 22d st; in 39 to 41 West 38th st, the 4th loft west to Rosner & Goldstein, and for the Brunswick Realty Co., space in 35 West 39th st to Mrs. Clarke.

UNGER & WATSON, INC., leased for Julius Cohn to Irene and Stefan Gollatz the 3-sty private dwelling at 255 East 61st st.

JOHN E. WEISS leased to Jacob Schiff the 4-sty store and dwelling at 519 9th av. Mr. Schiff will occupy the premises for bakery and luncheon purposes. A. Attlebury, attorney, represented the owners in this lease. The lease is for a term of 11 years.

WILLIAM A. WHITE & SONS leased the 3-sty dwelling at 380 St. Nicholas av to August Wagner.

WILLIAM A. WHITE & SONS leased a corner apartment at the southwest corner of Irving pl and 19th st to Judge Joseph E. Corrigan; also studios to Conrad Scapecchi and Rea S. Irvin; apartments at the southeast corner of Broadway and 52d st to Theodore H. Bauer, Otis H. Kean, A. Frank Jones and Roberts & Berg, and in 9 East 97th st to Samuel Jospe.

WILLIAM A. WHITE & SONS leased, with privilege to the tenant to purchase the entire building, at 177 South st for Samuel Brody to Vito G. Cantassano. This building was vacant when Wm. A. White & Sons sold it to the present owner last July.

Bronx.

WILLIAM J. GABEL leased for Herman Schoene to Philip A. Morgan the 3-sty house at 751 Crotona Park north.

Brooklyn.

BULKLEY & HORTON CO. reports excellent renting for September. The company has leased the following dwellings: 181 Hall st to John Mackey; 262 Clermont av to Jennie Sigbyosen; 126 1/2 Washington av to A. Christensen; 178 Clinton av to W. W. Chase; 104 Vanderbilt av to K. Benner; 141 Washington av to Mrs. Brigotto; 140 Clinton av to C. Jill; 44 Cumberland st to J. H. Shanley; 621 St. Marks av to Katherine E. Driscoll; upper part of 636A Eastern Parkway to Edward Dutcher; 1375A Dean st to F. Jarregon; lower part 233A to Edward Leslie; 1382 Dean st to Nathan Levy; 915 Sterling pl to James M. Seaton; 922 Sterling pl to John Drayton; also the following business properties: 185 Vanderbilt av, 3-sty garage to W. W. Debevoise; large store in 385 Myrtle av to M. Friedman; 355 Vanderbilt av, 1-sty building to W. W. Chase, Jr.; store in 393 Myrtle av to S. Goodman; 12 Steuben st, 3-sty factory to Joseph Komiskey; store and flat in 1050 Dean st to Abraham H. Feuerstein, and the store in 711 Nostrand av to Howe Wapner.

BURRILL BROTHERS leased the 3-sty house at 502 4th st for A. R. Johnson to Dr. T. H. Tong; the furnished apartment in 530 1st st for Hugo Steinbrink to F. R. Dempsey; apartments in the Altoria, Prospect Park West, corner 5th st, for the Altoria Realty Co. to W. D. Smythe; in 486 4th st for F. Simon to Jas. Jennings.

THE L. L. WALDORF CO. leased the 3-sty dwelling at 174 8th av for Walter Bristow to a Mr. Richtmyer, and an apartment in 594 6th st.

Queens.

JOHN STICH & CO. leased, in Far Rockaway, for Mrs. H. Morse, her cottage, at 280 Broadway, to E. Weinberg; for the James Mott Wood Co., the store in 22 Mott av, to Rudolph Steinhalt; for Benjamin Schoen, 53 Central av to Henry Harris; for Mrs. H. Morse, 276 Broadway to Joseph Arons, and for the estate of Saul Shaken, 5 Pinson place to William H. Henkel, Jr.

Suburban.

FISH & MARVIN leased the Pierce property on "The Grange" at Hartsdale, N. Y., to John Gully Cole, of St. Louis; the Harris estate on Highland rd, near the Apawamis Golf Club, to Robert Rudd Whiting, editor of Ainslee's Magazine; the property comprises 8 acres with large Colonial house and outbuildings; the Holmes residence at Bronxville Terrace, Bronxville, to Miss L. H. Hakes, of Stonington, Conn., and the Best property at Lawrence Park, Bronxville, to Miles S. Slocum.

HERMAN FRANKFORT leased for Mrs. Lydia McWhinney to Harry Lasker Stone Lodge, in Washington av, Lawrence, L. I., for occupancy; for Miss Pearl Arnold to Louis Seligman for yearly occupancy the dwelling at the corner of Central av and Pine st, Woodmere, L. I.

HUGHES & WHITBY leased at Montclair, N. J., for Ginsburg Brothers the store at 334 Bloomfield av to the Montclair Musical Disc Co.; for Harry Simon 310 Bloomfield av to W. Winslow; 316 Bloomfield av to Reed & Devoe; 118 Chestnut st to R. H. de Neufville; to J. A. Bolton a residence in Mount Prospect rd; to W. S. Barker 38 Irving st; 34 Irving st to W. J. Kaup, and to Albert Engle 172 Park st.

L'ECLUSE, WASHBURN & CO rented at Riverside, Conn., the house belonging to the estate of Charles F. Buxton, to James T. Lee of Lee & Fleiselman, and the smaller house belonging to W. G. Buxton to Hugo Fredericks.

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NEW YORK

MRS. MINTON DYKE CLARK has leased her colonial residence, on Magnolia av, Garden City, L. I., to Cornelius J. Sullivan, of the law firm of Nicoll, Anable, Lindsay & Fuller. The house was described in an illustrated article in the Record & Guide of August 2, 1913.

THE PAYSON McL. MERRILL CO. and Ira A. Taylor leased for Mrs. Lucius A. Cole her residence, with stable and 2 acres of land, at the corner of Oak Bend and Tulip av, Llewellyn Park, West Orange, N. J., to Grenville Mellen.

JOHN F. SCOTT rented for John H. Smith his new house on Kenridge pl, Lawrence, L. I., to Eben E. Whitman.

JOHN F. SCOTT rented for the Hewlett Bay Co. one of its new houses at Hewlett, L. I., to Robert L. Strebeigh.

THE UNITED STATES ALUMINUM CO. has obtained from the Riparian Commissioners of New Jersey a lease for a tract 200x491, under water, on the east side of River rd, opposite Russell av, Edgewater, N. J., at a rental of \$3,150 a year, with privilege to purchase for \$45,000.

S. S. WALSTRUM-GORDON & FORMAN leased at Ridgewood, N. J., for Mrs. Adnee Bogert her dwelling 96 North Oak st to E. E. Elwood, of Shamokin, Pa.

THE WESTCHESTER LAND EXCHANGE leased a house in Coburn st, Nepperhan Heights, to Mora J. Boyle for the Arlington Construction Co.

H. T. WHELAN leased at Van Cortland terrace, in South Yonkers, adjoining Riverdale, to Mrs. C. Rogers the 3-sty detached house at 127 Ellsworth av, and the adjoining house at No. 128 to James O'Neill.

F. R. WOOD-W. H. DOLSON CO. leased for Edith Harcombe the dwelling at 150 Primrose av, Mount Vernon, to Mrs. Annie P. De Bost.

REAL ESTATE NOTES.

LUDWIG C. TRAUBE has been appointed agent of 303 East 146th st and 76 East 113th st. JACOB FINKELSTEIN has moved from 40 Bowery to larger offices at 42 Bowery.

CHARLES S. KOHLER has been appointed agent of 550 West 144th st.

NEHRING CO. has been appointed agent for 82 Wadsworth av and 650 West 177th st.

JOHN E. WEISS was the broker in the recent sale of the dwelling 261 West 137th st.

BROADWAY ASSOCIATION will meet on Monday in the Hotel Martinique to elect officers for the coming year.

SLAWSON & HOBBS have placed a loan of \$21,000, 5 per cent., 3 years, on the 3-sty dwelling 250 West 71st st.

JAMES E. BARRY & CO. have been appointed agents for 714 West 179th st, 510 West 167th st and 1130 St. Nicholas av.

PEASE & ELLIMAN have been appointed agents by Mrs. Mary Lyons of the 12-sty apartment hotel, 244 Riverside dr.

SAMUEL H. MARTIN has been appointed agent of the 5-sty apartment house at 146 West 64th st.

DOUGLAS L. ELLIMAN have been appointed agents for 287 Lexington av by Mrs. P. L. Crovat.

WEST END ASSOCIATION will hold its next regular meeting on Monday evening, Oct. 5, at 8.30 p. m., in the Ansonia, Broadway and 73d st.

CHARLES F. NOYES CO. has been appointed agent for the office building 35-37 Broad st; also for 302 East 117th st, 34 West 12th st, 119 West 118th st and 63 West 95th st.

CHARLES S. ALLENE is the buyer of the dwelling 427 Convent av, sold last week by Moore, Schute & Co. for Columbia S. Hoblitzell.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. were the brokers who leased the J. Woodward Haven house at 18 East 79th st to Tracy Dows last week.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the bachelor apartment building at 128 East 57th st, by Sidney W. Hughes.

P. I. THOMPSON, J. J. Fabre and R. S. Hall have formed the Thompson-Fabre Co., Inc., with offices in the World Building, where they will carry on a general real estate brokerage business throughout Greater New York and the nearby counties.

WILLIAM G. MORRISEY has been selected by the heirs of the late Clarence Fleet as agent of the properties in which Mr. Fleet was interested. They are mostly in the downtown district, comprising 523, 525, 527, 533, 535, 537, 545 Fulton st and 1, 3, 5 DeKalb av, all business buildings; also a large mansion at 85 Bushwick av and two large vacant plots, one in Gold st and one on Eastern pkway.

M. MORGENTHAU, JR., CO. has placed the following first mortgage loans: \$70,000, 5 per cent., 5 years, on 1092 Amsterdam av; \$11,000, 5 per cent., 5 years, on 19 East 3d st; \$37,000, 5½ per cent., 5 years, on the new apartment house on the east side of Prospect av, 47 ft. south of East 178th st; \$12,000, 5 per cent., 3 years, on 412 East 81st st, and \$23,000, 5 per cent., on the northwest corner of Av A and 72d st.

NATHANIEL M. KERR, M. E., has been added to the staff of the Charles F. Noyes Co. as an assistant to Robt. E. Leigh, the company's plant engineer. Messrs. Leigh and Kerr will devote their time to interests of the clients relating to engines, elevators, pumps and other mechanical portions of the buildings under their control and operation, including violation notices from the various state and local departments.

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SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

UNITED REAL ESTATE OWNERS' ASSOCIATIONS have requested the Mayor and the Board of Estimate that adequate notice be given taxpayers of important matters to be taken up for consideration at the weekly board meetings. The organization contends that the publication of the calendar on Wednesday afternoon does not give a sufficient opportunity to make a proper study or investigation of the many resolutions which come before the Board on Fridays for adoption. The Legislative and Taxation Committee of the Real Estate Board is taking up departmental budgets filed each day and is making objections thereto wherever necessary.

REAL ESTATE STATISTICS

The Following Table is a Resume 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 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914	1913
	Sept. 25 to Oct. 1	Sept. 26 to Oct. 2
Total No.	136	154
Assessed value	\$6,460,700	\$13,221,489
No. with consideration	18	12
Consideration	\$769,650	\$478,552
Assessed value	\$937,500	\$426,500
Jan. 1 to Oct. 1		
Total No.	5,482	6,060
Assessed value	\$366,991,933	\$372,100,461
No. with consideration	594	842
Consideration	\$24,333,656	\$34,730,178
Assessed value	\$25,694,121	\$38,137,662

Mortgages.

	1914	1913
	Sept. 25 to Oct. 1	Sept. 26 to Oct. 2
Total No.	59	88
Amount	\$1,187,663	\$1,722,406
To Banks & Ins. Cos.	15	14
Amount	\$592,150	\$299,500
No. at 6%	20	44
Amount	\$281,600	\$724,516
No. at 5½%	3	1
Amount	\$16,500	\$15,000
No. at 5%	14	14
Amount	\$530,900	\$227,050
No. at 4½%	1	4
Amount	\$66,000	\$45,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	21	25
Amount	\$292,663	\$710,840
Jan. 1 to Oct. 1		
Total No.	3,194	3,848
Amount	\$93,840,460	\$139,806,932
To Banks & Ins. Cos.	711	971
Amount	\$42,034,234	\$84,152,099

Mortgage Extensions.

	1914	1913
	Sept. 25 to Oct. 1	Sept. 26 to Oct. 2
Total No.	24	24
Amount	\$1,245,199	\$1,007,500
To Banks & Ins. Cos.	8	5
Amount	\$876,500	\$564,000
Jan. 1 to Oct. 1		
Total No.	1,541	1,446
Amount	\$86,432,430	\$58,348,002
To Banks & Ins. Cos.	544	479
Amount	\$54,673,360	\$33,487,300

Building Permits.

	1914	1913
	Sept. 26 to Oct. 2	Sept. 27 to Oct. 3
New buildings	7	5
Cost	\$1,820,500	\$37,600
Alterations	\$100,690	\$124,500
Jan. 1 to Oct. 2		
New buildings	352	471
Cost	\$38,764,190	\$48,840,715
Alterations	\$9,126,278	\$9,914,583

BRONX.

Conveyances.

	1914	1913
	Sept. 25 to Oct. 1	Sept. 26 to Oct. 2
Total No.	104	117
No. with consideration	6	8
Consideration	\$21,850	\$211,525
Jan. 1 to Oct. 1		
Total No.	4,824	5,853
No. with consideration	396	565
Consideration	\$4,894,765	\$4,927,518

Mortgages.

	1914	1913
	Sept. 25 to Oct. 1	Sept. 26 to Oct. 2
Total No.	46	73
Amount	\$140,012	\$443,460
To Banks & Ins. Cos.	1	8
Amount	\$2,000	\$74,200
No. at 6%	20	34
Amount	\$42,125	\$161,700
No. at 5½%	3	10
Amount	\$13,500	\$51,300
No. at 5%	4	9
Amount	\$14,700	\$93,560
Unusual rates	4	.....
Amount	\$10,356	.....
Interest not given	15	20
Amount	\$59,331	\$136,900
Jan. 1 to Oct. 1		
Total No.	3,010	4,443
Amount	\$26,793,705	\$31,815,578
To Banks & Ins. Cos.	299	290
Amount	\$5,559,451	\$4,920,741

Mortgage Extensions.

	Sept. 25 to Oct. 1	Sept. 26 to Oct. 2
Total No.	8	8
Amount	\$107,500	\$143,500
To Banks & Ins. Co.	3	.....
Amount	\$42,000	.....
Jan. 1 to Oct. 1		
Total No.	535	455
Amount	\$10,352,800	\$10,351,060
To Banks & Ins. Cos.	100	83
Amount	\$2,850,900	\$2,427,400

Building Permits.

	1914	1913
	Sept. 25 to Oct. 1	Sept. 26 to Oct. 2
New buildings	18	12
Cost	\$356,625	\$239,740
Alterations	\$22,675	\$29,375
Jan. 1 to Oct. 1		
New buildings	596	697
Cost	\$14,434,157	\$18,025,106
Alterations	\$905,100	\$963,208

BROOKLYN.

Conveyances.

	1914	1913
	Sept. 24 to 30	Sept. 25 to Oct. 1
Total No.	411	511
No. with consideration	57	44
Consideration	\$211,536	\$181,732
Jan. 1 to Sept. 30		
Total No.	17,520	17,990
No. with consideration	1,813	1,694
Consideration	\$11,207,628	\$9,282,369

Mortgages.

	1914	1913
	Sept. 24 to 30	Sept. 25 to Oct. 1
Total No.	277	315
Amount	\$1,109,284	\$1,131,998
To Banks & Ins. Cos.	59	61
Amount	\$543,750	\$346,550
No. at 6%	146	173
Amount	\$364,391	\$427,002
No. at 5½%	54	60
Amount	\$237,600	\$253,000
No. at 5%	61	65
Amount	\$384,917	\$406,725
Unusual rates	1	3
Amount	\$500	\$4,300
Interest not given	15	14
Amount	\$121,876	\$40,971
Jan. 1 to Sept. 30		
Total No.	12,715	12,929
Amount	\$54,589,163	\$49,966,431
To Banks & Ins. Cos.	2,519	2,856
Amount	\$20,529,829	\$18,567,415

Building Permits.

	1914	1913
	Sept. 24 to 30	Sept. 26 to Oct. 2
New buildings	92	56
Cost	\$534,800	\$590,975
Alterations	\$29,100	\$40,222
Jan. 1 to Sept. 30		
New buildings	3,642	2,788
Cost	\$33,204,735	\$23,356,649
Alterations	\$2,295,880	\$2,829,664

QUEENS.

Building Permits.

	1914	1913
	Sept. 24 to 30	Sept. 26 to Oct. 2
New buildings	50	98
Cost	\$136,655	\$400,390
Alterations	\$12,815	\$30,653
Jan. 1 to Sept. 30		
New buildings	3,577	3,362
Cost	\$15,845,962	\$12,143,788
Alterations	\$935,733	\$1,016,543

RICHMOND.

Building Permits.

	1914	1913
	Sept. 24 to 30	Sept. 25 to Oct. 1
New buildings	21	19
Cost	\$37,785	\$43,975
Alterations	\$8,914	\$2,003
Jan. 1 to Sept. 30		
New buildings	901	750
Cost	\$1,519,042	\$1,654,077
Alterations	\$219,400	\$237,480

OBITUARY

IGNATZ GRUBER, 51 years old, a retired real estate dealer, died suddenly in the Hotel McAlpin last week. He was unmarried and lived with his sister at 385 Central Park West.

CHARLES F. MAY, for many years with the General Accident Casualty Co., in Manhattan, died of general debility last Saturday, at his home, 464 East 21st st. He was 60 years old and leaves a widow.

HENRY S. EVERSON, 46 years old, an insurance broker with the Hartford Fire Insurance Co., died at the German Hospital on Sunday after an operation for appendicitis. He lived at 212 Rutledge st, Brooklyn, and was a member of Adelphe Lodge, F. and A. M.

JOHN HENRY ROWLAND, vice president of the East Brooklyn Savings Bank and active in real estate circles in Brooklyn, died early this week at his home, 476 De Kalb av. He was a member of Clinton Commandery, No. 14, K. T. Kismet Temple, A. A. O. N. M. S. and Aurora Grata Consistory.

EDWARD J. CHAPIN, a real estate dealer, died late Friday evening, Sept. 25, at his home, 6 Lincoln terrace, Caldwell, N. J. He was an election officer and was stricken with acute indigestion while acting as judge in the Primary election the previous Tuesday. He was 61 years old and is survived by a widow, a son and a daughter.

HERBERT DANEMAN, associated with the mortgage department of the M. Morgenthau, Jr., Co. and its Bronx representative, died of a complication of diseases on Thursday morning at his home, 663 East 165th st. He was 57 years old and, as a result of his activity as a real estate broker for many years, leaves many friends among builders, lawyers and real estate men in the city.

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. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

- JOSEPH P. McGOVERN.—226 West 104th st, \$10,000; 224 West 104th st, \$10,000; 109 Morningside av, \$20,000.
- ABRAHAM WEIL.—35 West 74th st, \$28,000.
- ADELE GUMB.—155 East 84th st, \$14,000.
- PATRICK OATES.—2261 7th av, \$38,000.
- MARY F. HEATH.—128 East 39th st, \$43,000.
- FRANCIS A. BOCHMAN.—364 West 57th st, \$31,000.
- ABRAHAM FRIEDMAN.—244 East Houston st, \$18,000; 410 West 39th st, \$23,000.
- EMMA L. JACKSON.—127 Av D, \$15,000; 129 Av D, \$32,000; 746 East 9th st, \$15,000; 544-560 West 26th st, \$46,000.
- JOHN FOX.—10 East 50th st, \$73,000.
- GEORGE RONSSSE.—502 West 126th st, \$20,000.
- FLORENCE PHILLIPS.—Irregular plot northeast corner Haven av and 171st st, 141.7x84.5, \$35,000; 2742 Broadway, \$20,000; 2929-2933 3d av, \$80,000; 2923-2927 3d av, \$110,000; lot 25x100, west side of Amsterdam av, 70 ft. north of 171st st, \$12,000; 255 Canal st, \$48,000.
- CHRISTOF BRENNER.—504 West 43d st, \$20,500; 525 West 43d st, \$17,500.

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.

Trustees of the Presbyterian Hospital took over this week the three tenements at 304 to 308 East 107th street, in foreclosure proceedings against V. Garofalo. Each house was bid in \$10,000, the encumbrances aggregating \$48,398.

For the coming week the principal offerings will include the St. Louis Hotel at 34 East 32nd street, which is to be sold on Tuesday at the stand of Joseph P. Day. It is a nine-story family apartment hotel containing fifty apartments of two rooms and bath.

Samuel J. Wagstaff has been appointed receiver by Justice Bartow S. Weeks for the five-story residence of Otto P. Heinze, at 14 East 72nd street, preparatory to the sale of the house at auction as payment for a lien of about \$130,000 held by the U. S. Trust Company, against the Martindale Real Estate Company. On June 4 it was scheduled to be sold by Herbert A. Sherman, but a stay was obtained. Mr. Heinze is said to have paid \$205,000 for the property ten years ago.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 2, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Crosby st, 35-7 (*), es, 132 s Broome, 50 x100, 2-6-sty bk tnt & str & 2-6-sty bk rear tnts; due, \$8,544.28; T&c, \$—; sub to 1st mtg \$55,000; D Brainerd Ray et al exr. 56,916

Mercer st, 171 (*), ws, 100 s Houston, 25 x100, 4-sty bk loft & str bldg; due, \$31,715.68; T&c, \$799.78; Union Trust Co of N Y. 30,000

Mulberry st, 288 (*), es, 72.10 s Houston, 20x50.8, 3-sty fr bk ft tnt & str; due, \$4,364.84; T&c, \$460; sub to a prior mtg of \$6,500; Henry Hull. 10,500

22d st, 405 E, ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; adj sine die.

107th st, 304 E (*), ss, 100 e 2 av, 25x100.11, 4-sty bk tnt & str; due, \$15,934.60; T&c, \$176.24; Hospital Estates Inc. 10,000

107th st, 306 E (*), ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & str; action 2; due, \$15,934.60; T&c, \$192.02; Hospital Estates, Inc. 10,000

107th st, 308 E (*), ss, 150 e 2 av, 25x100.11, 4-sty bk tnt & str; action 3; due, \$15,934.60; T&c, \$225.96; Hospital Estates Inc. 10,000

124th st, 129 E (*), ns, 340 e Park av, 25x100.11, 3-sty bk factory; due \$21,229.48; T&c, \$1,633.47; Chas B Squier. 20,000

M. MORGENTHAU JR CO.

15th st, 623 E (*), ns, 338 w Av C, 25x103.3, 5-sty bk tnt; due, \$8,741.13; T&c, \$875.37; Franklin Trust Co. 9,000

111th st, 207 E, ns, 100 e 3 av, 35x—, 6-sty bk tnt & str; due, \$32,076.18; T&c, \$1,810.46; Geo Richards et al trstes. 30,000

CHAS. A. BERRIAN.

96th st, 170 E (*), ss, 230 e Lex av, 30x100.8, 4-sty stn tnt & str; due, \$20,898.16; T&c, \$198.80; St Luke's Home for Aged Women. 17,200

JACOB H. MAYERS.

4TH st, 96 E (*), ss, 175 e 2 av, 25x96.2, 5-sty bk tnt & str & 4-sty bk rear tnt; due, \$5,485.41; T&c, \$272.80; sub to 1st mtg \$19,000; Birdie Berliner. 24,000

D. PHOENIX INGRAHAM.

123d st, 129-31 E (*), ns, 290 e Park av, 41.8x100.11, 6-sty bk tnt & str; due, \$7,615.40; T&c, \$845.65; sub to mtg \$42,000; Fred M Stein. 43,200

L. J. PHILLIPS & CO.

130th st, 502 W, ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; due, \$15,814.45; T&c, \$400.10; Samson Rosenfeld, party in int. 14,500

Total \$285,316
Corresponding week 1913 631,906
Jan 1, 1914 to date 26,311,768
Corresponding period 1913.... 32,401,623

Bronx.

The following are the sales that have taken place during the week ending Oct. 2, 1914, at the Bronx Sales-room, 3208-10 3d av.

JOSEPH P. DAY.

Bainbridge av, nec 205th, 26.2x73.7x25x81.3, vacant; due, \$1,592.26; T&c, \$347.56; adj Dec2.

BRYAN L KENNELLY.

167th st, 815-9 E (*), nec Union av (Nos 1120-2), 100x45, 5-sty bk tnt & str; also UNION AV, 1130, es, 85 n 167th, 40x100, 4-sty bk tnt; due, \$980.13; T&c, \$7,400; sub to pr mtgs aggregating \$68,000; Chas A Moran, trste. 68,200

Union av, 1130, see 167th st, 815-9 E.

HENRY BRADY.

Hughes av, 1976 (*), es, 199 n Tremont av, 25x100 to Belmont av, 2-sty fr dwg; due, \$5,246.19; T&c, \$633; American Savings Bank. 3,750

Valentine av, 2184 (*), es, 152.8 n 181st, 20x118.1 to Tiebout av x2cx118.3, 3-sty bk dwg; due, \$8,159.61; T&c, \$313.74; Lizzie Van Piper. 8,200

GEORGE PRICE.

233d st E (*), ss, 330 e Bronxwood av, 25x67.5; due, \$647.33; T&c, \$581.04; Herman D Junge. 900

JAMES L. WELLS.

Magenta pl (*), ws, 125 s Magenta av, 25x100; due, \$876.92; T&c, \$750; sub to 1st mtg \$3,500; Frank Gass Inc. 3,600

Total \$84,650
Corresponding week 1913 14,125
Jan 1, 1914 to date 4,988,886
Corresponding period 1913.... 4,549,007

Brooklyn.

The following are the sales that have taken place during the week ending Sept. 30, 1914, at the Brooklyn Sales-rooms, 189 Montague Street:

WM P. RAE CO.

FROST ST, ss, 100 w Graham av, 50x100; Jos B Uniacke 2,650.00
E 15TH ST, ws, 120 n Foster av, 20x100; Robert C Baiser.....12,100.00

E 22D ST, ws, 204.10 n Foster av, 40x70.2xirreg; also FLATBUSH AV, es, 83.6 s Farragut rd, 30x90; M S McNamara26,600.00

68TH ST (*), nes, 146.11 nw 1 av, 50x146.4; also NARROWS AV, es, 60 n 75th, 40x100; American Scandinavian Foundation 1,000.00

CHURCH AV, ns, 375 e Rogers av, 112x124xirreg; adj Oct 14.

CONEY ISLAND AV (*), es, 120.3 s Av G, 20x125.9; Meta E Heeny 6,500.00

KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av xn 368.7xn314.6xsw522xse613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xsel1,617.9xsw672.6x—1,619.11 to beg; also LAND bounded se by Av U, ne by Ryder, se by cl of blk bet Ryder & E 38th & nw by land formerly of Lahey; adj Oct 14 —

1ST AV (*), nwc 68th, 146.10x146.11x146.6x134.5; also NARROWS AV, es 60 n 75th, 40x100; American Scandinavian Foundation. 1,000.00

WILLIAM P. McPHILLIAMY & CO.

E 35TH ST (*), es, 398.9 n Church av, 19.9x99; Henrietta Braker 2,000.00

CHRISTOPHER AV (*), ws, 275 n Newport av, 25x100; Chas C Lewis..... 1,500.00

HOWARD AV (*), sec Atlantic av, 25x100; Simon Harburger et al..... 6,100.00

KNICKERBOCKER AV (*), sws, 75 se Willoughby av, 25x100; Katie M Wiecke 5,000.00

NEW LOTS RD (*), sec Sheffield av, 80x90; Home Trust Co of N Y..... 4,000.00

PROSPECT AV, 1266, ws, 311 n Greenwood av, 25x150, 2-sty fr dwg (vol); withdrawn —

8TH AV, ws, 49 n 1st, 20x92.10; adj Oct 13 —

NATHANIEL SHUTER.

BEDFORD AV, sec Clifton pl, 120x90; Jos F Dillon52,000.00

6TH AV (*), nec 54th, 32.8x100; Saml Bloomberg 25,100.00

6TH AV (*), sec 53d, 32.8x100; same...25,100.00

JAMES L. BRUMLEY.

E 3D ST, ws, 240.5 n Greenwood av, 20x100; withdrawn —

E 13TH ST, ws, 520 s Av U, 40x100; Patrick B Lynch 4,200.00

SAMUEL MARX.

BEDFORD AV (*), es, 100 s Clarendon rd, 50x100; Clementine Merzbach.... 9,050.00

Total \$183,900.00
Corresponding week, 1913..... 225,820.00

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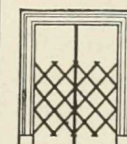
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Manhattan.

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

OCT. 3 & 5.

No Legal Sales advertised for these days.

OCT. 6.

CHERRY ST, 444, ns, 50 e Jackson, 25x100, 2-story trnt & 3-story bk rear tnt; Rudolph Wallach Co—Johanna Griffin et al; August Weymann (A), 68 William; Isidore Cohen (R); due, \$2,156.05; T&C, \$650.37; Joseph P Day.
13TH ST, 506 E, ss, 96 e Av A, 37.6x103.3, 6-story bk tnt & str; Wm Jay, trustee—Giovanni Parisi et al; Robt W Candler (A), 48 Wall; Edmund Hurley (R); due, \$41,524.33; T&C, \$1,822.51; mtg recorded Feb 24, 1909; Joseph P Day.
32D ST, 34-36 E, ss, 220 w 4 av, 40x98.9, 9-story bk hotel; Fredk Lewisohn et al—Wm R McClellan et al; Hoadly, Lauterbach & Johnson (A), 22 Exch pl; Jno H Rogan (R); due, \$181,017.17; T&C, \$2,400; Joseph P Day.
61ST, 241 W, ns, 200 e West End av, 25x100.5, 5-story stn tnt; Metropolitan Savgs Bank—Israel H Goldberg et al; A S & W Hutchins (A), 84 William; Phoenix Ingraham (R); due, \$13,151.87; T&C, \$539.02; Joseph P Day.
5TH ST, 328-30 W; ss, 275 w West End av, 50.5x102.2, 6-story bk tnt; B Crystal & Son—Edith A Reiffert et al; Guggenheimer, Untermyer & Marshall (A), 37 Wall; Max S Levine (R); due, \$19,158.11; T&C, \$934.50; sub to 1st mtg \$80,000; Henry Brady.
120TH ST, 213 E; ns, 445 w 2 av, 18.9x100.11, 3-story bk tnt & str; Rudolph Wallach Co—Mary A Meager et al; August Weymann (A), 68 William; Saml S Koenig (R); due, \$1,705.18; T&C, \$230.20; Joseph P Day.

OCT. 7.

102D ST, 305 E; ns, 100 e 2 av, 37.6x100.11, 6-story bk tnt & str; Perry C Todd et al—Davis Russack et al; Foley & Powell (A), 206 Bway; Jno Reilly (R); due, \$35,442.77; T&C \$808.52; Bryan L Kennelly.
104TH ST, 18 W; ss, 80 e Manhattan av, 20x100.11, 5-story bk tnt; Archibald H M Sinclair—Jas R Keane et al; Wm A Alcock (A), 44 Wall; Ezekiel Fixman (R); due, \$22,394.89; T&C, \$1,100.37; M Morgenthau, Jr, Co.

OCT. 8.

19TH ST, 30 & 32 W; ss, 460 e 6 av, 50x92, 2-3-story bk bldgs & str; Mutual Life Ins Co of N Y—Fredk S Pinkus et al; Fredk L Allen (A), 55 Cedar; Earle W Webb (R); due, \$72,697.25; T&C, \$2,991.04; Herbert A Sherman.
106TH ST, 156 E; ss, 70 e Lex av, 25x80.11, 5-story bk tnt & str; Theodore T Brinckerhoff et al—Eva Cohen et al; Maurice Deiches (A), 271 Bway; Denis O L Cohalan (R); due, \$16,521.28; T&C, \$246.65; Joseph P Day.

106TH ST, E, nwc Pleasant av; see Pleasant av, nwc 106.

107TH ST, E, ss, 175 w Pleasant av; see Pleasant av, nwc 106th.

181ST ST, 851 W, nwc Northern av (Nos 94-100), 138.11x110.1x134x78, 6-story bk tnt; Chas M Rosenthal—First Preferred Realty Corp et al; Harold Swain (A), 176 Bway; Edw D Dowling (R); due, \$195,016.89; T&C, \$4,372.50; Bryan L Kennelly.

NORTHERN AV, 94-100; see 181st, 851 W.

PLEASANT AV, nwc 106th, runs n100.11xw175x n100.11 to 107th, xw75x100.11xe50x100.11xe 200 to beg, 1 & 2-story bk & fr stables & coal pocket; Mutual Life Ins Co of N Y—Antonia Kligenbeck et al; Fredk L Allen (A), 55 Cedar; Archibald E Baxter (R); due, \$48,141.14; T&C, \$2,657.96; J H Mayers.

OCT. 9.

ELDRIDGE ST, 205; ws, 200 n Rivington, 25x100, 5-story bk tnt & str & 4-story bk rear tnt; August Witzel, exr & trustee—Sol Blinder et al; Chas Brandt, Jr (A), 99 Nassau; Chas M Russell (R); due, \$17,332.60; T&C, \$1,722.38; sub to 1st mtg \$14,000; Joseph P Day.

CONVENT AV, ws, 193.6 s 133d, 135.5x127.5x 131.6x100, vacant; Austin B Fletcher, trustee—Convent Park Constn Co et al; Wm P S Melvin (A), 165 Bway; Orson A Raynor (R); due, \$30,922.21; T&C, \$477.93; sub to 3 mtgs aggregating \$100,000; mtg recorded July 13, 1914; Bryan L Kennelly.

OCT. 10 & 12.

No Legal Sales advertised for these days.

Bronx.

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

OCT. 3 & 5.

No Legal Sales advertised for these days.

OCT. 6.

BROOK AV, 1474, es, 209.2 n St Paul's pl, 25x100.7, 4-story bk tnt; Harlem Savgs Bank—Rubin Siegel et al; Edw S Clinch (A), 41 Park Row; Jas C Brady (R); due, \$11,249.10; T&C, 520; Bryan L Kennelly.

HOE AV, ws, 330 s 165th, 25x150, vacant; American Real Estate Co—Indelli & Conforti Co et al; Robt T Wood (A), 527 5 av; Florence J Sullivan (R); due, \$6,211.98; T&C, \$147.66; Joseph P Day.

UNION AV, 634, es, 128.3 s 152d, 16.8x90, 2-story & b bk dwg; Mary Klemann—Fleischmann Realty & Constn Co et al; Julius Hallheimer (A), 60 Wall; Francis S McAvoy (R); due, \$5,454.98; T&C, \$446.60; J H Mayers.

WESTCHESTER AV, 2520, ss, 709.6 e Herschell, runs s-xw-xw-xse—to Westchester Creek xne-xnw-xn-xw-xn-xw—to beg, except part used for burying ground; Robt S Clark—Helen A Pultz et al; Ver Planck, Prince & Flanders (A), 149 Bway; Willoughby B Dobbs (R); due, \$204,529.90; T&C, \$2,137.33; Bryan L Kennelly.

OCT. 7.

LISBON PL, swc Mosholu pkway, runs w45.11 xsl00xe50xn86.7xnw13.11 to beg, vacant; I Townsend Burden, Jr, admr—Mary A Costello

et al; Le Roy D Ball (A), 290 Bway; Jno J Hynes (R); due, \$5,981.36; T&C, \$1,458.58; sub to 1st mtg \$1,450; Chas A Berrian.

POPLAR ST, ss, 101 e Forest av, 50.4x105.3x 50.1x102.10; Chas R Schliess—Ella Graybill et al; Fred V Mayforth (A), 99 Nassau; Phoenix Ingraham (R); due, \$5,251.34; T&C, \$659.03; Joseph P Day.

MOSHOLU PKWAY, swc Lisbon pl; see Lisbon pl, swc Mosholu pkway.

OCT. 8, 9, 10 & 12.

No Legal Sales advertised for these days.

Brooklyn.

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

OCT. 3.

No Legal Sales advertised for this day.

OCT. 5.

ADELPHI ST, es, 256.3 s Willoughby, 20x125.7; Mary C Green—Chas L Bennett et al; Jno J Clark (A), 43 Bway, Manhattan; Jno F Gabriel (R); Wm P Rae.

BALTIC ST, ss, 434 e 3 av, 26.6x100; Jos Tuozzo—Michl Tuozzo et al; Kiernan & Moore (A), 141 Bway; Seymour K Fuller (R); partition; Wm P Rae.

STATE ST, ns, 20 w 3 av, 20x100; Theophilus Olena—Mary A Kennedy et al; Merchant, Olena & Merchant (A), 149 Bway, Manhattan; Hector McG Curren (R); Wm P Rae.

GRAVESEND AV, ws, 26 n Av S, 102.9x101.1 to Van Siclen, x131.2x106.6 to beg; Kath H Wetmore—Philip H Judd et al; Frank E Phillips (A), 56 Wall, Manhattan; Richmond L Brown (R); Wm P Rae.

OCT. 6.

GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson et al—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway; Jas F Quigley (R); Wm P Rae.

HAWTHORNE ST, ss, 254.4 e Main Flatbush rd or turnpike, 50x106; Edgar T Beamish—Mary E Cusick et al; Hector McG Curren (A), 375 Fulton; Wm Dempsey (R); Wm J McPhilliary & Co.

VANDERBILT ST, nec 18th, runs el69.5 to Prospect av, xne200 to 18th, xn100xw100x8 110xw100x80 to beg; Watson & Pittinger—Acme Homes Co et al; Watson, Daniel & Helfgott (A), 44 Court; Fredk B Maerkele (R); Nathaniel Shuter.

E 16TH ST, nec Av Y, 296x49.2; Elizabeth B Lemen—Harriet A Lane et al; Sadler & Kne Meyer (A), 44 Court; Almeth W Hoff (R); Wm J McPhilliary & Co.

51ST ST, ss, 313.4 w 3 av, 26.8x100.2; Ada Garrison—Geo Baur et al; W H Garrison (A), 50 Court; Howard O Patterson (R); Wm J McPhilliary & Co.

53D ST, ss, bet 8 & 9 avs, Lot 31; Jason C Cameron—Dolores Zorrillay Mener et al; Reeve & Todd (A), 165 Bway; Meier Steinbrink (R); Wm P Rae.

60TH ST, nec, intersec nws Ft Hamilton pkway, 70.1x40.10xirreg; Jno O Ball—Israel J Rosenstein et al; A P Bachman (A), 52 Wall, Manhattan; Harry C Knapp (R); Wm J McPhilliary & Co.

61ST ST, nes, 286 nw 13 av, 20x46.5; Febronia Speciale—Giachino Vitolo et al; Albert & Albert (A), 149 Bway, Manhattan; Clarence U Carruth (R); Wm P Rae.

94TH ST, ns, 57.3 e Gelston av, 18x100; Jennie L Church—Ellen Emery et al; Dyckman, Oeland & Kuhn (A), 177 Montague; Albt E Richardson (R); Wm P Rae.

BENSON AV, sws, intersec nws 19 av, 20x73; Brooklyn Trust Co—Kingshire Realty Co, Inc, et al; Henry M Bellinger, Jr (A), 135 Bway; Sidney H Palmer (R); Wm J McPhilliary & Co.

FT HAMILTON PKWAY, nws, 161.9 ne 60th, 20x70; Harriet A Brainerd—Israel J Rosenstein et al; Jno O Ball (A), 52 Wall, Manhattan; Harry W Kouwenhoven (R); Wm J McPhilliary & Co.

KNICKERBOCKER AV, nes, 21.6 se Jefferson av, 19.9x95; Geo D Rainsford—Innocenza Livoti et al; A P Bachman (A), 52 Wall, Manhattan; Harry E Lewis (R); Wm J McPhilliary & Co.

S PORTLAND AV, ws, 482.3 s DeKalb av, 20x100; Brooklyn Trust Co—Annie Martin et al; Harry L Thompson (A), 175 Remsen; David Sentf (R); Nathaniel Shuter.

VARKINS HOOK RD, ss, adj lands of Mary E Baldwin & Stephen Abrahams; Rebecca S Quaritius, admtr—Garrie W Carman et al; Henry P Burr (A), 16 Court; Wm H Retyery (R); Wm J McPhilliary & Co.

OCT. 7.

CARROLL ST, ns, 100 w Clinton, 20.6x100; Wm Haddenhorst et al—Ella Benigsohn et al; Manning & Buechner (A), 350 Fulton st; Jas M Fawcett (R); Wm P Rae.

FENIMORE ST, ns, 138.4 e Rogers av, 33.4x100; Matilda Michaels—Ridgewood Development & Constn Co et al; Clarence F Corner (A), 375 Pearl; Forrest S Chilton (R); Wm J McPhilliary & Co.

VAN BUREN ST, ss, 90 w Stuyvesant av, 60x100; Hannah M Lovett—Geo Alexander Co et al; Smith, Doughty & Wynberg (A), 44 Court; Jas M Fawcett (R); Jas L Brumley.

WALLABOUT ST, ns, 100 e Harrison av, 50x100; also PITKIN AV, nwc Christopher av, 75x100; Rowell Realty Corp—Edna Holding Co et al; Bick & Freedman (A), 215 Montague; Gilbert H Rhoades (R); Nathaniel Shuter.

58TH ST, ns, 206.8 w 4 av, 26.8x100.2; Herman Friedlander—Jno E Sullivan Co et al; Grover M Moscovitz (A), 189 Montague; Maxwell Wyckoff (R); Nathaniel Shuter.

HAMILTON AV, ws, 126.4 s Summit av, 20.10x 74.5x irreg; Mary A Harris—Cath Lutz et al; G J & S M Carr (A), 149 Bway, Manhattan; Eugene F O'Connor (R); Wm J McPhilliary & Co.

OCT. 8.

MONTAGUE TER, es, 113 s Montague, 26x103; Horace L Kent—Emma Hoefing et al; Cary & Carroll (A), 59 Wall, Manhattan; Geo Eckstein (R); Wm J McPhilliary & Co.

48TH ST, 455, ns, 240 w 5 av, 30x100.2; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Louis J Carruthers (R); Thos Hovenden.

49TH ST, ns, 500 w 6 av, 30x100; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Hugh A McFarnan (R); Thos Hovenden.

56TH ST, sws, 150 se 12 av, 50x100.2; Sisters of the Community of St John the Evangelist—Chas Ten Broeck et al; Harry L Thompson (A), 175 Remsen; Edw J Reilly (R); Nathaniel Shuter.

AV J, ns, 100 e Mansfield pl, 50x100; Nellie M Hageman, extr—Clara H Roehr et al; Frank W Burr (A), 257 Bway, Manhattan; Wm P Pickett (R); Wm P Rae.

MYRTLE AV, ns, 100 w Adams, 20.3x85; Myrtle av, ns, 100 e Washington st, —x85; also LIVINGSTON ST, ss, 125 w Smith, 25x100; Mary Ryder et al—Meta A Kennedy et al; Jno F McFarland (A), 186 Remsen; Otto F Struse (R); Wm J McPhilliary & Co.

OCT. 9.

17TH ST, sws, 197 se 3 av, 28x137.6xirreg; Mary E Field, gdn—Morris Ring et al; Owens, Gray & Tomlin (A), 189 Montague; Arnon L Squiers (R); Wm P Rae Co.

56TH ST, ss, 80 e 8 av, 20x100.2; Arthur Holland—Jno F Hawkins et al; Clifford S Bostwick (A), 45 Cedar, Manhattan; Jas H Scrimgeour (R); Wm P Rae.

58TH ST, ns, 153.4 w 4 av, 26.8x100.2; Chas Meinken—Jno E Sullivan Co et al; Manning & Buechner (A), 350 Fulton; J Frank Tallman (R); Wm J McPhilliary & Co.

63D ST, sws, 100 nw 5 av, 20x100; Fowler A Ward—Martha Mullins et al; Harry L Thompson (A), 175 Remsen; Jno T McGovern (R); Wm J McPhilliary & Co.

BLAKE AV, ss, 100 e Bristol, 10x203x110x—; Emma Rockmore—Chas T C Pruden; Abraham Rockmore (A), 26 Court; Abraham H Kesselman (R); Nathaniel Shuter.

CENTRAL AV, sws, 50 se Jefferson, 25x100; Abr Broxmeyer—Hyman Thumen et al; David Zirinsky (A), 392 Bushwick av; Michl M Helfgott (R); Nathaniel Shuter.

GLENMORE AV, ss, 60 e Montauk av, 40x90; Barbara Fischer—Emanuel Lieberman et al; Wm F Quigley (A), 149 Bway, Manhattan; Marcus B Campbell (R); Wm P Rae.

GRAND AV, es, 208.6 n Prospect pl, 16x55; LeLand University—Marian L Lewis et al; Henry M Bellinger (A), 135 Bway, Manhattan; Ralph E Hemstreet (R); Jas L Brumley.

OCT. 10 & 12.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

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

Manhattan.

SEPT. 26.

NORFOLK ST, 75; Abraham J Dworsky—Conservative Holding Co et al; Straus & Dworsky (A).

11TH ST, ns, 158.2 e Washington, 21.1x95; Samuel Hamburger—Ann Walsh et al; Gettner, Simon & Asher (A).

36TH ST, 163 E; Amy A C Montague—Lulu A Carter et al; G H Montague (A).

111TH ST, 86 E; Frankm Savings Bank in the City of N Y—Belle Bloch et al; W M Powell, Jr (A).

117TH ST, 147 W; Philipp Specht—Henry Rosenberg et al; Salter & Steinkamp (A).

SEPT. 28.

LEWIS ST, 155-57; Metropolitan Savings Bank—Abraham Kassel et al; A S & W Hutchins (A).

10TH ST, 211 E; Jennie Neuhorn et al—Dora Frankenstein et al; S E Klein (A).

117TH ST, 508 E; Helen H Steele—Annie M Keenen et al; J L Barger (A).

143D ST, ss, 225 e 8 av, 25x99.11; Hermine Debrowsky—Samuel S Kaplan et al; M Kukor (A).

1ST AV, 2123; Giuseppe D'Allesio—Michele Battiloro et al; J I Bernan (A).

2D AV, es, 50.5 s 118th, 25.4x100; Anna M K Tarao, gdn—Louis Lese et al; E A Acker (A).

SEPT. 29.

112TH ST, ns, 152 w 5 av, 18x100.11; Susan Tuckerman et al—Lewis S Goldstein et al; F F de Rham (A).

117TH ST, 54 W; Cath Galle—Adolph Breslauer et al; Engelhard & Pollak (A).

121ST ST, 226 W; Lydia Logenstein—Philip Levey et al; Mandelbaum Bros (A).

LEXINGTON AV, nec 101st, 50.11x80; Emma Van Horn—Elizabeth Roberts et al; H R Lowe (A).

SEPT. 30.

31ST ST, ss, 400 w 5 av, 25x98.9; West Park Presbyterian Church of N Y City—Geo W Rudkin et al; Cary & Carroll (A).

93D ST, ns, 130.6 w 3 av, 30x100.8; Christine G Openhym et al—Adolph Cohen et al; amended; Cary & Carroll (A).

131ST ST, 231 W; Anna M E Watkins—Harold B Abrams et al; Wells & Sneider (A).

LENOX AV, 452; Adele Kneeland—Julia D Bernard et al; H L Bogert (A).

LEXINGTON AV, 1626-28; Ver Planck Estate—Tax Payers' Realty Co et al; Bryne & Cutcherson (A).

2D AV, 2453; Theodore T Brinckerhoff et al—Wilbur F Crane, Jr, et al; Deelies & Goldwater (A).

OCT. 1.

10TH ST, 27 E; Greenwich Savgs Bank—Morris Levy et al; (amended); B A Sands (A).

22D ST, ss, 220 w 1 av, 25x97.6; Robt Minrath et al—Elizabeth, Devanny et al; Hoadly Lauterbach & Johnson (A).

85TH ST, 236 E; Hebrew Orphan Asylum of the City of N Y—Adele M Comyns et al; Hoadly, Lauterbach & Johnson (A).

85TH ST, 234 E; Julius H Susmann—Adele M Comyns et al; Hoadly, Lauterbach & Johnson (A).

170TH ST, ns, 100 w Audubon av, 75x100; Margt Cameron—Bright Realty Co et al; T J Meehan (A).

OCT. 2. RIDGE ST, 85; also SPRING ST, —c Elizabeth Lot 862, map of Bayards Farm; also 9TH AV, swc 37th, 22.6x75; also 2D AV, 1901; three actions; Annie T Healy—Madeline Balfour; W F Clare (A). 21ST ST, 107 W; Jos Buchler, Inc—Anna O Pell; McLaughlin & Martin (A). 65TH ST, 5-9 W; Alice A Crandell—Flanagan Realty Co; Davis, Symens & Schreiber (A).

Bronx.

SEPT. 25. BECK ST, 822; Isadore Kassel—Beck Street Realty Co et al; W Schwartz (A). 142D ST, ss, 59 w Morris av, 50x100; Scotch Presbyterian Church in the City of New York—Jacob Leventhal et al; H F Miller (A). DUNCOMB AV, es, 200 s Elizabeth, 100x125; Martha Gamble—Catherine Reilly et al; Kelly & Quinn (A). LOT 81, map of property belonging to Hudson P Rose, known as St Raymonds Park, 24th Ward; Charles F Meuller—Nellie Saune et al; G K Hyde (A). LOTS 323, 324 & 325, map of property at Woodlawn Heights of Edward K Willard; J Howard Wessells—Jerome Barry et al; F L Holt (A).

SEPT. 26. No Foreclosure Suits filed this day. SEPT. 28. 134TH ST, ss, 110.6 e Alexander av, 21x100; Solomon S Marx—Margaret E Weil et al; L H Berliner (A). 134TH ST, ss, 89.6 e Alexander av; same—same; same (A). 138TH ST, 615-17 E; Steuben H Jackson—Charles H Rosen; S H Jackson (A). 138TH ST, 613 E; Henry H Jackson—Margaret T Johnson; S H Jackson (A).

SEPT. 29. PROSPECT AV, 1400; also JENNINGS ST, 1409; Christopher J Doody—Wm N Smith et al (A). SEPT. 30. HANCOCK ST, ws, 400 n Columbus av, 18.9x100; Fishkill Savgs Institution—Elizabeth Fitzpatrick et al; R W Doughty (A). HANCOCK ST, ws, 418.9 n Columbus av, 18.9x100; Fishkill Savgs Institution—Angelo Rezzano et al; R W Doughty (A).

170TH ST, ss, 52.6 w Bristow, 22.6x105.6; Public Bank of City of New York—Sprossig Warehouse Co et al; Stroock & Stroock (A). BOSTON RD, ns, 201.7 w Fisher's Landing rd, 264.7xirreg; Mary J Haviland—Dyer av Realty Co et al; Clocke, Koch & Reidy (A). CROMWELL AV,** es, adj land Jno & Delia McLoughlin, Map of Inwood, Town of Morrisania, 86x80xirreg; also PARCEL of land bounded by Cromwell av, Lot 356, Cromwell's or Doughty's Brook, and LOT 358, Bronx; Geo McCormack—Michl F Maher, Jr, et al; P H Delehanty (A).

CROMWELL AV, es, at intersect Lot 358; 86x50xirreg; Geo McCormick—Michl E Maher et al; P H Delahanty (A). INTERVALE AV, 1353; Abraham Dorb et al—Jacob Strieffer Co et al; H Gottlieb (A). INTERVALE AV, 1357; Max Moskowitz—Jacob Strieffer Co et al; H Gottlieb (A). PERRY AV, ss, 544 n Holt pl, 22x85.1; Edwin M Rock et al—C Edward Schumacher et al; B Hahn (A). PROSPECT AV, ws, 158 n 165th, 50x175; Henriette S Orth et al—Caroline N Fey et al; R J Knoepfel (A).

LOTS 186 & 187, Map of Joel Wolfe Estate, LOTS 15, 27, 50 & 51, & n half of LOT 28, Map of Chester Park; Leodegar Siebert—Phelan Bros Constn Co et al; Shaw & Landon (A).

OCT. 1. BECK ST, ss, 100 w Av St John, 100x125; Gerson M Krakower—Ostro Constn Co et al; Krakower & Peters (A). **Recorded in N. Y. County.

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

Manhattan.

SEPT. 24. 1ST AV, 1026; Ferdinand C Braman—Rose Simon; Saml Wacht, Jr (A); Walter R Herrick (R); due..... 7,144.00 1ST AV, 1028; same—same; same (A); Jas A Foley (R); due..... 6,845.00 SEPT. 25. 76TH ST, 303 W; Henry B Platt—Minnie E O'Sullivan et al; Jas T Crane (A); Jno J Halpin (R); due..... 25,474.16 SEPT. 26 & 28. No Judgments in Foreclosure Suits filed these days.

SEPT. 29. 11TH ST, ss, 125 w Av D, 72.4x90.1; Rockaway Rolling Mill—Adolph Schwartz et al; Joab H Banton (A); Courtlandt Nicoll (R); due..... 4,279.33 133D ST, 50 W; Mary E Miller—Henry Fehn et al; Low, Miller & Low (A); Thos J Mooney (R); due..... 15,725.00

Bronx.

SEPT. 25. MOTT AV, ws, 50 s 150th, 25x98; Chas A Sherman—Eliz De Grauw et al; Bowers & Sands (A); Jno J Hynes (R); due..... 17,768.81 LOT 19, map of 62 lots situated at Mt Hope, Tremont, 24th Ward; Chas H Lowerre et al—Max Reese et al; Cary & Carroll (A); B J Isecke (R); due..... 5,790.75 SEPT. 26. CRESCENT AV, 616-8; Wm H Cauldwell, Jr—Tesoro Constn Co et al; A Knox (A); Ernest R Eckley (R); due..... 843.20

SEPT. 28. BAILEY AV, es, bet Fort Independence & W 238th, known as lot 120, blk 3258, sec 12; Kabee Realty Co—Jos L O'Brien et al; P E Jackson (A); Chas S Hayes (R); due..... 655.14 WASHINGTON AV, 1718; Isaac Leader—Harris Drusin et al; O Englander (A); Edw D Dowling (R); due.... 3,817.12

SEPT. 29. BAILEY AV, 3424; Geo Singer—Selitto Constn Co et al; A & H Bloch (A); Henry K Davis (R); due..... 3,129.61 CRESTON AV, sec 5th, 50x100; also 181ST ST, ss, 223.6 w Creston av, 10 x50; Anna Rihm—Conrad R Schmitt et al; H C Botty (A); M S Cohen (R); due..... 3,119.63 LOT 5 1/2, blk 2695, sec 10; Wm Mellich—Geo F Johnson et al; A & H Bloch (A); Bernard J Isecke (R); due... 219.01 LOT 6, blk 3119, sec 11, tax map; Simeon Barber—Wertheim Realty Co et al; H Swain (A); Jos R Truesdale (R); due..... 47.26

SEPT. 30. No Judgments in Foreclosure Suits filed this day.

OCT. 1. No Judgments in Foreclosure Suits filed this day.

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

Manhattan.

SEPT. 26. COLUMBIA ST, 73; Louis Michels—Moses Scherer et al (foreclosure of tax lien); T I Schwartzman (A). 141ST ST, ns, 350 w Bway, 188x199.10xirreg; J P Zurla Tile Co, Inc—Newmark & Davis, Inc, et al (action to foreclose mechanics lien; Stoddard & Mark (A). SEPT. 28. 92D ST, 167 W; 31ST ST, 112 W; also property in Queens County; Annye P Beam—Mary E Beam et al (partition); S E Maires (A). RIVERSIDE DRIVE, es, 125 s 122d, 100x100; also CLAREMONT AV, es, 125.7 s 122d, 99.5x100; Clinton W Kinsella—Imperial Property Co, Inc, et al; action to declare conveyance void, etc; L E Ginn (A). SEPT. 29. No Lis Pendens filed this day. SEPT. 30. PARCEL OF LAND beg at a point 109.2 n 77th and 375 w Col av, 7x125.1x9.6x125.1; Alice B Weiffenbach—Bernard Hirsh; action to recover possession; C E Mahoney (A).

Bronx.

SEPT. 25. 167TH ST, ns, 87.6 e Simpson, 37.6x90; May C McPartland—May C McPartland et al (partition suit); J F McNaboe (A). JACKSON AV, ws, 272.1 s 165th, 18x75; Mortimer F Gleason—Mortimer F Gleason et al (partition suit); A G Klages (A). SEPT. 26. ELTON AV, es, 52 n 158th, 50x100; Checchina Carucci—Michl J Moriarty et al (action to enforce contract); A J Romagna (A). SEPT. 28. ELTON AV, 810; Solomon Segall—Mary A Walters (notice of attachment); Goldfein & Weil (A). LOT 304, Wakefield, on Tax Map; David Pines—Marcella M Shell et al (action to foreclose transfer of tax lien); Schwartzmann & Schwartzmann (A). LOT 330, Wakefield, on Tax Map; same—same (action to foreclose transfer of tax lien); same (A). SEPT. 29. No Lis Pendens filed this day. SEPT. 30. 3D AV, ws, 240 s 183d, 30x120; Gersmann & Lozner, Inc—Chas Shapiro & Co, Inc; action to recover judgment; D G Godwin (A).

Brooklyn.

SEPT. 24. DEAN ST, ss, 320 w Vanderbilt av, 30x110; Title G & T Co—Peter F Reilly et al; T F Redmond (A). FULTON ST, ns, 370.1 se Patchen av, 25.2x 63.6x25x96.3; Adolph Zoller—Frank Spaeth et al; J J Speth (A). JOHN'S LANE, ses, at int land John L Voorhies, 100x120; Bond Mtg Guar Co—Ambrose P Rikeman et al; T F Redmond (A). PACIFIC ST, ns, 212.3 w Classon av, 30x80; Title G & T Co—Fredk Loebfeld et al; T F Redmond (A). TAYLOR ST, nws, 133.8 n Kent av, 19.11x80; Daisy M Williamson—Antonio Perrotta et al; R T Griggs (A). WEST ST, es, 287.10 n Av C, 18x100; also WEST ST, es, 180 n Av C, 17.10x100; also WEST ST, es, 305.10 n Av C, 18x100; also WEST ST, es, 180 n Av C, 270x100; Boyd H Wood Co—Bristol Bldg Co et al; M Finkelnstein (A). S 5TH ST, nes, 100 se Keap; runs ne85.4x n10.3xe59xsw96.4xnw50 to beg; Savgs Bank of Utica—Dina Schwartz et al; T F Redmond (A). 7TH ST, nwc 9 av, 20x98; Poughkeepsie Savgs Bank—Amelia Milliken et al; T F Redmond (A). E 12TH ST, es, 380 s Av N, 40x100; Fannie Ratner—Jacob B Cooley et al; D Hirshfeld (A). E 14TH ST, es, 100 s Av X, 40x100; Elias H Frankle—Francesca Elia et al; M Rose (A).

E 39TH ST, ws, 220 s Clarendon rd, 20x100; Germania Savgs Bank—Malgen Nussbaum et al; Wingate & Cullen (A). E 39TH ST, ws, 240 s Clarendon rd, 20x100; same—same; same (A). E 39TH ST, ws, 260 s Clarendon rd, 20x100; same—same; same (A). E 39TH ST, ws, 280 s Clarendon rd, 20x100; same—same; same (A). 53D ST, nes, 440 nw 16 av, 40x100.2; Title G & T Co—Louisa Glasheim et al; T F Redmond (A). AV L, ns, 50 e E 8th, 50x100; Title G & T Co—Falomina Ghiz et al; T F Redmond (A). BAY RIDGE PKWAY, ns, 265.6 e 4 av, 20x 81.10x20x82.11; Michael Tuohy—Rebecca I Dempewolf et al; W V Zipsper (A). FLUSHING AV, ns, 126.3 e Evergreen av, 25x 69.3x25.3x66.5; Bond & Mtg Guar Co—Kalmnon Dolgin et al; T F Redmond (A). GRAVENSEND AV, es, 60 s Av L, 224x364.7x231.7 x23.5; also E 2D ST, es, 185.6 s Av L, mts g223.4xne90.3xnnw218.7 to beg; Bond & Mtg Guar Co—Thos C Miller et al; T F Redmond (A). METROPOLITAN AV, ss, 87 w Havemeyer, 37x94.9x37x92.9; Bank for Savgs of Ossining—Annie Eannacco et al; T F Redmond (A). TROY AV, es, 186.1 s Sterling pl, 26.4x100; Maddalena Martorella—Mark Bridgeman; J H Silvarry (A). 4TH AV, nec 13th, 25x50; Helen Fisher—Grant R Pithladdo et al; L J Moss (A).

SEPT. 25. ADAMS ST, es, 125 s Tillary, 25x102.9; Annie Kuhnle—Extension Realty Co et al; H M Eellinger, Jr (A). COURT ST, es, 20.6 s Huntington, 29.6x50 Lincoln Trust Co—Jane Whelan et al; T F Redmond (A). FULTON ST, ss, 43 w Schenck av, 19x70; Title G & T Co—David Davis et al; T F Redmond (A). PACIFIC ST, sec Buffalo av, 27.2x75; Kath Feuring—Morris Sookne et al; T F Redmond (A). PENN ST, ss, 265.4 w Lee av, 20.4x100; Saml Newman—Yetty Scharf et al; S Engel (A). E 12TH ST, nwc Av P, 25x95; Bond & Mtg Guar Co—Jas Smith et al; T F Redmond (A). E 12TH ST, ws, 119.11 s Kings Hway, 20x60; Bond & Mtg Guar Co—Mamie Colish et al; T F Redmond (A). E 25TH ST, ws, 480 n Voorhies av, 100x105; Wm F Schoenfeld—Georgia C Buckbee et al; H L Thompson (A). 32D ST, nes, 200 se 3 av, 25x100.2; Edwin C Swezey—Tiodoro Lardolillo et al; R E Swezey (A). 42D ST, sws, 205.8 nw Ft Hamilton Pkway, 25x100; Maria R Audubon—Nathan Radus et al; T F Redmond (A). 47TH ST, nes, 240 se 15 av, 40x100.2; Jas H Skinner—Harry T Willett et al; H O Patterson (A). BATH AV, wc 17 av, 25x100; Frederick L Ostergren—Wm F Wollin et al; W F Hoerner (A). CARLTON AV, 242; Brian G Hughes—Edna W Coolridge & ano; M F McGoldrick (A). CARLTON AV, es, 527.3 s Park av, 25x100; Flora M Teel—Michael T Gallagher et al; T F Redmond (A). CLASSON AV, es, 60 s Monroe, 20x100; Louis W Slocum—Jas P Kearney et al; J M O'Neill (A). JOHNSON AV, ns, 100.8 e Scott av, runs n129.6 xse131.7xw44.2xw37.2 to beg; Patrick J McEnroe—Jno O'Grady & ano; R M Johnston (A). MYRTLE AV, es, 75 e Steuben, 50x100; Title G & T Co—Margt E Conley et al; T F Redmond (A). MYRTLE AV, ns, 440 e Sumner av, 20x100; Chas R Price—Arlington Realty Co et al; Jay, Smith & J (A). PUTNAM AV, ns, 160 w Bedford av, 20x100; N Y Investors' Corp—Thos W Jones et al; T F Redmond (A). ROCKAWAY AV, ws, 625 n Bway, 25x100; Title G & T Co—Ferry Bldg Co et al; T F Redmond (A). STONE AV, ws, 100 n Livonia av, 25x100; Max Edelman—Harris Freedman et al; A G Fuchs (A). 5TH AV, es, 33.6 s 52d, 41.8x100; Anna Ahlefeld—Wm Beckmann et al; J F Alsgood (A). 5TH AV, es, 44.7 s 72d, 23.4x93.11x24x88.3; Nicholas J McCormack—Jno E Sullivan Co et al; Gross & Surpluss (A). 5TH AV, es, 68.7 s 72d; 20x98.3x20.7x93.5; same—same; same (A). 16TH AV, ses, 379 sw 86th, 19x108.4; Ernest W Tyler—Koloke Realty Co et al; H P David (A). 16TH AV, ses, 417 sw 86th, 19x108.4; same—same; same (A). SEPT. 26. PACIFIC ST, ns, 366.8 w Stone av, 16.8x100; Lorenzo Bruno—Maria Bruno et al (partition); A Madoe (A). DUMONT AV, ns, 80.4 w Ames; 20.1x80; Geo Hill—Douglass Bldg Co et al; Dean Tracy & Mc (A). SARATOGA AV, es, 67 n St Marks av, 70x100; Voletsky & Jarcho, Inc—Main Bldg Co et al (foreclosure of mechanics' lien); J J Schwartz (A). PROP KNOWN AS PLUM BEACH, bounded on s Sheepshead Bay ex Dead Horse Inlet xn Hog Point Creek wx Hog Point Creek, —x—; Kathryn F Murphy—Wm W Tallman et al (partition); Owens, Gray & T (A). SEPT. 28. BALTIC ST, ss, 299 e 3 av, 27x100; Board of Home Missions of Presby Church—Mary O'Connell et al; T F Redmond (A). BAYARD ST, ss, 103.3 e Graham av, 20x100; Title G & T Co—Rosie Sutin et al; T F Redmond (A). DOBBIN ST, ws, 150 n Nassau av, 25x92.5x26.1x 84.10; Wm Huus—Patk O'Connor et al; Wood, Cooke & Seitz (A). HEMLOCK ST, es, 211.11 s Jamaica av, 16.8x 100; Bond & Mtg Guar Co—Daniel J Belloff et al; T F Redmond (A). STERLING PL, ss, 227.7 w Washington av, 42.10x123.6; Newburg Savgs Bank—Frederick Const Co et al; T F Redmond (A).

Lis Pendens, Brooklyn (Continued).

UNION ST, ns, 378 w 4 av, 26.2x95; Bond & Mtg Guar Co—Matteo Silvertsi et al; T F Redmond (A).

LIBERTY AV, ss, 80 w Van Sielen av, 20x100; N Y Investors' Corp—Harry Weinberg et al; T F Redmond (A).

85TH ST, 332-34 W; Klosk Contracting Co—Alderbaran Co; Ostro Construction Co (128)..... 180.00

SEPT. 29. MONTGOMERY ST, 35-37; Modern Tile & Marble Co—Hebrew Kindergarten & Day Nursery (142)..... 704.00

SEPT. 30. 90TH ST, 322 W; Rudolph Ooppel—Adolph Rusch; Andrew Greis Co, Inc (144)..... 220.00

OCT. 1. MULBERRY ST, 229; Hyman Shapiro—Peter McGuiness; Hugh McLean (2)..... 50.00

BROADWAY, sec 81st, 102.2x220.3; Globe Automatic Sprinkler Co—Wm J Walter, Rosie & Lehman Bernheimer; Fulton Bldg Co; Fleischmann Bros Co (7)..... 965.00

LEXINGTON AV, 1201; Frank E Wise & Son, Inc—Mortimer G Baldwin; Fred Straub; Jno Crocoll (6)..... 75.50

OCT. 2. UNION SQ, 4; Philip Greenstein—Danl Erubacher & Union Square Lunch Co, Inc (12)..... 149.00

BROADWAY, 2248-58; Osserman & Gottlieb—Wm S Walter, Rosie & Lehman Bernheimer, trstes & Fulton Bldg Co & Fleischman Bros Co (14)..... 232.68

CLAREMONT AV, 140; Jacob Goldberg—Eva Trop & Eva Schaffer (15)..... 118.00

MADISON AV, 563; Robt Jay Carey, Inc—Robt Bonner, Helen Seifert & W P Ellison, Inc (13)..... 250.00

VYSE AV, ws, 25 s 181st, 25x100; Salvatore Perrotto—Simplex Improvement Corp, Michl D'Amore & Louis Lanzetta; renewal (17)..... 947.40

SEPT. 25. LYMAN PL, ws, 192.6 n 169th st, 75x 90.3; Columbia Metal Box Co—Gifford Building Co (35)..... 77.50

SEPT. 26. No Mechanics' Liens filed this day.

SEPT. 28. LELAND AV, es, 325 n Lacombe av, 21.7x100; Patrick J Twomey—David Hanrahan; Thomas F J Moffett (37)..... 53.13

SEPT. 29. TIFFANY ST, sec Beck, 148.5x187.5; Saml Soffin—Kermit Realty Co (39)..... 400.00

SEPT. 30. 215TH ST, ns, 275 e Paulding av, 25x 100; Jno Tereschi—Antonio & Nicolina, Suzzoi, Michelangelo & Lucia Errico; Michelangelo Errico, Antonio Suzzoi (41)..... 25.00

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

SEPT. 24. BERGEN ST, ns, 110 e New York av, 55x100; J Samlowitz—Domenic Saladino, R Crisci & G Schiavone..... 277.00

SEPT. 24. TEN EYCK ST, 259; Mitchell Tappen Co—Wm Hagedorn & Williamsburgh Ice Co..... 3,516.00

SEPT. 24. MYRTLE AV, 1039; B Ring—Franklin W Mahar..... 60.00

SEPT. 24. SARATOGA AV, 351; Voletsky & Jarcho—Main Bldg Co & Isaac Miller..... 275.00

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.

SEPT. 26. DUANE ST, 118-20; H W Palen's Sons—Daniel P Morse; J G Deisler; J H MacDonald (135)..... 423.46

Bronx.

SEPT. 25. LYMAN PL, ws, 192.6 n 169th st, 75x 90.3; Columbia Metal Box Co—Gifford Building Co (35)..... 77.50

SEPT. 26. No Mechanics' Liens filed this day.

SEPT. 28. LELAND AV, es, 325 n Lacombe av, 21.7x100; Patrick J Twomey—David Hanrahan; Thomas F J Moffett (37)..... 53.13

SEPT. 29. TIFFANY ST, sec Beck, 148.5x187.5; Saml Soffin—Kermit Realty Co (39)..... 400.00

SEPT. 30. 215TH ST, ns, 275 e Paulding av, 25x 100; Jno Tereschi—Antonio & Nicolina, Suzzoi, Michelangelo & Lucia Errico; Michelangelo Errico, Antonio Suzzoi (41)..... 25.00

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

SEPT. 24. BERGEN ST, ns, 110 e New York av, 55x100; J Samlowitz—Domenic Saladino, R Crisci & G Schiavone..... 277.00

SEPT. 24. TEN EYCK ST, 259; Mitchell Tappen Co—Wm Hagedorn & Williamsburgh Ice Co..... 3,516.00

SEPT. 24. MYRTLE AV, 1039; B Ring—Franklin W Mahar..... 60.00

SEPT. 24. SARATOGA AV, 351; Voletsky & Jarcho—Main Bldg Co & Isaac Miller..... 275.00

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SEPT. 25. KOSCIUSKO ST, ns, 150 e Reid av, 50x100; Gowanus Wrecking Co—Tinton Impt Co	745.64
W 27TH ST, ws, 101.11 n Surf av, 80x118.10; Domenico Marrazzo—Israel E Kobre	90.00
BEDFORD AV, es, 240 s Farragut rd, 200x100; also BEDFORD AV, ws, 300 s Farragut rd, 200x100; Fredk C Dennington—Wm S Schwartz & Renslaw Realty Co	65.00
SEPT. 26. GRAHAM AV, 142; Cooper & Pollack Structural Iron Works—Herman Balmuth & Isidor Balmuth & Philip Rapsky	480.00
OCEAN AV, es, 86.9 s Newkirk av, 86.9x45.8; Eagle Cornice & Skylight Works—Kirknew Realty Co & G M Karpas	200.00
SEPT. 28. POWELL ST, es, 100 s Newport av, 60x100; Jake Shtilman—Isaac M Goncharick	211.00
E 14TH ST, 2337-47; F P Sabetti—Ceegold Co, Inc, Henry Summerfield, pres & Jacob Levy, treas.	12,000.00
HOWARD AV, es, 150.7 s Pitkin av, 24.9x76.10; Sigmund Koeppel—Adolph I Rudolph	1,050.00
NOSTRAND AV, 915; Paul Josovitz—Jas Pope & Michael Pope	59.00
ST MARKS AV, ns, 125 e Kingston av, 100.7x155.7; Standard Shellac Co—Saratoga Impt Co & Eastern Painting & Decorating Co.	52.00
SEPT. 29. HINSDALE ST, es, 200 s Dumont av, 150x100; Solomon Rosenberg—Wilmont Realty Corp; Barret Steinfeld, Kramer Cont Co & Lena Kramer	457.71
HINSDALE ST, es, 90 s Vienna av, 80x100; W Treib & ano—Harry Sacks	1,646.00
E 14TH ST, es, 300 s Av W, 100x100; F P Sabetti—Chas Goldwasser, Ceegold Co, Jacob Levy & Henry Summerfield	12,000.00
E 14TH ST, es, 300 n Av X, 100x100; M Super—Frank P S Sabetti	1,250.00
ST MARKS AV, ns, 125 e Kingston av, 100.7x155.7; Janovsky & Falitz, Inc—Saratoga Impt Co	3,250.00
WEST END AV, 75; J P Duffy Co—Rose Sweet & Jno Landi	134.65
SEPT. 30. 20TH AV, ws, 20 s 58th, 80x100; J J Lupton—Up-to-Date Bldg Co.	50.00

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.

SEPT. 26. No Satisfied Mechanics' Liens filed this day.	
SEPT. 28. FULTON ST, sec Church st; Oscar Lowinson—Louis Goldsticker et al; Apr28'14	882.86
SEPT. 29. WILLIAM ST, 257-9; Percy Bloom & Co—Jeanie A Stewart et al; Aug7'14.	738.19
8TH ST, 17 W; Bernard Drucker—Clara W Owens et al; Dec22'09	83.50
BROADWAY, 2248-58; Ideal Heating Co—Estate of Adolph Bernheimer et al; Sept8'14	5,619.42
SEPT. 30. No Satisfied Mechanics' Liens filed this day.	
OCT. 1. 15TH ST, 515 E; Nathan Libershoff et al—Mrs Krause et al; Sept1'14.	65.00
41ST ST, 223-29 W; Covic Electric Co, Inc—223-29 West 41st St Corp et al; Aug15'14	320.45
42D ST, ns, bet Lexington & Madison avs; Elevator Supply & Repair Co—N Y C & H R R R Co et al; Mar2'14.	4,480.20
OCT. 2. No Satisfied Mechanics Liens filed this day.	
Bronx.	
SEPT. 25. No Satisfied Mechanics' Liens filed this day.	
SEPT. 26. No Satisfied Mechanics' Liens filed this day.	
SEPT. 28. No Satisfied Mechanics' Liens filed this day.	
SEPT. 29. 3D AV, 2960-64; Abraham Rann—Harry Weaver et al; Aug26'14.	40.00
SEPT. 30. No Satisfied Mechanics' Liens filed this day.	
OCT. 1. No Satisfied Mechanics' Liens filed this day.	
Brooklyn.	
SEPT. 24. BERGEN ST, es, 71.5 e Troy av, —x—; Audley-Clarke Co—Villorio Stagnitta & Ferdinand Penna; Sept14'14.	972.39
MCDONOUGH ST, ns, 225 w Tompkins av, —x—; Louis Greenberg—Sumner Development Co & Solomon Blum; Sept17'14	5,000.00
SAME PROP; same—same; Sept17'14.	3,239.00
POWELL ST, es, 100 s Newport av, 60x100; Square Lumber Co—Isaac Goncharick; Sept1'14.	394.10
HEGEMAN AV, swc Watkins, 80x95; Klein Material Co—Abraham Sagalowit & Abe Kabakow; Aug27'14.	132.25
HEGEMAN AV, swc Watkins, 68x80; Block & Greenberg Lumber Co—Abraham Sagalowit & Abe Kabakow; Aug25'14	150.00

SEPT. 25. GEORGIA AV, ws, 60.6 n Dumont av, 39.6x100; Alex Barile & ano—Morris Rosenblitt; Sept8'14	199.00
SEPT. 26. WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman, Jake Altmark & Paul Levy; March2'14.	51.37
WATKINS ST, 428; Harry Schiff—Morris & Jane Kaufman & Jos Levy; Apr6'14	28.00
SAME PROP; Morris Fein—Moses & Mollie Kaufman, Jake Altman & Paul Levy; Apr6'14	195.00
SAME PROP; Paul Levy—Max & Mollie Kaufman & Moses Kaufman; June1'14	750.00
SEPT. 28. DECATUR ST, ns, 20 w Ralph av, 17.7x80; Geo W Northridge—Eliz G Clark; July23'14	112.50
ESSEX ST, es, 191 s Atlantic av, —x—; Jno P Kane Co—Chas E McDonnell & Borgia Contracting Co; Jan5'14.	632.57
BAY 23D ST, ws, 106.10 s Bath av, 69x160; Fredenburg, Lounsbury & Houghtaling, Inc—Bay 23d st Constn Co, Pietro Tamonini & Robt J Yosco; Sept23'14	553.50
ATLANTIC AV, swc Beach 42d, 100x100; American Hardware Co—Henry E Verran & John C Udall; Nov20'13.	1,055.41
ATLANTIC AV, swc Beach 42d, 100x160; Jas F Nuno—same; Aug13'13.	672.50
SEPT. 29. E 7TH ST, ws, 260 n Av M, 40x100; also OCEAN PKWAY, es, 260 n Av M, 40x150; Colonial Lumber Co—Clifton Bldg Co; Aug31'14	1,237.00
DEKALB AV, 930-2; J Appelbaum—W B Corp; July31'14	470.00
OCEAN PKWAY & E 7TH, nr Av M; Somerset Lumber Co—Clifton Bldg Co; Sept19'14	300.00
LOT 265, Map "The Lindens"; Imbessi Bldg Co—Anna & Isidor Levy; May 29'14	200.00
SEPT. 30. GEORGIA AV, ws, 175 s Fulton, —x—; Salvatore Bonagura—Severino Mason & Cont Co & Filomena Jannace; Aug12'14	30.00

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

ATTACHMENTS.

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

Manhattan.

SEPT. 24. GUARANTEE WATERPROOFING & CONSTN CO; Mutual Alliance Trust Co of N Y; \$4,952.60; Kremer & Strasser.	
SEPT. 25. No Attachments filed this day.	
SEPT. 26. ANDRES, Fred; Carl D Jackson; \$7,112.29; Neuman & Newgass.	
SEPT. 28. No Attachments filed this day.	
SEPT. 29. ESTABROOK, Willie; Geo L Oertel; \$418; G Ryan.	
JOHNSTON, ELLIOT & CO, Inc; Moritz Wormser et al; \$2,251; J G Moses.	

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

SEPT. 25, 26, 28, 29, 30, OCT. 1. Meyer, Jessie. 133 W 76th st. Jas W Good, Jr, et al. Household fixtures to secure lease.(R)	
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Bronx.

SEPT. 24, 25, 26, 28, 29, 30. Gifford Constn Co. Lyman pl, ws, 192.8 n 169th. Colonial Mantel & Refrigerator Co. Refrigerators	234.00
Home Fox Co. Home st, swc Fox. Colonial Mantel & Refrigerator Co. Refrigerators.	387.00

Brooklyn.

SEPT. 24, 25, 26, 28, 29, 30. Emanon Bldg Co. 80th st & 13th av. Popkin Gas Fix Co. Gas Fix.	250.00
Goncharick, Isaac & Morris Piosky. Powell st nr Newport av. Simon Gasner & Sons Co. Wash Tubs, &c.	585.00
L C, Inc, Chas Lindenbaum, Pres. Sheephead Bay rd nr Voorhies av. R M Rodgers & Co. Dumbwaters.	95.00
Nass & Berg, Inc. Troy av nr Prospect pl. Columbia Gas Fix Co. Gas Fix.	175.00

ORDERS.

Brooklyn.

SEPT. 25. ST. MARKS AV, 342; Jno Generosa on Title G & T Co to pay Realty Supply Corp	300.00
SEPT. 29. E 7TH ST, ws, 260 n Av H, 40x100; Clifton Bldg Corp on Home Mtg Inv Co to pay Colonial Lumber Corp	300.00
OCEAN PKWAY, es, 260 n Av M, 40x150; Clifton Bldg Co on Home Mtg Inv Co to pay Colonial Lumber Co.	300.00
SEPT. 30. WILLIAMS AV, es, 200 s Dumont av, 100x100; Wallan & Hoffman, Inc., on Title G & T Co to pay Progressive Realty & Impt Co	1,500.00

DEPARTMENTAL RULINGS.

INDUSTRIAL BOARD.

Existing Fire-Escapes.

The Industrial Board has adopted the following regulation:
 Rule 380.—When, in addition to the required exits of any factory or factory building, there exist one or more outside fire escapes which are not entirely in accordance with the provisions of the Labor Law relating to fire escapes, such fire escapes may be retained without being changed to conform to such provisions, if steps are taken, satisfactory to the Commissioner of Labor, to prevent their use as means of egress, and provided that such fire escapes are maintained in good repair.
 Note.—The Commissioner of Labor has ruled that such fire escapes must be structurally safe and that they shall not be used for fire drills.
 At the openings leading to such fire escapes there shall be placed a sign, with letters eight inches high, reading "THIS IS NOT AN EXIT." No barrier or guard will be permitted at these openings.

Board of Examiners.

APPEAL 98 of 1914, New Building 315 of 1914, premises foot of Cabot st, East River, The Bronx, The Heine Chimney Co., by E. J. Springer, appellant.
 Radial brick chimney. Sec. 140.
 APPROVED ON CONDITION that the foundations are found satisfactory by the Bureau of Buildings.
 APPEAL 99 of 1914, New Building 2801 of 1914, premises 396 Logan st, Brooklyn, S. Millman & Son, appellants.
 Walls and buttresses. Sec. 32.
 DISAPPROVED.
 APPEAL 100 of 1914, New Building 4539 of 1914, premises 111-113 South Third st, Brooklyn, Samuel Sass, appellant.
 Walls. Sec. 31.
 APPROVED ON CONDITION that all steel girders supporting the wooden floor beams be fireproofed in accordance with the provisions of the Building Code.
 APPEAL 101 of 1914, New Building 4527 of 1914, premises 374-378 South Fifth st, Brooklyn, Samuel Sass, appellant.
 Walls. Sec. 31.
 APPROVED ON CONDITION that the walls enclosing the vestibules connecting with stair-halls on all stories above the first be built of six-inch terra cotta blocks in steel framing, properly fireproofed; and on the further condition that all steel girders supporting wooden floor beams be properly fireproofed.
 APPEAL 102 of 1914, New Building 4501 of 1914, premises 2118 Atlantic av, Brooklyn, Benj. Cohn, appellant.
 Walls. Sec. 31.
 APPROVED ON CONDITION that the steel girders supporting floor beams be fireproofed in accordance with the requirements of the Bureau of Buildings.
 APPEAL 103 of 1914, New Building 4593 of 1914, premises 110-118 Cambridge pl, Brooklyn, Benj. Cohn, appellant.
 Walls. Sec. 31.
 DISAPPROVED.
 APPEAL 104 of 1914, Alteration 444 of 1914, premises 1680-1684 Broadway, Manhattan, F. W. Moore, for Koppe & Moore, appellant.
 Lattice ceiling. Sec. 352-D, M. P. O.
 Theatre (pictures) and dance hall.
 DISAPPROVED.
 APPEAL 105 of 1914, New Building 4536 of 1914, premises 327-329 Bedford av, Brooklyn, Charles M. Straub, appellant.
 Walls. Sec. 31.
 APPROVED ON CONDITION that all steel girders supporting floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
 APPEAL 106 of 1914, New Building 4761 of 1914, premises 355-361 Miller av, Brooklyn, S. Millman & Son, appellants.
 Sec. 31. Walls.
 APPROVED ON CONDITION that the steel girders supporting wooden floor beams be fireproofed in accordance with the requirements of the Bureau of Buildings.
 APPEAL 107 of 1914, New Building 213 of 1914, premises 610-612 West 58th st, Manhattan, William D. Magovern, appellant.
 Frame shed. Section 144, also Bulletin No. 60.
 APPROVED.
 APPEAL 108 of 1914, Alteration 2546 of 1914, premises 145 West 45th st, Manhattan, James Riely Gordon, appellant.
 Pent house. Sec. 105.
 APPROVED ON CONDITION that the easterly gable wall of the pent house shall be unpierced.
 APPEAL 109 of 1914, New Building 4758 of 1914, premises 415-417 Hinsdale st, Brooklyn, Edward M. Adelson, appellant.
 Walls. Sec. 31.
 APPROVED ON CONDITION that the steel girders supporting wooden floor beams shall be fireproofed in accordance with the regulations of the Bureau of Buildings.
 APPEAL 110 of 1914, New Building 4759 of 1914, premises 551-553 Sackman st, Brooklyn, Edw. M. Adelson, appellant.
 Walls. Sec. 31.
 APPROVED ON CONDITION that the steel girders supporting wooden floor beams shall be fireproofed in accordance with the regulations of the Bureau of Buildings.
 APPEAL 111 of 1914, New Building 181 of 1914, premises 181-187 Park Row and I Roosevelt st, Manhattan, Rouse & Goldstone, appellants.
 Walls. Sections 28-32.
 DISAPPROVED.

APPEAL 112 of 1914, Alteration 2182 of 1914, premises 2633-2635 Broadway, Manhattan, S. Walter Katz, appellant.
 Theatre (pictures), stores in front.
 DISMISSED (Papers irregular).

APPEAL 113 of 1914, New Building 4674 of 1914, premises 252-254 South Fourth Street, Brooklyn, Louis A. Sheinart, appellant.
 Walls, Sec. 31.
 APPROVED ON CONDITION that a brick wall be provided at least eight inches thick at point marked "A" on the second and third floor plan, to extend from the first floor to the underside of the roof boards; and further, that all steel girders supporting floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 114 of 1914, Alteration 4771 of 1914, premises 344 Fifth Avenue, Brooklyn, Louis A. Sheinart, appellant.
 Theatre (pictures) and stores.
 DISAPPROVED.

APPEAL 115 of 1914, New Building, 4970 of 1914, premises 783 41st Street, Brooklyn, Edw. M. Adelson, appellant.
 Walls, Sec. 31.
 APPROVED ON CONDITION that the steel girders supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 116 of 1914, New Building 4819 of 1914, premises 429 Osborn Street, Brooklyn, Edw. M. Adelson, appellant.
 Walls, Sec. 31.
 APPROVED ON CONDITION that the steel girders supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 117 of 1914, New Building 4958 of 1914, 453 Williams Avenue, Brooklyn, Chas. Infanger & Son, appellants.
 Walls, Sec. 31.
 APPROVED ON CONDITION that the steel girders supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 118 of 1914, Alteration 3278 of 1914, 40 Morrell Street, Brooklyn, Lew Koen, appellant.
 Synagogue, exits.
 DISAPPROVED.

APPEAL 119 of 1914, New Building 252 of 1914, southeast corner 54th Street and Park Avenue, Manhattan, Schwartz & Gross, appellants.
 Basement entrance, Sec. 105.
 APPROVED ON CONDITION that there shall be no pent house erected on the roof of the structure.

APPEAL 120 of 1914, New Building 248 of 1914, 1066-1067 Fifth Avenue, Manhattan, C. H. P. Gilbert, appellant.
 Basement entrance, Sec. 105.
 APPROVED ON CONDITION that there shall be no pent house erected on the roof of the structure.

APPEAL 121 of 1914, New Building 264 of 1914, premises 308-312 West 30th street, Manhattan, Jackson, Rosancrans & Waterbury, appellants.
 Walls, Sec. 36-39. Height, Sec. 105. Area, Sec. 10.
 APPROVED ON CONDITION that the height of the roof garden be reduced to fourteen feet six inches; and that the window frames and sash of the roof enclosure be made fireproof. ("Hotel Irvine" for working girls.)

APPEAL 122 of 1914, Alteration 2564 of 1914, premises 348 West 12th Street, Manhattan, A. L. Beineix, appellant.
 Area lot, dwelling and stable, Sec. 8.
 APPROVED ON CONDITION that all windows between the court and the dwelling be fireproof frame, sash and wireglass; and that the first story ceiling shall be fireproofed with metal lath and plaster.

APPEAL 123 of 1914, New Building 246 of 1914, 79-87 Madison Avenue, 23-27 East 28th Street and 28 East 29th Street, Manhattan, Warren & Wetmore, appellants.
 Walls, Sec. 36.
 APPROVED.

APPEAL 124 of 1914, New Building 5150 of 1914, 14 Grafton Street, Brooklyn, Edw. M. Adelson, appellant.
 Walls, Sec. 31.
 APPROVED ON CONDITION that the steel girders supporting the wood floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 125 of 1914, Alteration 2766 of 1914, 39 Canal Street and 3 Ludlow Street, Manhattan, Makstein & Erier, appellants.
 Area, Sec. 8.
 APPROVED ON CONDITION that all windows in the gable wall on lot line be made fireproof and glazed with wireglass; and that the two stairhalls in the second story be entirely separated from each other by a fireproof enclosure.

APPEAL 126 of 1914, New Building 5107 of 1914, north side Park Place, 100 feet east of Howard Avenue, Brooklyn, Benj. Cohn, appellant.
 Walls, Sec. 31.
 APPROVED ON CONDITION that the steel girders supporting the wooden floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 127 of 1914, New Building 5108 of 1914, east side Howard Avenue, 35' 7" north of Park Place, Brooklyn, Benj. Cohn, appellant.
 Walls, Sec. 31.
 APPROVED ON CONDITION that the steel girders supporting the wooden floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 129 of 1914, Alteration 2533 of 1914, 26 East 76th Street, Clinton M. Cruikshank, appellant.
 Walls, Sec. 31, 39.
 APPROVED ON CONDITION that the existing walls are found to be in good condition, and

of sufficient strength to carry the additional loads to be imposed thereon.

APPEAL 130 of 1914, Alteration 2810 of 1914, 29 East 39th Street, Manhattan, J. Francis Burrows, appellant.
 Elevator shaft, private dwelling, Sec. 96.
 APPROVED ON CONDITION that the motor room in the cellar be enclosed in brick walls and fireproof doors, and that the ceiling of same be covered with two thicknesses of 1/4-inch asbestos boards with lapped joints; and

ON THE FURTHER CONDITION that the inside of the shaft be lined with two thicknesses of 1/4 inch asbestos boards with lapped joints and plastered on metal furring and metal lathing, with one inch of Portland cement mortar.

APPEAL 131 of 1914, New Building 389 of 1914, northwest corner Westchester and Forest Avenues, The Bronx, James Riely Gordon and Paul B. La Velle, appellants.
 Theatre, courts and exits, Sec. 109.
 APPROVED ON THE FOLLOWING CONDITIONS:
 1st: That the wall of the passage under the stage be given a radius of at least six feet at the point marked "A" on the basement plan.
 2nd: That there be no opening in the proscenium wall except the stage opening and that the latter be provided with an approved rigid steel curtain.
 3rd: That there shall be brick walls at least twelve inches thick extending from floor to ceiling, each side of the stage at points marked "B" on the orchestra floor plan.
 4th: That the aisles on either side of the house shall be at least six feet in clear width, marked at "C" on the orchestra floor plan.
 5th: That there shall be clear floor space opposite the side exits, at point marked "D," not less than ten feet wide, and that this space and all aisles be unobstructed by columns.
 6th: That the passage from the balcony to the stage, marked "E" on balcony floor plan, shall be at least six feet wide in the clear, and that the aisle leading to this same passage, opposite the first eight rows of seats, shall be not less than six feet clear width.
 7th: That the stairway leading from the orchestra floor to the balcony box marked "F," shall be at least three feet six inches wide.

APPEAL 132 of 1914, New Building 5315 of 1914, 506-508 Powell Street, Brooklyn, Edw. M. Adelson, appellant.
 Walls, Sec. 31.
 APPROVED ON CONDITION that the steel girders supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 133 of 1914, New Building, 5146 of 1914, 110-118 Cambridge Place, Brooklyn, Benj. Cohn, appellant.
 Walls, Sec. 31.
 APPROVED.

BUILDING MATERIALS APPROVED.

The following materials and commodities have been approved by P. J. Carlin, superintendent of buildings of Brooklyn:
 Order No. 37.—The 4-in. plaster and conder partition block, 18x24 inches, vertical holes 1 15/16 inches, 3 1/4 inches on centers, as manufactured by B. Goetz & Bro., 1492 Eastern Parkway, Brooklyn, has this day been approved for general use in this Borough under the rules of this Bureau governing the use of this material. Sample block in laboratory.

Order No. 47.—By Matthew J. Kennedy, chief inspector and acting superintendent. The reinforced cinder concrete floor slab as manufactured by the American Steel & Wire Co., known as system L, style No. 1, of reinforcement for an 8-ft. span 4 inches thickness of slab, has been approved for general use in this borough. Longitudinals 1/4x4 inches on center, cross wies No. 14. Total cross section area of steel, 162 square inches.

The flooring composition manufactured by the Asbestoslite Composition Flooring Company has been approved for general use in this Borough as a fire and waterproof flooring.

The cement wash trays as manufactured by the New Haven Granite Works of New Haven, Conn., has been approved for general use in this Borough for laundry wash tubs.

The flooring composition known as Plastic Linoleum Flooring, manufactured by the American Flooring Co., has been approved for general use in this Borough as a fire and waterproofing flooring for bathrooms floor and base.

Special orders issued with reference to construction in Brooklyn by Superintendent Carlin follow:
 No. 41—Hereafter all-round concrete filled columns shall have steel or wrought iron shells not less than 1/4 inch thick and the unsupported length shall not exceed 30 times its outside diameter nor shall the ratio of lengths to least radius of gyration exceed 90.
 The safe carrying capacity shall be determined by the formula:
 W-A (14,000-80-L/R)-500-a.
 Where W—Safe load in lbs.
 A—Sectional area of shell in square inches.
 L—Full height of columns in inches.
 R—Radius of gyration.
 a—Sectional area of concrete in square inches.

The ends of columns shall be faced to a true surface and at right angles to the axis of the column and shall leave properly fitted caps, bases, lugs and beam seats as required by Section 111 of the Building Code.

All columns to be filled with a mixture of Portland cement concrete composed of Portland cement 1 part, sand 2 parts and 4 parts of broken stone or gravel 3/4 inch size. All to be thoroughly mixed with water to the consistency of a quaking mass and then poured into the shell while in a vertical position.

No. 44—All stairs must have proper hand rails securely fastened, top and bottom, at intervals not more than eight feet apart, and placed at a proper height, not exceeding 30 inches.

No. 45—Modifying General Order No. 1 of 1914 is hereby ordered, with a view to facilitating the operation of this Bureau, that all applications received after 2 p. m. each day shall be dated as of the following day. This order shall prevail until further notice.

BUREAU OF FIRE PREVENTION.
 157 East 67th Street.
 ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. 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 and Places of Public Assembly

A--	Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B--	Fire Escape.
C--	Fireproofing and Structural Alteration.
D--	Fire Alarm and Electrical Installation.
E--	Obstruction of Exit.
F--	Exit and Exit Sign.
G--	Fireproof Receptacles and Rubbish.
H--	No Smoking.
I--	Diagrams on Program and Miscellaneous.
J--	Discontinue use of premises
K--	Volatile, Inflammable Oil and Explosive.
L--	Certificates and Miscellaneous.
M--	Dangerous condition of heating or power plant.
C--	Discontinue use of Oil Lamps.
DR--	Fire Drills.
SS--	Standpipes and Sprinklers.

Week Ending September 26.

MANHATTAN ORDERS SERVED.

Named Streets.

Ann st, 60—Rortz & Young.....	C
Ann st, 60—Reformed Dutch Church.....	D
Barclay st, 14—Oswald G Villard.....	B
Barclay st, 28—Est Alfred L Simonson.....	B
Bleecker st, 78-84—Benj Lichstein Est.....	H-A
Broad st, 20—Commercial Cable Bldg Co.....	C-B-E
Broome st, 263—London Bros & Co.....	H-A
Broome st, 341-5—Michael Turner.....	E
Broome st, 405—Acetylene Gas Ill Co.....	H-G
Broome st, 476—David Segal.....	A-G
Canal st, 125-31—Elizur V Foote.....	C-SS
Canal st, 153-7—Wm Eicke.....	C-G
Canal st, 153-7—Kessler & Shapiro.....	G
Canal st, 153-7—Bernard Gorden.....	G-C
Canal st, 153-7—Abe Devinsky.....	G-C
Canal st, 153-7—Ohlstein & Palca.....	G
Canal st, 153-7—Aaron Kamion.....	G
Canal st, 193—Hyman Brand & J Levine.....	G
Canal st, 202-4—Mark Rogers.....	G
Canal st, 202-4—Samuel Bodinger.....	G
Canal st, 202-4—Wm Levine Knitting Mills.....	G-C
Canal st, 202-4—Max Kasowitz & Sons.....	G
Canal st, 206-12—Rosenbloom & Co.....	C
Canal st, 206-12—G Russo Co.....	C
Canal st, 206-12—Est John R Graham.....	C
Canal st, 206-12—Henry I Perlmutter.....	G
Canal st, 206-12—Harris Frost.....	G-C
Canal st, 206-12—Otto Kurz.....	G
Canal st, 206-12—Harry Glanzrock.....	C
Canal st, 206-12—Specialty Knee Pants.....	G
Canal st, 206-12—N Y Buff Co.....	A
Canal st, 206-12—Louis Goldman.....	G
Canal st, 206-12—Etna Mfg Co.....	G-C
Canal st, 312—Tina D Delehanty.....	C
Canal st, 350—Ida Lachtrup.....	C
Canal st, 380—Capital Shirt Co.....	C
Canal st, 400—Pasquel Guidone.....	C
Catherine slip, 6—Evangeline C Booth.....	B
Catherine st, 24—Jacob Schwartz.....	C
Catherine st, 34-6—William Hart.....	C
Centre st, 69—John Segrist.....	G
Centre st, 71—Barnett Laskowitz.....	G
Centre st, 114—Thos F O'Gorman.....	G
Centre st, 206—Chas H Gorden.....	G
Centre st, 224—Maria De Julie.....	G
Centre st, 207—Louis Krouse.....	A
Centre st, 207—Robert Brand.....	G
Chambers st, 24-34—Geo W Miller.....	C
Chambers st, 24-34—Patrick J Gallagher.....	C
Chambers st, 24-34—Robert Reid.....	C
Chambers st, 110—Reliable Bag Co.....	C
Chambers st, 126—Jacob E Harrison.....	C
Chambers st, 144—Thos H Hildick.....	C
Chambers st, 170-74—Campino Cigar Co.....	C
Chambers st, 170-74—Rosa Wolf.....	C
Chatham sq, 7 & 8—Jos Plimack.....	G
Chatham sq, 7 & 8—Minimal Realty Co.....	C
Cherry st, 86-88—Thos F Summers.....	B
Cherry st, 86-88—Tony Trasi.....	C
Cherry st, 177—Empire Tin Ware Works.....	H-A-G
Cherry st, 312—Harris Feinstein.....	C-G
Cherry st, 312—Abraham Samuels.....	C-G
Cherry st, 312—Abraham Kirschner.....	C-G
Cherry st, 312—Morris Rosen.....	G
Cherry st, 312—Louis Levine.....	C-G
Christopher st, 181—F Brant Calkin.....	L
Chrystie st, 131—G Pandolfi.....	L
Church st, 96-102—Robt H Baxter Co.....	C
Church st, 96-102—James O Toole.....	C
Church st, 96-102—S Chas Welsh.....	C
Church st, 96-102—Jno H Seed & Filter Co.....	C
Church st, 286-88—Finver Bros & Co.....	C
Church st, 291—Levin & S'han.....	C-G
Church st, 293—Equitable Suspender Co.....	C
Church st, 293—Stecher & Spelein Co, Inc.....	G
Cliff st, 25—O'Neil Supply Co.....	G
Cliff st, 25—Chas W Gauwerner.....	G
Clinton st, 174—Annie Wolk.....	G
Courtlandt st, 59—John Blackner.....	C
Crosby st, 101-03—Rosen & Helfant.....	G
Crosby st, 101-03—Abr Schenfeld.....	G
Division st, 15—Jacob Gordon.....	G
Division st, 243—Rosenberg & Parket.....	H-A-G
East Broadway, 3—Rachel Rich.....	B
East Broadway, 11-15—Isaac Zubrinsky.....	C
East Broadway, 36—Thillie Steinberg.....	C
East Broadway, 88—Cohen Bros.....	C
East Broadway, 88—Est Robt R Crosby.....	C
East Broadway, 89—Est Sam J Silberman.....	C
East Broadway, 89—Abelsky & Broek.....	C
East Broadway, 89—L & A Smith.....	C
East Broadway, 89—Star Dress Co.....	C
East Broadway, 201—Aaron Grossman.....	A-E
East Broadway, 201—Est Robt R Crosby.....	A-E
East Broadway, 201—Gabriel A Lowenstein.....	A-E
Eldridge st, 87—Eldridge Rity & Constn Co.....	C-E
Eldridge st, 236-44—Max November.....	G
Eldridge st, 236-44—Minsker Realty Co.....	C
Eldridge st, 236-44—Phillip Weitzman.....	C-G
Eldridge st, 236-44—Harris Edelman.....	C-G
Eldridge st, 236-44—Jacob Eisenberg.....	G
Eldridge st, 236-44—Abram Ackman.....	G

Eldridge st, 236-44—Sam Stabinsky...G
Eldridge st, 236-44—Elias Rosch...G
Eldridge st, 236-44—Chas Shkulnick...G
Eldridge st, 236-44—Abr Ostreich...C-G
Eldridge st, 236-44—Moss & Soudon...C-G
Eldridge st, 236-44—Meyer Finkelstein...C-G
Eldridge st, 236-44—Schecter & Gladstein...G
Eldridge st, 236-44—Wm Zuckerman...C-G
Eldridge st, 236-44—Isaac Zuckerman...G
Eldridge st, 236-44—Abram Meyerowitz...C-G
Eldridge st, 236-44—J Benzon Co...C-G
Eldridge st, 236-44—Max Lichtstrahl...G
Eldridge st, 236-44—Sam Shapiro...G
Eldridge st, 236-44—Solomon Goldstein...G
Eldridge st, 236-44—Alex Ostereich...C-G
Essex st, 131—Max Fabukant...G
Essex st, 131—Isidore Fasch...C-G
Essex st, 131—Rubin Wasserman...C
Frankfort st, 26-8—Jno H Baldwin...C
Frankfort st, 26-8—Jno V Black...C
Frankfort st, 61-3—Franklin Bldg Co...C
Fulton st, 50—Lydia T Eberdell et al...C
Gold st, 33-43—Peter Shaljian...G
Gold st, 44—John Freese...G
Grand st, 78—Rodman Bros...C
Grand st, 437—Fanny M Constable...C
Greene st, 209—Victoria Hat Co...G
Greene st, 209—Aaron Brody & Son...G
Greenwich st, 309-13—Eugene A Hoffman Est, Inc...B
Henry st, 94 (front)—Solomon Zarchy & Abr Friedman...A-G
Henry st, 94 (front)—Louis Feingold...C
Henry st, 94 (front)—Louis Prinnetzky...A
Hester st, 156-60—P Nathan & Co...D-C
Hester st, 156-60—Pincus Nathan...G
Howard st, 6—Wm Offenhauser...G
Howard st, 6—Wrought Iron & Art Glass Fixture Co, Inc...G
Hudson st, 494—Mark S Reardon...C
John st, 105—Anthony Virono...C
John st, 105—Kaminsky & Cooper...C
John st, 105—Trade Press...C
Lafayette st, 151—Geo C Atkinson...C
Lafayette st, 186—Bernard Spilky...G
Lafayette st, 186—Max Kubersky...G
Lafayette st, 226—Michael Grella...G
Lafayette st, 236—Salvador Ciccone...G
Lafayette st, 236—Frank Cesa...G
Lafayette st, 236—Benj Schnevice...C
Lafayette st, 313-19—Jacob Solomon...C
Leonard st, 54—Hydesaloro Ohashi...C
Mangin st, 29—Simon Davidson...G
Mangin st, 29—Tepper & Rothenberg...C-G
Mangin st, 29—Ost & Senft...C
Mangin st, 29—Cherry Bros...C
Mangin st, 29—Samuel Dashevsky...G
Mangin st, 29—Isaac Cohen...G-C
Mangin st, 29—Werlowsky & Levinsky...C
Mangin st, 29—Max Kleinman...C
Mangin st, 103—Rubin Wilinsky...C-G
Market st, 84-90—Burnstein & Rosenberg...C
Mercer st, 181-5—Whitcup Clo Co...G
Mercer st, 181-5—Elliott P Gleason...C
Minetta st, 8—Toney Modena...A-H
Montgomery st, 2-4—Morris Issenberg...A-H
Montgomery st, 2-4—Charles Bros...C
Mulberry st, 114-16 (rear)—Jos Finizio...C
Mulberry st, 114-16 (rear)—Jos Corteso...C
Mulberry st, 114-16 (rear)—Donati Di Sessa et al...C
New Bowery, 24—Nicholas Mastronaidi...E
New Bowery, 34—Martin T Carney...C
New Bowery, 58—Josephine Heichel...C
New Chambers st, 5—Isidore Neff...C
New Chambers st, 48—Peter Neff...C
Norfolk st, 134—Jos Nacheime...C
Pearl st, 246—Samuel Arnstein...C
Pearl st, 359—Chas Bramberg...C
Pearl st, 369—Michael Cronin...C
Pearl st, 369—Herman Gluck...C
Pearl st, 438—Edward C Diez...C
Pearl st, 438—David Reichard Bros...C
Pearl st, 438—Gustavus Darlberg...C
Pearl st, 465—John Lino & Jas Simons...C-G
Pearl st, 465—Est Jacob J Janeway...C
Pearl st, 465—Louis Stahr...C-G
Pine st, 63-5—Sixth Wall St, Inc...A
Reade st, 92—Royal Specialty Co...C
Reade st, 97-101—The Franklin Bldg Co...C
South st, 44-5—Louis Martin...G
South st, 53—Andrew Mills...G
Spring st, 115-17—Freidenrich & Co...C
Spring st, 274—Slay, Godsen Chemical Mfg Co...C
Suffolk st, 155—Abraham Steinman...C
University pl, 24-34—Harry Kamber & Co...G
University pl, 24-34—Morris Rosenberg...G
University pl, 24-34—Ostrich & Fancy Feather Boa Co...G
University pl, 24-34—Abraham Bauman...G
University pl, 24-34—Louis Lewitt...G
University pl, 24-34—Schattman & Rosenberg...G
University pl, 45—Jacob Hoffman...G
Vandam st, 83—Vandam Holding Co...SS
Vesey st, 44—Lincoln Mounting & Printing Co, Inc...G
Vesey st, 49—J Archibald Murray...C
Vesey st, 60—Samuel Prince...C
Vesey st, 60—C Upham Ely...C
Warren st, 56—James R Brevoort...C
Warren st, 76-78—St Mark's P E Church...C
Warren st, 94—Est Wm S Livingston...C
Warren st, 94—Max Claussen...C
Warren st, 94—Richard Ross...C
Washington st, 226-28—Ferdinand D Croce...C
Washington st, 339—Fred D Oetjen...G
Washington st, 371—Wm A Higgins...G
Washington pl, 3-5—Nathan Fromm...G
Washington pl, 3-5—Morris Lazaroff...C
Washington pl, 3-5—Harry Luftig...G
Washington pl, 4-6—Herman Rosenthal...G
Washington pl, 13-19—Samuel Levy...G
Washington pl, 13-19—Jacob Resenstreich...G
Washington pl, 13-19—Barnett Geller...G
Washington pl, 13-19—Kate Weidler...G
Washington pl, 23-9—Albert Levy...G
Washington pl, 23-9—Louis Singer...G
Washington pl, 23-9—Hyman Isaacs...G
Washington pl, 130—Consolidated Dental Mfg Co...A-G
Watts st, 135-41—Fleming Smith...SS
West Houston st, 11-13—American Hat Works A-C
West Houston st, 68—Rosenheimer Packing Box Co...A-L
West Houston st, 228—N G Mattel & Co...C
White st, 21-3—Est Elliott Zbovowski...C
White st, 90—Frank Revello...C
William st, 184-6—Chas Neherbaes...G
William st, 184-6—Jas Sheehan...C

William st, 184-6—New Yorker Staats Zeitung...C
William st, 200—Rode & Brand...A
William st, 200-4—Harry Black...C
William st, 200-4—Isaac Goldman...G
William st, 216—Edwin Flower, Inc...A
Wooster st, 80-82—Fanny Bloom...A
Wooster st, 105-13—Gotham Straw Works...A

Numbered Streets.

2d st, 30—Borcozor B Schwartz...C
4th st, 14 W—Ranken Realty Co...C
4th st, 15-19 W—Gus Witthaus...SS
4th st, 31 E—Est Martin Grossman...C
6th st, 227 E—V Mastronardi & Co...L
6th st, 442 E—E Winter, Son & Co...A-K-C
8th st, 24 E—Maurice A Frey...A-C
8th st, 24 E—Harry Thomashefsky...G-C
9th st, 33 E—Sailors' Snug Harbor...C
9th st, 36 E—Est Jacob Korn...C
11th st, 516 E—Max Suschliksy...C
11th st, 518 E—Hannah Lewenthal...C
12th st, 15 E—Swiss Colours Co, Inc...H-A
12th st, 9 W—George Nichols...C
13th st, 408 E—Samuel Andler...A-G
14th st, 46 E—Dube & Reingold...A
15th st, 30-2 W—Polo Constn Co...SS
17th st, 227-39 W—227 W 17th St Co...SS
21st st, 41 E—French Amer Hat Co...G-C
21st st, 341 W—Chas E Abbott...C-A-G
22d st, 132-4 W—Victoria Bldg & Contg Co...SS
22d st, 140-44 W—Edward & Leo Schele...C
22d st, 309-11 E—E W Bliss Bldg, Inc...C
22d st, 313-23 E—Est Jacob & Julius Fleischer...SS-C
23d st, it E (E R Floating Hotel Slip)—Arbuckle Deep Sea Hotel Co...L-SS-A-E
24th st, 5th av (Catskill Aqueduct, Shaft 18)—N Y Edison Co...D
26th st, 128 W—Aaron Coleman...C
26th st, 146 W—Est James H Hamersley...C
26th st, 158-60 W—Est Jere W Dimick...C
28th st, 48 E—Eagle Photo Eng Co...G-A-C
30th st, 42 E—Marie S Simpson...C
31st st, 129 W—Nathan Lyons...G-A
32d st, 14-18 E—Markowitz & Co, Inc...G-A
32d st, 142 W—Anna M Defandorf et al...G
32d st, 144 W—144 W 32d St Realty Co...G
34th st, 640 W—Horace Ingersoll Co...H-I-C
35th st, 155 E—Vanderbilt Garage...C-K-L
36th st, 19 W—Gudeman & Co...C
38th st, 221-5 E—J Chr G Hupfel Brewing Co...K-G
38th st, 226 W—Elizabeth W White...C
38th st, 311 W—August Hahn...A-G
38th st, 452 W—Atlas Marble & Slate Works...A-G

42d st, 123 W—Bernard Raufman...G
44th st, 247 W—Mrs Mary McKenna...G
45th st, 207 E—August Fatseas...C
47th st, 143 W—Mrs Violet Landes...C
50th st, 344-S W—Chas Bayart...D-C-O-G
50th st, 647 W—Patent Scaffolding Co...D
57th st, 615 W—Thedford, Eltz Coal Co...L-A-G
59th st, 242 W—Whitefield Motor Car Co, Inc...G-A
62d st, 42 W—Detroit Cadillac Motor Car Co...C-L
64th st, 308 W—Devine & Lowen...A-G-O-L
66th st, 201 W—Jennie Bieler...H-A-G
66th st, 408 E—Columbia Carpet Cleaning Co...H-G-C

67th st, 42-50—Wm Woop, Inc...D-G-A-C
69th st, 139 E—Thos F Ryan...H-A
69th st, 157 E—James Stillman...O-C
69th st, 243 W—J Terrone & A Di Tullio...H-D-A

72d st, 511 E—Baumeister Piano Co...A
75th st, 172 E—Robert Schnaier...A-H
75th st, 172 E—The Herter Looms, Inc...A-C
79th st, 305 W—George Jones...G-C
82d st, 35 W—Hennessy Realty Co...SS
89th st, 120 W—John Powers...L-G
91st st, 291 E—Jacob Ruppert...C-O-L-C
91st st, 407-11 E—Superior Brass Nov Co...G-A-C
98th st, 326-28 E—Nathan Schwartz...C-L-A-G
100th st, 9 W—Sumner Healy...C-G-A
103d st, 310 W—Jos H Steinhart...A-D
103d st, 315-7 E—Bielefeld & Spahn...C
103d st, 315-7 E—David Miller & Co...D
104th st, 150 W—Sarah A Seaman Est...C
109th st, 246-54 W—Bonavista Garage Co...G
109th st, 413-15 E—Glickstein Bros & Co...O-C-A-G-E
111th st, 325 E—Interstate Milk & Cream Co...C-A

118th st, 65-7 W—Alhambra Garage Co...O-L-C-G
119th st, 174 E—Nicholas Mazzel...A-E-G-C
122d st, 532-38 W—University Garage...C-G
123d st, 106 W—Alexander Scholz...C-G-D
123d st, 217 W—I Walton Brush...A-G
124th st, 179-81 E—Louis Pepe...C
135th st, 116 W—S & L Construction Co...C
150th st, 419 W—Frank E Mullen...A-G-C
165th st, 650 W—Wm J Buckley...L
168th st, 554-56 W—Jos A Adler...K-C-L
181st st, 512-14 W—Jacob P Beaver & Son...A-G-O

Named Avenues.

Amsterdam av, 197—O J Gude Co...G
Audubon av, 317—Thos F Lippiatt...G-A
Av A, 166—Slovak Press...C-G
Av A, 166—Rev Benedict J Tierkvich...A-G
Av D, 143-5—Simon & Mayer...H-A
Bowery, 287—Lincoln Printing Co...C
Bowery, 295—Maurice Reichback...G
Bowery, 309—Maurice Kabram...G
Bowery, 309—The Tarter Co...G
Bowery, 543—Nathan Lowenstein & Nepel...G
Bowery, 679—William Lane...C
Broadway, 594—S Noveck & Co...G-C
Broadway, 1368-70—Robert Hoe Est Co, Inc...C
Broadway, 1368-70—Herald Sp Press...C
Broadway, 1368-70—Henry Schrade & M Siegel...C
Broadway, 1368-70—L Degden & H Banks...C
Broadway, 1649—James R Kerrigan...A-G
Broadway, 1864—J H Preston...A
Broadway, 1886—Est Chas F Hoffman, Inc...C
Broadway, 2350—Anderson & Price Co...O-A
Columbus av, 66—M Salaway...G-H-A
Madison av, 341—Chas A Dards et al...SS
Park av, 1693—Sam Lee...C
Park Row, 115-17—Ethnicke & Son...C
Park Row, 115-17—Hanar Doernberger...G
Park Row, 128—Nathan Lyons...E
Park Row, 135—Barnett Lubetkin & Co...C
Park Row, 136—Friedman Bros...C
West Broadway, 487—Jas Goldstein...C
West Broadway, 487—Fred D Fricke...C
West End av, 102—Unted Garage Co...L-C
West End av, 63-64th sts—International Motor Co...L

Numbered Avenues.

1st av, 2000—Jas Shupnick...E
2d av, 81—J N Williams, care N Y Edison...D
2d av, 81—Louis H G Dethloff...D
2d av, 2076—Jacob Drosin...G
4th av, 373—Wm R Caldwell...G
4th av, 373—Music Trade Review...G
4th av, 373—Frank & Dugan...G
4th av, 373—Sully & Kleintsch...G
4th av, 373—Jacobs & Spiro...G
4th av, 373—Martin Jung, Inc...G
4th av, 373—Kunath & Kunath...G
4th av, 373—Hatzel & Buehler...G
4th av, 373—Jos Berlinger Co...G
4th av, 373—Poirier & Lindeman Co...G
4th av, 373—August Moll...G
4th av, 373—Etaglost Holding Co...C
4th av, 373—Louis Krugel...C
4th av, 415—Unita Holding Co...C
5th av, 140—The Gill Engraving Co...G-A
5th av, 277—Est Sylvia Livingston...C
5th av, 542—J Tuckerman Tower...SS
5th av, 624 & 636—Columbia College Trustees...SS

6th av, 16—Mrs Mary A Feeney...SS
6th av, 16—William D' Eletto...C-G
6th av, 16—Hyman Levine...C
6th av, 16—A D' Eletto & P Federeco...C-G
6th av, 16—D'Alessio Bros...G
6th av, 398—David Fukelman...C-G
6th av, 398—Rachel Rich...C
6th av, 398—Otto Roething...G
7th av, 322-4—Bert Goodman...C
7th av, 322-4—Frank H Graf...C
8th av, 2519—Morris Silverstein...K-A-H-G
11th av, 531—Chas E Appleby...C
11th av, 531—Chas Michaelson...C
11th av, 531—John Esser...C

BRONX ORDERS SERVED.

Numbered Streets.

136th st, 710 E—Newby & Evans Co...A-H
137th st, 749-51 E—Columbia Wax Products Co...H-A
139th st & So Blvd—Richard Carvel Co, Inc...A-K
156th st & Sheridan av—N Y Central R R Co...A
162d st, 383-5 E—Mrs Catherine Passe...G
170th st, 601 E—John Von Bremen...A-G

Named Avenues.

Baker av, 4820—Ralph Wilson...C
Esplanade & Pelham pkway—Gasoline & Oil Supply Co, Inc...G-K-A
Fordham rd, 684—R G Kaye...C-L-A-G
Van Nest av & Bear Swamp rd—N Y, N H & H R R Co...A-G

BRONX ORDERS SERVED.

Named Streets.

Adams st, 85-87—R Hamilton & Son...A-G
Adelphi st, 440-44—N S Scott Co...C
Beard st, 46—Jos Savarese...C
Bergen st, 303-7—Jas K Atkinson & M Sholtz...M
Chauncey st, 290—Jas Fraser...G
Christopher st, 311-17—Louis Heaberle...C
Fulton st, 192—Alfred E Tong...G
Fulton st, 482—Edw, Geo & Jno P Smith...C
Henry st, 546—Vickers & Hoffman...C-L
Hopkins st, 211—Stultz & Bauer...H-A
John st, 160-68—S Sternan & Co...H-A-G
Lorimer st, 172-76—Max L Vitch...G
Lorimer st, 940-44—Imperial Dry & Wet Wash Co...A
Pacific st, 1070-78—David McMeekam Mfg Co...C
Plymouth st, 275-81—Rocco Marino & Son...A-B-H

President st, 11—Henry Riecken...B-C
Rock st, 10-14—Adolph Gobel...A
Sackett st, 22-30—J M T Pope...C
Sanford st, 152-76—C & E Chapel Freres & Bro...C
Stagg st, 60-62—J H Werbelowsky...H-A
Walworth st, 197—Pat'k S Hannigan...H-A-G
Warren st, 324—Joseph Michaels...A
Watkins st, 149—H M Rabinowitz...H-A-G
Willow st, 86—Townsend Scudder...A
Winthrop st, 80—Geo T Hay, Jr...H-A-G
Withers st, 84-86—Diemer & Co...G

Numbered Streets.

8th st, 503 E—Frank A Bohning...D
10th st W, nr R av—James T Kent...H-A
15th st, 8661 Bay—David Kantowitz...M
22d st, 313—Fredk Runde...M
28th st, 103-11—Fredk W Starr...M
71st st, 217—Jas K Stockton...M
73d st, 235—De Forest J Baker...H-A-G

Named Avenues.

Bedford av, 940—Henry Bischoff...M
Belmont av, 945—Einer Madson...H-A-G-O-C
Blake av, 327-9—David Schneider...C
Broadway, 678—Harry Sklawy...C
Coney Island av, 694—A & E Stark...D
Coney Island av & Elm st—Bd of Education...C-F

DeKalb av, 379-85—Saml & Emily Weil...C-G
DeKalb av, 379-85—Bklyn Union Gas Co...C
Dumont av, 300-6—Saml L Engelson...G
Dumont av, 300-6—Mrs Katie Syrowicz...G
Dumont av, 300-6—Solomon Polsky & Sons...G
Dumont av, 300-6—Sam Schneider...G
Dumont av, 300-6—H Shifrin & M Wimowsky-G-East New York av, 1451—Aron Chorost-C-K-G-A
Flatlands av, 9307—C R Esterbrook...A
Flushing av, 721—Frank Accardi...H-A-G
Gates av, 991—Thomas Norris...H-A-G
Graham av, 2-10—Berwin Realty Co...C
Hamburg av, 379—A B Brodsky...H-G-A
Kent av, 689-707—Trow Directory & Book-binding Co...A
Kent av & Morton st—Bell Fireproofing Co...A
Lee av, 226—E Suzan...A
Lenox rd, 232—Ceilia Hickey...H-A-G
Lexington av, 797-801—Imperial Electron Chemical Co...M
Marey rd, 406—P Guozioridi...E
Myrtle av, 46—Mrs Sarah Haggerty...C
Norwood av, 142—Paul M Marko...H-A-G
Nostrand av, 1424—Martin Manton...M
Park av, 209—I Fishman...D-K-H-A-G
Pitkin av, 1619—Max Gold...K
St Marks av, 952-54—Bethesda Sanitarium...D
Waverly av, 410—Henry L Meyer...G-H-A
Willoughby av, 872-74—German-Amer Auto School...A-D
Woodruff av, 156—Herbert Leonhardt...A-G

Numbered Avenues.

3d av, 4504—Jos Pomanne...D
5th av, 111—Nathan Becker...O-A
5th av, 4006—Pasquale Valentine...D
14th av, nr 49th st—H J Kelch...O-H-A-G

BUILDING MANAGEMENT

RENTING LOFTS WITH LIVE STEAM AND POWER

By WILLIAM J. SHORE

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

For Rent—Loft with live steam and power for manufacturing purposes: 8,000 square feet; rent reasonable. Apply engineer, on premises.

THE above advertisement appeared in one of the leading newspapers of the day and was inserted by one of the largest real estate firms in the city. This particular advertisement caught my attention because I have had business relations with this firm, which have enabled me to ascertain that they are losing money on property rented in just the above manner—"with live steam and power for manufacturing." And the probabilities are they will continue to lose money on this sort of proposition, because, while they are thoroughly conversant with the real estate problems involved, they are not at all familiar with the power question.

Four Classes of Tenants.

There are four classes into which tenants may be divided who use power for manufacturing purposes: First, those who obtain it directly from the central station. They do not concern us. Second, those who obtain it from the owner who buys it at wholesale rate from the central station and redistributes it at retail to tenants. There is no risk here, as power is accurately metered. Third, those who obtain it from the owner, who has his own electric plant and furnishes electric power, and fourth, those who obtain power from the landlord who operates a steam engine and transmits power through belts and shafting.

My first advice to the owner who intends to furnish power and steam is to employ the services of a reputable consulting engineer; firstly to supervise the installation, operation and maintenance of his power equipment; and secondly, to advise him in the matter of drawing up his leases.

In regard to the first of these the average owner depends almost entirely upon the advice of the engineer who operates his plant and fires his boilers, and who is merely a high-class mechanic and by no means equipped with the general technical knowledge necessary to handle higher engineering questions. As for the second, he relies on his lawyer, who, no matter how well versed he be in his own profession, cannot be expected to have any acquaintance with engineering.

Tenant Specifies Horse Power.

In that class of buildings in which power is supplied direct to tenants from steam engines by means of belts and shafting, the tenant specifies the amount of H. P. he will require. A charge of fifty dollars per H. P. per annum is usually added to his rent for this service. It occasionally happens that the tenant under-rates his requirements. Sometimes he states his requirements in good faith, and they increase through an increase in business. When the owner receives a complaint that tenant is not receiving H. P. contracted for, he is in a quandary. It is impossible to ascertain with accuracy the exact amount of H. P. provided. To avoid an argument he is compelled to order his engineer to put on a larger belt. The tenant is now enabled to use twice as much power as formerly and pays no more for it. This is such a common occurrence that I run across instances of it constantly. The owner has no redress, because there is no method sufficiently exact to determine just how much power is used.



WILLIAM J. SHORE.

One case came to my attention where in one building a certain tenant was using twenty H. P. and paying for ten, and another twenty-five instead of fifteen, causing the engine to drop twenty-five per cent. in speed, thus not only putting the owner to direct monetary loss, but seriously inconveniencing other tenants.

In order to overcome this very frequent difficulty I would suggest a change of method in specifying power requirements in the lease, whereby the element of possible uncertainty would be completely obliterated. Tenant receiving power by means of a leather belt, which transmits it from the main line shaft to tenant's shaft. A leather belt will transmit a certain amount of power depending upon (a) thickness of belt, (b) width of belt, (c) diameter of driving pulley, (d) revolutions per minute of driving pulley.

Formula Fairly Accurate.

The following formula, derived from many experiments, is fairly accurate and available for ordinary purposes:

$$H. P. = \frac{w \times d \times n}{2000}$$

Where a belt is used 5-16-inch thick w = width of belt in inches, d = diameter of driving pulley in inches, and n = revolutions per minute.

Example: Assume a leather belt 5-16-inch thick and 5 inches in width, fairly tight about two pulleys, where diameter of driving pulley is 20 inches and revolutions per minute 200. Then

$$H. P. = \frac{5 \times 20 \times 200}{2000} = 10, \text{ H. P. per inch}$$

$$\text{Width of belt} = \frac{10}{5} = 2$$

Now in a case where it is necessary to specify the delivery of say 16 H. P., the lease should be drawn up somewhat as follows: "Power will be furnished tenant's main line shaft by means of a leather belt not less than 3-16-inch thick and 8 inches wide from a pulley 20 inches in diameter operating at a speed of not less than 200 R. P. M." There should be no mention of any definite H. P. whatever. In this way no dispute can arise. If the customer's requirements are more than 16 H. P. the belt will slip, indicating that it is of insuffi-

cient width. A wider belt can be installed and tenant required to pay an additional charge for increased H. P. dependent upon the increase in inches of width of belt.

Note that the expression "steam power" is purposely omitted from this form of contract. In this way, should the owner deem it advisable to change over to electric drive he is free to do so.

Chance of Loss Minimized.

Tenants who receive power from an electric drive operated by owner I have called the third class. Here the chance of such loss as described above is minimized. The owner installs a complete electric plant, consisting of generator, switchboard and wiring. Each tenant is supplied with one motor of whatever H. P. is stated in his requirements. With the electric drive there is no chance for any tenant to use more than his rated amount of H. P., as there are automatic devices such as fuses and circuit breakers by means of which the power can be disconnected at a predetermined point. I should recommend circuit breakers in preference to fuses, as there is no renewal cost involved. They may be placed in an iron box and sealed to prevent damage or change of calibration. If the owner is able to supply this power on a kilowatt hour basis, he is still safer, as each tenant pays in exact proportion to the amount of power he consumes.

The charge of \$50 per H. P. per annum is usually adopted by owners for power supplied from line shafts, because it is customary, and very few know how they arrive at this figure. But every owner should know how to figure what charge is adequate in his own case, as this rate of \$50 does not always insure a profit in every case. Let us examine some of the considerations which are involved in the matter of making the proper price:

The cost of manufacturing power is divided into (1) fixed charges and (2) operating charges. The first are items of expense which continue whether power is generated or not. The second class are variable and within limits are proportional to the power developed.

The fixed charges are: (a) Interest on investment of power plant, consisting of engine, boilers, pumps, etc., usually computed at 6% per annum; (b) depreciation on plant, assuming that machinery will eventually have to be replaced, usually computed at 5% per annum; (c) 1 insurance, 2 cost of supervision, and 3 value of space occupied, if used for rental purposes, and the operation charges are (a) labor, (b) coal, (c) water, (d) oil, and (e) repairs and sundries.

Costs Vary Largely.

These costs vary largely, and it is difficult to give definite figures unless conditions are clearly known. However, in determining rates for H. P., there are still more factors to be taken into account than the fixed and operating charges. The class of goods manufactured and efficiency of power transmission system must also be reckoned with.

For example, let us consider two tenants who may be regarded as typical occupants of this class of buildings, and each requiring 10-H. P., (A) manufacturing pearl buttons, (B) manufacturing iron railings and fire-escapes. A's machinery will consist of one or two exhaust fans and a number of button machines, each using approximately ¼-H. P. B., has one or two

punch presses and power shears. A has all his machines operating continuously from the time he opens shop until he shuts down, and uses 10-H. P. all the time. B, from the nature of his work, operates his machines intermittently and is only using 10-H. P. when all his machines are running; therefore he may average 10-H. P. for only one hour during the day. A uses 10-H. P. for ten hours, B uses 10-H. P. for one hour. It is evident that it costs more to supply A than B. Here the fixed charges are the same, but the operating charges are almost ten times as great in the one case as in the other.

Power in Transmission.

There is much to be said in regard to loss of power in transmission. A certain amount of power is necessarily consumed in operating shafting, pulleys and belts before power is delivered to tenants. This power is, to all intents and purposes, wasted, as it does no productive work and the loss must be distributed among all the consumers. It varies from 15% to 50% of the total power generated. A case came to my attention where the loss was as great as 75%. A 100-H. P. plant, generating 80-H. P., required 60-H. P. merely to drive the line shafting which transmitted power to tenants. Needless to say the owner was losing money on this proposition. Such a condition could have been avoided had a competent engineer been employed in the first instance. However, the condition existing, radical alterations are necessary to overcome it. But the expense undergone is often repaid in one year by the saving in cost of operation.

I do not think that the flat rate of \$50 per H. P. per year is entirely safe. The rate should be variable, depending upon the nature of the industry in which tenant is employed. Some owners derive a profit at this rate, and some a loss, and very few of them know how to figure what power actually does cost. One owner who rented lofts with power in a building which he had received in trade, discovered that if he subtracted from the rent the cost of power at the rate of \$50 per H. P. per year, the tenants would be obtaining space for nothing. Another owner was paying \$3,000 per annum under contract for the operation of his plant, and in return received \$2,400 per year from his tenants in payment for power.

Continuous Power.

Few plants are able to supply power continuously—a belt may break, an engine cylinder may have to be rebored, or any one of a number of things may occur to interfere with steady operation. Owners should remember this when drawing up leases and specify distinctly that the continuous supply of power is not guaranteed, and that in case of shut-down, allowance will be made to tenants based on length of interruption and in proportion to rate at which tenant was purchasing power and amount of H. P. supplied.

In addition to the supply of power, tenants frequently require the use of steam for heating purposes in connection with the manufacture of their products. This is the so-called "live steam," because supplied direct from the boilers. For this there is often no charge at all, and hardly ever an adequate one. In many cases the steam used in this manner exceeds in amount that used to run the engine. In such cases the lease should state at what pressure steam is to be supplied. By the use of the steam meter the quantity of steam used can be definitely measured. The rate of fifty cents per thousand pounds of steam is reasonable and still covers cost of production.

Keen Competition.

So many large manufacturing concerns have left New York City for the suburbs, that there is keen competition among the owners of loft buildings to obtain tenants. Hence many landlords have been compelled to take in tenants who required power, and as they know nothing of this new line of business, they have often discovered that they would have been better off had they left their lofts vacant.

THE UNSUCCESSFUL BUILDING

Whose Fault Is It?—Too Often It Is the Owner's,
Because He Has Not Relied More Upon His Architect

WHEN a building fails to accomplish in full measure what was expected of it, whose fault is it? There are various reasons why a building may prove unsuccessful, but architects say that it is to the lack of perception of the architect's function by the man in the street, the real estate operator and the average investor that much of the misconstruction in New York is due.

"There may be buildings quite commonplace in appearance with a successful plan," remarked Electus D. Litchfield, "but a really successful building in any particular is hardly possible with an unsuccessful plan.

"For that reason the study of plan has become the great study of the modern architect. There are some who go so far as to say, 'Study the plan until it is perfectly adequate in all particulars, and your elevations will take care of themselves.' Whether that is altogether true or not, the really competent man of today does not think of working up his elevations until he has at least subconsciously determined all of the main elements of his plan.

"With the study of plan as the great thing, it follows naturally that simplicity is the one thing above all others sought—simplicity and directness—and it is the habit of this search inculcated from the outset in the training of the architect which sets him head and shoulders ahead of the engineer, in the study and solution of great and complicated building operations. I speak advisedly—the training of the engineer is in the line of detail, the solution of the detailed problems of construction, not the elimination, reduction and simplification of the problems themselves.

Planning a Factory Building.

"For this reason great manufacturing corporations do well to consult their architect, with or in advance of their engineers, when they contemplate enlargement or the erection of new factories or manufacturing plants. How many factories have we seen where the complication of the general plan or the disposition of the various units of the plant was such as to multiply the costs of production. Most conspicuously is this true of manufacturing plants which have grown up little by little, and from time to time. Having originally no well thought out plan which permitted of logical and practical growth, so often are they an ugly and inefficient mess—a pile of bones, if you will—and not an orderly articulated skeleton.

"Not long ago my office had the opportunity of assisting in the rebuilding and enlargement of such a plant, devoted to the manufacture of hardware. As originally erected, the plant consisted of some twenty or thirty isolated buildings, the majority of them of two or more stories, and each of them devoted to one or more different processes to which the material was subjected in its translation from raw stock to the finished product.

Loft Buildings and Apartments.

"In the new plant there is but one long building down which the material journeys. The raw stock enters at one end and the boxes containing the finished product are placed in the freight cars at the other. At regular intervals along the main backbone building extend wings devoted to single processes, of varying size, as the requirements of the particular process demand. Each is capable of extension at the ends without in any way affecting the efficiency of the plant. Now the fundamental idea of this successful plan, eliminating, as it does, lost motion and double handling of materials, is essentially an architectural one. In his broad, general and eliminating view of a problem the architect is the ideal efficiency engineer, and when it comes to the details he can ably second the engineer himself in the solution of his more technical problems.

"Now, what is true of factory planning is equally or even more true of loft buildings and apartment houses. It is strange how backward the real estate operator has been to realize this. Any old draughtsman, or, rather, any young draughtsman, or any hack or cut-rate architect, who would accept less than the customary rates has been good enough for him. The saving of two or three per cent. in architect's fees has blinded him to a possible five or ten per cent. saving in the first cost of his building, and an increase in the net income of the building itself, or, what is even more important in the end, the continuance of that income.

"It is interesting to note that where apartment houses have been built, as along Park avenue, for an especially discriminating public, high-grade architects have been employed with advantage not only to the building, but to the operator and the investor.

Value-Making Factors.

"It is high time that those interested in buildings, for rental or for sale, be they apartments, lofts, or office buildings, recognize two facts: First, that the practical planning of a building, together with an appropriate and pleasing facade, determines in a great measure its real value, and, second, that it pays much better to decorate a building inside and out with brains rather than gold leaf.

"For too long have the operators been carried away with the idea that a lavish display of solid bronze and expensive marbles produces the most effective corridors, and that a wealth of ornament, be it in white marble or terra cotta, will enable them to obtain a pleasing and imposing facade. It is time that they realized that good planning, well studied proportions and a modicum of appropriate and carefully designed ornament are the elements which produce successful buildings. It is time that they appreciated the fact that these can be obtained only at the hands of an experienced and well-trained architect, and that an architect can, with the use of the most modest priced materials, obtain a building more appropriate and with more enduring charm than the untrained man with the highest priced product of the quarries and the mines.

The Advertisement Feature.

"But what about advertisement, you may say. A thing of beauty is a joy forever—yes, but be sure it is a thing of beauty. The test of time is severe, and what pleases for the instant is often meretricious and soon becomes abhorred. All is not gold that glitters, and a good set of white teeth is more beautiful than a set of gold ones, though the one may cost you nothing and the other run to three figures.

"One of the most interesting churches I know of is built of common brick, both inside and out, and with cypress, the least expensive of finishing woods. The reason it is so is because of the thought that was used in the treatment of materials.

Building Managers Meet.

Monthly meetings of the New York Building Manager's Association will be resumed on October 6, the first to be held at the Underwriters' Club, in Liberty street. Dinner will be served at seven o'clock, after which the meeting will be held. The speakers on this occasion will be Rudolph P. Miller, one-time Building Commissioner, and now engaged in revising the building code, and Abram I. Elkus, attorney for the Industrial Board.

Annual Meeting R. E. Board.

The annual meeting of the Real Estate Board will be held in the Board rooms, at 115 Broadway on Tuesday, October 15, at 3 p. m. Three governors are to be elected to fill vacancies caused by retirements.

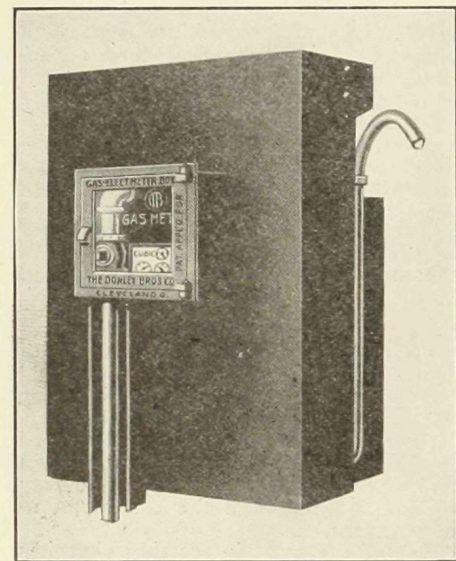
USEFUL APPLIANCES

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.

Meter Housing the Latest.

NEW buildings being planned may introduce a novelty that should be appreciated by the owner or tenant. It is a clever device that provides for gas and electric meters in a new and advantageous way. Under the new arrangement, meters are set in the exterior wall of the house, face outward; when it is to be read by the public service company's employe, he has no occasion to come inside the house or make his presence known in any way; he reads the meter from the outside, and goes his way. The time-saving, trouble-saving features of this method are apparent, and are not counterbalanced by disadvantages. The cost is low—\$6 to \$10 for each meter so housed, if boxes are built in when the house is erected.

Meter men are not only an annoyance to the housewife, but, in the case of many timid women, are regarded as dangerous in providing impostors easy access to the house. The meter boxes do away entirely with these conditions, and at the same time save the basement space the meters would occupy and protect the meters against accident that might have troublesome results. The manufacturers,



Donley Bros., Cleveland, say that these advantages impress householders so strongly that installations are often made in houses already built—the owners being willing to incur extra trouble and some labor expense in order to do away with the nuisance which accompany meters placed in the basement.

The illustrations show the exterior of a gas meter housing and the interior of an electric meter box showing how the main feeder switch is protected against tampering.

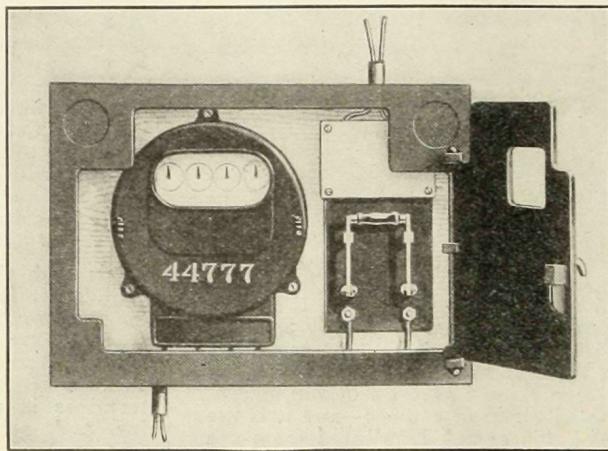
Leadless Glaze.

ENGLISHMEN for some time have demanded "leadless glaze" when they purchase pottery for the reason that the leadless glaze does not poison the pottery workers. The majority of Americans have never heard of it and as a result do not insist upon it when buying chinaware. Dr. Alice Hamilton's exhaustive study for the Federal Bureau of Labor shows how serious a form of lead poisoning is contracted by workers in American potteries. All table and toilet ware, including bath tubs, sinks,

and all pottery toiletroom fixtures is lead glazed. This glaze contains from 5 to 20 per cent. of unchanged and, therefore, poisonous white lead. In decorative ware the percentage is as high as 40 or 50 per cent. The dangers that arise and follow from dusty atmospheres, dusty floors or hands carelessly washed are conditions which call for immediate remedy if not radical changes in the manufacture of these articles.

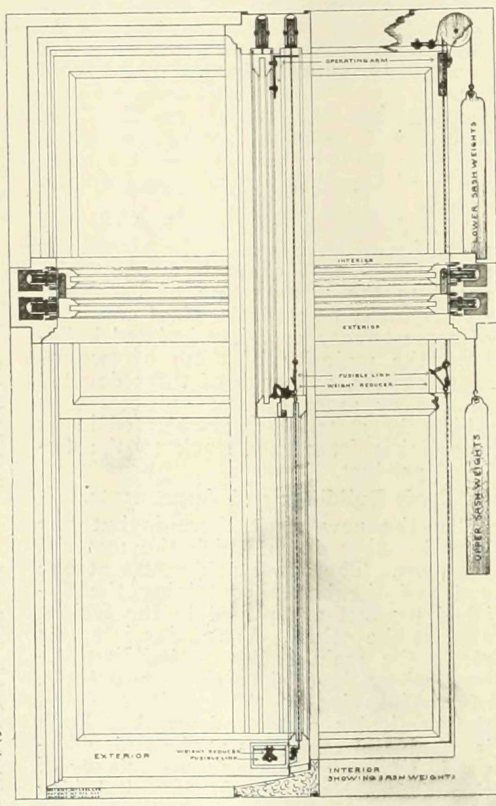
Quick and Safe Window Exits.

OWNERS of all kinds of buildings will begin to feel this autumn and winter the activity of the various fire prevention, fire protection and insurance departments in the matter of more fire



resistive windows, especially those leading to fire escapes, and of windows that afford an easier and hence a safer exit to emergency balconies, especially in commercial and industrial buildings. This is a matter which is to be aggressively followed up by those responsible for protecting life and property in this city and vicinity from now on.

When word went out to this effect managers, architects and contractors immediately wondered what the type of such a window would be, so the accompanying illustrations will have more than the ordinary interest. They show in architects' detail and in model form a window that has the approval of the National Board of Fire Underwriters and



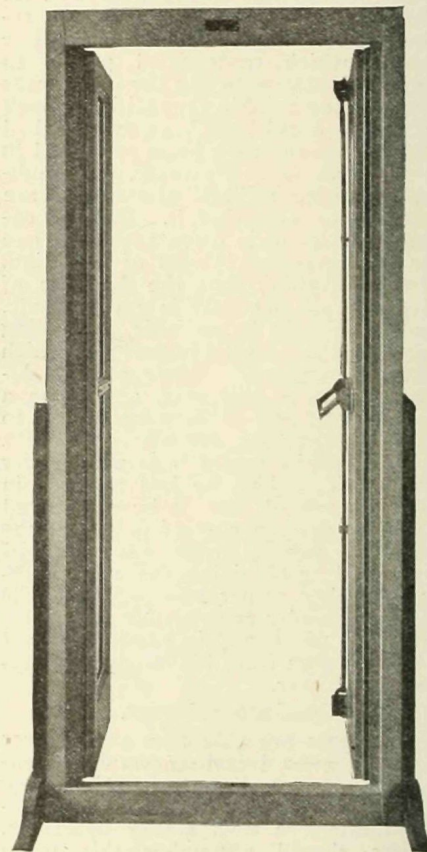
which embodies the ideas of the National Committee of Safety as to what constitutes a fire-resistive, easy and quick exit window. It was perfected by the S. H. Pomeroy Company, of 288 East 134th street.

There are two types of window. One has a fixed upper sash, with the sash

equipped to close automatically under fire, and one in which both sashes lift and lower in closing automatically in case of fire. The other is a panic bolt casement, to be employed for opening onto fire-escapes.

Reports of committees investigating fire hazards for insurance or civic organizations have shown with remarkable unanimity that the great peril to workers in buildings is that fire escape and preventive effort in buildings of nearly all kinds has been made almost ineffective in time of emergency by competitive cheapness and indifferent maintenance. So when the Pomeroy interests undertook to perfect a window in accordance with the requirements of the National Board of Fire Underwriters Laboratories, they concentrated on automatic operation and no maintenance requirement.

The window shown is designed for openings not more than 5 feet wide or 9 feet high. It is equipped with wire glass, with an area not exceeding 720 square inches nor 48 inches in height or width. The automatic closing equipment



is the same the company has had on the market for five years, but it has been made applicable to this window, which reduces the danger of trampling in panics to practically nothing.

According to a booklet being issued describing this window fire escape platforms frequently are placed a few inches below the outside of the window sill, and from two to three feet above the interior floor level. As compared with scrambling out over a window sill two or three feet higher than the floor, and through an opening never more than four feet high, that was, in addition, not intended to be a passageway for a person with plenty of time to climb in comfort, onto a platform that is reached often on hands and knees, it would seem as if a determined study to find a plan to utilize a casement window through which people can actually run had at last brought much needed results.

Quick Radiator Assembling.

WHEN trouble develops from radiators, tenants are likely to be impatient of any delay. To permit of quick assembling of segments, the Illinois Iron and Bolt Company, of Carpentersville, Illinois, is introducing a patented push-nipple device. This appliance may also be used in assembling boilers and heaters. In operation it is very simple, working on the straight leverage principle with power multiplied. It is powerful yet easy of application in any emergency or in making installations.

CURRENT BUILDING OPERATIONS

Arnold, Constable & Company Lease Frederick W. Vanderbilt Property,
At 40th Street Corner, For Long Term—Rentals Approximate \$5,000,000

ARNOLD, CONSTABLE & CO., for many years located at Broadway and 19th street, have at last obtained a Fifth avenue site in the Murray Hill section. The dry goods concern has been considering the removal of its business to this district for many years, and several sites have been under consideration at various times. During the last year, however, several important changes have been made in the immediate locality, notably the advent of Lord & Taylor, A. A. Vantine & Co. and the assembling of the plot for the Rogers Peet Co., which is now erecting a building at 41st street, with a frontage in 42d street. Other important, though smaller operations, have been or are now under way, including the alteration of the southwest corner of Fifth avenue and 39th street and the new building on the east side of the avenue opposite the Public Library.

Through the firm of Douglas L. Elliman & Company, the merchants acquire control of the southeast corner of Fifth avenue and 40th street, owned by Frederick W. Vanderbilt, for a term of twenty-one years with several renewals, the rental for the first term approximating about

store as planned, will cover an irregular plot with frontages in three streets forming an "L" around the Union League Club House. The Fifth avenue front will be 112 feet, in East 40th street the building will extend to a depth of 175 feet, while in East 39th street there will be a

facades are designed in a very simple manner, and their chief ornamentation will be found in the cornice, which is massive and well designed.

Much space in the facades has been devoted to windows, thus assuring the best of natural light. The light from the south will be permanently protected by the erection of a one-story structure on a 30-foot plot on Fifth avenue. While this one-story building will harmonize with the main building in design it will not be used by the company, but will probably be leased independently. Its main function is to provide a permanent light court, 30 feet in width, above the first story of the store building.

T. Joseph Bartley, architect, 15 Broad street, Manhattan, has prepared the plans and specifications for the project, and he will have direct supervision of the construction and all materials used.

Niemann & Luth, 31 West 42d street,

have received the general contract for the erection of the building, and it is proposed to start work of active construction immediately. Test borings have already been made, and the work of demolishing the old building now on the site will be started in a few days.

As a department store, the proposed structure will compare favorably with



T. Joseph Bartley, Architect.
PROPOSED ARNOLD, CONSTABLE & COMPANY ESTABLISHMENT.

frontage of 25 feet. Entrances will be provided on all three thoroughfares, the main entrance, however, being on Fifth avenue and the carriage entrance in East 40th street.

This structure will rise to a height of six stories, and will have a basement and sub-basement. Construction will be fire-proof in the fullest meaning of the word.



FIFTH AVENUE, SHOWING SITE OF PROJECTED BUILDING.

\$5,000,000. No definite figures have been given out as to the probable cost of construction, though it is estimated that the operation will involve in the neighborhood of about \$650,000.

The newest Fifth avenue department

The building will be steel frame with floor construction of reinforced concrete and partitions of hollow terra cotta blocks. Brick and buff Indiana limestone are the materials which will be used in the construction of the facades. These

any of those recently erected in the city, although not so large as some. The plans provide for the installation of the most modern conveniences and appliances which mean so much to employees and patrons. Their comfort will be as-

sured in the rest and writing rooms, lavatories, etc., which will be provided for their use.

Particular attention has been given in the planning of this building to protection from the fire hazard. Wide aisles, commodious stairways and elevators, are designed to prevent a congestion of traffic within the building should a panic arise at any time. A smoke-proof fire tower and the most up-to-date mechanical fire protective and fire-fighting equipment, such as automatic sprinkler, standpipe, and alarm systems, will be installed.

A private high pressure power plant, which will provide heat for the building and electricity for lighting, elevator systems, ventilating, etc., and compressed air for sprinkler and cash carrier systems, will be included in this scheme. The plant will consist of a battery of boilers with a capacity of approximately 500 horse-power. Corliss engines, with direct connected generators, will be installed to provide electric energy. The building will be heated by exhaust steam from the boiler plant in a direct indirect system.

Arnold, Constable & Company was founded in 1827 by Aaron Arnold and James Hearn, under the firm name of Arnold & Hearn; at a later date Mr. Hearn retired from the business and was succeeded by James M. Constable. Later were admitted to the firm in order, Richard Arnold, Hicks Arnold, Frederick H. Constable and Edwin H. Weatherbee. The firm during all these years remained a private co-partnership under the name of Arnold, Constable & Company. Recently the firm was incorporated under the Laws of the State of New York with Hicks A. Weatherbee as president, being the great-grandson of the founder and grand-son of James M. Constable.

The negotiations which have covered a period of several weeks were handled by Mr. John A. LeBoutillier, of Messrs. Douglas L. Elliman & Company.

METAL LATH PARTITION.

Stood Up Under a Severe Fire and Water Test.

The official report of a fire and water test made at the Columbia University Fire Testing Station upon a fireproof partition installed by the Associated Metal Lath Manufacturers has been issued in pamphlet form by Professor Macgregor, who conducted the test. The data developed indicates that the construction may be classified as affording full protection. There was a large attendance of engineers, contractors, business agents and builders of New York and other cities, when the test was made, including H. B. McMaster, acting as commissioner for the Associated Metal Lath Manufacturers; R. J. Cullen, of the New York State Industrial Board; D. M. Buck, of the American Sheet and Tin Plate Company of Pittsburgh; W. L. Cauldwell, of the Berzer Manufacturing Co.; Professor Woolson, of the Board of Fire Underwriters; S. G. Webb, of the Gypsum Industries Association; L. R. Ferguson, of the Association of Portland Cement Manufacturers; Harold D. Hynds, of the Atlas Portland Cement Co.; L. I. Neale and John W. Owen, of J. B. King & Co.; A. R. McKenzie, of the U. S. Gypsum Co.; J. P. Whiskeman; Professor Perrine, of Columbia; Professor Nelson, from the Worcester Polytechnic Institute; F. P. Kafka, of the Fireproof Products Co., and many others.

Purpose of the Test.

The partition was erected in test house No. 2, which is designed exclusively for partition tests. It is the standard size required in the proposed rules of the Industrial Board. Four different types of expanded metal lath were used. The plaster was applied as a scratch, three inside and three outside coats. The resultant total thickness of the wall was two and one-half inches.

The purpose of the test was to determine the effect produced by subjecting the partition to heat and water by first

gradually raising the temperature of the test chamber to 1700 deg. F. in one-half hour and maintaining an average temperature of approximately 1700 deg. F. for two and one-half hours, making the total fire test three hours; and second, at the end of this period applying a stream of cold water at hydrant pressure, which at this location varies from 25 to 30 pounds through a 1½-inch nozzle for two and one-half minutes.

Results of Test.

Four minutes after the start, hair cracks along the two central channel studs and also two diagonal cracks in the lower back corner of the wall developed.

At the end of ten minutes, cracks had appeared along eight channel studs, and two diagonal cracks were noticed in the front lower corner of the partition. All cracks were emitting steam freely, which was formed by the moisture in the wall.

Additional cracks along the studs and also diagonal cracks at the corners, both top and bottom, developed as the test progressed.

Stood the Test Well.

On the inside the wall appeared to be in perfect condition, and no cracks were noted during the first hour and one-half. At the end of this time four cracks appeared in the lower front corner of the wall. They averaged about two feet in length. Nothing further was noted until two hours and forty minutes of firing had passed when the inner surface of wall became crazed with innumerable hair cracks extending in all directions.

The application of water washed away a goodly portion of the finish coat and also of the second inside coat in patches over a total area of about sixteen square feet. No metal whatever was exposed.

No fire, smoke or water came through the partition and after it had dried out it was firm and solid and gave a good ring when struck with a hammer.

Competition on Fireplace Heater Design

The American Gas Institute and the National Commercial Gas Association have authorized a joint committee to offer a prize of \$150 for the best design of a fireplace heater, burning gas. The committee wants a design of a heater that may be placed in the open fireplace of the library, living-room or dining-room of an artistically furnished dwelling, which will be appropriate for the purpose, and artistically consistent with the furnishings of the room. The appearance when unlighted is of equal importance with the appearance when lighted, and in awarding the prize these two features will be given equal prominence.

As a guide to the contestants the following technical facts are given:

The burners may be of either the illuminating type or of the atmospheric type. In the former there is always a certain amount of flicker in the flame. The flame must not be allowed to come in contact with metal or other material, but must burn freely into the atmosphere.

In the burners of the atmospheric type the gas flame has no illuminating value, and this flame may be allowed to touch metal or other material, without any danger of depositing carbon. This contact of the flame with other material is generally accompanied by the emission of some odor. With all types of burners, however it is the intention to have the products of combustion from these gas fires ascend through the flue.

The award will be made by the committee on the recommendation of a jury composed of three members, an architect (to be nominated by the American Institute of Architects), a member of the American Gas Institute and a member of the National Commercial Gas Association.

The competition will close on March 1, 1915, at which time the designs must be in the hands of the chairman of the joint committee, Wm. J. Serrill, 1401 Arch street, Philadelphia. Further information on this competition may be obtained by communicating with Mr. Serrill, Philadelphia, Pa.

FIREPROOF ZONES.

A Suggestion to Be Considered in Building Code Revision.

Three classes of fire limits are under consideration by the Building Committee of the Board of Aldermen, which is charged with the duty of revising the building code. Limits within which no new frame construction will be permitted have already been enacted in a separate ordinance, and another ordinance is in preparation which sets off certain districts in each borough within which the construction of frame houses when detached is permissible. Recently the committee has been asked to consider the advisability of establishing, in Manhattan and Brooklyn only, a third class of limitations, namely fireproof zones.

Within the bounds of a fireproof zone no new building, other than a low "taxpayer," would be legal unless it be of fireproof construction.

So far as Manhattan is concerned, such a commandment would be merely a recognition of the prevailing practice. Both 42d and 59th streets have been suggested as the northern boundary of the zone in Manhattan. For Brooklyn the committee has been advised that the zone should embrace simply the principal factory district lying along the water front, between Erie Basin and Newtown Creek.

The fact has not been overlooked that a fireproof zone two blocks wide extending across Manhattan Island in the latitude of 125th street, on the east side of the borough, and following the course of 129th street, on the west side, would be a barrier that would be the salvation of a large section of the city in the event of a conflagration which, were there no such fire stop, might reach the proportions of a Salem disaster.

Similarly, a fireproof zone two blocks wide along the course of Fulton street, in Brooklyn, from the bridge to East New York, might save the borough from a sweeping conflagration. The restriction would not affect existing buildings, but would require all new construction, except "taxpayers," to be fireproof, in the expectation that in years to come, when most of the combustible structures shall have been replaced, Brooklyn will have in a new Fulton street a sure protection against such a fire as ran over Salem and left not one piece of wood unburned in its path, so far as the present writer was able to discover on a recent visit.

New Plumbing Regulations.

The hearing appointed by the Building Committee for this week on the subject of the new plumbing regulations has been postponed to October 8 at 2 p. m. at City Hall.

Brisk Building at Nepperhan.

Building has begun on the home of Mr. Alexander Saslavsky, assistant conductor of the New York Symphony Orchestra, which has been arranging plans for an attractive home at Nepperhan Heights, a suburban colony of Yonkers. Plans have been prepared for a residence on the corner of Fairview avenue and Morningside road for Charles C. Gillerlert. Arrangements are being made for the beautification of Wheelers' Pond, and also for the founding of a Nepperhan Tennis Club, which is to be incorporated very soon. The section surrounding the water is to be improved, a clubhouse erected, and courts for tennis and squash built. This will increase the social attractiveness of Nepperhan Heights.

Large Factory for Paterson, N. J.

The East Jersey Pipe Company, 30 Church street, New York City, is having preliminary plans prepared for a modern factory building to be erected at the corner of East 37th street and Twenty-first avenue, Paterson, N. J. The improvement will probably amount to an expenditure of nearly \$300,000. The company's own engineers are preparing the plans, and details of construction have not been determined.

Proposed Clubhouse for Nurses.

Parish & Schroeder, architects, 12 West 38th street, have been retained by the Young Women's Christian Association, 600 Lexington avenue, to prepare plans and specifications for a modern clubhouse for nurses, to be erected on the plot recently purchased at 132-138 East 45th street. The proposed structure will be eight stories in height and will cover a plot 75x100 feet. The building will be strictly fireproof, with facades of brick, limestone and terra cotta. All the conveniences of a modern clubhouse will be installed, and particular attention will be devoted to making the individual rooms homelike. The project will cost nearly \$500,000.

Contract for Residence.

Reid-Palmer Construction Co., 30 East 42d street, has recently been awarded a general contract for the construction of a residence at 10 East 80th street for Sol. Friedman, from plans and specifications prepared by Edward Necarsulmer, architect, 507 Fifth avenue. The house will be fireproof, five stories in height, and will be 20x68 feet. It will cost \$100,000.

New Broadway Office Building.

Plans have been completed and filed in the Department of Buildings by Ernest & Montague Flagg, architects, 109 Broad street, for a twenty-one-story office building, to be erected at the southeast corner of Broadway and 37th street. The building will be fireproof and will have frontages of 105 feet on Broadway, 197 feet in 37th street, and 23 feet on Sixth avenue. The structure will be 276 feet high. The facades will be of brick and Indiana limestone and will be designed in the style of the Italian Renaissance. This building will be erected by the Robert Hoe Estate, Inc., and will cost more than \$1,000,000.

Addition to Standard Oil Works.

H. D. Best & Co., 320 Fifth avenue, New York City, have received the general contract for the construction of a can factory at the Devoe works of the

Standard Oil Company, at Long Island City. The new structure will be of reinforced concrete, two stories in height, and will cover a plot 145x380 feet. It will cost about \$200,000. The plans were prepared privately by the owner's engineers.

New Park Avenue Apartment.

George Fred Pelham, architect, 30 East 42d street, has been retained by the Rexton Realty Co., 37 Liberty street, to prepare plans for a thirteen-story apartment house, to be erected at 162 East 82d street (southeast corner of Park avenue), on a plot 25x100 feet. The building will be arranged for one family on a floor. The project will cost about \$150,000.

Contract Awarded for Automobile Plant.

W. L. Crow Construction Co., 103 Park avenue, New York City, was awarded the general contract for the superstructure of the warehouse and assembly plant being erected in Long Island City for the Ford Motor Co. The plans were prepared by John Graham, architect and engineer, Highland Park, Mich. Full details of construction were announced in the September 12th issue of the Record and Guide.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposals for New Boiler, Stack, etc., at the Binghamton State Hospital, Binghamton, New York, will be received by the State Hospital Commission, Capitol, Albany, New York, until Monday, Oct. 19, 1914, at 3 p. m., when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect and shall be accompanied by certified check in the sum of 5% of the amount of bid and the contractors to whom the awards are made will be required to furnish surety company bonds in the sum of 50% of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 2064. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York office of the Department of Architecture, Room 1224 Woolworth Building, at the office of the Department of Architecture, Capitol, Albany, N. Y., and at the Binghamton State Hospital, Binghamton, N. Y. Drawings and specifications may be obtained at the Department of Architecture, Capitol, Albany, N. Y., on reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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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.

MOUNT VERNON, N. Y.—The Ward Leonard Electric Co., L. K. Kebler, president, Swan st, Bronxville, contemplates the erection of a factory here. No architect selected.

NEW YORK STATE.—The Board of Supervisors of Chenango County, Bert Lord, chairman of building committee, Afton, N. Y., contemplates the erection of a tuberculosis hospital here. No architect selected.

CAZENOVIA, N. Y.—The Town of Cazenovia, District 7, Madison Co., J. O. Parker, contemplates the erection of a school here. No architect selected.

SYRACUSE, N. Y.—The University of Syracuse, Prof. Hugh Tilroe, at site, contemplates the erection of a school of oratory at the campus. No architect selected.

PLANS FIGURING.

CHURCHES.

MANHATTAN, N. Y.—Ludlow & Peabody, 101 Park av, architects, are taking bids on general contract for a 1 and 2-sty brick and stone church and school in the north side of 137th st, between Lenox and 7th avs, for St. James Presbyterian Colored Church, care of Church Extension Committee of Presbytery of New York, 156 5th av.

DWELLINGS.

HARTSDALE, N. Y.—R. W. Gardner, 84 William st, Manhattan, architect, is taking bids for a 2½-sty brick and terra cotta residence for Reginald C. Knickerbocker, 450 4th av, Manhattan. Cost, about \$11,000.

RYE, N. Y.—W. W. Benedict, 131 West 110th st, Manhattan, owner, is taking bids on general contract for a 2½-sty frame residence at South View Park from plans by H. J. Robinson, 1st National Bank Building, Mt. Vernon. Cost, about \$5,500.

COLD SPRING HARBOR, L. I.—Bids will close about October 8 for a 2½-sty brick residence and garage, 40x85 ft., for Donald Scott, 9 East 9th st, Manhattan. Murphy & Dana, 331 Madison av, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about \$125,000.

LARCHMONT PARK, N. Y.—Philip Resnyk, 40 West 32d st, Manhattan, architect, is taking bids for a 2½-sty stone and frame residence, 26x30 ft., for Howard Naylor, Utopia Park, Larchmont. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Plans are being figured for the 4-sty brick factory, 61x99 ft., in the south side of Wilson st, 100 ft. west of Wythe av, for Truslow & Fulle, 48 Wilson st. William H. Ludwig, 801 Eastern parkway, architect. Cost, about \$15,000.

MANHATTAN.—Gustave E. Steinbeck, 15 East 40th st, has completed plans and is ready for bids for alterations to the factory and loft building at 432-434 East 71st st for the Leissner Realty Co., Edward Leissner, president, 432 East 71st st. Cost, about \$15,000.

MUNICIPAL WORK.

WEST NEW YORK, N. J.—Bids will close October 13 for a brick and terra cotta municipal building, 75x180 ft., at 16th st and Taylor pl for the Town Council of the Town of West New York, O. L. Aufderheide, mayor. Cost, about \$75,000.

STABLES AND GARAGES.

BROOKLYN.—Plans are being figured for the 2-sty brick private garage, 70x98 ft., on the south side of Lexington av, 170 ft. west of Patchen av, for Poppe & Son, 371 Lexington av. W. B. Wills, 1181 Myrtle av, architect. Cost, about \$25,000.

GLEN GARDNER, N. J.—Bids will close October 5 at the office of W. H. Kensing, president Board of Managers, State of New Jersey, Department of Charities and Correction, for a 2-sty hollow tile cow barn and two silos, from plans by George S. Drew, State House, Trenton, State architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Thompson Starrett Co., 49 Wall st, general contractor, is taking bids on subs for the 12-sty business building on the west side of Broadway, from 35th to 36th sts, for William Henry Barnum and William Everdell, Jr., Longacre Building, Broadway and 42d st. Clinton & Russell, 32 Nassau st, architects.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
MANHATTAN.—The Halpin Building Corporation, Paul Halpin, 154 Nassau st, contemplates the erection of a 5-sty apartment house at the northeast corner of Wadsworth terrace and 190th st, from plans by Moore & Landsiedel, 148th st and 3d av.

PINEHURST AV.—Foundations are under way for two 5-sty apartments, 150x96 ft., at 67-73 Pinehurst av, 100 ft. north of 180th st, for the Riverview Construction Co., Henry McBloch & Bro., 21 Waverly pl, owner. Samuel Sass, 32 Union sq, architect. V. Valentine Contracting Co., 103 Park av, has mason and stone work. Park Iron Works, 712 East 136th st, steel and ornamental iron work. Cost, about \$115,000.

64TH ST.—Horenburger & Barden, 122 Bowery, Manhattan, are preparing plans for a 5-sty tenement, 40x100 ft., in the south side of 64th st, 140 ft. west of 14th av, for James Carneval, 111 Warren st, Manhattan.

111TH ST.—Gronenberg & Leuchttag, 303 5th av, have completed plans for a 6-sty apartment, 105x86.3 ft., in the north side of 111th st, 287 ft. east of 7th av, for the 114th St. 7th Av. Construction Co., 1884 7th av. Cost, about \$125,000.

DWELLINGS.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for a 4-sty residence, 100x110 ft., at the northeast corner of 5th av and 91st st for Otto Kahn, 52 William st. Rene Sargeant, Paris, France, consulting engineer. Thompson Starrett Co., 49 Wall st, general contractor.

MADISON AV.—The Gibbons Remodeling & Construction Co., 318 Columbia st, Brooklyn, had the contract for the construction of a private staircase and the installation of a Gurney elevator in the residence of John Cardinal Farley, on Madison av. The work was done under the supervision of the Right Rev. Monsignor M. J. Lavelle, rector of St. Patrick's. The cost of the improvement was subscribed by several members of the board of trustees.

FACTORIES AND WAREHOUSES.

BLEECKER ST.—Peter J. McKeon, 13 Park Row, Bureau of Fire Engineering, has completed plans for a 7-sty factory and loft building at 26-30 Bleecker st for Mrs. Emma Schalck, 181 Broadway. Cost, about \$3,000.

3D AV.—Edward Lee Young, 118 East 28th st, is completing plans for alterations to the brewery at 3d av and 92d st, for general and executive offices, for the Jacob Ruppert Brewing Co., on premises. Bids will be received on separate contracts.

HALLS AND CLUBS.

BOWERY.—Walter H. Volckening, 116 Decatur st, Brooklyn, has completed plans for a 5-sty brick, steel and reinforced concrete store and lodge room building at 103 Bowery for the estate of Charles A. Chesebrough, William H. Chesebrough, 162 St. Johns pl, Brooklyn, executor. Cost, about \$20,000. Bids will be taken from a selected list of contractors by architect when plans have been approved.

35TH ST.—Butler & Rodman, 16 East 23d st, are preparing plans for alterations to the 3-sty parish house at 35th st and Lexington av for the Church of the Epiphany, Rev. Doctor Crocker, on premises. Cost, about \$30,000. Bids will be taken by the architects about Oct. 5.

APARTMENTS, FLATS AND TENEMENTS.
111TH ST.—Gronenberg & Leuchttag, 303 5th av, are preparing plans for a 6-sty apartment, 105x100 ft., in the north side of West 111th st, 287 ft. east of 7th av, for the 114th St. and 7th Av. Construction Co., Max Weinstein, president, 1884 7th av, owner and builder. Cost, about \$125,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education Sept. 28 for installing heating and ventilating apparatus in P. S. 52. Wells & Newton Co. of New York, low bidder at \$4,622. For installing temperature regulation in P. S. 52 at \$4,300.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
TINTON AV.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for two 6-sty brick and steel apartments, 49x89 ft. and 52x89 ft., on Tinton av, near 163d st, for Aaron Goodman and associates, 117 West 119th st, Manhattan. Total cost, about \$80,000.

ANDREWS AV.—Neville & Bagge, 217 West 125th st, have about completed plans for seven 5-sty tenements, 39x72 ft., on the west side of Andrews av, 197 ft. south of 179th st, for the Oesting Building Co., on premises. Cost, about \$140,000.

LORING PL.—Plans are about completed by Neville & Bagge, 217 West 125th st, for five 5-sty tenements, 40x72 ft., on the east side of Loring pl, 104 ft. north of Burnside av, for the Oesting Building Co., on premises, owner and builder. Cost, about \$100,000.

183D ST.—Goldner & Goldner, 391 East 149th st, are preparing plans for a 5-sty apartment with stores, 75x100 ft., at the northeast corner of 183d st and Park av, for the Isaac Lieder Realty Corp., care of Brand & Silverstein, 4014 Park av, owner and builder. Cost, about \$70,000.

ANDREWS AV.—A. J. Thomas, 2526 Webster av, is preparing plans for a 5-sty apartment, 50x100 ft., at the northeast corner of Andrews av and 183d st for a building company to be formed.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
GLENMORE AV.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty tenements, 35x90 ft., at Glenmore and Georgia avs for the Idan Holding Co., S. Sassulsky, president, 312 Hopkinson av, owner and builder. Cost, about \$70,000.

HOPKINSON AV.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for a 4-sty tenement, 100x88 ft., on the west side of Hopkinson av, 100 ft. south of Sutter av, for the S. & R. Realty Co., Arthur Spinola, president, 626 Saratoga av, owner and builder. Cost, about \$70,000.

STOCKHOLM ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 50x89 ft., in the west side of Stockholm st, 200 ft. south of Central av, for the 250 Pacific Street Inc., 45 West 34th st, Manhattan. Cost, about \$25,000.

WARWICK ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 3-sty tenements, 22x75 ft., in the east side of Warwick st, 150 ft. north of New Lots rd, for the Warwick Improvement Co., S. Ettlinger, president, 635 Ashford st, owner and builder. Cost, about \$22,500.

LINCOLN PL.—M. Joseph Harrison, 230 Grand st, Manhattan, has completed plans for a 4-sty tenement, 40x61 ft., on the south side of Lincoln pl, 450 ft. west of Franklin av, for the Wyrer Construction Co., Marcus Rosenthal, president, 35 Nassau st. Cost, about \$25,000.

DWELLINGS.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for six 3-sty residences and stores, 20x86 ft., on the east side of Flatbush av, 20 ft. north of Clarkson av, and the northeast corner of Flatbush av and Clarkson av, for the Brooklyn Union Building Co., 44 Court st. Total cost, about \$42,000.

PITKIN AV.—Cohn Bros, 361 Stone av, have completed plans for five 3-sty residences, stores and offices at Pitkin av and Chester st for D. Isaacowitz, 316 Hopkinson av, owner and builder. Cost, about \$30,000.

12TH ST.—Plans are being prepared privately for a 2-sty frame residence in the west side of East 12th st, 75 ft. north of Av O, for Godfrey B. Hickman, 1624 East 10th st. Cost, about \$3,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education September 28 for installing electric equipment in P. S. 169. Peet & Powers, low bidders at \$8,435.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for two 3-sty tenements, 28x68 ft., in the south side of Palmetto st, 148 ft. east of Fresh Pond rd, for Valentine Lesier, 712 Prospect av, Brooklyn. Cost, about \$20,000.

DWELLINGS.

MASPETH, L. I.—E. Rose & Son, Elmhurst, L. I., have completed plans for a 2-sty frame residence, 20x59 ft., in Grand st, near Jefferson av, for Chas. Baran, 941 Grand st, Brooklyn. Cost, about \$4,000.

CORONA, L. I.—C. L. Varrone, 171 Corona av, has completed plans for a 2-sty frame residence, 24x50 ft., on Hillside av, near Shopola av, for Paul Zunno, 19 Newin st. Cost, about \$3,000.

JAMAICA, L. I.—W. H. Spaulding, 34 Bergen av, is preparing plans for a 2½-sty frame residence, 24x33 ft., for S. Youmans, 126 Willett st. Cost, about \$6,000.

HOTELS.

ARVERNE, L. I.—Philip Caplan, 477 Boulevard, Rockaway Beach, is preparing plans for alterations and additions to the hotel on Ammerman av, near the Boulevard, for M. Seligman, 410 Boulevard, Rockaway Beach. Cost, about \$10,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids September 28 for installing heating and ventilating apparatus; installing temperature regulation and installing electric ash hoist in Flushing High School. All bids laid over.

STABLES AND GARAGES.

ROCKAWAY BEACH, L. I.—W. S. Rothschild, Rockaway Park, L. I., has completed plans for a 1-sty hollow tile and stucco stable, 25x60 ft., in Thomas st, north of Boulevard, for Harry Dreyfus, this place. Cost, about \$6,000.

ROCKAWAY BEACH, L. I.—W. S. Rothschild, Rockaway Park, L. I., has completed plans for a 1-sty brick garage, 25x118 ft., on Fairview av, near railroad, for Patrick Lenham, this place, owner. Cost, about \$5,000.

THEATRES.

ROCKAWAY PARK, L. I.—Axel Hedman, 367 Fulton st, Brooklyn, has been commissioned to prepare plans for a 1-sty frame moving picture theatre and open air theatre on 5th av, 150 ft. from the Boardwalk, for William C. Ormond, care of the Board of Assessors, Municipal Building, Manhattan. Lubin & Wolf, 334 East 50th st, Manhattan, lessees.

Suffolk.

STABLES AND GARAGES.

SOUTHOLD, L. I.—J. L. Burley, 345-347 5th av, Manhattan, has completed plans for a 5-sty brick and terra cotta stable, garage and gardener's cottage and residence, 50x100 ft., for A. H. Cosden, care of architect. Also a garage for E. D. Cahoon, care of architect.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.
YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, Yonkers, is preparing sketches for a 3-sty frame apartment house. Location and owner's name, for the present, withheld.

YONKERS, N. Y.—Plans have been prepared for a 3-sty brick apartment, 25x79 ft., on Sherman av, 444 ft. south of McLean av, for Werner & Son Construction Co., Chas. J. Werner, president, 67 Grant av. Cost, about \$11,000.

TUCKAHOE, N. Y.—Andrew J. Serigio, White Plains rd, contemplates the erection of a 3 and 4-sty brick store and apartment house on White Plains rd. No architect selected.

DWELLINGS.

MOUNT VERNON, N. Y.—The Milligan Co., 154 East 1st st, is preparing preliminary plans for a 2½-sty frame and stucco residence at Oakwood Heights for Mrs. Joseph S. Wood, South 2d av. Cost, about \$10,000.

HARTSDALE, N. Y.—Patterson & Dula, 50 East 40th st, Manhattan, have about completed plans for a 2½-sty brick residence, 70x50 ft., on Greenacres av for P. Compton Miller, Hartsdale. Cost, about \$25,000.

NEW ROCHELLE, N. Y.—L. L. Barnard, Lawton st, has completed plans for a 2½-sty frame residence, 43x26 ft., on Broadview av for F. C. Cooke, care of J. A. Mahlstead Co., Columbus pl. Cost, about \$9,000.

BRONXVILLE, N. Y.—The Bronck Co., Inc., B. B. Burnett, president, contemplates the erection of a 2½-sty frame residence on Tanglewylde av, west of White Plains rd, from plans by W. H. Orchard, 122 West 42d st, Manhattan. Cost, about \$8,000.

YONKERS, N. Y.—Plans have been completed privately for a 2½-sty frame residence, 17x42 ft., at Bronxville Park, Webster av, for Felix A. Delica, Tuxedo Park. Cost, about \$4,000.

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Contemplated Construction (Continued).

YONKERS, N. Y.—J. A. Watson, 34 Warburton av, is preparing plans for a 2½-sty frame residence, 30x30 ft., on Adams pl, near Morsemore av, for Edgar F. Horworth, 19 North Broadway. Cost, about \$5,000.

NEW ROCHELLE, N. Y.—Frank A. Colby, Berkeley rd, Hartsdale, N. Y., has been commissioned to prepare plans for the construction of a residence at Davenport Neck for S. N. Castle, Chatsworth av, Larchmont.

YONKERS, N. Y.—F. A. Carr, 14 South Broadway, has completed plans for a 2½-sty frame residence, 26x56 ft., at 61 Douglas av for Caroline C. Fairlie, 123 Lake av, owner and builder. Cost, about \$6,500.

HARTSDALE, N. Y.—Satterlee & Boyd, 3 West 29th st, Manhattan, are preparing plans for a 2½-sty frame residence at Greenacres for William J. Coward, care of A. J. Babcock, 119 West 40th st, Manhattan. Cost, about \$10,000.

HALLS AND CLUBS.

YONKERS, N. Y.—George H. Chamberlain, 18 South Broadway, has completed revised plans for the Y. M. C. A. building, 148x75 ft., at the southwest corner of Riverdale av and Hudson st for the Young Men's Christian Association, Alfred Bunker, president. Shattuck & Hussey, 19 South LaSalle st, Chicago, Ill., consulting engineers. Cost, about \$100,000.

PUBLIC BUILDINGS.

YONKERS, N. Y.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 2-sty brick and steel armory, 111x167 ft., at North Broadway and Quincy pl for the N. Y. State Armory Commission, Franklin W. Ward, 174 State st, Albany, secretary. Cost, about \$85,000. Bids will be taken about December.

THEATRES.

YONKERS, N. Y.—William E. Lehman, 738 Broad st, Newark, has completed plans for a 5-sty brick and architectural terra cotta theatre and office building at the northwest corner of South Broadway and Prospect st for Allen & Epstein, 1495 Broadway, Manhattan. Cost, about \$300,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Kaplan Bros., 553 South 12th st, have received the general contract to erect a 3-sty frame flat, 22x55 ft., at 180 South 10th st, for Mathew M. Gaynor, 186 South 10th st. R. Bottelli, Ordway Building, architect. Cost, about \$6,000.

ENGLEWOOD, N. J.—Thomas Morley, 2 South Dean st, has received the general contract to erect two 2-sty stores and apartments, 50x80 ft., at 35-37 Dean st for Morris Wides, 32 Dean st. C. Vanderbeck, Moore st, architect. Cost, about \$18,000.

BANKS.

DURHAM, N. C.—(Sub.)—The American Magnesia Cement Co., Inc., 322 East 34th st, Manhattan, has been awarded the contract for furnishing composition flooring necessary for the First National Bank Building here, from plans by Milburn & Heister. George A. Fuller Co., general contractor.

DWELLINGS.

BRONXVILLE, N. Y.—Mr. Johnson, this place, has received the general contract to erect a 2½-sty frame residence, 25x45 ft., for R. Carlton Fontaine, care of Lord & Burnham Co., Madison av and 42d st, Manhattan. Frank Kelly, 390 Douglass st, Brooklyn, architect. Cost, about \$7,000.

FANWOOD, N. J.—Frank Austin, 625 Gherardi st, Woodhaven, L. I., has received the general contract to erect a 2-sty hollow tile and stucco residence on Hunter av, for Thomas W. and Alida Reid, care of architect, William J. Lodge, 749 Broadway, Bayonne, N. J. Cost, about \$6,000.

WHITE PLAINS, N. Y.—H. H. Vought & Co., 346 Madison av, Manhattan, have received the general contract to erect a 2½-sty local stone and frame residence, 33x60 ft., at Sherman av and Heatherbloom rd for Douglas T. Johnson, 128 West 72d st, Manhattan, and Cooperstown, N. Y. Frank P. Whiting, 103 Park av, Manhattan, architect. Cost, about \$25,000.

HARTSDALE, N. Y.—Emil Johansen, 730 Cranford av, Manhattan, has received the general contract to erect a 2½-sty frame residence, 64x66 ft., for Albert J. Mehler, care of Lazard Freres, 10 Wall st, Manhattan. Herbert M. Baer, 665 5th av, Manhattan, architect. Cost, about \$18,000.

PLAINFIELD, N. J.—Charles E. Drake, 914 West 4th st, Plainfield, has received the general contract to erect a 2½-sty frame double house here for M. F. Watson, Grant av and 2d st. W. E. Clum, 152 Park av, architect. Howard Huff, 940 West 4th st, has mason work. Cost, about \$5,500.

KEARNEY, N. J.—John H. S. Willey, this place, has received the general contract to erect a 2-sty frame residence and store at 155 Kearney av, for Henry and Sarah Sincock, this place. Joseph Kennedy, 6 West 4th st, Harrison, architect. Cost, about \$4,000.

LOCUST VALLEY, L. I.—Rogers & Blydenburg, Babylon, L. I., have received the general contract to erect a 2½-sty frame residence for Miss Gretta Hostetter, Locust Valley, L. I., and 57 East 64th st, Manhattan. A. Hopkins, 101 Park av, Manhattan, architect. Cost, about \$20,000.

MIAMI, FLORIDA.—(Sub.)—E. G. Woolfolk & Co., 153 West 31st st, Manhattan, have received the heating contract and Peet & Powers, 45 West 34th st, the electrical contract for the 3-sty reinforced concrete and stucco residence for James Deering, Chicago, Ill., F. Burrall Hoffman, Jr., 15 East 40th st, Manhattan, architect. George Sykes, Inc., 314 East 34th st, Manhattan, builder. Cost, about \$900,000.

YONKERS, N. Y.—(Sub.)—James Romano, 49 Grove st, Mt. Vernon, has received the mason work, and Watson & Bremner, 52 Oak st, Yonkers, the carpenter work for the 2½-sty frame residence, 31x26 ft., at the corner of Roberts lane and North Broadway for the River-view Building Co., 12 North Broadway, Yonkers. J. Wilford Kirst, 12 North Broadway, architect. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—McGough & Hoey, 16 Court st, have received the general contract to erect a 2-sty brick and reinforced concrete factory extension, 25x100 ft., at 35 Nostrand av for the Brooklyn Varnish Co., on premises. Hans Arnold, care of owner, architect. Cost, about \$9,000.

PUBLIC BUILDINGS.

EAST ORANGE, N. J.—The Essex Construction Co., 85 Academy st, Newark, has received the general contract to alter and make additions to the library at Main st and Munn av for the East Orange Public Library, Ed. O. Stanley, president Board of Trustees, Hobart A. Walker, 437 5th av, Manhattan, architect. Cost, about \$40,000.

PEEKSKILL, N. Y.—(Sub.)—The American Magnesia Cement Co., Inc., 322 East 34th st, Manhattan, has received the contract for composition flooring necessary for the Peekskill court house and jail, from plans by Kirby & Petit, Manhattan. Drum Construction Co., general contractor.

BRONX.—William Henderson, 507 5th av, has received the general contract to erect a 1½-sty brick post office at the southeast corner of 177th st and Bronx River for the Bronx Company, W. H. Birchall, president, 331 East 200th st. U. S. Government, lessee. Janes & Cordes, 124 West 45th st, architects.

SCHOOLS AND COLLEGES.

WESTFIELD, N. J.—(Sub.)—The American Magnesia Cement Co., Inc., 322 East 34th st, Manhattan, has received the contract for furnishing composition flooring in the Westfield school at Westfield, from plans by H. C. Pelton, Manhattan. Also composition flooring in the Little Ferry school at Little Ferry, from plans by Edward Silbey. Kelly Construction Co., general contractor. And for the Masonic temple at Belleville, from plans by Chas. G. Jones. Gunn-Van Dale Co., general contractor.

STABLES AND GARAGES.

MAHWAH, N. J.—W. T. Findley, Suffern, N. Y., has received the general contract to erect several 2 and 3-sty frame farm buildings here for Clarence McKay Lewis, 25 Broad st, Manhattan. Alfred Hopkins, 101 Park av, Manhattan, architect.

WHITE PLAINS, N. Y.—Finchbeck Bros., 78 Longview av, have received the general contract to erect a 1½-sty brick stable on Westmoreland av, for R. Young Bros. Co., Railroad av. Frank Horton Brown, Railroad av, architect.

STORES, OFFICES AND LOFTS.

BROOKLYN.—August W. Koestner, 201 Greenwood av, has received the general contract to erect a 1-sty brick shop, 30x50 ft., in the north side of 7th st, 240 ft. west of 3d av, for John Paul Witt, 90 18th st. B. F. Hudson, 319 9th st, architect. Cost, about \$2,000.

MANHATTAN.—Louis Poshinsky, 378 Saratoga av, Brooklyn, has received the general contract to erect a 1-sty brick store building, 100x103 ft., consisting of fourteen stores, at the southwest corner of St. Nicholas av and 191st st for the Tunnel Realty Co., Woolworth Building, 233 Broadway, Abraham Kalisky, president. M. Joseph Harrison, 230 Grand st, architect. Cost, about \$25,000.

MISCELLANEOUS.

FIRE ISLAND, N. Y.—McDermott & Hanigan, 103 Park av, Manhattan, have received the general contract to erect a radio building for the U. S. Government, Navy Department, H. R. Stanford, chief of Bureau of Yards and Docks, Washington, D. C.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

227TH ST, s s, 251 e Van Corlear pl, 1-family dwelling, frame, 1½ stories; cost, \$4,000; owner, Sophie Hummel, 22 Marble Hill av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 328.

1,000 FEET north Dyckman st and 60 feet east of Lower Bolton road, dwelling, concrete, 22x33, 1-sty; cost, \$1,500; owner, The Hospital and Home of Rest for Consumptives, W. G. Langdon, president, Morristown, N. J.; architect, The Decker Co., 277 Broadway. Plan No. 326.

HOSPITALS AND ASYLUMS.

58TH ST, 423-435 East, 59th st, 420-426 East, 6-sty brick fireproof hospital, 43x200; cost, \$500,000; owner, N. Y. Orthopaedic Dispensary & Hospital, Eugene Delano, Pres., 126 East 59th st; architects, York & Sawyer, 50 East 41st st. Plan No. 332.

STABLES AND GARAGES.

207TH ST, 612 West, garage, brick, 39x97, 1-sty; cost, \$10,000; owner, William H. Laird, 55 Vermilyea av; architect, Harry L. Brandt, 38 Marble Hill av. Plan No. 325.

STORES, OFFICES AND LOFTS.

MADISON AV, 346, office, 10-sty brick and concrete, 85x128; cost, \$600,000; owner, Riverbrook Realty Corporation, 62 Cedar st; architect, La Farge & Morris, 101 Park av. Plan No. 327.

BROADWAY, 1364-1370, office building, 21 stories, concrete and terra cotta, 105x197; cost, \$1,000,000; owner, Robert Hoe Estate Co., 15 William st; architects, Flagg & Flagg, 109 Broad st. Plan No. 330.

ST. NICHOLAS AV and West 191st st, 5 w cor, stores; 1-sty, brick, 100x103; cost, \$25,000; owner, Tunnel Realty Co., Woolworth Bldg.; architect, M. Joseph Harrison, 230 Grand st. Plan No. 329.

STORES AND TENEMENTS.

64TH ST, 429 East, 65th st, 430 East, two 6-sty brick tenements, 100x89; cost, \$180,000; owner, City & Suburban Homes Co., Elgin R. Gould, president, 15 West 38th st; architect, Phillip H. Ohm, 15 West 38th st. Plan No. 331.

Bronx.

DWELLINGS.

EDISON AV, e s, 175 s Tremont av, 2 1/2-sty frame dwelling, shingle roof, 18x32; cost, \$3,000; owner, Margaret Darby, 1340 Stebbins av; architect, Harry B. Van Benschoten, 1296 Union av. Plan No. 476.

ARTHUR AV, w s, 40 n 189th st, two 2-sty brick dwellings, tin roof, 25x106; cost, \$2,000; owner, Carmela Bongiorno, 2405 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 480.

SANDS PL, s s, 125 e Schuyler pl, 2 1/2-sty frame dwelling, shingle roof, 20x31; cost, \$3,000; owner, Elizabeth Nielson, 1507 Eastchester rd; architect, E. Ebeling, 135 Westchester sq. Plan No. 482.

LISBIG AV, w s, 250 s 261st st, 2-sty and attic frame dwelling, shingle roof, 21x56; cost, \$6,500; owner, Hannah Nyden, 259th st and Riverdale av; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 484.

RANDALL AV, s s, 30 e Wright av, 2 1/2-sty frame dwelling, tile roof, 20x56; cost, \$4,500; owners, Geo. & Nellie Laughran, 405 East 139th st; architect, Walter R. Barto, 50 Washington st. Plan No. 485.

FACTORIES AND WAREHOUSES.

ADAMS ST, n s, 255.2 e Van Nest av, 1-sty brick storage, 30x92; cost, \$2,000; owner, Bronx Sash Door Co., on premises; architect, M. A. Buckley, 1515 Hone av. Plan No. 473.

HOSPITALS AND ASYLUMS.

FEATHERBED LANE, northerly junction, Macombs rd, 3-sty brick hospital, slag roof, 102.4x68.8; cost, \$90,000; owners, House of Calvary, John Cardinal Farley, 452 Madison av, on premises; architect, Robt. J. Reiley, 477 5th av. Plan No. 470.

STABLES AND GARAGES.

SEDGWICK AV, 1883, w s, 124.03 s 178th st, 2-sty brick garage and dwelling, tin roof, 30x20; cost, \$1,500; owner, Henry Stauff, on premises; architect, Chas. Brogan, on premises. Plan No. 475.

DAVIDSON AV, w s, 10 n 177th st, 1-sty brick garage, concrete roof, 9x39; cost, \$300; owner and architect, G. Mugler, 1905 Davidson av. Plan No. 479.

STORES, OFFICES AND LOFTS.

MORRIS PARK AV, n s, 141.9 w Bronxdale av, 1-sty frame stores, slag roof, 45.5 1/2 x 57.5 1/2; cost, \$6,000; owner, Bronx County Con. Co., Chas. S. Levy, 1029 Tremont av, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 478.

WATERBURY AV, n s, 40 w Vreeland av, 1-sty brick office, asbestos roof, 42.10x32; cost, \$800; owner and architect, Standard Oil Co., 26 Broadway. Plan No. 474.

WALTON AV, n es cor 140th st, 2-sty brick studio, slag roof, 116x79; cost, \$20,000; owner, H. P. Knight, 147 East 81st st; architect, Jas. M. Farnsworth, 644 8th av. Plan No. 481.

STORES AND TENEMENTS.

TREMONT AV, n e cor Anthony av, 8-sty brick tenement, concrete, arch and tile roof, 100x114.9; cost, \$215,000; owners, Cleland Realty Co., Henry Cleland, 1849 Anthony av, president; architect, Frederick Jaeger, 441 Tremont av. Plan No. 469.

MISCELLANEOUS.

BRONXDALE AV, w s, 25 s Morris Park av, 1-sty frame shed, 23x12; cost, \$100; owner, John Schroeder, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 477.

MORRIS AV, w s, 30 s 141st st, 1-sty frame shed, 18x40; cost, \$125; owner, J. L. Mott Co., 17th st and 5th av; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 471.

HIGHBRIDGE R. R. YARD, 500 s 177th st, 1-sty brick and concrete circuit breaker house, 28.9x9.5; cost, \$1,700; owner, N. Y. C. & H. R. R. Co., 70 East 45th st; architect, A. F. Halderman, 70 East 45th st. Plan No. 472.

SEDGWICK AV, w s, 477.51 s Kingsbridge rd, 2 1/2-sty frame store room, shingle roof, 12x18; cost, \$100; owner, Bronxmont Realty Co., 1044 Tremont av; architect, B. Ebeling, 135 Westchester sq. Plan No. 483.

Brooklyn.

DWELLINGS.

ELMORE PL, w s, 140 s Av M, 2-sty frame dwelling, 24.8x35.2, shingle roof, 1 family; cost, \$6,000; owner, Perkins & Steiner, 5 Canarsie lane; architect, Adolf Goldberg, 154 Montague st. Plan No. 6640.

SACKMAN ST, w s, 100 s Lott av, four 2-sty brick dwellings, 20x57, gravel roof, 2 families each; total cost, \$13,600; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 627 Sutter av. Plan No. 6643.

NEWKIRK AV, n s, 80 e New York av, 2-sty frame dwelling, 21x40, shingle roof, 1-family; cost, \$5,000; owner, Chris Morgensen, 3417 Beverly road; architect, James A. Boyle, 367 Fulton st. Plan No. 6653.

EAST 12TH ST, w s, 75 n Av O, 2-sty frame dwelling, 20x58.7, tin roof, 2 families; cost, \$3,200; owner, Godfrey B. Hickman, 1624 East 10th st. Plan No. 6665.

WEST 17TH ST, w s, 220 n Av Z, 1-sty frame dwelling, 20x28, gravel roof, 1 family; cost, \$50; owner, Genaro Balgamo, 181 West 16th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 6715.

SURF AV, n s, 114 w West 30th st, five 2-sty brick dwellings, 16x20.7, shingle roof, 2 families each; total cost, \$2,500; owner, B. Kaufman, 482 Stone av; architect, R. T. Shaeffer, 1526 Flatbush av. Plan No. 6742.

SURF AV, n s, 114 w West 30th st, 2-sty brick dwelling, 16x12, shingle roof, 2 families; cost, \$500; owner, B. Kaufman, 482 Stone av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 6743.

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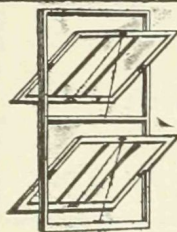
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13TH AV, n w cor 44th st, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$7,000; owner, Morris Bunstock, 1258 47th st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 6718.

LINDEN AV, s s, 275.5 e Flatbush av, 3-sty brick dwelling, 19.10x87, gravel roof, 2 families; cost, \$12,000; owner, Mark D. Lanard, 854 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 6688.

77TH ST, s s, 148.8 w 6th av, thirteen 2-sty brick dwellings, 18.4x36, gravel roof, 1 family each; total cost, \$39,000; owner, Florida Realty Co., 16 Court st; architect, C. Schubert, 13th av and 86th st. Plan No. 6676.

14TH AV, w s, 80.2 s 47th st, 2-sty frame dwelling, 24x46, shingle roof, 1 family; cost, \$5,000; owner, Sadie Spokik, 230 Grand st, Manhattan; architect, Lorenz F. J. Weiher, 271 West 125th st, Manhattan. Plan No. 6675.

EAST 12TH ST, w s, 291 s Av T, 2-sty frame dwelling, 23x36, shingle roof, 1 family; cost, \$3,250; owner, John G. McDonald, 2214 East 17th st; architect, Frank G. Walters. Plan No. 6759.

HIGHLAND AV, s e cor Neptune av, 2-sty frame dwelling, 42.10x26.10, shingle roof, 1 family; cost, \$10,000; owner, Clarence V. Kipp, 449 Greenwich st, Manhattan; architect, Arthur H. Strong, 585 East 18th st. Plan No. 6760.

WEST 35TH ST, e s, 130 n Railroad av, 2-sty frame dwelling, 15x32, shingle roof, 1 family; cost, \$1,850; owner, Fredk. Cronin, 3005 Surf av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6769.

73D ST, s s, 189.8 w 5th av, ten 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$45,000; owner, Herman C. Lucke, 412 58th st; architect, F. W. Eisenla, 16 Court st. Plan No. 6768.

AV B, n s, 40 e East 88th st, 2-sty frame dwelling, 40x37.4, slate roof, 2 families; cost, \$5,000; owner, L. W. Hunter av and Bridge Plaza, L. I. City; architect, Chas. Stagnmeyer, 168 East 91st st. Plan No. 6789.

HIGHLAND AV, s e cor Lyne av, 2-sty frame dwelling, 48.2x28.7, shingle roof, 1 family; cost, \$3,000; owner, Fredk B. Snow, 193 Montague st; architect, Robt. I. Dodge, 233 Broadway, Manhattan. Plan No. 6774.

SHORE RD, e s, 197 s 99th st, 2-sty brick dwelling, 26x58, slate roof, 2 families; cost, \$8,000; owner, Bessie Morris, care of architect, 7416 3d av; architect, Francis W. Stork, 7416 3d av. Plan No. 6797.

FACTORIES AND WAREHOUSES.

LOGAN ST, w s, 146 s Etna st, 1-sty frame storage, 17x36, slag roof; cost, \$300; owner, Alfred C. Hopper, on premises; architect, C. E. Harle, 96 Warren st. Plan No. 6656.

MASPETH AV, s w cor Gardner av, 1-sty brick storage, 68x30, slag roof; cost, \$6,000; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av. Plan No. 6712.

MASPETH AV, s w cor Gardner av, 1-sty brick storage, 100x60, gravel roof; cost, \$15,000; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av. Plan No. 6719.

PITKIN AV, sw cor, New Jersey av, 2-sty brick storage, 50x100, gravel roof; cost, \$12,000; owner, M. P. Inc., 309 Glenmore av; architect, Max Hirsch, 391 Fulton st. Plan No. 6752.

STABLES AND GARAGES.

COURT ST, n e cor Bergen st, 2-sty brick garage, 50.11x84.7, gravel roof; cost, \$10,000; owner, Jas. J. Fox, 284 Warren st; architect, W. J. Conway, 400 Union st. Plan No. 6714.

EAST 23D ST, 1340, 1-sty brick garage, 13x18, shingle roof; cost, \$450; owner, Edmund Kuhn, on premises; architect, C. A. Olsen, 1209 68th st. Plan No. 6692.

48TH ST, n s, 220 e 12th av, 1-sty brick garage, 39x65, gravel roof; cost, \$1,800; owner, Alfred Levy, 1158 46th st; architect, George M. Miller, 44 Court st. Plan No. 6697.

AV H, n s, 66 w East 7th st, 1-sty brick garage, 19x16.8, iron roof; cost, \$250; owner, Earl O. Conrad, 216 6th st; architect, F. J. Dassau, 1373 Bway. Plan No. 6695.

14TH AV, w s, 80.2 s 47th st, 1-sty frame garage, 15x17, shingle roof; cost, \$500; owner, Sadie Spokik, 230 Grand st, Manhattan; architect, Lorenz F. J. Weiher, 271 West 125th st, Manhattan. Plan No. 6674.

EAST 19TH ST, w s, 276 n Av I, 1-sty frame garage, 12x20, shingle roof; cost, \$500; owner, Acutney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 6779.

DRIGGS AV, n s, 110.7 e Lorimer st, 1-sty brick stable, 20x24, tin roof; cost, \$200; owner, Benzion Karfol, 650 Lorimer st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 6786.

21ST AV, e s, 160 s Benson av, 1-sty frame garage, 18x20, shingle roof; cost, \$700; owner, Trixy Friganza, on premises; architect, John C. Wandell, 4 Court sq. Plan No. 6773.

STORES AND DWELLINGS.

AV U, s s, 20 e 13th st, eight 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$48,000; owner, Homecrest Bldg. Co., 53 Nassau st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6744.

13TH AV, w s, 20 n 44th st, four 3-sty brick stores and dwellings, 30x70, gravel roof, 2 families each; total cost, \$8,000; owner, Morris Bienstock, 1258 47th st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 6717.

13TH AV, s e cor 38th st, 3-sty brick store and dwelling, 19.2x80, slag roof, 2 families; cost, \$7,500; owners, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 6710.

13TH AV, e s, 19.2 s 38th st, four 3-sty brick stores and dwellings, 19x52, slag roof, 2 families each; total cost, \$20,000; owners, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 6709.

GRAVESEND AV, w s, 219.9 s Church av, three 2-sty brick stores and dwellings, 18.8x55, gravel roof, 1 family each; total cost, \$16,000; owner, August Wuest, 324 East 7th st; architect, Benjamin F. Hudson, 319 9th st. Plan No. 6660.

STORES, OFFICES AND LOFTS.

ROEBLING ST, w s, 60.3 n Flimore pl, 1-sty brick store, 40x33, gravel roof; cost, \$2,000; owner, John J. Fitzgibbons, 135 Bedford av; architect, Max Cohn, 2801 Bedford av. Plan No. 6682.

UTICA AV, n e cor Union st, 1-sty brick store, 20x40.8, gravel roof; cost, \$2,000; owner, Benj. Shapiro, 1808 Prospect pl; architect, Chas. A. Mele, 37 Liberty av. Plan No. 6787.

SOUTH 4TH ST, n s, 150 w Hooper st, 2-sty brick store and loft, 25x98.6, slag roof; cost, \$3,000; owner, Tion Realty Co., 905 Lafayette av; architect, Shampian & Shampian, 772 Broadway. Plan No. 6636.

STORES AND TENEMENTS.

LAURENCE AV, s s, 600 e 3d st, 2-sty frame tenement, 28x59; gravel roof; 4 families; cost, \$3,500; owner, Frank F. Gload, 21 Rugby rd; architect, C. M. Brampton, Jr., 915 Gates av. Plan No. 6659.

BARRETT ST, w s, 100 n Sutter av, two 4-sty brick tenements, 50x88, slag roof, 24 families each; total cost, \$60,000; owner, Meyer Hoffman, 127 West 141st st, Manhattan; architect, Benj. Cohen, 361 Stone av. Plan No. 6731.

BELMONT AV, n e cor Miller av, 4-sty brick store and tenement, 50x85, slag roof, 19 families; cost, \$30,000; owner, Max Newfield, 1457 Pitkin av; architect, Benj. Cohen, 361 Stone av. Plan No. 6726.

MILLER AV, e s, 50 n Belmont av, three 4-sty brick tenements, 50x83.8, slag roof, 20 families each; total cost, \$90,000; owner, Max Newfield, 1457 Pitkin av; architect, Benj. Cohn, 361 Stone av. Plan No. 6725.

NEW UTRECHT AV, e s, 221 s 69th st, 4-sty brick store and tenement, 44.6x87.3, gravel room, 12 families; cost, \$22,000; owner, Hielgard Realty Co., 150 Broadway; architect, A. E. Parfitt, 1060 82d st. Plan No. 6747.

THEATRES.

5TH AV, n e cor 61st st, open-air theatre, 100x100; cost, \$2,500; owner, Jacob Levy, 1865 Fulton st; architect, Max Hirsch, 391 Fulton st. Plan No. 6761.

MISCELLANEOUS.

EAST 28TH ST, w s, 280 n Farragut rd, 1-sty frame shed, 14x90, gravel roof; cost, \$350; owner, George Scheffer, 2911 Glenwood rd; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 6740.

METROPOLITAN AV, s s, 197.8 w Olive st, 2-sty brick cupola house, 25x27, gravel roof; cost, \$1,500; owner, Thos. Halloran, Norman av and Monitor st; architect, Emil J. Messinger, 394 Graham av. Plan No. 6793.

Queens.

DWELLINGS.

COLLEGE POINT.—Ave D, n s, 50 e 20th st, 1-sty frame dwelling, 19x26, shingle roof, 1 family; cost, \$1,200; owner, Mrs. K. Bostler, 859 4th av, College Point; architect, Harry Morris, 321 13th st, College Point. Plan No. 3091.

FLUSHING.—Earl av, e s, 245 n Broadway, 2-sty frame dwelling, 22x22, shingle room, 1 family; cost, \$2,500; owner and architect, Fred E. Forken, 1834 Pacific st, Brooklyn. Plan No. 3088.

FLUSHING.—Juniper st, s s, 374 w Jamaica av, 2½-sty frame dwelling, 19x28, shingle roof, 1 family; cost, \$2,000; owner, Harry Adams, 279 Jamaica av, Flushing; architect, D. Lindner, 275 Jamaica av, Flushing. Plan No. 3087.

RICHMOND HILL.—Curtis av, w s, 90 n Belmont av, 2½-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$2,000; steam heat; owner and architect, E. Larsen, Liberty av, Morris Park; 2 houses; cost, \$5,000. Plan No. 3089-90.

BROOKLYN MANOR.—Woodhaven av, e s, 80 n Elmwood st, 2½-sty frame dwelling, 20x45, tin roof, 2 families, steam heat; cost, \$4,000; owner and architect, Dickel Const. Co., 73 Dennington av, Woodhaven. Plan No. 3099.

EDGEMERE.—Frank av, e s, 122 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, \$1,000; owner, F. Wallbach, Brooklyn; architect, J. H. Cornell, Far Rockaway. Plan No. 3103.

WOODHAVEN.—Oceanview av, e s, 215 n Syosset st, 2½-sty frame dwelling, 18x31, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, Dickel Const. Co., 73 Dennington av, Woodhaven. Plan No. 3100.

BROOKLYN HILLS.—North st, s w cor Wyckoff av, 2-sty frame dwelling, 20x44, tin roof, 2 families; cost, \$3,200; owner, Frances A. Biedenkapp, Sherman st, near Jerome av, Morris Park; architect, Chas. Biedenkapp, same. Plan No. 3096.

FOREST HILLS.—Greenway North, s w cor Goodwood rd, 2½-sty tile dwelling, 47x33, tile roof, steam heat, 1 family; cost, \$18,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3098.

RIDGEWOOD.—Forest av, e s, 62 s Madison st, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$8,000; and Forest st, e s, 22 s Madison st, two 2-sty brick stores and dwellings, 20x61, tin roof, 2 families; cost, \$10,000; owner, Joseph Meyerrose, 187 Forest av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3094-95.

ST. ALBANS.—Kenmore av, w s, 80 s Lanarch rd, 2½-sty frame dwelling, 32x28, shingle roof, 1 family; cost, \$2,500; owner, R. W. Lisen, Kenmeyer st, St. Albans; architect, J. B. Lane, St. Albans. Plan No. 3097.

EDGEMERE.—Frank av, e s, 1,090 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, \$1,000; owner, J. N. Gabriel, Brooklyn; architect, J. H. Cornell, Far Rockaway. Plan No. 3111.

FAR ROCKAWAY.—Nostrand av, w s, 200 s Central av, 2-sty frame dwelling, 38x37, shingle roof, 2 families, steam heat; cost, \$6,000; owner, T. Brogan, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 3112.

ROCKAWAY BEACH.—Undine av, w s, 326 s Boulevard, five 1-sty frame dwellings, 17x28, shingle roof, 1 family each; cost, \$3,000; owner, G. Millan, 138 Washington av, Rockaway Park; architects, Colton Bros., Rockaway Park. Plan Nos. 3106-7-8-9-10.

COLLEGE POINT.—3d av, n s, 43 w 5th st, 2-sty brick dwellings, 18x54, tin roof, 2 families; cost, \$8,000; two houses; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alexander Mackintosh, 55 Bible House, Manhattan. Plan No. 3119.

FLUSHING.—Cameron st, n s, 160 e Bayhurst av, 2-sty frame dwelling, 21x23, shingle roof, 1 family, steam heat; cost, \$2,600; owner, Fred S. Yale, 385 Sandford av, Flushing; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 3114.

MASPETH.—Pacific st, s s, 125 w Collins av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,000; owners, Baier & Blaser, Sophie st, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3122.

RICHMOND HILL.—Beverly rd, e s, 84 n Audley st, 3-sty brick dwelling, 31x42, tile roof, 1 family, steam heat; cost, \$9,000; owner, Maurice C. Turner, Church st, Richmond Hill; architect, Frank H. Quinby, 99 Nassau st, Manhattan. Plan No. 3116.

ELMHURST.—Prospect st, e s, 375 s Warren st, 1-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$1,130; owner, Walter Fitzgibbons, 10 Court st, Elmhurst; architect, A. Schoeller, Mulberry av, Corona. Plan No. 3131.

Factories and Warehouses.

LONG ISLAND CITY.—Vandeventer av, n w cor 11th av, 1-sty brick shop, 25x46, tin roof; cost, \$1,200; owner, Paul Sachse, 484 11th av, Long Island City; architect, Val. Schiller, 391 10th av, Long Island City. Plan No. 3086.

Stables and Garages.

SOUTH JAMAICA.—Harrison av, w s, 90 n 3d st, 1-sty frame barn, 14x21, slag roof; cost, \$150; owner, M. Jordan, premises. Plan No. 3127.

WOODHAVEN.—Stanley st, s s, 220 e Forest Pkway, 1-sty frame garage, 20x20, tin roof; cost, \$150; owner, W. F. Ryerson, on premises. Plan No. 3104.

L. I. CITY.—11th av and Newton rd (triangle), 1-sty brick stable, 20x48, tin roof; cost, \$800; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 3118.

RICHMOND HILL.—Beverly rd, e s, 84 n Audley st, 1-sty brick garage, 15x21, slag roof; cost, \$700; owner, Maurice C. Turner, Church st, Richmond Hill; architect, Frank H. Quinby, 99 Nassau st, Manhattan. Plan No. 3115.

ROCKAWAY BEACH.—Beach 84th st, e s, 552 n Boulevard, 1-sty frame garage, 25x118, iron roof; cost, \$500; owner, Patrick J. Lenon, North Chase av, Rockaway Beach; architect, W. S. Rothschild, Washington av, Rockaway Park. Plan No. 3125.

ROCKAWAY BEACH.—Beach 88th st, w s, 150 n Boulevard, 1-sty brick stable, 25x100, slag roof; cost, \$2,500; owner, Harry Dreyfus, Boulevard, Rockaway Beach; architect, W. S. Rothschild, 121 Washington av, Rockaway Park. Plan No. 3124.

Stores and Dwellings.

ROCKAWAY BEACH.—Boulevard, s e cor Undine av, 2-sty frame store and dwelling, 25x46, slag roof, 1 family; cost, \$4,000; owner, Herma Link, 138 Washington av, Rockaway Park; architects, Colton Bros., 138 Washington av, Rockaway Park. Plan No. 3105.

Stores, Offices and Lofts.

JAMAICA.—Rose av, s e cor Jamaica av, 1-sty frame office, 12x20, shingle roof; cost, \$200; owner, W. H. Boyle, on premises. Plan No. 3085.

L. I. CITY.—Stemler st, e s, 170 s Flushing av, 1-sty temporary office, 10x8, tin roof; cost, \$100; owner, McClintock-Marshall Co., premises. Plan No. 3128.

EDGEWATER.—Frank av, n e cor Boulevard, 1-sty frame office, 14x22, tin roof; cost, \$300; owner, Wm. A. Reinhart, Inwood, L. I. Plan No. 3113.

Stores and Tenements.

JAMAICA.—Humboldt boulevard, s e cor Wyckoff av, 1-sty brick store, 50x50, slag roof; cost, \$4,000; owner, John Waxhtel, 83 South st, Jamaica. Plan No. 3101.

L. I. CITY.—Blackwell st, w s, 48 s Vandeventer av, 4-sty brick tenement, 52x89, slag roof, 23 families; cost, \$25,000; owner, Gustav Erda, 826 Manhattan av, Brooklyn; architect, owner. Plan No. 3130.

Miscellaneous.

GLENDALE.—Cooper av, s s, 4 w Dry Harbor rd, 1-sty frame shed, 10x25, tin roof; cost, \$100; owner, V. Hoefflein, premises. Plan No. 3121.

ROCKAWAY BEACH.—Beach 100th st, w s, 66 s Ocean av, 1-sty frame shooting gallery, 34 x50, gravel roof; cost, \$2,000; owner, Seaside Improvement Co., Rockaway Beach; architect, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 3102.

LONG ISLAND CITY.—Young st, n s, bet. Review and Starr avs, 1-sty frame tool house, 15x60, gravel roof; cost, \$500; owner, National Bridge Works, on premises. Plan No. 3084.

FOREST HILLS.—Hoffman boulevard, n s, 100 w Astoria av, frame sign, 100x11; cost, \$200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 3092.

FOREST HILLS.—Hoffman boulevard, n s, 150 w Astoria rd, frame sign, 100x11; cost, \$150; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 3093.

FLUSHING.—14th st, s e cor Mitchell av, 1-sty frame shed, 12x48, tin roof; cost, \$75; owner, F. O. Fincke, 46 Murray st, Flushing. Plan No. 3120.

RAMBLERSVILLE.—Academy st, e s, 120 n Sage st, 1-sty frame boat house, 14x30, tin roof; cost, \$200; owner, Mary E. Graves, 319 West 16th st, Manhattan. Plan No. 3117.

FLUSHING.—Myrtle av, n w cor Farrington st, 1-sty brick boiler house, 36x13, gravel roof; cost, \$150; owner, N. Y. & Queens Gas Co., 150 East 15th st, Manhattan. Plan No. 3136.

Richmond. Dwellings.

DALE ST., s s, 500 w Amboy rd, New Dorp, 1½-sty brick dwelling, 26x33; cost, \$1,500; owner, L. C. Butler, New Dorp; architect and builder, Chas. B. Heweker, Tompkinsville. Plan No. 822.

GIFFORDS LANE., w s, 150 n Dewey av, Great Kills, 2½-sty frame dwelling, 24x34; cost, \$2,000; owner, architect and builder, J. De Roche, Great Kills. Plan No. 811.

AMBOY RD & BISHOP ST., s w cor, New Dorp, 1-sty frame dwelling, 26x38; cost, \$2,-

000; owner, L. C. Butler, New Dorp; architect and builder, Chas. B. Heucker, New Dorp. Plan No. 817.

CEDAR GROVE AV., n s, 60 e Maple st, New Dorp Beach, 1-sty frame bungalow, 14x40; cost, \$475; owner, Jas. Donahue, 225 East 95th st, Manhattan; architect and builder, Harry A. Wilkes, New Dorp Beach. Plan No. 810.

DEWEY AV & GIFFORDS LANE., n w cor, Great Kills, 2½-sty frame dwelling, 24x34; cost, \$2,000; owner, architect and builder, J. De Roche, Great Kills. Plan No. 812.

MANOR RD., w s, 40 s College av, West Brighton, 2-sty frame dwelling, 28x27; cost, \$3,450; owner, J. S. Brooke, care architect; architect, Jas. Whitford, St. George; builder, G. Ericson, Port Richmond. Plan No. 802.

PABLIN RD., e s, 25 s Van Beuren lane, Pleasant Plains, 1½-sty frame dwelling, 24x33; cost, \$1,500; owner, Fannie A. Hart, 964 Morris av, Bronx; architect, C. H. Koenig, Pleas-

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ant Plains; builder, Kusch & Koenig, Pleasant Plains. Plan No. 815.

ROSE AV & 2D ST, n e cor, New Dorp, 2½-sty brick dwelling, 40x28; cost, \$9,000; owner, Dr. J. A. Smith, New Dorp; architect and builder, E. H. Lockhart, Midland Heights. Plan No. 813.

SHERMAN AV, s s, 228 w Fingerboard rd, Fort Wadsworth, two 2-sty brick dwellings, 34x 27; total cost, \$6,000; owner, Mr. Hutchings, Fort Wadsworth; architect, H. E. Witteman, 191 Broadway, Manhattan; builder, Thos. Weassen, Jr., Port Richmond. Plan No. 808.

FACTORIES AND WAREHOUSES.

ATLANTIC ST, s s, 400 e Railroad, Tompkinsville, 1-sty frame storage, 70x200; cost, \$4,000; owner, American Dock Co., Tompkinsville; architect and builder, Concrete Steel Co., 32 Broadway. Plan No. 820.

STABLES AND GARAGES.

LINCOLN PL, e s, 150 s Cherry lane, West Brighton, 1-sty frame garage, 12x20; cost, \$100; owner, Sarah Willis, West Brighton; builder, W. P. Willis, West Brighton. Plan No. 818.

VAN DUZER ST, 791, Stapleton, 1-sty frame garage, 14x18; cost, \$100; owner, Jos. Nickel, Stapleton; builder, H. J. Langworthy, Stapleton. Plan No. 809.

HOWARD AV, e s, 761 s Eddy st, Grimes Hill, 1-sty frame garage, 24x21; cost, \$2,100; owner, A. C. Pouch, St. George; architect, Jas. Whitford, St. George; builder, Henry Spruck & Son, Stapleton. Plan No. 805.

STORES AND DWELLINGS.

MORNINGSTAR RD, w s, 100 s Innis st, Port Richmond, 2-sty frame store and dwelling, 20x 32; cost, \$1,800; owner, S. Cassato, care architect; architect, A. L. Buttermark, Concord; builder, Jos. Buttermark, Port Richmond. Plan No. 816.

MISCELLANEOUS.

AMBOY RD, s s, 200 e Maguire lane, Princess Bay, 1-sty frame wagon shed, 20x30; cost, \$150; owner and builder, Chas. Sprague, Princess Bay. Plan No. 804.

FRESH KILLS RD, s s, 1,000 e Rossville av, Rossville, 1-sty frame wagon shed, 68x20; cost, \$150; owner, H. W. Decker, Rossville; builder, V. C. F. Dissosway, Rossville. Plan No. 819.

MIDLAND AV, s s, 20 w 1st st, Midland Beach, 1-sty concrete store, 19x60; cost, \$800; owner, architect and builder, M. M. Schaeffer, Port Richmond. Plan No. 821.

PLEASANT VALLEY AV, n s, 900 w Van Duzer st, Stapleton, 1-sty frame greenhouse, 40x18; cost, \$100; owner, Fred W. Harder, Stapleton. Plan No. 814.

SOUTHFIELD BLVD, w s, 200 s New Dorp lane, New Dorp, 1-sty frame boiler room, 23x 36; cost, \$500; owner, City of New York; builder, Hesse & Offerjust, New Dorp. Plan No. 803.

PLANS FILED FOR
ALTERATIONS.

Manhattan.

BEEKMAN PL, 18, doorway, partition to 4-sty brick tenement; cost, \$500; owner, Meyer Estate, 20 Beekman pl; architect, Otto Reissmann, 147 4th av. Plan No. 3535.

BIBLE HOUSE 2 to 20, new doors, glass, fireproofing to 6-sty brick factory and office; cost, \$8,000; owner, Bible House Society, Jas. Wood, president, Mt. Kisco, N. Y.; architect, Alvin A. Winkler, 254 Hudson st. Plan No. 2545.

BLEECKER ST, 26-30, tanks, steel supports to 7-sty brick store and lofts; cost, \$1,150; owner, Emma Schalk, care A. H. Mathews, 181 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3564.

CANAL ST, 98, doors, cut opening to 5-sty brick loft; cost, \$250; owner, estate of Samuel D. Babcock, H. D. Babcock, executor, 32 Liberty st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 3551.

CANAL, 310, remodel front, remove encroachments, to 4-sty brick loft; cost, \$300; owner, Estate of Eliza M. Bailey, H. H. Cammann, 84 William st, trustee; architect, A. T. Sutcliffe, 109 Broad st. Plan No. 3521.

CANNON ST, 83-5, build walls, fireproof girder to 6-sty brick tenement; cost, \$100; owner, Charles Becker, 57 East 105th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 3519.

CLINTON ST, 188, stand, partition to 6-sty brick tenement; cost, \$100; owner, Victor Miller, 188 Clinton st; architect, H. B. Chalanay, 69-73 Rivington st. Plan No. 3535.

COLUMBIA ST, 94, wall to 5-sty brick tenement; cost, \$25; owner, Mollie Frankel, 115 East 2d av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3530.

COLUMBIA ST, 102-4, removal of partition to 6-sty brick cafe and tenement; cost, \$25; owner, Meyer Schwartzreich, 165 Rivington st; architect, Wm. J. Russell, 1476 Broadway. Plan No. 3587.

CORTLANDT ST, 45, iron work, granite posts, partition, metal store front; cost, \$100; owner, Morris Brill, n w cor 49th st and Broadway; architect, John C. Watson, 271 West 125th st. Plan No. 3580.

FORSYTH ST, 95, door opening, fireproof door to 5-sty brick tenement; cost, \$50; owner, Lizzie Monday, 208 West 128th st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 3585.

GREENE ST, 192½-200, cut opening to 6-sty brick loft; cost, \$360; owner, Murry Guggenheim, 165 Broadway; architect, Barney Kerzner, 253 Pearl st. Plan No. 3529.

HESTER, 53, additional story, fire escape, altering stairs to 1-sty brick dwelling; cost, \$8,000; owner, Wm. Lustgarten Co., 65 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3536.

MOTT ST, 101, partition, bulkhead to 7-sty brick loft; cost, \$800; owners, J. & J. H. Lubert, 323 East 27th st; architect, Otto Reissmann, 147 4th av. Plan No. 3550.

NORFOLK ST, 181, windows to 5-sty brick stores and tenement; cost, \$300; owner, Pierce Brennan, 78 East 92d st; architect, Otto Reissmann, 147 4th av. Plan No. 3547.

PITT ST, 68-70, iron work, mason work, fireproof lined bakeoven to 6-sty brick store, bakery and tenement; cost, \$3,000; owner, Pechter Estate, Annie Pechter, admx., 68-70 Pitt st; architect, Otto Reissmann, 147 4th av. Plan No. 3575.

WASHINGTON ST, 651, partitions rearranged, skylight to 3-sty brick tenement; cost, \$1,500; owner, A. Ferrara, 195 Grand st; architect, C. M. Straub, 147 4th av. Plan No. 3538.

WOOSTER ST, 46-50, stairway, fireproof exits and passageways, fireproofing to 6-sty brick store and factory; cost, \$7,000; owner, U. S. Trust Co., Wm. M. Kingsley, vice-president, 45 Wall st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 3561.

4TH ST, 347 East, extension, partitions reconstructed, new plumbing fixtures to 3-sty brick tenement; cost, \$7,500; owners, Zippert & Joachim, 351 East 4th st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3546.

7TH ST, 102, tank, steel supports to 5-sty brick tenements; cost, \$210; owner, Bissert Estate, 316 East 16th st, Brooklyn; architect, Geo. C. Nordlinger, 48 7th st. Plan No. 3560.

12TH ST, 42 East, fire escape, wire lathing, plastering, kalamein doors, wireglass, steps to 7-sty brick show room and factory building; cost, \$1,500; owner, S. Stroock & Co., 53 West 86th st; architect, Leon Fleischman, 7 East 42d st. Plan No. 3572.

13TH ST, 39-41 East, steel and sheet metal marquis to 4-sty brick store and lofts; cost, \$300; owner, Wm. F. Bridge, 69 Wall st; architect, John C. Westervelt, 36 West 34th st. Plan No. 3582.

13TH ST, 427-429 East, dumb waiter shaft, fire escape platform, iron flue, sidewalk, coal vault to 2-sty brick laundry; cost, \$700; owner, Carisbrook Realty Co., 185 Madison av; architect, Michael Bernstein, 185 Madison av. Plan No. 3578.

14TH ST, 48 East, vent shaft, plumbing, stairs, roof, removal of 1-sty, fireproof doors, fireproof picture booth, metal ceilings to 4-sty brick offices and moving picture theatre; cost, \$8,000; owner, Automatic Vaudeville Co., Morris Kohn, president, 849 St. Nicholas av; architect, G. Rosenberger, 495 East 140th st. Plan No. 3573.

17TH ST, 50-52-54 West, tank, tank house, pier to 12-sty brick loft; cost, \$2,500; owner, Met. Life Ins. Co., 1 Madison av; architect, D. Everett Waid, 1 Madison av. Plan No. 3547.

22D ST, 3-5-7 West, steel supports to 10-sty brick office building; cost, \$1,000; owner, James McCutcheon, 7 West 22d st; architect, Mathew J. McQuillan, 30 East 42d st. Plan No. 3559.

24TH ST, 41 West, cut vestibule to 8-sty brick hotel; cost, \$100; owner, E. H. Litchfield, 2 Montague Terrace, Brooklyn, N. Y.; architect, Hopper-Falgenau Eng. Co., Woolworth Building. Plan No. 3518.

26TH ST, 38-44 West, steel fireproof tank tower and bulkhead to 12-sty brick store and loft building; cost, \$500; owner, Emily M. Hinkle, 521 West 54th st; architect, Hinkle Iron Co., 534 West 56th st. Plan No. 3588.

31ST ST, 146 West, steps, mason work, removal of stoop to 3-sty brick store and tenement; cost, \$500; owner, John A. Weser, 524 West 43d st; architect, Frank A. Rooke, 489 5th av. Plan No. 3570.

31ST ST, 148 West, steps, mason work, removal of stoop to 3-sty brick residence; cost, \$500; owner, John A. Weser, 524 West 43d st; architect, Frank A. Rooke, 489 5th av. Plan No. 3569.

34TH ST, 19 West, new elevator, remove beams, partition to 11-sty brick office; cost, \$400; owners, Lomis & Prince, 75 Broadway; architect, Geo. A. Schoenwald, Grand Central Terminal. Plan No. 3558.

43D, 325 West, brick flue to 5-sty brick tenement; cost, \$100; owner, Henry Claman, 325 West 43d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3537.

51ST ST, 222-224 West, remove post to 1-sty brick garage; cost, \$150; owner, J. G. Wendel, 175 Broadway; engineer, J. P. Whiseman, 30 East 42d st. Plan No. 3548.

52D ST, 123 West, remove partitions, fireproof doors to 3-sty brick garage; cost, \$750; owner, Constance B. Ripley, 48 West 52d st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 3554.

53D, 204 West, window made into doorway to 4-sty brick furnished room house; cost, \$50; owner, A. F. Eno, 13 South William st; no architect. Plan No. 3534.

62D ST, 42-44 West, new fire escape, fireproof partitions to 5-sty brick service building for automobiles; cost, \$9,500; owner, Louise McAllister, c/o Cross & Brown, 22 West 38th st; architect, Geo. F. Pawling, 50 Church st, c/o Chas. M. Russell. Plan No. 3533.

69TH ST, 140 West, partitions, install skylights, remove plumbing fixtures to 12-sty brick fireproof apartment; cost, \$15,000; owner, Land Brokerage Co., 1 Madison av; architect, E. C. Schmidt, 1 Madison av. Plan No. 3526.

73D ST, 219 East, partitions to 5-sty brick tenement; cost, \$1,000; owner, Silas Downing, 156 Broadway; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 3549.

77TH ST, 141 West, remodel closet, cut skylight to 3-sty brick dwelling; cost, \$250; owner, Clara Louise Relch, 23 East 44th st; architect, Charles F. Winkelman, 103 Park av. Plan No. 3525.

91ST ST, 250 West, new fronts to 6-sty brick tenement; cost, \$370; owner, estate of Eliza M. Pelgram, 440 West End av; architect, Frank J. Schefcik, 4168 Park av. Plan No. 3557.

104TH ST, 63-65 East, rearrange partitions, stairs, remove wall, new front to 3-sty brick 2-family; cost, \$5,500; owner, Chas. J. Hardy, 530 West 114th st.; architects, Fred Horenburger & P. Bardes, 122 Bowery. Plan No. 3555.

105TH ST, 144 West, galvanized sheet steel flue to 5-sty brick tenement; cost, \$200; owner, Elizabeth Ochs, 2640 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3562.

110TH ST, 309 West, alteration of steel floor-framing to 3-sty brick electrical sub-station; cost, \$2,000; owner, Manhattan Railway Co., Edgar L. Marston, president, 165 Broadway; architect, Geo. H. Pegram, engineer, 165 Broadway. Plan No. 3568.

116TH ST, 230 West, cut openings to 5-sty brick tenement; cost, \$425 owner; G. P. Morris, 230 West 116th st.; architect, Carls Call, 69 East 108th st. Plan No. 3533.

116TH ST, 251-53 West, fire escapes, doorways, removal of partitions to 4-sty brick stores and apartments; cost, \$300; owner, Patrick McCarthy, 32 Greenwich st.; architect, Julius Horn, 251-53 West 116th st. Plan No. 3579.

118TH ST, 452 East, bath room to 3-sty brick dwelling; cost, \$125; owner, Phillip DeVita, 452 East 118th st.; architect, Louis A. De Vita, 452 East 118th st. Plan No. 3571.

125TH ST, 5 West, alter windows, build bridge to 4-sty brick class room and dormitory; cost, \$1,000; owner, N. Y. C. Young Men's Christian Association, 215 West 23d st.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3520.

133D ST, 23 West, water closet, removal of partitions and plumbing to 5-sty brick stores and tenement; cost, \$100; owner, Sarah Ufland, 545 West 111th st.; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 3565.

AV A, 131-33, partition, water closet, compartment to 6-sty brick tenement; cost, \$200; owner, Sigmund Schnee, 69 East 7th st.; architect, L. A. Sheinart, 194 Bowery. Plan No. 3523.

BROADWAY, 1411-1421, entrance, landing platform to 3 and 4-sty brick opera house (Metropolitan); cost, \$1,000; owner, Metropolitan Opera & Real Estate Co., on premises; architect, William H. McElfpatrick, 701 7th av. Plan No. 3527.

BROADWAY, 1418, removal of partitions to 5-sty brick hotel and restaurant; cost, \$50; owner, Peter Duffy, 312½ Riverside dr.; architect, Emery Roth, 405 Lexington av. Plan No. 3567.

BROADWAY, 2790, store front to 7-sty brick store and office building; cost, \$100; owner, Aaron Guedolia, 2790 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 3583.

BROADWAY, 2753-55, metal store front, galvanized iron cornice to 7-sty brick store and apartment; cost, \$150; owner, Samuel McMullan, 210 West 42d st.; architect, John J. Vreeland, 3 W. Burnside av. Plan No. 3586.

CENTRAL PARK WEST, 468, steel boiler flue to 5-sty brick tenement; cost, \$200; owner, Heilner Estate, 303 Broadway; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 3563.

LENOX AV, 12, enlargement of operating booth, 2-sty brick theatre; cost, \$50; owner, Samuel Punch, 62 Lenox av.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3581.

LENOX AV, 560-62, canopy to 6-sty brick tenement; cost, \$60; owner, Wm. Overland, c/o W. H. Freedman, Woolworth Bldg.; architect, Adolf Meyersburg, 790 Cauldwell av. Plan No. 3556.

LEXINGTON AV, 983, build extension to 5-sty brick tenement; cost, \$500; owner, Louis Roth, 1062 3d av.; architect, George M. McCabe, 96 5th av. Plan No. 3524.

MADISON AV, 152 removal of encroachments to 6-sty brick apartments; cost, \$300; owner, Holworthy Chambers, 152 Madison av.; architect, Jean Jaume, 37 Sullivan st. Plan No. 3566.

MADISON AV, 271, steel elevator shaft and grille enclosure to 4-sty brick residence; cost, \$2,000; owner, Mrs. Henry Draper, 271 Madison av.; architect, Otis Elevator Co., 250 11th av. Plan No. 3584.

PARK AV, 1402, remove wall, new window to 4-sty brick dwelling; cost, \$350; owner, Fredk. Rabbe, 294 West 4th st.; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3544.

PARK AV, 872-76, remove wall to 6-sty brick stable & auto garage; cost, \$250; owner, John Webb, 876 Park av.; architect, Otto Reissmann, 147 4th av. Plan No. 3541.

PARK ROW, 116, erect window, remove partition to 6-sty brick hotel; cost, \$300; owner, James J. Phelan Co., 16 Exchange pl.; architect, Morris Schwartz, 194 Bowery. Plan No. 3528.

PARK ROW, 118, remove stairs, erect partition to 1-sty brick store; cost, \$200; owner, James J. Phelan Co., 16 Exchange pl.; architect, Morris Schwartz, 194 Bowery. Plan No. 3531.

1ST AV, 206, partitions, remove water closet to 3-sty brick one-family studio; cost, \$400; owner, L. Goldstein, 206 1st av.; architect, M. Schwartz, 194 Bowery. Plan No. 3540.

2D AV, 685, remove windows, reset glass to 4-sty brick dwelling; cost, \$275; owner, E. E. Hartzell, 346 Broadway; architect, A. Sandhop, 771 Lexington av. Plan No. 3539.

6TH AV, 77, new window to 4-sty brick tenement; cost, \$300; owner, Ellen A. O'Reilly, 31 West 96th st.; architect, L. A. Sheinart, 194 Bowery. Plan No. 3542.

6TH AV, 977, partition, plumbing to 4-sty brick stores and tenement; cost, \$100; owner, White Estate, 874 6th av.; architect, Anthony V. Bourke, 220 Broadway. Plan No. 3577.

7TH AV, 1864, partitions, cut window opening to 7-sty brick tenement; cost, \$1,500; owner, Ritter Realty Co., 71 5th av.; architect, L. A. Sheinart, 194 Bowery. Plan No. 3522.

7TH AV, 1900, extend balcony, rearrange apartment, remove partitions to 6-sty brick apartment; cost, \$75; owner, Abram Avrutine, 1980 7th av.; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 3552.

8TH AV, 2264, partition to 5-sty brick dwelling; cost, \$250; owner, J. D. Flattau, 2264 8th av.; architect, L. A. Sheinart, 194 Bowery. Plan No. 3532.

Bronx.

FEATHERBED LANE, north junction McCombs rd, move 2-sty and attic frame dwelling; cost, \$1,000; owner, House of Calvary, 7 Perry st.; architect, Robt. J. Reiley, 477 5th av. Plan No. 502.

149TH ST, 428-430, new store fronts to two 5-sty brick stores and tenements; cost, \$700; owner, Charles G. Kulmer, Lafayette av and Falle st.; architect, Gustav Schwarz, 302 East 158th st. Plan No. 494.

150TH ST, 300, new toilets to 3-sty brick tenement; cost, \$100; owner, Patrick Crawley, 302 East 150th st.; architect, Gustav Schwarz, 302 East 158th st. Plan No. 498.

187TH ST, n e cor Belmont av, 2-sty brick extension, 19.10x14.9, to 3-sty brick store, office and dwelling; cost, \$1,000; owner, Giuseppe Carozza, 2375 Belmont av.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 496.

217TH ST, n s, 80 e Paulding av, remove projections to 2-sty brick dwelling; cost, \$500; owner, Macon Sand Corp., 60 Wall st.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 504.

BEACH AV, w s, 100 s Mansion st, 1-sty frame extension, 14.6x16, to 2-sty frame dwelling; cost, \$600; owner, A. Masello, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 497.

COURTLANDT AV, 679, new toilets to 3-sty brick store and tenement; cost, \$150; owner, Albert Diech, on premises; architect, A. W. Manley, Jr., 3291 Park av. Plan No. 495.

FORDHAM RD, 2 West, new columns, beams, partitions, stairs, &c., to 4-sty brick tenement; cost, \$5,000; owner, Patrick J. Quilty, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 499.

HOE AV, w s, 280 s 167th st, 1-sty brick extension, 16.6x12, to 3-sty brick dwelling; cost, \$750; owner, Michael Fitzsimmons Est., 1103 Hoe av.; architect, John C. W. Ruhl, 3152 DeCATUR av. Plan No. 501.

MAPES AV, n e cor 179th st, new store front to 3-sty frame store and dwelling; cost, \$125; owner, Jacob Fries, 1376 St. Nicholas av.; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 505.

SO BOULEVARD, w s, 184.3 s 180th st, 1-sty brick extension, 66.08x63.5, new fireproofing to 2-sty brick garage; cost, \$10,000; owners, Boulevard Auto Co., August Koersmeier, on premises, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 500.

VAN NEST AV, n e cor Cruger av, two new 1-sty of brick built under two 2-sty frame stores and dwellings; cost, \$3,500; owner, Frank Zeman, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 503.

Brooklyn.

BERGEN ST, 761, exterior alterations to 3-sty tenement; cost, \$400; owner, Giuseppe Pucetti, 761 Bergen st.; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 6733.

BRIDGE ST, 447, interior alterations to 4-sty tenement; cost, \$400; owner, estate of Saml. Burling, 232 Bridge st.; architect, W. J. Conway, 400 Union st. Plan No. 6713.

CLARK ST, n e cor Henry st, interior alterations to 4-sty dwelling; cost, \$500; owner, Tumbridge Realty Co., 51 Clark st.; architect, J. W. Tumbridge, 51 Clark st. Plan No. 6782.

CLEVELAND ST, 536, interior alterations to 3-sty dwelling; cost, \$300; owner, Julius Meyer, on premises; architect, W. Zelenko, 957 St. John's av, Manhattan. Plan No. 6729.

COFFEY ST, 74, interior alterations to 3-sty tenement; cost, \$200; owner, M. Fitzchen, 49 Wolcott st.; architect, David A. Lucas, 98 3d st. Plan No. 6642.

COLUMBIA ST, 165, interior alterations to 3-sty tenement; cost, \$100; owner, Morris Grossman, 173 Columbia st.; architect, D. A. Lucas, 98 3d st. Plan No. 6671.

CRANBERRY ST, 55, plumbing to 2-sty church; cost, \$300; owner, Jos. F. Corcoran, 64 Henry st.; architect, Rev. William J. Donaldson, 64 Middagh st. Plan No. 6658.

GRAFTON ST, 91, interior alterations to 3-sty tenement; cost, \$300; owner, Sarah Taylor, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6737.

GRAND ST, 696, exterior alterations to 3-sty dwelling; cost, \$200; owner, Louis Fishman, Grand st and Graham av.; architect, E. J. Meisinger, 394 Graham av. Plan No. 6771.

JUNIUS ST, 234, extension to 1-sty shed; cost, \$1,000; owner, Lena Greenberg, 154 Newport av.; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6698.

LEONARD ST, 660, interior alterations to 3-sty tenement; cost, \$250; owner, Estate Hattie Schlieman, 142 Norman av.; architect, Chas. Stagemeyer, 168 East 94th st. Plan No. 6666.

LEONARD ST, 521, interior alterations to 2-sty dwelling; cost, \$400; owner, Swedish Ewan. Luth. Church, on premises; architect, E. A. Holmgren, 371 Fulton st. Plan No. 6711.

LOGAN ST, 70, extension to 2-sty dwelling; cost, \$600; owner, Alfred C. Honner, on premises; architect, C. E. Harle, 96 Warren st. Plan No. 6657.

METZ ST, 1208, interior alterations to 2-sty storage; cost, \$5,200; owner, Geo. Dressler, 1212 Metz st.; architect, same. Plan No. 6730.

REMSEN ST, 180, exterior alterations to 2-sty show room; cost, \$3,000; owner, Brooklyn Union Gas Co., 176 Remsen st.; architect, Wm. Wepfer, 347 Lincoln pl. Plan No. 6748.

ROSS ST, 162, interior alterations to 3-sty tenement; cost, \$1,500; owner, Nathan Sheinar, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 6667.

SUMPTER ST, 398, plumbing to 1-sty shed; cost, \$200; owner, Martin Sperling, 400 Sumpter st.; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 6652.

TEN EYCK ST, 249, fire-escape to 3-sty hospital; cost, \$150; owner, St. Cath. Hospital, 138 Montrose av.; architect, F. J. Berlenbach, 260 Graham av. Plan No. 6663.

WARREN ST, 578, interior alterations to 3-sty tenement; cost, \$200; owner, John Avelino, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6724.

EAST 2D ST, 15, extension to 2-sty dwelling; cost, \$1,000; owner, Vincent Forti, on premises; architect, Emil F. Link, 314 Linden st. Plan No. 6647.

EAST 2D ST, 15, additional story to 2-sty dwelling; cost, \$300; owner, Vincent Forti, on premises; architect, Emil F. Link, 314 Linden st. Plan No. 6648.

NORTH 6TH ST, 71, interior alterations to 2-sty theater; cost, \$2,500; owner, James J. Long, 169 Meserole st.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6703.

BAY 31ST ST, 220, extension to 2-sty dwelling; cost, \$200; owner, Geo. Cormack, on premises; architect, H. N. Case, 203 Bay 35th st. Plan No. 6757.

EAST 92D ST, 1439, extension to 2-sty dwelling; cost, \$300; owner, Ludwig Klee, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6691.

AV J, 1714, extension to 2-sty dwelling; cost, \$1,550; owner, Ellen C. Cooper, on premises; architect, Seth H. Cutting, 1721 Av J. Plan No. 6778.

ATKINS AV, 615, extension to 1-sty store and dwelling; cost, \$1,000; owner, Chas. Ingrassia, on premises; architect, John M. Ricca, 1556 St. Marks av. Plan No. 6767.

ATLANTIC AV, 426, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Benjamin Aaron, 425 Atlantic av.; architect, Max Hirsch, 391 Fulton st. Plan No. 6683.

BEDFORD AV, 1056, extension to 2-sty store and dwelling; cost, \$300; owner, Jacob Platz, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6749.

BROADWAY, 1468, interior alterations to 4-sty theatre; cost, \$350; owner, Saml. Kilmer, 1539 Union st.; architect, Louis Allmendinger, 926 Broadway. Plan No. 6720.

CLARENDON RD, 3001, extension to 3-sty dwelling; cost, \$500; owner, E. Hemman, 7733 Nostrand av.; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 6739.

CLARENDON RD, 2410, raise 2-sty dwelling; cost, \$500; owner, Chas. W. Lyons, on premises; architect, Geo. Forbell, 561 Grant av. Plan No. 6762.

GARDNER AV, 40, extension to boiler house; cost, \$500; owner, Edw. T. Trotter, 602 Johnson av.; architect, Geo. H. Noll, Jr., 29 Crescent st. Plan No. 6790.

HEGEMAN AV, 192, extension to 3-sty dwelling; cost, \$600; owner, Abraham Sagalowitz, 582 Hinsdale st.; architect, Morris Rothstein, 627 Sutter av. Plan No. 6750.

HOWARD AV, 146, interior alterations to 2-sty dwelling; cost, \$1,500; owner, Herman Muskowitz, 134 Watkins st.; architect, S. Millman, 1780 Pitkin av. Plan No. 6668.

KNICKERBOCKER AV, 428, interior alterations to 3-sty tenement; cost, \$650; owner, Joseph Marienhoff, 659 Myrtle av.; architect, Lew Keon, 9 Debevoise st. Plan No. 6650.

NORMAN AV, 185, interior alterations to 3-sty tenement; cost, \$250; owner, Louis Vogel, on premises; architect, Jos. McKillop, Jr., 154 India st. Plan No. 6669.

SUMNER AV, 15, interior alterations to 3-sty dwelling; cost, \$600; owner, Max Slechter, 708 Willoughby av.; architect, Tobias Goldstone, 49 Graham av. Plan No. 6705.

SUTTER AV, 880, interior alterations to 5-sty dwelling; cost, \$600; owner, Moses M. Glian, 454 Jerome st.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6741.

VAN SICLEN AV, 142, extension to 2-sty storage; cost, \$350; owner, Clarence J. Williams, 2783 Atlantic av.; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6651.

8TH AV, n e cor Berkeley pl, plumbing to 3-sty dwelling; cost, \$150; owner, Jas. Hartie, 133 Water st.; architect, Frank Thorna, 107 Washington st. Plan No. 6777.

Queens.

BLISSVILLE.—Greenpoint av, n w cor Gale st, repair stone shed; cost, \$250; owner, C. Rohan, premises. Plan No. 2203.

CEDAR MANOR.—Pine st, s s, 200 w New York av, 1-sty frame extension, 8x10, rear dwelling; cost, \$250; owner, J. J. Geskin, 21 Pine st, Cedar Manor. Plan No. 2198.

ELMHURST.—Plain st, 357, plumbing in factory and interior alterations; cost, \$400; owner, Greiner Const. Co., premises. Plan No. 2209.

ELMHURST.—Dewey st, w s, 89 n Calmus rd, 2-sty frame extension, 16x6, rear dwelling, tin roof; cost, \$250; owner, M. M. Faldmeyer, premises. Plan No. 2186.

FAR ROCKAWAY.—Summit av, s s, 125 e Mott av, 2½-sty extension, 21x26, side dwelling, tin roof, interior alterations; cost, \$4,400; owner, L. D. Greenfield, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 2202.

FLUSHING.—Beaufort st, s s, 140 s Lawrence st, 1-sty frame extension, 5x6, rear dwelling, tin roof; cost, \$150; owner, Queensboro Heights Corp., 110 West 34th st, Manhattan. Plan No. 2213.

FLUSHING.—Broadway, s s, 100 e Prince st, 1-sty frame extension, 19x34, rear dwelling, tin roof, interior alterations; cost, \$900; owner, Geo. G. Tsistera, 71 Broadway, Flushing; architect, D. McDonald, Flushing. Plan No. 2191.

Alterations (Continued).

LONG ISLAND CITY.—Vernon av, n w cor Division av, 1-st frame extension, 20x28, side office, tin roof; cost \$1,000; interior alterations; owner, Mrs. Christina Just, Scarsdale; architect, Thomas A. Harvey, 239 Vernon av, Long Island City. Plan No. 2812.

MIDDLE VILLAGE.—Steuken st, s s, 125 w Morton st, 2-sty frame extension, 22x16, rear dwelling, tin roof, interior alterations; cost, \$700; owner, John R. Gute, Juniper av, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Brooklyn. Plan No. 2210.

OZONE PARK.—Ocean av, e s, 350 s Belmont av, 1-sty frame extension, 14x16, rear garage; cost, \$150; owner, Jos. Gemell, premises. Plan No. 2187.

RICHMOND HILL.—Stewart av, 200, plumbing in dwelling; cost, \$75; owner, W. Beadle, premises. Plan No. 2204.

RICHMOND HILL.—Waterbury av, w s, 200 s Cleveland st, plumbing in dwelling; cost, \$100; owner, A. Bahrer, premises. Plan No. 2205.

RICHMOND HILL.—Waterbury av, 451, plumbing in dwelling; cost, \$100; owner, L. Mayer, premises. Plan No. 2206.

RICHMOND HILL.—Waterbury av, 435, plumbing in dwelling; cost, \$100; owner, R. Lockwood, premises. Plan No. 2207.

RICHMOND HILL.—Brandon av, n s, 75 w Waterbury av, plumbing to dwelling; cost, \$95; owner, J. B. Reiner, on premises. Plan No. 2194.

RICHMOND HILL.—Spruce st, s e cor Kimball av, plumbing to dwelling; cost, \$65; owner, John Fuhr, on premises. Plan No. 2195.

RICHMOND HILL.—Brandon av, s s, 85 w Napier av, plumbing to dwelling; cost, \$85; owner, M. S. Roth, on premises. Plan No. 2200.

RICHMOND HILL.—Waterbury av, w s, 55 n Brandon st, plumbing to dwelling; cost, \$115; owner, E. Jantzen, on premises. Plan No. 2201.

RICHMOND HILL.—Beach st, 422, plumbing in dwelling; cost, \$60; owner, Mrs. Niederstein, premises. Plan No. 2188.

RIDGEWOOD.—Forest av, s w cor Bleeker st, interior alterations to dwelling; cost, \$200; owner, John Hensen, on premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2196.

RIDGEWOOD.—Forest av, s e cor Bleeker st, interior alterations to dwelling; cost, \$300; owner, John Hensener, premises. Plan No. 2211.

RIDGEWOOD.—Dorscher av, s e cor Jefferson av, interior alterations to church; cost, \$1,500; owner, Emanuel Congregation Church, premises. Plan No. 2214.

UNION COURSE.—Shaw av, w s, 102 s Jamaica av, 1-sty brick extension rear dwelling; cost, \$150; owner, Wm. Suttmeier, Jerome av and Napier av, Richmond Hill. Plan No. 2216.

WINFIELD.—Woodside av, s s, 50 e Fisk av, plumbing to dwelling; cost, \$100; owner, Winfield Coal Co., on premises. Plan No. 2192.

WOODHAVEN.—Lawn av, 1002, plumbing to dwelling; cost, \$150; owner, George Heald, 20 Cedar st, Brooklyn. Plan No. 2197.

Richmond.

BEACH ST, w s, 235 s Van Duzer st, Stapleton, concrete, lumber, etc., to frame stable; cost, \$200; owner, De Somone, Stapleton; builder, J. Buttermark, Stapleton. Plan No. 404.

BISHOP ST, s s, 350 w Amboy rd, New Dorp, partitions, etc., to frame bungalow; cost, \$1,000; owner, L. Butler, New Dorp; architect and builder, C. B. Heweker, New Dorp. Plan No. 405.

PRINCE ST, n s, 300 w Vanderbilt av, Stapleton, masonry, general interior alterations to frame dwelling; cost, \$300; owner, Frank Lorey, Stapleton; builder, Thos. Cummings, Stapleton. Plan No. 402.

ST. MARKS PL, n s, 352 w Westervelt, New Brighton, 80 ft. addition to tower and fireproofing to brick church; cost, \$5,000; owner, Rev. C. A. Cassidy, St. Marks pl; architect, Walter Schumm, 225 5th av, Manhattan; builder, John Fallon, 225 5th av, Manhattan. Plan No. 401.

AMBOY RD & ELTINGEVILLE LANE, s e cor, Eltingeville, repairs to roof to frame dwelling; cost, \$100; owner, Mrs. Abdelnour, Eltingeville; builder, L. E. Decker, Eltingeville. Plan No. 408.

AMBOY RD, w s, 1,000 Wier av, Pleasant Plains, new stoop, doors, etc., to frame dwelling; cost, \$665; owner, Mr. Dobbs, 86 Jefferson st, Perth Amboy; architect, F. Klein, Huguenot Park. Plan No. 400.

AMBOY RD & WILLIAM ST, n w cor, Tottenville, new store front to frame store; cost, \$484; owner, Chas. Jones, Tottenville; builder, E. R. Paugh, Tottenville. Plan No. 410.

BEECHWOOD AV, w s, 220 s Crescent av, New Brighton, back porch to frame dwelling; cost, \$50; owner, J. McBrien, New Brighton; builder, H. C. Vanderhof, New Brighton. Plan No. 412.

CASTLETON AV, n s, 100 e Brighton av, New Brighton, general interior alterations to frame store and dwelling; cost, \$500; owner, John J. Murphy, St. George; builder, W. H. Russell, West Brighton. Plan No. 403.

GREAT KILLS RD, e s, 1,000 s Amboy rd, Great Kills, small interior alterations to frame dwelling; cost, \$250; owner, Chas. A. Schultz, Great Kills; builder, W. Geleson, Great Kills. Plan No. 409.

MARINE WAY, s s, 40 e Atlantic av, New Dorp Beach, y. p. posts to frame store; cost, \$50; owner, R. Herrman, New Dorp Beach; architect, Jas. Whitford, St. George; builder, Frank Morel, New Dorp Beach. Plan No. 411.

ST. PAUL'S AV, e s, 250 w Stone st, Stapleton, 1-sty addition to frame dwelling; cost, \$300; owner, John Siemer, Stapleton; builders, Henry Spruck & Son, Stapleton. Plan No. 407.

NEW JERSEY NEWS.

APARTMENTS, FLATS AND TENEMENTS.
WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, is preparing plans for ten 3-sty brick apartments, 19x38 ft. Owner's name for the present withheld.

WEST NEW YORK, N. J.—Joseph Turck, 770 Bergenline av, is preparing plans for a 4-sty tenement, 25x91 ft., on the west side of Bergenline av, between 22d and 23d sts, for August Richter, 20th st, West New York, owner and builder. Cost, about \$30,000.

CHURCHES.

RIDGEFIELD PARK, N. J.—F. J. Schwarz, 113 Ellison st, Paterson, N. J., is preparing plans for a 2-sty brick and limestone church and parochial school for St. Francis R. C. Church, Rev. John M. McDonald, rector, 114 Mount Vernon st. Cost, about \$30,000.

MONTCLAIR, N. J.—Plans are about completed for rebuilding the brick and stone church at Fullerton and Plymouth avs, for the First Congregational Church, Montclair, Frank A. Ferris, Jr., 2 Warren pl, Bertram G. Goodhue, 2 West 47th st, Manhattan, architect. Henry C. Meyer, Jr., 101 Park av, Manhattan, heating engineer. C. T. Willis, Inc., 286 5th av, Manhattan, general contractor. Cost, about \$250,000.

DWELLINGS.

EDGEWATER, N. J.—Peter Heft, River rd, contemplates the erection of a 2½-sty residence on the south side of Hudson av, 200 ft. west of River rd, from private plans.

SOUTH ORANGE, N. J.—Hughes & Backoff, 31 Clinton st, Newark, are preparing preliminary plans for a 2½-sty frame residence, 36x38 ft., in 3d st, near Prospect st, to cost about \$9,000.

MONTCLAIR, N. J.—A. F. Norris, 150 Nassau st, Manhattan, is preparing plans for a 2½-sty brick and frame residence on the east side of Undercliff rd, for Frank M. Soule, 189 South Mountain av. Cost, about \$30,000.

ROSELLE PARK, N. J.—W. Edmon Clum, 74 Broad st, Elizabeth, has completed plans for a 2½-sty frame double residence, 32x56 ft., in Camden st for Philip Cohen, 243 Elizabeth av, Elizabeth, owner and builder. Cost, about \$4,500.

NEWARK, N. J.—A. H. Thomson, 222 Market st, has completed plans for a 2½-sty frame residence, 22x48 ft., in the Weequahic Park section for Louis Mersfelder, 784 Broad st. Cost, about \$5,500.

FACTORIES AND WAREHOUSES.

WESTFIELD, N. J.—S. E. Townley, 32 State st, East Orange, is revising plans for two 1-sty storage warehouses, 50x150 ft., for George Damon & Sons, 44 Beekman st, Manhattan. New bids will be taken at once.

MUNICIPAL WORK.

MONTCLAIR, N. J.—Hering & Gregory, engineers, 170 Broadway, Manhattan, have been commissioned to draw up a report for the con-

struction of a garbage incinerating plant here for the Joint Municipal Councils of Montclair and Glen Ridge.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—Competitive sketches have been received and are under consideration of the Board of Education for a brick public high school on Lexington av, between Delaware and Lee avs, for the Board of Education of New Brunswick, H. C. Parker, president and chairman of building committee.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, has been commissioned to prepare plans for a 2-sty brick and terra cotta high school on Lexington av, between Delaware and Lee avs, for the Board of Education of New Brunswick. Cost, about \$150,000.

STABLES AND GARAGES.

RED BANK, N. J.—F. B. Warren, care of Warren & Clark, 489 5th av, Manhattan, has completed plans for a frame stable for Mrs. Payne Whitney, 972 5th av, Manhattan. Cost, about \$20,000.

Other Cities.

FACTORIES AND WAREHOUSES.

ONEONTA, N. Y.—Orlo Epps, 158 Main st, is preparing plans for a 1 and 2-sty chemical plant for the Bauer Chemical Co., 30 Irving pl, Manhattan.

HOSPITALS AND ASYLUMS.

ONEIDA, N. Y.—The Oneida Public Hospital, C. M. Clark, on premises, Dr. George W. Mills, chairman of building committee, Washington av, will hold a meeting October 5 to determine the advisability of erecting an addition to the hospital in William st.

HOTELS.

CHARLOTTE, N. Y.—The hotel owned by the Earholomay Brewing Co., 555 St. Paul st, Rochester, Henry Kondolf, president, will probably be rebuilt soon. Cost, about \$15,000. Definite action will probably not be taken until next winter.

PERSONAL AND TRADE NOTES.

M. R. GUISTI, plaster models, has moved from 333 West 36th st to larger studios at 514 West 41st st.

W. A. WARD, architect, has moved his offices from the Bank Building to 30 North Main st, Portchester, N. Y.

TERRY & TENCH COMPANY, INC., contracting, has moved its main offices to rooms 5717-23 Grand Central Terminal.

THE ROME CORPORATION, general contracting, has moved its offices from 105 West 40th st to 1123 Broadway.

CHAS. A. HEIDRICH, architect, 423 State st, Schenectady, desires samples and prices per carload lots on metal studding and plaster boards.

ENGINEERING PERMANENT EXHIBIT has recently been opened at 40 West 39th st, in charge of H. P. Nicholson, treasurer and general manager.

CHARLES BRETTLER, plumbing contractor, has recently opened an office and shop at 576 Willoughby av, Brooklyn, and desires price lists, catalogues and samples from manufacturers and jobbers interested in the plumbing and heating business.

JAMES F. CONRAN, formerly manager of the New York City branch of the Standard Sanitary Mfg. Co., of Pittsburgh, has been appointed general sales manager of the company. Mr. Conran has been in the service of the Standard Sanitary Mfg. Co. for twenty-two years.

PIERCE, BUTLER & PIERCE.—The properties of the bankrupt Pierce, Butler & Pierce Co. brought \$1,174,538 when they were offered for sale by Judge James P. Hill, trustee. They were bought by Charles H. Sanford, president of the National Bank of Syracuse, in behalf of the reorganization committee of the Pierce, Butler & Pierce Co. and the Kellogg-Mackay Co. of Chicago. A new company was incorporated as the Pierce, Butler & Pierce Manufacturing Corporation, with Dr. J. T. Duryea, of New York, as president. The capital is \$2,000,000. The new Kellogg-Mackay Co. will have a capital of \$800,000, with C. V. Kellogg, of Chicago, president.

OBITUARY

WILLIAM J. FORSYTH, a retired general contractor of Yonkers, died at the home of his daughter in Nyack Monday, September 28. He was sixty-seven years of age.

JOHN MORRISON, a general contractor of Orange, N. J., died after a long illness, Saturday, September 26. He was born in Ireland, seventy-five years ago, and had been a resident of Orange for fifty-five years.

THOMAS CURLEY, for the last ten years associated with the Hill Construction Co. of Brooklyn, died after a short illness at his home, 246 Van Alst av, Long Island City, Friday, September 25. He was twenty-nine years old.

THOMAS BURNS, founder of the Thomas Burns & Son Iron Works, of Newark, N. J., died at his home there of a complication of diseases Sunday, September 27. He was ninety-two years old, and is survived by his widow and one son.

JOHN CHRISTIAN EDWARD STOLP, for many years engaged in the manufacture of wire in Manhattan, died Tuesday, September 29, of general debility at his home, 2409 Newkirk av, Brooklyn. He was seventy-five years old and is survived by two sons and a daughter.

WILLARD E. DUCKINFIELD, general contractor, died after a long illness from a complication of diseases, at his home, 608 South Belmont av, Newark, N. J., Wednesday, Sep-

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tember 23. He was born in Phelps, N. Y., fifty-four years ago, and had lived in Newark for about sixteen years. He is survived by his widow and a daughter.

DAVID C. WOOD, chief engineer of the Adirondack survey, died of heart disease at his home in Herkimer, N. Y., Sunday, September 20. He was born in Herkimer county June 26, 1852, and had been in the service of the State for twenty years. Since the formation of the Conservation Commission, four years ago, Mr. Wood had directed the forest survey, making his headquarters in Albany. He is survived by his widow and three sons.

HARRY DARLINGTON, aged seventy-six, identified with various Pittsburgh business interests, died at his home, at Orienta Point, Mamaroneck, N. Y., Sunday, September 27. He had been ill for the last nine months. He was a former owner of the Aetna Iron Company, of Pittsburgh; held a large interest in the McBeth-Evans Glass Company and was a director in several banks and railroads in or near Pittsburgh, his native city. He leaves a widow, two sons and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

EASTERN SUPPLY ASSOCIATION will hold its fall meeting at the Hotel Astor, N. Y. C., Wednesday, October 14.

VARNISH MANUFACTURERS' ASSOCIATION will hold its annual convention in New York City during the week of October 19. Further details will be announced in a later issue.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual meeting and convention at Atlantic City, N. J., October 28-30. Headquarters at the Marlborough-Blenheim Hotel.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONTRACTORS will resume its regular monthly meetings the second Tuesday in October, in the Engineering Societies' Building, 29 West 39th st.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

PAINT MANUFACTURERS' ASSOCIATION of the United States will hold its annual convention in New York City October 19 to 21.

CONVENTION OF CITY MANAGERS will be held in Springfield, Ohio, December 2 to 4. Charles F. Ashburner, City Manager, Springfield, Ohio, chairman.

TECHNICAL LEAGUE OF AMERICA will hold its regular meeting on the third Friday of each month. Walter L. Smyth, 74 Cortlandt st, N. Y. C., is the secretary.

NATIONAL HOUSING CONFERENCE, scheduled for Minneapolis, October 21, 22, 23, 1914, has been postponed because of disturbances due to the European war.

NEW YORK CHAPTER, American Society of Heating and Ventilating Engineers, will resume their regular monthly meetings Monday, October 19, in the Engineering Societies' Building, 29 West 39th st.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will hold its annual convention in Washington, D. C., February 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

RECENT INCORPORATIONS.

HURON BAY CONSTRUCTION CORPORATION, civil, mechanical and electric engineering and general contracting, construction, manufacturing machinery, tools, mining, milling, manufacturing petroleum products, has been chartered with \$25,000 capital stock with offices in Manhattan. The directors are Clarence V. Fanning, Greenport, L. I., William J. Cunningham, Richmond Hill, L. I., and Harry Speicher, Glendale, L. I. The attorney is J. D. Baucus, 49 Wall st.

BERNSTEIN & KRAMER REALTY CORPORATION is a \$30,000 company chartered to do a realty and construction business with offices in Manhattan. The directors are Barnet Bernstein, 80 East 92d st, Harry D. Kramer, 127 West 65th st, and Abraham H. Rubenstein, 790 Riverside drive. Henry Singer, 55 Liberty st, attorney.

MIDDLEBURY MARBLE CO. has been chartered with \$100,000 capital stock with offices in Manhattan for quarrying marble, stone, etc. The directors are Gwyn Walker, 5 Lawrence st, Elizabeth A. Alexander, 49 Cornell av, both of Yonkers, Curtis P. Byron, 100 William st, and two others. Clarence Alexander, 299 Madison av, attorney.

W. S. HILL REALTY CORPORATION has filed papers with a capitalization of \$10,000 to do a realty and construction business. The directors are William Stanley Hill, 170 West 73d st, Sylvester C. Hill, 38 West 12th st, and George W. Phillips, Jr., 60 Wall st. Chas. S. Davison, 60 Wall st, attorney.

THE ARTEE REALTY CORPORATION is a \$50,000 company chartered with offices in Manhattan to do a realty and construction business and to deal in building materials. Harry Harris, Ralph A. Kohn and Henry G. Wiley, 31 Nassau st, directors. Elek John Ludvig, 31 Nassau st, attorney.

TAX BOOKS OPEN.

Total Net Valuation Increased \$133,000,000.

The city tax rolls for the coming year were opened October 1.

The total assessments for the five boroughs, according to the tentative figures, which will be somewhat reduced, is \$7,800,180,532. This includes the real estate of corporations, the assessments on which amount to \$207,613,590, but it does not include the special franchise assessments assessed by the State Board. Of the total real estate increase, new buildings account for \$130,000,000.

Real property shows important decreases in all boroughs, but new buildings and improvements have made it possible for the tentative assessment list to show a net increase over last year. Change of trade centers in Manhattan has had a noticeable effect. The district which includes Broadway from Bleecker street to Fourteenth street has a net decrease of nearly \$15,000,000.

The district bounded by Broadway, Fourteenth street, Thirty-second street, Fourth avenue and Fortieth street had a decrease of \$11,500,000, but new buildings amounting to more than \$12,000,000 and improvements produced a net increase of a little more than \$13,000,000. North of Fortieth street, between Third and Fourth avenues to Ninety-sixth street, there was only a slight decrease, while the net increase was more than \$24,000,000.

Not a single Brooklyn district showed a net decrease. The Bronx constructed new buildings during the year valued at \$16,000,000. The following recapitulation shows the tentative assessment by boroughs:

	New Buildings.	Increase.	Total Assessment.
Manhattan.....	297	\$63,307,594	\$4,932,364,260
Bronx.....	525	23,826,516	656,310,771
Brooklyn.....	2,887	35,354,065	1,628,268,257
Queens.....	3,558	26,985,582	500,226,209
Richmond.....	928	3,267,174	83,010,845
Totals.....	8,295	\$133,782,317	\$7,458,784,625

To this is added the increase on the real estate of corporation, which brings the total assessments up to \$7,800,180,532.

Assessed Valuations.

The following table shows changes that have been made in tentative assessments as compared with last year, hotels, theatres and office buildings being concerned:

	1914.	1915.
Grand Central Terminal.....	\$15,800,000	\$18,175,000
Flatiron Building.....	2,400,000	2,075,000
U. S. Rubber Co.....	1,500,000	1,650,000
Woolworth Building.....	8,880,000	9,500,000
Hotel Eelmont.....	4,500,000	4,550,000
Hotel Biltmore.....	5,750,000	8,575,000
Hotel Breslin.....	2,165,000	2,170,000
Hotel Gotham.....	2,500,000	2,570,000
Holland House.....	2,666,000	1,525,000
Hotel Manhattan.....	3,710,000	3,850,000
Hotel Marie Antoinette.....	1,550,000	1,620,000
Hotel McAlpin.....	8,550,000	9,450,000
Murray Hill Hotel.....	1,850,000	1,930,000
Plaza Hotel.....	7,900,000	8,000,000
Ritz-Carlton.....	3,375,000	3,470,000
St. Regis.....	2,575,000	2,650,000
Waldorf-Astoria.....	13,710,000	13,135,000
Astor Theatre.....	800,000	850,000
Fifth Avenue.....	1,400,000	1,370,000
New Amsterdam.....	795,000	805,000
Strand.....	1,825,000	2,325,000
Winter Garden.....	1,035,000	1,068,000

Personal Tax Rolls.

On the personal tax rolls, which were also opened, John D. Rockefeller appears as the possessor of the largest amount of taxable personal property. His assessment is \$5,000,000. The assessment on the personal property of James B. Ford is set down as \$3,000,000, and there are over fifty persons assessed on personal property valued at from \$200,000 to \$600,000.

Electrical Trades Expectant.

As Germany is the chief competitor of the United States in the electrical trade throughout the world, American manufacturers say that her removal, even temporarily, will throw \$100,000,000 of electrical orders to the United States. South America has been Germany's chief foreign market, and this territory is now at the mercy of American makers of electrical equipment and machinery, and the latter are already taking important steps to assume the reins. The second

week in October will see the annual Electrical Exposition and Motor Show in New York. This year the exhibits of the domestic manufacturers will be directed largely with the idea of capturing the foreign business which has heretofore been swung to Europe.

New Bank Homes Show Prosperity.

The George A. Fuller Company numbers among its recent business contracts with no less than seven different banks in various parts of the country, involving work that will aggregate over \$2,000,000. To particularize, the Old National of Grand Rapids is in the new Pantlind Hotel building in that city and the Fuller company is now engaged in fixing up handsome quarters. The Peoples State Bank of Detroit is putting up an addition to its present home. Another Detroit institution, the Wayne County and Home Savings Bank, is erecting a new building, and so is the First National of Durham, N. C., and the First National of Olean, N. Y. Crossing over to Canada, the Royal Bank is getting a new building at King and Yonge streets, Toronto, while the Merchants Bank of Canada is making an addition to the quarters of its Winnipeg branch.

TRADE LITERATURE

Railroad and Marine Paints.

It must mean a great deal to a firm to manufacture a product that has through merit become useful round the world. Yet when the exchanges from building fields in England, and even as far away as South Africa are received giving reports of contracts awarded wherein Toch Brothers' paints and waterproofing compounds are to be used, the great scope of this commodity as a factor in high-class construction work begins to appeal to the imagination. But when it is known that the very conveyances which carry this commodity into the far corners of the earth are themselves protected with that same commodity, the part that this compound plays in engineering work, after sixty-six years, is really astounding. The firm's latest booklet, telling how their product is applied to ships of the sea and iron horses of the land, is fully as interesting as their works on building construction. They may be had for the asking at the office of Toch Brothers, 320 Fifth avenue.

New Steel Ceiling Catalogue.

Catalogue No. 19, describing the "Classik" line of steel ceilings manufactured by the Berger Mfg. Co., Canton, Ohio, is one of the finest productions of this kind that has ever come to our attention.

This handsomely bound and illustrated volume is something more than a mere catalogue, because it gives valuable information of a general character relative to metal ceiling application, in addition to complete particulars of the many exclusive points which distinguish the "Classik" line.

The book contains 148 pages of heavy art paper, bound in heavy antique paper covers of a dark brown color, richly embossed in red and gold, and one of its most pleasing as well as most useful features consists of numerous large and remarkably beautiful illustrations of the many unique patterns of "Classik" ceilings, cornices, mouldings, etc., reproduced by the highest type of half-tone process.

Additional interest is provided by the pictures of interiors of theatres, banks, churches and other large and important buildings in which Berger's "Classik" Steel Ceilings have been installed.

The Berger Manufacturing Co. has recently effected a considerable reduction in the cost of erecting their ceilings by the introduction of their new close-fitting bead and counter-sunk, self-centering nailing point, which practically eliminate calking of the joints. Details of this feature are also contained in the catalogue. Copies of this book may be obtained by addressing the Berger Manufacturing Co.

BUILDING MATERIALS AND SUPPLIES

PRICE CHANGES INDICATE WIDE VARIANCE IN DEMAND AND SUPPLY—PLATE GLASS QUOTATIONS NOW 90-30 AND STIFF

Pig Iron and Steel Weak—Portland Cement Shaded—Plan Filings Show Gain

PRICE changes reported as of October 1, in the building material and supply department, indicate wide variance in supply and demand. Plate glass, which was quoted at 90-25 off list prior to September 15, but was cut considerably by small jobbers, is now 90-30 and stiff, with prospects of further tightening if the demand develops any more. Pig iron, the barometer of the future steel market, is weak at \$14.45, while last year at this time it was bringing \$15.25. Both the iron and steel markets are uneasy, with competition driving prices considerably below current quotations. Structural material, for instance, is being quoted at tidewater at 1.31 to 1.36c., but actual figures are reported to be much lower on good orders. Brick from the Hudson River district is a little firmer, at \$5.00 to \$5.50 a thousand, dock, N. Y., but Newark yard prices show no change. Portland cement is still being cut by certain small companies under the \$1.58 level. Lime at \$1.25 is not as firm as it was at the same level on September first.

American linseed oil is quoted three cents below the sixty-cent level current September first. Hardwoods are stiffer, reflecting the big gain in alteration work. Paints and varnishes are stiffer, owing to the shutting off of supplies from abroad, especially coal tar color products. White lead is stiffening, which also helps to put up the price of paints.

Coal shipments are heavy, and there is considerable activity on the part of building managers to safeguard their shipments and supplies. The Reading interests announced that they would operate their plants continuously to keep pace with the exceptionally heavy demand for

commercial and domestic sizes. Port Reading, along the Staten Island Sound, has more coal in cars awaiting export than it ever has had before.

Pipe mills are encouraged by the demand for tubing. Bookings have been increasing to such an extent of late by reason of foreign purchases that increased capacity has been thrown in. Wire and nail mills are now operating at 75 per cent. capacity, whereas 60 per cent. was the prevailing rate of output two months ago. Sheets and bars, on the other hand, are extremely dull.

All naval stores, such as rope, rosin, acids, and potash, are higher. Lubricating oils show no change from the 13 and 13½ cent quotations ruling before the war.

The summary action taken by the Treasury Department against banks which have been hoarding funds will, it is believed, be prolific of good results in the building trades. Plan filings have shown that realty interests have felt a demand for more commercial buildings and industrial plant extension, but the difficulty has been to induce banks to finance the enterprises, regardless of interest rates offered.

Plan filings in the five boroughs for the week closing noon yesterday follow. In the same week last year there were 190 buildings projected, valued at \$1,312,680.

	Week ending			
	Sept. 25.	Oct. 2.	No.	Value.
Manhattan	4	7	\$954,650	\$1,820,500
Bronx	11	18	269,775	356,625
Brooklyn	80	92	412,925	534,800
Queens	75	50	325,798	136,655
Richmond	20	21	28,020	37,785
Total	190	188	\$1,991,168	\$2,886,365

COMMON BRICK.

Registered Unloading Shows Gain—Sales More Active.

HUDSON common brick sold a little more actively on the wholesale market this week, but prices remained unchanged. Shipments are restricted, the week closing with a reserve of four bargeloads or a little more than a million brick, as against 48 bargeloads or 16,800,000 brick in the corresponding week last year.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 1, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.		1913.	
Left over, Friday A. M., Sept. 25-6.		Arrived.	
Friday, Sept. 25	6	Sold.	7
Saturday, Sept. 26	7		5
Monday, Sept. 28	11		10
Tuesday, Sept. 29	3		5
Wednesday, Sept. 30	4		7
Thursday, Oct. 1	7		5
Total	38		39

Reported en route, Friday, Oct. 2-4. Condition of market, weak. Prices: Hudsons, \$5 to \$5.50 (shaded); Raritan, \$5.25 to \$5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.25 (yard). Nominal. Left over Friday a. m., Oct. 2-5.

HUDSON RIVER BRICK UNLOADED. (Current and last week compared.)

Sept. 18	957,000	Sept. 25	835,000
Sept. 19	618,500	Sept. 26	596,000
Sept. 21	915,000	Sept. 28	1,183,000
Sept. 22	1,009,500	Sept. 29	1,128,000
Sept. 23	1,025,000	Sept. 30	910,000
Sept. 24	1,013,000	Oct. 1	1,210,500
Total	5,538,000	Total	5,862,500

Left over, Friday A. M., Sept. 26-42.

1913.		1914.	
Arrived.		Sold.	
Friday, Sept. 26	13		7
Saturday, Sept. 27	5		4
Monday, Sept. 29	15		18
Tuesday, Sept. 30	1		2
Wednesday, Oct. 1	7		8
Thursday, Oct. 2	8		4
Total	49		43

Condition of market, stiffening at top quotations. Price: Hudsons, \$5.50 to \$6; Newark,

yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Oct. 3-48.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 1, 1914	1235
Total No. bargeloads sold Jan. 1 to Oct. 1, 1914	1230
Total No. bargeloads left over Oct. 2, 1914	5
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 2, 1913	1551
Total No. bargeloads sold Jan. 1 to Oct. 2, 1913	1503
Total No. bargeloads left over Oct. 3, 1913	48

PLATE GLASS.

Discounts Now 90-30 and Stiffening—Foreign Supply Cut. PLATE glass of all kinds is now quoted at 90-30 and is stiffening. Jobbers report heavy demand following the shutting off of foreign supply, but little of which is of a speculative nature. American mills have suddenly had to bear the plate glass demand of the world.

COAL.

Anthracite Mills Will Run Continuously From Now On. ANTHRACITE coal plants have to operate their plants continuously from now on if they expect to keep up with the demand for domestic and small commercial sizes. The Reading has taken the first definite action in this respect. Consumers seem desirous of getting as much coal in store as possible to forestall eventualities arising from shortage at the mines later on. Prices have not changed. Port Reading reports a larger quantity of soft coal on cars awaiting export orders than it ever has had before.

WIRE AND PIPE.

Mills Encouraged by Freer Buying of Tubing—Plate Mills Active. WIRE and pipe mills are planning to increase their capacities. Of all the subsidiary plants of the United States Steel Corporation the plate mills are rolling the heaviest output while structural steel mills are running as low as 30 and 40 per cent. Pig iron demand is light in all sections. Last month's fabricating orders totaled only 55,000 tons, a gain of about 7,000 tons as reported for August.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to noon, Oct. 1, 1914.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide, Sept. 5, 1914.

BRICK—

Hudson common	\$5.00@	\$5.50
Raritan common	5.25@	5.50
2d hand common	3.00@	—
Newark (yard)	6.75@	—
Front or face	18.00@	36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.): Domestic Portland @ \$1.58 Con. Rosendale Nat. .90@ nom Alsen's German...No. quot. Dyckerhoff German...No. quot.

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in.	\$1.00
Trap rock, ¾ in.	1.20
Bluestone, 1½ in.	.95
Bluestone, ¾ in.	\$1.15@ 1.30

Glass, Window— Discounts.

Single thick	90-10 & 90-15
Double thick	90-10 & 90-20
Plate	90-30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in.	\$0.90
¾ in.	\$1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in.	\$0.06
6x12x12 in.	.084
8x12x12 in.	.102
10x12x12 in.	.12
12x12x12 in.	.15

Interior—

2x12x12 in.	\$0.048
3x12x12 in.	.048
4x12x12 in.	.054
6x12x12 in.	.072
8x12x12 in.	.096

LIME (Standard 300 lb. bbls. wholesale, select finishing): Farnham Cheshire, finishing... @ \$1.55 Eastern, common \$1.25 nominal

LINSEED OIL— American Seed City Raw... \$0.56@ \$0.57 American Seed City Boiled... .57@ .58

LUBRICANTS (Mineral): Black, refined, summer... .13 @ 13½ Black, reduced, 27 gravity, 35@30 c. t. .13½ @ 14 Wax, crude per lb. 3½ @ 3¾ Cylinder, light filtered... .21½ @ .23 Cylinder, dark, steam, refined... 15½ @ 25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 in.	\$21.50@	\$25.00
14 to 16 in.	27.50@	31.50
Heart face siding 4-4 & 5-4	29.50@	30.00
Flooring, 13-16x2½ & 3 ins.	15.00@	28.00
Heart face, siding 4-4 & 5-4	27.00@	—
Hemlock, Pa. f. o. b. N. Y. base price, per M.	—@	24.50
Hemlock, W. Va. base price per M.	—@	24.50
Hemlock, Eastern mixed cargoes	20.00@	22.00
(To mixed cargo price add freight \$1.50.)		
Spruce Canadian	\$24.00@	\$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):		

2x4, 18 and 20 ft.	\$27.50
2x6, 10 and 14 ft.	22.00
2x8, 12 and 14 ft.	23.00
2x10, 3x10, 10 to 16 ft.	27.00
8x8 and under, 16 ft. and under	24.00
9 in., 16 ft. and under	29.00
4x10 to 10x10, 16 ft. and under	29.00
2x12 and 3x12, 16 ft. and under	29.00
12 in., 18 and 20 ft.	30.00
Add \$1.00 per M. for each inch over 12 ins.	
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.	

1x2 shingling lath, rough or dressed one side \$26.00 4-4x6" merchantable quality 26.00 4-4x8" merchantable 24.00 4-4x10" merchantable 27.00 4-4x12" merchantable quality 30.50

LATH (Eastern spruce f. o. b. N. Y.): 1½-in. round wood @ 4.00@ \$4.10 1½-in. slab \$4.00@ \$4.10

Plaster—(Basic dealer prices, at yard, Manhattan): Masons finishing in 100 lb. bags, per ton \$10.50@

BLOCKS— 2 in. (solid) per sq. ft. .06 3 in. (hollow) .06½ 4 in. (hollow) .07¼ Boards ¾ in. thick, per sq. yd. .16

SAND— Screened and washed Cow Bay, 500 cu. yd. lots, wholesale \$0.50

SLATE (Per Square, N. Y.): Penn. Bangor ribbon \$4.10@ \$4.75 Munson, Maine, No. 1 5.50@ 7.75 Munson, Maine No. 2 4.50@ 6.75 No. 1 red 10.00@ 12.00 Unfading green 4.00@ 6.00 Genuine Bangor 4.75@ 6.75 Pen Argyle 4.00@ 6.00 Vermont, sea green 3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot: Beams and channels up to 14 in. 1.31@ 1.36 Beams and channels over 14 in. 1.31@ 1.36 Angles 3x2 up to 6x8 1.31@ 1.36 Zees and tees 1.31@ 1.36 Steel bars, half extras 1.31@ 1.36