

# REAL ESTATE **RECORD** AND **GUIDE.** BUILDERS

NEW YORK, JULY 26, 1913

## WHAT IS THOUGHT OF THE NEW BUILDING CODE

Views of the Most Competent Critics—Commended as a Conscientious Effort to Do the Right Thing, But Scored in Some Respects.

**A** PUBLIC hearing will be held next Tuesday, beginning at ten in the morning, at City Hall, on the Amended Building Code proposed for enactment by the Building Committee of the Board of Aldermen. During the past week the document has been the subject of careful study by many interests concerned, as such a code of laws affects nearly everybody. The Record and Guide has obtained the views of some of the most representative experts and finds that on the whole the code is being treated as a conscientious effort to bring our building regulations into harmony with modern building practice.

Another factory holocaust has strengthened the hands of those who have been contending for a more general use of fire-resisting construction and of fire-prevention methods. It is being said that the Binghamton case will have an influence in the framing of the new ordinance, yet the saying is true that New York is in a class by itself and should by lawmakers be considered apart from small places up the state.

### The Most Important Change, as Supt. Miller Sees It.

The Superintendent of Buildings of the Borough of Manhattan, Hon. Rudolph P. Miller, when interviewed for the Record and Guide, said that probably the most important change in the proposed Building Code is the requirement for a certificate of occupancy. Heretofore it has been possible to erect a building for one purpose and then, without alteration, convert it to another purpose, often defeating the intent of the law. Under the proposed code, it becomes unlawful to change the occupancy of a building without first submitting the question, whether this occupancy is proper or not, to the Superintendent of Buildings.

Supt. Miller considered the lowering of the limit of height for non-fireproof construction for commercial buildings a radical change. All loft buildings, factories and buildings of a similar nature must hereafter be fireproof if over 40 feet in height, whereas heretofore such buildings could be built non-fireproof up to 75 feet in height.

"Greater provision is made for light and ventilation of buildings," remarked Mr. Miller further. "At the present time, only certain buildings (private residences, hotels and lodging houses) are restricted to a certain proportion of the lot area. Under the proposed code all buildings will be restricted in this particular to secure proper light and ventilation.

"More detailed requirements are to be provided for exit facilities in buildings, improving generally their safety.

"In the matter of fireproofed floor construction—while the provisions of the law have been entirely rewritten, the effect will be to permit generally constructions as they are now being accepted by this bureau. So far as can be seen from a cursory glance of the proposed ordinance, there is no discrimination against any particular material. New types of floor construction that may not be provided for in this code, may be used, provided they meet the fire tests prescribed. No types are necessarily excluded.

### The Fireproof Provisions.

"A form of construction that has not heretofore been provided for in the law itself, but which has been covered by regulations issued by the Superintendents, is now included in the sections governing reinforced concrete construction. The provisions for this construction are practically the same as those now in effect by the Superintendents' regulations.

"Whether the average cost of construction under the proposed code will be increased or lowered is a little difficult to say as yet. In Manhattan it will probably not make much difference, inasmuch as the tendency at the present day, in the erection of business buildings, is toward fireproof construction. The requirements for the enclosing of stairs in fireproofed walls, being already in vogue, will not materially affect the cost of construction. It may be that the limitation as to the lot area to be covered by buildings will have the effect of reducing the rentable areas that might be obtained from a piece of property, but even here the common practice at the present time is to utilize only as much of the lot as will be permitted under the proposed code."

### The Best Code Yet.

Supt. P. J. Carlin of the Brooklyn Bureau of Buildings, who was one of the advisers of the Building Committee, said that except in some minor particulars and a few clerical errors that have crept in, and which of course will be righted, it was his judgment that the amended code is the best measure of its kind the city has ever known. The new regulations would generally make no material difference in the cost of construction, either way. In some instances fireproof construction would cost no more than wood construction.

### Favors Hollow-Tile Houses.

Supt. James A. Henderson of The Bronx agreed that several of the sections as drafted should be amended, and he had no doubt that as the result of the hearings changes would be made by which the value of the code would be increased. Mr. Henderson added:

"In general, the proposed code, is in my opinion the equal of any code that has been prepared and offered for adoption to the Board of Aldermen and will provide for better and safer building construction in New York City.

"While the cost of construction of some classes of buildings may be increased by the requirements of the Labor Law as to exits and fire walls, the general cost of construction will not be raised or lowered to any appreciable extent by the requirements of the proposed code.

"If the new code becomes a law I expect a great increase of dwellings with walls of brick and hollow tile instead of frame construction in the suburban districts of New York City."

### Behind the Times, Says Mr. Flagg.

Ernest Flagg, the architect of the Singer and many other monumental buildings, resigned as a member of the Advisory Commission to the Building Committee of the Board of Aldermen when he found that the methods to be used in making the revision of the building code were of a kind which he thought would end in failure. A few years ago Mr. Flagg could find no one who thought there was anything wrong about those methods; now he finds a very general impression among those who have given most thought to the matter that the specification method of making a building code is not the correct one. He said:

"I have not had time to examine the revision carefully enough to be able to say what effect it will have upon the cost of building construction in Manhattan. I do know, however, that it will perpetuate the method of construction which is giving us our preposterous fire loss; because, under it, the general use of incombustible material will not be possible, and under it we will still continue to build walls too thin to stand upright except for the bracing afforded by the inflammable floor systems which rest on them. This is a method of construction which, so far as I am able to learn, is only used in this country, and strange to say, I have never been able to get a single engineer who was willing to go on record as advocating it as a sound engineering practice, yet it finds its place in all building laws of American cities.

"I believe that if our whole building law was abolished and people were allowed to build as they chose, except that walls supporting wooden beams should be designed to stand upright of their own strength, and cellars be covered with vaulting or non-inflammable material, that our fire loss would constantly decrease. Under the present elaborate building law and the substitutes pro-

posed for it, it is certain not to decrease."

Cass Gilbert, architect of the great Woolworth Building, said he had not yet read the code and was therefore unable to express an opinion upon it.

#### A Building Code Not So Necessary.

Julius Franke, of Maynicke & Franke, architects of many skyscrapers, has been ill and unable to look through the proposed code, but there was one thing which struck him as wrong with our building laws:

"We have too many jurisdictions over some classes of buildings—factory buildings, for example. Any building where manufacturing is carried on is, I believe, designated by the factory inspection law as a factory. This might classify even an office building as a factory if there happened to be a few persons employed there in making—say neckties. Buildings of this kind, as well as all real factory buildings, would be affected by the various new factory laws under the jurisdiction of the State Factory Bureau, the Fire Prevention Bureau and the Bureau of Buildings.

"It will be a considerable item in the expense of a factory to prepare plans, file them in these various bureaus, wait until these bureaus act on them, then amend them to suit the views of the various authorities and finally obtain their approval. This will consume much time and will be a tedious and expensive affair.

"Because of the various new laws already in existence, particularly on the subject of factories, there is not that necessity for a building code which existed before such laws were promulgated; although I am not prepared to say that the proposed law may not be an improvement on the old.

"In any event, I wonder how a building code can be written at the present time which will not conflict with the authority vested in the Fire Department and the new State Factory Bureau."

#### Fairly Satisfactory.

E. D. Litchfield, architect, who has been identified with previous attempts to revise the code, said that a somewhat hurried consideration of the Amended Building Code, as prepared by Alderman Herbst's committee, gave him the impression that it is in the main a very satisfactory document. A detailed consideration would probably develop items upon which there might be differences of opinion, but it would appear that there had been a conscientious effort to prepare a building law well fitted to present conditions in the City of New York. In many respects the proposed law was a great step in advance of the existing code, and from such examination as he had been able to make, if it contained Machievellian conditions, they had been carefully hidden.

"It is apparent that in the preparation of the present document," said Mr. Litchfield, "the efforts of the previous commissions and committees has been generously made use of. When at last a revised code is adopted by the City of New York, the people will stand much in the debt of the late Charles H. Israels and of his associates of the 1906-1907 Building Code Revision Commission. In almost the first paragraph of the code is embodied the regulation for which Mr. Israels fought so hard, that 'all modifications of the code and all variations, including the application and reasons for same, and the Superintendent's decision, with reasons, shall be published in full in the City Record within two weeks after the Superintendent's action and may be cited as precedents. Our present Superintendent in Manhattan was a member of the 1906 commission and has adopted the procedure, practically as

above outlined, but it will be a distinct advantage to have this regulation a part of the code and applying to all the boroughs.

"I am inclined to believe that the code as at present proposed will prove to be, as it should be, the best of the building laws submitted to date."

"Will it increase the cost of building?"

"In so far as it limits the height of certain mercantile buildings built non-fireproof, it does tend to increase the cost of such buildings, but modern practice and a regard for the interests of the city at large have tended to the erection of the majority of such buildings of fireproof construction, so that the new regulation is not only a wise one, but in line with the present accepted practice.

"On the other hand, the regulations encourage the fireproof construction of buildings by reducing their cost in certain particulars, notably in the matter of the reduction of the live load to be calculated on the floors of tenements and other residence buildings, and in the up-to-date requirements as to the construction of curtain walls in skeleton construction buildings."

#### Lower Insurance Rates Should Offset Increased Outlay.

S. Milbank Cauldwell, president of the Cauldwell-Wingate Company, big builders, gave it as his opinion that the new code is a decided step in the right direction:

"The reduction in height of non-fireproof structures seems most desirable. The fire-tower feature is particularly commendable and it would seem advisable that outside balconies connecting therewith should be constructed with floor and parapet walls of some approved form of masonry. The regulations regarding sprinkler equipment, stairways, elevator shafts, etc., all tend to true economy.

"It is a source of satisfaction to feel that the men who have been instrumental in draughting the present revision of the code have been influenced by a desire to improve standards of building in general rather than by a desire to favor special interests.

"When one is persuaded of the urgent necessity of improving these standards the additional cost should not be considered a matter of great moment. The single advantage of reduction in insurance rates to owner and tenant should to a great extent offset the increased outlay."

#### A Broader Scope Suggested.

Albert Oliver, representing the fireproofing interests, said he could not help but conclude that an immense amount of painstaking effort had been devoted toward the production of a code admirable in very many respects. If there was a weakness, it was on the side of conservatism, he said:

"My personal opinion as regards the fireproofing sections, is that a broader scope should be allowed, say on the lines suggested by Mr. Ernest Flagg, for the allowing of a class of fire preventive means, for dwellings and the cheaper class of buildings, that would have nothing in common with the rigid fireproofing regulations required for heavier and more expensive classes of buildings. This might mean the employing of light reinforced gypsum floors where wood construction is now permitted.

"Regarding the table on page 44 of the code, I expect to ask Mr. Harold Perrine of Columbia University, to make loading tests, to which Chairman Herbst, members of his committee and the gentlemen who have assisted them, will be invited. It may transpire that this table is not just correct; that it would result in a waste of material, and

it is generally believed that wasting the natural resources of this country is bad business."

#### Merchant Builders Doing Little.

Capt. John P. Leo of the Board of Examiners, said:

"I am not well enough informed as to its provisions to give you an intelligent opinion as to whether or not cost of construction will be increased under its provisions. As a matter of fact merchant builders of any responsibility are practically idle; it is only in cases where a man had vacant and unproductive property that he is willing to do anything at this time, by reason of the high cost of labor and material. But this is a healthy condition, as there was certainly an over production in the past few years."

#### Strongly Favors Fireproof Construction.

Henry Ives Cobb, architect of the Liberty Tower, said:

"From the brief examination I have so far had time to give the new Building Code, it appears to be a step in the right direction. No building should be excepted from the fireproof requirements of buildings over forty feet high in the congested sections of the city. If this should increase the cost of some tenement house construction, then it will force the omission of much useless so-called ornamentation, which would be beneficial to the owner and add much to the appearance of the city. Within certain districts no building of any kind should be constructed unless it is fireproof or at least sufficiently fireproofed to prevent any possibility of it endangering life or damaging adjoining property."

#### WOULD SAVE \$200,000,000.

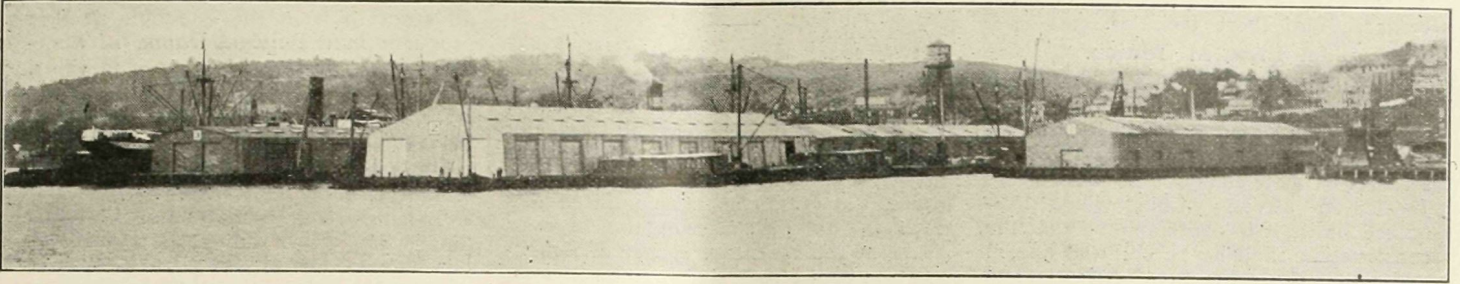
#### But City Economy League Would Not Dwarf Social Reform.

The Globe will print this afternoon a letter from Mr. William Chesebrough, president of the City Economy League, which deals with the attitude of the League toward what may be called the social welfare activities of the city and which touches also upon other matters of general interest. It reads in part:

"I believe that the next Mayor of New York City could, without any detriment whatever to the public service, eliminate waste aggregating at least \$25,000,000 per annum in the administration of the various city departments. If, during the next four years, the Board of Estimate were also to save only \$25,000,000 more annually by eliminating appropriations for unnecessary, useless and illtimed projects these two savings, aggregating \$50,000,000 annually, would amount in that period to \$200,000,000, and put the city in a very different financial position from the one it now occupies. Does anyone who has studied the situation doubt that this can be done by a really capable administration?"

"The position of the taxpayers is not a narrow minded one. They desire that every child in this city shall have an opportunity for proper education, and that preventive health work for the elimination of disease shall be continued. They do not wish that any expenditures which are really essential to the health, safety, and welfare of the citizens of New York should be eliminated. They believe, however, that the exercise of financial prudence and business sense, and the application of practical business methods in administering the affairs of this city for the next four years, is an absolute necessity. A failure to adopt such a policy must inevitably result in the not distant future in a general loss of confidence which will produce a con-

(Continued on Page 172.)



THE BUSH IDEA—A TERMINAL WITH COVERED PIERS AND WAREHOUSES KNIT TOGETHER BY RAILROAD TRACKS.

## MUNICIPALIZING BROOKLYN'S TERMINALS

**A Marginal Railroad From Brooklyn Bridge to Bay Ridge—To Be Operated Jointly By Trunk Lines—Eventually Self-Sustaining—Local Owners Have One Principal Objection**

THE plans of the Terminal Committee of the Board of Estimate for the extensive development of the Brooklyn waterfront from Brooklyn Bridge to Bay Ridge seem on the whole to be satisfactory to the Brooklyn real estate and general business interests to be affected thereby, except in one principal particular, which relates to the Second avenue section. The reason for the objection to the present arrangement for a straightline marginal railroad in this section is that it would cut off 330,000 feet of pier frontage, thereby making possible the collection of an enormous sum from the city in consequential damages.

Several property owners have agreed to give the city the right of way if the Second avenue straight line plan is abandoned. Comptroller Prendergast explains that the matter had been referred to Chief Engineer Nelson P. Lewis by the committee, and that the committee had incorporated the straight line plan in the report upon Mr. Lewis's suggestion though personally opposed to it.

### Outline of the Project.

The Terminal Committee, following up and perfecting ideas of Calvin Tomkins, former Commissioner of Docks and Ferries, contemplates a comprehensive marine and water terminal in which the rail transportation facilities behind the docks would be co-ordinated with the docks and other marine terminal facilities in one general terminal, all ultimately to be owned and controlled by the City of New York, and whose operation would be regulated according to the policy of the port as formulated by the government of the city.

The proposition as between the city and the trunk line railroads is that the city will furnish, construct and replace all necessary property, structures, tracks, trestles, etc., required by or as a part of the marginal terminal railroad, at an estimated maximum cost of \$7,500,000, exclusive of lands. The cost of the real estate required, for yards and float bridge approaches, would be at assessed values, \$3,718,125.

The railroad companies will organize the Joint Terminal Operating Company

(the city may have representation in the board of management if desired), which operating company will furnish the necessary rolling stock and will operate and perform all service upon the terminal railroad.

The through rates accruing to and from points on the terminal railroad will be the regular published New York rates, and the trunk line railroads will assign as earnings to the terminal railroad the same pro-rates or allowances as are at present made to the existing terminal companies, which are and have been transacting the business embraced in the proposed terminal district.

The operating company is to perform all terminal switching service (including internal switching) at fair and reasonable rates to be subsequently established) as well as the floating or water service.

The operating company will maintain the railroad and appurtenances and floating equipment, and perform the operating and floating service at cost, this cost to include the interest on the investment made by the operating company, and depreciation upon the same, as provided by law.

### A Self-Sustaining Improvement.

The operating company is to guarantee to the city, as annual rental, 5.4 per cent. on the cost of the railroad up to a maximum capital cost of not to exceed \$7,500,000, with the provision that if the income from the business handled at the rates as above prescribed do not yield a sum sufficient to pay the guaranteed rental, that no additional rental for any additional facilities or land will be charged by the city until the operating company shall recoup such deficits out of future earnings before the rental payable under any separate lease for yard spaces or lands shall be increased.

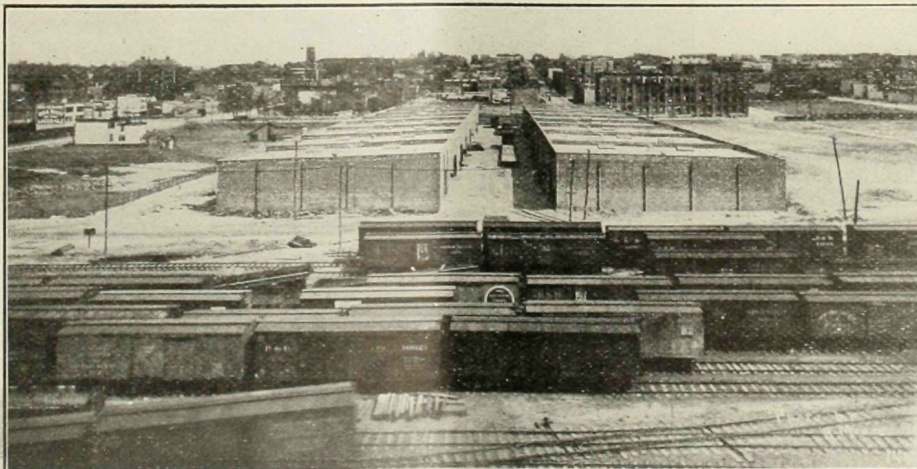
The leases of the proposed marginal railway and of yard spaces to the trunk line railroads, if made as above outlined, would render it possible for the city to secure exemption of the above sum of \$7,518,391, the cost of the main line right of way and terminal facilities, from the day of completion of construction of the road, which has been approximately fixed at January 1, 1915.

The committee asked the railroads to agree to pay as rental from the inception of operation; that is, to begin to pay upon the completion of construction an amount sufficient to make the entire investment in main line and right of way self supporting and capable of exemption from computation in the city debt; and under a separate and additional lease, to pay a rental upon the real estate for yard spaces and float bridge approaches, small in amount during the first years, but gradually increasing until it should reach a sum sufficient to make the investment in the real estate likewise self sustaining.

### Route of the Marginal Railroad.

The railroad as now laid out upon the city map follows the lines of the railroad of the New York Dock Company at various points between Fulton street and King street. It also follows the lines of the Bush Terminal Railroad Company between 41st street and 65th streets. When amended in accordance with the suggestions submitted by the Dock Commissioner, it will follow the lines of these roads still more closely. It has always been perceived by the authorities that, in establishing these facilities, it would be highly desirable for the city to obtain the ownership of the New York Dock Company railroad on the north and of the Bush Terminal Railroad Company on the south. Without them the marginal railroad would

be incomplete. In this opinion the committee has been confirmed by the statements made to it by the chairman of the railroad committee to the effect that, without the ownership and control of these facilities, the trunk line railroads would be less inclined to make a contract with the city for the operation of the city's line. Accordingly, the committee has been endeavoring to find



A MARGINAL RAILROAD IN CONNECTION WITH PIERS AND STOREHOUSES.

a means of obtaining for the city the ownership of these facilities.

#### An Elevated Portion.

With these facilities in the possession of the city, the projected railroad could be completed by construction in the middle district between 28th street and King street and between Bowne street and Joralemon street, within which last-named limits it is contemplated that the construction shall be an elevated line, in order that the crossing of Atlantic and Hamilton avenues at grade may be avoided.

At various points the railroad passes along the surface of streets, title to which has never been acquired by the city, although they have been dedicated and are subject to the easement of the public for street purposes.

Between 28th street and 17th street, the railroad follows the line of a prolongation of Second avenue northward from 28th street. An Act of the Legislature which became law several years ago, prohibits the opening of Second avenue between 28th street and 26th street. There is no prohibition, however, against the opening of Second avenue, from 26th street northward to Hamilton avenue. The committee says in its report that it has given careful study to the representations of property owners in the intervening district who have claimed that the opening of this avenue would cause large damage to the docks which now run back from the Gowanus Canal to a point within approximately two hundred and fifty feet of Third avenue. The committee was requested to lay out a line curving back from 28th street through private property behind the inshore end of these docks, and then curving again eastward across the Gowanus Canal at 17th street. On examination, however, the Engineer of the Board reported that such a procedure would be even more expensive and more destructive of private property than the opening of Second avenue. He recommended that the line be left as it is on the present map, following the prolongation of Second avenue north of 28th street.

#### LAND DAMAGES.

##### Commissioners' Report—Additional Richmond Court House Site.

George S. Scofield, Frank H. Innes and Russell Bleecker, commissioners in condemnation proceedings to acquire the balance of the block bounded by Stuyvesant place, DeKalb street, Jay street and South street, New Brighton, as additional space for the new county court house, made their report to the Board of Estimate on July 24. The awards are:

Owners.	Owners' Experts.	City's Experts.	Awards.
Mary A. Tilley.....	\$135,000	\$32,000	\$45,300
James C. Crabtree..	90,000	25,000	34,500
Judson and Worrell.	40,000	10,000	10,830
Corn Exchange Bank.	115,000	44,500	53,250
Robt. P. G. Bucklin.	110,500	25,000	29,500
Est. of Louis Benziger.	162,250	40,100	40,100
Lessees.	.....	.....	5
	\$652,750	\$176,600	\$213,485

The report of commissioners is filed in the office of the Board of Estimate and Apportionment on July 24, 1913, and commissioners will hear objections thereto on Thursday, August 7, 1913, at 2 p. m., at their office, room 514, 51 Chambers street, Manhattan.

—New York City has 500,000 telephones; London, 235,000; Berlin, 210,000; Paris, 91,000.

—The streets radiating from Getty Square, Yonkers, are to be ornamentally lighted with tungsten lamps.

#### A SHERMAN SQUARE DEAL.

##### The Spencer Arms Apartment House Bought By Robt. E. Dowling.

The confidence of Robert E. Dowling, president of the City Investing Company in New York City real estate, particularly in high-class apartment houses as a safe investment, was demonstrated this week by his purchase of the Spencer Arms, at the southeast corner of Broadway and 69th street, on Sherman Square, from Mrs. Mary Philipse Satterlee and the Misses Philipse, through Barton Chapin. The Spencer Arms is a 12-story, fireproof, skeleton-steel constructed apartment house, with permanent light on all sides. It adjoins St. Stephen's Episcopal Church on the east.

Covering a plot of six city lots and fronting 113 feet on Broadway and 161 feet on 69th street, the building was erected by the Spencer Realty Co., of which Robert S. Finney is president, about eight years ago. In 1910 the company sold the property to Mrs. Satterlee and the Misses Philipse, and took in part payment the office building at 95-97 Liberty street, which was subsequently sold to the Singer Sewing Machine Co. in an all cash deal.

Mr. Finney, upon the sale of the Spencer Arms in 1910, took back a twenty-one year lease and this lease has also been purchased by Mr. Dowling in the present transaction.

The Spencer Arms rents for \$125,000 a year and has been held at \$1,300,000. Mr. Dowling gave in part payment the 11-story loft building at 17-19 West 17th street and the 6-story mercantile building at 171-173 Macdougall street which were held at \$700,000.

Mr. C. W. Mix, president of the Frank L. Fisher Co., speaking of the Sherman Square section this week, said:

"The recent purchase of the high-class fireproof apartment house at Broadway and 69th street, known as the 'Spencer Arms,' is interesting, especially as it calls to our attention at this time, when the general real estate market seems to be quiet, the confidence that experienced real estate owners have in property in the neighborhood of Sherman Square. There has been very little sale of property in this neighborhood for the past five or six years, as none of the owners seem to have offered their prop-

erty for sale or put any price on it. They all seem to have the one opinion that property in the neighborhood of Sherman Square is sure to enhance in value, and that in the end it will be solidly built up with modern and up-to-date apartment houses or hotels.

"Sherman Square occupies rather a unique position in that it affords perpetual light and transportation that surpasses any other point on Manhattan Island. Traffic at the Broadway and 72d Street Subway Station has, in the past few years, increased about 50 per cent. until it has become a very active business thoroughfare.

"The recent sale of the 'Nevada Apartment House,' occupying the entire block front from 69th to 70th street, Broadway and Amsterdam avenue, facing the square, brought attention to one of the most desirable properties north of 59th street. This purchase was made by an estate which has been for many years well identified with real estate on the West Side, and this purchase is within keeping of the same good judgment the executors have shown in the past.

"The Sherman Square section has an unusual advantage over all of the other so-called squares, in that business is carried on successfully on all sides of the square and yet these are within easy access of each other. This arrangement extends from 69th street to 73d street, on Broadway and Amsterdam avenue. There has been a steady increase in property values in this vicinity without any setback whatever during the past 10 or 15 years, and in our opinion, it will continue to increase. Property around the square seems to be in the hands of strong holders, which always insures satisfactory conditions and desirable improvements."

#### Widening of Canal Street.

Charles H. Strong, Edgar J. Nathan and Alfred E. Smith, the commissioners in the proceedings of the city to acquire the necessary lands for the widening of Canal street, between the Bowery and Chrystie street, will present the bill of costs in the proceeding, for taxation, to a Justice of the Supreme Court, Special Term Part I, at the County Court House on July 31, at 10.30 a. m.



THE "SPENCER ARMS" APARTMENT HOUSE ON SHERMAN SQUARE.

## THE CITY ECONOMY LEAGUE'S PROGRAM

William H. Chesebrough Outlines the Measures Which He Thinks Are Necessary to Reduce Taxes and Increase Administration Efficiency.

THE executive committee of the City Economy League has been at work this week upon a "municipal program" which shall point out in detail the means by which taxes can be reduced and the administration of the city improved. The program has not yet been finished, but it will probably bear a close resemblance to a draft submitted to the committee by Mr. William H. Chesebrough, president of the league. The draft, here somewhat condensed, reads as follows:

Absolute insistence upon home rule for the city in all matters which involve appropriations.

All party platforms should call for candidates for the Legislature who are pledged to vote against all bills imposing mandatory financial obligations upon the city.

Means to be devised and enacted into law whereby the city will be relieved of its present disproportionate contribution toward the expenses of the State government.

A municipal election day at a time separate and distinct from that for State and national elections. Spring municipal elections would greatly aid in eliminating partisanship and in placing the city's administration on a business basis.

The financial body which makes appropriations should be entirely different in personnel from the officials who spend the money so authorized.

Concentration under one head of duties now performed in a conflicting manner by various city departments.

Employees should be required to work the number of hours customary in mercantile establishments.

One central purchasing bureau for all city supplies and the incorporation of practical methods of standardization of purchases.

Completion of the accounting reorganization under direction of the Comptroller's office, with the co-operation of each departmental head.

Transfer to the Board of Estimate of all powers of fixing salaries and establishing grades of employment.

Full control by the municipality over expenditures and business methods of county offices. Abolition of fees to Sheriff and other county officers.

Practical and less expensive methods of standardization of city salaries and of specifications for city contracts, and a simple method of obtaining proper cost records. Standardization of salaries should mean fair equalization both up and down for similar duties performed in the different departments.

The present system of condemning property for city purposes should be entirely changed. That now in vogue usually results in property so acquired costing the city from two to three times its proper value. A permanent commission in condemnation should be established; the commissioners in character and ability to be at least equal to those elected for Supreme Court justices.

Lessening of the tremendous burden imposed upon the city through the legal requirement that it shall make up any deficiency in the police pension fund. Additional legislation should provide that able-bodied policemen should not

leave the city's service on a pension at the age of 55. They should be retained until perhaps 65 and made to perform useful services. Where regular patrol duty would be too onerous, they could be utilized in inspection or other less active service. More stringent rules to prevent an abuse of the pensioning fund by police commissioners are required.

A reduction of the exorbitant prices for food products through the establishment of wholesale terminal markets in each borough, the control of which shall be under one city department and not under many.

A more efficient system of food inspection with greater power to enforce pure food laws and prevent frauds in weights and measures.

More economical transportation of farm products to markets within the city by utilizing where possible transportation lines in the outlying boroughs at such hours as will not interfere with passenger traffic.

The development of the city's waterfront, and the extension of its dock facilities, is an essential necessity to restore and augment the commercial supremacy of the city. Such development should be in the interest of the city and not of private corporations.

The city should maintain several piers on the North and East Rivers which may be used by all shippers on equal terms.

The city should utilize or sell or make productive the real estate now owned by it, acquired for various purposes and at present lying idle and yielding practically no income. Property now owned by the city and not otherwise in use could be utilized for wholesome out-of-door exercises and recreation.

Prohibition against the issuance of long term corporate stock for short-lived improvements.

A modification of the present system of exempting real estate from taxation, to the end that the aggregate of exempt property shall be greatly reduced.

To urge all political parties to oppose in their platforms, and all candidates for the Legislature, to pledge themselves to oppose all new radical legislation likely to impair confidence in or reduce the values of real estate.

A revision of the Building Code along rational lines, and one which will afford adequate protection to life and property.

An intelligent and practical limitation of building heights, based upon the character of occupation and the necessity for preserving light and air, along lines which will recognize the imperative necessity of conserving real estate values.

A reorganization of our educational system and the selection of one of the country's foremost administrators in such work as the controlling head of the system, with an advisory body without power of control composed of men of the type of the present Board of Education. This would result in fixing responsibility and produce greatly increased efficiency and economy. Without doubt, economies could be effected under a single capable administrator, which without adversely affecting existing school service would save sufficient money to provide vocational training

schools, free or at a nominal cost. It is better ethics and better economy to spend money to make young men and women self-supporting than to afterwards spend money in correctional care.

A complete reorganization of the city's correctional system to effect economy and efficiency of administration and more humane treatment of those with whom the system deals.

A centralization of the licensing agencies of the city for all privileges, including park concessions, newsstands, and those granted by the Borough Presidents and the Dock Department. There should be competition and publicity in making these grants.

A continuation of the corporate stock budget and of a controlled and segregated budget. An abolition of the existing improper practice of voting upon appropriations not upon the calendar by unanimous consent. One regular meeting day each month should be set aside for acting upon proposed appropriations.

### SEVENTH AVENUE SUBWAY.

#### Hearing on Form of Contract Announced—New Utrecht Avenue Line.

The Public Service Commission for the First District is making progress in the work of carrying out the plans for the Dual System of Rapid Transit. On Thursday of this week it awarded the contract for the construction of that part of the Broadway subway, in Manhattan, to be operated by the New York Municipal Railway Corporation, extending from 14th street to 26th street.

The commission has ordered that public hearings be held on August 1 on the forms of contract for the construction of the Seventh avenue subway in Manhattan, to be operated by the Interborough Rapid Transit Company, extending from the Battery to Times Square, and for the New Utrecht avenue line of elevated railroad, to be operated by the New York Municipal Railway Corporation, extending from 38th street, Brooklyn, to Coney Island. Following these hearings it is expected that plans for the several sections of these two lines will be speedily prepared and contracts let for their construction. The city has already taken title to the land required.

#### Other Progress Notes.

Before the hearings are held it is believed the commission will advertise for bids for the construction of Section No. 1 of the Queens rapid transit lines, the only section not let on the Corona and Astoria lines. This section will cover the junction of those two lines just east of the Queensboro Bridge, and will also embrace the connection for the extension of the Steinway Tunnel. During the week the New York Municipal Railway Corporation executed a contract with the Terry & Tench Company for the construction of the physical connection between the Myrtle avenue and Broadway elevated railroads, and filed with the commission plans and form of contract for the construction of the greater part of the Lutheran Cemetery extension of the Myrtle avenue elevated railroad from Wyckoff avenue to Fresh Pond road.

## PICTURE THEATRES MUST BE MADE SAFE

New Construction Rules in Effect August 8th—Two Means of Exit and Possibly Three—Inspectors to be Appointed—Gallery Stairs Must Not Lead to Main Floor.

A NEW ordinance in relation to motion picture theatres will go into effect on August 8. The Board of Aldermen and the Mayor were a long time in coming to an agreement as to the nature of the regulations that should be framed to control what has become a considerable department of construction, but the bill as finally approved was substantially as when first introduced.

Doubting the wisdom of permitting galleries in very small buildings, the Aldermen were for a long time divided on the question of the minimum width of building in which a gallery should be permitted. The ordinance as enacted provides that, while a gallery may be built in a theatre erected on a lot not less than twenty feet wide, the capacity of the gallery shall be limited to not more than twenty-five per cent. of the total seating capacity of the theatre.

### Stairs and Galleries.

Entrance to an exit from the gallery shall in no case lead to the main floor of the theatre, and there can be no circular or winding staircase. That is to say, the stairs to the gallery must be placed in a lobby, or in a hall, or in an exterior court. The ordinance does not say where they can be fixed, only they must not lead down to the main floor of the theatre.

The total width of the stairs shall not be less than eight feet in the clear where the gallery accommodates 150 people. For every 50 people less than 150 the width of the stairs may be reduced by one foot. The stairs must be constructed of fireproof material, and both the material and the bearing capacity must be such as to receive the approval of the Superintendent of Buildings. A gallery must have at least one line of fire-escape leading to an open court or to a fireproof passage or directly to the street.

### Definition.

A motion picture theatre is deemed to be any public hall or room in which motion pictures are exhibited, where the seating capacity does not exceed six hundred and where there is no stage or scenery. Anything more than this makes it a regular playhouse, and subject to the theatre ordinance.

The Mayor is authorized under the law to appoint a body of men to be known as Motion Picture Theatre Inspectors, who are to be paid such compensation as is to be fixed by the Board of Aldermen on the recommendation of the Board of Estimate.

### What the Plans Must Show.

Applicants for motion picture theatre licenses must file plans and specifications with the Superintendent of Buildings and a copy thereof when approved by the Superintendent of Buildings with the Bureau of Licenses with an application for a license. It will be the duty of the bureau inspectors to pass upon the suitability of the location selected and the character of the applicant. The License Bureau will also request the Fire Department, the Bureau of Buildings, the Department of Water Supply, Gas and Electricity and the Department of Health to inspect the theatre and make reports. Six series of inspections

are thus provided for, and no license can be issued until the provisions of the ordinance is complied with.

The plans must show clearly and fully the location and width of all exits, passageways, stairways, fire-escapes and aisles, the arrangement of seats, the size of floor beams, wall supports, etc., the location and construction of the enclosure for the motion picture light and machinery, a diagram of the lot or plot showing outlets from all exits, and such other information as may be required.

### Prohibition.

Motion picture theatres will not be permitted in frame buildings nor in hotels, tenement houses or in factories and workshops except where the theatre is separated from the rest of the building by unpierced fireproof walls; and in no case may they be operated above or below the ground floor.

### Exits.

There must be two separate exits, and where the main floor accommodates more than three hundred people there must be three exits. No exit may be less than five feet in width and the main exit not less than ten feet in total width. In all such buildings hereafter erected or altered, if unobstructed exit to a street cannot be provided, either an open court, fireproof passage or corridor must be provided instead, to extend from the rear exit to the street front.

### Walls.

If the walls of the auditorium contain wood studs, they must be covered with expanded metal lath or wire mesh, and then receive three coats of plaster; the ceilings must be treated in the same way, and if there is a basement, the ceiling under the auditorium floor must be lathed and plastered also as described.

The ordinance contains full instructions for the safe construction of booths. Chairs must be firmly secured to the floor and placed not less than thirty-two inches from back to back. Separate toilets and auxiliary fire apparatus must be provided. The lighting, heating and ventilation of the buildings are provided for in several sections. There must be one thousand cubic feet of air space for each person or artificial ventilation will be necessary. The air must be kept in motion by means of fans. The ordinance also provides for the regular cleaning of the theatre.

### Existing Places Affected.

All the provisions of the ordinance will apply to existing places of amusement where motion pictures are exhibited in case the seating capacity be increased. Otherwise existing places will have to observe only the regulations for the construction of booths, width of aisles, position of chairs, floor loads, lighting, heating and ventilation and regular cleansing. Places giving other forms of entertainment besides motion pictures must comply with the regular theatre section of the Building Code, no matter what their seating capacity may be, large or small. The ordinance does not apply to picture exhibitions under the direct management of educational institutions or in private residences.

## THE MORGAN BUILDING.

Progress on the Foundations—Main Caissons Now Being Constructed.

The past month has witnessed the removal of the last vestige of a well known landmark of New York City's financial district—the Drexel Building. This building, for so many years the home of the banking firm of J. P. Morgan & Co., has given way to what will be the finest banking structure in the city. Situated on the principal corner of downtown New York—Broad and Wall streets—opposite the United States Sub-Treasury and diagonally opposite the new Bankers' Trust Company Building, the new structure will make an important addition to the already imposing group of buildings in the neighborhood.

In keeping with the precedent established by many other banking institutions, the building will be about four stories in height, although the foundations will be founded on rock and capable of supporting a greater load than will be put upon them. Work on these foundations has already been begun by The Foundation Company, 115 Broadway, contractors; in fact, the Mills Building, which adjoins the site on two sides, was underpinned during the wrecking of the old building.

### Underpinning the Mills Building.

The underpinning of the Mills Building, which is eleven stories high, and exceedingly heavy, was accomplished by the use of nineteen pneumatic cylinders. These shoring cylinders were made of cast-iron in sections about four feet long each. Niches having been previously cut in the walls which were to be underpinned, these sections were inserted therein and jacked down one on top of another. During the jacking-down process the material was excavated from within the cylinders, compressed air excluding the water. Considerable difficulty was encountered in the form of old piling, which had to be cut away.

An unusual feature made use of by The Foundation Company to increase the carrying capacity of each cylinder, consists in spreading out the base by the use of an I-beam grillage. The cast-iron shell of the cylinder was wedged tight against these beams so that not only the crushing strength of the concrete filling was utilized but the iron shell as well. When the weight of the Mills Building is known to be forty tons per lineal feet, the wisdom in spreading the bases of the underpinning cylinders is apparent. All the cylinders rest in rock about sixty-five feet below Wall street water level at this point being 17 feet below curb.

The main caissons for the support of the building are now being constructed and average in plan about 7x28 feet. These caissons will be placed end-to-end entirely surrounding the lot. They will be carried to bedrock about sixty-five feet below Wall street, and the adjoining ends keyed together. The center of the lot will then be excavated about fifty-five feet below the street, forming a water-tight cellar. These caissons will be far enough along to permit "putting air on" by the time this article is in print.

### Court House Site Report.

The final report of Abram I. Elkus, James J. Coogan and Henry Schneider, the Commissioners of Estimate and Appraisal in the proceedings of the city to acquire lands on Leonard, Worth, Lafayette, Centre and other streets, for a new court house site, will be presented for confirmation on July 28 at 10.30 a. m., in Special Term, Part I., Supreme Court.

**NATIONAL R. E. CONVENTION.****To Meet at Winnipeg Next Week—  
Important Topics for Discussion.**

The sixth annual convention of the National Association of Real Estate Exchanges will be held at Winnipeg, July 28, 29 and 30. The National Association has grown from fifteen affiliated boards to the present membership of eighty-three boards in five years. The principal features of a long program are given below. During the convention the delegates will be entertained with luncheons, field sports and little journeys to points of interest.

**Monday, July 28, Morning Session.**

Convention called to order by President Edward S. Judd of Chicago.

Invocation. Addresses of welcome—on behalf of the Province of Manitoba, Sir Rodmond P. Roblin, Premier of Manitoba; on behalf of the city of Winnipeg, Mayor T. R. Deacon; on behalf of the Winnipeg Real Estate Exchange, President T. H. Crotty. Response and annual report, Edward S. Judd, president National Association of Real Estate Exchanges.

Roll call, reading of minutes and report of secretary, Philip Moessinger, Cincinnati. Report of treasurer, Edward S. Lovely, Detroit. Report of executive secretary, Thomas S. Ingersoll, Minneapolis.

Grange Hotel, Lombard street, 12:15 P. M.—Executive Committee luncheon.

**Afternoon Session.**

A silver trophy cup will be presented to the National Association of Real Estate Exchanges, on behalf of the Chicago Real Estate Board, by its president, Edward M. Willoughby.

Contest for Cup.—Five minutes (no more) will be given to a member of each Board represented at the convention in which to speak for his Board and city. The trophy cup will be awarded to the Board whose representative is decided to have made the best address. It will be engraved with the name of the winning Board and held by such Board until the next annual convention, when it will again be competed for.

A committee of three, composed of Colonel Nathan William MacChesney, Andrew R. McMaster and A. H. Fredericks, St. Louis, will act as judges and make the award.

Government House, 4:30 to 6 P. M.—Ladies' reception.

**Tuesday Morning Session.**

Question Box.—Among the questions answered will be the following:

"Is a Municipal Real Estate License Law Effective?" Dean Vincent, president Portland Realty Board.

**Addresses.**

"The Hudson's Bay Company and Western Development," J. A. M. Aikins, K. C. M. P., Winnipeg.

"International Realty Associates," N. J. Upham, Duluth.

"Increased Real Estate Values as a Result of Efficient Farming," Joseph Chapman, Minneapolis, vice-president Northwestern National Bank.

"Fourth Estate and Real Estate," Jas. Schermerhorn, Detroit, publisher of the Detroit Times.

**Secretaries' Conference.**

"Making Board Members Work," A. I. Creigh, secretary Omaha Real Estate Exchange.

"How to Increase the Membership of a Board," M. H. Gottschall, executive secretary Pittsburgh Real Estate Board.

"Publicity and Its Importance in Board Work," J. J. Dowling, secretary St. Louis Real Estate Exchange.

"Methods for Maintaining Interest and

Attendance at Meetings," Stanley L. McMichael, secretary Cleveland Real Estate Board.

"The Value of the Multiple Listing System," Geo. B. Hibbard, secretary Fresno Realty Board.

**Tuesday Afternoon Session.**

Committee reports and discussion.

Committee on New Exchanges, Eastern Division, V. H. Surghnor, Chicago.

Committee on New Exchanges, Western Division, A. G. Bowes, Denver.

Committee on Taxation, C. F. Laughlin, Cleveland.

Committee on Commission Rates, F. W. Faxon, Memphis.

Committee on National Journal, Fred G. Smith, Minneapolis.

Committee on Exhibits, J. W. Rogers, Winnipeg.

Committee on City Planning, George T. Morton, Omaha.

Committee on Municipal Ordinances, Geo. W. Dilling, Seattle.

Committee on Code of Ethics, Page F. Carter, Kansas City.

Committee on State Legislation, Judson Bradway, Detroit.

Committee on National Legislation, Irving B. Hiatt, Toledo.

River Park Field, 6:30 P. M.—League baseball, Winnipeg vs. Duluth.

Auto rides, sightseeing, and general go-as-you-please good time.

Committee Room No. 1, Convention Hall, 8 P. M. Conference meeting of subscribers and others interested in the International Realty Associates. An opportunity for asking questions and making suggestions.

Walker Theatre, Smith street, 8:30 P. M., "Hanky Panky."

Orpheum Theatre, Fort street, 8:30 P. M., vaudeville.

**Wednesday Morning Session.**

Question Box.—Among the questions already asked are the following:

"What Is the Proper Basis of Valuation for 99-Year Leases?"; answer by Alexander S. Taylor, Cleveland, past-president of the National Association of Real Estate Exchanges, followed by discussion.

"How Can the National Association Assist in Exchange of Business Between Members?" Answer by Telfair Stockton, Jacksonville, vice-president of the National Association of Real Estate Exchanges, and others.

**Addresses.**

"The Greatest Factor in the Development of Prairie Land," E. W. Hamilton, manager Canadian Thresherman and Farmer, Winnipeg.

"Some Suggestions for Financing Real Estate Deals," S. S. Thorpe, Minneapolis,

past-president of the National Association of Real Estate Exchanges.

"National Banking Loans on Real Estate," C. F. Garfield, Rochester, N. Y., president Garfield Real Estate Company, vice-president National Bank of Commerce, president New York State Real Estate Association.

"Developing a Sales Force," E. H. Close, Toledo, president E. H. Close Realty Co., president Toledo Real Estate Board.

"The Mighty Right Hand of the Continent," George N. Black, Los Angeles, president California State Realty Federation.

**HEALY'S \$1,000,000 HOTEL.****To Be Erected at Hartsdale from Plans  
by William H. Gompert.**

A sketch of the million dollar hotel which Wm. H. Gompert has designed for Thomas Healy, the president of the New York Restauranters Association and proprietor of the restaurants which bear his name in this city, shows an imposing building in a picturesque location.

The hotel will crown a rise of ground at Hartsdale, and will be known as the Chateau Rochambeau. It will be surrounded by broad acres, a portion of which will be transformed into beautiful gardens and a smaller part left in forests. The hotel itself is to contain three hundred rooms. Subdivided into apartments for permanent, transient and club residents, with the prospect that a well-known New York club will adopt the latter division for its own use. The upper stories of the building are to be of stucco of an ivory color, while the terraces, porticos and lower floors will be built of stone. The lines of the building follow closely the architecture of the French Renaissance, and really represent a composite type of existing French chateaux. Interior decorations of a character calculated to surprise even blasé New Yorkers are promised, with a Pompeian dining room as a prominent feature. Every elegant particular of hotel appointment and arrangement will further distinguish the Chateau Rochambeau.

—The Hotel Biltmore, the construction of which was begun this year, is being built with remarkable celerity by the George A. Fuller Company. The steel frame has been raised twenty-two stories and the exterior walls fifteen stories. The first five stories are of stone. Above this point the construction is of brick and terra cotta. The light colored brick and stone are making the exterior very attractive.



William H. Gompert, Architect.  
CHATEAU ROCHAMBEAU, TO BE ERRECTED AT HARTSDALE.

# BUILDING MANAGEMENT

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

## CENTRAL AGENCY CONTROL.

### The Advantages Claimed for It in Managing a Modern Office Building.

BY E. M. WILLOUGHBY.\*

A LARGE building constructed as we conceive the modern office building to be, means in itself the establishment of an immense business, and a business that requires every facility in its operation that can be secured.

It is well to emphasize those few preceding words, as they contain the meaning of the entire argument that will be offered and the reasons for a general agency in the management of an office building in preference to individual management.

It is a common thing for the owner of an office building to assume that after its construction the completed building may be conducted with ease and that its management may consist only of details that can be defined as clerical. (Salesmanship, constructive ability, tact and diplomacy do not enter his mind as necessary requirements.) It is often assumed that with the assistance of a few active brokers and through individual efforts, a building can be readily filled within a short space of time; that with this end attained, it will then be easy to accomplish everything necessary to the future safe conduct of a business that is to-day defined as "office building management."

The building is finally constructed, completely finished, fully equipped and well filled with tenants; the troubles, it is assumed, will now cease. This building that has been constructed for the sole purpose of developing the largest income possible on a valuable piece of land, improved to its maximum earning power, and so constructed that it can be operated at the lowest possible cost of maintenance, will now have uninterrupted progress and need little care, other than the attention that necessarily is given to the conduct of any business however small.

#### A Mistaken Policy.

This is, at least, so generally thought to be the case that office building management is too often attempted in this manner, and the consequence of doing so has brought about the greatest harm to the office building business. It has resulted in small dividends that are not in any way commensurate with the value of the land, and has deterred prospective investors from going into an investment of this kind.

It is found that the first requirement in operating a building that must be considered after planning for the expenditure of the large amounts of money that will be required to construct it, is the cost of management. An effort is often made to secure the services of some fairly capable young man who is seemingly prepared to assume responsibilities and convincingly presents a record that would indicate an experience that generally he does not possess.

He unconsciously, it may be presumptuously, volunteers to act in a capacity

that would require a man of many years' experience, and offers his entire time, and agrees to personally assume the management of a business that is more complicated and requires the knowledge not alone of one man, but the practical experience of many in the conduct of its affairs.

This young man is provided with assistants selected in a manner that will establish the cost of management of this proposed building at the minimum expense possible. It is then assumed that the cost of management of that building is represented by the salaries of the agent and the office employes. This total is considered a fair representation of what is required in the way of expense to manage a large office building.

Consideration is not given to the many added expenses that are involved through a management of this kind. Inexperience is an added expense not counted. The lack of facilities creates an added expense. The larger organization has these facilities and practical experience, the result of many years of study and the operation of many buildings.

#### A Big Business Proposition.

This is a big business that requires the services of skilled business men. In the conduct of affairs with the tenants, great diplomacy must be shown. It requires the executive direction of a man with a mechanical turn of mind. It may be possible that these two qualities do not exist in the same individual. The handling of finances, which may include the collection of rentals as well as the expenditure of all moneys, requires a man of special ability in this particular direction.

A building cannot be successfully conducted in a penurious manner, and, at the same time, be a success financially unless there is in the executive control some one who may husband the resources of the property and exercise economy in all expenditures. In every large city where we have office buildings it is demonstrated every month in the year and perhaps every week in the month that unusual expense is created; discontent is developed, and loss of good feeling results through the direct contact of the tenant with the owner of the property, or through his contact with the tenant in too direct a manner.

If it is easy for the tenant to come in contact with the owner of a property, or with the owner of the property through his individual representative, it is found by actual demonstration and can be convincingly shown by many instances that have been brought to our own knowledge, that the tenant will secure many privileges that he is not entitled to; many favors that a central agency would not allow and can easily prevent, and they create little expenses here and there that will develop into a large amount, and these privileges, which are the cause of added expense, will be created quickly unless the requests are refused and when refused, discontent will follow.

It is a surprising thing to know, and this can only be learned by talking with the tenants of other buildings, how much the personality of the management may

mean. Any little peculiarities are emphasized in a management of this kind. The conduct of the individual in business life, as well as in social life, is scrutinized by the public at large and he is held to account for any shortcomings.

#### Personality of the Management.

This may result in the loss of prestige and may affect to its disadvantage the business in which the individual is engaged. However, the business might not be affected were its management of a more general character. This condition may be more clearly emphasized in this business than in any other.

The good reputation that a building may enjoy is determined by broad lines, and it would be difficult to define how this reputation is created. It may be found that a building has a standing of the first order and is considered pre-eminently first class in every possible respect, through its location in the city, the character of the construction and the class of tenants. It may often have this reputation through the fact that it is known that the management of this property is in what would be termed safe hands—a management that has made a successful record in other buildings, which gives the prospective tenant a greater confidence.

The general management of office buildings through a central organization, is, in a sense, in its infancy. It may be safely assumed that if the larger cities have found it advisable to so generally adopt this plan, it must have great merit. In its earliest development an organization that specializes in this particular line of real estate business must necessarily take for material in its make-up men who have had experience in every branch of this work. An organization of this kind is strongest when it is the result of a gradual growth that may have required years to reach the point of greatest efficiency, and may then be termed as expert in the management of office buildings. It will create in itself a business that will combine all that is practical.

#### A Combination of Minds.

From a practical standpoint, an office building operated through a general management offers advantages that are so numerous that only a few of them may be pointed out at this time. Other advantages that may not be thought of at this moment develop each day in the course of business through such an agency. A general management of office buildings may offer as its most important factor the combination of a number of minds particularly trained to special duties in the care of properties of this kind.

It offers executives—not only one, but one at the head of each particular department, and there are several departments to this business. Each executive should make a success of the branch of the work that he is specializing in.

We have the renting or income-producing department; the financial department, which deals with expenditures and collections; the physical department, which includes the repairs. Many other branches reach in as many directions in the conduct of this business.

\*Mr. Willoughby is head of the real estate firm of Willoughby & Co., of Chicago. The accompanying paper was prepared for and read at the Cincinnati Convention of Building Owners and Managers.

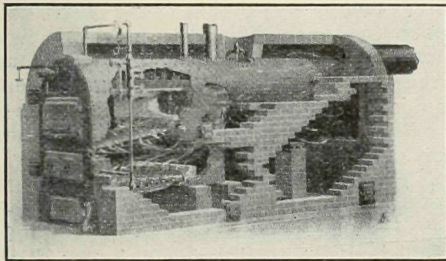


## USEFUL APPLIANCES

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.

### New York a la Pittsburgh?

WHEN the Court of Special Sessions handed down a decision last week declaring that Section 108 of the Sanitary Code was unconstitutional and that the city could not enforce its ordinance prohibiting the Edison Company and others from using soft coal, tenants of buildings more than six stories high began to wonder whether New York City within the next few years would find itself permanently beneath a Pittsburgh pall of soft coal smoke. New York, in other words, is confronted with a general consumption of soft coal where anthracite is now used. As a matter of fact, soft coal should have no more terrors to the residents of a municipality than has anthracite.



Whenever dense smoke issues from a stack, it represents 75 per cent. of the actual heat in the fuel that causes this smoke and the gases carried with it. Therefore Mr. Owner is losing just 50 per cent. or one-half of what he could save if his furnace was of a type that turns this smoke and escaping gases into useful work by burning them at a high temperature and converting them into useful work.

Jesse C. Coogan, chief engineer of the Coogan Engineering Company, of Milwaukee, Wis., made a detailed study of the smoke nuisance in Salt Lake City, Utah, and installed a type of boiler manufactured by the Kewanee Boiler Company, of 47 West 42d street, this city, and the result of his experiences with the type of soft coal non-smoking boiler herewith illustrated has been such as to warrant him in believing that the consumption of soft coal no longer necessarily constitutes a nuisance.

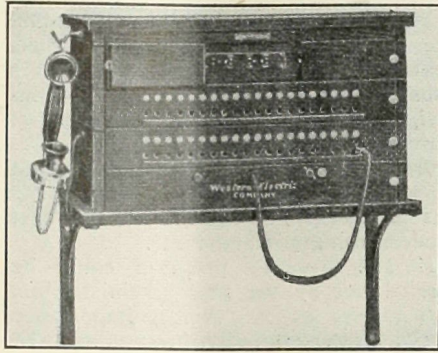
It is a fact that in cities that have compelled absolute obedience of smoke laws and ordinances, owners have learned the great economy of using smokeless types of boilers and are satisfied with them, after it has been proved conclusively by practical experience that instead of being a hardship the compliance with anti-smoke laws is a benefit, inasmuch as it invariably results in a saving of fuel as well as a much higher efficiency from boilers.

### A Telephone Fire Alarm.

Every architect, owner and manager of any building where a central telephone must be maintained to reach every room, floor or department, such as a hotel, store, club, Y. M. C. A., factory, warehouse and some specialty loft or office buildings, has given thought at some time to the question of "How can we communicate instantly with every room in the building in time of an emergency?" Perhaps the Western Electric Company, of 463 West street, has solved the problem.

It is introducing an appliance that can sound an alarm or signal the starting

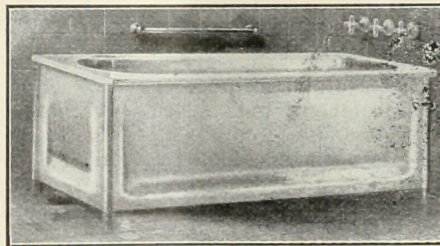
and quitting time in a factory in all rooms at once. Under the old arrangement the operator down stairs must ring up every room individually. If she happened to be in a dense smoke and was forced to quit her board, the other occupants would be in imminent danger.



Even though the operator should be overcome by smoke, all she would have to do is to turn a switch and every room in the building would be instantly connected and she could give warning to a thousand guests in just one single spoken sentence. The value of this system would be amply demonstrated if persons in a lofty office building, theatre, roof garden, hotel or factory building that might happen to be in close proximity to a burning neighboring building, could be cautioned against becoming panic stricken by a timely warning from below that there was no danger.

### A Bathtub Improvement.

An improved type of bathtub is being introduced by the Crane Company, of 494 Cherry street. The illustration gives a fair idea of its general design, which is of such a character as to eliminate many of the objections to the ordinary tub. In the Undine Corner Bath, enameled iron



is employed, and it tiles into the floor and walls so that there can be no inaccessible dirty corners. All the exposed surfaces are enameled, thus permitting it to be easily cleaned. The supply and waste pipes are concealed. The Crane Company makes these tubs for both right or left hand corners. Another advantage is its space-saving virtue.

## QUESTIONS and ANSWERS

### The Donnelly Act.

In reading over recent accounts in the Record and Guide of the investigation into the affairs of the Greater New York Brick Company, I saw a quotation of the Donnelly Anti-Monopoly Act, under which the District Attorney is acting. I have mislaid the copy of the Record and Guide containing the quotation, and I am writing to ask if you would be kind enough to quote same in your Question and Answer Department.

Answer.—"Sec. 340.—Contracts for Monopoly Illegal and Void. Every contract, agreement, arrangement or combination whereby a monopoly in

the manufacture, production or sale in this state (New York) of any article or commodity of common use is or may be created, established or maintained, or whereby competition in this state (New York) in the supply or price of any such article or commodity is or may be restrained or prevented, or whereby for the purpose of creating, establishing or maintaining a monopoly within this state of the manufacture, production or sale of any such article or commodity, the free pursuit in this state (New York) of any lawful business, trade or occupation is or may be restricted or prevented, is hereby declared to be against public policy, illegal and void. (Formerly laws of 1899. Ch. 690, Sec. 1.)

"Sec. 341.—The Penalty.—Every person or corporation, or any officer or agent thereof, who shall make or attempt to make or enter into any such contract, agreement, arrangement or combination, or who within this state (New York) shall do any act pursuant thereto, or in, toward or for the consummation thereof, wherever the same may have been made, is guilty of a misdemeanor, and on conviction thereof shall, if a natural person, be punished by a fine not exceeding five thousand dollars, or by imprisonment for not longer than one year, or both such fine and imprisonment, and if a corporation by a fine of not exceeding five thousand dollars. (Formerly laws of 1899. Chap. 690, Sec. 2.)

### Heat in Coal.

How is heat in coal measured?

Answer: By heat units. A pound of anthracite coal contains 14,500 heat units. The equivalent of 2,565 heat units per hour constitutes one horsepower.

### FIRE CHIEF KENLON AN AUTHOR

Book Now in Press Tells of Use and Abuse of Stand Pipes.

A book written by Chief Kenlon of the Fire Department on "Fire Fighting," and just coming from the press of George H. Doran, 38 West 32d street, is timely.

The volume is an ambitious one and covers the subject of fire fighting from the time when Nero set fire to Rome down to the handling of great modern conflagrations. Illustrations depict the type of fire fighting appliances civilization has known from its earliest periods and even showing the facade of a Roman fire house. The Chief leads quickly up to the modern systems employed in London, Paris and Berlin and then in a scientific appendix he goes into great detail in describing the use of present day fire fighting and fire prevention equipment, including the use and abuse of standpipes in buildings of all sizes and heights, and gives tables showing what the water pressure should be at each floor. He speaks of the need of maintaining fire fighting appliances in good and workable order.

The interest of the architect and the owner will be drawn immediately to what the fire chief has to say about the thickness of walls in buildings, especially in view of the fact that the tendency in present day practice is to make the walls as thin as possible.

The work has a very practical value for architects, builders, owners, building managers and insurance men, for it is written by one who has intimate working knowledge of what really constitutes fireproof buildings, not only structurally, but of the means at hand to check all sorts of fires quickly.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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The Interborough Rapid Transit Company carried 607,244,697 passengers during the fiscal year ended June 30, an increase of 27,071,302 over the year before.

Even the founders of the City Economy League are amazed at the response which property owners in moderate circumstances are making to its requests for signatures to the "declaration of principles" and for funds. Although no systematic effort has yet been made to get money subscriptions, contributions in small sums are coming in by practically every mail.

A large department store—Macy's, to be specific—has opened an "order booth" in the Grand Central Terminal, where commuters may leave their orders in the morning and receive their purchases in the afternoon, on the way home. To one commuter at least, who had an announcement to this effect thrust upon him in the train during the week, the department store "order booth" was a novelty.

Mr. William H. Chesebrough, president of the City Economy League, in a letter to the chairman of the nominating committee of the Citizens' Municipal Committee, writes that the essential thing just now is that "the city's affairs be rehabilitated by men of demonstrated ability and practical experience in the handling of large business affairs." The names of John Claffin, Darwin P. Kingsley, Henry Evans, William Loeb, Jr., and E. H. Outerbridge are suggested as representing the type of man required for Mayor.

### For Efficient City Government.

The attention of the property owners of New York is earnestly called to the constructive municipal program published in the Record and Guide of last week. It was prepared by Mr. Henry Bruere, Director of the Bureau of Municipal Research, and is the concrete practical result of the work which that bureau has performed since 1906, and the lessons, which its directors have drawn from its experience. It covers substantially every aspect of the municipal government of New York. It provides for political and administrative reorganization and for the establishment of a system of conducting the city's business, which conforms to the best modern economic standards.

If Mr. Bruere's program could be carried out by the new administration, two results of the utmost importance would most assuredly be attained. In the first place, every competent official who was seeking in good faith to conduct his department efficiently would be supplied with the instruments and resources necessary for him to accomplish results. In the second place, every incompetent official or every official who was using his office for the purpose of promoting irrelevant personal or partisan objects could not help but be exposed. His incompetence and bad faith would be embodied in the results obtained by his department, which the system of accounting would relentlessly bring to light.

The Record and Guide wishes, however, to call the attention of the property owners of New York to Mr. Bruere's program, not for the purpose of endorsing it in all its details, but for the purpose of placing before them an object lesson in the methods whereby alone a policy of municipal economy can, under contemporary conditions, be made effective. The one indispensable ingredient of any successful campaign for municipal economy is a specific platform, to the realization of which every candidate can be pledged. It does no good to raise an outcry about past extravagance and to insist upon the elimination of waste and the conservation of taxes and credit unless these generalities are accompanied by a detailed program, and this detailed program must include a statement of the objects for which large appropriations may be legitimately made and a statement of the methods by virtue of which a real saving may be expected. With such a program at their command, an economy league can exact, not general but specific pledges, which will really bind a successful candidate.

It is time for the most important taxpayers of New York to put their own consciences through an examination for the purpose of finding out what they have done to prevent the awful waste of the past. During the campaigns preceding the municipal elections of the last twenty-five years, there has in every instance been more or less vague talk about the necessity of economy. In many cases well-meaning men have been elected to the Board of Estimate and Apportionment who have intended to conduct the business of the city economically. But the demands made upon them for lavish expenditure, usually at the instigation of local property-owners' associations, and the extent to which they were hampered by lack of proper technical equipment and by the prevalence of hopelessly wasteful and benighted methods, made their good intentions of no avail. As time went on it became more and more evident that increasing economy and efficiency could be obtained only as the result of a scientific investigation into the technique

of municipal administration and full information as to the actual deficiencies of the methods used in New York.

Certain public-spirited citizens drew this inference. They organized the Bureau of Municipal Research and supplied the money for its maintenance. During the period of its existence, it has thrown a flood of light upon the causes of inefficiency and waste, upon specific cases of extravagance and upon the necessary changes in administrative and financial methods, which must precede or accompany any effective saving of the resources of the city. It has contributed more than any other single agency to the expectation which is now beginning to be entertained by intelligent men, that some improvement may really be brought about in the methods used and the results obtained by the municipal government of New York. Yet property-owners should not forget that if such improvement is effected, partly as a result of the work of the Bureau of Municipal Research, they whose interests were most vitally affected by past extravagance have contributed very little to its support. If it had rested with them, we should have been in much the same difficulties now that we have been in the past, and would have been obliged to conduct a campaign for municipal economy without being able to insist upon the adoption of definite methods.

The Record and Guide is aware that many taxpayers have a good many reservations in respect to the Bureau of Municipal Research. They know that the directors of the bureau are as much interested in plans of social improvement as they are in methods of municipal economy, and they are afraid that the money which may be saved as a result of economy will be spent upon the social program. But if such is the dominant feeling among taxpayers in respect to the Bureau of Municipal Research, there is manifestly only one effective course of action open to them. They must organize a permanent bureau of their own, which will supplement the work of the Research Bureau, while at the same time criticizing more shrewdly than municipal reformers are prone to do specific proposals for social amelioration, undertaken at the expense of the city.

It is perfectly true that the gentlemen behind the present bureau are as much interested in social improvement as they are in economy of administration. They want the city to be economical and efficient in order that it may have the means to contribute more effectually to the welfare of its needy citizens. It is also true that property owners have a legitimate interest in scrutinizing carefully any social program and in objecting to it, in case the burdens imposed on taxpayers as a consequence thereof, are excessive. But they will never make their influence properly felt, and their opposition really effective, unless they are equipped with a full knowledge of the facts and a definite counter-program, which will have the merits, without the possible defects of the program of the Bureau.

It would be hardly possible, of course, to organize an expert investigating bureau in the midst of a campaign, but pending its organization the City Economy League and similar organizations should do their best to make up for the deficiency. They should examine carefully the detailed programs which have been offered for the purposes of securing economy and efficiency and of promoting the business and social welfare of its citizens. Besides the program submitted by Mr. Bruere, the platform committee of the Progressive party has

also submitted a very interesting group of proposals, in which certain specific suggestions are made in respect to administrative efficiency, budgetary economy, and general municipal policy. These and similar programs should be critically scrutinized for the purpose of selecting the planks which a non-partisan taxpayers' organization can properly approve; and if necessary others should be added, which would embody the results of the inquiries made of late years into the conduct of the government by taxpayers' organizations. This program should include not merely detailed suggestions for improving municipal organization and administration, but a sketch of municipal policy adapted to the existing resources of the city, as well as its current needs. So far as possible all candidates should be pledged to this platform, and it should be vigorously advocated by the speakers sent out by taxpayers' organizations.

Finally, before another election comes about the City Economy League should have a bureau of its own that would make a business of scrutinizing in the interest of the property owner the methods used and the results obtained by the municipal government; and on the basis of its investigations a special and a definite taxpayers' program should be drawn up which should be sharply distinguished from the programs of municipal parties or groups of social reformers. In no other way can an agitation for municipal economy be made really fruitful. The day has gone by for municipal politicians to talk about economy or good government in the abstract. Such talk merely plays into the hands of the people who have benefited from municipal extravagance. Efficient municipal government is becoming both an art and a science. Every group of citizens who propose to exercise a decisive influence upon the behavior of municipal government must qualify themselves for the task by first-hand knowledge obtained, if possible, by a special machinery of investigation.

#### The Week in Real Estate.

An element of interest was injected into the week's brokerage news by two big exchanges of equities. Through one of these the Henry Phipps estate obtained a valuable Fifth avenue corner, at 47th street, in return for a miscellaneous group of properties in this city and in various places in Pennsylvania, including Pittsburgh, Allegheny and Perryville. Through the other, Robert E. Dowling became the owner of the Spencer Arms, at Broadway and 69th street, one of the notable apartment houses on the West Side. However, these transactions, though remarkable for the large property values concerned, had little importance as an indication of market conditions.

The same remark applies to the negotiations involving the Grand Union Hotel, at Park avenue and 42d street. The Public Service Commission wants an easement under part of the hotel for the Broadway-Lexington avenue subway, and a syndicate organized by Henry Morgenthau proposes to acquire the property, intending to sell the easement to the city and to construct a modern office building on the Grand Union block front. As the negotiations have been carried on for a matter of at least six months, and as they are said to be still a good way from a successful consummation, this week's news concerning the Morgenthau syndicate's \$7,000,000 project is deprived of much of the significance which it might otherwise have had.

Aside from the actual and contemplated transactions to which reference has been made, the week's business was

small and featureless, reflecting extreme quiet in all branches of the market. This was true not only of Manhattan, but of all the boroughs. Meanwhile, the financial and industrial prospect appears to be clearing up gradually, and a growing number of workmen are finding employment on subway construction. The city will soon have under way about \$80,000,000 of rapid transit work, and the comparatively rapid distribution of this great sum, mostly in wages, should go far toward offsetting the loss to labor, and consequently to retail trade, occasioned by the stagnation in private building enterprises. There is reason to believe that the total expenditure of wages from all sources in New York City will not fall below the normal annual average either during the current year or in the near future, despite adverse general economic conditions; and it is upon this expenditure that the prosperity of the community as a whole and of the real estate market in particular ultimately depends.

#### THE BINGHAMTON HOLOCAUST.

##### New York City Real Estate Interests Reply to Certain Criticisms.

The destruction by fire of a garment factory at Binghamton, with a loss of over fifty lives, has given new emphasis to the need of fire-prevention methods in factories. Senator Wagner, chairman of the State Legislative Factory Investigating Committee, says:

"This is a startling lesson to up-state manufacturers, who have argued before our commission that none of the smaller cities could ever have a repetition of the Triangle Company's disaster and complained that our recommendations to the Legislature were altogether too drastic, contending that an injustice was done to them in treating them in the same way that the factories in the city of New York were treated."

Some persons, through the newspapers, have taken advantage of the catastrophe at Binghamton to make an attack on public officials and on individuals connected with real estate interests in New York City. One of the papers has criticised in particular the representatives of the Real Estate Board, the Realty League and other real estate interests who attended hearings at the State Capital last spring and prevailed on the Legislature to modify some of the drastic requirements of the Wagner factory bills. In answer to this and other attacks that have been made, a member of the joint committee, Mr. Alfred R. Kirkus, of 309 Broadway, who is an officer of a number of real estate associations, said yesterday:

"Horrors of this kind should be taken as lessons to be considered calmly and earnestly, to get the greatest amount of information from for the future good, and not for thoughtless and sensational columns in the daily papers.

"Any one familiar with the matter knows that if ever there was a legislative commission which really tried to make good fair laws it was the New York State Factory Investigating Commission, under the able leadership of Senator Robert F. Wagner (chairman) and Abram I. Elkus (counsel), which worked for two years, had innumerable public hearings, received and considered numberless briefs and gave interviews on every possible phase of the great problem.

"Of course they were criticised. Certain well meaning but impracticable persons would have had buildings like burglar and fireproof safes, which no one could have afforded to rent or could have afforded to construct; others wanted too little protection for the occupants. Some wanted the State to have

entire jurisdiction and hopeless interference with city rules and authority; others complete city control.

"Statements having been published by at least one paper that the real estate interests were the means of killing important clauses in the bills relating to staircases and enclosures, it might be well to look at the facts instead of considering unjust and untruthful statements of this kind.

#### Get the Facts.

"It has been said that the original bill drawn by the Committee of Safety did not ask for fireproof stairway partitions, but only that they be enclosed in and protected on each floor by self-closing doors swinging outward. By referring to the Report of the New York State Factory Investigating Commission, Bill No. 10, page 37, it will be seen that the requirement was:

"All interior stairways in buildings more than four stories in height, landings, platforms and passageways connected therewith, shall be enclosed on all sides by fireproof partitions extending continuously from the basement.' And on Page 49, under the title, 'Fireproof Construction,' the bill said: 'In buildings of non-fireproof construction fire walls shall be at least twelve inches in thickness and shall extend continuously from the cellar floor through the entire building and at least three feet over the roof, except that walls heretofore erected not less than eight inches in thickness but otherwise conforming to this sub-division shall be considered fire walls within the meaning of the sub-division.'

"The real estate interests of the City of New York requested the cooperation of the Committee of Safety and I personally visited Miss Perkins, the secretary, to have the word 'fireproof' changed to 'fire-resisting' on buildings not over six stories in height, on account of the original form meaning a practical and unnecessary rebuilding of nearly every existing building of that height.

"All concessions were refused, so that we worked alone and succeeded in having the bill amended to that effect, up to four stories, and on the approval of the State Board to six stories, it being considered by the New York Fire Prevention Bureau and by responsible builders that in the City of New York, at least, staircases so protected would hold the fire long enough to enable practically any number of people that would be allowed in each floor to escape.

"In the original draft of bills submitted to the Legislature and approved by the Committee of Safety, buildings of four stories or less were exempted from any enclosure, as shown by the above quotation.

#### Separate Laws Necessary in New York.

"In a brief submitted to the Investigating Commission, December 12, in the very first paragraph I said that it was most essential to have separate laws for such a city as New York, different from the laws for smaller places in the rest of the State, because of the great safeguards placed around buildings by the able and conscientious Building Department and the watchfulness of the Fire Prevention Bureau of this city. But this suggestion was, of course, objected to by up State legislators.

"One of the most important bills of the many presented by the Factory Investigating Commission that was strongly opposed by the real estate interests, but which was endorsed and forced through by the Committee of Safety and others, provided for taking away from the Bureau of Fire Prevention of the City of New York all power to enforce laws relating to factories, with the exception of fire drills and the installation of fire alarms.

"By reading the Binghamton papers of Wednesday, it will be seen that the building burned was apparently well constructed, had ample staircase facilities and fire-escapes; and had fire alarm systems and fire drills, showing conclusively that while the fire probably originated from the carelessness of some of the operatives themselves smoking on the premises, the large loss of life was from the fact that the operatives did not respond promptly to the fire alarm, did not try to escape promptly and in some cases even returned for their pocketbooks or clothes.

**Hemmed In by Many Laws.**

"No business in New York City is so governed and surrounded by laws as real estate, which provides a large proportion of the total income of the State. No interests went more carefully into the fair and proper safeguarding of life and limb, and allowing at the same time a chance for existence, than did the real estate interests, in going over the proposed factory laws.

"It might be well to draw attention to the fact that possibly practical builders or architects might make better Commissioners of Labor, where so much of the public safety depends upon the construction of buildings, etc., than the heads of labor unions.

"Everybody of course will now be suggesting more and more laws, but if any revision could be of value it would be to rectify the mistake that was made by taking away from the authorities of the City of New York control over factories in this city and placing it with a State Department."

**William J. Larkin.**

William J. Larkin, for twenty years connected with the Record and Guide, died at his home, 34 Prospect street, Hempstead, Long Island, last Monday night, at the age of fifty-nine, after an illness of nearly seven months. The funeral was held on Thursday.

Mr. Larkin was born at 738 St. John's place, Brooklyn, and lived there until a few years ago, when he moved to Hempstead. In his early life he was active in Democratic politics and was secretary of the Democratic Club of the Eleventh Ward of Brooklyn. For a period he was an expert clerk in the Hall of Records under Registrar Haggerty. Mr. Larkin was also treasurer of the Green Point Co-operative Building and Loan Association until a few weeks before his death. Also a member of the Society of Old Brooklynites, the Juanita Club, the Fort Greene Council of R. A., the Knights of Columbus and of the Church of Our Lady of Mercy, where mass was said last Thursday. The interment was made in Holy Cross Cemetery.

**WOULD SAVE \$200,000,000**

(Continued from page 162.)

dition of widespread suffering and distress among the less wealthy owners of real estate and their families, and is likely to result also in crippling the city's ability to provide even those things which are essential to its welfare, and for which there will be ample money if fads, extravagances and all unnecessary expenditures are eliminated.

**A Platform Being Built.**

"The City Economy League stands for progress, and the necessity for a constructive municipal program has been by no means ignored. Features of such a program are now under discussion at the committee meetings of the league, and in due course a comprehensive constructive program will be officially adopted. The taxpayers realize, however, that no matter what features such a program may contain, the essential necessity is the election of a Mayor and

**REAL ESTATE STATISTICS OF THE WEEK**

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 1912. Following each weekly table is a resume from January 1 to date.)

**MANHATTAN. Conveyances.**

	1913 July 18 to 24	1912 July 19 to 25
Total No.....	135	168
Assessed value.....	\$6,113,250	\$10,727,600
No. with consideration...	21	27
Consideration.....	\$431,363	\$663,550
Assessed value.....	\$541,000	\$681,300
<b>Jan. 1 to July 24</b>		
Total No.....	4,861	5,565
Assessed value.....	\$286,215,772	\$459,014,095
No. with consideration...	705	884
Consideration.....	\$28,236,669	\$39,369,553
Assessed value.....	\$30,671,162	\$54,585,950

**Mortgages.**

	July 18 to 24	July 19 to 25
Total No.....	96	111
Amount.....	\$2,585,220	\$4,390,264
To Banks & Ins. Cos....	21	17
Amount.....	\$1,062,500	\$1,840,500
No. at 6%.....	41	50
Amount.....	\$1,287,490	\$1,602,335
No. at 5½%.....	5	3
Amount.....	\$297,500	\$357,500
No. at 5%.....	19	35
Amount.....	\$483,750	\$1,909,279
No. at 4½%.....	4	4
Amount.....	\$118,000	\$245,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	\$40,000	.....
Interest not given.....	26	19
Amount.....	\$358,480	\$276,150
<b>Jan. 1 to July 24</b>		
Total No.....	3,150	3,775
Amount.....	\$129,391,794	\$151,104,073
To Banks & Ins. Cos....	764	815
Amount.....	\$47,256,150	\$128,304,966

**Mortgage Extensions.**

	July 18 to 24	July 19 to 25
Total No.....	48	37
Amount.....	\$2,131,000	\$755,000
To Banks & Ins. Cos....	29	14
Amount.....	\$1,750,500	\$338,000
<b>Jan. 1 to July 24</b>		
Total No.....	1,179	1,410
Amount.....	\$46,611,056	\$47,390,604
To Banks & Ins. Cos....	402	436
Amount.....	\$26,904,200	\$30,054,000

**Building Permits.**

	July 19 to 25	July 20 to 26
New buildings.....	10	13
Cost.....	\$778,000	\$1,636,000
Alterations.....	\$253,695	\$148,144
<b>Jan. 1 to July 25</b>		
New buildings.....	386	516
Cost.....	\$37,493,535	\$70,407,225
Alterations.....	\$8,301,537	\$7,221,778

**BRONX. Conveyances.**

	July 18 to 24	July 19 to 25
Total No.....	340	301
No. with consideration...	14	210
Consideration.....	\$52,550	\$673,218
<b>Jan. 1 to July 24</b>		
Total No.....	3,951	4,356
No. with consideration...	478	608
Consideration.....	\$3,972,017	\$5,626,594

Board of Estimate who possess the determination and the business and financial capacity required to carry it out. The best constructive program will accomplish little if such officials are lacking in either competence or determination.

"The figures recently given out by the Bureau of Municipal Research and by them described as 'the Gargantuan inheritance of the next administration' show that the city's financial situation has not been overstated by the League. They show that the city's total bonded debt on March 31st, 1913, was \$1,228,150,747, and that even if it were not possible to add a single dollar to that enormous total, that additional interest, redemption charges and sinking fund installments—that is to say, the increased cost of debt service in the next four years—would exceed \$21,000,000.

"The Bureau says also that there will be further monetary increases required by legislation, and additional debt charges aggregating yearly upon outstanding contracts for subways, water and other improvements."

**Mortgages.**

	July 18 to 24	July 19 to 25
Total No.....	301	322
Amount.....	\$803,693	\$2,481,459
To Banks & Ins. Cos....	2	13
Amount.....	\$35,000	\$1,290,000
No. at 6%.....	27	34
Amount.....	\$99,348	\$1,767,325
No. at 5½%.....	11	90
Amount.....	\$33,600	\$164,415
No. at 5%.....	239	25
Amount.....	\$490,514	\$84,055
Unusual rates.....	1	149
Amount.....	\$431	\$187,484
Interest not given.....	23	24
Amount.....	\$179,800	\$278,180
<b>Jan. 1 to July 24</b>		
Total No.....	8,863	3,336
Amount.....	\$26,611,923	\$31,139,932
To Banks & Ins. Cos....	254	340
Amount.....	\$4,584,641	\$7,094,119

**Mortgage Extensions.**

	July 18 to 24	July 19 to 25
Total No.....	9	7
Amount.....	\$118,900	\$117,500
To Banks & Ins. Cos....	1	1
Amount.....	\$30,000	\$28,000
<b>Jan. 1 to July 24</b>		
Total No.....	347	407
Amount.....	\$6,623,680	\$6,668,746
To Banks & Ins. Cos....	75	77
Amount.....	\$2,069,750	\$2,080,390

**Building Permits.**

	July 18 to 24	July 20 to 26
New buildings.....	7	13
Cost.....	\$132,350	\$278,700
Alterations.....	\$48,125	\$12,200
<b>Jan. 1 to July 24</b>		
New buildings.....	605	841
Cost.....	\$16,321,806	\$23,183,120
Alterations.....	\$681,245	\$694,305

**BROOKLYN. Conveyances.**

	1913 July 17 to 23	1912 July 18 to 24
Total No.....	428	483
No with consideration...	56	30
Consideration.....	\$192,187	\$218,825
<b>Jan. 1 to July 23</b>		
Total No.....	13,907	14,513
No. with consideration...	1,218	921
Consideration.....	\$7,199,433	\$8,564,634

**Mortgages.**

	July 17 to 23	July 18 to 24
Total No.....	328	472
Amount.....	\$1,018,704	\$1,872,645
To Banks & Ins. Cos....	81	152
Amount.....	\$382,130	\$904,100
No. at 6%.....	162	266
Amount.....	\$403,464	\$819,462
No. at 5½%.....	68	61
Amount.....	\$224,200	\$234,320
No. at 5%.....	85	116
Amount.....	\$367,105	\$702,400
Unusual rates.....	1	1
Amount.....	\$400	\$4,000
Interest not given.....	12	28
Amount.....	\$23,535	\$112,463
<b>Jan. 1 to July 23</b>		
Total No.....	10,020	11,570
Amount.....	\$39,772,792	\$46,330,899
To Banks & Ins. Cos....	2,344	2,908
Amount.....	\$15,076,688	\$19,608,898

**Building Permits.**

	July 18 to 24	July 18 to 24
New buildings.....	53	149
Cost.....	\$660,600	\$1,229,500
Alterations.....	\$86,870	\$94,375
<b>Jan. 1 to July 24</b>		
New buildings.....	2,139	3,449
Cost.....	\$18,436,190	\$25,505,963
Alterations.....	\$2,714,350	\$2,728,197

**QUEENS. Building Permits.**

	July 18 to 24	July 19 to 25
New buildings.....	60	69
Cost.....	\$353,210	\$248,885
Alterations.....	\$8,536	\$32,390
<b>Jan. 1 to July 24</b>		
New buildings.....	2,807	2,780
Cost.....	\$10,362,194	\$10,288,703
Alterations.....	\$784,998	\$536,865

**RICHMOND. Building Permits.**

	July 17 to 23	July 19 to 25
New buildings.....	33	9
Cost.....	\$127,225	\$15,125
Alterations.....	\$2,725	\$2,411
<b>Jan. 1 to July 23</b>		
New buildings.....	600	556
Cost.....	\$1,261,821	\$1,919,168
Alterations.....	\$157,775	\$188,418

# BUILDING MATERIALS AND SUPPLIES

TENDENCY TOWARD LOWER PRICES IN MANY LINES NOTED BECAUSE MONEY IS TIGHT AT PRODUCING CENTERS.

Lumber Jobbers Held Responsible for Strict Adherence to List Quotations.

**P**RACTICALLY every line of building material used in the Metropolitan district has shown a tendency toward lower prices within the last ten days. The reason for this change lies in the fact that builders have had a chance to scrutinize the new Building Code, and most of them believe that if the code goes through with a few minor changes that it will not seriously increase the cost of construction.

They therefore intend to stimulate construction as far as a tight money market will permit.

In the brick market there was a little firmer tone in demand, resulting in a slight stiffening in prices, although this was not general enough to warrant a quotation on the wholesale market higher than \$7. The low range is \$6.75 for Hudson river common brick and \$6.50 to \$6.75 for Raritan river brick in this market. The storage capacities of many North River yards are severely taxed and dealers are reticent.

Oils and paints reflect the improved tone in the finishing department of building construction. In the varnish market the steady prices of gums, oils and vehicles have had a tendency to keep prices to the consumer down, but the volume of business being done at present is exceptionally heavy for this time of the year, considering the slump in the volume of building construction under way. Linseed oil in the New York market was without change this week.

Lumber is in a tight market and wholly in jobbers' hands. There seems to be a well authenticated belief that the wholesalers in some lines have overcut and are willing to have the consuming market stimulated. This is borne out by the announcement that a 50 to 75 cent drop in vessel rates to New York took place recently, but the list of prices to consumers is rigidly adhered to by the jobbers here, despite the fact that buying is timid. The wholesale prices of lath, for instance, run from \$4 to \$4.50, with the chief level at \$4.25. Retailers contend that a fair price for this material today would be about \$4 as the chief level. All hardwoods are firm, because in this department mill supplies have been contracted as far ahead as December and all the dried stocks have been spoken for.

If money continues as tight as it is at the present time for another thirty days building material prices will drop noticeably for cash business. A change in the price of cement is looked for by dealers, although wholesalers declare that the price of \$1.58 will be maintained as long as present volume of construction work holds.

Large orders are being taken by big companies like the Republic Steel & Iron Company, the United States Steel Corporation, most of the big paint companies, hardware manufacturers, varnish producers and some cement manufacturers. Most of this business is on extended credits and long term deliveries, but it is sufficient to keep mills going, and, as long as mills are operating, the commercial fabric cannot seriously be rent.

## BRICK YARDS CHUCK-A-BLOCK. Slack Local Market May Result in Curtailment of Moulding Up River.

**B**RICK MANUFACTURERS in the Hudson River are considering the plan to restrict moulding because storage capacities are nearing their limit. One large producer had room for only three more arches on Tuesday. He doubled-up his hacking capacity and provided temporary room by shipping a boatload or two, but with the local market continuing sick he said he would soon have to stop moulding. This is said to be the problem of a number of producers. Dealers are buying only for immediate needs and only when money is in sight. A manufacturer of half a century's experience said he never knew the market for brick to be so dull. Prices are weaker.

Official transactions covering the week ending Thursday evening, July 24, with comparisons for the corresponding period last year, follow:

1913.		1912.	
Left over, Friday A. M., July 18, 71.		Left over, Friday, July 19, 9.	
	Arrived.		Sold.
Friday, July 18.....	10	Friday, July 19.....	6
Saturday, July 19.....	4	Saturday, July 20.....	6
Monday, July 21.....	15	Monday, July 22.....	15
Tuesday, July 22.....	4	Tuesday, July 23.....	5
Wednesday, July 23.....	10	Wednesday, July 24.....	11
Thursday, July 24.....	11	Thursday, July 25.....	9
Total.....	54	Total.....	57
Reported enroute, Friday A. M., July 25, 7.		Condition of market, easy. Prices, Hudsons, \$6.75 to \$6.90, with only a few special selects reaching \$7. Raritans, \$6.50 to \$6.75. (Wholesale, dock, N. Y. For dealers prices, add profit and cartage.) Newark (yard), \$8.25. Left over, Friday, July 25, 91.	

1912.		1913.	
Left over, Friday, July 19, 9.		Left over, Friday A. M., July 25, 71.	
	Arrived.		Sold.
Friday, July 19.....	6	Friday, July 18.....	10
Saturday, July 20.....	6	Saturday, July 19.....	4
Monday, July 22.....	15	Monday, July 21.....	15
Tuesday, July 23.....	5	Tuesday, July 22.....	4
Wednesday, July 24.....	11	Wednesday, July 23.....	10
Thursday, July 25.....	9	Thursday, July 24.....	11
Total.....	57	Total.....	54
Condition of market, easy. Prices, Hudsons, \$7 to \$8. Raritans, \$6.75 to \$7. Left over, Friday, July 26, 5.		Condition of market, dull. Prices, Hudsons, \$6.75 to \$6.90, with only a few special selects reaching \$7. Raritans, \$6.50 to \$6.75. (Wholesale, dock, N. Y. For dealers prices, add profit and cartage.) Newark (yard), \$8.25. Left over, Friday, July 25, 91.	

**OFFICIAL SUMMARY.**

Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left overs Jan. 1 to July 25.....	1,174
Total No. bargeloads sold, Jan. 1 to July 25.....	1,083
Total No. barge loads left over, Friday A. M., July 25.....	91
Total No. barge loads left over Jan. 1, 1912. 71	
Total No. barge loads arrived, including left overs, Jan. 1 to July 25, 1912.....	1,117
Total No. barge loads sold Jan. 1 to July 25.....	1,112
Total No. barge loads left over, Friday A. M., July 26.....	5

## CORRECTION IN KAHN STANDARDS. Misprint in Latest Bulletins May Confuse Estimators.

**E**STIMATORS figuring on reinforced concrete work in this city and vicinity are advised by the Trussed Concrete Steel Company, of 25 East 26th street, that on page 116 of the latest issue of "Kahn System Standards" the heading should be changed to read: "Safe Loads in Thousands of Pounds" instead of "Safe Loads in Hundreds of Pounds." This correction is emphasized because of the confusion that might result from the typographical error in the estimating department of architects' offices.

## LUMBER DEALERS' STOCKS LOW. A Survey of the Price Situation in the Wholesale Market.

**P**RACTICALLY every retail lumber yard in the metropolitan district has worked its stock down close to the piling skids, which accounts for the stiffness in certain lines in the wholesale market at present. Hemlock boards from Pennsylvania are very firm at \$24.50 for New York and vicinity. North Carolina pine, however, still is unsettled owing to pressure upon mill men to quickly sell stocks they have out. Yellow pine, in all grades and sizes is dull with mill conditions very much like Carolina pine. Long leaf from Georgia, Florida and the gulf and Arkansas short leaf are particularly burdensome factors in the mill markets just now so that prices here are irregular, partly because of a drop of 50 to 75 cents in vessel rates to this port.

White pine can be bought only at list prices so that consumers should not expect liberal concessions in this grade. Canadian shippers are also holding to strict list prices. Lath, perhaps, is the most unsettled branch of the wholesale market. Wholesale prices range all the way from \$4 to \$4.50, with the chief level \$4.25. The top price on these quotations is for reloading cargoes from vessel for

delivery into the interior points in the district.

All hardwoods are firm, hence consumers must expect to pay list prices. Practically all dry stocks are under contract at the mills and orders have been booked to take care of deliveries running as late as November. There has been no change in local list prices for hardwoods during the recent slump in the lumber market.

## PAINTS IN BETTER DEMAND. Varnish Trade Active—Linseed Oil Firm—Current Prices.

**O**ILS and paints are reflecting the improved tone in the finishing department of building construction. This includes concrete dressings, waterproofing compounds and varnish. In the latter market the steady prices of gums, oils and vehicles have had a tendency to keep prices to the consumer down, but the volume of business taken is said to be exceptional for this time of the year, considering the general depression in construction work.

Paints are said to be in better demand than last year, probably because there is an increasing activity in alteration work. White lead in oil in 100, 200 and 500 lb. kegs is 7 1/4 and 7 1/2 cents per lb.; in 25 and 50 lb. kegs, 7 1/4 cents, and red lead and litharge in 100 lb. kegs is 7 and 7 1/2 cents. Lamp black is now quoted at 12 to 14 cents; Chinese blue at 36 to 46 cents; Prussian blue at 32 to 36 cents; Van Dyke brown, 11 and 14 cents; chrome green at 12 and 16 cents; raw or burnt sienna, 12 and 15 cents, and raw or burnt Umber at 11 to 14 cents. Local jobbers are quoting 40 and 40 1/2 cents for turpentine, which is said to be in much better demand.

Linseed oil, which has a direct bearing upon the current price of paints, some concrete dressings, waterproofing and varnishes, is steady at the new level of 49 and 50 cents for city raw American seed.

## LINSEED OIL FIRM. Flaxseed Prices Moved Up Slightly—Lubricants On Easy Call.

**T**HE linseed oil market, which has a very close bearing upon the stability of the paint, concrete coating and damp and waterproofing, is steady at present, with prices running from 49 to 50 cents for city raw American seed, but the price of flaxseed showed a tendency at Duluth to move up on Monday, Tuesday and Wednesday, owing partly to the heavy demand and low Government crop estimate, with the result that the market stiffened considerably among paint interests, and the demand for linseed oil increased sharply.

Any protracted rise in the price of seed will at once affect the oil market and, since practically every paint ingredient is now higher than it was two years ago, it was said this week that any further advance in linseed oil will result in a change in paint lists upward.

## SOFT COAL PRICES FIRMER. Supply Not Likely To Overtake Demand—Anthracite Requirements Light.

**T**HE New York coal market is divided. Soft coal prices are firm and the demand is such as to promise little chance of the supply overtaking it. The heavy stacking and reservations made by building managers early in the season is responsible for the exaggerated lull just now for anthracite in the consuming market. Some of the mines are storing, and most of the larger companies are working their plants to full capacity, although here and there plants have shut down ostensibly to make repairs. The fact that anthracite stocking has been delayed until now will tend to reduce the amount of idle time at the mines this month and next, so that scheduled shipments will go ahead.

There is little prospect of supply overtaking demand in the soft coal department in the near future, since labor is no more plentiful than it has been and the car shortage is sure to become a factor as the crop moving period draws near. Managers who have not yet made their reservations should not defer action much longer.

## SLATE COMPANY EXPANDS. E. J. Johnson Buys New Quarry at Pen Argyl, Pa.

**E.** J. JOHNSON, the slate operator of 38 Park row, has purchased the new slate quarry at Pen Argyl, Pa., from which he will produce black roofing slate, structural slate and slate blackboards for schools and institutions. This makes the fourth quarry now operated by this house, which has for years specialized on black, purple, green and red slate.

## GRANITE SITUATION PUZZLING. Movement Said to Be on Foot to Cut Much Cutting Done at Quarries.

**G**RANITE interests in this city came into the market with more confidence this week because of the settlement of the questions at issue between the contractors and the cutters, although buying was neither active nor general. The chief sign of improvement was noted in inquiry and in this connection a tendency rather out of the ordinary developed.

Under the new arrangement the cutters will receive \$5 a day for yard work and \$5.50 a day on buildings. Quarry interests who have received inquiries during the last week report that many buyers are desirous of having the granite cut at the quarry where the wages will remain \$3.25. Many of the stone men in this city believe that this cannot mean a general tendency because it is not practicable to have all the stone cut at the quarries for a city like New York for the reason that all quarries have not the equipment to meet the requirements that a normal stone year demands.

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## THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building  
Loans, etc., Together With Brief Personal Items.

"Seven Figure" Trades Were Features of the Week's Business

The quantity of the week's business did not materially increase, compared with that of the week before, although the quality of the properties involved in the trading was high class. A trade of New York and Pennsylvania holdings valued at between \$6,000,000 and \$7,000,000 was the spectacular transaction of the week. A \$2,000,000 deal involved an exchange of a high-class Sherman square apartment house for downtown mercantile buildings. A number of small properties changed hands. In Yorkville, two tenements and an apartment house were bought for investment. The Brooklyn market was moderately active. In the Bronx and in the suburban districts nothing occurred which would indicate a revival of activity.

### Statistics of the Week.

The total number of sales in Manhattan this week was 21.

The number of sales south of 59th street was 6 against 5 last week and 5 a year ago.

The sales north of 59th street aggregated 15 compared with 4 last week and 14 a year ago.

From the Bronx 9 sales at private contract were reported, against 10 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,149,931, compared with \$651,711 last week, making a total since January 1 of \$36,366,196. The figure for the corresponding week last year was \$1,561,968, making the total since January 1, 1912, \$33,156,711.

### PRIVATE REALTY SALES.

#### Manhattan—South of 59th Street.

20TH ST, 354 West, 4-sty English basement dwelling, on lot 16.8x92, sold for the estate of Thomas Cudbirth to a client of Joseph J. Baker, attorney, by William Wolff's Son.

31ST ST, 320 East, 4-sty tenement with store, on lot 22.6x98.9, sold by Ida L. Hauser.

41ST ST, 120-122 West, two 4-sty dwellings, on plot 40x98.9, sold by Mary A. Donaghy to Philip Lewishon, who bought to protect the light of his big 22-sty structure, known as the "Philip Lewisohn Building," and recently called the Publishers' Building, on account of the number of such firms which have taken offices there.

41ST ST, 314 East, 3-sty and basement private house, on lot 16x95.7, sold for Ellen E. Dollard to B. J. Howard, by James Kyle & Sons.

AV B, s w c 19th st, plot 84x120, sold for the estate of Charles W. Olcott to a client of the F. R. Wood-W. H. Dolson Co.

5TH AV, n w c 47th st, plot 100x250, involving the following properties: 580 5th av, 5-sty building occupied by the Windsor Trust Co.; 582 5th av, a similar structure occupied by Dreyfous & Co.; 584 5th av, under lease to Lichtenstein & Co.; 586 5th av, a 4-sty building occupied by Lowenbein & Co., and the dwellings at 1 West 47th st, 3 West 47th st, 5, 7, 9 and 11 West 47th st, sold for Klein & Jackson to the Henry Phipps Estates, by H. J. Sachs & Co. The buyers gave in exchange, together with cash, the following properties: the modern fireproof business buildings at 930-34 Penn av, Pittsburgh, and the 8-sty fireproof building at 945-49 Penn av, Pittsburgh, and all the property owned by them in Allegheny, fronting on Rebecca, School and Lacock sts, including the model tenements and the gymnasium building and farm at Perrysville, and the New York City properties, including 7-13 West 21st st, old buildings on plot 106x98.9, 6-14 West 22d st, office and studio buildings, 137x98.9, and the northeast corner 5th av and 102d st (vacant), 100x300. This deal, which is easily the biggest of the year, involved properties worth between \$6,000,000 and \$7,000,000. Klein & Jackson acquired the 5th av plot last February from the Columbia College Trustees, and while no actual figures could then be obtained, the price was said to have been about \$3,000,000.

#### Manhattan—North of 59th Street.

81ST ST, 44 East, 5-sty American basement dwelling, on lot 19x102.2, bet Madison and Park avs, resold for the Alliance Realty to Seward Carey, by Pease & Elliman. The house was recently acquired by the seller from K. P. Walker.

81ST ST, 227 East, 5-sty brick flat, on lot 25x102, two-third equity sold for Jacob Binder to Florence Bailey, by Bernard J. Foss. The other one-third equity in the property is owned by Nathan Binder.

85TH ST, 519 East, 5-sty plot, on lot 25x102.2, near Av A, sold by the estate of Elizabeth A. Lehner to Charles Heilmann.

85TH ST, 141 West, 3-sty and basement dwelling, on lot 17.6x97.7, sold for Arabella Wyant to Henry A. Marx, by the F. R. Wood-W. H. Dolson Co.

87TH ST, 340 West, 3-sty and basement dwelling, on lot 20x100.8, near Riverside Drive, sold by Mary F. Baldwin and Caroline A. Cummings.

109TH ST, 102 West, 5-sty flat, on lot 25x100.11, near Broadway, sold by Eva Heymann to Harry L. Rosen.

114TH ST, 214 West, 5-sty tenement, on lot 25x85x100.11, sold for Caroline Marschat to William A. Swinton by C. F. W. Johanning.

120TH ST, 341 East, 6-sty tenement, on plot 37.6x100, resold for B. Weinstein by Geo. E. Chenkin to an investor, who gave in part payment 60 High st, Brooklyn, 3-sty building, on lot 25x100.

121ST ST, 312 West, 5-sty apartment, on plot 33.6x100.11, sold for Sinclair & Haywood to an investor, by the firm of L. J. Carpenter. Henry J. Gucker represented the buyer.

BROADWAY, s e c 69th st, 12-sty apartment house "Spencer Arms," on lot 113x161, sold for Mrs. Mary P. Satterlee and the Misses Philipse to Robert E. Dowling, by Barton Chapin. The buyer gave in part payment the 11-sty loft building at 17-19 West 17th st and the 6-sty mercantile building at 171-173 Macdougall st. The details of this transaction appear elsewhere in the Record and Guide.

BROADWAY, s w c 147th st, 5-sty flat, with frontage of 99.11 on Broadway and 26.6 on 147th st, sold for Mary C. O'Brien to Ellen McK. Gunning, by Slawson & Hobbs. The block front on the west side of Broadway, bet 147th and 148th sts, will be improved with offices and a theatre as the result of a 63-year lease recently made by the Morrison estate to a syndicate.

COLUMBUS AV, s e c 77th st, 7-sty elevator apartment, on plot 50x102.2, sold for the estate of Addison Brown to Dr. F. L. Fossum for investment, by Pease & Elliman and Louis Cowan.

MADISON AV, nec 90th st, 7-sty apartment house, 100.8½ ft on Madison av and 62.2 ft on 90th st, sold for the Colonial Holding Co. to D. J. Riordan for investment, by Duff & Conger. This property has been held at \$275,000 and was sold for cash.

RIVERSIDE DRIVE, cor 86th st, 12-sty fireproof apartment house, known as the "Clarendon," on plot 100x102, sold for Ronald H. Macdonald to William Randolph Hearst, by Huberth & Huberth. The property has been held at \$950,000.

7TH AV, 1807-1815, s e c 111th st, 6-sty elevator apartment house, on lot 100.11x100, sold by the Lawyers Mortgage Co. to A. M. Bendheim, who gave in exchange the plot of 6 lots at the southeast corner of St. Nicholas av and 186th st, 157x100. The 7th av property was taken in foreclosure proceedings last week by the Lawyers Mortgage Co. for \$277,000.

#### Bronx.

166TH ST, 496 East, two-family, frame dwelling, 25x100, sold for Clara Burdett to a client, by Richard Dickson, in an all cash transaction. The property has been in the family of the seller for the past 40 years.

BATHGATE AV, 1791, on plot 54x114, sold for Henry McKeivitt, of Long Island City, to the Benenson Realty Co., by Lauter & Blackner and Joseph Cassidy.

BRYANT AV, 1465, 3-sty building with stores, sold for Philip Wattenberg to F. Falter, by John A. Steinmetz.

DALY AV, 2064, 4-sty flat, on plot 37.6x85, adjoining the northeast corner of 179th st, sold by Peter Costa to M. Brosnan.

GRANT AV, 1060, 3-family house, sold for J. B. Westervelt to a Mr. Lustig, who gave in part payment a plot 75x300 with 9-room house in Union Township, N. J.

HOE AV, ws, 250 ft north of Aldus st, plot 40x150, sold for the American Real Estate Co. to a builder, who will erect a 5-sty apartment house, by Joseph A. Stern.

LONGFELLOW AV, n w c 176th st, on plot 102x77x irreg, sold for the Benenson Realty Co., to Henry McKeivitt, by Lauter & Blackner and Joseph Cassidy.

OGDEN AV, 983, 3-sty frame house, on lot 25x100, sold for the Harlem Savings Bank to M. Tichman, by Clarence Davies.

WAKEFIELD AV, n e c 1st st, plot 100x100, sold by the D. H. Jackson Co., to a client of Chauncey B. Griffon.

**Brooklyn.**

DEAN ST, 2044, private dwelling, sold for Louis Levin to Mrs. Ida Kass for occupancy, by M. J. Levinson.

ELMORE PL (East 22d st), Flatbush, 1-family detached frame house, on lot 40x100, on the east side of Elmore pl. 260 ft. north of Glenwood rd, sold for C. R. Cosby to A. Finkler, for occupancy, by the McInerney-Klinck Realty Co. The consideration was \$9,500.

POWELL ST, 204, 2-sty dwelling, on lot 19x55, sold for the estate of A. P. Beyer by Westervelt Prentice, who also sold 206 Franklin st, a 3-sty flat with stores, on lot 25x95, for Charles Schroth, and 472 Humboldt st, a 3-sty dwelling with stores, on lot 25x100, for A. N. Bernstein to Kopel Rozen, who resold it to Maria Delrossa.

9TH ST, sec 2d av. 4-sty and cellar brick store and apartment building, on lot 20x75, sold for Charles Schwabedissen to a client, by the McInerney-Klinck Realty Co. The same firm has also sold similar property at 477 5th av. on lot 20x90, for Daniel J. McMenamey to a client for investment.

75TH ST, 245, 2-family detached dwelling, on plot 60x100, sold by H. S. Stone to Henry Nieland, who gave in exchange 148 Decatur st, a 3-sty and basement dwelling, on lot 20x100. Broker, Everett Kuhn.

BUSHWICK AV, s e c Gates av, vacant plot 50x125, sold by Charles Welsher, for \$20,000, to a committee representing the various lodges of the Masonic order in the Eastern District section of Brooklyn, who will erect a 3-sty temple on the plot. The corner was formerly the site of the Marrietta mansion, a landmark of the Bushwick section, which was razed about a year ago when Mr. Welsher bought it. The building will have an auditorium and banquet hall on the 1st floor, while the 2 upper floors will be given over to meeting rooms.

GLENWOOD ROAD, s w c East 21st st, new detached house, sold for William Bordford to Louis Gunther, by W. H. Goldey. The reported price was \$13,500. The same broker also sold 30 DeKoven court for Miss Mary L. Gill to Charles M. Burbacker, for occupancy.

MAPLETON PARK.—The Alco Building Co. sold a strip of land in Mapleton Park, Brooklyn, to the New York Municipal Railway Corporation, which is controlled by the Brooklyn Rapid Transit Co. The property is adjacent to the present Sea Beach tracts, extending from 19th av to 22d av (Bay Parkway), and 64th st. The amount of money involved in the deal is said to be \$100,000. Other plots have been sold by the same company, and the property will be used for the completion of the Sea Beach extension of the 4th av subway. The extension will pass through all of that territory now served by the present Sea Beach elevated road.

PATCHEN AV, 249, 2-sty and basement dwelling, sold for John F. Hunter to Frederick T. Miller, by Henry P. Cain.

ST. MARKS AV, 889, 4-sty American basement dwelling, on lot 22x155, sold for the estate of Charles Zellhoefer to Dr. William Lindner for occupancy, by Ghegan & Levine.

ST. MARKS AV, 606, 3-sty and basement, stone, private dwelling, 22x100, bet Bedford and Franklin avs, sold for Elizabeth W. Hitchings to a client for occupancy, by the Bulkley & Horton Co.

WYTHE AV, 283, 4-sty brick tenement, on lot 21x87, sold for the estate of Henry Bode, to an investing client, by John J. Leonard.

7TH AV, 4812, 3-sty brick apartment and store property, on plot 25x100, sold for the Sunset Improvement Co. to Thomas Aliberto for investment, by Tutino & Cerny.

COLUMBIA HEIGHTS, 162, 4-sty brownstone and basement dwelling, with a 15-ft., 2-sty extension, on lot 25x103, sold for the Lawyers Mortgage Co. to an investor, by James J. McGarigle. The property has been held at \$20,000.

EASTERN PARKWAY, s e c Schenectady av, plot 100x200, sold for Mary L. Anderson to the City of New York, by J. C. Schenck. A Carnegie library will be erected on the site from plans by R. F. Almirall.

PROSPECT PARK WEST, 136-137, 6-sty elevator apartment house "The Mildred," sold by the United Boros Real Estate Co. to H. M. L. Allen for investment. The same company has also sold 2 plots 40x100 each on 58th st, bet 11th and 12th avs; also the block bounded by New Utrecht av, 55th and 56th sts and 13th av. This plot is opposite the new post office now building at Borough Park and negotiations are pending with builders for the improvement of it with modern stores and apartments; also sold separate small farms on the "Model Farms" tract at Hicksville, L. I.

**Queens.**

ARVERNE.—The Somerville Realty Co. sold a plot to F. Bantle. Mollo & Mejo has sold 2 lots at the same place to V. Hawkins and L. E. Bovington, and to E. M. Ferris a frame cottage.

LONG ISLAND CITY.—Albert F. Graff sold the 2-family house 553 Broadway for A. Henry to M. Kemp; the 1-family house 627 7th av for L. A. Conlin to Max Kemp; the 4-family house 475 Broadway for M. J. Wilson to O. Lydike; a lot 25x100, being 25 ft. east of 16th av, on the south side of Broadway, for M. Frey to A. Allen.

LONG ISLAND CITY.—William D. Bloodgood & Co. sold a lot 150x147, on the north side of Jamaica av, 150 ft. east of Hopkins av; also the plot 132x100, on the west side of 5th av, 125 ft. south of Washington av.

LONG ISLAND CITY.—The Cross & Brown Co. sold to Joseph F. Negreen plot 56.75x100 on Hopkins av and plot 75x100 on Marion st.

LONG ISLAND CITY.—The Ford Motor Co. purchased from Ellen Trudden a plot, 75x100, on Jackson av, which gives them a frontage of over 400 ft. on Jackson av at the corner of Honeywell st. L'Ecluse, Washburn & Co. were the brokers.

**Richmond.**

CLERMONT HEIGHTS.—J. Sterling Drake sold for Edwin S. Lundy and John B. Dorman to Edward J. Dandignac 11 lots on Clermont av. It is Mr. Dandignac's intention to gradually improve the lots with a modest cottage for resale.

**Near-By Cities.**

NEWARK, N. J.—Louis Schlesinger has sold for the Leinad Realty Co. to Gustavé Lewis a brick and frame dwelling, on plot 100x123, at the northwest corner of South 10th st and Madison av. The buyer will occupy the house. The same broker has also sold for John H. Moore to Harry Shor and S. Wilderman 72 to 86 Badger av, northeast corner of Avon av, a vacant plot on which the buyer will erect flats with stores.

**Rural and Suburban.**

ARDSLEY, N. Y.—Clarence W. Eckardt bought from the Fuller estate, through Arthur L. Livermore, attorney, a tract of land in the village of Ardsley with a frontage of 1,000 ft. on Ridge rd, and adjoining his present holdings, which gives him a tract of about 25 acres, with frontages on Saw Mill River rd, Almena av and Ridge rd. The property adjoins the Gillies and Pyle estates and is near St. Andrew's Golf Club. The entire tract will probably be subdivided and offered in small acreage plots.

BAYONNE, N. J.—Charles C. Marshall sold to William N. Hutchinson 20 lots on the east side of Story court, bet West 3d and West 4th sts; at the northwest corner of the Boulevard and 15th st, and on the north side of 15th st.

BILLINGS, N. Y.—Miss Charlotte Waterbury has purchased the Perkins farm of 149 acres at Billings, Dutchess County, N. Y. The farm has been famous for its magnificent orchards, there being over 2,000 apple and peach trees on the property. E. E. Slocum and E. C. Dayton were the brokers in the transaction.

FREEMONT, L. I.—The Randall Co. sold to Charles R. Stoughton 2 plots on Randall Bay; Mrs. Clara Sheen, house and plot on Randall Bay; to Floyd Weekes, plot on Sportsman's Channel; to Charles R. Stoughton 2 plots on Randall Bay; to Samuel Spedon, house and plot on Randall Bay; to E. W. Frankin, house and plot on Roosevelt av; to Kate Dornin, house and plot on Russe p, and to L. H. Cohn plot on Long Beach av.

MT. VERNON.—The Ormiston Real Estate Co. sold for Mrs. Edwin L. Shattuck her residence at 164 Elm av to Miss May Ward.

MT. VERNON, N. Y.—Jacob J. Tabolt sold for Margareta Keil to J. Harry Lenhart, for occupancy, the 3-sty private dwelling at 116 North High av, on plot 50x100.

ROCKVILLE CENTRE, L. I.—The John Pullman Real Estate Co. sold plot of 8 lots on Nassau boulevard, for Mary T. Warren to Paul E. Theis, for improvement.

SHIPPAN POINT, CONN.—The Atlantic Realty Co. (Thomas N. Cooke, of Greenwich, and Frank B. Gurley, of Stamford) purchased from John D. Wall a tract on the east shore of Shippan Point, containing 20 acres with about 1,000 ft. of shore front. It is the intention of the new owners to proceed at once with its development. The property is 500 ft. north of the Hotel Manor.

**LEASES.**

**Manhattan.**

ALBERT B. ASHFORTH leased the 5-sty dwelling, on a plot 49.5x80, at the northeast corner of Park av and 35th st for James H. Robb to Miss Jennie E. Patterson for a term of years. The lessee will operate the premises as a boarding house. The property has been held at \$17,500 a year and is within the restricted Murray Hill zone. Several houses in this section have been leased for boarding house purposes; also leased a loft in 14 and 16 East 33d st to Henry W. Levy.

S. AUGSTEIN & CO., dealers in fancy knit goods in the old mercantile district along lower Broadway, have taken a 5-year lease on the 10th and 11th lofts in 352 4th av, and space in the building at 353-359 East 25th st. The firm will pay an aggregate rental of \$60,000 for the space in both buildings, which totals about 23,000 square feet. Stoddard & Mark were the attorneys in the deal.

THE GEORGE BOCKHAUS CO. leased for the Austin Estate to the Lyons Transfer Co. of 2 East 116th st, the property at the corner of 120th st and Pleasant av, for a term of years.

THE CROSS & BROWN CO. leased in the United States Rubber Co. Building, at Broadway, and 58th st, office space comprising about three-fourths of the 3d floor, to the Van Cleve Advertising Agency of 250 5th av. This lease is of particular interest, because of the removal of the tenants, a prominent advertising agency, from the Fifth Avenue district.

DUFF & CONGER leased the store and basement in 1086 Madison av to Adolph Meyer.

DOUGLAS L. ELLIMAN & CO. leased for the Receiver of the Improved Property Holding Co. an office in 303 5th av, to David Herring; also a large studio for the Carnegie Hall Co., in Carnegie Hall, to Mrs. L. T. Howe, for dancing class purposes.

THE FRANK L. FISHER CO. leased the 4-sty private dwelling at 148 West 76th st for 3 years to Marie Sinnott.

GOODWIN & GOODWIN leased for Mrs. C. W. Bernard to Mrs. Rosa Brown the 3-sty dwelling at 207 West 122d st; also for Ferdinand S. Crosley to Mrs. G. F. McFadden, the 3-sty private dwelling at 121 West 119th st.

H. L. MOKLEY & CO. leased the building at 18 West 38th st for Mary L. Seaton to the fur house of W. H. Hall. The concern was located

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*Manhattan Leases (Continued.)*

for many years in Greenwich st, later in lower 6th av, then in 22d st, from which place it now moves to its new location, directly opposite the Lord & Taylor new building.

PEASE & ELLIMAN leased offices in 123 Liberty st to William A. Schlesinger.

E SCHEYER & SON, shoe dealers, leased from Felix Isman the store in 141 and 1443 Broadway, in the Broadway Theatre Building, at 41st st. The lease is for a long term at an aggregate rental of \$100,000.

LOUIS SCHRAG leased for Lefebvre & Blequez the 2d loft in 137 West 23d st, to J. Kass-off; for Pauline Boettger the 6th loft in 109 and 111 West 26th st, to Harry Ragovin, of 159 West 24th st, for a term of years; for Prince Iron Works, the 3d loft in 553 West 23d st, to the Wadsworth Co.

D. H. SCULLY & CO. leased 112 East 127th st, a 3-sty dwelling, to Joseph DeWald; 2052 Madison av, a dwelling, to Roderick Bleiweiss; 51 East 127th st, a dwelling, to Mary Kiernan; 73 East 127th st, a dwelling, to Mary Irwin; 57 East 126th st, a dwelling, to James P. Hickey; 1990 Madison av, a dwelling, to Julia Mulhall, and the store in 1729 Park av, to a Miss Brackman.

THE WOMEN'S POLITICAL UNION leased quarters in the 4-sty building at 13 East 42d st. The place will be extensively altered. Mrs. Harriot Stanton Blatch is president of the union.

MRS. HARRIETT D. C. GLOVER rented the parlor floor store in 251 5th av to Mabie & Co. F. & G. Pfomom were the brokers.

HEIL & STERN leased for Frank M. Widner, Jr., the store in 402 5th av for a term of years. The lessees are Guzy Freres, furriers, of 21 West 34th st.

EDGAR S. KINGSLEY subleased to the Danbury Hat Co. the store in 1663 Broadway.

THE KNAPP & WASSON CO. leased for the Robert E. Westcott estate the fireproof moving picture theatre now in course of construction in the west side of Wadsworth av about 40 ft. south of 181st st. The lease is for 10 years at an aggregate rental of about \$90,000. The theatre will be completed about October 1.

H. L. MOXLEY & CO. sublet to the Meritas Mills, space in 324 Broadway.

THE CHARLES F. NOYES CO. leased in 31 and 33 West 19th st space to Scher & Winkelman; also the 2d loft in 224 and 226 Pearl st to Nussbaum & Powers, of 192 Water st; also the 3d loft in 118 Beekman st to Judson D. Campbell, of 68 William st; and space in 102 and 104 Fulton st to James D. Lorenzo.

PEASE & ELLIMAN rented 174 West 82d st for Mrs. Eleanor T. Smith and David B. Ingersoll to Mrs. Andree Warren and Mrs. Adeline Pelletier.

MARK RAFALSKY & CO. leased for William J. Carlin to Katherine Abel the dwelling at 232 West 78th st.

WILLIAM H. WHITING & CO. leased 123 Maiden lane for Mitchel P. Garretson to S. Lowenthal & Sons; also 193 Front st for the Shortland estate to the H. E. Boucher Manufacturing Co., of 20 Fulton st; also space in 73 Beekman st to the Nason Manufacturing Co., and in 214 and 216 William st to the Thomson-Pettit Co.

THE CROSS & BROWN CO. leased the 3d floor in 16 West 37th st to the Costume Embroidery Works, of 30 West 36th st, and space in the Heidelberg Bldg., at the southeast corner of Broadway and 42d st, to the Exhibitors Co-operative Motion Picture Co.

M. & L. HESS leased the 10th loft in 16 and 18 West 22d st, running through to and including 15 and 17 West 21st st, to the Lion Waist Co.; the westerly 8th loft in 28 and 32 West 36th st to Evalenko & Pincus; the 6th loft in 13 and 15 West 20th st to Pomerantz Bros., of 201 West 146th st.

HENRY BRADY leased for Robert Fuller the 2d and 3d lofts in 624 West st to Schroeder & Co., of 135 West 27th st.

P. H. J. DALY leased the 5-sty building at 38 East 23d st for a term beginning Aug. 1, 1913, and expiring Oct. 1, 1912, to George W. Loft.

DOUGLAS L. ELLIMAN & CO. leased for a long term of years a large apartment of 14 rooms and 5 baths, comprising the entire 8th floor in 635 Park av, to Dr. J. C. Ayer. This building, which will not be finished until about Oct. 1, is now about 80 per cent. rented, at rents from \$6,000 to \$7,000.

THE CHARLES F. NOYES CO. leased a store in the Masonic Building at the northeast corner of 6th av and 23d st to the Mutual Film Corporation of 60 Wall st, for a term of years, and renewed the lease to the Western Union Telegraph Co. of the store and basement in 253 and 255 Church st for a term of years.

LUDWIG C. TRAUBE leased for Chas. E. Popp the private dwelling at 133 East 93d st to Lena Hagney.

F. R. WOOD, W. H. DOLSON CO. leased the 3-sty dwelling at 168 West 85th st, furnished, to Mrs. Mattie Scales, of Abingdon, Va., for Mrs. Josephine Hoole.

VAN NORDEN & WILSON leased for Daniel Birdsall & Co., agents, the 1st loft in 2 to 6 West 47th st to "Howison," milliner, for a term of years.

ALBERT B. ASHFORTH, INC. leased space in 154 East 39th st to the United Upholsterers' Union, Local 44.

THE CROSS & BROWN CO. leased to Alfred J. Diefenderfer and Edward Hayes the 2d floor in 19 and 21 West 62d st for a term of years.

THE DUFF & BROWN CO. leased for William Gamble to Joseph N. Francolini, president Italian Savings Bank, the dwelling at 537 West 142d st.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. rented for the Midwest Realty Co. the 10th floor in 22 to 26 West 32d st, to Henry H.

Finder, of 19 West 24th st, for a long term of years.

M. & L. HESS leased the 6th loft in 143 and 145 West 29th st to the Preferential Waist Co., of 256 West 23d st, and the 5th loft in 54 West 22d st to the Marcel Dress Co., of 47 West 13th st.

THE CHARLES F. NOYES CO. leased a large portion of the 10th floor of the Masonic Building at the northeast corner of 6th av and 23d st to Philip Mark & Co., of 71 West 23d st, for a term of years, and offices to A. L. A. Himmelwright, of 50 West 24th st, to R. E. & H. E. Aitken; also offices in 15 to 19 East 26th st to Millard Johnson, of 111 Broadway.

PEASE & ELLIMAN leased the dwelling at 135 East 65th st to Samuel F. Barger.

SLAWSON & HOBBS leased for Mrs. J. B. Clark the 5-sty dwelling at 258 West 78th st to E. S. Jones and for N. E. Schweider the 4-sty dwelling at 46 West 71st st to W. B. Neer.

LEOPOLD WEIL and Adolph Meyer leased for a long term of years to the Sultzbach Clothing Co. the corner store recently vacated by Vogel & Co. in the Hotel Marlborough at the northwest corner of Broadway and 36th st, at a total rental of about \$250,000. The Sultzbach Clothing Co. has stores in New York, Philadelphia, Boston, Buffalo and at Providence, and is inaugurating a chain of stores in this city.

DUROSS & CO. have leased the top loft of 44 West 15th st for the Sone Estate to the I. Greenbaum Co.

WILLIAM R. WARE has leased for Dr. John F. Crowell, the 4-sty dwelling at 17 West 91st st, to Henrietta Brenner, for a term of years.

RICHARD LEWIS of Lewis & Conger has leased the 4-sty dwelling at 136 West 82d st to Mrs. Margaret Ryan.

MRS. LAVENIA COHEN has leased the dwelling at 42 West 92d st.

HEIL & STERN leased for the 170 West 29th St. Co., Inc., I. Randolph Jacobs, Pres., the entire building at 129 West 28th st to Growers' Cut Flower Co., for a term of years. Extensive alterations will be made to the premises.

H. C. SENIOR & CO. have leased to Stills Automobile Co., Inc., space in the Motormart Building at 1876 Broadway; and offices at 2243 Broadway, to Mary Phillips.

**Bronx.**

SYDNEY S. COHEN leased for George F. Johnson the triangular block measuring in the east side of Westchester av 215 ft., in 161st st 223 ft., and in Hewitt pl 258 ft., to the Sydco Realty Co. for 21 years at an aggregate rental of about \$400,000. The property is vacant and plans are being prepared by George Keister, architect, for the erection of a 1-sty store building in the Westchester av frontage, which has been leased for general departmental store purposes by the same broker. The rear of the plot is to be improved with an amusement building. The plot consists of about 30,000 sq. ft. Building operations will commence at once and it is expected that the structure will be ready about November 15.

THE ZARLAND REALTY CO. has leased to Harry Greenberg, the two upper floors of the 3-sty business building at 3875 3d av, near Wendover av, for a term of 21 years. The size of each floor is 200x100. These floors were formerly used for a dance hall and cabaret show. Mr. Greenberg will install costly furnishings and re-open the place on Sept. 1st as a dance hall for weddings, receptions, etc.

**REAL ESTATE NOTES.**

CHARLES E. RICKERSON is spending the season in Europe.

H. L. MOXLEY & CO. have been appointed agents for 24 West 39th st.

JAMES E. BARRY & CO. have been appointed agents for 503-505 West 164th st.

SLAWSON & HOBBS have been appointed agents for 305 West 72d st.

HENRY BRADY has been appointed real estate appraiser for the Public Service Commission of the First District.

IT IS REPORTED that J. Gurley Grafton has sold the 4-sty building on lot 20.1x60, at 800 6th av.

MAYOR GAYNOR is one of the directors of the Economic Realty Corporation, incorporated this week with a capital stock of \$10,000.

WM. A. WHITE & SONS have been appointed agent of the buildings 43, 44 45 and 47 South st.

A. BLUMENTHAL was the broker in the sale of 421 Wendover av, exclusively reported in the Record and Guide of July 19.

ALBERT B. ASHFORTH, INC., has been appointed managing agent of the building recently sold by said broker at 106 East 19th st.

CHARLES WARREN, of Frank H. Tyler's office, is captain of the Brooklyn Real Estate Brokers' baseball team.

THE GEORGE G. SEGAL Realty Corporation, with a capital stock of \$25,000, will take over the holdings of George G. Segal. The attorney is Oscar Englander, of 302 Broadway.

LUDWIG TRAUBE has been appointed agent of the following properties: 1687 3d av, 127 East 90th st, 129 East 90th st, and 345-7 East 94th st.

WILLIAM WHITE & SONS have placed in the past 2 months over \$600,000 in mortgage loans. The principal ones are \$210,000 on 337-347 West 27th st and \$300,000 on 42 Broad st.

PEASE & ELLIMAN have received the management of 174 West 82d st, a private dwelling owned by Eleanor T. Smith and D. B. Ingersoll.

WILLIAM R. HEARST by his purchase of the Clarendon Court becomes landlord instead of tenant. Mr. Hearst has occupied 3 floors there for the past 3 years.





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*Auction Sales of the Week, Manhattan & Bronx*  
 (Continued.)

D. PHOENIX INGRAHAM.

\*Home st, 927, see Simpson, nwc Home.  
 \*Simpson st, 1201-5 (\*), ws, 39.1 n Home, 38.1x110.10x38.3x106.5, 5-sty bk tnt; due, \$9,965.15; T&c, \$1,121.80; Geo Mandel, 35,000

\*Simpson st, (\*), nwc Home (No 927), 59.1x106.6x50.11x101.3, 5-sty bk tnt & str; due, \$15,261.45; T&c, \$1,682.70; Geo Mandel, 50,000

\*Tiebout av, 2235, ws, 37.1 n 182d, 18.2x 62.4x18.6x60.11, 2-sty bk dwg; due, \$4,113.91; T&c, \$214.07; Biogense Balson, 4,609

HENRY BRADY.

\*114TH st, 217 E (\*), ns, 260 e 3 av, 25x 100.11, 5-sty stn tnt; due, \$18,997.95; T&c, \$838.09; J Thos Webb, 18,000

JOHN S. MAPES.

\*S Oak dr, (\*), ns, 428.7 e N Chestnut dr, 40x100, Wakefield; due, \$1,586.33; T&c, \$211.16; Danl Mapes, Jr., 1,000

BRYAN L. KENNELLY.

\*152D st, 600 W, see Bway, 3671-3.  
 \*Broadway, 3671-3 (\*), swc 152d (No 600), 99.11x150, 6-sty bk tnt & str; due, \$253,083.94; T&c, \$3,100; Mary J Kingsland, 250,000

Total ..... \$1,149,931  
 Corresponding week 1912.... 1,561,968  
 Jan. 1, 1913, to date..... 36,366,196  
 Corresponding period 1912... 33,156,711

**Brooklyn.**

*The following are the sales that have taken place during the week ending July 23, 1913, at the Brooklyn Sales rooms, 189 Montague street:*

WM. H. SMITH.

ST JOHNS pl (\*), ns, 400 e Underhill av, 50x 123.6; Florence Blume, \$183.163

UNION st (\*), ss, 520 e Kingston av, 20x100; also UNION st, ss, 540 e Kingston av, 20x100; also UNION st, ss, 620 e Kingston av, 20x100; also UNION st, ss, 640 e Kingston av, 20x100; Henry L C Wenk, 21,000

7TH st (\*), ns, 97.10 e 4 av, 25x100; Michl E Finnegan, 500

47TH st, nwc Fort Hamilton av; Kathryn F Murphy, 8,500

78TH st, swc New Utrecht av, 95x111.4; Grace E Bucher, 7,550

88TH st, nes, 200 nw 4 av, 25x100; Carl Newton, 625 over liens

ALABAMA av, es, 180 s Blake av, 120x100; Williams Realty Co, 49,000

ALBANY av (\*), ws, 30 s Bergen, 26x100; Henry P Journeay, 10,000

BENSON av, sws, 80 se 16 av, 28.4x100; Lena S Cole, 1,650

LAFAYETTE av (\*), sws, 200 se Parrott pl, runs sw200xse25xne-xnw50 to beg; Edw J Kelly, 10 over liens

NOSTRAND av, (\*), es, bet H & I avs, lot 14; Tax Lien Co of N Y, 1,000

PARKSIDE av, ss, 280 w Bedford av, 20x 121.8; also PARKSIDE av, ss, 320 w Bedford av, 20x121.7; adj Sept 4.

PENNSYLVANIA av (\*), es, 80 n Blake av, 80x100; withdrawn.

WM. P. RAE.

DEAN st, ss, 166.7 w Rochester av, 20x100; A B Roberts, 8,000

CLARKSON st, ss, 115 e Flatbush av, 13.2x 115; Withdrawn.

JEFFERSON st, ss, 250 w Irving av, 25x100; A B Roberts, 8,000

E 13TH (\*), es, 120 n Av Q, 40x100; Ida de L Emerson, 4,150

CLARENDON rd (\*), sec E 25th, 80x100; Mary E Piper, 12,500

FLATBUSH av, es, 55.1 s Fenimore, 32.1x112; withdrawn.

CHAS SHONGOOD.

DEAN st, ss, bet Utica & Rochester avs, lot 12; also DEAN st, ss, bet Utica & Rochester avs, lot 13; Ada Garrison, 1,032

HAWTHORNE st, ss, bet Brooklyn & Kingston avs, lot 35; Carrie Nichols, 195

PRESIDENT st, sec 4 av, 91.10x20; Nicola Dono & Michl Gurello, 5,225

E 40TH st (\*), ws, 100 s Clarendon rd, 20x 100; also E 40TH st, ws, 120 s Clarendon rd, 20 x100; Julius Beiderman, 210

74TH st (\*), sws, 260 se 10 av, 20x100; Fredk Bonawitz, 3,050

STH av (\*), ses, 120.2 nw 53d, 20x80; Wm V Eberhart, 3,000

JAMES L. BRUMLEY.

E 19TH st, ws, intersec nws Cortelyou rd, 54.3 x100; withdrawn.

BAY 26TH st, ws, bet Benson av & 86th, lot 69; D Damiano, 2,250

71ST st (\*), nes, 199.7 se 18 av, 18.6x100; Medad E Stone et al, 3,000

71ST st (\*), nes, 218.1 se 18 av, 18.6x100; Ward H Bones et al, 3,500

CLARENDON rd (\*), ss, 25 w E 32d, 25x100; Emma L Price, 5,000

L. J. PHILLIPS & CO.

SCHENCK av (\*), es, bet Hegeman & Vienna avs, lots 32 to 35; Tax Lien Co of NY, 975

Total ..... \$341,525  
 Corresponding week, 1912..... \$178,400

**ADVERTISED LEGAL SALES.**

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

**Manhattan and Bronx.**

*The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:*

**JULY 26.**

No Legal Sales advertised for this day.

**JULY 28.**

CLAREMONT av, 188, es, 220 n 125th, 40x100; 5-sty bk tnt; Emma C Linson et al—Anna M Bornhoeft et al; Stoddard & Mark (A), 128 Bway; Bernard Rabbino (R); due, \$6,886.83; T&c, \$108; mtg recorded MarS'10; Herbert A Sherman.

**JULY 29.**

49TH st, 536-40 W, ss, 225 e 11 av, 80x104.10 x49.11x100.4, 1 & 2-sty bk & fr garage; Sheriff's sale of all right, title, &c, which Patk J Frawley had on May 17, 1913, or since; Leonidas Dennis (A), 47 Cedar; Julius Harburger, sheriff; Henry Brady.

97TH st, 41 W, ns, 420 w Central Park W, 20x100.11, 3 & 4-sty & b bk dwg; Francis F Robins, trste, &c—Mary E Pettit et al; Theall & Beam (A), 45 Wall; Percival H Gregory (R); due, \$16,027.96; T&c, \$2,687.15; mtg recorded July24'06; Joseph P Day.

126TH st, 119 W, ns, 214.3 w Lenox av, 17.10 x99.11, 3-sty & b stn dwg; Florence H Rogers—Geo H Sutton et al; Edw S Clinch (A), 41 Park row; Algernon S Norton (R); due, \$7,- 654.15; T&c, \$1,294.29; Joseph P Day.

167TH st W, nec Ams av, see Ams av, nec 167th.

AMSTERDAM av, nec 167th, 36.1x100x101.2x 119.3, vacant; Adele Kneeland extrx &c—Saml Green et al; Henry L Bogert (A), 99 Nassau; Percival H Gregory (R); due, \$17,699.13; T&c, \$3,200; Joseph P Day.

ELLIS av, 2033, ns, 455 w Olmstead av, 25x 108, Unionport; Marie Kolbe—Eliz C Fonda et al; McLaughlin & Stern (A), 15 William; Leopold W Harburger (R); due, \$5,610.87; T&c, \$252.09; Henry Brady.

VILLA av, es, 409 n Potter pl, or 204th, 16x 100, 2-sty fr dwg; Henrietta Renshaw—Jessie E Thorn et al; Smith Williamson (A), 364 Alexander av, Bronx; M Spencer Bevins (R); due, \$1,233.61, T&c, \$295.89; Jas L Wells.

**JULY 30.**

BROWN pl, nec 132d, see 132d st E, ns, from Willis av to Brown pl.

54TH st, 333 E, ns, 264 w 1 av, 19.9x100.5, 5-sty bk tnt & str; Crescent Star Realty Co—Bertha Gluck et al; Adolphus D Pape (A), 95 Liberty; Leighton Lobdell (R); due, \$3,797.15; T&c, \$1,467; mtg recorded Sept12'05.

106TH st, 238 W, ss, 225 w Ams av, 150x100.11, 6-sty bk tnt; Pauline Shapiro—Raymore Realty Co et al; Louis A Jaffer (A), 51 Chambers; Alex Rosenthal (R); due, \$32,026.83; T&c \$—; sub to five mtgs aggregating \$297,040.88; Saml Marx.

119TH st, 302-4 E, ss, 50 e 2 av, 50x60.1, 6-sty bk tnt & str; Michl Piel—Wm J Greenfield et al; Ashbel P Fitch, Mott & Grant (A), 32 Nassau; Hugo Wintner (R); due, \$34,626.74; T&c, \$2,127.82; mtg recorded Sept27'05; Solomon De Waltears.

132D st E, ns, from Willis av to Brown pl, 820x30, vacant; Tax Lien Co of N Y—Cath E Schultze et al; Wm Lustgarten (A), 68 William; Harold L Warner (R); due, \$3,360.36; T&c, \$1,445; J H Mayers.

171ST st, 568 W, see St Nicholas av, sec 171st

175TH st, 500-18 W, see Ams av, 2308-16.

AMSTERDAM av, 2308-16, swc 175th (Nos 500-18), 100x150, 6-sty bk tnt & str; Hudson Mtg Co—Lentz Realty Co et al; Wm F Clare (A), 135 Bway; Chas O'Sullivan (R); due, \$142,- 117.93; T&c, \$1,554; mtg recorded Feb20'11; Joseph P Day.

COLLEGE av, 1269, ws, 380 s 169th, 20x85, 2-sty fr dwg; Mary W C Tryon, comm—Phelan Bros Constn Co et al; Jno P H DeWint (A), 40 Wall; Jas L Dowsey (R); due, \$5,466.70; T&c, \$335.57; Joseph P Day.

GRANT av, 1052, es, 257 s 166th, 25x101.11, 3-sty bk dwg; Adeline V Shaw—Mary Monaghan; Shaw, Fisk & Shaw (A), 2 Rector; Theo M Riehle (R); due, \$1,402.61; T&c, \$183.80; sub to a 1st mtg of \$7,000; Joseph P Day.

ST NICHOLAS av, sec 171st (No 568), 20x 100, 5-sty bk tnt & str; Emma Dabour et al—Isaac D West et al; Davis, Symmes & Schreiber (A); Phoenix Ingraham (R); due, \$6,576.27; T&c, \$—; sub to a prior mtg of \$25,000; D Phoenix Ingraham.

WILLIS av, nwc 132d, see 132d st E, ns, from Willis av to Brown pl.

**JULY 31.**

104TH st, 226 E, ss, 285. e 3 av, 25x100.11, 5-sty bk tnt & str; Jno M Bowers—Martin M Heller et al; Middleton S Borland (A), 46 Cedar; Wilbur Larremore (R); due, \$18,- 082.07; T&c, \$670; D Phoenix Ingraham.

128TH st, 117 E, ns, 216 e Park av, 16x99.11, 3-sty & b stn dwg; Paul E Lamarche gdn—Stephen McCormick et al; R & E J O'Gorman (A), 51 Chambers; Warren Leslie (R); due, \$7,729.83; T&c, \$617.96; Joseph P Day.

UNION av, 517-29, ws, 142.10 n 147th, 157.1x 100, 4-5-sty bk tnts; Prospect Investing Co—Ibrow Realty Co et al; action No. 2; Stephen W Collins (A), 63 Wall; Hal Bell (R); due, \$97,183.74; T&c, \$2,642.18; sub to four mtgs aggregating \$15,400; Joseph P Day.

**AUG. 1.**

CHERRY st, 270, see Cherry st, 296-304.  
 CHERRY st, 296-304, ns, 108.1 e Jefferson, 125x80, 5-5-sty bk tnnts & str; also CHERRY st, 270, ns, 156.9 w Jefferson, 26.1x114x26.1x113.7, 5-sty bk tnt & str; Jonas Weil et al—Abr Kommel et al; Isaac S Heller (A), 35 Nassau; Henderson Peck (R); due, \$27,272.54; T&c, \$1,433.10; Joseph P Day.  
 176TH st, 109 E, ns, 175 w Morris av, 25x125, 2-sty fr dwg; also 176TH st, 69 E, ns, 15 w Walton av, 50x125, 2-sty fr dwg; Geo Friedlander, admr—Nicholas R Heyer et al; Wesselman & Kraus (A), 55 Liberty; Warren Leslie (R); due, \$2,397.60; T&c, \$235; sub to 2 mtgs aggregating \$9,000; Henry Brady.  
 176TH st, 69 E, see 176th, 109 E.  
 215TH st E, ss, 163.11 w Barnes av, 25x125, Wakefield; Edw Reegenhard—Flomena De Carlo et al; Herman C Kudlich (A), 233 Bway; Peter J Everett (R); due, \$4,366.94; T&c, \$551.95; Henry Brady.  
 BATHGATE av, 2381, ws, 181.11 n 3 av, runs w97xw26.5xe105.6xs25 to beg, 3-sty bk tnt & str; Sheriff's sale of all right, title, &c, which Elise Leiss had on Aug 20, 1912, or since; Black, Varian, Bigelow & Somers (A), 44 Pine; Julius Harburger, sheriff; Henry Brady.

**AUG. 2.**

No Legal Sales advertised for this day.

**AUG. 4.**

BROOME st, 58, ns, 75 w Lewis, 25x75, 3 & 4-sty bk tnt & str; Isidor Gottlieb—Isaac Rosenwasser et al; Herman Gottlieb (A), 320 Bway; Lewis J Conlan (R); due \$2,407.12; T&c, \$135.32; sub to a prior mtg of \$12,000; Jacob H Mayers.  
 185TH st W, sec Bway, see Bway, sec 185th.  
 AUDUBON av, 392, ws, 54 s 185th, 18x50, 2-sty bk dwg; Gerson M Krakower—Wm A Holmes et al; Wm J Lippmann (A), 150 Nassau; Wm S Bennett (R); due, \$912.60; T&c, \$57.02; sub to a prior mtg of \$5,000; Herbert A Sherman.  
 BRACKEN av, es, 525 s Jefferson av, 50x100, Wakefield; Herman Lowenstein—Barney Spatz et al; Jos J Speth (A), 56 Liberty; Abr H Rubenstein (R); due, \$585.87; T&c, 200; Joseph P Day.  
 BROADWAY, sec 185th, 4.11x95, vacant; Eliz R Daly—Jas F King et al; Frank L Mayham (A), 27 Cedar; Hyman Turchin (R); due, \$2,316.08; T&c, \$219.37; Joseph P Day.

**Brooklyn.**

The following advertised legal sales will be held at the Brooklyn Salesrooms, 180 Montague Street, unless otherwise stated:

**JULY 26.**

No Legal Sales advertised for this day.

**JULY 28.**

STATE st, ss, 95 w Columbia, 20x70; also STATE st, ss, 105 e Furman, 20x70; Mary E Scully—Patk J Galligan et al; Joyce & Hoff (A), 258 Bway, Manhattan; Elmer G Sammis (R); Wm P Rae.  
 E 40TH st, es, 200 n Snyder av, 20x114.3; Silas W Stein et al—Annie P Grissler et al; action No 1; Jonas, McKinney & Steinbrink (A), 215 Montague; Aug C Flamman (R); Wm P Rae.  
 E 40TH st, es, 220 n Snyder av, 20x114.6; same—same; action No 2; same (A); Louis Karasik (R) Wm P Rae.  
 E 40TH st, es, 240 n Snyder av, 20x114.8; same—same; action No 3; same (A); Arnold S Furst (R) Wm P Rae.  
 LOTS 166 to 175, block 6; 367 to 375, block 12; 391 to 394, block 12; 428 to 431, block 13; 507 to 526, 530 to 533, block 15, and 664 to 684, 689 to 695, block 21; Alex A Wemmell et al—Island Cities Real Estate Co et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Benj T Hock (R); Chas Shongood.

**JULY 29.**

BRISTOL st, es, 400 n Pitkin av, 25x100; Lena Danowitz—Ansel Geller et al; Leah H Neuer (A), 308 Bway, Manhattan; Wm W Wingate (R); Jas L Brumley.  
 CHESTER st, es, 850 s Sackett, runs e100xs 25xw6.10xe29.5xw8.8xs—to Hunterfly rd xw—xn99.1 to beg; Nassau Trust Co of City Brooklyn—Jos D Cohen, Inc, et al; Edw T Horwill (A), 215 Montague; Robt B Bach (R); Wm H Smith.  
 OAKLAND st, es, 95 n Norman av, 25x100; Esther R Barton—Patk McNally et al; C & T Perry (A), 845 Manhattan av; Walter M Effross (R); Wm P Rae.  
 SCHOLLES st, ns, 125 w Lorimer, 25x100; Eva M Appel—Frances Myers et al; Henry Bonawitz (A), 375 Fulton; Walter G Rooney (R); Chas Shongood.  
 STOCKTON st, ss, 260 w Throop av, 20x100; Chas Piesch—Fannie Piesch et al; Chilton & Olsen (A), 31 Nassau, Manhattan; Jas Garretson (R); partition; Wm H Smith.  
 W 8TH st, es, 368.2 n Av S, 19.4x82.5; also W 8TH st, es, 387.6 n Av S, 19.4x82.5; also W 8TH st, es, 232.10 n Av S, 19.4x82.5; Peekskill Savgs Bank—Federal Holding Co et al; Harry L Thompson (A), 175 Remsen; Stewart Engel (R) Wm H Smith.  
 58TH st, ns, 160 e 2 av, 80x100.2; Annasav Co—Johanna Grafton et al; Matthew W Wood (A), 233 Bway, Manhattan; Victor D Borst (R); Wm P Rae.  
 CONEY ISLAND av, ws, 280.8 s Av C, 20.1x 86.3; Franklin Trust Co—Wm Doss et al; Harry L Thompson (A), 175 Remsen; Max E Lehman (R); Wm H Smith.  
 NEWKIRK av, ss, 249.3 e 1st, 26x69.9; Julius Lehrenkrauss et al—Lawrence A Brennan et al; Reynolds & Geis (A), 359 Fulton; Barker D Leich (R); Wm P Rae.

PARCEL of land beg at a stake in Sheepshead Bay at high water mark adj land formerly of Benj Freeman, runs n 207xw207 to Sheepshead Bay rd xs207xe207 to beg; also LAND under water adj above, 150x150; Newburgh Savgs Bank—Annie Gilbert et al; Harry L Thompson (A), 175 Remsen; Jacob W Kahn (R); Wm H Smith.

**JULY 30.**

BRISTOL st, ws, 340.2 s Dumont av, 20x100; Bond & Mtg Guar Co—Leonard L Rothstein et al; Harry Thompson (A), 175 Remsen; Edw J Reilly (R); Wm P Rae.  
 POWELL st, nwc Riverdale av, 25x100; also POWELL st, ws, 75 n Riverdale av, 100x204; Winifred R Dobson—Kronengold Constn Co et al; Rutherford S Moorhead (A), 189 Montague; Francis J Sullivan (R); Wm H Smith.  
 W 8TH st, nec Av S, 20.2x82.6; Borough Bank of Erooklyn—Taft Constn Co et al; Jeremiah T Mahoney (A), 51 Chambers, Manhattan; Jno C Judge (R); Wm H Smith.  
 ATLANTIC av, swc Warwick, 25x100; Henry Brockrath—Wittmann Constn Co et al; Fredk Cobb (A), 166 Montague; Ward W Pickard (R); Jas L Brumley.  
 BEDFORD av, swc Canarsie av, 110x100; Lawyers Title Ins & Trust Co—Pauline Karle et al; Philip S Dean (A), 180 Bway, Manhattan; Milton Hertz (R); Chas Shongood.  
 3D av, ws, 80 s Wyckoff, 20x80; Ignatius N Schwartz—Mary Werner et al; Herman Gottlieb (A), 520 Bway, Manhattan; Elmer E Spedick (R); Chas Shongood.

**JULY 31.**

PACIFIC st, ns, 326 w Hopkinson av, 73.6x 100; Antoinette B DeWitt—Monaton Realty Investing Corpn et al; Chas A Clayton (A), 44 Court; Jos A Solovei (R); Wm H Smith.  
 PROSPECT pl, ss, 420 e Howard av, 20x 127.9; Edith Parker—Max Rapoport et al; Chilton, Goldstein & Rockmore (A), 26 Court; Alexander Sachs (R); Wm H Smith.  
 UNION st, ss, 20 e Henry, 20x60; Peekskill Savgs Bank—Carmaia Adinoh; Harry L Thompson (A), 175 Remsen; Geo B Serenbetz (R); Chas Shongood.  
 WILLOW st, ws, 150 n Pierrepont, 25x100; Diederich Scharninghausen—Anna B Doten et al; Rabe & Keller (A), 258 Bway; Jno B Stephens (R); Chas Shongood.  
 WILLIAM st, ss, 287.10 w Troy av, 107.10x 100; Antoinette F Kleine—Jno Desola et al; Wm W Butcher (A), 215 Montague; Alvah W Burlingame (R); Wm P Rae.  
 3D st, ns, 180 w Bond, 15x90; Penelope T Tuttle—Hugh Lee et al; Harry L Thompson (A), 175 Remsen; Lewis C Grover (R); Jas L Brumley.  
 17TH st, nes, 100 se 3 av, 25x100; Fredk Neugass—Anna Neugass et al; Nathaniel Tonkin (A), 53 Park row, Manhattan; L Edwin Oppenheim (R); Wm H Smith.  
 67TH st, sws, 240 se 13 av, 60x125; Wm Weeber—Emilie Ehrigott et al; Harry L Thompson (A), 175 Remsen; Henry B Ketcham (R); Jas L Brumley.  
 74TH st, nes, 200 se 10 av, 20x100; Lida P Bell—Arthur O Wolff et al; O'Neil & O'Neil (A), 1098 Bway; Isidor Buxbaum (R); Chas Shongood.  
 ATLANTIC av, ss, 128 e Buffalo av, 22x100; Louis Joseph et al—Ferdinando Scarno et al; Grover M Moscovitz (A), 187 Montague; Edmund F Mulholland (R); Chas Shongood.  
 BELMONT av, ss, 100 w Berriman, 50x100; Michl Cavanagh—Martha F Chadbourne et al; Van Alen & Dyckman (A), 215 Montague; Wm A Alcock (R); Wm H Smith.  
 DE KALB av, ss, 175 e Marcy av, 75x100; Lawyers Title Ins & Trust Co—Rutland Constn Co et al; Philip S Dean (A), 160 Bway, Manhattan; Isaac W Jacobson (R); Wm P Rae.  
 GLENMORE av, ss, 50.7 w Essex, 25x100; Michl Cavanagh—Lillian V Kerrin et al; Van Alen & Dyckman (A), 215 Montague; Chas Harwood (R); Wm H Smith.  
 LOUISIANA av, ws, 320 s Hegeman av, 20x90; Adelbert Nawrocki—Bernard Gravey et al; action No. 1; Martin T Manton (A), 31 Nassau, Manhattan; Alex McClinchie (R); Wm P Rae.  
 LOUISIANA av, ws, 340 s Hegeman av, 20x 90; same—same; action No 2; same (A); Clarence F Corner (R); Wm P Rae.  
 SCHENECTADY av, es, 100 n Park pl, 52.9x 100 Coney Island Constn Supply Co—Johanna Grafton et al; Phillips & Avery (A), 41 Park row, Manhattan; Chas P Robinson (R); Wm P Rae.  
 4TH av, nwc 51st, 60x80; Julia L J Conday—Jno Dobbin et al; Robt B Knowles (A); 165 Bway; Meier Steinbrink (R); Wm H Smith.  
 4TH av, ws, 87.4 s 16th, 43.11x64; Kate B Forbell—Sine Calleson et al; Geo W Pearsall (A), 49 Court; Francis S McDivitt (R); Wm H Smith.

**AUG. 1.**

CLINTON pl, nwc Crescent, 19.8x90; Sarah W Browning—Henry Lavens et al; Harry L Thompson (A), 175 Remsen; W W Wingate (R); Jas L Brumley.  
 S ELLIOTT pl, ws, 52 s DeKalb av, 20.2x 81.11; Chas A Miller et al—Jennie C La Sauce et al; Wallace N Vreeland (A), 38 Park row, Manhattan; Jesse Fuller, Jr (R); partition; Wm H Smith.  
 UNION st, ns, 95.10 w Bond, 16.3x75; Kings County Trust Co—Henry P Berti et al; Cary & Carroll (A), 59 Wall, Manhattan; Edw H Maddox (R); Wm P Rae.  
 1ST st, ss, 370 e Hoyt, 20x84.7; Albt Gronert et al—Jos Barnett et al; Chas Oechler (A), 244 Bleecker; Wm Liebermann (R); Wm P Rae.  
 E 32D st, ws, 258 n Clarendon rd, 19.4x100; South Brooklyn Savgs & Loan Assn—Karolina Kruse et al; Wm J Bolger (A), 149 Bway; Richd E Walsh (R); Wm H Smith.

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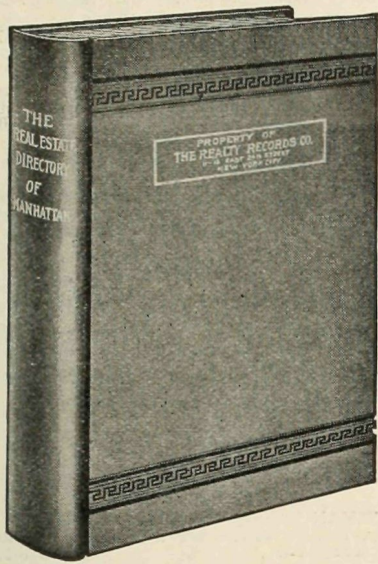






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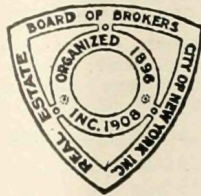
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# CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

## Big Hotel for Hartsdale.

William Gompert, 2102 Broadway, New York City, is preparing plans for a hotel to be erected at Hartsdale, N. Y., for Thomas Healy, proprietor of the Healy restaurants, with office at 66th street and Columbus avenue, New York City. The structure, to be known as the "Chateau Rochambeau," will follow closely the architecture of the French Renaissance, representing a composite type of existing French chateaus, and will be four and five stories in height, of stone and stucco construction, containing 300 rooms, subdivided into apartments for permanent, transient and club residents. It will be surrounded by broad acres, a portion of which will be transformed into beautiful gardens and a smaller part left in pristine wilderness. Estimates are not expected to be considered before August, 1914.

## Plans for Brooklyn Y. M. C. A. Building.

Trowbridge & Ackerman, 62 West 45th street, are preparing preliminary plans for a new ten or twelve-story edifice for the Central Branch of the Brooklyn Young Men's Christian Association, 11 Bond street, Brooklyn, G. W. Dietrick, secretary, and George B. Pratt, chairman of Building Committee, to be located on Hanson, South Elliott and Fort Greene places, which will take the place of the present branch in Bond street. Mrs. William Van Rensselaer Smith has given \$500,000 toward the building fund of the structure, which will be known as the "Clarence E. Smith Memorial Building."

## Water Supply for Lisle, N. Y.

Gilmore & Cook, consulting engineers and surveyors, of Binghamton, N. Y., have been appointed as engineers on the new water system for Lisle, N. Y. This system will have its supply from several large springs in the mountains, about one mile back of the village, and will include storage reservoirs and two and three-quarters miles of piping, giving complete fire protection and service to the entire village with a resulting pressure of 70 pounds per square inch.

## E. E. Smith Co. Gets Subway Contract.

The Public Service Commission awarded the contract for the construction of the Broadway subway from 14th street to 26th street to the E. E. Smith Contracting Co., 101 Park avenue. In this section will be the northerly half of the Union Square station and the local stations at 23d street and Madison Square. It is said that the bid amounted to \$2,056,702.

## PERSONAL AND TRADE NOTES.

EDWARD V. BARTON, clerk of the Board of Examiners, who is having his vacation, is expected back August 1.

JAMES HEWITT, formerly manager of the Werthington Hydraulic Pump Works, died at his home, 296 Hart st, Brooklyn, aged 73 years.

ELSON M. FRENCH, the mortgage broker, has sold his business in Plainfield, N. J., and will hereafter devote all his time to his New York clientele.

ORLANDO R. FLIGHT, of the building firm of Flight-Overfield Co., 217 West 29th st, Manhattan, died at his home 225 11th st, Brooklyn, aged 69 years.

GEORGE W. JONES, who manages the local offices of the Cramp Manufacturing Company, is expected back from Europe on or about the 10th of September.

T. KENNARD THOMSON, consulting engineer, of New York City, has been conferred the degree of Doctor of Science by his alma mater, the University of Toronto.

W. G. FROST, a member of the wholesale firm of Frost & Davis Lumber Company, 1 Madison av, is expected back from an eight weeks' tour abroad on or about September 5.

GEORGE F. CRAIG, head of the big wholesale lumber house of that name in Philadelphia, and widely known in the trade here, has been suddenly called abroad because of the illness of his daughter.

A. & F. BROWN, of this city and Elizabeth, N. J., have the contract for supplying the electrical work for the new terminal at Communipaw for the Central Railroad of New Jersey at approximately \$100,000.

T. C. AUERBRIDGE, a San Francisco engineer commissioned to investigate garbage disposal in the East, and who has been visiting the local plants and those in the metropolitan district, left for London this week.

REINSPECTION.—Profiting by the lessons of the Binghamton fire, the Fire Prevention Bureau of the New York City Fire Department has begun a reinspection of factory buildings to see that owners and lessees have complied with the laws.

F. S. POLITO CONSTRUCTION CO. has been chartered under a \$5,000 capitalization to do a contracting and construction business in Yonkers. The incorporators are Mary C. Santoro, F. Saverio Polito, and Frances Polito, all of 70 School st, Yonkers. F. A. Saporito, Mt. Vernon, is the attorney.

THE UTILITIES CORPORATION has filed incorporation papers to deal in a window cleaner called the "Automatic Window Cleaner," with offices in Manhattan. The stockholders are Joseph F. Polard, Anthony Ribaud, and Frank P. Polard, all of 303 5th av. The attorney is J. F. Polard, 303 5th av.

ARMORY CONSTRUCTION CO. is a \$5,000 construction and realty corporation chartered to do business in Brooklyn, with Sam Lipkin and Isidor Brodow, both of 630 Union st, Brooklyn, and Morris Simon, 133 3d av, Brooklyn, as incorporators. The attorney for the company is I. Brodow, 630 Union st, Brooklyn.

B. F. REILLY MARBLE WORKS has filed papers at Albany to deal in marble, stone, brick, etc., with offices in Brooklyn. The directors are Arthur J. Stricker, 45 Broadway; John A. Yates, 1 Broadway, and Milton E. Lederer, 60 Beaver st. The attorney is F. D. Arthur, Colton square boulevard, N. Y. C.

WALTER THOMSON PLASTERING CO. has been incorporated with \$2,000 as plasterers and plastering contractors in Manhattan. Walter J. Thomson, Sarah Thomson and James B. Thomson, all of 401 West 41st st, are the incorporators. The attorney for the company is John J. Pheelan, 261 Broadway.

ROTHENBUCHER EQUIPMENT CO. has been incorporated to manufacture and sell engines, boilers, machinery, etc., with offices in Manhattan. The directors are George E. R. Rothenbuecher, Mottville, N. Y.; David Tim, 280 Broadway, and Alfred G. Tim, 26 West 9th st. The attorney is David Tim, 280 Broadway.

H. S. CALDWELL & CO. have filed incorporation papers to manufacture and deal in electrical and mechanical supplies in Manhattan with George R. Coote, 189 8th av, Brooklyn, H. S. Caldwell, Summit, N. J., and William V. D. Newberg, 30 Church st, N. Y. C., as directors. H. S. Caldwell, 74 Cortlandt st, N. Y. C., is the attorney.

BRANDT BROS. BUILDING CO. has been incorporated to do a general contracting business in Brooklyn. The directors are Nathan H. Brandt and Edward Brandt, both of 502 Bedford av, Brooklyn, and David S. Wolfson, 1522 Webster av, The Bronx. Gettner, Simon & Asher, 277 Broadway, N. Y. C., are the company's attorneys.

PERTH CONSTRUCTION CO. has filed incorporation papers at Albany with \$10,000 to do a general construction business in Manhattan. The incorporators are Louis W. Abrons, 15 West 102d st, George F. Watts, 220 Broadway, and Aaron R. Lewis, 220 Broadway. The company's attorney is J. M. Levine, 30 East 42d st.

FACEY ERECTION COMPANY has filed incorporation papers as general contractors and builders with offices in Manhattan. The directors are Albert E. Facey, Reviv av, L. I. City; Edward H. Cook, Jr., 436 Curtis av, Richmond Hill, and George C. Francisus, 165 Boadway, N. Y. C. The attorneys are Thompson & Fuller, 165 Broadway, N. Y. C.

LOCUST MANOR CONSTRUCTION CO., realty and construction, has been incorporated under a \$10,000 capitalization with offices in Manhattan. Papers were filed by John A. Fellows, 110 West 40th st, N. Y. C., Gustav Detlefsen, 57 Prospect st, Jersey City, N. J., Clar-

ence Sefert, 110 West 40th st, N. Y. C., and one other. M. Friedberg, 140 Nassau st, N. Y. C., is the attorney.

P. DIMINNO CONTRACTING CO. has filed incorporation papers to do a contracting business in The Bronx under \$1,000 capitalization. The directors are Pasquale Diminno, 2336 Cambrelling av, Guiseppe Desea, 751 East 18th st, and Giovanni Carbone, 340 East 148th st. The attorney for the company is F. C. Hirleman, 391 East 149th st.

ROBERTSON - GIOVANNE CONTRACTING CO., excavating and construction, has filed papers to do business in The Bronx under a \$5,000 capitalization. William Robertson, Pasquale Giovanni, and Ernestine Robertson, 346 East 149th st, N. Y. C., are the incorporators. M. B. Rich, 66 Broadway, is the attorney for the company.

BENJAMIN FOX'S SONS have been incorporated with a \$10,000 capitalization to manufacture iron and brass castings in Manhattan. Benjamin F. Fox and Alexander K. Fox, both of 513 West 34th st, and Claribel F. Williams, Montclair, N. J., are the directors. The company's attorneys are Delamare & Morrison, 140 Nassau st.

ROYAL NATIONAL VARNISH CO. is a \$15,000 corporation chartered to deal in varnishes, Japan paints, etc., in Queens, with William H. Siegman, 1328 Decatur st, Brooklyn, John F. Moroney, 1081 71st st, Brooklyn, and Abraham L. Feinstein, 410 Pacific av, Jersey City, N. J., as directors. The attorneys are Wolf & Kohn, 203 Broadway, N. Y. C.

MANHATTAN RENOVATING CO. has been incorporated with a \$2,000 capitalization to do a general contracting and building business in The Bronx. The incorporators are Aaron Shulman, 1529 Hope av, The Bronx, Max Alpert, 320 West 96th st, Harry Alpert, 3308 3d av, and one other. The attorney is M. G. Hawke, 261 Broadway, N. Y. C.

E. FLORANCE CO. has filed incorporation papers to manufacture and deal in plumbing fixtures with offices in Brooklyn with a capital stock of \$5,000. The incorporators are Elmer Florance and Kathryn B. Florance, both of 212 Sterling st, Brooklyn, and Edward Dietz, 496 Smith st, Jamaica, L. I. The attorney is E. R. Mead, 30 Church st, N. Y. C.

LEVYNE CONSTRUCTION CO. has filed incorporation papers with \$5,000 capital stock to do a general contracting and building business with offices in Brooklyn. Herman Levyne and Flora Levyne, both of Bayside, L. I., and Julius Levyne, 3037 Fulton st, Brooklyn, are the incorporators. The company's attorney is J. M. Kornfeld, 87 Nassau st, N. Y. C.

L. N. FLINT, formerly mechanical engineer for Lang & Witchell, of Dallas, Texas, has formed a partnership with Griffith & Curtis, architects, of Dallas and Paris, Texas, and has taken charge of the Dallas office at 1304 Southwestern Life Building. The name of the new firm is Griffith, Curtis & Flint, all of whom are well known among the architectural fraternity.

THE TRADE PRESS of the United States will be represented in this city from September 18 to 20, when the Federation of Trade Press Associations holds its annual convention with headquarters at the Hotel Astor. The membership of this association consists of technical, class and trade journal editors and publishers, its scope and purpose being to arrive at a more co-operative spirit between the editorial and advertising departments of specialty publications and to develop a higher degree of editorial efficiency. At one of the sessions a demonstration will be made on "How to Sell Advertising Space in a Trade Paper." The chairman of the Arrangement Committee is William H. T'kers, of the Tea and Coffee Trade Journal, of 79 Wall st.

ANTHONY N. BRADY.—The body of Anthony N. Brady, who died in the Carlton Hotel, London, on Tuesday night, will be brought to New York on the Baltic. Mr. Brady had put his house in order and saw to it that his business interests were left in competent hands. There were some disturbing rumors at first that the elimination of Mr. Brady's personality from the management of the proposed dual subway system might result in some changes, but it was officially stated by T. S. Williams, president of the Brooklyn Rapid Transit Company, that all of the necessary arrangements for the building of the new lines had been completed before Mr. Brady's departure for Europe, nine days ago. The most important enterprises in which Anthony N. Brady was a dominant figure were companies under the supervision of public service commissions. Besides holding the chairmanship of the F. R. T. board, he was a trustee of the Consolidated Gas Company. He was also chairman of the New York Edison board and a director in the following corporations among others: American Tobacco Company, Atlantic Coast Lumber Corporation, Brooklyn Heights Railroad Company, Brooklyn Union Elevated Company, Hudson & Manhattan Railroad Company, Kings County Electric Light & Power Company, president Kings County Lighting Company, Municipal Gas Company of Albany, president National Commercial

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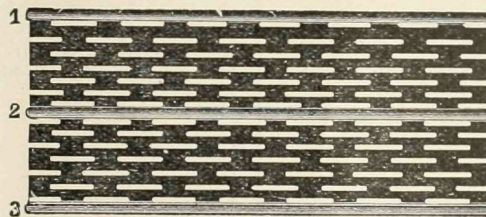
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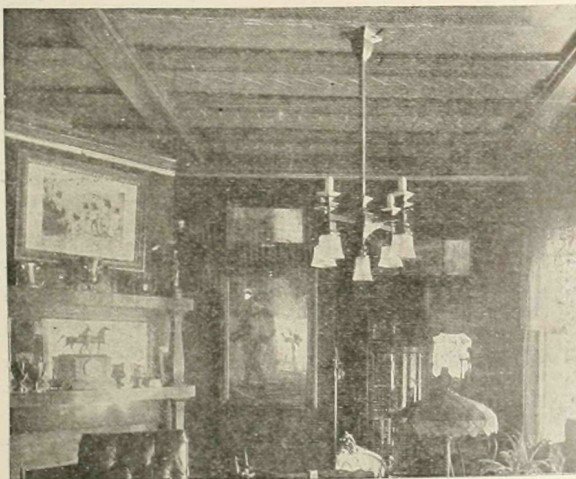
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### Personal and Trade Notes—Continued.

Bank of Albany, National Surety Company, New Amsterdam Gas Company, New York Air Brake Company, New York Edison Company, president People's Gas, Light & Coke Company of Chicago, vice-president Rubber Goods Manufacturing Company, Troy Gas Company, United States Cast Iron Pipe & Foundry Company, United States Rubber Company, president Westinghouse Electric & Manufacturing Company. Current estimates of Mr. Brady's wealth range from \$50,000,000 to \$100,000,000. His sons, Nicholas N. and James C. Brady, have long been closely associated with their father, and are familiar with his policies and methods, and it is not expected that their father's death will cause any change in the management of the companies in which he was interested.

### NO ARCHITECTS SELECTED.

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

**THE BRONX.**—The Church of St. John Chrysostom, Rev. Father B. F. Brady, pastor, Hoe av and 163rd st, contemplates the erection of a brick and limestone parochial school on the east side of Hoe av, 100 ft. north of 167th st. An architect will be selected soon.

**THE BRONX.**—The Schlatter Embroidery Co., 79 East 130th st, August Moebus, president, contemplates the erection of a 1-sty brick, stone and steel factory on the west side of Longfellow av, 250 ft. south of Carrison av, for which no architect has been retained.

**LONG ISLAND CITY.**—Frank W. Goodrich, 79 East 52d st, N. Y. C., contemplates the erection of a residence on Thompson av for which no architect has been selected. Project will probably not go ahead until spring.

**AMSTERDAM, N. Y.**—The Y. M. C. A. of Amsterdam, S. R. Charles, 100 East Main st, secretary of building committee, is receiving competitive sketches for a Y. M. C. A. building to be erected at the northwest corner of Division and Pearl sts, to cost \$100,000. The competition will close August 1.

**GENEVA, N. Y.**—The Eagle Hotel, E. J. Sweeney, 81 Seneca st, contemplates remodeling the 2-sty brick hotel in Exchange st which was destroyed by fire. No architect has been selected.

**CANANDAIGUA, N. Y.**—The Canandaigua Sportsmen's Club, A. A. Sterling, Main st, president, contemplates the erection of a club house bungalow in Lake st, near the Lake, for which no architect has been selected. Funds are being raised.

**UTICA, N. Y.**—The Utica Lodge No. 33, E. P. O. E., G. W. Gammell, 17 Liberty st, chairman of building committee, contemplates the erection of a brick and stone club house at the corner of Charlotte and Mary sts to cost about \$100,000. An architect will be selected by competition.

**OSWEGO, N. Y.**—Elizabeth O'Connor, of this place, contemplates the erection of a 2-sty business building, of concrete blocks, for which no architect has been selected.

**BUFFALO, N. Y.**—An architect will probably be selected about August 1 to prepare plans for a church and school, probably of stone construction to be erected in Sycamore st, for the Independent Polish Church, 182 Sobieska st, owner, Rev. Father L. Zakozewski, 182 Sobieska st, in charge. Cost, \$50,000.

**AUBURN, N. Y.**—The Knights of Columbus, John A. Donahue, Grand Knight, also City Treasurer, City Hall, contemplates the erection of a brick club house, for which no site or architect has been selected.

**FRANKFORT, N. Y.**—The Union Fork & Hoe Co., G. B. Durell, general manager, Columbus Ohio, John R. Lewis, manager at Frankfort, contemplates the erection of a 1-sty brick addition to the plant on the West Shore Railroad for which no architect has been selected. C. W. Gibson, care of owner, Columbus, Ohio, is engineer.

**CORTLAND, N. Y.**—The Board of Supervisors of Cortland County, Austin House, H. Merrick, I. Kernan and L. M. Austin, County Court House, contemplates remodeling the County Court House. No architect has been retained.

**SILVER CREEK, N. Y.**—The Board of Education contemplates the erection of a brick and concrete public high school for which no architect has been selected.

**BUFFALO, N. Y.**—Fred Herman, 47-49 Niagara st, Buffalo, contemplates the erection of two residences, 30x120 ft. and 35x120 ft., probably of frame or stone construction, on Wakefield av, at a cost of \$5,000. No architect has been selected.

**AUBURN, N. Y.**—Work has been started on the addition to the 3-sty brick office and storehouse, 50x60 ft., at 26 Water st for Geo. C. Euell & Co., 10 Garden st, J. H. Childs, manager. No architect has been selected. Cost about \$7,000.

**FULTON, N. Y.**—F. C. Wolever, 24 West Bridge st, Oswego, N. Y., contemplates the erection of a 3-sty brick office building here for which no architect has been selected.

**YONKERS, N. Y.**—The Carlton Motion Picture Laboratories, 540 West 21st st, N. Y. C., contemplates the erection of moving picture studios at Riverdale av, south of Valentine lane. Architect will probably be selected about Aug. 6.

**MOUNT VERNON, N. Y.**—The Jaeger Rotary Valve Motor Co., 4 South Bleeker st, M. Jaeger, president, contemplates the erection of a factory here for which no site or architect have been selected. Cost, \$40,000.

**SOMERVILLE, N. J.**—The Redfern Lace Works, of this place, Albert Redfern, 104 5th av, N. Y. C., president, contemplates the erection of a 1-sty brick addition, 100x200 ft., of mill construction. Cost, \$15,000. Architect

will soon be selected and bids on general contract will probably be called about August 10.

**NEW BRUNSWICK, N. J.**—The Howe Rubber Co., French st, James W. Devine, general manager and in charge, contemplates the erection of a reinforced concrete addition to the factory in French st. It is expected that an architect will be selected about the first of August and bids called on general contract about the first of September. Cost, \$100,000.

**LITTLE FALLS, N. Y.**—The combined Lodges F. & A. M., composed of the Little Falls Lodge No. 81, Asterogan Chapter No. 161, Little Falls, Commandery No. 46, R. J. Thorpe, master, Wm. H. Yourdon, secretary, 10 Arthur st, Little Falls, and N. E. Ranson, 66 Diamond st, Little Falls, chairman of building committee, have selected the site at the corner of School and Prospect sts, Little Falls, for the erection of a Masonic temple. An architect will probably be selected early in August.

### PLANS FIGURING.

#### APARTMENTS, FLATS AND TENEMENTS.

**MANHATTAN.**—Plans are being refigured for the 12-sty apartment house, 100x100 ft., to be erected at the southwest corner of 55th st and Park av for the Goelst estate, 9 West 17th st, owner, Julius Harder, 120 West 32d st, is architect. Cost, \$300,000.

**UNION HILL, N. J.**—Edward Manahan, 31st st and Bergenline av, Woodcliff, N. J., architect, is taking bids for a 3-sty apartment, 81x82 ft., to be erected on the Boulevard, near Grove Church, for the Grove Improvement Co., care of architect. Cost, \$30,000.

**TUCKAHOE, N. Y.**—Duncan Stewart, owner, is taking bids on general contract for a 4-sty frame and stucco store and apartment house, 94x33 ft., to be erected at Cronin rd and Midland av, from plans by W. B. Middleton, East Sidney av, Mt. Vernon, N. Y., architect.

#### CHURCHES.

**BROOKLYN.**—McDermott & Hanigan, Inc., 103 Park av, N. Y. C., are figuring on the St. Rita church and rectory to be erected in Shepard st, from plans by Reiley & Steinback, 481 5th av, N. Y. C., architects.

#### DWELLINGS.

**RYE, N. Y.**—A. M. Beach, this place, owner, is taking bids on general contract for a 1-sty stone and 2-sty frame residence to be erected here from plans by S. Edson Gage, 340 Madison av, N. Y. C., architect. Cost about \$12,000.

**RUMSON, N. J.**—The Persalfien Realty Co., Joseph C. Hoagland, 16 William st, N. Y. C., owner, is taking bids on general contract for a 2½-sty frame and stucco residence to be erected on Rumson rd, from plans by Trowbridge & Ackerman, 62 West 45th st, N. Y. C., architects. Paul J. Piatti, 47 West 34th st, N. Y. C., is heating engineer. Cost about \$30,000.

**CROTON LAKE, N. Y.**—Col. F. Frandrich is taking bids on general contract for a 2½-sty frame bungalow to be erected here from plans by F. Powers, Ossining, N. Y., architect. Cost, \$3,500.

**BRIARCLIFF MANOR, N. Y.**—(Westchester Co.) The Briarcliff Realty Co., W. W. Law, this place, is taking bids on subs for four residences to be erected here at a cost of \$4,000 each. F. F. Stafford Co. will do the wiring and tinning.

#### FACTORIES AND WAREHOUSES.

**NEW ROCHELLE, N. Y.**—M. L. & C. H. Emery, Bible House, N. Y. C., architects, are taking bids on general contract for a 3½-sty brick storage and shipping department building to be erected on Webster av for G. P. Putnam's Sons, 2 West 45th st, N. Y. C., owners. Cost about \$50,000.

#### HOSPITALS AND ASYLUMS.

**MANHATTAN.**—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 5-sty addition, 35x170 ft., of limestone and face brick, to the Harlem Hospital, at 136th st and Lenox av, for the City of New York, Bellevue & Allied Hospitals, foot of East 26th st, Dr. John M. Brennan, president, J. H. Friedlander, 244 5th av, is architect. F. A. Burdett & Co., 16 East 33d st, are steel engineers; W. C. Tucker, 156 5th av, sanitary engineer, and Pattison Bros., 1182 Broadway, steam and electrical engineers. Bids are to be in July 28. Estimated cost, \$250,000.

**MANHATTAN.**—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 6-sty reinforced concrete dormitory, 50x100 ft., for female help in the Willard Parker Hospital, foot of East 16th st, for the City of New York, Department of Health, southwest corner of Centre and Walker sts, Ernst J. Lederle, Ph.D., president, Clinton & Russell, 32 Nassau st, are the architects. Bids are to be in by July 28.

#### POWER HOUSES.

**ELIZABETH, N. J.**—The Public Service Corporation, electric department, 759 Broad st, Newark, Thos. N. McCarter, president, is taking bids on the superstructure of the 1-sty brick, steel and concrete sub-station, 60x105 ft., to be erected in West Jersey st, near Pennsylvania Railroad, N. A. Carle, care of owners, is steel engineer. L. C. Becker & Bros., 415 12th av, Newark, have the contract for the foundation work.

#### PUBLIC BUILDINGS.

**THE BRONX.**—The City of New York, Cyrus C. Miller, President Borough of the Bronx, Municipal Building, Crotona Park 177th st and 3d av, is taking bids to close July 31 at 10.30 a. m. for installing new hot and cold water distributing mains, alterations and repairs to the present plumbing system in the public bath at 156th st and Elton av.

SCHOOLS AND COLLEGES.

**BROOKLYN.**—Frank J. He'mle, 190 Montague st, architect, is taking bids for a 4-sty brick and terra cotta parochial school, 163x95 ft., to be erected in the north side of President st. 280 ft. east of 6th av, for the Church of St. Francis Xavier (R. C.), Carroll and Hicks sts, Rev. J. D. Hickey, pastor. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

**MANHATTAN.**—B. Huston Simonson, 315 5th av, architect, is taking bids for alterations to the store at 505 5th av for Alfred A. Korn, 1231 Broadway, lessee. Cost about \$20,000.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

APARTMENTS, FLATS AND TENEMENTS.

**AUDUBON AV.**—C. B. Meyers, 7 Union Sq West, has completed plans for a 6-sty tenement, 52.3x90 ft., to be erected at the north-west corner of Audubon av and 175th st for the 175th St. Holding Co., Inc., 128 Broadway; also another on Audubon av, 52.3 ft north of 175th st. Total cost, \$130,000.

**86TH ST.**—The State Construction Co., Keith P. Walker, president, 39 West 32d st, has had plans prepared by Schwartz & Gross, 347 5th av, for a 12-sty apartment house to be erected at 103-9 East 86th st, on a plot 100x81 ft. The construction will be of brick, limestone and terra cotta, and will be absolutely fireproof. The cost is estimated at \$500,000.

**7TH AV.**—Geo. & Edward Blum, 505 5th av, are preparing plans for a 12-sty apartment, 25x100 ft., to be erected at 823-825 7th av, for the Kirknew Realty Co., 110 West 40th st. Cost, \$300,000.

**57TH ST.**—Henry Regelmann, 133 7th st, has completed plans for alterations to three 5-sty tenements at 211, 213 and 215 East 57th st for the estate of Fred Hoch, 198 East 58th st. Cost, \$5,000.

**BROADWAY.**—Schwartz & Gross, 347 5th av, have completed plans for two 12-sty apartments to be erected at the southeast corner of 79th st and Broadway and the other at the northeast corner of 78th st and Broadway for Paterno Bros., Inc., 601 West 115th st. Total cost about \$1,200,000.

**CATHERINE ST.**—Samuel Cohen, 500 West 176th st, has completed plans for a 6-sty tenement to be erected in the east side of Catherine st, 73 ft. north of Madison st, for Bernard F. Golden, 23 Duane st. Cost, \$25,000.

**139TH ST.**—Robert T. Lyons, 505 5th av, has completed plans for a 6-sty tenement, 121.5 ft x irregular, to be erected in the north side of West 139th st, St. Nicholas to Edgecombe avs, for the Sutherland Real Co., 505 5th av. Cost, \$100,000.

FACTORIES AND WAREHOUSES.

**25TH ST.**—Earl Maxwell, 30 Church st, has completed plans for a 11-sty brick factory, 100x85 ft., to be erected at 45-51 West 25th st for John J. Gibbons, 284 5th av, owner.

**25TH ST.**—Earl Maxwell, 30 Church st, has completed plans for a 11-sty brick factory, 100x85 ft., to be erected at 45-51 West 35th st for John J. Gibbons, 284 5th av, owner. Architect will build.

HOTELS.

**46TH ST.**—Work is about to be started on the alterations of the Hol and apartment hotel at 66-68 West 46th st, from plans by M. E. Rountree, 500 5th av, architect, who will make the structural changes by days work. August Herckmans, Bryant Arcade, 42d st and 6th av, is the lessee.

PUBLIC BUILDINGS.

**CENTRAL PARK.**—McKim, Mead & White, 101 Park av, have completed plans for a 2-sty brick and stone extension to the museum on the west side of Central Park, 81st st and 5th av, for the City of New York, Department of Parks, Arsenal Building, 5th av and 64th st, C. B. Stover, president. Cost, \$500,000.

SCHOOLS AND COLLEGES.

**CONVENT AV.**—Arnold Brunner, 101 Park av, architect, is preparing sketches for a library building to be erected on Convent av, between 140th and 141st sts, for the College of the City of New York, St. Nicholas Terrace and 139th st. Theo. F. Miller, chairman of the Board of Trustees. The Board of Estimate and Apportionment, 277 Broadway, has appropriated \$100,000 toward the construction of same. The cost is placed at \$250,000.

STORES, OFFICES AND LOFTS.

**BROADWAY.**—Excavating is under way at the southeast corner of Broadway and 12th st, known as 50-60 East 12th st, where a 12-sty store and loft building will be erected by Chas. A. Cowen & Co., 1123 Broadway, general contractors, for the 822-824 Broadway Co., J. Andrew Coon, president, 31 Nassau st, owner. Townsend, Ste'ne & Haskell, Broadway and 34th st, are the architects. J. H. McDonald, 357 West 16th st, has the carpentry work, and the Jas. Young Stone Co., Locust av and 36th st, the cut stone work. Estimated cost, \$225,000.

THEATRES.

**CROTONA PARKWAY.**—Excavating is under way for the 2-sty theatre, office and store building, 110x206 ft., at the southeast corner of Crotona parkway and Elmsere pl for the Crotona Parkway Amusement Co., Albert E. Hartcorn, 20 Nassau st, owner, who will build. Shampain & Shampain, 772 Broadway, Brooklyn, are the architects. Micwiel Co., Inc., 162 East 23d st, has the mason work, and the Dover Boiler Works, 50 Church st, the steel. Cost, \$400,000.

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Contemplated Construction—Continued.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

TIFFANY ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 6-sty apartment, 30x113 ft., to be erected in the east side of Tiffany st, 242 ft. north of 167th st, known as 1142 Tiffany st, for Gillman & Schlessinger, 231 East 151st st, owners. Cost about \$30,000.

#### SCHOOLS AND COLLEGES.

THE BRONX.—Bids were opened by the Board of Education July 21 for installing heating and ventilating apparatus in P. S. 53, Wells & Newton Co. was low bidder at \$50,-821, and for installing temperature regulation in same school the National Regulator Co. was low bidder at \$4,000.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

CONEY ISLAND AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for an apartment house to be erected on the south side of Coney Island av, 401 ft. south of Slocum pl, for Baker Bros.

#### CHURCHES.

YORK ST.—Reiley & Steinback, 481 5th av, N. Y. C., are preparing plans for a 1½-sty brick and stone church to be erected at the corner of York and Gold sts for the R. C. Church of St. George, Rev. Father Anthony Kodis, 225 High st, Brooklyn, is in charge. Bids on general contract will be taken about August 30 by the architects.

#### DWELLINGS.

FORCE TUBE AV.—C. W. Fletcher, 386 Lincoln av, Richmond Hill, L. I., has completed plans for two 2-sty residences, 17x38 ft., to be erected on the east side of Force Tube av, 175 ft. south of Etna st, for H. Wilhelm, 23 Hale st, owner. Total cost about \$8,500.

#### HALLS AND CLUBS.

BUSHWICK AV.—The Ridgewood Lodge, F. & A. M., has purchased the Marietta homestead at Bushwick and Gates avs and contemplates the erection of a 4 or 5-sty lodge building.

#### PUBLIC BUILDINGS.

EASTERN PARKWAY.—The City of New York, Brooklyn Public Library, 26 Brevoort pl, David A. Broody, president, contemplates the erection of a 2-sty Carnegie library at the southeast corner of Eastern parkway and Schenectady av, from plans by R. F. Almirall, 185 Madison av, N. Y. C. Cost, \$70,000.

#### STORES, OFFICES AND LOFTS.

14TH ST.—McKenzie, Voorhees & Gmein, 1123 Broadway, N. Y. C., have about completed plans for the 6-sty brick and steel telephone building, 75x100 ft., to be erected at 335-41 14th st, South Brooklyn, for the New York Telephone Co., 15 Dey st, N. Y. C., owner, Union N. Bethell, president, and will take bids about the middle of September. Cost, \$150,000.

NEVINS ST.—Renwick, Aspinwall & Tucker, 320 5th av, N. Y. C., have been commissioned to prepare plans for the 3-sty printing building to be erected at the northwest corner of Nevins and Butler sts for R. G. Dun & Co., 290 Broadway.

#### THEATRES.

NASSAU AV.—E. J. Meisinger, 394 Graham av, is preparing sketches for a 1-sty brick moving picture theatre building, 34x100 ft., to be erected on the south side of Nassau av, east of Morgan av, for Herman Weingarten, 179A Nassau av, owner. Cost about \$8,500.

### Queens.

#### CHURCHES.

ROCKAWAY BEACH, L. I.—The First Congregational Church is raising funds for the erection of a \$12,000 addition to its church here.

#### DWELLINGS.

FOREST HILLS, L. I.—Foundations are under way for a 2½-sty residence, of terra cotta blocks, 30x50 ft., for Hugh Mullen, owner, care of the Sage Foundation Homes Co., 47 West 34th st, N. Y. C., who will build by days work. Grosvenor Atterbury, 20 West 43d st, N. Y. C., is architect. Cost about \$15,000.

KEW GARDENS, L. I.—Arthur Lobo, architect, 105 West 40th st, N. Y. C., has completed plans and specifications for a 3-sty residence, 74x50 ft., and a 2-sty garage, 30x18 ft., both of terra cotta, stucco and reinforced concrete floor construction, to be erected at the northeast corner of Quentin st and Park lane, for Capt. T. L. Huston, and will take estimates from a selected list of contractors. Approximate cost about \$35,000.

#### MUNICIPAL WORK.

QUEENS.—Bids were received at the Borough President's office in Long Island City for four contracts for highways, totaling \$31,751.27, and 14 contracts relating to the sewer department, totaling \$101,344.29.

#### SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids July 21 for the general construction, also plumbing and drainage of addition to P. S. 45. All bids were rejected.

### Richmond.

#### CHURCHES.

NEW DORP, S. I.—The Moravian Church, of this place, contemplates the erection of a parish house in the cemetery grounds, side of the present church. William K. Vanderbit has offered the church \$12,500 on condition that it raises \$12,500.

### Nassau.

#### DWELLINGS.

PEACOCK POINT, L. I.—Work is under way on the 2-sty brick residence, 200x50 ft., for George F. Baker, Jr., of Manhattan, from plans by Walker & Gillette, 128 East 37th st, N. Y. C., architects. Cost, \$150,000.

#### SCHOOLS AND COLLEGES.

MANHASSETT, L. I.—Frederick Briggs, Plan-dome, L. I., has completed plans for the erection of a school here for the Board of Education, A. W. Smith, president.

### Westchester.

#### APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—William B. Middleton, East Sidney av, has completed plans for a 3-sty apartment house to be erected in South 6th av for Joseph Liccione, Mt. Vernon av. Estimated cost, \$7,000.

#### DWELLINGS.

MOUNT KISCO, N. Y.—Foundations are under way for a 4-sty stucco and hollow tile residence to be erected here for Robert L. Brewster, 100 East 70th st, N. Y. C. Delano & Aldrich, 4 East 39th st, N. Y. C., are the architects. Edward F. Miner Co., Worcester, Mass., has the general contract.

YONKERS, N. Y.—A. De Rose, 357 East 116th st, N. Y. C., is preparing plans for a 2-sty brick residence, 21x55 ft., to be erected at Woodroof and Slocum avs for E. De Rose, 347 East 119th st, N. Y. C., owner, who will build. Cost about \$5,000.

BRONXVILLE, N. Y.—H. E. McCormick, 244 Main st, New Rochelle, is preparing sketches for a 2½-sty frame or hollow tile and stucco residence for John Utz, builder, Studio Arcade, Bronxville. Cost about \$13,000.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE.—(Sub.) Thos. Hopper Co., 1326 Broadway, has received the contract for the masonry work and Sloane & Moller, Inc., 316 East 65th st, will do the carpentry for alterations to the apartment and pent house at 150 Riverside Drive for the Townsend Realty Co., care of Townsend, Steinle & Haskell, Marble Building, Broadway and 34th st, architects.

#### BANKS.

WALL ST.—C. T. Willis, Inc., 286 5th av, has taken the general contract to make alterations and extensions to the bank building at 40 Wall st for the Manhattan Co. Bank, 40 Wall st, Stephen Baker, president. J. B. Baker, 156 5th av, is architect.

#### DWELLINGS.

151ST ST.—McDermott & Hanigan, 103 Park av, have the general contract to erect a 4-sty brick rectory, 26x65 ft., in the south side of 151st, 344 ft. west of 7th av, for the Charles of the Resurrection, Rev. Thomas T. Murphy, rector, 284 West 151st st, Nicholas Sarracino, 1170 Broadway, is architect. Cost, \$25,000.

YONKERS, N. Y.—Fred Lichtenberg, 591 Bellevue av, has the general contract to erect a 2½-sty frame and stucco residence, 32x36 ft., on Morsemer pl for William Halley, care of Yonkers Builders Supply Co., Warburton av, owner. J. Wilford Kirst, 12 North Broadway, is architect.

FOREST HILLS, L. I.—George Mertz's Sons, East Portchester, N. Y., have received the general contract to erect a 2½-sty residence of terra cotta blocks and stucco, 70x47 ft., and garage, in the northeast side of Northfield st, 120 ft. southeast of Underwood rd, for H. H. Buckley, 112 West 42d st, N. Y. C., owner. G. Atterbury, 20 West 43d st, N. Y. C., is architect. Hauxwell & Smith, Inc., 16 Broad st, Portchester, N. Y., have the heating and plumbing work. Cost about \$30,000.

65TH ST.—Donald Mitchell, 306 West 53d st, has the general contract to alter and make extensions to the 4-sty brick residence, 17x76 ft., at 53 East 65th st for Edward B. Marks, on premises, owner. Albro & Lindeberg, 2 West 47th st, are the architects. Cost about \$5,000.

AMAWALK, N. Y.—Chas. H. Curry, Jefferson Valley, N. Y., has received the general contract to make additions to the residence of Francis J. Quinlan at Amawalk, Westchester County, from plans by D. Graeme Malcolm, 331 Madison av, N. Y. C., architect.

ELIZABETH, N. J.—F. J. Schmieder, 514 Jersey av, has received the general contract to erect a 2½-sty frame residence at 669 Jefferson av for M. A. Tansey and D. P. Rogers, 413 Broad st, owners. Oakley & Son, 280 North Broad st, are architects. Cost about \$5,000.

JAMESBURG, N. J.—Marcus S. Wright, South River, was awarded the contract at \$37,694 for the erection of a twin cottage at the State Home for Boys.

WHITE PLAINS, N. Y.—The Central Building Co., Worcester, Mass., has received the general contract to erect a 2-sty brick residence at Gedney Farm for Mrs. Weston, of N. Y. C. Delano & Aldrich, 4 East 39th st, N. Y. C., are the architects.

#### FACTORIES AND WAREHOUSES.

WHITESTONE, L. I.—Geo. Jeuch, College Point, L. I., has received the contract to erect a 1-sty silk mill on South 11th av on the old Reilly farm for the Atlas Ribbon Co., Jacob Sulzbach, president, 525 West 54th st, N. Y. C.

HALLS AND CLUBS.

SCHENECTADY, N. Y.—Du Bois Bennett & Son, 413 McClellan st, have taken the general contract to erect a 3-sty frame and stucco chapter house for the Phi Delta Theta of Union College. F. Squires and H. Wendehack, 27 East 22d st, N. Y. C., are the arch.tects. Cost about \$14,000.

HOSPITALS AND ASYLUMS.

58TH ST.—Mac Eidlitz & Son, 30 East 42d st, have the general contract to erect a dispensary and hospital building at 421-435 East 58th st and 420-426 East 59th st for the Orthopaedic Dispensary and Hospital, 126 East 59th st, owner. York & Sawyer, 50 East 41st st, are the architects. Henry C. Meyer, Jr., 101 Park av, is consulting engineer of steam and electrical work.

MUNICIPAL WORK.

SOUTH PLAINFIELD, N. J.—Chas. E. Drake, West 4th st, received the general contract to erect the 2-sty firehouse here, of hollow tile and cement blocks, from plans by Frederick L. Lancaster, Front and Park sts, Plainfield, architect.

BRONXVILLE, N. Y.—Cortesi & Petrello, Mt. Vernon, N. Y., have received the contract to extend the sewer system here according to plans of George H. Rogers, village engineer.

POWER HOUSES.

HIGHLAND FALLS, N. Y.—Donovan & Donovan have received the contract for the erection of a power plant at Ladycliffe Academy. The contract price was \$20,000.

STABLES AND GARAGES.

ALBANY, N. Y.—Finke Bros., 13 West st, have the general contract to erect a 1-sty brick garage, 78x95 ft., in Elk st, between No. Boulevard and Lark st, for Jacob Michael, Couse rd, Rensselaer R. F. D., N. Y., owner. C. H. Brainerd, care of State Armory Commission, 174 State st, architect. Cost about \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, have secured the contract to make alterations to the following buildings 101-35 Maiden lane, from plans by H. G. Knapp, 111 Broadway, architect; 142 5th av, from plans by Sommerfeld & Steckler, 31 Union sq; 25 Broad st, from plans by Kaufman, Killian & White, 110 East 23d st; and 119 Cedar st, from plans by H. G. Knapp, 111 Broadway.

WASHINGTON AV.—McDermott & Hanigan, 103 Park av, have the contract to make alterations to the building at 71 Washington av, Brooklyn, from plans by Geo. S. Chappelle, 101 Park av, N. Y. C., architect.

3D AV.—Edward Prah, 67 West 109th st, has the general contract to make alterations to the store at 987 3d av for Max Schwartz, 954 3d av, owner. Jos. Putzel, 29 West 34th st, is architect.

THEATRES.

BROADWAY.—Cramp & Co., 25 East 26th st, have received the general contract to erect a theatre and office building at the northwest corner of Broadway and 47th to 48th sts, from plans by Thomas Lamb, 614 8th av, architect. The owner of building and lessee of land is the M. H. Mark Realty Co., White Building, Buffalo, M. H. Mark, president, and the owner of land is the Sutphen Estate, John S. Sutphen, 311 West 72d st. Cost about \$500,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

86TH ST, 103-109 East, 12-sty brick tenement, 100x81; cost, \$500,000; owners, Slate Constn. Co., Keith P. Walker, Pres., 39 West 32d st; architects, Schwartz & Gross, 347 5th av. Plan No. 351.

HOTEL.

48TH ST, 301 West, 5-sty brick hotel and cafe, 25x100; cost, \$30,000; owner, Bernard Goodman, sec 115th st and 7th av; architect, Clarence L. Siefert, 110 West 40th st. Plan No. 356.

STABLES AND GARAGES.

7TH ST, 300 East, 1-sty brick garage, 57x73; cost, \$8,000; owners, Jacob Klinger & Harry Rader, 811 East 5th st; architect, Jacob Fisher, 25 Av A. Plan No. 358.

STORES AND TENEMENTS.

PEARL ST, 451-455, 6-sty brick stores and tenement 37x74; cost, \$30,000; owner, Michael Pacci, 46 Park pl; architects, Horenberger & Bardes, 122 Bowery. Plan No. 359.

STORES, OFFICES AND LOFTS.

6TH ST, 502 East, 1-sty brick store, 32x97; cost, \$15,000; owner, Wm. Waldorf Astor, London, England; architects, Grossenberg & Leuchtag, 303 5th av. Plan No. 355.

35TH ST, 9 West, 6-sty brick stores and offices, 18x98; cost, \$35,000; owner, Carnegie Const. Co., Chas. Newmark, Pres., 600 West 113th st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 354.

10TH AV, 100-102, 6-sty brick loft, 39x93; cost, \$40,000; owner, Michael McGuire, 1228 Broadway; architect, James S. Maher, 1228 Broadway. Plan No. 352.

CANAL and CHRYSIE STS, n e cor, 9-sty brick store and offices; cost, \$100,000; owner, Nathan Marcus, 54 Bowery; architect, Samuel Sass, 32 Union sq. Plan No. 360.



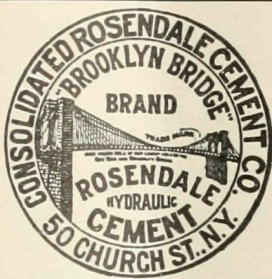
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**Queens.**

**APARTMENTS, FLATS AND TENEMENTS.**

**RIDGEWOOD.**—Madison st, s s, 493 e Fresh Pond rd, eight 4-sty brick tenements, 36x65, tar and gravel roof, 8 families; cost, \$96,000; owner, Ring-Gibson Co., 766 Fresh Pond rd, Ridgewood; architect, Carl L. Otto, 130 Fulton st, N. Y. C. Plan No. 2224.

**ELMHURST.**—25th st, e s, 100 s Jackson av, three 5-sty brick tenements, 40x31, slag roof; cost, \$86,000; owner, Roosevelt Av. Building Co., Queensboro Court Bldg., L. I. City. Plan No. 2240.

**ELMHURST.**—Jackson av, s e cor 25th st, 5-sty brick store and tenement, 40x25, slag roof, 18 families; cost, \$30,000; owner, Roosevelt Av. Building Co., Queensboro Court Bldg., L. I. City; architect, G. H. Wells, 11 East 24th st, N. Y. C. Plan No. 2239.

**CHURCHES.**

**WOODHAVEN.**—Woodhaven av, s w cor Ridgewood av, 1-sty frame church, 25x44, tin roof; cost, \$2,700; owner, German Evang. Reformed Church, 22 Chestnut st, Brooklyn Hills; architect, Ducken Co., 277 Broadway, N. Y. C. Plan No. 2235.

**DWELLINGS.**

**COLLEGE POINT.**—14th st, w s, 180 n Schleichers court, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$3,500; owner, Dr. A. S. Ambler, 13th st, near 1st av, College Point; architect, E. Leo McCracken, Manhattan court, College Point. Plan No. 2228.

**COLLEGE POINT.**—7th av, s w cor 18th st, two 2-sty frame dwellings, 20x44, tin roof, 2 families; cost, \$4,400; owner, Caroline C. Weddle, Av D and 9th st, College Point; architect, Sydney M. Fehn, 212 13th st, College Point. Plan Nos 2198-99.

**COLLEGE POINT.**—15th st, e s, 250 n 7th av, 2-sty frame dwelling, 20x42, tin roof, 2 families; cost, \$3,200; owner, Edward Kress, 15th st, College Point; architect, C. Gebele, Cook av, Elmhurst. Plan No. 2226.

**FOREST HILLS.**—Continental av, s e s, 50 s Bow st, 2½-sty brick dwelling, 29x32, tile roof; cost, \$10,000; 1 family; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 2231.

**EDGEMERE.**—Wavecrest av, w s, 250 s Edgemere av, 2½-sty frame dwelling, 31x33, tile roof, 1 family; cost, \$6,000; owner, Chas. A. Lefcourt, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 2222.

**MIDDLE VILLAGE.**—Jupiter av, s s, 140 w Fulton av, 2-sty frame dwelling, 18x34, tin roof, 2 families; cost, \$2,000; owner, Anton Armheim, 1778 Metropolitan av, Middle Village; architect, Henry Kiefer, 42 Juniper av, Middle Village. Plan No. 2233.

**MIDDLE VILLAGE.**—Fulton av, w s, 275 n Pulaski st, 2-sty frame dwelling, 20x32, tin roof, 2 families; cost, \$1,500; owner, Mrs. E. Cornet, 39A Fulton av, Middle Village; architect, Morris Perlestein, 37 Fulton av, Middle Village. Plan No. 2200.

**RICHMOND HILL.**—Greenwood av, e s, 175 n Atlantic av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$2,700; owner, Geo. E. Johnson, 2374 Jamaica av, Richmond Hill; architect, D. J. Evans, 30 Herriman av, Jamaica. Plan No. 2223.

**WHITESTONE.**—23d st, n s, 250 w 11th av, 2-sty brick dwelling, 24x52, shingle roof, 2 families; cost, \$9,000; owner, Wm. Maher, 255 West 19th st, N. Y. C.; architect, Jos. Whitford, St. George, Staten Island. Plan No. 2204.

**WOODHAVEN.**—Benedict av, e s, 260 s Ferris st, 2½-sty frame dwelling, 24x48, shingle roof, 2 families; cost, \$5,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 2227.

**WOODHAVEN.**—Shoe and Leather st, n s, 400 w 3d st, 2-sty frame dwelling, 18x36, tin roof, 2 families; cost, \$2,000; owner, R. Meccliano, 340 Broadway, Woodhaven; architect, A. Cehio, 3948 Broadway, Woodhaven. Plan Nos. 2202-3. (Two houses, cost, \$4,000.)

**HOLLIS.**—Cherokee av, w s, 400 n Fulton st, 2½-sty frame dwelling, 30x31, shingle roof, 1 family; cost, \$4,500; owner, Edward Davis, Husson av, Hollis; architect, Jos. Hrostoski, Hollis av, Hollis. Plan No. 2237.

**DOUGLSTON.**—Willow st, n s, 183 e Manor av, 2-sty frame dwelling, 79x25, shingle roof, 1 family; cost, \$12,000; owner, Ira L. Hill, Douglaston; architect, Chas. C. Grant, 37 East 28th st, N. Y. C. Plan No. 2205.

**EDGEMERE.**—Beach 39th st, e s, 111 n Boulevard, 1-sty frame bungalow, 18x26, shingle roof, 1 family; cost, \$150; owner, T. J. McBride, Edgemere. Plan No. 2220.

**EDGEMERE.**—Frank av, w s, 500 n Renherd pl, 2-sty frame dwelling, 22x39, shingle roof, 1 family; cost, \$3,000; owner, E. Erwin, Ocean Breeze Camp, Edgemere; architect, A. D. Hough, Edgemere. Plan No. 2207.

**ELMHURST.**—Victor pl, s w cor 3d st, 2-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$3,500; owner, J. L. Gundry, Jr., 173 9th st, Elmhurst; architect, E. H. Lochart, care owner. Plan No. 2218.

**JAMAICA.**—Wells av, e s, 325 s Swalle rd, three 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$7,500; owner, Max Gross, West st, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan Nos. 2211-12-13.

**LONG ISLAND CITY.**—8th av, e s, 225 n Vandeventer av, two 3-sty brick tenements, slag roof, 6 families; cost, \$12,000; owner and architect, Andrew Pipitone, 487 Broadway. Plan No. 2219.

**WINFIELD.**—Walnut st, w s, 25 n Prospect st, 2-sty brick dwelling, 22x43, tin roof, 2 families; cost, \$3,800; owner, Elmhurst Development Co., Prospect st, Winfield; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 2215.



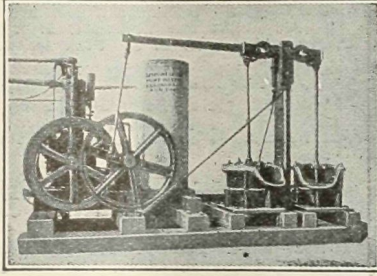
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Plans Filed, New Buildings, Queens (Cont.).

FACTORIES AND WAREHOUSES.

**FAR ROCKAWAY.**—Private lane, e s, 706 s Desmona av, 1-sty frame storage, 30x30, single roof; cost, \$1,000; owner, L. A. Solomon, far Rockaway; architects, Howard & Caspiano, far Rockaway. Plan No. 2221.

**EVERGREEN.**—Cooper av, s s, 100 e Cypress Hills rd, 1-sty brick storage, 2x11x10, tin roof; cost, \$1,000; owner, Herman Wilkie, on premises; architect, Frank Vail, Smith st, Evergreen. Plan No. 2206.

HOTELS.

**RAMBLERSVILLE.**—Cramp pl, s s, 85 w Hawtree Creek, 2-sty frame hotel, 30x75, tar and gravel roof; cost, \$9,000; owner, R. G. Wilson, 147 Tenn. av, Brooklyn; architect, owner. Plan No. 2232.

STABLES AND GARAGES.

**RICHMOND HILL.**—Maple st, w s, 450 s Jamaica av, 1-sty frame garage, 12x18, single roof; cost, \$100; owner, Chas. M. Louan, on premises. Plan No. 2220.

**WHITESTONE.**—20th st, e s, 275 w 8th av, 1-sty frame garage, 12x18, tin roof; cost, \$100; owner, W. A. Seaman, 20 West 20th st, Whitestone. Plan No. 2204.

**JAMAICA.**—Franklin st, s e cor Fulton st, 1-sty brick stable and office, 15x10, siag roof; cost, \$10,000; owner, Aetna Realty Co., 138 Broad st, Newark, N. J.; architect, Wm. E. Lehman, 138 Broad st, Newark, N. J. Plan No. 2233.

**RIDGEWOOD.**—Hughes st, s s, 190 e Anthon av, 1-sty frame garage, 10x15, tar and gravel roof; cost, \$100; owner, John Rustman, premises; architects, L. Berger & Co., Myrtle and Cypress avts, Ridgewood. Plan No. 2217.

STORES AND DWELLINGS.

**CORONA.**—Prometha av, n e cor Benjamin st, 2-sty brick store and dwelling, 25x30, tin roof, 2 families; cost, \$4,200; owner, Hyman Conen, 3 A. Albertus st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2250.

STORES, OFFICES AND LOFTS.

**JAMAICA.**—Acker st, n s, 125 e Vanderbilt av, 2-sty brick office for trainmen, 21x60, siag roof; cost, \$13,000; owner and architect, L. I. K. R. Co., Penn Terminal, N. Y. C. Plan No. 2214.

MISCELLANEOUS.

**CORONA.**—42d st, e s, 200 n Polk av, erect frame coop, 29x15, paper roof; cost, \$50; owner, John Farrell, 74 42d st, Corona. Plan No. 2229.

**LONG ISLAND CITY.**—Jamaica av, s e cor Boulevard, 1-sty frame dry kiln, 37x20, tin roof; cost, \$1,000; owner, Sohmer & Co., on premises. Plan No. 2241.

**CORONA.**—Smith av, n s, 275 e Myrtle av, 1-sty frame cow barn, 36x88, tar and gravel roof; cost, \$5,000; owner, Koppel Koslowsky, 277 South 4th st, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2209.

**CORONA.**—Smith av, s s, 275 e Myrtle av, 1-sty frame milk house and shed, 61x14, tar and gravel roof; cost, \$1,000; owner, Koppel Koslowsky, 277 South 4th st, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2208.

**LONG ISLAND CITY.**—Goodrich st, s w cor Woolsey av, erect brick retaining wall; cost, \$100; owner, Samuel Cuccannillo, premises. Plan No. 2210.

**LONG ISLAND CITY.**—Potter av, n s, bet Blackwell & Bartow sts, 1-sty frame concrete mixing plant; cost, \$600; owner, T. A. Gillespie Co, 50 Church st, N. Y. C. Plan No. 2201.

**MASPETH.**—Hull av, s s, 163 w Clermont av, 1-sty frame Greenhouse, 34x142, glass roof; cost, \$600; owner, David F. Keese, 55 Maspeth av, Maspeth. Plan No. 2206.

**METROPOLITAN.**—William st, s e cor Atlantic st, 1-sty frame shed, 22x50, tar and gravel roof; cost, \$300; owner, Adam Hammer, 75 Zeidler av, Metropolitan; architects, L. Berger & Co., Myrtle and Cypress avts, Ridgewood. Plan No. 2216.

Richmond.

DWELLINGS.

**BRADFORD AV.**, n s, 225 w Parkwood av, West New Brighton, 1½-sty frame dwelling, 25x21; cost, \$1,200; owner, Thos. Murphy, N. Y. C.; architect, J. B. Ellis, West 23d st, N. Y. C. Plan No. 556.

**CENTRAL AV.**, n s, 100 e Hamilton av, Grant City, 2-sty frame dwelling, 28x28; cost, \$1,000; owner, Muriel Goodlift, N. Y. C.; architect, J. E. Grunert, New Dorp; builder, E. Springman, Stapleton. Plan No. 532.

**CLOVE AV.**, n s, 200 e Fingerboard rd, Rose Bank, 2-sty frame dwelling, 28x32; cost, \$1,000; owner, August Peterson, Grasmere; architect, F. W. Berry, Grasmere; builders, Condit & Berry, Grasmere. Plan No. 542.

**EGBERT AV.**, s s, 650 w Manor rd, West New Brighton, 2½-sty frame dwelling, 20x30; cost, \$2,500; owner, John Koellner, West New Brighton; architect, John Davies, Tompkinsville; builders, Karlsson Bros., Tompkinsville. Plan No. 537.

**FRELINGHUYSON RD.**, 112 e Brighton av, Tompkinsville, four 2-sty frame dwellings, 16x38; total cost, \$13,000; owner, architect and builder, Interborough Home Builders' Corporation, N. Y. C. Plan No. 536.

**GANSVOORT BLVD.**, w s, 240 s Turnpike, West New Brighton, 2-sty frame dwelling, 28x26; cost, \$3,200; owner, Chas. Norton, N. Y. C.; architect and builder, S. H. Bailey, Richmond. Plan No. 547.

**HATFIELD PL.**, n s, 300 e Richmond av, Port Richmond, 2-sty frame dwelling, 10x30; cost, \$2,000; owner, Harold Gregg, rt. Richmond; architect and builder, E. K. Whitford, rt. Richmond. Plan No. 543.

**MIDLAND AV.**, s s, 63 n e 7th st, Midland Beach, 1-sty frame bungalow, 11x20; cost, \$500; owner, Mrs. Mary Leonard, Midland Beach; builders, Kalson & Mortesen, Midland Beach. Plan No. 539.

**MOUNTAINVIEW AV.**, e s, 400 n Gannon pl, West New Brighton, 2½-sty frame dwelling, 25x30; cost, \$3,200; owner, Mountainview Realty Co., Court st, Brooklyn; architects, Millman & Son, 189 Montague st, Brooklyn; builder, Albert Neilson, Brooklyn. Plan No. 527.

**MOUNTAINVIEW AV.**, w s, 400 n Gannon pl, West New Brighton, 2½-sty frame dwelling, 23x30; cost, \$3,200; owner, Mountainview Realty Co., Court st, Brooklyn; architects, Millman & Son, 189 Montague st, Brooklyn; builder, Albert Neilson, Brooklyn. Plan No. 531.

**MOUNT LORETTA.** Pleasant Plains, 1-sty brick receiving room, 16x39; cost, \$4,100; owner, Mission Emaculate Virgin, Lafayette st, N. Y. C.; architects, Samuel L. Stewart and F. E. Estabrook, N. Y. C.; builder, T. T. Hopper Co. Plan No. 552.

**NEWARK AV.**, w s, 225 n Ennis st, Elm Park, 2½-sty frame dwelling, 20x44; cost, \$2,550; owner, Andrew Kawalic, Elm Park; architect and builder, Jos. Buttermark, Elm Park. Plan No. 530.

**OCEAN BREEZE CAMP.** Lot 16, South Beach, 1-sty frame dwelling, 10x24; cost, \$100; owner, J. Staetz, South Beach; builder, S. T. Lawrence, South Beach. Plan No. 541.

**PELTON AV.**, e s, 354 n Castleton av, West New Brighton, 2-sty frame dwelling, 21x28; cost, \$2,000; owner and builder, Jos. De Steiani, West New Brighton; architect, C. B. Heweker, Tompkinsville. Plan No. 545.

**WATERSIDE ST.**, w s, 140 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 18x22; cost, \$615; owner, Daniel Cotter, N. Y. C.; builder, T. N. Sanjour, New Dorp. Plan No. 548.

**1ST ST.**, w s, 100 n Maple av, South Beach, 1-sty frame bungalow, 14x20; cost, \$250; owner and builder, S. C. Krider, South Beach. Plan No. 538.

FACTORIES AND WAREHOUSES.

**ARIETTA ST.**, s s, 1500 e Railroad Track, Tompkinsville, 1-sty frame storage, 12x30; cost, \$50; owner and builder, General Construction & Engr. Co., 17 State st, N. Y. C. Plan No. 529.

STORES, OFFICES AND LOFTS.

**JERSEY ST.**, w s, 364 n Terrace, New Brighton, 2-sty frame saloon, 20x54; cost, \$3,500; owner, John Mojecki, Pt. Richmond; architect and builder, J. Buttermark, Elm Park. Plan No. 546.

STORES AND DWELLINGS.

**VAN DUZER ST.**, s w cor, and **CLINTON ST.**, Tompkinsville, 1-sty frame store and dwelling, 20x42; cost, \$1,350; owner, J. Milano, Tompkinsville; architect and builder, A. Di Brizzi, Stapleton. Plan No. 544.

STABLES AND GARAGES.

**BOULEVARD.**, w s, 1000 n Surf av, 137 New Dorp, 1-sty frame stable, 12x12; cost, \$40; owner, J. S. Keteltas, South Beach; architect and builder, G. P. Hamilton, South Beach. Plan No. 540.

**POST AV.**, s s, bet Richmond av and Heberton av, Port Richmond, 1-sty frame garage, 12x18; cost, \$220; owner, Mr. Reilly, Port Richmond; architect and builder, O. H. Lee, Port Richmond. Plan No. 528.

MISCELLANEOUS.

**BEACH ST.**, w s, 500 n Water st, Stapleton, 1-sty frame shed, 12x18; cost, \$50; owner, Peter Berger, Stapleton; builder, E. Kasharsky, New Brighton. Plan No. 534.

**MANOR RD.**, s w cor, 300 s Colony rd, West New Brighton, 1-sty frame band stand, 30x30; cost, \$300; owner, City of N. Y.; architect, S. A. Taggart, N. Y. C. Plan No. 535.

**MOUNT LORETTA.** Pleasant Plains, 1-sty brick litter platform, 16x12; cost, \$1,000; owner, Mission Emaculate Virgin, Lafayette st, N. Y. C.; architects, Samuel L. Stewart and F. E. Estabrook, N. Y. C.; builder, T. T. Hopper Co. Plan No. 549.

**MOUNT LORETTA.** Pleasant Plains, 1-sty brick milking barn, 40x144; cost, \$16,000; owner, Mission Emaculate Virgin, Lafayette st, N. Y. C.; architects, Samuel L. Stewart and F. E. Estabrook, N. Y. C.; builder, T. T. Hopper Co. Plan No. 550.

**MOUNT LORETTA.** Pleasant Plains, 2-sty brick feed building, 34x54; cost, \$20,000; owner, Mission Emaculate Virgin, Lafayette st, N. Y. C.; architects, Samuel L. Stewart and F. E. Estabrook, N. Y. C.; builder, T. T. Hopper Co. Plan No. 551.

**MOUNT LORETTA.** Pleasant Plains, 1-sty brick dairy building, 26x53; cost, \$13,000; owner, Mission Emaculate Virgin, Lafayette st, N. Y. C.; architects, Samuel L. Stewart and F. E. Estabrook, N. Y. C.; builder, T. T. Hopper Co. Plan No. 555.

**MOUNT LORETTA.** Pleasant Plains, 2-sty brick horse barn, 45x92; cost, \$12,000; owner, Mission Emaculate Virgin, Lafayette st, N. Y. C.; architects, Samuel L. Stewart and F. E. Estabrook, N. Y. C.; builder, T. T. Hopper Co. Plan No. 553.

**MOUNT LORETTA.** Pleasant Plains, 1-sty brick hay barn, 40x160; cost, \$12,000; owner, Mission Emaculate Virgin, Lafayette st, N. Y. C.; architects, Samuel L. Stewart and F. E. Estabrook, N. Y. C.; builder, T. T. Hopper Co. Plan No. 554.

**PRIVATE RD.**, 1500 n w Todt Hill rd, New Dorp, 1-sty tile comfort station, 19x14; cost, \$1,000; owner, Moravian Cemetery, New Dorp; architect, J. E. Grunert, New Dorp; builder, Michael Sero, New Dorp. Plan No. 533.

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## Departmental Rulings—Continued.

## Numbered Streets.

3d st, 86 (Queens)—Jno F Klages.....C-G  
3d st, 86 (Queens)—Jno G Walsh.....G-A

## Named Avenues.

Boerum av, 74 (Flushing)—Cornelius V Gar-  
rison .....A  
East av & 14th st (L I City)—Met Elec  
Mfg Co.....K-G  
Jackson blvd North (Queens)—Henry Wiener  
L-A-K

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Richmond ter, 2980—Clarence Miller.....K  
Roseband—Rose Desantis .....A-F

## Bureau of Buildings.

## REGISTRATION OF PLUMBERS.

Bulletin No. 15. Under the provisions of Chapter 755, Laws of 1913, which becomes effective on July 25, 1913, no certificate of competency heretofore issued by the Examining Board of Plumbers is valid for registration purposes in this bureau unless it shall have been re-issued by the present Examining Board of Plumbers.

No person who has not filed in this office a re-issued certificate, as above indicated, can lawfully carry on the business of a registered plumber in this borough.

New certificates should be obtained by all plumbers as soon as possible.

R. P. MILLER,

Superintendent of Buildings.

Dated July 10, 1913.

## Board of Examiners.

APPEAL 72 of 1913, New Building 116 of 1913, premises southeast corner 81st st and Broadway, Manhattan, Thomas W. Lamb, appellant. Theatre.

Courts, exits, distance back of seats.

APPROVED ON CONDITION that a fireproof passage at least ten feet wide in the clear and ten feet high, enclosed in brick walls, be provided at the point marked "A" on the orchestra floor plan, leading from the court to Broadway.

APPEAL 73 of 1913, New Building 564 of 1913, premises 2633 Broadway, Manhattan, Henry B. Herts, appellant.

Theatre (moving pictures). Courts. One-story building.

APPROVED ON CONDITION that the roof garden and the theatre shall not be used, for any purpose, simultaneously.

APPEAL 74 of 1913, New Building 667 of 1913, premises 7-9-11 West 45th street, Manhattan, Messrs. Schwartz & Gross, appellants.

Walls, skeleton construction. Sections 36 and 39.

DISMISSED. (Papers incomplete.)

APPEAL 75 of 1913, Alteration 1028 of 1913, premises 616-620 West 181st street, Manhattan, S. S. Sugar, appellant.

Theatre; obstruction in courts.

DISAPPROVED.

APPEAL 76 of 1913, New Building 198 of 1913, premises 648-650 Third avenue, Manhattan, Thomas W. Lamb, appellant.

Theatre; side and rear courts.

APPROVED ON CONDITION that two additional side exits be provided at the points marked "A" and "B" on the orchestra floor plan; that one row of seats be eliminated, to make a clear passage from the aisles to said exits; and on the further condition, that the top of the stair-towers be covered over with a twelve-inch brick arch.

APPEAL 77 of 1913, New Building 247 of 1913, premises northeast corner Broadway and 37th street, Manhattan George Keister appellant. Theatre; exits, courts, clear space back of seats.

APPROVED ON CONDITION that the steps and railing at the exit marked "A" in the orchestra floor plan be omitted; that the distance back of the last row of seats and the stair-enclosure at the point marked "B" be made not less than nine feet (9'0") and further, that a substantial railing, with a curve in the angle as indicated, be provided on the orchestra floor at the point marked "C."

APPEAL 78 of 1913, New Building 80 of 1913, premises 1564 and 1566 Broadway, Manhattan, James J. F. Gavan, appellant.

Marble finish instead of fireproofing, four columns in lobby of theatre. Section 107.

APPROVED.

APPEAL 79 of 1913, New Building 667 of 1913, premises 7-9-11 West 45th street, Manhattan, Messrs. Schwartz & Gross, appellants.

Walls; skeleton construction.

WITHDRAWN.

## Board of Examiners Changes.

Charles G. Smith, the dean of the Board of Examiners, where for ten years he has represented the New York Board of Fire Underwriters, has been succeeded by Cecil F. Shallcross, the change to be effective on the first of the month. Mr. Smith is vice-president of the German-American Insurance Company and next to former Chief Croker of the Fire Department, who served the board twelve years, he has occupied a chair in the department longer than any other member, although Charles Buek has served three terms, thus making him rank third in point of service prior to Mr. Smith's retirement. Pressure of business made it necessary for Mr. Smith to relinquish his services on the board. Other members who are of the same high calibre of experts in their respective lines as is Mr. Smith are George A. Just, chairman; William Crawford, Robert Maynicke, Lewis Harding, Charles Buek and John Kenlon, Chief Engineer of the Fire Department. Mr. Shallcross is one of the most eminent insurance experts in the country.

## INCREASE IN SAND-LIME BRICK.

## Manufacture of Nearly 175,000,000 Brick Reported by United States Geological Survey.

Nineteen twelve was a good year for the sand-lime brick industry.

The value of the output of sand-lime brick in the United States last year, according to figures compiled by the United States Geological Survey, was \$1,170,884, compared with \$897,664 in 1911, an increase of \$273,220. The 1912 production was slightly greater than that of 1910, which was valued at \$1,169,150, and only 4.48 per cent. less than that of 1907, the banner year in the industry.

The total number of this comparatively new kind of brick manufactured in 1912 was 174,361,000, of which 164,140,000 were common brick and 10,221,000 front brick. Michigan continued in 1912 to be the leading state in value of output, its product constituting 24.54 per cent. of the total value of all sand-lime products in 1912. New York was second in value of product, as in 1911, reporting 10.99 per cent. of the total. Florida was third, displacing Minnesota, which fell to fourth place. Eight States—California, Florida, Idaho, Indiana, Michigan, Minnesota, New York and Wisconsin—showed an increase in 1912, and three—New Jersey, Pennsylvania, and South Dakota—showed a decrease. Michigan showed the largest increase, \$77,392; Florida the second and New York the third. In 1911 only two States—New York and Wisconsin—showed an increase.

The average price per thousand for common sand-lime brick was \$6.45 in 1912, compared with \$6.09 in 1911 and \$6.36 in 1910; for front brick it was \$10.41 in 1912, against \$9.53 in 1911 and \$10.90 in 1910.

## Important Facts About Stucco.

We have received from the Standard Paint Company of New York a very interesting pamphlet entitled "Suggestions for the Application of Stucco." The authors explain clearly, among other things, the necessity of using Lean Mixtures for Stucco. The great importance of this point is apparent to all who have studied the hair-cracks caused by rich mortar. We quote from page 4 of the pamphlet:

Outside of settlement cracks, the chief cause of disintegration of stucco is the alternate expansion and contraction due to wetting and drying out.

It has been proved that mortar contracts on drying (and expands on wetting) just as lumber does. This action keeps up for years, and is one of the principal causes of cracking, especially in stucco. It is the cement, however, which is affected and not the sand; therefore, if the cement is diluted with a large proportion of sand the total effect is greatly reduced.

Experience shows that a plain 1:3 stucco, properly applied, is safe from cracking, but is very porous. A 1:2 stucco, however, while less porous, is very much more liable to crack in spite of the greatest care in workmanship.

This, then, is the dilemma which confronts the constructor; how to make a stucco lean enough to avoid cracks, yet non-porous enough to keep out water. The problem has been solved by the use of Impervite in a 1:3 stucco.

The leanness of the mortar prevents cracks, and the Impervite makes the mortar waterproof. This gives absolutely reliable results, both as to permanency of surface and permanency of waterproofing; it is in every way more satisfactory than the asbestos or patented stuccos which do not positively prevent checking and are never entirely waterproof.

Impervite is also used for waterproofing cellars and pits against pressure, and the manufacturers have done contract work under guarantee all over the United States and Canada.

## A Good Cheap Concrete Fence.

A concrete fence which should prove of interest to our readers was recently designed by R. V. Moss, city-surveyor of New York City, for the Glen Ridge Tennis Courts. A strong and durable fence was desired, of neat appearance, one that could be quickly erected and at low cost. At 12 feet, 1 inch centers, 3 inch I-beams, 12 feet by 6 inches in length were sunk in the ground to a depth of 2 feet, 6 inches, leaving 10 feet of post above the surface. The flanges of these beams were wrapped with expanded metal lath to a height of 6 feet above grade to carry cement plaster. A 2 by 3 inch spruce bottom rail was placed between the posts along the ground and a top rail of the same size at a height of 6 feet with Rib-Trus Reinforcing Plates, manufactured by the Berger Mfg. Co., Canton, Ohio, extended to cover the space between. The concrete was then applied on the reinforcing plates to a thickness of three inches. Above the reinforced concrete portion of the fence, wire netting is fastened to the height of four feet, making the entire height of the fence 10 feet, six feet of which is concrete and the remainder wire. The *Concrete Age* says the cost of this type of fence is extremely low, especially for the concrete portion.

## Elevated Road in the Way.

Borough President McAneny has served notice on the Interborough Company to remove that portion of the structure of the Sixth avenue road that extends into 59th street. The franchise of the company permits it to maintain an elevated structure in Sixth avenue "to 59th street." But the present situation is that the structure extends twenty feet beyond the building line. Fifty-ninth street, being on the edge of a park, is a thoroughfare which it is particularly desirable to keep as clear as possible, and there have been complaints that this projection of the Sixth avenue elevated is unsightly.

Mr. McAneny had his engineers make a thorough investigation of the projection, and also had an examination made of the franchise before issuing the order.

## Evolution of Sheet Metal.

In the early sixties, sheet metal as a building material, except as a roof covering, was comparatively little used, although its actual beginning was probably twenty years previous to that. It seems now to be impossible to obtain any authentic account of its origin, although several stories concerning it are told. The progress of the cornice business seems to have been more rapid for some unaccountable reason through the Middle West than in the Eastern States, notwithstanding that the experts in the handling of the metal without doubt came from France and Belgium.

This may have been in part because architects of the West were less scrupulous in the matter of imitation than those in the East, who practically considered it as architectural heresy, its progress may have been accelerated by the fact that wrought iron and steel construction were beginning to be introduced, which in itself entirely solved the problem of strength and support, leaving to sheet metal the work of supplying the external form, or in other words carrying out the architectural design. Concerns for the manufacture of sheet metal work of this class, otherwise known as cornice shops, began to spring up throughout the country, among which those at Cincinnati, Dayton and Chicago may be particularly mentioned, and it is a matter of record that the first 8-ft. brake was made in Cincinnati in 1865 or 1867.

The erection of the buildings for the world's fair held in Fairmount Park, Philadelphia, in 1876, commonly known as the "Centennial," gave a great impetus to the sheet and metal trade. Many of these buildings had either wholly or in part, exteriors of sheet metal. What was known as the main building or Art Gallery, a building which is still standing, was built of stone, but much of the ornamentation was of stamped zinc applied to the friezes and other parts of the building, and the large skylight forming its dome was also of sheet metal.

Without reference to actual facts it can readily be deduced that with the advent of sheet metal architectural work, which had for its models the stone forms of ancient Greece and Rome as well as those of medieval times, it became an urgent necessity that the carved work always to be found in stone architecture should also be represented. This necessity became responsible for the ultimate invention of the now highly perfected machinery and methods for producing stamped zinc or copper ornamentation.

## Two Million for Brooklyn in 1915.

Brooklyn will have two million population before the close of the year 1915, according to the estimate of Borough President Pounds, who foresees a wonderful growth resulting from the extension of the assured subway facilities. He thinks the appeal of Brooklyn will be irresistible to thousands, especially families having children. He predicts that the freight business of Manhattan is going to move to Brooklyn, because Brooklyn's terminals and marginal railway are certain to be developed and New York's may not be. He thinks the revolution that was worked by extending the subway into The Bronx will prove to have been of less importance to the city as a whole than the development that Brooklyn will experience when the new subway lines are opened there. He concludes:

"Brooklyn's future is to me a dazzling subject to consider. New York's development must be principally in this direction. It cannot go to Staten Island, for trains will not run there within ten years, and may never do so; Westchester is being developed about as rapidly as possible, and is not taking up the population; New Jersey is another State, separated by a wide river and handicapped as a New York suburb by necessarily costly transportation. Development must principally come in Brooklyn and Queens, and it will come to Brooklyn before it reaches Queens."

## Paint as a Protection Against Rust.

According to a note published in "Cosmos," the German Chemists Liebreich and Spitzer have been conducting some experiments with regard to the protection afforded to iron against rusting by a coat of paint. They come to the conclusion, which is somewhat surprising at first sight, that better results are obtained by the application of a single coat than by painting with two or more coats. The explanation which they offer for this somewhat remarkable observation, is that a single coat is more elastic and less liable to scaling off or cracking than a double coat, and thus affords more perfect protection from atmospheric influences.

## Lifting by Boot Straps.

The public seems to have been educated to the idea that a manufacturer or a producer can be forced to increase his cost price through an increase in wages without increasing his selling price. It is said that it takes \$1.63 to-day to equal the purchasing power of the dollar of a few years ago. Every item in the increase of the cost of production has been placed on the selling price and the public, in trying to reduce the cost of living by legislative action without reducing wages, is trying to lift itself by the boot straps.—Manufacturers' News.

## The Modern Dry Goods Store.

The addition now to be made to Altman's, on the Madison avenue side, will add 350,000 sq. ft. of floor area to the store, making a total floor area of 900,000 sq. ft., which is equal to the area of 360 city lots. At least four floors of the addition are to be used for the sale and display of goods. The upper four floors may be devoted to the manufacture and preparation of articles for the counters. Other space is to be given to the offices of the firm, the department for the profit sharing plan, the Altman foundation, the Mutual Benefit Association, the vacation fund and to a resting room for patrons and a large room for the care of those who may become ill while shopping.



# RECORDS SECTION

of the

# REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. XCII

No. 2367

New York, July 26, 1913

(4)

PRICE 20 CENTS

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Bank st, 1-5.	11th st, 337-45 W.	72d st, 174 E.	133d st, 68 W.	Post av (n s), 2220-43-44.
Bedford st, 72-4, 73-7.	12th st, 238 W.	74th st, 400 E.	134th st, 201 W.	Sherman av, 135.
Bethune st, 38.	20th st, 305 W.	75th st, 188-90, 240 E.	135th st, 122 W.	Vermilyea av, 57-9.
Bleecker st, 317-21.	27th st, 424, 519 W.	76th st, 431 E.	138th st, 125 W.	Vermilyea av (w s), 2234-39-45.
Broome st, 25-7, 182-4.	28th st, 145-7 W.	78th st, 443 E.	140th st, 542 W.	1st av, 1382-4.
Cedar st, 1½-6.	29th st, 139, 236 E.	80th st, 105 E.	141st st, 463 W.	2d av, 1449-1547, 1644.
City Hall pl, 38-40.	29th st, 434 W.	80th st, 145 W.	172d st, 512 W.	3d av, 489-91.
Clinton st, 135-7, 175.	33d st, 201 E.	81st st, 105 E.	215th st W (n s), 2212-25-28.	5th av, 253, 1328-30.
Commerce st, 30-44.	35th st, 449 W.	82d st, 172 W.	Amsterdam av, 1360, 1650.	7th av, 1975-7, 2280.
Forsyth st, 199.	36th st, 451 W.	86th st, 310-2 W.	Audubon av (e s), 2128-35.	8th av, 975-9.
Front st, 108.	42d st, 232 E.	93d st, 49 W.	Broadway, 3240-52.	
Fulton st, 48.	43d st, 305-9 E.	95th st, 309-11, 315-7 E.	Broadway (w s), 1894-50.	<b>WILLS.</b>
Grand st, 137-9.	47th st, 450 W.	96th st, 42 W.	Colonial pkway (s s), 2112-30-31.	Washington s, 68.
Greenwich st, 87-101.	48th st, 317 E.	104th st, 51 E.	Columbus av (n w c 215th), 2212-25.	5th st, 216 E.
Grove st, 49-53½.	48th st, 403 W.	109th st, 67-9, 334 E.	Ft Washington av, 21.	15th st, 143-5 W.
Hudson st, 455-7.	49th st, 536-40 W.	111th st, 162 E.	Lexington av, 71, 1561, 1808.	30th st W (s w c 5 av), blk 831-42.
Lafayette st, 176.	50th st, 230 W.	112th st, 250-2 W.	Madison av, 33.	57th st, 34 W.
Lawrence st, 81.	53d st, 103, 234, 347-9 E.	113th st, 18, 21 E.	Park av, 383-7.	Madison av, 175.
Monroe st, 103.	53d st, 108-10 W.	118th st, 9, 348-50 W.		5th av, 280.
Mott st, 139.	57th st, 107 E.	120th st, 5 W.		8th av, 131.
Norfolk st, 150.	58th st, 34-6 & 40 E.	123d st, 449-53 W.		
Pearl st, 181-3, 487.	62d st, 111 W.	125th st, 342 E.		
Spring st, 286-8.	67th st, 218 E.	128th st, 105 W.		
Washington st, 719-21.	68th st, 49 W.	130th st, 506-8, 579 W.		
Water st, 111.	70th st, 325-7 W.	131st st, 13 W.		
2d st, 4 E.				

### EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or con-

veyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instance names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—ali title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omitted—consideration omitted.  
corpn—corporation.  
cor—corner.  
c l—centre line.  
ct—court.  
certf—certificate.

dwg—dwelling.  
decd—deceased.  
e—East.  
exr—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
r—room.  
rd—road.  
re mtg—release mtg.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
TS—Torrens System.  
T & c—taxes, etc.  
tnts—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.









**Hone av (\*)**, es, 100 n Neil av, 50x100; Morris Park Estates to Anton Jursik, 430 E 77; July 21; July 24'13. nom

**Hone av (\*)**, es, 150 n Neil av, 50x100; Morris Park Estates to Lawrence Lankas, 2010 Arthur av; July 21; July 24'13. nom

**Hone av (\*)**, ws, 175 s Neil av, 50x100; Morris Park Estates to Minnie Siskind, 432 2 av; July 18; July 24'13. nom

**Hone av (\*)**, es, 150 s Neil av, 50x100; Morris Park Estates to Thos J Hartnett, 713 Tinton av; July 18; July 23'13. nom

**Hone av (\*)**, ws, 325 s Neil av, 50x100; Morris Park Estates to Danl Lieberfeld, 1053 So Blvd; July 18; July 23'13. nom

**Hone av (\*)**, ws, 150 s Neil av, 25x100; Morris Park Estates to Amalia Wolf, 1869 Wallace av; July 18; July 23'13. nom

**Hone av (\*)**, ws, 225 s Neil av, 25x100; Morris Park Estates to Edwin Herrmann, 316 Prospect Park W, Bklyn; July 18; July 23'13. nom

**Hone av (\*)**, es, 200 s Neil av, 50x100; Morris Park Estates to Jno W Kirschbaum, 308 E 151; July 18; July 23'13. nom

**Hone av, nwe Neil av**, see Neil av, nwe Hone av.

**Hone av, swe Pierce av**, see Pierce av, swe Hone av.

**Hone av (\*)**, es, 175.3 n Pierce av, 50x100; Morris Park Estates to Rubin Stenzler, 125 E 112; July 11; July 19'13. nom

**Hone av, es, 175 s Pierce av**, see Hone av, es, 109.10 n Sackett av.

**Hone av (\*)**, es, 175 s Rhineland av, 25x100; Morris Park Estates to Meta Ketterer, 1728 Holland av; July 11; July 18'13. nom

**Hone av (\*)**, es, 125 n Rhineland av, 50x100; Morris Park Estates to Nicholas Eisenhauer, 710 Tinton av; July 18; July 24'13. nom

**Hone av (\*)**, es, 275 n Rhineland av, 25x100; Morris Park Estates to Jack Topal, 1520 Seabury pl; July 18; July 23'13. nom

**Hone av (\*)**, es, 300 n Rhineland av, 25x100; Morris Park Estates to Silvio Petroccione, 436 E 143; July 18; July 23'13. nom

**Hone av (\*)**, es, 175 n Rhineland av, 25x100; Morris Park Estates to Fredk W Martin, 187 2 av; July 18; July 23'13. nom

**Hone av (\*)**, ws, 100 s Rhineland av, 25x100; Morris Park Estates to Nathan, Abr, Henry, Morris & Aaron Goldman, \*all at 24 Attorney, & Isidor Goldman, 210 9 av, Bklyn; July 18; July 23'13. nom

**Hone av, nwe Rhineland av**, see Rhineland av, nec Paulding av.

**Hone av (\*)**, es, 109.10 n Sackett av, 50x100; also HONE AV (\*), es, 175 s Pierce av, 50x100; also MORRIS PARK AV (\*), s ec Fowler av, 100x100; also BRONX & PELHAM PKWAY (\*), ss, 79 e Munroe av, 52.8x135.7x50x152; Morris Park Estates to Henry S Gamp, 1935 Clinton av; July 11; July 23'13. nom

**Hone av, nec Sackett av**, see Sackett av, nec Hone av.

**Hone av (\*)**, es, 125 s Van Nest av, 50x100; Morris Park Estates to Saml Cohen, 90 Division; July 11; July 18'13. nom

**Hone av (\*)**, ws, 200 n Van Nest av, 50x100; Morris Park Estates to Wm H Hunt, 945 Jackson av; July 17; July 21'13. nom

**Hone av (\*)**, ws, 225 s Van Nest av, 50x100; Morris Park Estates to Isaac Aaron, 166 W 129; July 15; July 24'13. nom

**Hughes av (12:3273)**, ws, at s 1 lands St John's College, runs w75x50xe75 to av x n50 to beg, vacant; Hannah V Desher to Edw W Harris, 55 W 54; AL; May 1; July 22'13. O C & 100

**Jackson (Robbins) av, 322 (10:2573)**, es, 20 n 141st, 20x80, 2-sty bk dwg; Frieda Mayer to Adolph Mayer, 322 Jackson av; July 18; July 23'13. nom

**Jackson av, 322**; Adolph Mayer to Chas Mayer & Frieda, his wife, 322 Jackson av; July 18; July 23'13. nom

**Jefferson av, ss, 250 w Fox av**, see Oakes av, es, 250 n Jefferson av.

**Lafontaine av, 2086**, see Lafontaine av, 2088.

**La Fontaine av, 2088 (11:3069)**, es, 36.4 s 180th, 16.2x100, 2-sty fr dwg; also LA FOUNTAINE AV, 2086 (11:3069), es, 52.6 s 180th, 15.11x100, 2-sty fr dwg; Edw R Koch TRSTE for Jas E Miller will of Jane M Miller to Mary M Argersinger, 112 W 118; Maude M Overington, 586 W 178, & Jane M Boyden, 164 W 74; ½ pt; June 18; July 22'13. nom

**Lurting av, swe Bronx & Pelham pkway**, see Bronx & Pelham pkway, ss, whole front bet Hone & Lurting av.

**Lurting av, ws, 129.7 n Esplanade**, see Lurting av, ws, 400 n Rhineland av.

**Lurting av (\*)**, es, 150 s Lydig av, 50x100; Morris Park Estates to Edw B Lowther, 270 W 38; July 21; July 24'13. nom

**Lurting av, es, 109.2 n Lydig av**, see Colden av, ws, 100 n Pierce av.

**Lurting av (\*)**, ws, 125 s Morris Park av, 50x100; Morris Park Estates to Cornelia S Frost, 634 Morris Park av; July 17; July 22'13. nom

**Lurting av (\*)**, es, 250 n Morris Park av, 50x100; Morris Park Estates to Saml Wodisky, 298 S 4, Bklyn; July 15; July 21'13. nom

**Lurting av (\*)**, es, 150 n Morris Park av, 25x100; Morris Park Estates to Morris Shinsky, 385 ½ Union, Bklyn; July 18; July 23'13. nom

**Lurting av (\*)**, ws, 275 n Morris Park av, 25x100; Morris Park Estates to Frieda E Taylor at Mattewan State Hospital, Fishkill, NY; July 14; July 23'13. nom

**Lurting av (\*)**, ws, 200 s Morris Park av, 50x100; also NEIL AV, ns, 75 e Paulding av, 25x100; Morris Park Estates to Chas Below, 4244 Jerome av, Ozone Park, B of Q; July 18; July 23'13. nom

**Lurting av, es, 150 s Neil av**, see Pierce av, ss, 25 e Munroe av.

**Lurting av, swe Neil av**, see Morris Park av, ns, 50 e Fowler av.

**Lurting av (\*)**, ws, 125 s Neil av, 50x100; Morris Park Estates to Goldie M Golde, 1005 6 av; July 18; July 23'13. nom

**Lurting av (\*)**, ws, 175 s Neil av, 50x100; Morris Park Estates to Jno & Geo Martin, 126 East End av; July 18; July 23'13. nom

**Lurting av (\*)**, ws, 325 s Pierce av, 50x100; Morris Park Estates to Mary F Bauscher, 1370 Franklin av; July 18; July 23'13. nom

**Lurting av (\*)**, ws, 200.2 n Pierce av, 25x100; Morris Park Estates to August F Herrmann, 15 Fanchon pl, Bklyn; July 2; July 21'13. nom

**Lurting av (\*)**, ws, 100 s Rhineland av, 25x100; Morris Park Estates to Jos & Louis Kalb, 297 Saratoga av, Bklyn; July 17; July 21'13. nom

**Lurting av (\*)**, ws, 400 n Rhineland av, 25x100; also LURTING AV (\*), ws, 129.7 n Esplanade, 25x100; Morris Park Estates to Israel & Herman Bursch, 140 Johnson av, Bklyn; July 18; July 24'13. nom

**Lurting av (\*)**, ws, 325 s Rhineland av, 50x100; Morris Park Estates to Mary Muller, 1661 Wallace av; July 15; July 18'13. nom

**Lurting av (\*)**, es, 200 s Rhineland av, 50x100; also COLDEN AV, ws, 200 s Neil av, 50x100; Morris Park Estates to Angelina L Lenz, 404 Classen av, Bklyn; July 18; July 23'13. nom

**Lurting av (\*)**, swe Rhineland av, 100x50; Morris Park Estates to Albt S Webber, 57 W 128; July 18; July 23'13. nom

**Lurting av (\*)**, es, 150 s Rhineland av, 50x100; Morris Park Estates to David Harris, 927 Home; July 18; July 23'13. nom

**Lurting av (\*)**, ws, 375 n Rhineland av, 25x100; Morris Park Estates to Jno A Veit, 69 Buffalo av, Bklyn; July 18; July 23'13. nom

**Lurting av, nwe Rhineland av**, see Rhineland av, nwe Lurting av.

**Lurting av, es, 300 n Rhineland av**, see Lurting av, ws, 100 n Van Nest av.

**Lurting av, nec Sackett av**, see Sackett av, nec Lurting av.

**Lurting av (\*)**, ws, 100 n Van Nest av, 25x100; also LURTING AV (\*), es, 300 n Rhineland av, 25x100; Morris Park Estates to Hermine Boera, 961 E 167; July 21; July 24'13. nom

**Lurting av (\*)**, es, 275 s Van Nest av, 25x100; Morris Park Estates to Wm Burke, 912 6 av; July 17; July 21'13. nom

**Lurting av, nwe Van Nest av**, see Van Nest av, ss, 50 e Radcliff av.

**Lydig av (\*)**, ss, 50 e Hone av, 50x100; also LYDIG AV (\*), ns, 50 w Hone av, 50x110.11x—x101.8; Morris Park Estates to Nicholas Saner, 518 W 58; July 18; July 23'13. nom

**Lydig av, ns, 50 w Hone av**, see Lydig av, ss, 50 e Hone av.

**Main av (\*)**, ws, 200 s Westchester av, 25x100; also MAIN AV (\*), swe Westchester av, 50x100; also ST MARY'S AV (\*), ws, 150 n Central av, 50x100; also ST MARY'S AV (\*), nec Central av, 100x100; also ST MARY'S AV (\*), es, 100 n Central av, 50x100; Jenny Cockburn to Wm Laughlin, 1980 Mad av; AL; July 21; July 22'13. nom

**Main av, swe Westchester av**, see Main av, ws, 200 s Westchester av.

**Marion av, 2466 (11:3026)**, es, 50 n 189th, 50x103.5x50.1x100.7, 6-sty bk tint; Chas Brandt Jr, ref, to Edel Realty Co, a corpn, 140 Nassau; mtg \$31,000; FORECLOS July 16; July 22; July 23'13. 11,000

**Matthews av (\*)**, es, 150 s Lydig av, 150x100; Morris Park Estates to Jas A Bulloss, 15 S Grove, Meridan, Conn; July 9; July 21'13. nom

**Matthews av, ws, 100 s Lydig av**, see Radcliff av, es, 100.3 n Pierce av.

**Matthews av (\*)**, ws, 225 s Lydig av, 25x100; Morris Park Estates to Giuseppe Tomasulo, Middle Village, LI; July 15; July 24'13. nom

**Matthews av (\*)**, es, 100 n Lydig av, 50x100; Morris Park Estates to Arthur C Schwartz, 1993 Bathgate av; July 21; July 24'13. nom

**Matthews av (\*)**, es, 250 n Lydig av, 50x100; Morris Park Estates to Henry Sokoler, 1521 Washington av; July 21; July 24'13. nom

**Matthews av, ws, 400 n Lydig av**, see Bogart av, es, 225 s Van Nest av.

**Matthews av (\*)**, ws, 86.3 n Neil av, 25x100; Morris Park Estates to Conrad Rauh, 1477 Crotona pl; July 18; July 24'13. nom

**Matthews av (\*)**, ws, 86.3 n Neil av, 25x100; Morris Park Estates to Morris Turner, 79 E 114; July 15; July 21'13. nom

**Monterey av, ws, abt 100 n 180th**, see Quarry rd, 2112.

**Morris av, 1005 (9:2447)**, ws, 190.6 n 164th, 24.6x105, 1 & 2-sty bk garage; Warren Leslie, ref, to Esther H Eno, 1047 Morris av; mtg \$7,000; FORECLOS July 15; July 22; July 24'13. 400 above mtg

**Morris av, 1064 (9:2437)**, es, 310 n 165th, 20x95, 3-sty bk dwg; Aug Collet to Margt Korth at Vineyard Haven, Mass; B&S; A L; July 21'13. O C & 100

**Morris Park av (\*)**, ns, 75 e Bogart av, 50x100; Morris Park Estates to Hervey B Jones, 60 St Nicholas av; July 17; July 21'13. nom

**Morris Park av (\*)**, nec Bogart av, 25x100; Morris Park Estates to Mary L Morrison, 1401 Taylor av; July 17; July 23'13. nom

**Morris Park av, see Bronxdale av**, see Bronxdale av, see Morris Park av.

**Morris Park av (\*)**, ns, 25 w Colden av, 25x100; also MUNROE AV (\*), es, 325 n Morris Park av, 25x100; Morris Park Estates to Edw M Michelbacher, 79 Hamilton pl; July 21; July 24'13. nom

**Morris Park av (\*)**, ns, 75 e Colden av, 25x100; Morris Park Estates to Anna Weiss, 30 Ams av; July 17; July 21'13. nom

**Morris Pk av, swe Colden av**, see Van Nest av, ss, 25 w Haight av.

**Morris Park av, ss, 50 w Colden av**, see Morris Park av, ss, 75 e Radcliff av.

**Morris Park av (\*)**, ns, 50 e Fowler av, 25x100; also LURTING AV (\*), swe Neil av, 50x100; Morris Park Estates to Eliz H Pope, Red Bank, NJ; July 18; July 24'13. nom

**Morris Park av, see Fowler av**, see Hone av, es, 109.10 n Sackett av.

**Morris Park av (\*)**, nwe Haight av, 25x100; Morris Park Estates to Philip Joffe, 919 2 av; July 18; July 23'13. nom

**Morris Park av (\*)**, ss, 75 w Hone av, 25x100; Morris Park Estates to Mary J Kurth, 258 W 43; July 17; July 21'13. nom

**Morris Park av (\*)**, ss, 50 w Hone av, 25x100; Morris Park Estates to Panayiotis A Condeelis, 693 6 av; July 17; July 22'13. nom

**Morris Park av (\*)**, ss, 25 e Hone av, 25x100; Morris Park Estates to Arthur A Newman, 718 10 av; July 17; July 21'13. nom

**Morris Park av, see Hone av**, see Williamsbridge rd, ws, 50.8 s Pierce av.

**Morris Pk av, nec Hone av**, see Van Nest av, ss, 25 w Haight av.

**Morris Park av, ss, 25 w Lurting av**, see Colden av, ws, 150 s Van Nest av.

**Morris Park av (\*)**, ss, 75 e Radcliff av, 25x100; also MORRIS PARK AV, ss, 50 w Colden av, 25x100; Morris Park Estates to Rose McGuire, 340 W 72; July 17; July 21'13. nom

**Morris Park av (\*)**, nwe Radcliff av, 25x100; Morris Park Estates to Morris Schoenfeld, 417 E 138; July 11; July 24'13. nom

**Morris Park av (\*)**, ss, 117.11 w Williamsbridge rd, 25x68.5x25x68.8; also PAULDING AV, ws, 275 n Morris Park av, 50x100; also RHINELANDER AV, see Munroe av, 100x100, with all title to strip bet s line lot 40, blk 19 & Woodmansten Inn; Morris Park Estates to Maude Glasgow, 110 E 81; July 15; July 18'13. nom

**Muller av, es, 150 s Brady av**, see Williamsbridge rd, swe Pierce av.

**Muller av, es, 175 s Brady av**, see Van Nest av, nwe Fowler av.

**Muller av (\*)**, ws, 100 n Lydig av, 125x100; Morris Park Estates to Marie Upton, 1994 Lex av; July 21; July 24'13. nom

**Munroe av (\*)**, ws, abt 316.10 s Esplanade, 50x100; Morris Park Estates to Frank B Weeks, 28 Pinehurst av; July 21; July 24'13. nom

**Munroe av, ws, abt 141.10 s Esplanade**, see Paulding av, ws, 175 s Van Nest av.

**Munroe av (\*)**, ws, 125 s Lydig av, 25x100; Morris Park Estates to Wm H Smith, 185 W Houston; July 9; July 21'13. nom

**Munroe av (\*)**, es, 150 s Lydig av, 50x100; also WILLIAMSBRIDGE RD, ws, 175 s Lydig av, 25x100; Morris Park Estates to Vincent Scavone, 412 4 av; July 15; July 21'13. nom

**Munroe av (\*)**, ws, abt 213.2 n Lydig av, 50x100; Morris Park Estates to Alex Black; 15 W 65; July 21; July 24'13. nom

**Munroe av (\*)**, ws, 163.2 n Lydig av, 50x100; Morris Park Estates to Benj Erntstein, 1883 Bathgate av; July 21; July 24'13. nom

**Munroe av, es, 325 n Morris Park av**, see Morris Park av, ns, 25 w Colden av.

**Munroe av, ws, 200 n Morris Park av**, see Fowler av, ws, 150 n Van Nest av.

**Munroe av (\*)**, es, 300 s Neil av, 100x100; Morris Park Estates to Peter T Goodman, 36 Bergen, Bklyn; July 15; July 21'13. nom

**Munroe av (\*)**, es, 200 s Neil av, 25x100; also RADCLIFF AV, ws, 175 n Rhineland av, 25x100; Morris Park Estates to Saml W Mitchell, 163 E 125; July 15; July 18'13. nom

**Munroe av (\*)**, es, 225 s Neil av, 25x100; Morris Park Estates to Fred Kaiser, 2533 Frisby av; July 15; July 18'13. nom

**Munroe av (\*)**, es, 175 s Neil av, 25x100; Morris Park Estates to Jas Greig, 530 E 83; July 15; July 19'13. nom

**Munroe av (\*)**, ws, 275 n Pierce av, 50x100; Morris Park Estates to Louis Haase, 148 N Potomac, Balt, Md; July 11; July 21'13. nom

**Munroe av (\*)**, ws, 350.3 n Pierce av, 50x100; Morris Park Estates to Carrie Leonard, 757 E 230; July 14; July 18'13. nom

**Munroe av (\*)**, ws, 175 s Pierce av, 50x100; Morris Park Estates to Jno E Daly, 221 Halliday, Jersey City, NJ; July 15; July 24'13. nom

















- Morris Park av** (\*), ns, 25 w Colden av, 25x100; PM; July 21; July 24 '13; 3y5%; Edw M Michelbacher to Morris Park Estates. 1,400
- Morris Park av**, ss, 50 w Colden av, see Morris Park av, ss, 75 e Radcliff av.
- Morris Park av** (\*), sec Fowler av, 100 x100; PM; July 11; July 23 '13; 3y5%; Henry S Gamp, 1935 Clinton av, to Morris Park Estates. 7,200
- Morris Park av** (\*), nwc Haight av, 25x100; PM; July 18; July 23 '13; 3y5%; Philip Joffe to Morris Park Estates. 1,715
- Morris Park av** (\*), ss, 25 e Hone av, 25x100; PM; July 17; July 21 '13; 3y5%; Arthur A Newman to Morris Park Estates. 1,200
- Morris Park av** (\*), ns, 75 e Hone av, 25x100; PM; July 15; July 19 '13; 3y5%; Edelmuth Realty Corpn to Morris Park Estates. 1,085
- Morris Park av** (\*), ns, 25 e Hone av, 25x100; PM; July 15; July 19 '13; 3y5%; Edelmuth Realty Corpn to Morris Park Estates. 1,085
- Morris Park av** (\*), ns, 50 e Hone av, 25x100; PM; July 15; July 19 '13; 3y5%; Edelmuth Realty Corpn to Morris Park Estates. 1,085
- Morris Park av, nec Hone av**, see Hone av, nec Morris Park av.
- Morris Park av, ss, 25 w Lurting av**, see Colden av, ws, 150 s Van Nest av.
- Morris Park av** (\*), ss, 75 e Radcliff av, 25x100; also MORRIS PARK AV, ss, 50 w Colden av, 25x100; PM; July 17; July 21 '13; 3y5%; Rose McGuire to Morris Park Estates. 2,760
- Morris Park av** (\*), nwc Radcliff av, 25 x100; PM; July 11; July 24 '13; 3y5%; Morris Schoenfeld to Morris Park Estates. 2,000
- Morris Park av** (\*), ss, 117.11 w Williamsbridge rd, 25x68.5x25x68.8; PM; July 15; July 18 '13; 3y5%; Maude Glasgow to Morris Park Estates. 525
- Morris av** (11:3181), nwc Cameron pl, runs w86.5x97x75x25x61.8 to ws Morris av xs72 to beg; also MORRIS AV (11:3181), nec Cameron pl, 75x21.9 to ws Munroe av x77x41; July 23; July 24 '13; due &c as per bond; Sophia, wife Jacob Pritz, to Henry Muller, 695 E 170. 13,000
- Mulliner av, es, 150 s Brady av**, see Neil av, ss, 25 w Haight av.
- Mulliner av** (\*), ws, 100 n Lydig av, 125x100; PM; July 21; July 24 '13; 3y5%; Marie Upton to Morris Park Estates. 2,800
- Munroe av** (\*), ws, abt 141.10 s Esplanade, 75x100; PM; July 21; July 24 '13; 3y5%; Julien Masson to Morris Park Estates. 3,990
- Munroe av** (\*), ws, abt 316.10 s Esplanade, 50x100; PM; July 21; July 24 '13; 3y5%; Frank B Weeks to Morris Park Estates. 2,100
- Munroe av** (\*), ws, 163.2 n Lydig av, 50x100; PM; July 21; July 24 '13; 3y5%; Benj Ernstein to Morris Park Estates. 2,135
- Munroe av** (\*), ws, 125 s Lydig av, 25x100; PM; July 9; July 21 '13; 3y5%; Wm H Smith to Morris Park Estates. 800
- Munroe av** (\*), ws, abt 213.2 n Lydig av, 50x100; PM; July 21; July 24 '13; 3y5%; Alex Black to Morris Park Estates. 2,000
- Munroe av** (\*), ws, 200 n Morris Park av, 50x100; PM; July 18; July 23 '13; 3y5%; Fred D Burhop to Morris Park Estates. 1,190
- Munroe av** (\*), es, 325 n Morris Park av, 25x100; PM; July 21; July 24 '13; 3y5%; Edw M Michelbacher to Morris Park Estates. 490
- Munroe av** (\*), es, 300 s Neil av, 100x100; PM; July 15; July 21 '13; 3y5%; Peter F Goodman, Bklyn to Morris Park Estates. 2,240
- Munroe av** (\*), es, 200 s Neil av, 25x100; also RADCLIFF AV, ws, 175 n Rhineland av, 25x100; PM; July 15; July 18 '13; 3y5%; Saml W Mitchell to Morris Park Estates. 1,085
- Munroe av** (\*), es, 225 s Neil av, 25x100; PM; July 15; July 18 '13; 3y5%; Fred Kaiser to Morris Park Estates. 560
- Munroe av** (\*), ws, 275 n Pierce av, 50x100; PM; July 11; July 21 '13; 3y5%; Louis Haase to Morris Park Estates. 980
- Munroe av** (\*), ws, 125 s Pierce av, 50x100; PM; July 15; July 24 '13; 3y5%; David F Daly, Jersey City, NJ, to Morris Park Estates. 1,085
- Munroe av** (\*), ws, 175 s Pierce av, 50x100; PM; July 15; July 24 '13; 3y5%; Jno E Daly, Jersey City, NJ, to Morris Park Estates. 1,065
- Munroe av** (\*), ws, 250 n Pierce av, 25x100; PM; July 14; July 24 '13; 3y5%; Edw J Henesey, Richmond Hill, LI, to Morris Park Estates. 455
- Munroe av** (\*), ws, 225 n Pierce av, 25x100; PM; July 14; July 24 '13; 3y5%; Gerardo Maraldo, Bklyn, to Morris Park Estates. 455
- Munroe av** (\*), ws, 275 s Pierce av, 50 x100; PM; July 15; July 19 '13; 3y5%; Julien Masson to Morris Park Estates. 980
- Munroe av** (\*), ws, 100 s Pierce av, 25x100; PM; July 15; July 24 '13; 3y5%; Josephine K Daly, Jersey City, (NJ), to Morris Park Estates. 540
- Munroe av** (\*), ws, 225 s Pierce av, 25x100; PM; July 15; July 24 '13; 3y5%; Wm I Dillon, Jersey City, NJ, to Morris Park Estates. 525
- Munroe av** (\*), es, 100 n Rhineland av, 25x100; PM; July 15; July 18 '13; 3y5%; Rose Sheridan to Morris Park Estates. 500
- Munroe av** (\*), ws, 275 n Rhineland av, 25x100; PM; July 21; July 24 '13; 3y5%; Geo F Kraft, Bklyn, to Morris Park Estates. 750
- Munroe av, see Rhineland av**, see Rhineland av, sec Munroe av.
- Neil av** (\*), ss, 25 w Haight av, 50x100; also WILLIAMSBRIDGE RD (\*), swc Pierce av, 25.4x101x25x96.10; also RHINELANDER AV (\*), ss, 25 w Fowler av, 25x100; also MULINER AV (\*), es, 150 s Brady av, 25x100, 2-sty fr dwg; PM; July 18; July 23 '13; 3y5%; Jas Stokes, Freehold, NJ, to Morris Park Estates. 6,500
- Neil av** (\*), ss, 50 e Hone av, 25x100; P M; July 18; July 23 '13; 3y5%; Frank Mostek to Morris Park Estates. 500
- Neil av** (\*), ns, 50 w Hone av, 25x100; PM; July 15; July 18 '13; 3y5%; Jno H O'Grady to Morris Park Estates. 600
- Neil av** (\*), nwc Hone av, 25x100; PM; July 15; July 24 '13; 3y5%; Aaron H Fass to Morris Park Estates. 990
- Neil av** (\*), ns, 25 w Hone av, 25x100; PM; July 15; July 19 '13; 3y5%; Yetti Riesenberg to Morris Park Estates. 630
- Neil av** (\*), ss, 75 e Lurting av, 50x100; PM; July 17; July 21 '13; 3y5%; Dora E Seldis to Morris Park Estates. 1,645
- Neil av, swc Lurting av**, see Lurting av, swc Neil av.
- Neil av** (\*), ns, 50 w Munroe av, 25x100; PM; July 16; July 23 '13; 3y5%; Delano E Farr, Albany, NY, to Morris Park Estates. 700
- Neil av** (\*), nwc Paulding av, 25x100; PM; July 16; July 21 '13; 3y5%; Salvatore Amanna to Morris Park Estates. 1,000
- Neil av, ns, 75 e Paulding av**, see Lurting av, ws, 200 s Morris Park av.
- Nelson av** (9:2512), es, 25 s 165th, 25x169.4 to ws Woodcrest av x25.2x170.7, except pt for avs; Mar 27 '12; July 23 '13; 1y 5½%; Harkness B & Arthur H De Voe to J Frederic Kernochan, 11 E 26. 1,500
- Newbold av (14th st)** (\*), ns, 455 e Havemeyer av (Av B), 50x108, Unionport; Nov 10 '10; July 24 '13; 2y6%; Francis E Sullivan, 2262 E 177, to Jeannette W Fiero, 101 W 85. 1,560
- North Chestnut dr** (\*), ss, being lot 114, amended map, Bronxwood Park, 40x100x41.1x100; July 7; July 21 '13; due &c as per bond; Vita Maria D'Amore, 2106 Prospect av to Sadie B Clocke, 800 Riverside dr. 5,000
- North Chestnut dr** (\*), ss, being lot 114, amended map, Bronxwood Park, 40x100; July 7; July 18 '13; due &c as per bond; Vita M D'Amore, 2106 Prospect av to North Side Mtg Corpn, 391 E 149. 3,000
- Ogden av** (9:2528), ws, 367.7 n 167th, 27.2x95; pr mtg \$20,000; July 22; July 23 '13; due Jan 22 '16, 6%; Carr Bldg Co to Wm Cooper, 149 Bway. 3,000
- Ogden av** (9:2528); same prop; certf as to above mtg; July 22; July 23 '13; same to same.
- Old rd, ns, at ss McGraw av**, see McGraw av, ss, at ns Old rd.
- Parker av, 1419** (\*), ws, 325 s Lyon av, 25x130, except pt Parker av; July 22 '13; due &c as per bond; River Realty Co, 1007 E 180 to Geo A Reuhl, 1916 Pacific, Bklyn. 5,000
- Parker av, 1419**; certf as to above mtg; July 18; July 22 '13; same to same.
- Parker av, 1419**; sobrn agmt; July 18; July 22 '13; Julius Zink with same. nom
- Paulding av, es, 170.9 n Esplanade**, see Pierce av, ns, 25 e Bogart av.
- Paulding av** (\*), es, 75 n Lydig av, 54x100x31.7x100; PM; July 17; July 21 '13; 3y5%; Dora E Seldis to Morris Park Estates. 2,310
- Paulding av** (\*), es, 175 s Morris Park av, 25x100; also PAULDING AV, es, 125 s Morris Park av, 25x100; PM; July 15; July 18 '13; 3y5%; Yetta Mendelsohn, Bklyn, & Rose Weissman to Morris Park Estates. 1,835
- Paulding av, es, 125 s Morris Park av**, see Paulding av, es, 175 s Morris Park av.
- Paulding av** (\*), ws, 275 n Morris Park av, 50x100; PM; July 15; July 18 '13; 3y5%; Maude Glasgow to Morris Park Estates. 1,625
- Paulding av, nwc Neil av**, see Neil av, nwc Paulding av.
- Paulding av** (\*), es, 125 s Pierce av, 25x100; PM; July 21; July 24 '13; 3y5%; Eva Citrin to Morris Park Estates. 660
- Paulding av** (\*), ws, 175 s Rhineland av, 50x100; also HONE AV, es, 140.1 s Esplanade, 25x100; PM; July 21; July 24 '13; 3y5%; Morris Busch to Morris Park Estates. 2,590
- Paulding av, nec Rhineland av**, see Rhineland av, nec Paulding av.
- Paulding av, nwc Rhineland av**, see Rhineland av, nwc Paulding av.
- Paulding av** (\*), es, 108.3 n Sackett av, 25x100; PM; July 18; July 23 '13; 3y5%; Sidney Poppewell to Morris Park Estates. 710
- Paulding av** (\*), es, 200 s Van Nest av, 50x100; PM; July 15; July 18 '13; 3y5%; Christopher Maroney to Morris Park Estates. 1,400
- Paulding av** (\*), es, 250 s Van Nest av, 50x100; PM; July 15; July 18 '13; 3y5%; Fredk Keck to Morris Park Estates. 1,400
- Paulding av** (\*), ws, 175 s Van Nest av, 50x100; PM; July 21; July 24 '13; 3y5%; Julien Masson to Morris Park Estates. 1,750
- Pierce av** (\*), ns, 50 e Bogart av, 25x100x—x78; PM; July 15; July 18 '13; 3y5%; Fred H James to Morris Park Estates. 490
- Pierce av** (\*), ns, 25 e Bogart av, 25x78 x47.6x37.7; also PAULDING AV, es, 170.9 n Esplanade, 25x100; PM; July 15; July 18 '13; 3y5%; Saml Halpern to Morris Park Estates. 1,250
- Pierce av** (\*), ss, 75 w Colden av, 50x100; PM; July 15; July 18 '13; 3y5%; Alois Hejl to Morris Park Estates. 750
- Pierce av** (\*), ns, 50 w Colden av, 50x100; PM; July 9; July 21 '13; 3y5%; Seth N Beecher, Seymour, Conn to Morris Park Estates. 1,006
- Pierce av** (\*), nwc Colden av, 50x160; PM; July 9; July 21 '13; 3y5%; Seth N Beecher, Seymour, Conn to Morris Park Estates. 1,500
- Pierce av, ns, 25 w Haight av**, see Haight av, ws, 150 n Pierce av.
- Pierce av** (\*), ns, 75 e Lurting av, 50x100; PM; July 17; July 21 '13; 3y5%; Jacob Grob to Morris Park Estates. 1,190
- Pierce av** (\*), ns, 25 e Lurting av, 50x100; PM; July 17; July 21 '13; 3y5%; Rosie Breslau to Morris Park Estates. 1,190
- Pierce av** (\*), ss, 50 w Munroe av, 50x100; PM; July 15; July 18 '13; 3y5%; Jno & Wm L Prager to Morris Park Estates. 1,085
- Pierce av** (\*), ns, 25 e Paulding av, 25x100; PM; July 17; July 21 '13; 3y5%; Emma Schlag to Morris Park Estates. 715
- Pierce av** (\*), ss, 50 e Radcliff av, 25x100; PM; July 15; July 18 '13; 3y5%; Yetta Mendelsohn, Bklyn, to Morris Park Estates. 490
- Pierce av** (\*), ns, 100 w Radcliff av, 25x100; PM; July 15; July 18 '13; 3y5%; Geo C Habighorst to Morris Park Estates. 500
- Pierce av** (\*), ns, 50 e Radcliff av, 25x100.3; PM; July 15; July 19 '13; 3y5%; Reginald C V Tuffin, Bklyn, to Morris Park Estates. 500
- Pierce av, swc Williamsbridge rd**, see Neil av, ss, 25 w Haight av.
- Quarry rd, 2112**, see Lafayette st, 176 Manhattan.
- Radcliff av, nwc Morris Park av**, see Morris Park av, nwc Radcliff av.
- Radcliff av, nwc Morris Park av**, see Morris Park av, nwc Radcliff av.
- Radcliff av** (\*), ws, 475 n Morris Park av, 50x100; PM; July 17; July 24 '13; 3y5%; Herman Klein to Morris Park Estates. 1,295
- Radcliff av** (\*), es, 325 n Morris Park av, 50x100; PM; July 15; July 18 '13; 3y5%; Rose Sheridan to Morris Park Estates. 1,000
- Radcliff av** (\*), ws, 300 n Morris Park av, 50x100; PM; July 17; July 21 '13; 3y5%; Jas H Mann to Morris Park Estates. 1,000
- Radcliff av** (\*), ws, 375 n Morris Park av, 25x100; PM; July 17; July 21 '13; 3y5%; Mores Weitzner to Morris Park Estates. 595
- Radcliff av** (\*), ws, 450 n Morris Park av, 25x100; PM; July 17; July 21 '13; 3y5%; J Geo Beck to Morris Park Estates. 600
- Radcliff av** (\*), es, 200 s Morris Park av, 50x100; PM; July 17; July 21 '13; 3y5%; Henry M & Jos Baumhoel to Morris Park Estates. 1,000
- Radcliff av** (\*), ws, 400 n Morris Park av, 25x100; PM; July 17; July 21 '13; 3y5%; Demetrios G Coumoulos to Morris Park Estates. 550
- Radcliff av** (\*), ws, 325 n Morris Park av, 25x100; PM; July 18; July 21 '13; 3y5%; Morris Zand, Bklyn to Morris Park Estates. 595
- Radcliff av** (\*), ws, 250 s Neil av, 25x100; PM; July 15; July 18 '13; 3y5%; Jacob Kaufman to Morris Park Estates. 350
- Radcliff av** (\*), es, 125 s Neil av, 25x100; PM; July 21; July 24 '13; 3y5%; Jos Rizzolo to Morris Park Estates. 560
- Radcliff av, ws, 100.2 n Pierce av**, see Bogart av, es, 100 s Van Nest av.
- Radcliff av** (\*), es, 100 s Pierce av, 50x100; PM; July 15; July 22 '13; 3y5%; Geo Kazamek to Morris Park Estates. 945
- Radcliff av** (\*), ws, 225.2 n Pierce av, 50x100; PM; July 15; July 24 '13; 3y5%; Wm J Daly, Jersey City, NJ, to Morris Park Estates. 1,120
- Radcliff av** (\*), es, 100.3 n Pierce av, 25x100; PM; July 15; July 24 '13; 3y5%; Vito Tomasulo, Middle Village, LI, to Morris Park Estates. 650
- Radcliff av** (\*), es, 125.3 n Pierce av, 50x100; PM; July 15; July 18 '13; 3y5%; Michl J Lane to Morris Park Estates. 300
- Radcliff av** (\*), es, 175.3 n Pierce av, 25 x100; PM; July 15; July 18 '13; 3y5%; Wm H Balcom to Morris Park Estates. 600
- Radcliff av** (\*), ws, abt 175 s Rhineland av, 50x100; PM; July 17; July 21 '13; 3y5%; Geo Gingerich to Morris Park Estates. 900
- Radcliff av** (\*), es, 325 s Rhineland av, 50x100; PM; July 17; July 21 '13; 3y5%; Thos Sellers to Morris Park Estates. 750
- Radcliff av** (\*), es, 225 s Rhineland av, 25x100; PM; July 17; July 21 '13; 3y5%; Pasquale Biondolillo to Morris Park Estates. 560
- Radcliff av** (\*), es, 125 s Rhineland av, 25x100; PM; July 17; July 21 '13; 3y5%; Park Brady to Morris Park Estates. 645
- Radcliff av** (\*), es, 100 s Rhineland av, 25x100; PM; July 18; July 23 '13; 3y5%; Saml Reinhard & Max Sternberg to Morris Park Estates. 630
- Radcliff av** (\*), es, 275 s Rhineland av, 25x100; PM; July 18; July 23 '13; 5y5%; Coppe Deitchman to Morris Park Estates. 575
- Radcliff av** (\*), es, 300 s Rhineland av, 25x100; PM; July 18; July 23 '13; 3y5%; Rachel Goldman to Morris Park Estates. 575

**Radcliff av, ws, 175 n Rhineland av,** see Munroe av, es, 200 s Neil av.

**Radcliff av, swc Van Nest av,** see Van Nest av, swc Radcliff av.

**Radcliff av (\*), ws, 100 s Van Nest av,** 50x100; PM; July 15; July 18'13; 3y5%; Julius Casin to Morris Park Estates. 1,155

**Radcliff av (\*), ws, 250 n Van Nest av,** 25x100; PM; July 14; July 21'13; 3y5%; Morris Rubin to Morris Park Estates. 1,200

**Rhineland av (\*), ss, 75 w Colden av,** 25x100; PM; July 15; July 19'13; 3y5%; Edelmuth Realty Corpn to Morris Park Estates. 630

**Rhineland av (\*), sec Fowler av, 25x 100; PM; July 15; July 18'13; 3y5%;** Beckie Silverman to Morris Park Estates. 840

**Rhineland av (\*), ss, 75 e Fowler av,** 50x100; PM; July 15; July 18'13; 3y5%; Jos W Frankel to Morris Park Estates. 1,120

**Rhineland av (\*), ss, 25 e Fowler av,** 50x100; PM; July 15; July 18'13; 3y5%; Jno Spindler to Morris Park Estates. 300

**Rhineland av, ss, 25 w Fowler av,** see Neil av, ss, 25 w Haight av.

**Rhineland av (\*), ss, 50 w Haight av,** 50x100; PM; July 18; July 23'13; 3y5%; Fred D Burhop to Morris Park Estates. 1,120

**Rhineland av (\*), ss, 50 e Haight av,** 75x100; PM; July 17; July 21'13; 3y5%; Wm E Hunt & Peter H Morgan to Morris Park Estates. 1,785

**Rhineland av, nwc Hone av,** see Rhineland av, nec Paulding av.

**Rhineland av, swc Lurting av,** see Lurting av, swc Rhineland av.

**Rhineland av (\*), ss, 50 w Lurting av,** 50x100; PM; July 18; July 23'13; 3y5%; Patk F Flynn to Morris Park Estates. 1,200

**Rhineland av (\*), sec Munroe av, 100 x100; PM; pr mtg \$—; July 15; July 18 '13; 3y5%;** Maude Glasgow to Morris Park Estates. 2,280

**Rhineland av (\*), ss, 25 w Munroe av,** 25x100; PM; July 17; July 21'13; 3y5%; Jos & Louis Kalb, Bklyn to Morris Park Estates. 610

**Rhineland av (\*), nec Paulding av,** 100x300; also RHINELAND AV (\*), nw c Hone av, 100x300; PM; July 18; July 23 '13; 3y5%; Edgar B Newman to Morris Park Estates. 17,950

**Rhineland av (\*), nwc Paulding av,** 100x100; also HONE AV, es, 181 n Lydig av, 100x100; PM; July 21; July 24'13; 3y5%; Annie Dufort to Morris Park Estates. 3,500

**Rhineland av (\*), ss, 25 w Radcliff av,** 25x100; PM; July 17; July 21'13; 3y5%; Dora E Seldis to Morris Park Estates. 595

**Rhineland av (\*), ss, 50 w Radcliff av,** 50x100; PM; July 15; July 19'13; 3y5%; Geo A J De Naouley to Morris Park Estates. 1,150

**Rhineland av (\*), ss, 75 e Radcliff av,** 25x100; PM; July 15; July 19'13; 3y5%; Edelmuth Realty Corpn to Morris Park Estates. 630

**Richardson av (\*), ws, 350 n 241st,** Washingtonville; July 23; July 24'13; 3y 5 1/2%; Clarence A Sparks & Wm H Kirchner to Duane S Everson, 131 W 71. 3,500

**St Ann's av, 156 (10:2547), es, 20 s 135th,** 20x80; PM; pr mtg \$7,000; July 22; July 23'13; installs, 6%; Isidor Dutchen, 152 St Ann's av, & Saul Dutchen, 156 St Ann's av, to Chas Krey, 257 W 69. 13,000

**Sackett av (\*), ns, 25 w Colden av,** 25x 100; PM; July 14; July 24'13; 3y5%; Elias & Emanuel Tunis, Bklyn, to Morris Park Estates. 575

**Sackett av (\*), nec Lurting av, 75x100.3 x75x94.11; PM; July 15; July 18'13; 3y5%;** Archibald R Hall-Davis, 51 W 38, to Morris Park Estates. 2,250

**Southern Blvd (10:2722), nws, at nes** Intervale av, 94.3x100x37.5x115; July 22; July 23'13; due &c as per bond; Jas F Meehan Co to Title Guar & Trust Co. 30,000

**Southern Blvd (10:2722); same prop;** certf as to above mtg; July 21; July 23'13.

**Southern Blvd (11:2976), ws, 208.4 s** Jennings, 41.8x141.7x45.4x159.6; pr mtg \$29,000; Nov 23'12; July 24'13; 5y6%; Lederer Constn Co to Jacob Lederer, 215 W 137. 9,000

**Southern Blvd (10:2725), ws, 961 s West-** chester av, runs w139.10x131.9x2.6x86.11

xel42.5 to Southern Blvd xn138.9 to beg; sobrn agmt; July 9; July 18'13; American Real Estate Co with City Mtg Co, 15 Wall. nom

**Southern Blvd (10:2725), same prop;** sobrn agmt; July 9; July 18'13; same with same. nom

**Southern Blvd (11:2976), ws, 297.4 n** Wilkins av, runs w115xn25.5xn13.7xe125.4 to So Blvd xs37.5 to beg; pr mtg \$28,000; Nov 23; July 24'13; 5y6%; Lederer Constn Co to Jacob Lederer, 215 W 137. 9,250

**Tinton av, 1084 (10:2670), es, 22 s 166th,** 19x80; July 3; July 18'13; 3y5%; Mary E Dolan, 1084 Tinton av, to Peter Stegle, 1982 Bathgate av. 5,600

**Tinton av (Beach), 658 (10:2665), nec** 152d st (Kelly) (No 811 E), 25x100; PM; pr mtg \$—; July 1; July 19'13; 5y6%; Harry Harlib, 811 E 152, to Isidor Harlib, 633 Tinton av. 3,700

**Trinity av, 1034 (10:2640), es, 177.5 n** 165th, 18.9x90; July 18; July 19'13; due, &c, as per bond; Patk J Reville to Francis J Cox, 10 South Lake av, Albany, NY. 5,500

**Union av, 851 (10:2667), ws, 103.8 n 160th** (Denman pl), 20.8x106, except pt for av; June 30; July 21'13; 3y5 1/2%; Clarence W Giesen to Cecilia M Steinert, 311 E 196. 600

**Valentine av (11:3144), es, 466.6 n 180th,** 25x100; ext of mtg for \$3,400 to Apr 29'16; 5%; July 16; July 21'13; Rolph L Crow at Rye, NY, as trste with Rosie Meyer, 2126 Valentine av. nom

**Valentine av (12:3302), es, 155.9 n 198th,** 25x99.1x25x99.3; pr mtg \$5,500; July 15; July 18'13; 2y6%; Karl Schmidt to Chas Schneider, 1125 Tinton av. 800

**Van Nest av (\*), nwc Colden av, 75x100;** PM; July 17; July 24'13; 3y5%; Annie Kaufmann, Bklyn, to Morris Park Estates. 2,800

**Van Nest av (Columbus) (\*), ns, 25 e** Fillmore, 25x100, except pt for Van Nest av; PM; July 22; July 23'13; due &c as per bond; Dominick Pelletieri to Frank Hein, 2476 8 av. 4,000

**Van Nest av (\*), nwc Fowler av, 50x** 100; PM; July 15; July 19'13; 3y5%; Silas P Smith, Floral Park, LI, to Morris Park Estates. 2,100

**Van Nest av (\*), ss, 25 w Haight av,** 25 x100; PM; July 15; July 19'13; 3y5%; Edelmuth Realty Corpn to Morris Park Estates. 575

**Van Nest av (\*), ss, 50 w Haight av,** 25 x100; PM; July 15; July 19'13; 3y5%; Edelmuth Realty Corpn to Morris Park Estates. 575

**Van Nest av, nwc Lurting av,** see Van Nest av, ss, 50 e Radcliff av.

**Van Nest av (\*), swc Radcliff av, 25x** 100; PM; July 15; July 18'13; 3y5%; Chas I Minkoff to Morris Park Estates. 750

**Van Nest av (\*), ss, 50 w Radcliff av,** 50x100; PM; July 15; July 18'13; 3y5%; Saml Hetlinger, New Rochelle, to Morris Park Estates. 1,000

**Van Nest av (\*), ss, 25 w Radcliff av,** 25x100; PM; July 15; July 18'13; 3y5%; Chas Gillis to Morris Park Estates. 575

**Van Nest av (\*), ss, 50 e Radcliff av,** 25x100; also VAN NEST AV, nwc Lurting av, 50x100; PM; July 15; July 19'13; 3y5%; Hyman & Saml Barsky to Morris Park Estates. 2,310

**Villa av (12:3309-3310), sec 204th, late** Potter pl, 47.3x151.7 to ws old Anthony av, now Grand Blvd & concourse xn27 to ss Potter pl, now 204th xw147.6 to beg, except pt for 204th; also GRAND BLVD & CONCOURSE, swc Potter pl, now 204th, runs w— to ws old Anthony av, now Grand Blvd & concourse xs27.1xe— to Grand Blvd & concourse xn— to beg, except pt for 204th; June 17; June 23'13; 1y 6%; Marianna Peccerillo to Fanny T Taylor, 618 So Bway, Yonkers, NY. 1,300

**Wales av (10:2653), es, 72.2 n 149th,** 24.3x105; July 16; July 24'13; 3y5 1/2%; Thos P Connor to Mary Hinternhoff, 2418 University av. 5,000

**Walker av (\*), nws, at sws Bear** Swamp rd, runs nw— to land Harlem River and Portchester R R Co xsw105xsw 280xse112.10 to Walker av xne652.5 to beg; Mar 5; July 24'13; 3y6%; Marge J Lavin, 2403 Poplar, to Eliza L Flynn, 1524 Hone av. 1,000

**Washington av, 2250 (11:3050), es, 73.2** n Fletcher, now 182d, 36.7x73.4x36x79.11; July 2; July 23'13; 3y5%; Nora Constn Co to Helen M Kelly, gdn Eugenia Kelly, 763 5 av. 20,000

**Washington av, 2250; certf as to above** mtg; July 17; July 23'13; same to same.

**Washington av, 2250; sobrn agmt; July** 21; July 23'13; Wm V Simpson with same. nom

**Washington av, 2250; sobrn agmt; July** 21; July 23'13; same with same. nom

**Washington av, es, 53 s 180, see Lafay-** ette, 176, Manhattan.

**Washington av, old es, 78 s 180, see** Lafayette, 176 Manhattan.

**Waterbury av (\*), es, 100 n Layton av** or Town Dock rd, 100x220x100x210, Lohbauer Park; July 15; July 23'13; due &c as per bond; Clara A Miller, 2145 Ellis av, to Augustus G Miller, 2145 Ellis av. 4,500

**Webster av (11:2893), sec 170th, 50x** 90; June 26; July 24'13; due Decl'13, 6%; Ernest Weingmann to Olin J Stephens, Inc., 138th & Mott Haven Canal. 3,813.32

**Webster av (11:2893); same prop; sobrn** agmt; July 12; July 24'13; Ernest Wenigmann with same. nom

**Webster av (11:3143), ws, 220.2 s 181st,** 250.2x100.1; July 18; July 21'13; due &c as per bond; Wenigmann Constn Co to Chas E Appleby at Glen Cove, LI & ano trstes Leonard Appleby. 18,000

**Webster av, same prop; certf as to** above mtg; July 18; July 21'13; same to same.

**Webster av (11:3030), es, 220 s 183d,** 48x90; pr mtg \$5,000; May 20; July 23'13; due &c as per bond; Jennie E Teichman, 147 Morton pl, to Mae O'Connor, 1308 Lex av. 1,000

**Webster av, 3542 (12:3360), es, 531.4 n** Gun Hill rd, 18.1x74.3; PM; pr mtg \$4,700; May 15; July 19'13; 2y6%; Carl Newman, 4066 3 av, to Cath C Metzger, 235 E 62. 1,000

**Westchester av (\*), sws, at nws Matilda,** 50x100; PM; July 15; July 19'13; due &c as per bond; David Shapiro to Jas B Mulholland, 4611 Richardson av. 3,000

**Wheeler av, 1211-23, see Pinehurst av,** nec 179, Manhattan.

**Williamsbridge rd (\*), ws, 275 n Morris** Park av, 75x100; PM; July 21; July 23'13; 3y 5%; Annie B Kaplan to Morris Park Estates. 3,000

**Williamsbridge rd (\*), ws, 225 s Neil av,** 50x100; PM; July 10; July 21'13; 3y5%; Julia B Merrill, 10 E 46 to Morris Park Estates. 1,500

**Williamsbridge rd, ws, abt 500 n Pierce** av, see Colden av, ws, 100 n Pierce av.

**Williamsbridge rd (\*), ws, 50.8 s Pierce** av, 50.8x113.8x50x105.3; PM; July 17; July 21'13; 3y5%; Geo E Brown to Morris Park Estates. 1,575

**Williamsbridge rd (\*), ws, abt 500 n** Pierce av, 25.1x91.6x25x89.2; PM; July 17; July 21'13; 3y5%; Dora E Seldis to Morris Park Estates. 825

**Williamsbridge rd (\*), ws, 25.4 s Pierce** av, 25.4x105.3x25x101; PM; July 17; July 21 '13; 3y5%; Frank Curran to Morris Park Estates. 785

**Williamsbridge rd, swc Pierce av,** see Neil av, ss, 25 w Haight av.

**Williamsbridge rd (\*), ws, 50 s Rhine-** lander av, 25x100; PM; July 11; July 23'13; 3 y5%; Francesco Russo to Morris Park Estates. 400

**Woodycrest av, ws, 25 s 165th, see Nel-** son av, es, 25 s 165th.

**3D av (9:2364), es, 169 n 156th, 25x96;** July 21; July 24'13; due July 1'16, 5 1/2%; Christina Hinklein (Bezold) & Eliz Bezold, of White Plains, NY, to Annie L Millington, 172 Prospect Park W, Bklyn. 800

**3D av, 2952 (9:2362), leasehold given** to secure payment of \$2,000 put up as deposit to secure terms of Ls; pr mtg \$27,000; June 30; July 22'13; installs, —%; Starrrett Constn Co, Inc, a corpn, to Asher's Wonderland Co, Inc, 141 E Houston. 2,000

**Plot (\*) begins 195 w White Plains rd** at point 550 n along same from Morris Park av, runs n25xw100xs25xe100 to beg, with right of way over strip to Morris Park av; ext of \$3,000 mtg to Apr 8'14 at 5 1/2%; Mar 2; July 23'13; Martha L Tree with Helga E Carlson, 1853 Victor. nom

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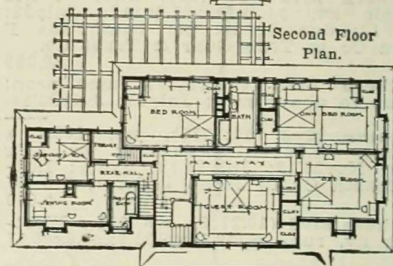
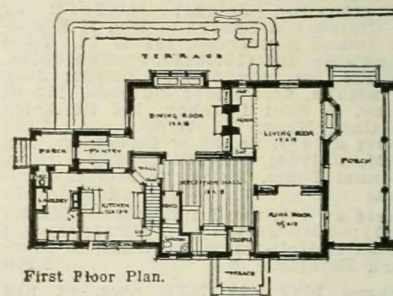
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