

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## PROTECTING RESIDENTIAL DISTRICTS

Methods Employed in Various Cities Where Efforts Have Been Made to Confine Industrial Concerns Within Prescribed Zones\*

By LAWRENCE VEILLER

DOES the constitutional right to life, liberty and the pursuit of happiness include those important considerations which our English cousins in their recent town planning legislation refer to as the "amenities"?

It is only in very recent years that we have been conscious of the necessity of doing something to protect our citizens in the enjoyment of the right to lead a quiet, contented, rational existence and bring up their families free from the noise, discomfort and nerve-racking atmosphere which generally surrounds our industries.

During the last few years in a few of our larger cities we have awakened to the folly of this disorderly and thoughtless method of living and are beginning to ask ourselves whether these discomforts of living are really necessary after all.

### Property Restrictions.

From the earliest days even in America those of us who have not been especially enamoured of noise and of a hurly burly life, have sought so far as mere man could, acting alone and without the powerful support of government, to control his own neighborhood and protect the home and where he expected to bring up a family and live for the rest of his life. And so we find for many years in America an effort through private covenant or what is popularly known as "property restrictions" to secure the result desired.

Unfortunately this method which has been followed to a greater or less degree throughout all parts of the country has not proved entirely satisfactory, being a private arrangement between individuals, and being only a mutual agreement or contract, it has proved to be easily dissolvable. Furthermore, in many of our States the courts have held that property restrictions imposed some years back by the then owners of property are no longer binding and of effect when the neighborhood conditions have changed and when the succeeding property owners have desired to dissolve the terms of such agreement.

Private covenant having proved ineffective, the use of the police power of the State has finally been sought. How far the police power will stretch in America is still a question to be decided. That the police power cannot be stretched to cover merely æsthetic considerations is clear from the decisions of our courts.

As yet no one has sought to define the meaning of that important term "general welfare." It is a most important one for those interested in progress. I take it to be the American equivalent of our English city planners' "amenity."

### What Has Been Done.

Such efforts as have been made in the United States to extend the use of the police power in this direction have all been within the past few years, the earliest attempt having been made in the State of California five years ago. Here

in 1909 the first effort to establish residential districts and to exclude therefrom certain industries was made in the city of Los Angeles.

In the year following a similar attempt was made in Michigan, in the city of Grand Rapids, and more recently, viz., in 1913, there seems to have been an epidemic of regulation of this kind, the States of New York, Wisconsin, Minnesota and Illinois having all passed legislation of this nature.

So far as I can ascertain, all these various attempts were made in an unrelated way by each State, without knowledge of what the other was doing; in fact, in most cases I believe without knowledge of what California had done four years previous.

### California Leads.

The Los Angeles ordinance differs in many respects from the districting plans of other cities in that it lays the greater emphasis upon the establishment of industrial districts, whereas the schemes embodied in the laws of other states concern themselves with residential districts. The difference, however, after all, is chiefly a question of emphasis.

The entire city of Los Angeles, with the exception of two suburbs, is divided into industrial and residential districts. In addition to the industrial districts there are what are termed "residence exceptions;" in other words, small spots where certain unobjectionable industries are permitted.

The industrial districts vary greatly in shape and size. The largest has an area of several square miles and measures five miles in length and two miles in width. The smallest district comprises a single lot. As a whole the industrial districts are grouped in one part of the city. The "residence exceptions" are small, with the exception of one which is about a half mile in area. None of them covers a greater area than two city blocks and in many cases each does not occupy more than one or two lots.

The line that is drawn between the industrial district and the residential district in the Los Angeles scheme is that all kinds of business and manufacturing are permitted without restriction in the industrial districts, while in the residential districts certain specified businesses of a distinctly objectionable nature are prohibited. Those industries which are not enumerated in the prohibition are permitted.

### Manufacturing Forbidden.

In the residential districts all manufacturing but that of the lightest kind is forbidden, but less offensive business and manufacturing establishments which are excluded from the residential districts may be carried on in the "residence exceptions," which seem to be a sort of "twilight zone" between the two extremes.

A distinctive feature of the Los Angeles scheme is that certain industries, even if already established in the residential district before the district is created, are to be excluded; that is, it becomes unlawful to maintain these industries even though they may have been in

operation for many years before the district was created.

In Michigan in 1910 the Common Council of Grand Rapids, without any specific authority from the Legislature, passed an ordinance establishing residence districts, and subsequently this ordinance was amended by creating additional residence zones. The validity of the ordinance was attacked in the courts and the Superior Court of Grand Rapids held that the ordinance was unconstitutional and void, among other reasons on the ground that "such ordinance constitutes a taking away of the property of relator without due process of law, in violation of the provisions of the Fourteenth Amendment of the Constitution of the United States."

The Legislature of Wisconsin in 1913 passed an act authorizing cities of 25,000 or more to set aside exclusive residential districts. The act thus affects the cities of Milwaukee, Green Bay, La Crosse, Madison, Oshkosh, Racine, Sheboygan and Superior.

At about the same time that the State of Wisconsin was acting, the State of Minnesota was taking similar action. The Legislature of that State in 1913 passed an act empowering cities with a population in excess of 50,000 to establish exclusive residential and industrial districts. Acting under authority of this law the City Council of Minneapolis on February 28, 1913, passed an ordinance establishing certain residential districts. So far as we can ascertain, the validity of this ordinance has not as yet been tested.

The State of Illinois in the same year also passed an act empowering cities to establish residential districts and exclude therefrom certain other classes of buildings, but this was vetoed by the Governor upon an opinion from the Attorney-General that such an act would be unconstitutional.

### New York State Acts.

At the same time the Empire State of New York was taking similar action. In the Housing Law for Second Class Cities will be found a similar plan for the establishment of residential districts. In that act a plan is provided for the establishment of "residence districts" and the erection of any building other than a private dwelling or two-family dwelling in such districts is prohibited. The residence district may be made as small as one side of a city block.

Acting under authority of this law the cities of Syracuse and Utica have passed ordinances establishing such residential districts.

New York City has also taken similar action within the last two months, the Legislature of 1914 having passed an enabling act authorizing the Board of Estimate to divide the city into districts and to regulate the use of buildings in each district on a different basis. A commission is to be appointed by the local authorities of New York City to determine the boundaries of districts and to work out the details of this plan.

What, it may be asked, are the important considerations to be borne in mind in seeking to utilize the police

\*From paper at the Sixth National Conference on City Planning at Toronto.

power to regulate the character of neighborhoods and to protect citizens in the enjoyment of residential districts free from the invasion of objectionable industries or occupations, and how can we so formulate our enactments that they will not be subject to adverse decision by our courts?

It will be seen from a study of the different enactments that have been described that they differ in many respects and in some essential particulars.

In the first place, should we limit the industries or uses which we exclude from a residential district to certain specified ones that may be enumerated in the statute, or shall we prohibit all industries in our residential district and forbid there any use other than for purposes of residence?

In the California law we find that only those industries are excluded that are enumerated, and presumably only those are enumerated which the authors of the law believe can be shown clearly to be objectionable from the point of view of public health, safety, morals or welfare. In the Minneapolis ordinance and in the Milwaukee ordinance the same principle is followed and specific industries are enumerated.

It has become an axiom, however, in legislative experience that specific enumerations are extremely dangerous, for the very simple reason that the numerator is apt to forget many points which should be enumerated and may possibly include in the enumeration things which are subject to attack.

In the New York Second Class Cities Law everything but private dwellings and two-family dwellings and private garages or stables at the rear of the lot are excluded. In this act no attempt is made to enumerate objectionable industries or objectionable uses of property in residential districts, but all uses other than for purposes of residence are by the act itself excluded.

#### The Multiple-Dwelling.

An important feature of this scheme which should not be lost sight of is carried out in the New York law, namely, the exclusion from strictly private residence districts of huge multiple-dwellings, such as tenement houses and apartment houses and hotels.

None of the statutes which have been cited, neither the ordinances of California nor the laws of Wisconsin or Minnesota, will be of any value in the effort to keep apartment houses, tenements and hotels out of private residence districts, as the laws of these states simply give to the local authorities in the cities affected the right to differentiate residential and industrial districts. The multiple-dwelling, either apartment house, tenement house or hotel, is, of course, a residential use of property and such a building could not therefore be excluded.

There are cities such as New York and some of the older Eastern cities where the multiple-dwelling is the chief type of house that we can expect to find at the present day in the future development of the city. Here therefore it will be necessary to distinguish between the prohibition of multiple-dwellings and the prohibition of industries.

The next question which confronts us is, shall our statutes be retroactive? Shall we reach back into the past and disturb industries or uses of property which have been maintained for many years? In other words, shall we after a given date, no matter what the conditions, exclude from a newly created residential district all industries or objectionable uses to which property may be put?

#### A Limited Prohibition.

This has been the method employed in California. It is also the method employed in the Milwaukee and Minneapolis ordinances, but it should be noted that these ordinances in excluding certain industries from residential districts are limited solely to those industries which can be shown to be objectionable from the point of view of public health, morals or the general welfare.

The New York law does not go so far. It does not seek to affect anything but the future. It accepts the principle that where a district has already gone and

industries are well established that it is futile to attempt to save it for residential purposes.

A third consideration is, how far the residents and property owners of the district affected by the restriction shall determine whether such restriction shall apply. Here there are two elements of danger.

If the law permits the decision to rest solely with a majority of the property owners affected there is likelihood of its being set aside by the courts on the ground that one group of property owners cannot deprive another group of property owners of the right to use their property in such way as they may wish.

On the other hand, we must be on our guard not to place the determination of this question solely in the local legislative body or permit it to act without giving the property owners whose interests are affected an opportunity to express their views and have some voice in the determination of the question at issue.

It is apparent, therefore, that both of these elements must be considered. The restriction to be valid must either originate with or have the affirmative approval of a substantial majority of the parties in interest whose property is affected. It must also have the approval of the government, that is, of the local legislative body.

Another important consideration from the practical point of view, if not so essential from the side of the legality of our plan, is that the plan shall be a

workable one and that the geographical boundaries of the district affected shall be such as to give a scheme that will not unduly stop the progress of a city nor interfere with the development of business where business development is necessary and desirable.

For American practice the best unit seems to the writer to be one side of a city block. Anything larger than this is bound to cause trouble. It will not do to make the entire city block the unit of our residential district, because it is well recognized that we have in many cities conditions where one side of a block located on some broad avenue is best adapted for business purposes; in fact the only development that could be appropriately and profitably made at a given time on such a location is of that nature, whereas the other three sides of the block may be located on distinctively residence streets, and the most appropriate use for them is a residential one.

With the unit thus limited to one side of a block, it is possible to give to each part of a city the special treatment that it needs—business in one case, residence in another.

Another important consideration from the point of view of workability is that the plan shall be flexible so that the industrial progress of the city may not be checked. It ought to be possible, therefore, to have the restrictions that are imposed removed or removable by as simple a process as the one by which they are imposed.

## VALUE OF AN APPRAISAL DEPARTMENT

### How Key Values to Property Are Found and Recorded in Brokers' Offices, and Decisions Based on Actual Facts Instead of Guesswork

**E**STABLISHED knowledge of the real value, the market value and the quick realization value of property is an absolute essential for any intelligent action or advice connected with any parcel of real estate." This is the opening statement in another real estate article in System, the Magazine of Business, by Joseph P. Day of New York. The writer emphasizes the danger of guesswork, born to the one who acts on the guesses or the reputation of the broker offering it.

If you select the three real estate firms in each city, that are acknowledged leaders in their territory, says Mr. Day, you will find each one has a complete appraisal system and therefore bases its decisions on actual facts instead of snap judgments. The salesman who cannot supply full information about a property, its neighborhood and the trend of values is at a decided disadvantage in competition with salesmen from offices which do maintain proper information systems.

The first aim of the appraisal department is to get, if possible, one actual value of one lot or parcel on every block or at least one actual value in every square block. Of course, it gathers as many values in every block as it can get. In the absence of a factor of value in the actual block, values across the street or on the next block can be used to figure values of the specific property in question.

In default of actual values, the tax appraiser's figures or inheritance tax appraisals are illuminating and the amounts loaned on mortgage or building loan establish certain minimum values. The gross rents supply a factor. The net income enables one to calculate with satisfactory accuracy the value of equities. Bonafide offers also help. To get at the trend of values, it is important to have records of transactions on parcels in the same block or near by, over a series of years.

No one who has not actually spent time in the appraisal department of a big office can have any conception of the mass of matter and facts and gossip that must be carefully considered by the appraiser and his assistants. For example, reading line by line all newspaper reports of sales, transfers, operations, leases, mortgages and clippings, and pasting or recording of all signifi-

cant facts is only the beginning of the work. In addition, all real estate trade journals must be scrupulously studied; the tax lists must be gone over property by property; inheritance tax reports analyzed and the City Record—giving all municipal actions—carefully scrutinized for facts affecting property.

Whenever an important transaction without consideration is recorded, the appraiser must make an effort to get at the fact through private sources. Frequently, he gets this value in absolute confidence and then must enter it on the key-card in a secret code understood only by himself and his department heads. Utterances of public men or real estate experts must be analyzed for key values and entered at their exact worth.

When we started our appraisal department fifteen years ago, we had only one or two empty drawers, a supply of blank cards and a lot of undigested records of our own sales, mortgages and leases. Year by year we have added key values and reports, until today we have one or more positive facts of value or key values for many thousands of different properties. We have also made connections with brokers who keep their own appraisal systems in outlying sections and other cities whereby in exchange for our appraisal information about New York, we can use their appraisal cards in their own sections.

The first few years the records were not complete enough to yield full results, although we soon began to see and reap benefits from this systematic keeping of information. Today, with records giving in some cases ten and twenty transfers for a single property, the appraisal cards have become invaluable. They bring results far greater, I believe, than the considerable expenditure of time and money and thought which they represent.

Of late years, too, I have begun to gain a cash by-product from them which greatly reduces their net cost and which promises soon to enable this department to yield a good profit above its overhead and a good percentage on the entire investment it represents. Calls for my appraisal department to value estates, to give expert testimony in court proceedings and condemnations, and to supply impartial valuations for owners or intending purchasers are now frequent and yield important fees.

# A CIVIC CENTER OF NEW EAST BRONX

The Neighborhood Around the Junction of Prospect and Westchester Is Still Growing Rapidly and Taking on Mercantile Importance.

IN 1905, one full year after the West Farms Subway was opened, the report of the Interborough Rapid Transit Company showed that 1,511,754 tickets were sold at the Prospect avenue station. For the year ending June 30, 1913, 6,129,100 were sold at the same station. While more recent records are at present unavailable, the remarkable increase of population, as evidenced by the larger number of passengers from that point, is indicative of the new importance of Prospect avenue.

At the subway station, four streets converge, namely, Prospect avenue,

number of concerns dealing in ladies' wearing apparel, including furs, millinery, corsets, etc. The stores have fine show windows, and being built as taxpayers, have great depth. This class of building, namely, the one and two story, for business purposes is the prevailing type, because it enjoys distinct advantages over the apartment house. Where taxpayers have not been built the lower floors of frame buildings and flat houses have been altered to meet the steady demand for such kind of property. There are probably 150 stores established on the various avenues with practically no vacancies. For

within recent years," said Emil Leitner, of the office of Jacob Leitner, "and in several instances the rent of the ground floors of buildings almost equals the price for which the lots could have been purchased ten years ago. Lots which could have been purchased at that time for \$4,000, a conservative appraiser will hold today at \$40,000. The northwest corner of Prospect avenue and 160th street, a one-story building on a plot 77 by 120 is under lease for \$16,000 a year net, which creates a value of about \$320,000. The ice-cream parlor just opposite is leased for \$6,000 a year.

"While there has been no recent sell-



A BUSY BRONX THOROUGHFARE—PROSPECT AVENUE, NORTH FROM WESTCHESTER AVENUE.

Westchester avenue, Longwood avenue and East 160th street. Traffic pours in from six different directions. In the evening, Prospect avenue, probably on account of its great width, is very popular for promenading and on account of its crowds of strollers and brilliantly lighted shops is being called a "Great White Way." A number of theatres, including the Prospect Theatre, also serve to attract great numbers of people nightly. One moving picture theatre in the neighborhood seats 4,500 and runs each evening both indoor and open-air shows.

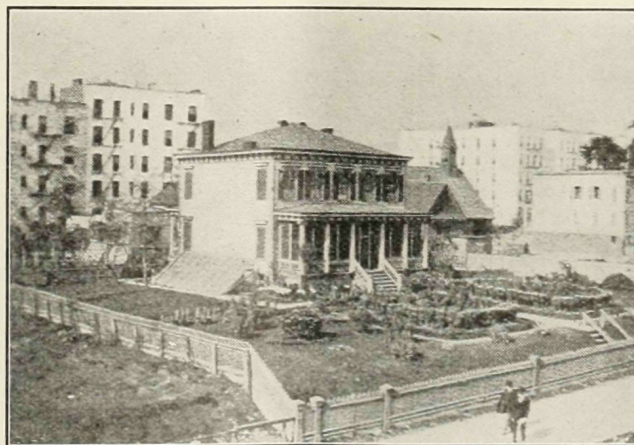
There are to be found in a survey of the neighborhood solid blocks of five-story apartments flanking every side of the junction. They are equipped with all modern improvements and are of a uniform type of construction. The rents, according to local agents, range from \$5 per room for the "walk-ups" to \$11 per room for the elevator apartment, with practically small concessions. The tenants are principally small manufacturers and people of comfortable means, who have been attracted to this section from nearly every section of the city.

To meet the demands of this vast army of apartment house dwellers who patronize the local dealers, a chain of taxpayers has been erected on Prospect avenue, Westchester avenue and Longwood avenue. Practically every class of trade is represented from the 5 and 10 cent store to the furniture business, and cabaret. While no particular kind is conspicuous, there seems to be a large

number of concerns dealing in ladies' wearing apparel, including furs, millinery, corsets, etc. The stores have fine show windows, and being built as taxpayers, have great depth. This class of building, namely, the one and two story, for business purposes is the prevailing type, because it enjoys distinct advantages over the apartment house. Where taxpayers have not been built the lower floors of frame buildings and flat houses have been altered to meet the steady demand for such kind of property. There are probably 150 stores established on the various avenues with practically no vacancies. For

### Rents and Values.

"The renting situation is exceptionally good," said Robert E. Simon, this week, "and rents have increased con-



THE LOCALITY IN THE OTHER PICTURE LOOKED LIKE THIS TWELVE YEARS AGO.

siderably. Three leases which expired recently affecting Prospect avenue properties have been renewed at increased rentals, which indicate not only the desirability of the avenue for business purposes but also the willingness of merchants to hold on to their present locations."

"Property values on Prospect avenue have undergone a phenomenal growth

ing activity, this cannot be regarded as an evidence of weakness. Most of the property is improved with taxpayers, which are bringing excellent returns to owners on their investments, and they are holding on because the properties pay so well. The most important of the recent deals involved a plot on the west side of Prospect avenue between 163d and 165th street, where lots were sold at an average of about \$14,000. This property has since been improved by a taxpayer with a theatre in the rear."

Although there are no new building operations contemplated in the business district, a number of new apartment houses are being erected in the immediate neighborhood. The block fronts in the west side of 163d street between Stebbins avenue and Rogers place and between Rogers place and Intervale avenue are being improved with high-class multi-family structures, typical of this section. A dozen similar houses are being built on Stebbins avenue between Westchester and Longfellow avenues. Others have recently been completed on the east side of Westchester avenue, between Hewitt place and 163d street. One of the more important of the recently completed buildings is the Empire Theatre with stores at Westchester avenue and 161st street.

The Fall building market outlook as affecting new operations is generally being regarded as not particularly encouraging, on account of the probable difficulty in obtaining loans. Those new

# CONCRETE HOUSE CONSTRUCTION

Problems to be Faced by Builders and Architects—Various Methods Shown and Merits and Demerits Discussed.\*

By GURDON S. MUMFORD

**D**UE to the increased use of concrete in industrial and business buildings remarkable developments have taken place in this branch of the industry, though until recently little advance has been made in the class of buildings of residential character. Dampness is the principal objection to concrete construction. It is easy to see that if a solid wall thoroughly chilled has warm air suddenly impinged upon it that the moisture in the air will be condensed as with an ice water pitcher on a warm day. Now ordinary, monolithic concrete of a fairly rich mixture is practically waterproof. The condensed water is not readily absorbed by the wall—hence the damp condition that follows. Brick, tile and many other materials are absorbents of water to a certain degree—wood to a large degree.

It is quite clear then that if we want to eliminate dampness from sweating we must approximate the condition of such materials that do not sweat and a construction that cannot be damp under any conditions.

## Various Types.

To begin with, there is the typical wet mix. Here the water practically carries the cement in saturated solution to all surfaces of the aggregate and deposits it there, enough mixing and churning being given to distribute the cement-saturated water evenly. This type has many advantages as to ultimate strength and waterproof qualities and is universally specified, but it is not in the least adapted to residence work, either as a final material or as an economy proposition.

At the other extreme is the typical dry mix (used fifteen years ago in foundations and rather generally in the concrete block industry to-day). This type, on account of excessive porosity and the great amount of tamping or pressure needed, is equally unfitted for residences. Midway in the scale, however, is another kind of concrete that has some remarkable properties—which are just what the house builder is after.

## Voids Wanted.

This mix should have primarily an excess of the medium sized aggregate and sand. That is, we want voids but we want them very, very small and not connected, so to speak. In other words, we want to approximate the structure of wood or brick, not the closeness and homogeneity of steel. It should be wet and plastic like mud, but with no surplus of water, and requires mixing for a comparatively long time. Finally, it should be rapidly cured or dried out by removing the forms as soon as possible. The qualities of this product are peculiar. It will absorb water to a moderate amount without being subject to leakage and attains considerable tensile strength while still green; also it does not exert much pressure when setting and is not nearly so subject to expansion and contraction as a wet mix. Cracks will often re-knit 24 hours after final set, on application of pressure. Frequently scrapings from a wall, two days old, catch on the wall below and set up again, adhering so firmly that a cold chisel is required to dislodge them. Further, such a mix when cast in wall form is strong enough to hold four feet of concrete above without side support, and yet is soft enough to cut like cheese at the bottom, and is an ideal material for certain purposes.

But what we started after was, to begin with, a material approximating brick and wood, with little tendency to sweat—and finally a construction that would nullify whatever tendency there was. The last requirement is not by the double wall, that is, two concrete walls with an air space between. To carry this construction through, however, economically and structurally, several serious difficulties had to be overcome.

## Problems to Be Solved.

First—Some practical construction method was needed to transmit and equalize the weights coming on the inner and outer wall. Obviously, two thin slabs stuck up on edge, one slab taking all the floor weights and the other only its own weight and part of the roof and tied together merely at intervals by through ties at right angles to walls, was not altogether satisfactory, unless each wall was over thick; also comparatively thin slabs of any length or height are particularly subject to temperature shrinkage and resultant cracking, thus requiring much reinforcing steel.

Second—A double wall construction calling for the use of core forms presents the item of considerable expense, and many practical difficulties arise if a standard construction is used. Again, the ordinary form methods are practically out of the question, due to certain special conditions peculiar to house building, viz., number and variety of openings, irregularity of walls, necessity of placing beams without waiting a long time or the great number and variety of chases, plugs or openings to be anticipated.

Third—In a general way, the point of economy so governs the whole question of residence work that unless it can be shown clearly that concrete is at least as cheap as other masonry construction it is idle to consider whether or not it is satisfactory as a whole.

## Along Definite Lines.

Concrete construction has grown along certain definite lines, the general experience being that forms and form work are comparatively expensive, but that the mixing and placing can be done quite cheaply by machinery, mixer and chutes, provided there is enough yardage of cubic amount to pay the cost of installing the plant and running the system. This is based on the use of a very wet liquid mix, as that is the only kind that will flow readily.

So that, to a very great extent, working along these lines, all endeavor has gone into cheapening the handling end, very little, until recently, into investigating conditions of the mix or improving the forms. This, of course, is largely due to the ease of handling a wet mix and the fact that if enough stories are to be cast in a high building the initial cost of the forming is divided sufficiently often to bring out a very reasonable total.

But in the smaller type of building and residence we have an entirely different proposition. The wet mix is not a satisfactory material; the yardage will not justify an elaborate handling plant, and the forming cannot be standardized upward.

## Way to Save.

The savings here must be made in another way, by the method and forms themselves, in cutting down the labor of setting them up and taking down, in eliminating to a great extent the cost of shifting, in providing an automatic plumb and alignment scheme that is independent of care and trade skill, and, lastly,

in using standard forms in big units that can be used on any and all buildings, irrespective of varying wall lengths, and all this with little or no depreciation of forms and equipment. This can be accomplished by a scheme of standardization longitudinally. Previously the small cast concrete building had apparently been conceived entirely as a monolith, somewhat as the first sidewalks were made, without joints.

The introduction of a separately built joint member in connection with cast walls and girders made possible the satisfying of the various form criterions noted above and also did away with the structural difficulties previously mentioned as connected with the double wall.

## Example on Long Island.

In a concrete residence on Long Island, the walls of which were recently completed by this method, the entire cost of cellar and walls, including setting and shifting forms and depreciation, averaged \$5.50 a cubic yard. There were 385 cubic yards in the entire building. The dimensions of the building were 62.6x41.6x23.6 from first floor beams to roof plate. The approximate time of erection above first floor beams was fourteen working days.

As the walls largely consisted of two 4-inch slabs, each square foot of wall surface represented the equivalent of two-thirds of a cubic foot, which gave a cost per square foot of wall surface of fourteen cents. The conveying apparatus used consisted of a 5 cubic foot mixer with hoist and bucket dumping into a very short steep chute, which in turn emptied into wheelbarrows. No scaffolding whatever was erected, runways over horses and on second floor beams being substituted.

## Overhead Cost.

There is one other factor in the general problem, namely, the overhead cost of concrete work. The tendency has been in the building art to develop concrete work as a thing apart for large buildings and structures requiring great strength. Architects and engineers have become accustomed to use a standard form of specification whose requirements, if lived up to, furnished a product suitable to heavy structures, and little else. To require an ultimate strength of 2,500 pounds to the square inch where the maximum strain would never be 25 is certainly keeping on the safe side, but obviously a little absurd and very uneconomical.

The result has been that (1) in small work the requirements have not been lived up to, which practice has been more or less condoned by architects on account of the high factor of safety and (2) the segregation of the skilled concrete workers into a class employed almost entirely on big work.

But concrete is rapidly coming in as a universal building material, and with the enormous demand for cement and gravel we will find it inexpedient to be wasteful with it, either directly or indirectly, and there will soon be a real demand for skill in its use as a plastic building material, which will automatically remedy the present condition.

—New York State paid almost one-half of the total individual income tax collected in the United States during the fiscal year ended June 30, 1914, according to a preliminary report of the Commissioner of Internal Revenue, made public today. The individual income tax receipts for the year were \$28,253,534, of which New York paid \$12,522,797.

\*Excerpts from a paper read at the First Annual Convention of the American Society of Engineers, Architects and Constructors.

## MEETING THE DEMAND FOR HOMES

How Property Owners and Development Companies Are Making Inducements to Entice Young Apartment House Dwellers Into the Country

WHEN there is a slump in the money market the young married man with an ambition to own a home of his own meets his golden opportunity. Chances are prevalent today that will not exist hereabouts for another generation. Suburban homes are being bought today at bargains never dreamed of by either househunter or investor.

The unexpected stagnation of money just at a time when the whole business world was expecting a big trade recovery from the depression of the last year has thrown many development companies into embarrassing straits. They find themselves land poor just at the time when they had expected to be reaping the harvest of their enterprise and foresight. Great public improvements that were required to bring new properties into demand; and to make tracts already developed populous, have been shelved, and yet thousands of dollars have been spent on the tracts. If they cease their operations now, the tracts will go to seed. They have got to go

are people living in the houses, and the front gardens are well kept, and there are signs of life on the cut-up farms of half a decade since. So the development company is making inducements to the men of moderate means, who have steady employment and who are of good reputation to come out to the suburbs and buy good, modern houses on easy terms.

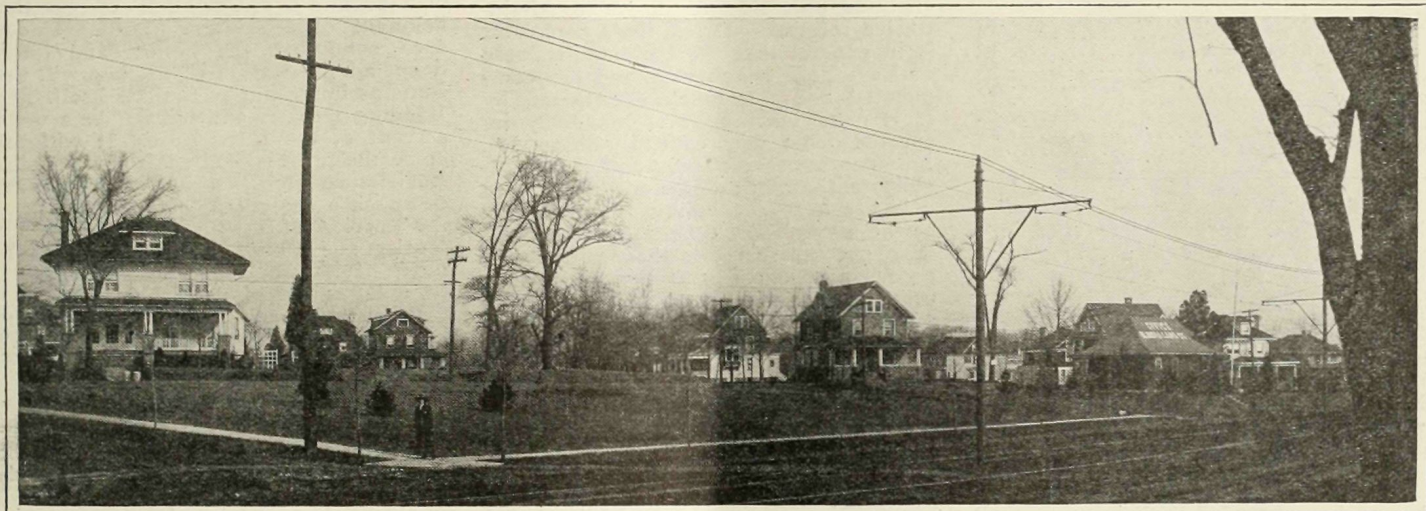
### Easy Terms Are Offered.

There is a very large number of empty suburban homes in the metropolitan district. These homes rent from \$25 a month to \$60. In practically every case the sign on the front indicates that the place is "for sale or for rent," and the conditions of sale in a great many instances are almost identical with those of rental. Houses that formerly rented from \$35 to \$50 a month are obtainable today with improvements on leases running from one to three years, at \$30 to \$40. Houses that brought \$60 are a drug on the market, not only in the New Jersey suburbs, but

cheeks will reflect the suburban sunlight instead of the pallor of the paved street and that the crickets and the tree toads instead of the hucksters and the L roads will lull and wake him and his tired wife, and that as for shovelling snow and cutting the lawn, he as a shut-in man of sedentary habits needs the exercise—and lo! he has got the apartment dweller on the road to owning his own home on a modest basis of \$35 a month rent, part of which is a monthly slice off the total cost of the house he lives in and some day will own.

### Construction Costs May Increase.

A few more tenants and the development company can raise a mortgage to carry it until the European war is over and there is a regular demand for homes in the suburbs. But then the cost of materials will be higher, and Europe will be demanding such large sums for rehabilitation that interest rates will be stiffer so that it will not be possible to put up structures to sell on easy terms at any such rates as are now obtainable.



WHERE THE CRICKETS AND THE TREE TOADS SUCCEEDED THE HUCKSTER AND THE "L."

ahead. If they cannot get new sewers, they will have to use cesspools until the financial market straightens out sufficiently to warrant the city in making the necessary appropriation. If they cannot get piped water, they will have to use artesian wells. If they cannot get rapid transit, they will have to get along with slower transportation until the city can finance them. But no matter what happens these developments cannot stop.

Construction is cheaper in cost today than it has been in years, or than it will be in a decade hereafter, if the market follows its logical trend. These development operations have been pushed with the building material at its lowest level. Next spring it will be higher and if the war continues it will be increasingly high as the next few years unwind. It is the salvation of the development investors to get their projected houses completed while the price of material is low.

### Why Inducements Are Made.

Money is tight; so tight that it is extremely difficult to raise funds on mortgages on suburban property that is not tenanted and showing some income. It is physically impossible to raise money on mortgages placed on untenanted homes on isolated tracts in the suburbs, whether it be in Queens, Brooklyn, Bronx, Westchester or New Jersey. But it is different when there

throughout the district. Even in the resort sections of Long Island houses running more than ten rooms in size are not in demand.

Here in New York, however, the apartment house demand is keener than it has been in years. There is a great inrush of foreign residents who are filling the hotels and higher priced apartments so that within a month a condition of stagnation in this department of the real estate market has changed perceptibly. It has tended to make the attitude of the renting agent more rigid for his own terms and in consequence the man who pays only moderate rent is not so likely to make the arrangements he would like to make. And here is where the suburban home salesman gets in his fine argument.

All that he has to do is to convince the young man of family that it is healthier for him to get up a little earlier in the morning in order to catch a train that will get him to the office at the regular time; that he had better buy his coal direct than pay the apartment house company a profit on the coal that supplies his share of heat; that he can have his little barrel of ashes removed for ten cents a week, and that this amount of money can be netted in the summer time out of his own little truck farm that graces his backyard.

Coming down to the children, the salesman can inspire an imagination in the apartment dweller that his children's

Furthermore, populated centers remove one stereotyped objection of the city dweller against going to the country— isolation.

There are building loan societies and home buying leagues galore, but the thrifty chap with an ambition and a steady job can take a financial short-cut now to his own home in the suburbs, and a physical one when the subway improvements are made.

### A Unique Suggestion for the Building Code.

Among suggestions received for the Building Code is one for a provision for screening all windows of buildings except those on the street fronts. The purpose of this is to prevent tenants or occupants of buildings from throwing trash and other things out of the windows into adjoining premises or down upon the roofs of adjoining buildings of less height. These screens would be so affixed that they could be opened in case of necessity, but it should be made unlawful to have them opened except in case of necessity.

—Renting in the Park Slope section of Brooklyn is the best in recent years. Apartments are being leased much earlier than in other seasons and there are fewer apartments vacant this year than any previous season.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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President Wilson's prediction of a boom "in six weeks" came true in a way, but it was a different kind of a boom.

Hard times in the financial district mean vacancies in the best apartment house districts. But it is said the Stock Exchange will be open again in a few weeks—not months.

The most formidable influence that has to be contended with in any public effort to introduce efficiency into State and municipal affairs is, of course, represented by those political forces that are ever seeking an excuse to create new public and semi-public offices, and ever trying to keep alive old ones, for the sake of the salaries or fees to be derived.

No public question of more vital interest to the men and women who have a stake in this city and State than the question of what is to be done to mitigate the evils of over-regulation of private property and premises. A declaration of principles should be demanded from every political party seeking control of the functions of government at the coming elections, so that the taxpayers may know where these parties stand and what is to be expected of them.

The state of employment in the building trades has steadily improved since the opening of the season and is now officially reported as good, if an exception is made for the bricklaying trade. This is a remarkable state of affairs in view of the depression in general business, and is accounted for by the fact that building operations in the suburbs, especially on Long Island, are above normal. Engineering operations (public works) are, on the other hand, employing less than the usual number of men.

### The Plan for a General Building Department.

The plan submitted by the New York State Factory Investigating Commission to remedy the evils in the present system of inspection of buildings has, since it was announced, been the occasion both of action and discussion. The action has been taken by the Real Estate Board of New York, which has appointed a committee of seventeen members who are to work with the Factory Investigating Commission in the carrying out of its proposed plan. This committee will contain representatives of real estate men, resident in all five boroughs, and its co-operation will be of the utmost value.

Opposition to the plan of the commission is to be expected as a matter of course. The centralization of building inspection in a bureau, the head of which will be appointed by the Mayor of New York, will affect a number of existing groups of officials. It will affect, among others, the officials employed by the State Industrial Commission and the Bureau of Labor, who are now engaged in enforcing State laws, and it will affect the local building departments of the outer boroughs which are now independent of central control and are appointed by the Borough Presidents. The plan is likely to meet with hostility from both of these sources, and in order to win out it will require on the part of the real estate interests resolute and intelligent support.

The case of the local building departments was admirably expressed in the Record and Guide of last week by the Hon. Cyrus C. Miller, formerly President of the Borough of the Bronx and a man who is not given to urging captious objection to desirable administrative reforms. Mr. Miller's complaint is in general that the building business of New York is too vast, and too complicated and too much determined by local conditions to be satisfactorily inspected from one central office. Mr. Miller proposes, consequently, to consolidate the work of inspection, but to delegate it to the building departments of the several boroughs. There is, however, not the remotest chance that such an organization of inspections will prove acceptable to the powerful element in public opinion which sustains the work of the State Commission. The Building Department under the proposed plan will be more than a bureau of inspection. There will necessarily be vested in it a certain discretion in issuing orders, and in modifying orders to meet new conditions. It will be very difficult to obtain the consent of the people who are interested in factory inspection to the granting of this power to a department under the control of the Mayor. It would be impossible to get their consent to the delegation of this power to a local official who was responsible only to the administrative chief and the public sentiment of his own borough.

The Record and Guide is inclined to believe that Mr. Miller over-estimated the administrative difficulties which would result from the centralization of inspection. It would, of course, be necessary to establish a local office, headed by a deputy commissioner, in each borough. The inspectors would report to the local office and all of the ordinary routine work of inspection would be transacted through the local force. An appeal to the central office would be necessary only in the case of some doubtful clause of the law, or of some special ruling, which a builder or a factory owner might desire to get. It would not be imposing an excessive burden upon such a builder, or owner, to ask him to submit his claim to a department with its headquarters in Manhattan. These cases would not be numerous in the business of any one man, and a central department which was operating in all the boroughs, which was more independent of local pressure, and which could benefit by the largest fund of experience and the best quality of expert advice—such a department would be more likely to exercise its dis-

cretionary power in a wise and disinterested manner.

It is this matter of the discretionary power, necessarily vested in the Department of Buildings, which makes the problem of reorganization so difficult. If it were possible to pass a definite and complete code, which would contain in final form all the regulations which were necessary to promote the safety of buildings and the wellbeing of their occupants, the work of enforcing the law would be mechanical and would depend merely upon a sufficient amount of inspection and the honesty of the inspectors. But the whole tendency of modern regulation of business activities under the police power is to seek results rather than rigidly to define methods. It has been found, after a long and costly experience, that regulation in detail is either inefficient or oppressive or both. No matter how much the statute goes into detail, the legislators cannot anticipate all the expedients which will be invented to defeat its purposes. Neither can they devise the best means which can be taken to carry out its objects. The best methods are constantly changing and a rigid statute constitutes a barrier to improvement.

The laws which have been passed to safeguard the construction of buildings in New York City and to make the industrial operations carried on therein more wholesome, contain a mixture of the old theory of legislation and the new. They require revision, and there can be no doubt that the revision, as it comes, will little by little reverse the amount of discretions which is bestowed upon the officials who administer the law. They will be made responsible, not for the obeying of a definite order, but for the accomplishment of a salutary result. Under such conditions the honest and intelligent administration of the law will become as important as the law itself. The Building Department will not be a mere servant of the Legislature. It will become the professional adviser which the Legislature employs in order to accomplish a desired object. It will need the service of men of experience, integrity and ability for the accomplishment of its work, and it will need to be independent of political pressure.

Whenever large discretionary powers have been conferred on administrative officials the tendency has been to vest them in a board rather than in a single commissioner; and we have no doubt that when the plan of the Factory Investigating Commission comes to be worked out it will include some methods of bestowing upon the ruling of the department the authority of an expert board rather than the personal judgment of a single man. In this, as in other respects, the details of the proposed legislation have still to be carefully considered. Mr. Rudolph P. Miller points that in drawing it up some arrangement should be made for consultation with the Charter Revision Committee of the Board of Estimate. It has been announced that this committee has been at work for a long time and has made considerable progress in drawing up a new instrument of government for New York City. The new charter will necessarily deal with organization and work of the Building Department, and any method of organization, which it proposes, should not differ essentially from that supported by the local real estate interests. If possible an agreement should be reached upon a definite bill with the Board of Estimate Committee so that the New York real estate interests can have the support of that local government in demanding at Albany a redress of their existing grievances.

—Wine, beer and freight in transit will carry the new war taxes, according to present plans in Congress; and there will be no tax on automobiles, gasoline, magazines or checks. The Government needs one hundred million dollars more annually in order to meet expenses because of the falling off in customs duties on account of the war.

### The New Plan for a Great Central Freight Terminal.

Editor of the RECORD AND GUIDE:

Supplementing our former article, which suggested the location of the central freight depot of New York on Randall's and Wards Islands, after they should have been annexed as a peninsula to the Borough of the Bronx, in place of the present main or distributing freight depot at 59th street and Hudson River, permit us to submit herewith some further suggestions, showing what appears to us to be the most practical manner of distributing the freight from the central depot on Randall's and Wards Islands to the several boroughs, constituting Greater New York, as promised in our former article.

An additional reason for so doing may be found in the urgent request appearing in the Record and Guide of recent date that a comprehensive plan of freight terminal development should be submitted, to which the various plans now under consideration in the several boroughs could be correlated, so as to secure ultimately a harmonious development and satisfactory solution of this most difficult question.

The fact that the city of New York has definitely committed itself to the principle of municipal freight railroad building, in Brooklyn, on July 30 of this year, by commencing legal proceedings necessary for the construction of a freight railroad from the Brooklyn Bridge to Red Hook furnishes another argument to show how important is the discussion of this general subject, if we wish to avoid its treatment from a narrow, local standpoint, without regard to the interests of the city at large. Inquiry in the Borough of the Bronx developed the fact that former Borough President Cyrus C. Miller had prepared, through his engineers, a plan for a freight railroad in form of a large loop extending along the water front, beginning and ending in the immediate neighborhood of Randall's Island, and therefore most suitable to be incorporated into the plan advocated in this writing.

The Public Service Commission has adopted as a part of the general system of subways, a tunnel to Staten Island, from Brooklyn, of sufficient size to permit the transmission of freight trains, with the object of making it a link in the ultimate circle of freight railroad development. On Staten Island itself, carefully worked-out plans for harbors and freight line connections have been made, as set forth in a recent article in the Record and Guide.

In the Borough of Queens, the officials of the Chamber of Commerce are most anxious for a freight line along the water front, extending beneath the Queensboro Bridge, northward from Newtown Creek, to a point opposite to the southerly end of Wards Island, which line might easily be connected with the central freight depot on that island by a short tunnel.

It appears, therefore, that in the other boroughs of Greater New York, as well as in Manhattan, the question of the transportation of freight by a municipal railroad is being demanded, and it is therefore most advisable that the solution of the question in Manhattan should be found in such a form as to satisfy the demands of the other boroughs, and to form with them one harmonious system for the whole of Greater New York. In fact, when we consider that this solution is being made now, not only temporarily, but practically for the life of the Metropolis, so far as we can foresee it, it behooves us to look at the question most carefully and without partisan desire merely for our own immediate profit.

It happens, however, that the plan which would seem best suited to the other boroughs is not less adapted to the real commercial interests of Manhattan and is also most particularly suited to preserve to that borough the character of a great residential center of the world's richest and most cultured civic population. Moreover, the expense of the elevated freight railroad, just

mentioned, from Brooklyn Bridge to Red Hook seems hardly justified, unless it is built as a link in a general chain of similar lines, connected with each other and with the central freight yard of Greater New York; for the Bush warehouses as well as the New York Dock Company warehouses, already has each, its local freight railroad for handling the freight of that locality on the immediate waterfront; why then build a municipal freight railroad, duplicating these two lines, at the back of the warehouses? For local needs it is certainly not necessary; as a link in a general system of municipal freight transportation, it will be most useful.

It is submitted, therefore, that the city authorities must have given their approval to such a scheme and that they will welcome any suggestions, tending to furnish a harmonious solution of the gigantic problem of uniting the warehouse district, present and future, of the several boroughs with each other, and with the main central freight depot. The large expense for a market, connected with this Brooklyn freight railroad project, shows that the city is committed also to the principle of purchasing and developing large areas suitable to urgent municipal needs, connected with food distribution, a central freight depot certainly falls within this class of investments. Assuming that in our former article we have shown important advantages to be derived by the Borough of Manhattan from relieving its main residential neighborhood, from the incubus of a freight railroad and freight yard on the Hudson River waterfront, between 59th street and Spuyten Duyvil, through the location of the central freight yard on a peninsula to be formed by the union of those islands and by attaching them to the Borough of the Bronx. We wish to call attention to the fact that such location would also meet the requirements, already set forth, by affording a suitable center to which the warehouse districts of the several boroughs could be easily united, thereby also securing mutual connection of their several actual or prospective local freight lines.

J. BLEECKER MILLER,  
REGINALD PELHAM BOLTON.

### Brooklyn League for Consolidation.

Editor of the RECORD AND GUIDE:

We have given considerable attention to the matter of unifying the various departments which have charge of the examination of buildings, both factories and apartment houses. There is no doubt that at the present time there is much confusion and uncertainty resulting from conflicting orders and requirements of the various departments. We believe it would be much more satisfactory to owners of such buildings to have one system of inspection under the charge of one central department.

We do not believe that there should be any relaxation in the requirements imposed upon builders and owners, but under such a unified system we think that the inspection would be more efficient; that the welfare of the occupants and workers in such buildings would be sufficiently protected; and that the owners and builders would be able to know definitely just what their obligations were, and whether or not they had been correctly performed.

Therefore, the organization which I represent is in favor of such a unified system of inspection.

CHARLES H. FULLER,  
Pres't Brooklyn League.

—The hearing which the State Labor Commissioner was to have accorded the public at City Hall this week was not held, but postponed indefinitely at the Commissioner's request. Real estate interests in New York would like to reach an understanding with the Commissioner in view of the general dissatisfaction with inspection laws. Rumors are to the effect that Commissioner Lynch is not in sympathy with the efforts of the State Factory Investigating Commission in certain directions.

### WARNING FROM R. E. BOARD.

Everyone Should Be Particularly Careful at This Time in Regard to Fire Hazard.

An interesting and rather startling side light on the effect of the European War on local business and finance is furnished by correspondence between a fire insurance company and the Real Estate Board of New York. The conditions pointed out by the insurance company are considered by the Real Estate Board sufficiently grave to require prompt attention on its part.

For this reason it has sent out to its entire membership a letter calling attention: 1st, to the serious consequences that would result from a conflagration at this time, because of existing financial conditions; 2nd, to the necessity for agents warning holders of fire insurance policies to take special precautions for safety; 3rd, to the urgent necessity of all members of the Real Estate Board notifying the insurance companies where risks are not sufficiently covered in proportion to the fire hazard. The Real Estate Board's warning to its members follows:

Gentlemen:—We are in receipt of a letter from a prominent fire insurance company enclosing clippings from the Journal of Commerce, and referring to a matter that is of extreme importance to the general business situation and our own business as well.

The clipping states that normal fire losses have been heavy, and if a serious conflagration should come the existing banking conditions would produce unusual results, as the fire companies would have to sell securities. With the Stock Exchange closed and practically no market, this would lead to a disturbance which would be serious to all.

Marshall Field & Co., of Chicago, have instructed their help to be exceptionally careful at this time regarding fire hazard, and advise all to take wise precautions, particularly at present, to prevent fire loss.

The insurance company, commenting on this, says: "Fire insurance companies are about the only market where a man can realize a hundred cents on the dollar for his building, machinery or stock. The moral hazard that is created is unprecedented and serious. The greatest service an agent can render at this particular time is to consider carefully the position of every policyholder. If he fails to measure up in character, good housekeeping on his own premises, safe control of fire hazard, or doubtful financial condition, you should act in the interest of the companies, which is also the public's at this time."

I beg to commend the entire soundness of the propositions to your immediate notice. Where there is any doubt on your part as to the extra hazard of the companies now, it is your immediate duty to advise the Fire Insurance Companies of this fact so that they may take such action as they deem advisable for the protection of themselves and the community at large.

Considering the large amount of insurance placed by the Board members acting as insurance brokers, it is highly desirable that our members take immediate action to convince insurance companies that their interest essentially is our interest, as well as the interest of the bulk of the policyholders whose risks they now insure. You cannot act too quickly in this matter for the benefit of all. Very truly yours,

ELISHA SNIFFIN,  
Secretary.

### A Brick Manufacturing Center.

In the vicinity of Kingston on the Hudson there are seventeen brick manufacturing plants, with a maximum capacity of about 300,000,000 brick annually. These plants, when running to full capacity, employ about 2,500 men, with a semi-monthly payroll amounting to more than \$60,000. This, together with the large number of brick barges employed to transport the brick to the New York market, aids materially in keeping busy towing lines and boat building plants located in the city.

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### TAXPAYERS' FALL CAMPAIGN.

#### United Real Estate Owners' Associations Plan Many Activities for Realty Owners.

During the past year the real estate organizations of the city have shown an active and intelligent interest in the city's affairs. At almost every public hearing, at which the finances or the real estate of the city were discussed, the realty interests were represented in large numbers. The fact that their activity is not to abate, but is to become greater and more general than before, is evidenced by the ambitious program of the United Real Estate Owners' Association at their first fall meeting on last Tuesday evening at the Astor Hotel.

Henry Bloch, the president, in outlining the work of his association, stated yesterday: "All preparations have been made for an energetic and vigorous campaign for the owners of real estate in this city. We have twenty active committees studying the many problems confronting the property owner, and helping to restore confidence in the ownership of real estate, which has in these troublesome times proven itself to be the safest and most secure of investments. Owners have but recently realized that the burden of the cost of the city government has been borne by real estate almost alone, and that they were practically the sole direct payers of taxes. They have determined to assert themselves and to be heard when any proposal involving a large expenditure of money by the city is planned. Officials, too, have displayed a desire to cooperate with taxpayers.

"Our Budget Committee has been promised every facility in its study of the departmental estimates of the various city departments. It is also gratifying to know that plans are being prepared, seeking to bring about a consolidation of several of the Municipal Departments having jurisdiction over buildings—a project which our Association has and will continue to vigorously advocate. This plan, if adopted, will relieve the owner of one of his greatest burdens. Multiplicity of inspections and duplicity of orders by the city departments make the ownership of real estate undesirable. The owner now is often annoyed and harassed by the many requirements until he in bewilderment sometimes wonders whether the city or he owns the property he has paid for.

"The opening of the 'Headquarters for Taxpayers' at 170 Broadway has met with approval among realty interests. The facilities of the 'Headquarters' are at the disposal of all taxpayers. We now have what the taxpayers have long wanted—a recognized meeting place for the discussion of civic and realty problems—a central bureau of information for owners of property. Taxpayers are invited to call.

"Every effort is being made to materially increase our membership. Negotiations are now pending for an affiliation with our organization by the 'Taxpayers' Alliance of The Bronx,' a large and influential body from that borough; the 'Upper-Manhattan Taxpayers' Association' and the 'Chester Taxpayers' Alliance,' a federation of ten taxpayer associations. With these members, the United Real Estate Owners' Associations will be represented in almost every section of Manhattan and The Bronx."

—Engineering operations depending on railroad and municipal activities are decidedly slack this fall, and a large proportion of engineers are disengaged.

### A GREAT TRAFFIC CENTER.

#### Difficulties in Constructing the New Diagonal Subway Station.

At the meeting of the Commissioners yesterday afternoon the bids were opened for the important contract to construct the Diagonal station which will connect the present subway in Park avenue, Manhattan, at 42d street with the new Lexington avenue route north of that point, the two to form the new East Side Route of the Interborough portion of the Dual Subway system from the Joralemon street tunnel to the Bronx.

This station will be adjacent to and connected with the Grand Central Terminal. It will also unite with the Hudson Tubes extension and with the Steinway Tunnel connection. Shuttle trains in Forty-second street will connect it with the Times Square station in the new West Side Route, the present system of operating trains from the Bridge up Park avenue, across in 42d street, and on up Broadway to the Yonkers line and to the Bronx being abandoned after the new routes are ready.

The engineers say that the construction of this connection will present many new engineering features, and that it will be one of the most difficult engineering problems in the dual system. This contract extends from points in Park avenue, near 38th and 41st streets (tracks connecting with the present subway at both of these points) northerly under Park avenue and the old Grand Union Hotel property to the north line of 42d street. Also, at a lower level easterly under 42d street to about 100 feet east of Lexington avenue to a connection with the Steinway Tunnel.

The construction of the line from 42d street under the property of the New York Central will be carried on under an agreement with that company. The work on the Park avenue end of the connection will have to be prosecuted while trains in the present subway are operating, in the rush hours on a headway of less than two minutes between trains. This will necessitate a great deal of work being done after midnight. The tracks in the connection are also to be linked up with the tracks in the existing subway, and this will be accomplished by switching trains from the track on which work is proceeding to other tracks.

### Skyscraper Over Station.

The Diagonal Station and its course, located immediately above the tracks, will be one of the strongest built stations in the world. With its two platforms and four tracks it will be more than 100 feet wide, yet it is to be built strong enough to support a twenty-five story building, on the site of the old Grand Union Hotel, which has been demolished so that the work can be carried on.

### Franchise Granted

The committee, composed of members of the Queens Chamber of Commerce, has been active in aiding the Long Island Railroad to obtain a franchise for a side track across Borden avenue, Long Island City, at Fox street, in order that a big industrial plant from the West may be installed at this point. It is stated that the initial structure to be built will cost about \$2,000,000 and will furnish employment to more than 2,500 persons. The completed plan, it is stated, will cost not less than \$7,000,000 and employ some 5,000 people.

The granting of the franchise was op-



posed by the Bureau of Franchises on the following grounds: 1—General principle of grade crossing being objectionable; 2—Because Borden avenue is used by funerals proceeding to Calvary Cemetery; 3—Because there is a trolley line on Borden avenue.

The members of the committee co-operating with the Merchants' Association, the Long Island Railroad, and the owners of the property, called upon both Borough President Connolly and Mayor Mitchel and urged their co-operation to obtain this switch in order that the industry might locate in New York City. The Board of Estimate at its meeting of July 2nd, passed a resolution authorizing the granting of the franchise.

#### OLD REALTY MARKET.

#### Public Operations in Real Estate Have Existed in New York City for Two Hundred Years.

Public operations in realty have been continuing in New York City for 200 years. At the northeast corner of Broad and Water streets, probably, stood the Exchange Coffee House. It was near or opposite the Exchange, built in 1691 or 1692, at what was then the foot of Broad street. The Coffee House certainly dated back to 1701, and it is there that, after 1704, all meetings seem to have been held.

As early as March 1, 1730, an advertisement in the New York Gazette, the first paper in New York, founded in 1725, offered some land for sale.

This early advertisement appeared thus:

"Public Notice is hereby given, That on the 22d day of September next, will be Sold at Public Vendue or Outcry, at the Exchange Coffee House, in the City of New York, to the Highest bidder, A certain House and Ground, on the East side of Broadway in the said City, now in the Possession of Capt. Matthew Norris. Also a House and Ground, on the same Side of the same Street, opposite to the Bowling Green, now in the Possession of Samuel Rout. And also, a Parcel of Land on the South side of Crown Street, being about One Hundred Foot Square; now in the Possession of Daniel Horsmanden, Esq.; and is part of the Garden commonly called Barberie's Garden.

N. B. For all which Houses and Grounds an indisputable Title will be given to the Purchasers thereof."

In 1737, the same paper contained an advertisement of the sale to be held at the Exchange Coffee House, of three

#### CIVIC CENTER IN EAST BRONX.

(Continued from page 424.)

buildings already under way will in all probability be completed and in the light of precedent will have no difficulty in being tenanted. While the transit facilities of the section are at present satisfactory, it is expected that the installation of the Broadway-Lexington avenue line will not only tend to lessen the congestion, but will also cut down the running time to the downtown districts by about ten minutes. The various surface lines, including the Westchester avenue, Clason Point and East 163d street lines, place the section in touch with all parts of the Bronx for one fare.

Prospect avenue with its thriving shops, its theatres and its evening crowds, is becoming one of the leading business thoroughfares of the Bronx. With thousands of residents from the thickly populated apartment house blocks pouring nightly into the avenue, and with all the resultant benefits to the business man, the high rents are apparently justified. New apartment houses are nearing completion, which will mean even a greater inflow of population, making the future of the avenue assured. In the present, Prospect avenue, typical of the wonderful strides which the Borough of the Bronx has made in the last ten years, offers an interesting study. Ten years ago it was a private house section, with buildings few and far between. Today it is a flourishing business street, with every foot of space utilized.

parcels of land, two of these being on lower Broadway and the third on Crown, the present Liberty street. The latter property belonged to Chief Justice Daniel Horsmanden, eminent lawyer and author of the "History of the Negro Plot," now a rarity.—Wall Street Journal.

#### Astoria and Flushing Want New Line Built.

The Public Service Commission adopted a resolution on July 30, granting a rehearing in the proceeding to require the New York & Queens County Railway Co. to extend its railway on Flushing-Astoria road from Ehret avenue to Jackson avenue. The hearing will be held on Friday, September 11. E. A. MacDougall has been appointed to represent the Transit Committee of the Chamber of Commerce at the hearing.

This rehearing is the result of a petition prepared by Gilbert W. Roberts, president of the Flushing Association, and signed by Robert W. Higbie, president of the Chamber of Commerce of the Borough of Queens; M. A. Maher, president Civic Association of Corona; F. H. Backe, president East Elmhurst Association; Charles H. Buchanan, president North Shore Civic Association; G. Wurtmann, chairman of the Flushing-Astoria Transit Committee, and by Gilbert Roberts, president of the Flushing Association.

The proceedings were discontinued in the former hearing on April 24th, Commissioners Cram and Maltbie favoring the construction of this line, and Commissioners McCall, Williams and Eustis voting against it. The petition for the rehearing states that at the former hearing testimony was not brought out to show the legal obligation of the New York & Queens County Railway Co. to construct and operate its line of the Flushing-Astoria road from Ehret avenue to Jackson avenue.

The construction of this extension will open a large territory of the First and Second Wards of Queens and give a direct route from the Astoria section of Long Island City to Flushing and other parts of the North Shore, the residents of which are now compelled to travel many miles out of their way between Astoria and Flushing.

#### Disbursements for Subways.

The Public Service Commission has furnished the Department of Taxes with a statement of the disbursements made by the City of New York for rapid transit purposes from the beginning of the existing subway work to June 30, 1914. The statement also shows the disbursements for the first six months of 1914 by which it appears that the City of New York for those six months paid out on an average more than \$1,650,000 per month, or a total for the six months of \$9,703,443.02. In addition, during the same six months the Interborough Rapid Transit Company paid out of its contribution \$560,289.81, and the New York Municipal Railway Corporation out of its contribution \$393,005.31 on account of City owned line construction.

Excluding purchases of real estate the disbursements of the city for regular and extra work in rapid transit construction from the beginning to June 30, 1914, aggregate \$'00,338,171.45, of which more than \$48,000,000 is chargeable to the existing subway. These figures represent actual disbursements. The total amount of contracts awarded by the City to August 15, 1914, aggregated \$135,910,269.01 on the new lines alone.

#### H. and R. E. Owners Meet.

At the meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards, last night, at the New York Turn Hall, Lexington avenue and 85th street, the recent victory which the organization achieved was announced, whereby an express station will be established on the Second Avenue Elevated Line at 86th street. As a result of the active interest of the association and its vigorous campaign, the Public Service Commission adopted a resolution, directing that an express station be placed at that point.

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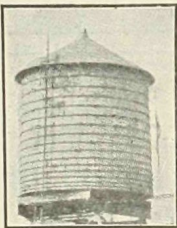
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**STEAM MAINS IN STREETS.****Company Objects to Order for Their  
Replacement.**

The New York Steam Company has applied to the Public Service Commission for a rehearing upon the order made by the commission July 23 last, requiring the company to reconstruct 58,986 feet of its old type of steam mains and to replace them at the rate of 12,000 feet a year with the new and modern thoroughly protected type of mains. The order was issued after an investigation by the commission, which showed that damage was caused by the steam and heat escaping from the old mains.

The company bases its application for a rehearing upon three grounds: (1) That the amount of reconstruction ordered is excessive. (2) That the requirement for the replacement within five years from September 1, 1914, is "oppressive and unnecessary, and under the existing condition of affairs—owing to the great European war which has broken out since the making of your said order—is impracticable of execution, and a much less number of feet and a much less amount of money should be required of the steam company." (3) That during the subway construction now going on in the lower part of Manhattan it will be impracticable for the steam company to replace its mains in adjacent streets, for the reason that traffic would be either prevented or seriously obstructed.

The commission has not yet taken action upon the application.

The New York Steam Company was formerly owned by Wallace C. Andrews who, in his will, left it in trust for the Andrews Institute for Girls, at Wiloughby, Ohio. It is said that the school depends upon the earnings of the company for its support. During the hearings before Commissioner Milo R. Maltbie, the company pleaded this state of facts and represented that it might have to default on its bonds if required to make excessive expenditures. In his opinion recommending the order, Commissioner Maltbie held that the nature of the company's ownership was no excuse for the maintenance of improper mains.

**At Douglaston, L. I.**

There has been marked indication already of a large increase in the all-year population of North Shore communities in 1915, and the automobile is responsible for much of it. People seek this section of Long Island for quick jaunts into the country and as a result become attracted and interested in many places along the Sound waterfront. People passing through a modern home development where a number of well-designed houses have been built and where the roads are properly made, sidewalks and other improvements installed, cannot help but be impressed with the advantages of suburban living. A developer cannot spend his money where he will get greater return than by keeping the appearance of the property up to a certain high standard. This not only impresses the casual visitor and causes him to look twice but holds the interest of the man already living to such an extent that he cannot help talking about it.

**New Long Island Highway.**

Hempstead, Rockville Centre and Oceanside, in southern Nassau County, Long Island, will be doubly joined to Long Beach, instead of by a single road as now, if a bill to be presented to the next Legislature asking for \$400,000 for the purpose, passes; and, the sum asked for also includes the cost of improvements to the present highway between Rockville Centre and Long Beach, known as Long Beach road. Not only do the residents and property owners of all the towns from Freeport to Lynbrook desire these improvements, but the people of Long Beach do as well.

The proposed new highway would consist of an extension of Oceanside avenue, or what was Christian Hook

road, from its present terminus in the central part of Oceanside south to and across Hempstead bay to Long Beach. The proposed appropriation would also include the cost of a concrete viaduct across the bay which would have piers on certain hassocks there. Long Beach road is an offshoot of Oceanside avenue, at Rockville Centre, and it passes through the westerly part of Oceanside to and across the bridge to Long Beach.

Oceanside avenue extends from Greenwich avenue in the village of Hempstead southwest through Hempstead terrace and Rockville Centre to and through Marion Park and Rockville Centre terrace to Oceanside. The entire territory penetrated is growing in population steadily and is served by a trolley road as well as by one steam and two electric divisions of the Long Island Railroad.

**Activity at Brentwood.**

Usually immediately after Labor Day a large number of automobiles loaded down with household goods are seen on the Jericho Turnpike from the mid-island sections; on the Motor Parkway from Brentwood and on the Merrick road from Bayshore, but this year many of the summer residents have elected to remain longer and enjoy the beauties of autumn in the country.

The fact that an ever-increasing number of summer residents remain later in the year, before taking up city abodes, and also that the number that remain and make it their winter home, has had its effect on real estate values in this territory. The five new California bungalows for which contracts have already been let and the work begun will add somewhat to the appearance of Brentwood. Most people are attracted to this Pine Belt on account of its healthfulness. The Brentwood Realty Co. has improved several miles of road during the year and extended the blue stone sidewalks through its property.

**PRIVATE REALTY SALES.**

Two acres of vacant land in Harlem, in the heart of a big apartment house colony, figured this week as one of the leading transactions. It concerned a large plot in West 146th and West 147th streets, which will probably be improved with apartment houses. Other deals concerned Yorkville plottage purchased as a possible site for a new club-house; Bronx apartment houses and a Brooklyn block front purchased by builders.

The total number of sales reported and not recorded in Manhattan this week was 7 as against 14 last week and 17 a year ago.

The number of sales south of 59th street was 1 as compared with 2 last week and 4 a year ago.

The sales north of 59th street aggregated 6 as compared with 12 last week and 13 a year ago.

The total number of conveyances in Manhattan was 67, as against 120 last week, 6 having stated considerations totaling \$391,000. Mortgages recorded this week number 45, involving \$727,681, as against 65 last week, aggregating \$1,018,774.

From the Bronx, 4 sales at private contract were recorded, as against 13 last week and 13 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$522,419, compared with \$312,284 last week, making a total since January 1 of \$29,989,093. The figures for the corresponding week last year were \$354,835, and the total from January 1, 1913, to September 13, 1913, was \$39,233,170.

**Harlem Acreage Deal.**

Sol. Bloom has contracted to buy from Emily H. Tubman and other members of the old Augusta, Ga., family, the plot of twenty-six lots, comprising a frontage of 325 feet in West 146th street, 325 feet in West 147th street, located 225 feet east of Eighth avenue, with a depth of 200 feet. The brokers were Horace S. Ely & Co. and John Prendergast.

two acres, is the only area of considerable size remaining without improvements between Seventh and Eighth avenues to the south of 149th street, where there is an entire block held vacant by the estate of John Jacob Astor. All around it are apartment houses, yet for more than fifty years the property has been held idle and unproductive. While no definite plans for the property have been announced, it will probably be improved with apartment houses similar to those already characteristic of the neighborhood.

**Musical Union Enlarges Holdings.**

The Musical Union Protective Association, which recently took title to the six-story building 211-215 East 85th street, abutting its property at 210 East 86th street, has increased its holdings at that point by acquiring from Michael Naughton, the four-story dwelling, on plot 25.8x100, at 209 East 85th street. The union now controls a plot 200 feet deep, fronting 75 feet in both 85th and 86th streets. Although no definite plans have been made, it is understood that the union intends to improve the entire plot with a modern clubhouse in the near future.

**\$400,000 Exchange.**

D. Sylvan Crakow and S. Albert have sold "Colonial Court," a seven-story elevator apartment house, at the northeast corner of Bradhurst avenue and 150th street on plot 100x112.6, for the Northern Realty Co. to the Twentieth Avenue Co., a syndicate of Utica, N. Y., capitalists. In part payment was given 72 vacant lots in Long Island City. The deal involved about \$400,000, the apartment house having been held at \$250,000.

**Brooklyn Block Front Sold.**

Mrs. Ida Muhlemann has sold the block front on the south side of Avenue U, between East 13th and East 14th streets, a plot 200 x 100, to a newly-formed building company which will improve the site with twelve three-story two-family houses, with stores on the ground floor. The buyer was represented by Alfred Frankenthaler, as attorney.

**Builders Dispose of Apartments.**

McLernon Brothers sold for the Mellwin Realty and Construction Co., Robert A. Winter, president, the apartment houses at 1692-1694 Clay avenue, through to Anthony avenue, on plot 46.7 x 83 x 52 x 95. The Clay avenue building is five stories in height, while the Anthony avenue structure is seven stories high. They have been held at \$60,000. The buyer is the Clay-Anthony Co.

**Tenant Buys Casino.**

Alfred Fuerst, the lessee, has purchased from the Brown-Weiss Realities, the McKinley Square Casino, a three-story building, 773 to 781 East 169th street, 134 x 98.9, and three abutting frame buildings, 1283 to 1287 Union avenue, 75 x 138. Mr. Fuerst has been occupying the property under a twenty-one year lease.

**Heights-Bronx Trade.**

Max Marx has purchased the Highcliff, a six-story apartment house, occupying the entire block front, on the east side of Audubon avenue from 176th to 177th street, on plot 99.11x100. He gave in part payment the ten lots at the northeast corner of Bailey avenue and 229th street.

**Manhattan—South of 59th St.**

BROADWAY.—The loft structure at 598 Broadway, through to 132 Crosby st., on plot 28.6x199.6x irreg, which was involved in foreclosure proceedings in an action brought by William Ziegler, Jr., against Thomas A. Howell and others to satisfy a mortgage of \$260,000, has been purchased by E. M. Ruland, and the action discontinued. This property was sold by Mr. Howell in 1912 to the Skidmore Estates Corporation, which held it until now.

**Manhattan—North of 59th St.**

60TH ST.—Mrs. Etta Rabinowitz has sold 236 West 60th st. a 4-sty tenement, on lot 25x100.5. Brooklyn property was given in part payment.  
119TH ST.—Directors of the Harlem Home of the Daughters of Israel have purchased from the Young Estate and Gertrude Forman the two

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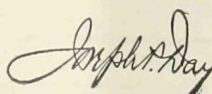
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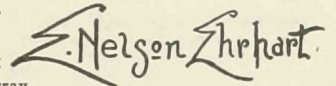


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PEASE & ELLIMAN leased, furnished, the 4-sty house, 17 East 65th st, for Louis J. Pooler; also 55 East 73d st, a 5-sty dwelling, furnished, for Mrs. J. S. Dickerson; for H. Seymour Eisman the 4-sty house, 747 Madison av, to August H. Hilles; and for Arthur J. Taylor to Miss J. M. Phelan, the 3-sty house, 298 West End av.

GEORGE ROSENFELD, INC., leased apartments in 307 West 79th st to Max Bruckner; also in 249 West 107th st to Edwin M. Silverman, Mrs. Fleurette Dunk, A. L. Eisenstaedt, David Rosenthal; and in 567 West 149th st to Louis Meyer, Edward M. Hyanes, Jacob M. Weinstock, James E. Miller, Clarence E. Snow.

WILLIAM J. ROOME & CO., INC. have leased for the E. A. L. Realty Co. an apartment in 150 East 72d st to Theodore P. Dixon.

C. SCHIERLOH leased the 4-sty dwelling, 326 West 58th st, for Mrs. Kate Drey to Mary S. Haviland.

SHAW & CO. leased for Henry Presser the 3-sty and basement dwelling 312 West 138th st to Mary H. Hollowell.

SHAW & CO. have leased for the estate of Andrew R. Blakely the 3-sty dwelling, 77 West 124th st, to Sarah A. Hines.

UNGER & WATSON, INC., leased for Josephine G. Buckley to the metal and woodworking concern of Anthony Masset the 2d and 3d lofts of 159-161 East 54th st.

**Bronx.**

GEORGE BOCKHAUS CO. leased for John Toner the dwelling 148 East 150th st to George C. Scheer; also for Mrs. Wesserman the dwelling 607 Walton av to Kiamie Brothers.

**Brooklyn.**

HENRY P. CAIN leased the old Felgenhauer factory, 753-755 Lexington av, to the Quaker Laundry Co.

L. L. WALDORF CO. leased apartments in 564 5th st to Harry Kurtz and A. E. Sumner; in 529 5th st to William L. Bradley; in 469 4th st to Theodore M. Mears; in 514 5th st to Mrs. Gately; in 453 3d st to Mrs. A. Hull; in 472 7th st to Mrs. Barr; in 447 9th st to A. Brooks, and in 422 6th st to a Mr. Vining.

**Out of Town.**

PEASE & ELLIMAN and E. S. & S. F. VOSS leased a cottage on Washington av, at Cedarhurst, L. I., to Mrs. Walter Alexander.

PEASE & ELLIMAN leased for Mrs. Max E. Schmidt her house at Convent, N. J., to Charles H. Mellon.

PEASE & ELLIMAN have leased for W. L. Crow his dwelling at Rye, N. Y., to Robert Graves.

**REAL ESTATE NOTES.**

M. & L. HESS, INC., have been appointed agents for the 8-sty building 31 East 10th st.

PEASE & ELLIMAN have obtained a loan of \$13,000 on 17 Spring st and \$12,000 on 328 East Houston st.

WILLIAM A. WHITE & SONS have been appointed agents for the 10-sty manufacturing building at the southeast corner of Greenwich and Thomas sts.

JAMES E. BARRY & CO. have been appointed agents for 28-30 Waverly pl by Timothy Cohalan as receiver, in reference to foreclosure by the Greenwich Savings Bank.

JULIUS ROSENBERG, formerly connected with George W. Barney and Julius Friend, Edward M. Lewi Co., has opened offices at 244 Canal st and 218 East 7th st, where he will conduct a general real estate business.

CHARLES WYNNE, who bought the 5-sty flat 1493 Amsterdam av from Julius I. Herrmann, last week, gave in part payment property at Deepark and Greenville, Orange County, N. Y.

SLAWSON & HOBBS have placed a loan of \$57,000 at 5 per cent. on the 5-sty apartment house at the northwest corner of Nagle av and Aruen st, and two loans of \$32,500 on the 5-sty apartment houses 21-23 Nagle av.

**OBITUARY**

J. FRANK ANDERSON, New York representative of the Hartford Indemnity Co., died on Wednesday at his home, 2473 Grand av, Bronx, aged 50.

MANUS CLANCY, a retired real estate dealer of Brooklyn, and a resident of the borough for more than half a century, died this week at his home, 1798 Sterling pl.

HENRY ROGERS DALTON, aged 76, an insurance broker and Civil War veteran, died suddenly of heart disease on Thursday at his summer home in Beverly Farms, Mass.

THOMAS T. DUNN, one-time deputy collector of the port of New York for 14 years, died at his home, in Rockville Center, L. I., on Monday, following an operation. He was 58 years of age and was connected with the claims department of the Controller's office. He is survived by a widow and a son.

JOHN W. MALONE, an engineer of the Department of Water Supply, died Monday at his home, 494 Hart st, Brooklyn, of kidney disease. He was 57 years old and is survived by his widow.

**REAL ESTATE APPRAISALS.**

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ADOLPH FINKENBERG—2287 3d av, \$42,000; 126 East 123d st, \$15,000; 128 East 000; 2279-2281 3d av, \$139,000; 124 East 123d 123d st, \$21,000.

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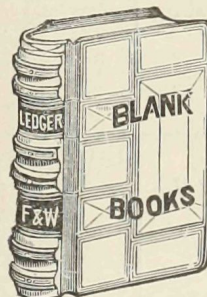
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made at the sale was \$20,000 over prior liens, made in behalf of the plaintiff, which brought the total figure up to \$194,012. The sale was conducted by Joseph P. Day.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 11, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Monroe st, 94 (\*)**, ss, 36.2 w Pelham, runs w18xs45.3xe—xne22.6xn25, 6-sty bk loft & str bldg; due, \$4,726.03; T&c, \$469.16; sub to 1st mtg \$9,000; Jos Gans. 9,200

**63D st, 404 E (\*)**, ss, 81.5 e 1 av, 25x 100.5, 5-sty bk tnt; due, \$14,583.71; T&c, \$1,600; Frank Davin et al, exrs. 10,000

**70TH st, 228 E (\*)**, ss, 155 w 2 av, 25x 100.4, 4-sty stn tnt; action 1; due, \$16,-921.01; T&c, \$420; Mutual Life Ins Co of N Y. 15,000

**70TH st, 230 E (\*)**, ss, 130 w 2 av, 25x 100.4, 4-sty stn tnt; action 2; due, \$16,-921.01; T&c, 396; Mutual Life Ins Co of N Y. 15,000

**70TH st, 232 E (\*)**, ss, 105 w 2 av, 25x 100.4, 4-sty stn tnt; action 3; due, \$16,-921.01; T&c, 396; Mutual Life Ins Co of N Y. 15,000

**123D st W, nec Bway**, see Bway, 3100.  
**133D st, 207 W (\*)**, ns, 100 w 7 av, 20x 99.11, 3-sty & b bk dwg; due, \$9,643.90; T &c, \$172.20; Frank G Wild trste. 5,000

**Broadway, 3100 (\*)**, nec 123d, 100.11x 100, 6-sty bk tnt; due, \$23,722.92; T&c, \$—; sub to pr mtg of \$170,000; Chas M Rosenthal. 194,012

HENRY BRADY.

**Charles st, 130-2**, ss, 67.6 w Greenwich, 52.4x20x42.8x42.4, 2-3-sty bk & fr tnts; due, \$2,458.35; T&c, \$342.22; Jacob Marx. 5,050

**82D st, 246-8 E (\*)**, ss, 61.8 w 2 av, 40x 76.7xirreg, 2 & 3-sty fr & bk club house; due, \$17,053.37; T&c, \$—; Mutual Life Ins Co of N Y. 15,000

**127TH st, 48 W**, ss, 360 e Lenox av, 25x 99.11, 2-sty & b fr dwg; due, \$7,219.45; T&c, \$772.95; withdrawn.

**130TH st, 258 W (\*)**, ss, 185 e 8 av, 18x 99.11, 3-sty & b stn dwg; due, \$10,714.89; T&c, \$1,215.65; Isaac Metzger. 10,000

**Riverside dr, 153 (\*)**, es, 75.8 n 87th, 25x100, 5 & 6-sty & b bk dwg; due, \$50,-188.67; T&c, \$577; N Y Trust Co. 48,000

BRYAN L. KENNELLY.

**28TH st, 162 W**, see 7 av, 311-5.  
**181ST st, 851 W**, nwc Northern av (Nos 94-100), 138.11x110.1x134x78, 6-sty bk tnt; adj Oct 8.

**Northern av, 94-100**, see 181st, 851 W.  
**7TH av, 311-5 (\*)**, sec 28th (No 162), 78.1x56.11x78.2x57.7, 3-5-sty stn tnts & str; due, \$105,792.06; T&c, \$2,626.86; Max M Warburg. 90,000

M. MORGENTHAU JR. CO.

**27TH st, 153-9 W**, ns, 106.3 e 7 av, 99.1 x98.9x97.3x99.9, 12-sty bk loft & str bldg; adj sine die.

**70TH st, 226 E (\*)**, ss, 180 w 2 av, 25x 100.4, 4-sty stn tnt; action 4; due, \$16,-967.55; T&c, 396; Mutual Life Ins Co of N Y. 15,000

D. PHOENIX INGRAHAM.

**45TH st, 141 E**, ns, 240 w 3 av. 20x100.5, 3-sty & b stn dwg; due, \$5,884.09; T&c, \$701; Maze Realty Co. 21,007

DANIEL GREENWALD.

**Eldridge st, 10**, es, 109.7 n Division, 20.1 x65.6, 5-sty bk tnt & str; Sheriff's sale of all right, title, &c; Louis Abrams. 50

Total ..... \$467,319  
Corresponding week 1913..... 256,260  
Jan 1, 1914 to date.....25,261,147  
Corresponding period 1913.....30,592,741

**Bronx.**

The following are the sales that have taken place during the week ending Sept. 11, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**136TH st, 246 E (\*)**, ss, 150 w 3 av, 25x 100, 5-sty bk tnt; due, \$14,041.81; T&c, \$915.55; Cath A Lawrence. 13,500

**136TH st, 248 E (\*)**, ss, 125 w 3 av, 25x 100, 5-sty bk tnt; due, \$14,041.96; T&c, \$915.55; American Mtg Co. 12,500

**St Lawrence av (\*)**, ws, 25 n Mansion, 25x100; due, \$3,364.46; T&c, \$307.75; Fred H St John, trste. 3,800

HENRY BRADY.

**Fox st, 989 (\*)**, ws, 485.1 n 163d, 100x 104.2, 3-sty stn dwg; due, \$25,006.03; T&c, \$600.14; Hendrik Hudson Co. 20,000

**238TH st E (\*)**, see Bullard av, 100x 275; due, \$5,947.01; T&c, \$4,371.56; Frances G de Peyster. 5,000

**Brook av, 555**, ws, 158.1 s Westchester av, 26.10x68.6x29.6x54.1, 4-sty bk tnt & str; due, \$1,502.11; T&c, \$—; Sol Silverman. 300 over pr liens

**Bullard av, sec 238th**, see 238th E, sec Bullard av.

CHARLES A. BERRIAN.

**164TH st E, nec Jerome av**, see Jerome av, es, whole ft bet 165th & 164th.

**164TH st E, sec Jerome av**, see Jerome av, es, whole ft bet 165th & 164th.

**165TH st E, sec Jerome av**, see Jerome av, es, whole ft bet 165th & 164th.

**Cromwell av, svc 165th**, see Jerome av, es, whole ft bet 165th & 164th.

**Jerome av, sec 164th**, see Jerome av, es, whole ft bet 165th & 164th.

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*Auction Sales of the Week, Bronx, Continued.*

**Jerome av**, es, whole ft bet 165th & 164th, runs n466.5x189.1 to ws Cromwell av, x18167.1xw159.2xs202.11 to 164th, xw 125.10 to beg; also JEROME AV, sec 164th, runs s201.8xe25xe133 to ws Creek, xn174.7 to ss 164th, xw133.6 to beg, vacant; withdrawn.

Total ..... \$55,100  
Corresponding week 1913 ..... 98,575  
Jan 1, 1914 to date ..... 4,727,946  
Corresponding period 1913 ..... 4,419,107

**Brooklyn.**

*The following are the sales that have taken place during the week ending Sept. 9, 1914, at the Brooklyn Salesrooms, 189 Montague street:*

WILLIAM P. RAE CO.  
UNION ST, ss, 100 e Nostrand av, 50x 127.9; Robt E Patterson ..... 4,641.00  
21ST ST, ses, 82 ne Cropsey av, 33x96.8; Robt C Baker ..... 5,000.00  
74TH ST (\*), ns, 395.11 e Stewart av, 104x100; Helene V Engel et al ..... 9,900.00  
AV J, ns, 100 e Mansfield pl, 50x100; adj Oct 8 ..... ———  
ATLANTIC AV (\*), ns, 267.2 e Troy av, 16.8x99; Jno W Reid ..... 1,600.00

WILLIAM J. MCPHILLIAMY & CO.  
ROBINSON ST (\*), ns, 332.6 e Rogers av, 60.3x122.6; Madelene Gumpert... 6,950.00  
3D ST, ss, 260 w Bond, 20x100; Andw H Hastings ..... 2,800.00  
W 6TH ST, es, 91.5 s Av U, —x123.1x irreg; ROAD from Gravesend Beach to Gravesend Village, cl, junc nes, 86th, runs se967.10xne615.5xw670.5 to beg; also HIGHWAY, from Gravesend Beach to Gravesend Village, nec Highway along ws of said village, runs n383.3xe313.11xe349.6xne183 to beg; also ROAD from Gravesend Beach to Gravesend Village, cl, at inter ws Lot 1, runs nw503.9xe504.11 xne515.10xw313.11 to beg; also AV V, nvc Van Sielen, 85.3x17.6x irreg; adj sine die ..... ———

44TH ST (\*), ns, 320 w 15 av, 30x100.2; also 16TH AV, es, 102 n 45th, 40x 130.11; Jno E O'Brien ..... 3,100.00  
BEDFORD AV (\*), es, 100 s 9th, runs s 130 xe37xne15.8xe102xne44xw102.6x sw16.3xw9xw171 to beg; Amphion Academy Co ..... 115,000.00  
DUMONT AV (\*), nvc Thatford av, 25x100; Prudential Bond & Mtg Co. .... 6,500.00  
KINGS HIGHWAY, sec E 19th, 22x 62.6; Glenn H Frost ..... 1,450.00  
2D AV, 3903 (\*), es, 25 s 39th, 25x100; Jno J Carlin ..... 4,000.00  
13TH AV, nws, 60 sw 75th, 40x160x100 to 75th x60x60x100 to beg; Harry Cook ..... 4,625.00  
18TH AV, nws, intersec sws 81st, 182x 102x irreg; Adam Fenn ..... 12,800.00  
21ST AV, swc 84th, 140x100x irreg; R C Baker ..... 11,000.00

NATHANIEL SHUTER.  
6TH AV, nec 54th, 32.8x100; action 1; adj Sept 23 ..... ———  
6TH AV, sec 53d, 32.8x100; action 2; adj Sept 23 ..... ———

LOTS (\*) 511 to 515, 523 to 547, 556 to 562 & 575 to 582, blk 10; Kath Gallagher ..... 12,000.00  
CHAUNCEY REAL ESTATE CO.  
48TH ST, 455, ns, 240 w 5 av, 30x 100.2; adj Sept 27 ..... ———  
49TH ST, ns, 500 w 6 av, 30x100; adj Sept 27 ..... ———

SAMUEL MARX.  
HUMBOLDT ST (\*), es, 41.3 s Maujer, 41.3x75; Eliz Neef ..... 9,500.00

Total ..... \$210,866.00  
Corresponding week, 1913 ..... 268,361.00

**VOLUNTARY AUCTION SALES.**

**Brooklyn.**

JAMES L. BRUMLEY.

SEPT. 15.  
BERRY ST, 97, es, 40 n N 8th, 20x80, 3-sty & b bk dwg (exr).  
BERRY ST, 88, ws, 100 n N 8th, 25x100, 3-sty & b bk dwg (exr).  
BEDFORD AV, 186, ws, 40 s N 7th, 20x80, 4-sty bk bldg (exr).

**ADVERTISED LEGAL SALES.**

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

**Manhattan.**

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

SEPT. 12.  
No Legal Sales advertised for this day.  
SEPT. 14.  
JAMES ST, 6, es, 82.4 s Chatham, 17x54.8x17.1x 54.1, 3-sty bk tnt & str; Wm A Paton et al, trsts &c—Frank Sanfilippo et al; Carlisle Norwood (A), 68 William; Winter Russell (R); due, \$6,567.18; T&c, \$188.43; Henry Brady.  
134TH ST, 19 E, ns, 300 e 5 av, 25x99.11, 5-sty bk tnt; Emma Davidson—Mary Diamond et al; H B Davis (A), 52 Bway; Jno Z Lowe, Jr (R); due, \$16,481.18; T&c, \$—; M Morgenthau, Jr.  
SEPT. 15.  
HESTER ST, 55; ns, 87.6 e Ludlow, 22x88, 7-sty bk loft & str bldg; Jacob Shevell—Reuben Satenstein et al; Strasbourger, Eschwege &

Schallek (A), 74 Bway; Merritt E Haviland (R); due, \$7,930.15; T&c, \$350.17; mtg recorded Jan 17, 1908; Danl Greenwald.  
22D ST, 405 E, ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; Geo F W Poggenburg et al—Albt H W Protzman et al; Wallace N Vreeland (A), 38 Park Row; Edgar J Nathan (R); partition; Joseph P Day.  
39TH ST, 56 W, ss, 189 e 6 av, 21x90, 4-sty stn loft & str bldg; Chas H Freeman—Alice B Scott et al; Henry W Freeman (A), 42 Bway; Jno G Agar (R), due, \$14,154.57; T&c, \$805.32; sub to a first mtg of \$50,000; Bryan L Kennelly.  
124TH ST, 507-9 W, ns, 150 w Ams av, runs n100.11xw50x75.11xe06x25xe49.6 to beg; 6-sty bk tnt; Andrew Wilson, trste—Kath F Mitchell et al; Howard M Rowe (A), 149 Bway; Jno H Rogan (R); due, \$57,662.37; T&c, \$1,000; mtg recorded Mar 17, 1907; Jos P Day.  
129TH ST, 211 W, ns, 143.9 w 7 av, 18.9x99.11, 3-sty stn dispensary; Henry J Storrs et al—Gramercy Investing Co; Frank L Holt (A), 220 Bway; Arthur D Truax (R); due, \$10,894.65; T&c, \$332.20; mtg recorded June 15, 1903; Henry Brady.

**SEPT. 16.**  
RIDGE ST, 87, ws, 152.11 s Rivington av, runs w75xn25xw50.7xs51xel25.7xn26 to beg; 1 & 3-sty bk theatre & 3-4-sty bk rear loft bldgs; Wm J Amend, exr—Clara Levin et al; Jno E Donnelly (A), 119 Nassau; Harry N French (R); due, \$32,565.82; T&c, \$2,535.18; Henry Brady.  
68TH ST, swc Madison av (No 812), 16.8x100.5, 4 & 5-sty & b bk & stn dwg; Mutual Life Ins Co of N Y—Eric Dahlgren et al; Fredk L Allen (A), 55 Cedar; Irving Washburn (R); due, \$72,083.21; T&c, \$—; Jos P Day.

70TH ST, 325 W, ns, 280 w West End av, 15x 100.5, 4-sty bk dwg; Fredk A Clarke—Walter E Thompson et al; action 1; Ver Planck, Prince & Flanders (A), 149 Bway; Percival H Gregory (R); due, \$11,715.98; T&c, \$252.70; Herbert A Sherman.  
70TH ST, 327 W, ns, 295 w West End av, 15x 100.5, 4-sty bk dwg; same—same—action 2; same (A); same (R); due, \$11,708.42; T&c, \$252.70; Herbert A Sherman.

121ST ST, 18 W, ss, 140 e Lenox av, 20x100.11, 3-sty & b stn dwg; Anita Howell—F Glynn Young et al; A Stern (A), 31 Nassau; Warren Leslie (R); due, \$15,891.00; T&c, \$353.05; Jos P Day.  
131ST ST, 10 E, ss, 146.6 e 5 av, 18.2x99.11, 3-sty & b stn dwg; E Coppee Thurston, admrtx —Stephen McCormick et al; Frederic F de Rham (A), 44 Wall; Archibald E Baxter (R); due, \$7,897.48; T&c, \$261.32; Joseph P Day.

**SEPT. 17.**  
LEWIS ST, 109, ws, 160 n Stanton, 20x100, 5-sty bk tnt & str & 3-sty bk rear tnt; Amelia Wiegand, extrx—Mary Weiser et al; Amend & Amend (A), 119 Nassau; Chas H Murray (R); due, \$5,591.77; T&c, \$481.62; sub to first mtg of \$15,000; Jos P Day.  
PITT ST, 55, ws, 150 n Delancey, runs w100xn 24.10xe37xs6.2xe63xs18.8, 3-sty bk tnt & str & 4-sty bk rear tnt; Anna S Lincoln—Chas S Rosenthal et al; Wolcott P Robbins (A), 165 Bway; Thos N Cuthbert (R); due, \$14,787.14; T&c, \$334.22; Joseph P Day.

95TH ST, 332 E, ss, 440 e 2 av, 45x100.8, 6-sty bk tnt & str; Albany Savgs Bank—Hamilton Holding Co et al; Tracey, Cooper & Townsend (A), 25 North Pearl, Albany, N Y; Adolph Stern (R); due, \$35,743.88; T&c, \$915.30; mtg recorded Nov9'08; Joseph P Day.  
RIVERSIDE DR, 145, es, 48 s 87th, 32x100, 4-sty & b bk dwg; Roman Catholic Orphan Asylum in the City of N Y—Ellen R Scott indiv & extrx et al; Jos F Daly (A), 52 Wall; Lewis J Conlan (R); due, \$68,845.63; T&c, \$3,499.58; mtg recorded Nov22'06; Joseph P Day.

**SEPT. 18.**  
PRINCE ST, 62-4, swc Lafayette (No 264), 27.6x54.9x24x34.10, 4-sty bk loft & str bldg; Roman Catholic Orphan Asylum in the City of N Y—Rosa Marasco indiv & trste et al; Jos F Daly (A), 52 Wall; Richmond J Reese (R); due, \$28,885.44; T&c, \$1,720.16; mtg recorded July15'11; Joseph P Day.  
116TH ST, 156 E, ss, 66.8 e Lex av, 16.8x100.11, 4-sty stn tnt & str; Bertha Lippman—Donato M Oefola et al; Hamburger, Goldey & Fatt (A), 132 Nassau; Jno Z Lowe Jr (R); due, \$2,328.15; T&c, \$36.75; sub to 1st mtg of \$10,000; Bryan L Kennelly.

120TH ST, 78 W, ss, 125 e Lenox av, 20x100.11, 3-sty & b stn dwg; Sheriff's sale of all right, title &c which Rose Reddy had on July 16, 1914, or since; Jesse S Epstein (A), 149 Bway; Max S Grifenhagen (sheriff); Danl Greenwald.  
RIVERSIDE DR, 445, es, 107.6 n 116th, 58.9x 123.10x59.10x112.3, 12-sty bk tnt; N Y Life Ins Co & Lawyers Mtg Co—Paterno Bros, Inc, et al; Cary & Carroll (A), 59 Wall; Jas A Allen (R); due, \$240,246.54; T&c, \$9,133.15; Joseph P Day.

**SEPT. 19.**  
No Legal Sales advertised for this day.  
**SEPT. 21.**  
113TH ST, 76 E, ss, 130 w Park av, 25x100, 5-sty bk tnt; Otto Timme—Paul Gross et al; Leonard J Langbein (A), 320 Bway; M Michl Edelstein (R); due, \$18,388.36; T&c, \$182.45; Herbert A Sherman.

**Bronx.**

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

**SEPT. 12 & 14.**  
No Legal Sales advertised for these days.  
**SEPT. 15.**  
DIVISION ST, ws, 162.6 s 177th, 35x70, 2-sty fr dwg; Abt L Skinner—David Pierce et al; Clarence C Ferris (A), 35 Wall; Edw J Flynn (R); due, \$11,437.73; T&c, \$1,250; Joseph P Day.



COLLEGE AV, 1031, ws, 106 n 165th, 22x92.4, 3-sty bk dwg; Isabella G Francis—Max Zargury et al; Merrill & Rogers (A), 100 Bway; Matthew P Doyle (R); due, \$9,340.56; T&c, \$96.22; Chas A Berrian.

WALTON AV, 2432, es, 264.2 s Fordham rd, 25.1x80x25.1x79.7, 2-sty fr dwg; Sophie Newhouse—Harriet Mintz et al; Arthur O Ernst (A), 170 Bway; Saml J Hoffman (R); due, \$1,761.77; T&c, \$182.89; sub to a 1st mtg of \$6,500; Joseph P Day.

WEBSTER AV, 3542, es, 531.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Bronx Investment Co—Irving Constn Co et al; Merrill & Rogers (A), 100 Bway; Jno F Frees (R); due, \$5,225.22; T&c, \$154.53; Geo Price.

SEPT. 16.  
 149TH ST E, ns, 104 e Jackson av, 50x100, vacant; Constantin Wagner—New Arcadia Real Estate Co et al; Quackenbush & Adams (A), 25 Broad; Jas C Brady (R); due, \$8,755.62; T&c, \$115; Bryan L Kennelly.

STILWELL AV, ns, intersec ws, rd from Westchester to Eastchester, —x—, containing 9 acres; Park Mtg Co—Wm Abbott et al; Seybel & French (A), 41 Park Row; Jas C Brady (R); due, \$6,656.13; T&c, \$4,550; sub to a 1st mtg of \$21,000; Bryan L Kennelly.

SEPT. 17.  
 No Legal Sales advertised for this day.

SEPT. 18.  
 BAINBRIDGE AV, nec 205th, 26.2x73.7x25x81.3, vacant; Tax Lien Co of N Y—Mary O'Reilly et al; Aug Weymann (A), 68 William; Wm J McKeown (R); due, \$1,592.26; T&c, \$347.56; Joseph P Day.

INWOOD AV, 1362, es, 404.11 n Clarke pl, 25x98.9, 3-sty fr tnt; Henry N Goebels, ex—Emil N Sorgenfrei et al; Geo Ludwig (A), 1511 3 av; Enos S Booth (R); due, \$5,513.99; T&c, \$61.95; Joseph P Day.

VYSE AV, 1985, ws, 42.6 s 178th, 20x100, 2-sty fr dwg; Henry P Clark—Irving Constn Co et al; E Dudley Barlow (A), 290 Bway; Phoenix Ingraham (R); due, \$5,986.22; T&c, \$126.87; D Phoenix Ingraham.

SEPT. 19 & 21.  
 No Legal Sales advertised for these days.

Brooklyn.

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

SEPT. 12.  
 No Legal Sales advertised for this day.

SEPT. 14.  
 HEYWARD ST, ses, 110 ne Harrison av, 30x100; Louis Sauer—Marie Huggershof et al; Adam Christmann, Jr (A), 931 Bway; Edw Q Carr (R); Chas Shongood.

ATLANTIC AV, nec Hale av, 76.1x29xirreg; Jno Meyn—Geo Schroeder et al; Kiendl, Smyth & Gross (A), 215 Montague; Edw L Snedecker (R); Wm J McPhilliomy & Co.

WASHINGTON AV, es, 388.5 s Park av, 20x100; also BRIDGE ST, ws, 55 n Johnson, 22.6x56.5; Bridget Trehey—Mary A Abbot et al; Brennan & Curran (A), Yonkers, N Y; Fredk S Martyn (R); Jas L Brumley.

SEPT. 15.  
 CARROLL ST, ses, intersec ses Denton pl, 90.5x75; Bank for Savgs of Ossining—Arthur Baur et al; Harry L Thompson (A), 175 Remsen; Morris Bernstein (R); Nathaniel Shuter.

KENT ST, ss, 132.11 e Franklin, 22x95; Albt L Perry et al—Jno Gillies Co et al; C & T Perry (A), 845 Manhattan av; Wm F X Geoghan (R); Wm P Rae.

S 1ST ST, swc Kent av, —x26; Elias Mead—Eliz Plumer et al; Tunis G Bergen (A), 160 Bway; Jas M Fawcett (R); Wm P Rae.

E 18TH ST, es, 120 s Av O, 60x100; Julie T Frank—Mary E Bradbury et al; Bernard J Isecke (A), 203 Bway, Manhattan; Raymond Malone (R); Wm J McPhilliomy & Co.

E 22D ST, ws, 210.4 n Foster av, 40x70.2xirreg; also FLATBUSH AV, es, 83.6 s Faragut rd, 30x90; Bank of Flatbush—Oscar Fribourg et al; J Hunter Lack (A), 40 Court; Chas A Clayton (R); Wm P Rae.

W 36TH ST, ws, 190 n Mermaid av, 40x118.10; Jno J Ryan et al—Anno C Stromberg et al; Somerville & Somerville (A), 192 Montague; Mark S Feiler (R); Jere Johnson Jr Co.

58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curran (A), 375 Fulton; Wm H Griffin (R); Fredk B Snow.

ATLANTIC AV, ns, 32 e Ralph av, 15x80; Jas S Anderson—Alice B Kreps et al; Niebrugge & Maxfield (A), 233 Bway, Manhattan; Geo W Gibbons (R); Wm P Rae.

LIBERTY AV, ns, 50 w Bradford, 25x100; Martha H Miller et al—Moses Blau et al; Leander B Faber (A), 375 Fulton; W Rossiter Redmond (R); Wm J McPhilliomy & Co.

MERMAID AV, ss, 80 e W 37th, 40x100; Jno J Ryan et al—Jas J Lynch et al; Jas A Sheehan (A), 44 Court; Mortimer W Byers (R); Jere Johnson Jr Co.

8TH AV, ws, 40 n 1st, 20x92.10; Michl J Shea—Annie Dunne et al; Jno M Rider (A), 44 Cedar, Manhattan; Wm Watson (R); Wm J McPhilliomy & Co.

8TH AV, sec 46th, —x—; Rudolph Wallach Co—Marvin Realty Co et al; Eliz S Pope (A); Herbert P Luce (R); Wm P Rae.

10TH AV, ws, 80 s 68th, 20x80; Albt A Bunce—Safe Realty Corp et al; action 1; Brussell & Beebe (A), 41 Wall, Manhattan; Edw H Maddox (R); Wm P Rae.

10TH AV, ws, 100 s 68th, 20x80; same—same; action 2; same (A); Edw Q Carr (R); Wm J McPhilliomy & Co.

SEPT. 16.  
 BALTIC ST, ss, 107.10 w 4 av, 25x100; Sarah Von Auw—Jas Farrington et al; Wm R Keese (A), Long Island City, N Y; Saml Walker (R); Wm P Rae.

LOGAN ST, es, 575 n Liberty av, 25x100; Susan A Hulst admtrix—Josephine Elliott et al; Kiendl, Smyth & Gross (A), 215 Montague; Albt A Levin (R); Nathaniel Shuter.

MCDONOUGH ST, ns, 22.6 w Throop av, 27x100; Pythian Home—Chauncey G Cozine et al; Harry L Thompson (A), 175 Remsen; Gasper Liota (R); Nathaniel Shuter.

PACIFIC ST, ns, 302 w Hopkinson av, 24.6x100; Sara R Reid—Monaton Realty Investing Corp et al; David Drechsler (A), 140 Nassau, Manhattan; Fredk A Drake (R); Nathaniel Shuter.

BAY PKWAY, ses, 273.6 ne Crospey av, 96.8x100; Annie C Lott—Walter Schrenkeisen et al; Chas H Lott (A), 298 Bway; Ward B Yeomans (R); Wm P Rae.

BEVERLY RD, ns, 80 e E 8th, 40x100; Brooklyn Associates—Jno G Kahaly et al; W T Lindsay (A), 261 Bway, Manhattan; Jas M Fawcett (R); Wm P Rae.

HOPKINSON AV, ws, 221.3 s Hegeman av, 20.2x100; Gertrude Marmur—Sadie Danzig et al; Buchler & Levy (A), 50 Broad, Manhattan; Saml A Pease (R); Nathaniel Shuter.

KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av xn368.fxnw314.6xsw 522xse613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xse 1,617.9xsw672.6x1,619.11 to beg; also LAND bounded se by Av U, ne by Ryder, se by cl of blk bet Ryder & E 38th & nw by land formerly of Lahey; Felix F Curtze—Buffalo Flatbush Corp et al; G H Brevillier (A), 32 Liberty; Chas M Hall (R); Wm P Rae Co.

PROSPECT AV, nes, 97.5 nw 3 av, 22x70; Title Guar & Trust Co—Cath Harkins et al; Harry L Thompson (A), 175 Remsen; Geo C Jeffrey (R); Nathaniel Shuter.

SHEFFIELD AV, es, 260 s Sutter av, 20x95; Lizzie Task—Jos Rubin et al; Meyer C Loskowitz (A), 375 Fulton; Grover M Moscowitz (R); Nathaniel Shuter.

6TH AV, nws, 80.2 sw 4th, 19.10x80; Collee Point Savgs Bank—Annie E O'Donnell et al; Fredk S Rauber (A), 145 Nassau, Manhattan; Geo Eckstein (R); Wm J McPhilliomy & Co.

6TH AV, nws, 144.3 sw 16th, 18.11x75; Maria Kraemer—Julius Barnet et al; J Hunter Lack (A), 40 Court; Thos J Gowen (R); Nathaniel Shuter.

SEPT. 17.  
 LIVINGSTON ST, ss, 175.5 w Smith, 50.5x100.3; Sheriff's sale of all right, title, &c, which Adolph Kuhn had on Nov 10, 1910, or since; Lewis S Swasey (sheriff); Wm P Rae.

SANDS ST, swc Adams, 24x80; Harrison B Moore—Brown Realty Co et al; Harry L Thompson (A), 175 Remsen; Arthur D Strahl (R); Wm J McPhilliomy & Co.

WILLOW ST, swc Orange, 25x100; Geo F Martens et al—Ahrend Schierenbeck et al; Thos J Farrell (A), 20 Vysey, Manhattan; Eugene Sherk (R); Wm J McPhilliomy & Co.

DE KALB AV, ss, 437.6 e Nostrand av, 41.6x100; Sheriff's sale of all right, title, &c, which Louis Goldman had on June 6, 1914, or since; Lewis M Swasey (sheriff); Wm P Rae.

DITMAS AV, ss, 64 e E 9th, 32x100; Henry C Jacobs—Mary Shutt et al; Watson & Kristeller (A), 100 William, Manhattan; J Herbert Watson (R); Wm P Rae.

HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W Church Jr et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliomy & Co.

SEPT. 18.  
 49TH ST, ws, 360 nw 15 av, 40x100.2; Clara de Hirsh Home for Working Girls—Jos Levin et al; Harry L Thompson (A), 175 Remsen; Jas H Scrimgeour (R); Wm P Rae.

SEPT. 19.  
 No Legal Sales advertised for this day.

SEPT. 21.  
 GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway, Manhattan; Jas F Quigley (R); Wm P Rae.

PINE ST, swc New Lots rd, 118.9x102.1 xirreg; Fredk Gramlich—Jos Wagner et al; Halbert & Quist (A), 1293 Myrtle av; David Hirshfeld (R); Wm P Rae.

5TH AV, es, 32.6 sw 9th, 40x100xirreg; Greater New York Savgs Bank—Wm J Fitzpatrick et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Edw L Garvin (R); Wm J McPhilliomy & Co.

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

Manhattan.

SEPT. 5.  
 9TH ST, 734-36 E; Jos Zimmerman et al—Benjamin Sonnenschein et al; T P Conlon (A).

8TH AV, 464, and Trinity av, es, 200 ft s 156th, 20x86.9; 2 actions; City Real Estate Co—Agnes C Geohagan et al; amended; H Swain (A).

SEPT. 8.  
 6TH ST, 316 E; Louis Horowitz—Solomon Neumann et al; D Freiberger (A).

9TH ST, 734-6 E; Jos Zimmerman et al—Benjamin Sonnenschein et al; amended; T P Conlon (A).

37TH ST, 4-6 W; Wm Ziegler, Jr—Midville Realty Co et al; Swan & Moore (A).

115TH ST, 9 E; Mercy M Plum—Meyer Jarmulowsky et al; amended; A A Silberberg (A).

170TH ST, ns, 100 w Audubon av, 75x100; Greenwich Savgs Bank—Jno Yule et al; Bowlers & Sands (A).

SEPT. 9.  
 11TH ST, 337-45 W; WASHINGTON ST, 719-21; 58TH ST, ss, 80 e Madison av, 20x50.4; Jas H Merwin—Jas C Warren et al; J H Merwin (A).

112TH ST, ns, 86.8 e Manhattan av, 16.8x100.11; Francis W Wilcox—Frank L Smith et al; Howe, Smith & Sawyer (A).

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Foreclosure Suits, Manhattan, Continued.

128TH ST, ss, 229.2 e 8 av, 20.10x99.11; Helen Katz et al—Helen D White Haight et al; A H Lesinsky (A).  
 CLAREMONT AV, 140; Reuben Weinstein—Tuscan Constn Co et al; R Greenbaum (A).  
**SEPT. 10.**  
 12TH ST, 623-25 E; 2 actions; Louis G Hamersley—Jos Fine et al; amended; Emmet & Parish (A).  
 24TH ST, 13-15 W; Ewald Mommer—Sol Realty Co, Inc, et al—Blumensteil & Blumensteil (A).  
 31ST ST, ss, 125 e 8 av, 25x98; N Y Trust Co—Geo W Eccles et al; Hornblower, Miller, Potter & Earle (A).  
 93D ST, 11 W; Margaretha Eggers—Mary J Edwards et al; G E Miner (A).  
 106TH ST, 227 E; Edw L Coster—Bertha Kaufman et al; Anderson, Iselin & Anderson (A).  
 122D ST, 359 W; Donald Robertson Co—Mary P Ferguson et al; T J Meehan (A).  
 130TH ST, 137 W; Margaretha Reinken—Ensign Realty Co et al; Rabe & Keller (A).  
 BWAY, ns, 263.1 w Terrace View av, 100x100; Park Mtg Co—Arthur Weisbecker et al; Seybel & French (A).  
**SEPT. 11.**  
 12TH ST, 24-6 E; also UNIVERSITY PL, 88; Germania Life Ins Co—Borough Investing Co et al; Dulon & Roe (A).  
 48TH ST, ss, 100 w 1 av, 25x100.5; Eliz V Irwin—Louis Segelbohm et al; amended; J V Irwin (A).  
 49TH ST, ss, 225 e 11 av, 80x100; Edw Howe et al—Patk J Frawley et al; Roosevelt & Kobbe (A).  
 79TH ST, ss, 41 w Park av, 17x92.2; Geo A Holden, exr—Cath W Sellen et al; H Odell (A).  
 89TH ST, 72 W; Lilly A G Coddington et al—Robt J Dyatt; Atwater & Cruikshank (A).  
 109TH ST, ss, 100 w 2 av, 50x100.11; 2 actions; Clarence Tucker et al—Threshold Realty Corp et al; C P & W W Buckley (A).  
 109TH ST, 338-44 E; 2 actions; Metropolitan Improvement Co—Carmelo D'Orazio et al; C L Westcott (A).  
 118TH ST, ns, 457.1 e Pleasant av, 40.10x100.11; Cath Silberhorn et al; amended; G H Hyde (A).  
 134TH ST, 520 W; Robt F Hubbard—Chas E Jones Co et al; H Swain (A).  
 CLAREMONT AV, es, 300 n 122d, 75x115 x irreg; Max Mandel—Eva Trop et al; A A Silberberg (A).  
 2D AV, nec 104th, 50x75; David Israel—Villa Site Realty Co et al; N H Prager (A).

Bronx.

**SEPT. 4.**  
 TEASDALE PL, 580; Sarah E Van Riper—Geo W McDermott et al; J W Bryant (A).  
**SEPT. 5.**  
 TRINITY AV, es, 500 s 156th, 25x73.5; Loretta Cowan—Caroline A Weber et al; T W Foster (A).  
**SEPT. 8.**  
 CHARLOTTE ST, ws, 100.3 n Jennings, 40x100; Richd Moller—Dertinger Constn Co et al; Wesselman & Kraus (A).  
 PERRY AV, es, 400 s Gun Hill rd, 25x100; Anna B Dyer—Fairmount Realty Co et al; Niles & Johnson.  
 TRINITY AV, es, 200 s 156th, 20x86.9; City Real Estate Co—Agnes C Geohagan et al; H Swain (A).  
 LOTS 7 & 8, Parcel 1, map showing subdivision of property of estate of Wm B Ogden; Emily O Wheeler—Jas A Hennessy et al; Murray, Prentice & Howland (A).  
**SEPT. 9.**  
 156TH ST, nwc Fox, 100x100; Geo F Johnson—Haase Lippmann Constn Co et al; Ferriss & Storck (A).  
 TIEBOUT AV, ws, 306.4 s 183d, 18.4x72.2; Wm D Lent—Edmundson Constn Co et al; J H Schaffer (A).  
 TIEBOUT AV, ws, 250.7 s 183d, 18.5x76.2; same—same; same (A).  
 TIEBOUT AV, ws, 287.8 s 183d, 18.5x73.4; same—same; same (A).  
**SEPT. 10.**  
 135TH ST, 697 E; Jennie F Tuetel—Jennie Davis et al; C Oakes (A).  
 136TH ST, ns, 100 e Brook av, 54x100; Emma Biehn—Talmud Torah Beth Yonkov of the Bronx; H Bellinger, Jr (A).  
 TERRACE VIEW AV (\*\*), ns, 429.10 w Kingsbridge av, 40x70; Emma E Steele—Augustus S Frazee et al; Reeves & Todd (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

**SEPT. 3, 4 & 5.**  
 No Judgments in Foreclosure Suits filed these days.  
**SEPT. 8.**  
 WALL ST, swc Pearl, 70.4x22.5x irreg to Beaver; Equitable Life Assurance Society of the U S—U S Trust Co et al, trstes, &c; Alex & Green (A); Enos S Booth (R); due.....291,767.34  
 WALL ST, swc New, 23.2x58.4x irreg to Bway; same—same; same (A); Fredk R Rich (R); due.....1,451,138.00  
**SEPT. 9.**  
 No Judgments in Foreclosure Suits filed this day.  
**SEPT. 4 & 5.**  
 No Judgments in Foreclosure Suits filed these days.  
**SEPT. 8.**  
 137TH ST, ns, 620.10 e Willis av, 16.8x 100; Eliz Stewart Burrill—Lyrdard Horton et al; Worcester, Williams & Saxe (A); Enos S Booth (R); due.. 4,634.37

Bronx.

138TH ST, swc 3 av, 57.2x43.9; also FOREST AV, ws, 405.9 s 165th, 50x 100; Edgar S Appleby—Austin Carr et al; Cannon & Cannon (A); Edw D Dowling (R); due .....45,281.39  
 LOTS 79 & 80, map of prop of J J Gleason, Town of Westchester; Chas R Schliess—Ella Graybill et al; F V Mayforth (A); Phoenix Ingraham (R); due ..... 5,008.13  
 LOT 130 A, map of bldg lots in 24th Ward, nr Williamsbridge Station of N Y & Harlem R R; Frank Gass, Inc —Raffaele Carbone et al; A J Wolf (A); Henry H Sherman (R); due.. 744.54  
**SEPT. 9 & 10.**  
 No Judgments in Foreclosure Suits filed these days.

LIS PENDENS.

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

Manhattan.

**SEPT. 5.**  
 No Lis Pendens filed this day.  
**SEPT. 8.**  
 BWAY, 4146; Flora Eisenbach—J Dudley Phillips et al; foreclosure of transfer of tax lien; C H Schwartzman (A).  
 SEAMAN AV, ss, being lot 7, blk 2239; Flora Eisenbach—Sarah G Fuller et al; foreclosure of transfer of tax lien; C N Schwartzman (A).  
**SEPT. 9.**  
 CENTRAL PARK W, 300; Clarence F Birdseye—Frederic W LePorin; action to hold over mtg; C F Birdseye (A).  
 1ST AV, 307; 119TH ST, 310-14 W; Simon Hatch—Emma Hatch; action to determine incompetency, &c; Paskus, Gordon & Hyman (A).  
 2D AV, 2495; H G McDowell—Adolph P Roeseener; action to foreclose lien; E W Stuart (A).  
**SEPT. 10.**  
 No Lis Pendens filed this day.  
**SEPT. 11.**  
 215TH ST, ss, bet 9 & 10 avs, Lot 21; Lena Ritter—Fannie E Hicks et al; foreclosure of transfer of tax lien; J Gans (A).  
 3D AV, ws, 25.2 s 114th, 50.5x100; Morris Solomon—Mary E Jones et al; action to foreclose mechanics lien; E E Rosenblume (A).

Bronx.

**SEPT. 4.**  
 TREMONT AV, 459; Clement H Smith et al—Clement H Smith et al; partition suit; G Hahn (A).  
**SEPT. 5.**  
 No Lis Pendens filed this day.  
**SEPT. 8.**  
 LOT 451, map of Unionport; Land & Lien Co —Annie Harris et al; action to foreclose transfer of tax lien; M Frank (A).  
**SEPT. 9.**  
 No Lis Pendens filed this day.  
**SEPT. 10.**  
 LOTS 15, 16, 17 & 18, 31 & 32, Map of part of Sec B Blk 14, Edenwald; Saml F Hyman—Wm P Shannon; action to enforce release of claim; J E Salomon (A).

Brooklyn.

**SEPT. 3.**  
 HART ST, ns, 345 w Sumner av, 30x100; Walter B Solinger—Johanna Bach; notice of attachment; T E Larson (A).  
 KOSCIUSKO ST, ss, 300 w Sumner av, 18.9x 100; Jos A Burr—Carrie A Jones et al; J T Bladen (A).  
 PENN ST, nws, 296.11 sw Bedford av, 20x100; Daisy M Jacobsen, as exrtr &c, Clarence W Meade—Mary Rogers et al; H L Thompson (A).  
 16TH ST, 45; Equitable Trust Co N Y, as exr, &c, Henry M Gescheidt (dec)—Oshia Shulemson et al; Murray, Prentice & H (A).  
 16TH ST, ns, bet 10th & 11th avs, —x—; Geo W Ballway—David Michel & wife; foreclosure tax lien; H Feldman (A).  
 W 32D ST, ws, 340 s Mermald av, 80x118.10; Oreste Pachi—Michl Gilmartin et al; foreclosure mechanic's lien; M Nave (A).  
 59TH ST, nes, 180 se 15th av, 40.9x100.2x38.2x 100.2; Wm E Smith—Anthony M Clegg et al; H L Thompson (A).  
 AV H, sec E 13th, 40x100; Bklyn Trust Co & ano—Robt M Byers & wife; Dykman, Oeland & Kuhn (A).  
 ATLANTIC AV, nwc Van Sicken av, 20x103.8x20 x103.2; ATLANTIC AV, ns, 40 w Van Sicken av, 20x104.4; Mechanics Bank—Rudolf C Werner et al; Kiendl & Smyth & G (A).  
 BLAKE AV, ns, 20 w Georgia av, 20x100; Rose Schwartz—Saml W Cuba; recovery of deposit; Kheel & Orenstein (A).  
 BROOKLYN AV, ws, 57.6 s Av I, 40x100; Wm M Huckel as trustees, &c, Susan Cornwell (dec)—Frank L Howe et al; A W Seaman (A).  
 DUMONT AV, ns, 64 w Elton, 19.10x100x19.11x 100; Danl London—Cath Cull et al; foreclosure tax lien; J Gans (A).  
 FLUSHING AV, ns, at sec lot 26, on 18th Ward Assessment Map, 25x121x25x119; Louis C Van Doren—American Steel Barrel Co & ano; notice of attachment; J L Dougherty (A).  
 METROPOLITAN AV, ss, bet Graham & Manhattan avs, —x—; Rudolph Wallach Co—Chas Conselyea et al; foreclosure tax lien; A Weymann (A).  
 SNEDIKER AV, ws, 90 s Hegeman av, 20x100; Louis Tausend—Clara Kirshner & ano; to impress vendor's lien; J Rieger (A).  
**SEPT. 4.**  
 BAINBRIDGE ST, ss, bet Reid av & Patchen av, —x—; Nassau Beekman Inv Co—Anna Gannon et al; foreclosure tax lien; J Gans (A).  
 DEAN ST, ss, bet Buffalo av & Ralph av, —x —; Nassau Beekman Inv Co—Herman Hartman et al; foreclosure tax lien; J Gans (A).  
 DECATUR ST, ss, bet Reid and Patchen avs, —x—; Nassau Beekman Inv Co—Mary S Darrin et al; foreclosure tax lien; J Gans (A).

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DOBBIN ST, ws, bet Norman & Nassau avs, —x—; Nassau Beekman Inv Co—Jas Habersham et al; foreclose tax lien; J Gans (A).  
 EAGLE ST, ns, 350 e Oakland, 75x200; Green Point Savgs Bank—Margt McGrath et al; C & T Perry (A).  
 FENIMORE ST, ns, 345 e Rogers av, 108x100; Fulton Land & Mtg Co—Cath Borchers & ano; K C & M V McDonald (A).  
 VAN BRUNT ST, 385; Atlantic Savgs & Loan Assn—Cath McCann et al; C A Webber (A).  
 WALTON ST, ns, 220 w Marcy av, 20x71.11x21.7x76.9; Ellen A Borgstrom—Clarence A Appleton, as admr, &c; Patk Darby (dec); J C Danzilo (A).  
 42D ST, sws, 300 se 15 av, 40x100.2; Eliz Myers—Gunder O Olsen et al; H L Thompson (A).  
 72D ST, nes, 234.6 nw 6 av, 20x116.9x20x116.8; Williamsburgh Savgs Bank—Kath Almqvist et al; T F Redmond (A).  
 81ST ST, ss, 168 w 17 av, 17x100; Patk B Burke—Lillian B Koepke et al; Cary & Carroll (A).  
 BELMONT AV, ns, bet Montauk av & Milford, —x—; Nassau Beekman Inv Co—Henry Kruse et al; foreclose tax lien; J Gans (A).  
 EASTERN PKWAY, ss, bet Bway & Bushwick avs, —x—; Nassau Beekman Inv Co—Jno Baierlein et al; foreclose tax lien; J Gans (A).  
 KENT AV, es, bet Park av & Little Nassau, —x—; Lipman Lipsitz—Jas F McCarthy et al; foreclose tax lien; D Zirinsky (A).  
 UTICA AV, 132; Nassau Beekman Inv Co—Evelyn E Grilli et al; foreclose tax lien; J Gans (A).  
 7TH AV, sec 1st, 25x97.10; Savgs Bank of Utica—Dietrich F K Franke et al; T F Redmond (A).  
 8TH AV, es, 81.10 s 11th, 18.2x84; Danl Vossler as trst—Emma Wolper et al; T F Redmond (A).  
**SEPT. 5.**  
 PROSPECT AV, ns, 135.11 e 8 av, 62.6x151x62.8 x147.9; Fredk H Schumm—Aug Vollpel et al; partition; Hirsh & Newman (A).  
 SARATOGA AV, ws, 100.6 n Prospect pl, 75x100; D Nechamkus & Co—Cooper & Spain Constn Co et al; to set aside deed; M S Feiler (A).  
 SURF AV, sec W 21st, runs e202xs—xe—xs300x75xs300 to mean high water line Atlantic Ocean xw162 to st xw640 to beg; Jno Mulstein Co—Richman Holding Co, Inc, & ano; foreclose mechanic's lien; Godnick, Wilson & R (A).  
**SEPT. 8.**  
 BOND ST, nws, 80 sw Baltic, 20x50; Frances I Reed—Oscar Hammann as exr, & G Martin Jurgenson et al; T M Hill (A).  
 LORIMER ST, ws, 88 n Calyer, 17x75; Albt L Perry as exr of Eliz Kelly deed—Margt McGrath et al; C & T Perry (A).  
 MIDWOOD ST, ns, 180 e Rogers av, 25x100; Bklyn Savgs Bank—Emil E Freese et al; Snedeker & Snedeker (A).  
 MOORE ST, 32; Sarah Brandt (infant)—Lena Schiff & ano; to set aside deed; S Saltzman (A).  
 SPENCER ST, ws, 195.9 s Park av, 19.3x100; Onofrio Fusco—Gaetano Fusco et al; to set aside deed & mtgs; C Clark (A).  
 WITHERS ST, ns, 22 w Union av, 22x100; Jno F Clark—Gaetano Calandriello et al; H F Cochrane (A).  
 W 35TH ST, ws, 600 n Canal av, 600x237.8 to bulkhead line; Annie R McManamy & ano—Agnes Somerville & ano; H E Heistad (A).  
 E 37TH ST, es, 100 s Av J, 40x100; Fannie Bachelder—Gilbert L Hassell et al; W E Cook (A).  
 75TH ST, ns, 168 e 17 av, 18.3x100x16.3x100; Moses B Schmidt & ano as trstes Malchen Rice—"Jno" Rothwell et al; Cary & Carroll (A).  
 CROPSY AV, ec Bay 49th, 38.8x100x33.8x100; Clemente Restamo—Guisepe Sedutto et al; to declare deed null; Palmieri & Wechsler (A).  
 KENT AV, es, bet Park av & Little Nassau, —x—; Lipman Lipsitz—Jas F McCarthy et al; foreclose tax lien; D Zirinsky (A).  
 ST MARKS AV, 1441; Isidor Rosen & ano—Clarence E Duryea & ano; to recover \$1,600; A A Levin (A).  
 14TH AV, wc 79th, 20x80; Chas Greenberg—Marion S Kennedy; Philip Simon (A).  
**SEPT. 9.**  
 BRISTOL ST, es, 260 n Sackett, 40x110; Empire City Lumber Co & ano—Wilson Contracting Co, Inc, et al; foreclose of mechanic's lien; Simon & Weinstein (A).  
 CARROLL ST, ns, 220 w Columbia, 20x100; Ira B Stewart—Mary A Luciano et al; T F Redmond (A).  
 FROST ST, ss, 100 w Kingsland av, 25x100; Herman P Schmidt et al, as exrs, &c, Barbara Storm—Barbara Rasutovitch & ano; to set aside deed; L & M Blumberg (A).  
 LINCOLN PL, ns, 100 e Classon av, runs n100x e80xn52.2xse—xe71.9xsl1 to pl xw320 to beg; Burroughs Bldg Material Co—Otto Singer Bldg Co et al; Caldwell & Holmes (A).  
 POWELL ST, es, 150 s Livonia av, 100x100; Parshelsky Bros, Inc—Powell-River Co, Inc, & ano; foreclose mechanic's lien; H S & C G Bachrach (A).  
 WYCKOFF ST, sws, 290 se Hoyt, 20x100; Title Guar & Trust Co—Peter J Moore et al; T F Redmond (A).  
 17TH ST, nes, 80.6 se 4 av, 19.6x80.2; Williamsburgh Savgs Bank—Peter Kelly et al; S M & D E Meeker (A).  
 E 32D ST, ws, 440 s Clarendon rd, 20x100; Title Guar & Trust Co—Ellen Pierce et al; T F Redmond (A).  
 36TH ST, nes, 60 se 14 av, 20x100.2; Title Guar & Trust Co—Rachel L Weinberg et al; T F Redmond (A).  
 40TH ST, ec 10 av, 20x95.2; Title Guar & Trust Co, as sub trste, &c, Hugh W Collender (dec)—Louis Flaxman et al; Worcester, Williams & Saxe (A).  
 81ST ST, ss, 134 w 17 av, 17x100; Bklyn Hospital—Ida J Shoffner et al; Cary & Carroll (A).  
 BENSON AV, ns, 60.4 e Bay 14th, 20x90; Lillie H Cray—Jno Nulty et al; Davison & Underhill (A).

BROOKLYN AV, ws, 107.5 n Linden av, 80x95.6x78.9x96.6; Martha A Hillier—Harry W Ferron et al; T H Williams (A).  
 EASTERN PKWAY, ss, 188 w Albany av, 22x120.7; Williamsburgh Savgs Bank—Link Realty & Constn Co et al; S M & D E Meeker (A).  
 EASTERN PKWAY; ss, 210 w Albany av, 22x120.7; same—same; same (A).  
 OCEAN PKWAY, ws, 120 s Albemarle rd, 20x120; David Blitzer, as recr—Cath B Wendelken & ano; to set aside deed; Wesselman & Kraus (A).  
 PITKIN AV, ns, 25 e Jerome, 50x100; Frances E Carll—Eber Dunning et al; A E Richardson (A).  
 ST MARKS AV, sec Ralph av, 25x89.6; Lydia D Dunning—Rosie Lefkowitz et al; T F Redmond (A).  
 ST MARKS AV, swc Underhill av, 20x67.2; L I Historical Society—Brown Realty Co; T F Redmond (A).  
 3D AV, ws, 29 n Butler, 28.4x90; Bklyn Trust Co, as trste for Magdalena E Schmadeke—Jane Whelan et al; Dykeman, Oeland & Kuhn (A).  
 8TH AV, es, 137.6 n Lincoln pl, 18.9x96.5x18.9x96.11; Catskill Savgs Bank—Sarah Brooks et al; T F Redmond (A).  
 10TH AV, ses, 20.2 ne 41st, 20x76.4; Title Guar & Trust Co—Ingeborg Nelson et al; T F Redmond (A).

48TH ST, 18-20 E; Sterling Celling & Lathing Co—Advocate Realty Co; J O'Dell Whiteneck; Vincent Lo Re (38) ..... 69.00  
 204TH ST, 428-38 W; Jno A McCarthy & Bro—Orosant Constn Co (37)..... 3,896.07  
 204TH ST, ss, 100 e 10 av, 150x100; Hagadone Constn Co—Orosant Constn Co (41) ..... 950.00  
 SAME PROP; F E Du Bois & Co—Orosant Constn Co & Richd V Stevens (42) 2,945.42

**MECHANICS' LIENS.**  
 First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

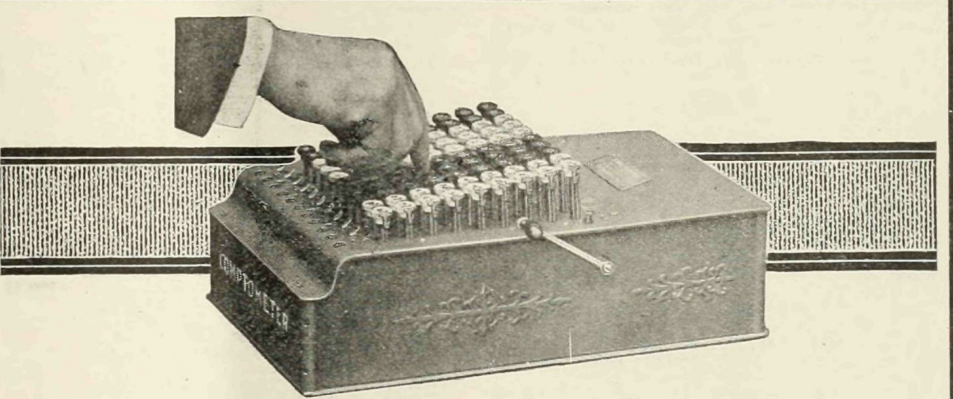
<b>SEPT. 5.</b>	74TH ST, 334-6 E; Zebro Contracting Co, Inc—Bohemian Benevolent & Literary Assn; Geo Violante; Sulin Concrete Contracting Co (32).....	165.00
	78TH ST, 438-40 E; Bennie Adelman—Augustus O Schuster & Bertha Zoeller; Joe Munsch (30).....	78.00
	204TH ST, ss, 100 e Amsterdam av, 150x99.11; Church E Gates & Co—Orosant Constn Co (31).....	2,450.33
	BOWERY, 42; Edw K Anderton—Jacob Finkelstein, agent, & Jacob Gottlieb (33).....	25.75
	BWAY, 1680-4; Standard Lock Co—Chas H Carle, Jr, & Amos F Eno; Delta Theatre Corp (35).....	555.00
	MANHATTAN AV, 507; Max Sparber—Harry Schwitzer; Isaac Becker (34).....	58.00
<b>SEPT. 8.</b>	MADISON ST, 223; Harry Stugensky—Sarah Shapiro (40).....	75.00

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Mechanics Liens, Manhattan, Continued.

Table with 2 columns: Description of property and amount. Includes ARDEN ST, MONTGOMERY ST, 59TH ST, 122D ST, etc.

Table with 2 columns: Description of property and amount. Includes PECK SLIP, 3D ST, 78TH ST, etc.

Bronx.

Table with 2 columns: Description of property and amount. Includes 163D ST, BARRY ST, 3D AV, etc.

Brooklyn.

Table with 2 columns: Description of property and amount. Includes BARRETT ST, 4TH AV, KOSCIUSKO ST, etc.

Table with 2 columns: Description of property and amount. Includes DEAN ST, MORRELL ST, RODNEY ST, etc.

Table with 2 columns: Description of property and amount. Includes BUSH ST, KOSCIUSKO ST, W 7TH ST, etc.

SATISFIED MECHANICS' LIENS.

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

Manhattan.

Table with 2 columns: Description of property and amount. Includes 3EPT. 5, SEPT. 8, SEPT. 9, SEPT. 10, SEPT. 11.

Bronx.

Table with 2 columns: Description of property and amount. Includes SEPT. 4, SEPT. 5, SEPT. 8, SEPT. 9, SEPT. 10, SEPT. 11.

Table with 2 columns: Description of property and amount. Includes SEPT. 8, SEPT. 9.

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

ATTACHMENTS.

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

Manhattan.

Table with 2 columns: Description of property and amount. Includes SEPT. 3, SEPT. 4, SEPT. 5, SEPT. 8 & 9.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table with 2 columns: Description of property and amount. Includes SEPT. 4, 5, 8, 9, 10, Sinatra, Giuseppe, etc.

Brooklyn.

Table with 2 columns: Description of property and amount. Includes SEPT. 3, 4, 5, 8 & 9, Borough Operating Corp, etc.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table with 2 columns: Description of property and amount. Includes SEPT. 11, WASHINGTON PL.

Bronx.

Table with 2 columns: Description of property and amount. Includes SEPT. 8, BRIGGS AV.

ORDERS.

Brooklyn.

Table with 2 columns: Description of property and amount. Includes SEPT. 3, SEPT. 4, SEPT. 5.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

157 East 67th Street. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

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

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

Week ending September 5.

MANHATTAN ORDERS SERVED.

Named Streets.

- Barclay st, 13—Est Serena Rhineland. B
Bond st, 50—Adolf Resiman. G
Bond st, 50—Cohen & Butler. G
Broad st, 50—Jonas Weil et al. C
Broad st, 113-15—C Platou Co. H-A
Broome st, 519—American Casket Co. A-G-H-D
Canal st, 179-81—J K Silverman Co. A-C
Canal st, 179-81—Julia R Kinkele. C
Canal st, 179-81—James F Malcolm. C
Canal st, 179-81—Jacob K Silverman Co. A
Canal st, 273—Lampport Mfg Co. C
Catherine st, 22—Sophia Blickman. C
Catherine st, 22—Chas Abraham et al. C
Catherine st, 22—Moses Greenberg. C-I
Catherine st, 22—Konstantini Bilinsky. C-I
Cherry st, 86—Tony Traise. A-C
Christie st, 53—Nancy B Weston et al. C
Christie st, 195-97—Max D Steuer et al. SS
Church st, 29—Isabel Anderson. B
Cooper sq, 23—Noah Fells. B
Cortlandt st, 65—M A McAllister Co. H-A
Division st, 135-37—Helmie Witkin. C
East Broadway, 28—David Hurwitz. C
East Broadway, 103—Abr I Tamor. C
East Broadway, 103—Max Rothwell. C
East Houston st, 73-5—Arthur Saltzman. G
Forsyth st, 206 (rear)—J Rosenbaum. K
Franklin st, 186-88—Samuel Welsh. C
Franklin st, 186-88—Max Drey. C
Gold st, 88-90—Universal Engraving Co. G-A
Hudson st, 95-99—Adolph Herrlein. C
Hudson st, 513—Elizabeth Chesebrough. D
Hudson st, 582-88—Est John Bradley. SS
John st, 113-117—Jean B Bradhurst. C
Lafayette & Pearl sts—N Y Edison Co. K-SS-C
Liberty st, 114-18—Louise W Havemeyer. C
Madison st, 216—Arthur B Conger. B-C
Mangin st, 10—Bloom & Finkelstein. G
Mangin st, 10—Jaffe & Kaufman. G
Manhattan st, 79-81—Alexander J Bruen. K
Mercer st, 91-3—Pittsburg Life & Trust Co. D
Mercer st, 91-3—Benjamin Lechtman. D
Mercer st, 91-3—Anchor Muslin Underwear Co. C
Mercer st, 91-3—Ajax Trunk & Sample Case. D
Mercer st, 91-3—N Y Edison Co. C-D
Murray st, 35—Colonial Rubber Spec Co. A
Nassau st, 170—N Y Sun Printing & Pub. G
Orchard st, 26—Est Jane S Lockwood. B
Pearl st, 212—G A Chadwick & Son. H-A
Pearl st, 296—Rodier & Fitzgerald. A
Pitt st, 64 (rear)—Isaac Goldstein. C
Rivington st, 182—Louis Reiser. K
South st, 199—Bernard Brunges. E
South st, 276—Mary Bell. C
Spring st, 23—Catherine H Mittenacht. C
Spring & Greenwich sts—Cornell Underhill Co. H-A-L
Union sq, 39—Nathan Cohen. G
Union sq, 39—Chas Cooper Co. G
Walker st, 48-50—Charles Navasky. G
Walker st, 48-50—Jacob Koch & Abr Deutsch. G
Washington st, 364—Paul F C Schadrack. G
Washington st, 375—Lucius Eastman. C
Water st, 13—Eldridge T Gerry. G
Water st, 13—M B R Mfg Co. G
Water st, 388—Giuseppe Vazza. H-A
West st, 32—Paul G Wismer. H-A
West st, 307-8—P Lenane & Bros. H-A
West Houston st, 81-83—Est Edith Provost. SS
Worth st, 125-27—Charles S Jonas & Bro. G
3d st, 16 W—Greenstein & Co, Inc. C-G
3d st, 16 W—Eisenstein & Co. G
3d st, 16 W—Conreco Co. C
14th st, 116-18 W—Capital Contracting Co. A-G
17th st, 107 W—Est Solomon Appel. C
24th st & Av A—Dept Water, Gas & Elec. H-A-G-K
25th st, 127-31 W—Hudson Mtge Co. C
25th st, 127-31 W—R Schned & Co. A
25th st, 127-31 W—Royal Coat Co. A-C-I
25th st, 127-31 W—Ph Herzog Sons. A
25th st, 127-31 W—Charles S Leavy. A-C
26th st, 124-22 W—V M Cohn & Co. G
26th st, 515-35 W—Harris H Uris Iron Wks. A-H-L
27th st, 436 W—Hudson Guild Co. C-B

Numbered Streets.

- 28th st, 43 W—George M D Kelly. C
29th st, 13 W—Louisa L Kane et al. C
31st st, 120 W—M Stein Cosmetic Co. G
35th st, 210 W—Homer Method. C
35th st, 210 W—Wm Ruchkin. C
35th st, 210 W—Wm H Nelson. C
35th st, 213 W—Wm H Nelson. C
37th st, 106 W—Boynton Furnace Co. C
37th st, 106 W—Est Robert Hoe. C
42d st, 621 W—James H Bradley. A-G-C-L
43d st, 645 W—N Y Auto Salvage Co. H-A-G
44th st, 123-29 W—Wm Rankin. D
44th st, 501-03 W—Sterling Mirror & Beveling Wks, Inc. A-G
45th st, 57-63 W—Est Herman Wronkow. SS
45th st, 244 E—Caroline W Heimbrod. D-B
46th st, 76 W—Harriet Duer Potter Est. C
46th st, 76 W—Etta Polakoff. C
47th st, 230 W—Morgan Storage Warehouse. K
47th st, 315-17 W—C H McCausland. G-D-K-H
48th st, 318-20 W—Shepherd Auto Co, Inc. H-A-G
52d st, 127 W—Columbus O'D Iselm. K
52d st, 129 W—Mrs Frederick Pearson. K-H-A-G
52d st, 136-46 W—Entz Motor Car Corp. A-C
52d st, 304 W—Wm R Smith & Co. H-L-C
52d st, 351 W—Pearson & Mares. H-A-G
52d st, 417 W—Thomas E Loughlin. C
54th st, 304 W—Peerless Tire Co. H-A-G-C
54th st, 412-16 E—Henry Elias Brew Co. O-K-L
55th st, 254 W—Leon Jaffess. K
55th st, 415 W—F B Stearns Co of N Y. SS-D-G
59th st, 11 E—C Hillers. C
59th st, 40-48 W—Est Geo Munro. SS
59th st, 416-18 E—Joseph Finn. A-H-G-D-C-K
60th st, 38-40 W—Circle Garage. C-L
63d st, 110 W—James W Brooks. G-A
64th st, 317 W—West End Factory. G-A-H-C
65th st, 242-46 E—O K Express Co. A-H-D
70th st, 330 W—F D Underwood. H-G-K
70th st, 332 W—Monroe Hayman. A-G-C
72d st, 518 E—Herschman & Bleier. A-H
95th st, 230 W—Isaac Weintraub. A-H-G-C
100th st, 195 E—M Kaufman & Co. K
107th st, 172 E—Sam Reich. K
110th st, 155 E—Superior Floor Oiler Co. A-H-G-C
112th st, 154 E—Est Mary Fall. C
116th st, 166 W—Rich Norwick. G
118th st, 312 W—Philip Ohl. A-G-D
119th st, 327 E—Samuel A Diamond. G-A
121st st, 24 W—Martha Traver. B
129d st & Harlem River—Oscar Daniel Co. A-K
129th st, 25 E—Klett Bronze Ink Co. H-A-G
143d st, 372 E—Est Thomas F Canton. C
143d st, 472 E—Isaac & Louis Goldberg. C
152d st, 255 E—Andrew Fasolo. M
158th st & Sheridan av—N C Central & Hudson. H-A
171st st, 565 W—John F Barry. G
Av A & East 63d st—Flower Hospital. H-A-G-C-K
Av B, 262—Abe Miller. H-A
Av C, 25—S Metzke. K
Amsterdam av, 133-35—Hudson River Garage Co. A-C-L-G-D
Amsterdam av, 346—Domeyer Auto Co. C-K-O-H
Amsterdam av, 485—Jacob Wisenfelder et al. G
Amsterdam av, 691—Nathan Pillot. A-G-H
Amsterdam av, 703—Nathan Levitchim. A
Amsterdam av, 942—Wine Growers' Assn. A
Amsterdam av, 2521—Michael Seraphine. K
Bowery, 132—N Y Edison Co. D
Bowery, 132—Edward A Ames. C-D
Broadway, 473—Timothy M Cheesman. D
Broadway, 1700—The A Elliott Ranny Co. H-A
Broadway, 1700—Webster-MacGowan, Inc. A-H-K-G
Broadway, 1764—Roskam Scott Co. A-H-K
Broadway, 1873—Spoonier & Wells, Inc. G
Broadway, 2173—Est F A Aereiambault. K-G-H-D
Broadway, 2791—Otto Gordon. H-A-G
Columbus av, 21—Wine Growers' Assn. H-A-G
Columbus av, 154—Hugh & Peter Reilly. C
Columbus av, 822—Pobolsky & Lehov. H-A-G
Lenox av, 92—Wine Growers' Assn. H-A
Lenox av, 280—Isadore M Edelman. H-A-G
Lenox av, 315—A S Stanford. H-A-C
Madison av, 1759—Tümlil Realty Co. C
Madison av, 1836—Meyer A Cutler. H-A-G
Park av, 872-6—Mason-Seaman Transportation Co. K
Park Row, 190—Jos Redegald & Co. K
West Broadway, 510-14—Abr Zwenitzky. D-C
West Broadway, 510-14—Harry Marouet. D
West Broadway, 510-14—Joseph Souvay. D
West Broadway, 510-14—United Elec Light & Power Co. D
West End av, 106—R & L Co. H-A-K-L
1st av, 111—Albert Gordon. H-A
2d av, 182—Mme Bessie Karp. G
2d av, 182—Schwartz & Krupnick. G
2d av, 354—Herman Mueller. C-G
2d av, 2076—Drozin Bros. C-G
2d av, 2424—Paul F Settenreich. A-H-O
3d av, 466—Jacob Wadler. H-A-G
3d av, 2151-61—Samuel & Wm Bauman. C
3d av, 2380—Herman Batavia. A
3d av, 2380—Sam Bedrick & Alex Berist. A
3d av, 2380—Frank E Campbell. A-C
4th av, 85—Finkelstein Bros. C-G
4th av, 108—Herman Sax. C-G
5th av, 53—David E Kennedy, Inc. H-A-G
5th av, 110—E Ries & Co. G
5th av, 114-16—D Rosenberg Co. G
5th av, 123—Mark Samuel. G
5th av, 123—Emil Stopff. G
5th av, 123—Chas Keith. G
5th av, 123—Vincent Anastasio. G
6th av, 338—Katsu Watanuki. G
6th av, 338—Harry Anonson. G
6th av, 385—Frank Pesl. C
6th av, 387—Henry Streck. C
6th av, 523—John C Schnoter Co. C
6th av, 681—N E Montross. H-A-G
6th av, 765—Wine Growers' Assn. A
7th av, 234—Harry Weinstock. G
7th av, 234—Carl Windeman. G
7th av, 234—Philip Merkin. G
7th av, 328-30—Paul Riviere. C
7th av, 328-30—Rud Herold. C
7th av, 359—Francaise J Grandjean. C
7th av, 1919—Minnie W Huber. SS
7th av, 2027—L Harding Rogers, Jr. C-B

Named Avenues.

Numbered Avenues.

- 8th av, 140—Abr Greenberg. C
10th av, 525-35—Spear & Co. A-G
11th av, 599-603—Lindeman & Sons Piano Co. C
BROXN ORDERS SERVED.
Named Streets.
Kelly st, 963—C Corrado. A-G
Timpson pl, 537—North Sand Co. A-H-K
Numbered Streets.
200th st, 331 E—W H Birchall. K
Named Avenues.
Bathgate av, 1908-10—John J Fox. H-A-G-D
Bedford Pk Blvd, 272—Wm Fox. K-C-SS
Claremont pkway, 537—M Lepow. H-A
Morris av, 697—David Mayer. B
Westchester av, 715—Abr Wainer & Louis Rachstab. O-A-G
West Kingsbridge rd, 121—H Singh. A-H
Wilkins av, 1472—H Glaser. K
BROOKLYN ORDERS SERVED.
Named Streets.
Adams st, 327—Mrs Mary F Geffards. C
Bremen st, 13—W P Wagner. C
Chauncey st, 283—Henry Uhlein. H-A-G
Crescent st, 516—N Jackman. H-A-G
Franklin st, 214-16—M Salzman & Co. C
Fulton st, 291—Lyons Hotel Co. D
Fulton st, 1169—Patrick F Healey. C
Grand st, 67-69—T W Kiley & Co. C
Grove st, 12-16—Emil Warmhald. C
Halsey st, 630—C H Oxenham. J
Humboldt st, 587-95—Rev Vincenzo Wysyge. C
Kenmore pl, 135—F W Holmes. G-A
Marion st, 115—Peter Cleary. A-O
Nevis st, w s State to Schermerhorn sts—Y W C A. I-A
Pacific st, 172—C R Crook. J
Pacific st, 950—Frank Oroho. C
Pacific st, 960—Amedia Serpell. C
Pacific st, 962—Annidale Lafrescia. C
Pacific st, 964—Tony Arrioli. C
Penn st, 306-10—Progressive Co-operative Steam Laundry Co. C
Rodney st, 421-27—Robert E Lowe. C
Smith st, 201—Samuel Autor. C
State st, 201—Wm Rattenbury. L-G-A
Sullivan st, 69—John Coleman. A
Numbered Streets.
1st st, 58-60 No—David Eisenhart. G
1st st, 58-60 No—Archibald Graham. C
9th st, 274-78 So—Geo P Jacobs. C
28th st, E, nr Emmons av—Chas Froeb. H-A-G
28th st, E, nr Emmons av—J Mannesmidt. H-A-G-K
Named Avenues.
Atlantic av, 1023—John F Ahern. A
Broadway, 435-37—Saml Kalich. C
Broadway, 1333-39—Est S M Meeker. C
Bushwick av, 1638-48—Geo F Trommer. C
Bushwick av & Aberden st—F A Seigman. H-A-L
Columbus av, 84—Robert Norton. G
DeKalb av, 862-66—Fredk Weiss. C
Flatbush av, 931—G A Merrill, M.D. D-A
Flushing av, 393-401—C B French Cabinet Co. C-M
Flushing av, 575—Meurer Bros Co. H-G-A-C
Gates av, 241—Episcopal Church. A-C
Gates av, 812-14—Louis Schinbe. C
Henderson's Wlk, n w c Beach—Econopoly Bros, Inc. F
Lexington av, 445—J J Bedson. A-G-D
New Lots rd, 792—Edward Butt. A-G
Rugby rd, 264—W D Crane. A-J-G-H
Surf av n s, 70 E W 12th st—Sea Beach Land Co. C
Willoughby av, 362—Chas A Bloomingdale. C
Numbered Avenues.
1st av, 5613—Thos Dexter. A-K
3d av, 164—Hulda Less. C
3d av, 166—James Whelan. C
3d av, 541—Wm Huphen. H-A
3d av, 981-83—Mrs Chas Mathison. A-F-D-I
6th av, 550—D I Botham. C
14th av, 4301—Jos Pines. C
14th av, 4305—Realty Trust Co. C
QUEENS ORDERS SERVED.
Named Avenues.
Hoffman blvd, 225 ft e Grand st—1st Presby Church of Newtown. F-A
Kingsland av, 32 (Corona)—Frank Blair. H-A-G-O
Lefferts av, 532 (Richmond Hill)—W L Treat. H-A-K
Metropolitan & Woodward avs (Maspeth)—Hurdy & Voorhees Co. A
Remington av, 118 (Arverne)—L Druckerman. H-A-G
Sagamore av (Hollis)—John Eisemann. A-G
Sanford av, 38 (Flushing)—L B Franklin. H-A-G
Seasongood rd, 6 (Forest Hills)—Robt J Kent. H-A-G
RICHMOND ORDERS SERVED.
Named Streets.
Cliff st, ft of (Rosebank)—Jos Faccareny & Michael Falco. D
Manhattan Hotel (So Beach)—Albert Scherisberg. D
Prospect st, 1,000 ft s Four Corners rd (Donagan Hills)—Geo Cromwell. D
Red House, 700 ft from Sand la (So Beach)—Owner. D
Sand la, 265-7 (So Beach)—Tony Catromano. D
Named Avenues.
Board Walk, north end (Bessi Hotel, So Beach)—Peter Besi. D
Midland Beach, S I—John Hinchcliffe. D
Midland av, cor 1st av (Midland Beach)—Armin Eitner. D
Richmond turnpike (Castleton Corners)—Geo W Vroome. G
Southfield blvd, 700 ft e, bet Old Town rd & Burger av (Garrison)—Con Fireworks Co of America. K-C-G-A-M-H-SS

# BUILDING MANAGEMENT

## SCIENTIFIC APPRAISALS

By WALTER W. POLLOCK, President Manufacturers' Appraisal Company\*

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

I SHALL undertake to discuss in this paper methods and systems for the ascertainment of "normal" values, first explaining the standards by which the various elements entering into normal values may be set down and traced in their relation one to another, so as to show the normal value under ordinary circumstances of property involved, to a going concern, at a given time.

It has been less than twenty years since the efforts at scientific analysis of property values have justified the organization of appraisal companies, but within that period of time the growing demand for the application of system to business has created a big market for expert appraisal services, which has so far been only partially developed. New reasons for scientific appraisals are developed every year, and the profession or business of "appraiser" has come to have a special significance of its own.

Many large industrial institutions find that they can obtain better service at lower costs by employing appraisal companies to inventory and appraise their properties, than by making such inventories and valuations through their regular organizations. The employee of the ordinary industrial or commercial concern is selected mainly with a view to his efficiency in the manufacture and sale of product. It is found that the trained appraiser is able to better analyze and classify and value the land, buildings and the machinery and mechanical equipment than the man whose daily vocation consists of running an engine or machine, or in computing costs, or keeping books, or in salesman-ship.

### Appraiser's Field.

The appraiser's field is different from that of the mechanical engineer, and it is different from that of the architect or the builder. The engineer and the architect and builder are employed chiefly to design and construct buildings and factories suitable to given purposes. The appraiser, on the other hand, is employed to appraise property which already exists, under the conditions in which he finds it. He has no theories to follow out except to put down on paper what he finds, under intelligent classification and arrangement, and to apply certain standards for valuation and depreciation.

### General Classification.

Leaving for discussion later on the subject of the appraisal of land, we find that the uses for scientific appraisals may be classified generally under the following headings:

First: For the determination of the amount of fire insurance to be carried, the accurate distribution of fire insurance over the several classes of property involved, so as to make certain the most complete protection upon all classes; and the proof of loss after a fire.

Second: For the determination of true present values, considering all of the elements which make up such values, including depreciation; such values being considered for audit and accounting purposes.

Third: For the determination of the capital value of the various departments of an industrial concern, such knowledge being especially useful as a basis for cost accounting, and the distribution of overhead or non-productive expenses.

Fourth: For the determination by uniform standards of the values of a number of plants which may be considering

amalgamation into a single corporate existence.

Fifth: For the determination of the fair value of the property of public utilities as a basis for service rates or capitalization and,

Sixth: To determine equitable and proportional taxable values of buildings and mechanical equipment.

The same appraisal methods may be used to ascertain values for all of the foregoing uses. They are all based upon the consideration of ascertaining the value of the property to a going concern at a given time. The same standards may be properly applied to the ascertainment of values, whether for purposes of insurance, audit, merger, rate-making or taxes.

### Methods of Appraisals.

For many years the fire insurance companies, in the settlement of fire losses, have established the starting point as the present cost of new reproduction; and after such present cost of new reproduction has been ascertained, existing depreciation, if any, is deducted therefrom. In the commercial appraisal of today the present cost of new reproduction is the recognized standard—not the original cost at some time in the past, nor the theoretical cost at some time in the future. The adoption of the present cost of new reproduction as the standard gives a basis which can be most intelligently checked against, when the appraisal is systematically made. An appraisal made on any other basis is difficult to check or to compare, as the data upon which a conclusion is reached cannot otherwise be made a matter of complete record.

In the appraisal of buildings the scientific appraisal shows an inventory of the kinds, the quantities and the unit prices for new reproduction, under the general headings of Excavation, Foundations, Masonry, Iron Construction, Wood Construction, Windows and Doors, Roofing, Painting, Galvanized Iron and Tin Work, Plumbing, Heating, Lighting, Elevators, and other classifications which may pertain to the building, and be required for the operation of the building. With separation of the piece-bills of materials by floors under these several classifications, and with unit prices applied, it is possible at any time in the future to establish accurate comparisons with the costs of new reproduction at any subsequent time when required. If there has been a variation in such costs, a building can be appraised at new reproductive cost at a future date by revising the unit cost of new reproduction; the appraisal being classified and arranged so as to show all items which enter into the property appraisal.

### Depreciation.

Depreciation upon buildings is applied in the scientific appraisal specifically upon each class of construction. This depreciation analysis can be carried into as great or as little detail as may be desired. The foundations of a building may be in perfect condition, without actual depreciation, while the roof may be subject to a fifty per cent. depreciation, and the application of judgment as to depreciation specifically upon each class of construction will enable a final summarized judgment as to the present value.

In the ordinary industrial plant there are between twenty and thirty different classifications of machinery and mechanical equipment. We are frequently asked how it is possible for an appraisal company to maintain enough experts to cover the wide range of manufacturing

plants, office buildings, municipal property and public utilities.

### Industrial Plants.

To the trained appraiser it makes little difference what the product of the plant may be. All industrial plants have buildings, and the man who can appraise the buildings of a brewery, or an office building property, is equally competent to appraise the buildings which house a watch factory or a laundry. The technical problems are the same in either event, and this is also true in a large measure of the mechanical equipment in various plants. They all, no matter what their production may be, have engines, boilers, pumps, generators, heaters, motors, shafting, hangers, couplings, collars, heating, plumbing and lighting systems, benches, tables, racks, cupboards, office furniture and fixtures, and many miscellaneous small items of equipment; and the problem of listing these items in a plant is identical, no matter what the product.

Out of a large number of classifications of equipment in the ordinary plant there are but two classifications in which a textile plant differs from a machine shop, these two classes being those of machinery and tools. While the machinery classification may have a much greater money value than all of the other classifications put together, the number of units in the minor classifications is very much greater than in the machinery classifications. A very large proportion of the machinery in most plants is of standard type, and the same statement is true of tools.

In plants which have a large number of special jigs, dies and tools, an expert toolmaker is required, but practically all of the other classes of property in the ordinary plant may be listed by the trained appraiser and priced from the standard price lists which an appraisal company must have. The most difficult part of the work of the trained appraiser lies in his ability to put down on paper technical descriptions of everything that he finds. With such technical descriptions set down it is possible not only to identify every machine, or tool or other item if destroyed by fire, but it is also possible to verify the new reproductive cost attached thereto.

### Determining Present Worth.

After a property has been appraised on the standard of the present cost of new reproduction, the next question to consider is how much less it is worth at the present time. The subject of depreciation has always troubled accountants and appraisers, and there are many theories of depreciation based on age, rather than specific condition. The scientific appraiser, however, realizes that he must have in mind a specific consideration when he applies depreciation. He opposes the theories of the past which have advocated the application of age rates of depreciation, and has proven that age is not a true measure for depreciation.

I believe that the only statutory description of an appraisal of physical property that has ever been enacted into law in the United States is that of the new Ohio Public Utilities Law. This law provides that after the new reproductive cost has been ascertained, depreciation, if any, shall be deducted for each of four classes. The first of these is "mechanical deterioration;" the second, "age;" the third, "obsolescence," and the fourth, "lack of utility." This is, as I believe, faulty in the one respect that it gives credence to the ancient theory concerning depreciation which includes

\*An address delivered before the Building Owners and Managers' Convention in Duluth.

age as a measure thereof. Aside from this, I believe that the Ohio statute provides a clear route over which the owners of office buildings or of industrial plants may travel in the direction of ascertaining the true value of all man-made property as a part of their going concerns at any given time.

#### Mechanical Deterioration.

Mechanical deterioration may be the result of ordinary wear and tear or of breakage which may interfere with the mechanical condition of a building or a machine, or of any other property. A judgment as to mechanical deterioration can be made independently of the age or the length of time since it was first put into use. There are many types of machines, and the same is true of buildings, which do not become adjusted to their best usefulness until after they have been in operation for some time. A machine may last fifty years without losing its mechanical excellence, or it may become useless through breakage within a week after its installation; and the successful business man is always spending money to keep his property in good condition.

"Obsolescence" may result through the invention of a better machine or type of building; through the failure or going out of business of the manufacturer, thus making it impossible to obtain spare parts; or the discontinuance of the process for which the machine was designed. Either one of these three conditions which may bring about obsolescence may occur within a week, or a year, or twenty years, and therefore age may not safely be taken as the measure of obsolescence depreciation.

#### Lack of Utility.

"Lack of utility," as applied specifically to public service properties, is a kind of depreciation to be applied when the property, whatever its value may be after the ascertainment of new reproductive cost and the deduction of depreciation for mechanical deterioration and obsolescence, has no value for the particular business the "fair value" of which is under consideration for appraisal. The same theory may be applied to industrial plants and office buildings, independently of the other elements of value, and in the judgment of "lack of utility" age is not in any sense a measure of the amount of such depreciation.

After these three classes of depreciation have been applied specifically upon the judgment of the appraiser, it is clear that there is neither room for nor appropriateness in the application of depreciation based upon age or supposed average life, for all of the things that cause depreciation should have been considered in the application of judgment of the effect upon value of depreciating elements other than "age."

I do not mean to assert that the owner of a property should not, as an accounting proposition, and to provide for theoretical future depreciation or upkeep, make an estimate as to what the future depreciation may be. But I most emphatically state that such consideration is purely theoretical and unnecessary, assuming that knowledge of present value is desired, if he will re-judge depreciation specifically at each annual period.

If, on the theory that the property will be eventually wiped out, it is deemed necessary to set aside a sinking fund to provide for the repayment of the original capital cost of the property, there can be no objection to such action if its true significance is understood. "Age" depreciation could be adopted as a basis for theorizing, but it should be constantly kept in mind that the application of such theories is an accounting rather than an appraisal problem.

—The most definite information that can be obtained from public officials as to the date when the Fourth avenue subway will be ready for operation is "early next year." Last spring, January 1 was the date set. This refers to the operation only as far as Thirty-eighth street, the section beyond that being still in course of actual construction.

## AMERICAN WOODS.

### Their Relative Merits For Interior Finish—Oak Placed First.

Our American woods at one time were very plentiful and cheap, so that their true merits were not properly appreciated, and the once bountiful supply has been depleted and in an apparently reckless way; till at the present time some of them, being scarce and expensive, are highly prized.

There is scarcely anything in nature that is more beautiful than the variegated colors and grains of our American woods when properly developed and finished.

White oak and ash have been the principal sufferers, and it is probable that in fifteen or twenty years more, quartered oak, and perhaps also the best grades of plain sawn oak, will almost be a thing of the past. The demand for quarter-sawn oak is the chief reason for its rapid depletion. The method by which this is done is as follows: The log is first divided into quarters and then the planks are cut radiating from the center, making the boards narrow at the center and wide at the outside; this, of course, increases the waste a good deal. In quarter sawing the cut is made parallel to the medullary rays instead of across, as is done in straight sawing, and this forms the peculiarly wavy lines by which the two can be distinguished.

Woods are commonly spoken of as being "fine-grained," "coarse-grained," "cross-grained," or "straight-grained." The wood is said to be fine-grained when the annual rings are relatively narrow, and coarse-grained when these rings are wide. When the fibers are straight and parallel to the trunk of the tree, the wood is said to be straight-grained, but if they are distorted or twisted so as to be spiral in form, not growing straight up the tree, but following around the trunk, the wood is said to be cross-grained.

Commercially speaking, the soft woods are classified as belonging to the conifers or needle-leaved trees, and the hardwood the broad-leaved trees, but this does not hold true in all cases. Some people classify whitewood and redwood as soft woods, while hard pine is frequently called a hardwood. Very often the term "hardwood finish" is used to designate all work that is to be finished in varnish, to distinguish it from the painted work. Painted work as a rule costs less than varnished work, for the reason that cheaper grades of lumber are used, and the same care is not usually taken to keep it clean while it is being put up.

For finished work that is to be painted the first consideration is that it shall stand well, and next to this are freedom from pitch, knots and low cost. For finish work that is to be stained or varnished in its natural color, the color and grain of the wood most influences the selection.

#### Qualities of Various Kinds.

Aside from the appearances of the wood, however, the hardness is a very important quality, as the softer woods mar and get dented very easily, which greatly injures the appearance of the trim. It is for that reason that soft pine, whitewood, redwood or cypress are inferior to oak, ash, maple or chestnut, which is moderately soft, although otherwise each one makes a very attractive finish when properly treated. Redwood is quite brittle and the edges break easily.

All hard or soft woods that are to be used for interior trim should always be thoroughly kiln dried just before being sent to the building. Care should be taken to see that the interior trim is not delivered to the building until the plaster is thoroughly dried.

In placing the American woods in their relative positions for interior finish or woodwork, the writer places the oak in first position. There are about twenty different kinds of oak found in various parts of the country, but there are only three distinctive species which are sold separate. Of the two principal

kinds white oak is the stronger, less porous and more durable. Red oak is of a coarser texture and is not as easily seasoned. The wood of the white oak is of a light straw color; that of the red oak has a reddish tinge, so that they cannot be used together for interior trim as the color of the woods is increased by varnishing.

They are both used for interior trim and should be thoroughly dried, after which they will stand well. When used for doors the wood should be sawn into veneers, not exceeding 3-16 in. thick and glued to a pine core. Oak is always better if quarter sawed, as it will then show what is known as the "silver grain." For finishing purposes red oak answers practically as well as white oak, but care should be taken not to mix the two kinds on account of the color as before mentioned.

#### Chestnut Comes Second.

The second place in rank is given to the chestnut, which is quite equal to the oak in attractiveness and texture. The wood is light in weight, has a rich brown color, of coarse texture, and under very simple treatment becomes quite handsome. It works easily, and stands well.

Ash is a wood that is frequently used for interior trim and ranks next. The wood is heavy, hard, tough, straight grained and of coarse texture. The finished wood resembles bastard sawed oak very much, except that the grain is much coarser. It is easier to work than oak, and when thoroughly kiln dried is used for making solid ash doors. The wood of the ash is about the same color as the white oak.

In rooms where light colors and dainty woodwork are desired the birch and maple stand fourth and fifth respectively. The birch is very hard and heavy, the sapwood is whitish in color, while the heartwood is of very handsome shades of brown with red and yellow. There are two kinds, the red and the white birch. The red birch is used the most for interior finish. The birch is used quite often to imitate cherry and mahogany, as the grains of these woods are much the same.

Almost all the maple used for building purposes comes from the sugar maple tree. The wood is hard, of fine texture, and often has a wavy grain known as curly. It is of a creamy white color with shades of brown in the heartwood. The curly or birdseye maple is one of our handsomest of hardwoods, and at present is only used for very fine interior finishing. Some of the very finest chambers are made of birdseye maple.

Cypress, which is strikingly artistic, and very often has a wavy grain similar to that of the maple, ranks sixth. That known as gulf cypress is the best and although it resembles olive wood very closely in color, is not quite as fine grained. It makes a very pretty finish and is used for making solid doors and sash. It can be obtained in very wide boards, and if it were not for its softness would be one of our very best woods for interior finishing.

There are two distinct classes of pine used in building work, namely, the white and yellow pine, which rank seventh and eighth. White pine, when of a good quality, is a creamy white in color, soft and straight grained and easy to work. One of its valuable characteristics is that it will not crack and warp in the process of seasoning, like most of the other woods. It is the best wood to use for solid doors or sash, and is the wood used as cores for all veneered work.

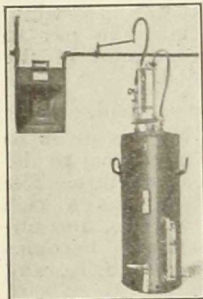
Yellow pine, sometimes referred to as Georgia pine, is of a very fine and close grain, and its resinous matter is quite evenly distributed. Owing to the fact that it is not quite as interesting in grain and color as the before mentioned woods, it is not used to such a great extent for interior trim. Comb-grained pine, which receives its name from the method of sawing that leaves the grain in straight lines, is used to a great extent for finished flooring. This does not warp or sliver and is very durable. —Gordon Dempsey in National Builder.

**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.

**Tests Gas Meters on Wall.**

IT no longer will be necessary to remove meters from walls to test them, according to G. W. Anderson, of Galesburg, Ill. He has invented a portable apparatus, which is shown in the accompanying illustration. The use of this device insures a saving to building managers and others who have to stand the expense of having the meters removed when they appear to run fast.



A tank is filled to its capacity with water while thermostat indicates the temperature of the gas. The thermostat indicates the temperature of the water

which must be the same as that of the gas. The cock when turned off allows the gas to escape to a special opening which enables the operator to discover the temperature of the gas. This being done the cock is opened and the pressure under which the gas is flowing will be indicated by the rise of the water in a gauge graduated in 10th of inches.

When a test is to be made, the inlet tube is connected to a gas jet, the temperature of the water corresponding to that of the gas, and the cocks are opened to let the gas flow into the tank, the pressure being indicated in the gauge which, before the gas is turned on, stands at zero. The faucet is then opened and the water allowed to flow out at a rate that keeps the water in the gauge standing at zero while gas is being measured. By this arrangement the gas flows into the tank as freely as if it were being burned, there being neither pressure nor vacuum. When the dial hand on meter shows that 1 foot of gas has passed the faucet and cock are closed simultaneously. By referring to the water column, the condition of the meter registering will be indicated by the scale showing the quantity of water remaining in the tank. If the water stands at the zero mark at the end of one foot, it would show the meter as registering correctly; should one foot of gas fail to displace one foot of water it would indicate the meter was registering fast, or delivering a short foot. If the water remaining in the tank after registering one foot on the meter fall below the zero mark on gauge, it shows the per centum rate of meter retard.

**Saves Facade Disfiguring.**

IT is surprising that building managers and owners have countenanced disfiguring signs upon the front of their buildings for so many years. Nothing



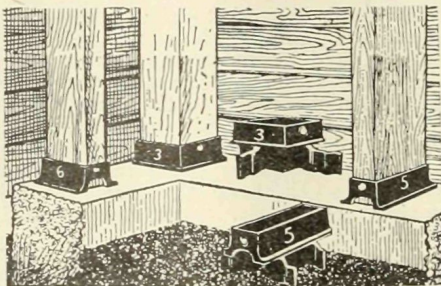
cheapens a structure so thoroughly as an ugly painted sign stuck up announcing that apartments are to let especially when, to meet the exigencies of the situation, the figures denoting the number

of rooms in the apartment are pasted over, scratched out or worked over in a botchy way.

So it is doubtless with a sigh of relief that these interests have received information to the effect that patents are pending for a device that is being introduced here by the Advertising Specialties Company, of 284 Pearl street. The sign is artistically shaped in wood or metal, and when hung is out of the way of malicious persons. If the five-room apartments are all rented, and only the three or four-room suites are available, the number 5 on the sign can be removed and the desired number inserted in a perforation in the center of the sign. On the insertable discs the number is painted on both sides so that the message to be conveyed to the house-hunting passerby may be read as he approaches from either direction. There are blank sides to some of the figures so that there need be no aperture in the sign if there is not more than one-sized suite to rent.

**Iron Studding for Sockets.**

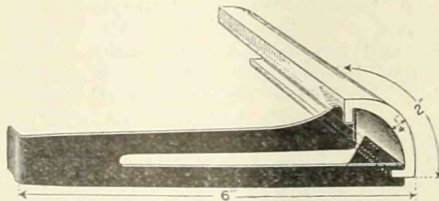
SETTLING of buildings is very often due to rotting of sills or rusting of toenailing of studding. To avoid this, there is being placed on the market an iron socket into which studding is placed so that moisture cannot get between the foot and the sill. By the use of these devices, so the manufacturers, G. M. Ross & Co., of Grinnell, Iowa, say, a circulation of air is maintained under the footing so that the set-



ting is always dry. They are advantageously used, it is said, where studding is placed in wet concrete or where wood is placed into concrete in such a way that water can soak into the footing and rust the nails or bolts. Furthermore, they have two keys that sink into the footing and retain their hold against accidental jarring loose of supports.

**Combined Reinforcement and Guard.**

VARIOUS devices have appeared from time to time that are designed to protect concrete edges, either on steps, wheel-guards or curbs, but the distinguishing feature about the device shown in the illustration, made by the Clip-Bar Manufacturing Company of Philadelphia, is that it serves as reinforcement as well. The size of this device is sufficient to take in the depth of the average step or curb, although it comes in various lengths to suit spe-



cial cases. The economical side of this bar is that the protection is confined to the point where it is most needed, namely, the edge where wheel chipping permits the rapid destruction of curbs of this character.

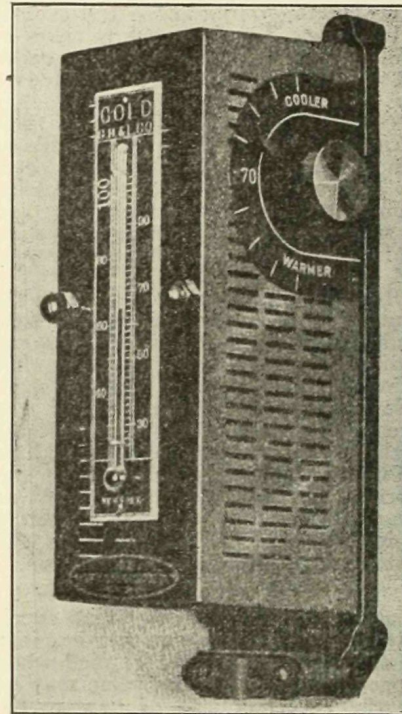
**Lighting Circuit Controls Heat.**

ONE of the newest systems on the market for regulating the temperature of air in buildings is operated entirely from the lighting circuit, and is being introduced by the Gold Car Heating & Lighting Co., 17 Battery place. The appearance of this device, which is on the order of a thermostat, is shown in the two illustrations. The manufactur-

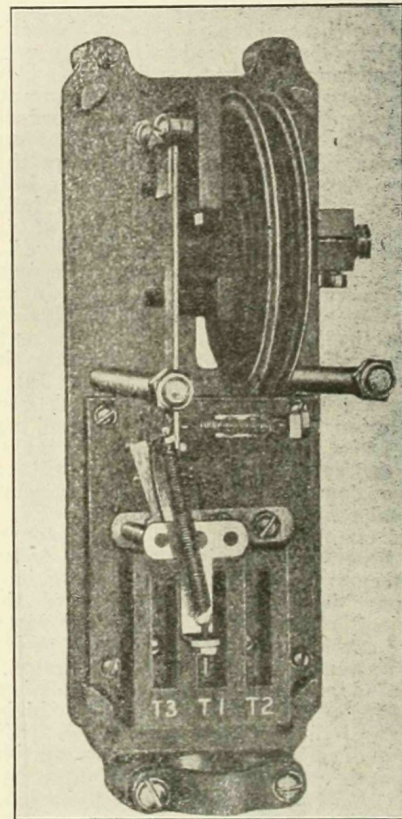
ers say that with this arrangement no compressed air or extensive installation is necessary.

The thermostat consists of two special devices, including an electric thermostat operating contacts by the expansion and contraction of a temperature-sensitive diaphragm, placed on the wall of the room, and a special electromagnetic valve, which takes the place of the ordinary inlet valve on the radiator. The valve and thermostat are connected by electric wires, the operating current being obtained from the electric lighting circuit.

The operation of the thermostat is



affected by a metal diaphragm capable of expanding and contracting. Within this diaphragm is sealed a small amount of a volatile liquid, which is expanded by heat and is contracted by condensation. The expansion and contraction of the diaphragm actuates a metal strip which opens or closes the circuit, as the case may be. This action operates



the magnetic valve or valves that are connected to the radiators. The thermostats are so made that a range of 10 degrees can be obtained by moving the thumb-screw on the side of the thermostat. A switch with lock attachment is furnished, when desired, for cutting the current off during the season when heat is not required.



# CURRENT BUILDING OPERATIONS

## The New Methodist Church at Sea Cliff— A Modern Suburban Church of Moderate Cost.

THE construction of a suburban church of moderate cost is a problem full of interest to all church people and one deserving the most careful consideration of architects as well as church building committees. Churches are to be found in all communities which violate all canons of art and good taste. For some time past it has seemed almost as though nearly anything would do for the design of a rural or suburban church so long as four walls, roof and a steeple were provided. In Colonial days, however, many churches were designed and erected which, by the beauty of their proportions and graceful decoration, have since become the inspiration for much that has been accomplished along the line of a revival of American Colonial architecture.

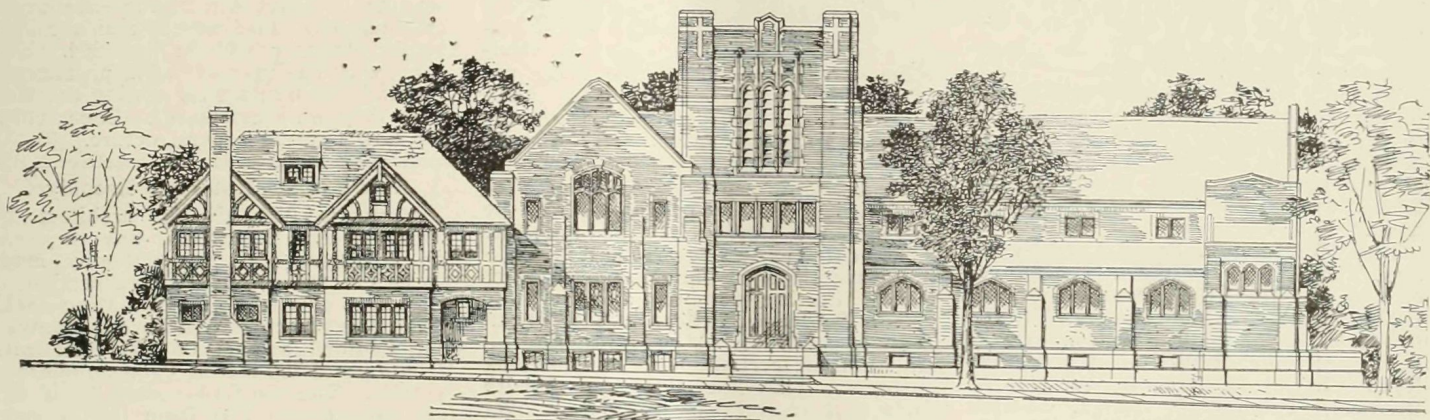
of the erection of this building under the direct supervision of the architects.

This building as a unit consists of a church, chapel or Sunday school and parsonage. The total cost of the completed operation will be in the neighborhood of \$45,000. The structure is being erected on the site of the former church and on what is probably one of the most commanding plots in the village. It is in the very heart of the community and overlooks Hempstead Harbor and Long Island Sound. The plot is irregular in shape and has a frontage on three avenues, one of which, Sea Cliff avenue, is the main thoroughfare of the village. This irregular plot has provided the architects with an opportunity to expand their ground plan in a manner which would be quite impossible for a city church, except in

well with the sidewalls. In design the architects have adhered strictly to the Gothic style and have created a building which seems to thoroughly fit its environment and which will be a noteworthy addition to the village.

The north elevation of this building is perhaps the most interesting of any of the facades, the central motif being a massive square tower, flanked on one side by the two and one-half story, half timbered and stucco parsonage; and on the other by the main church building. Entrance through this tower is provided to both church and Sunday school.

The auditorium of the church has been planned to seat approximately 320 people with the provision back of the pulpit for a pipe organ, consol and a choir of twenty-four voices. The Sunday school room will seat approximately



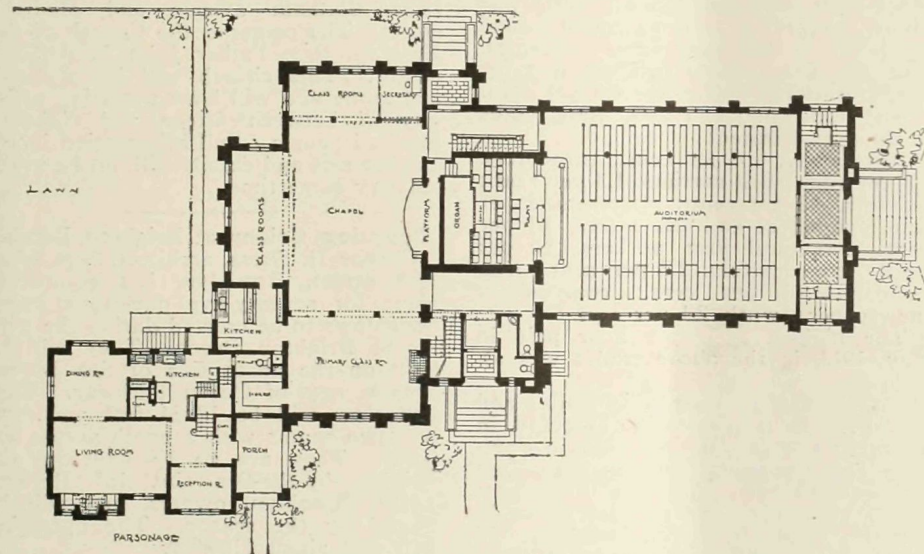
Milton See & Son, Architects.

NORTH ELEVATION OF FIRST M. E. CHURCH, SEA CLIFF, L. I.

There can be no doubt that a church or church group may be designed in the Gothic style of architecture and so planned as to meet all modern requirements, and still retain the charm and orderliness of the style. Milton See & Son, architects, 15 East 40th street, Manhattan, have demonstrated this fact in a church group recently designed by them. These buildings are now under construc-

tion at Sea Cliff, Long Island, and are for the First Methodist Episcopal Church of that village. That the architects have made a study of the needs of a suburban church is apparent even in the uncompleted state of the building. H. H. Vought & Co., 346 Madison avenue, general contractors, have charge

of the erection of this building under the direct supervision of the architects. This building as a unit consists of a church, chapel or Sunday school and parsonage. The total cost of the completed operation will be in the neighborhood of \$45,000. The structure is being erected on the site of the former church and on what is probably one of the most commanding plots in the village. It is in the very heart of the community and overlooks Hempstead Harbor and Long Island Sound. The plot is irregular in shape and has a frontage on three avenues, one of which, Sea Cliff avenue, is the main thoroughfare of the village. This irregular plot has provided the architects with an opportunity to expand their ground plan in a manner which would be quite impossible for a city church, except in well with the sidewalls. In design the architects have adhered strictly to the Gothic style and have created a building which seems to thoroughly fit its environment and which will be a noteworthy addition to the village. The north elevation of this building is perhaps the most interesting of any of the facades, the central motif being a massive square tower, flanked on one side by the two and one-half story, half timbered and stucco parsonage; and on the other by the main church building. Entrance through this tower is provided to both church and Sunday school. The auditorium of the church has been planned to seat approximately 320 people with the provision back of the pulpit for a pipe organ, consol and a choir of twenty-four voices. The Sunday school room will seat approximately 350 people and is so arranged that the chairs may be removed and the room used for the social gatherings of the various church societies. The parsonage, while an integral part of this building, is entered through a separate entrance porch. On the first floor is a large entrance hall, reception room, living-room, dining-room, pantry and kitchen, while on the second floor are four bedrooms and bath.



GROUND PLAN FIRST M. E. CHURCH, SEA CLIFF, L. I.

tion at Sea Cliff, Long Island, and are for the First Methodist Episcopal Church of that village. That the architects have made a study of the needs of a suburban church is apparent even in the uncompleted state of the building. H. H. Vought & Co., 346 Madison avenue, general contractors, have charge

wide aisles provide for the comfort of the congregation.

The walls and partitions of this building are built of hollow tile. All exterior walls being veneered with light buff brick. Ornamentation of the exterior is of carved limestone. The roof is of variegated gray slate, which harmonizes

### ARE YOU MARRIED?

#### Business Agents Investigating Reports That Married Men Are Discriminated Against.

The United Board of Business Agents of the Building Trades have found upon investigation that there is foundation for complaints that have reached their office of discrimination by certain employers against men who have families to support and also against men who are not physically in sound health.

They have inquired the reason of this unfair treatment and have learned that the excuse is that the casualty insurance company, or companies, which carry their insurance policies, have refused to carry these employes. The United Board, through Secretary Roswell D. Tompkins, reported the cases to the State Compensation Commission, and is informed that the complaints have been verified by that body also.

The United Board of Business Agents represents ninety-five per cent. of the men employed in the building trades of Greater New York and vicinity, and is recognized as the principal central body by union men. Upon being convinced of the truth of the complaints the board adopted resolutions setting forth the following:

"It has come to the notice of various business agents, representing the Building Trades mechanics, helpers and laborers of New York, that certain employers of these Building Trades mechanics, helpers and laborers, have, or are about to discriminate against those who are married and have families to support, or who are not physically in sound health, by refusing to employ them.

"These men were employed at their various vocations previous to the enactment of the Workmen's Compensation Law and were satisfactory to their employers, and we believe this discrimination is being fostered and created by private casualty and insurance companies through their refusal to insure such 'employees' as above mentioned, who may be in the employ of any employer who has or is about to insure in private casualty or insurance companies.

"We consider that discrimination of this character is unfair, unjust and unwarranted to such mechanics, helpers and laborers so afflicted, and if permitted to go unchecked by the labor organizations affiliated and at large, will no doubt cause great hardship upon numerous members as well as cause a feeling of discontent with a law which was enacted for the benefit of the working people in case of injury or fatality while employed at their vocations.

"The United Board of Business Agents of the Building Trades of New York City and vicinity will refuse to permit any member of an affiliated Organization to work for any employer who attempts to discriminate against any mechanic, helper or laborer for the above-mentioned causes.

"A copy of the resolutions has been forwarded to each affiliated organization, to the Workmen's Compensation Commission, to the Building Trades Employers' Association, and other central bodies, with a request for their endorsement."

President John T. Taggart and Secretary Tompkins have recently been re-elected and the other members of the United Board are John Hanley, Edward Broderick, John F. Lalor, David Danehy, Samuel E. Wilson, Charles W. Ryan, Charles H. Bausher, William A. Brennan, Thomas P. Nolan, Patrick Fallon, Louis Ferrarini, William McMillan, Walter West, Michael Carraher.

### OVERLAPPING JURISDICTION.

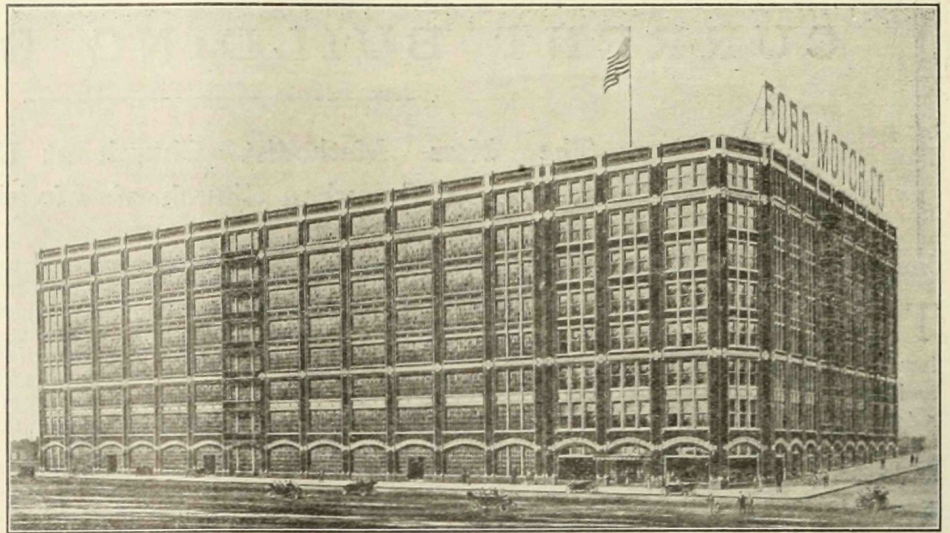
#### If It Should be Eliminated, Building Interests Would be Benefited.

President Crawford, of the Building Trades Employers' Association, gives hearty endorsement to the plan of the State Factory Investigating Commission for combining into one city department the several bureaus and departments of the city and boroughs that have jurisdiction over buildings, and he hopes that the plan will be sufficiently developed in time to present to the next Legislature.

"The number of bureaus and departments that must be consulted before a building operation may proceed without danger of violating some statute, is a great drawback to the architects and builders," said Mr. Crawford. "In 1892, as the result of a similar agitation, due to similar troublesome conditions, a building department was created. Since then that department has been gradually stripped by different legislative enactments of many of its functions which have been transferred to the Tenement House Department, the Fire Prevention Bureau, the State Labor Department, and so forth.

"As an illustration of the overlapping jurisdictions of these several departments we might take the plumbing and drainage of a building. When the Building Department was created in 1892, among other duties imposed was the supervision of plumbing. There has been no complaint or dissatisfaction, at least not in recent years, as to the performance of this duty by that department, and the rules promulgated with respect to plumbing have been effective and generally above criticism. And yet, at the present time, the Board of Health

## SERVICE BUILDING FOR FORD MOTOR CO.



WORK has been commenced upon the new addition to the service building and assembling plant of the Ford Motor Company, on Jackson avenue and Honeywell street, Long Island City. The building was designed by John Graham, architect, and Fountain & Choate have obtained the contract for the portion of the work below the first floor. The contractor for the superstructure has not been selected. The operation will involve about \$400,000. The new addition will follow the original structure closely in general treatment of exterior, the facade being red face brick and terra cotta. The addition will be constructed of reinforced concrete with long spans. On the south

side of the building will be a spur of the railroad, connecting with the Sunnyside yards and from this track materials will be unloaded and lifted to the various floors by large cranes. There will be six stairways in the new building, one of which is a fire tower stairway opening on balconies on the front of the structure. The other stairways are to be enclosed in fireproof partitions, with fireproof self-closing doors. Each stairway has a direct exit to the exterior of the building. Two freight and one passenger elevator will be installed. The roof will be covered with promenade tile and will be used for testing the cars after they were assembled. Contractors are now figuring superstructure.

### New Family Hotel for Brooklyn.

Montrose W. Morris, architect, 82 Wall street, Manhattan, has prepared an attractive plan for a family hotel to be erected in the Bedford section of Brooklyn at a cost approximating \$200,000. The structure will have a frontage on Bedford avenue of 150 feet, with frontages of 100 feet in Pacific and Dean streets. The Bedford avenue front will set back fifteen feet from the building line. This space will be terraced and beautified with shrubs and flowers. The building will be six stories in height and will be fireproof throughout. Louis F. Seitz is the owner.

### New Catholic Church in Brooklyn.

Raymond F. Almirall, architect, 185 Madison avenue, Manhattan, has been retained to prepare plans and specifications for a new Roman Catholic church to be erected on Classon avenue, between Putnam avenue and Madison street. The owner is the Church of the Nativity, Rev. Father John L. Belford, pastor. This church will be of brick and stone and will have a seating capacity of between fifteen and eighteen hundred people. Full information in regard to size and details will not be available for some time.

### Bungalow Colony at Brighton Beach.

George H. Suess, architect, 2966 West 29th street, Brooklyn, has completed plans for seventy-five one-story frame bungalows to be erected during the winter at Brighton Beach. They will be built on the north side of Sea Breeze avenue, east of Ocean Parkway. Each bungalow will be 18x24 feet and contain two rooms with a porch across the front. They are to be built by the Brighton-by-the-Sea Co., 161 Remsen street, Brooklyn, owners, and will be rented by the season. The operation will cost about \$100,000.

### Addition to Brewery.

Maynicke & Franke, architects, 25 East 26th street, have been retained by the Jacob Rupert Brewing Co., 1639 Third avenue, to prepare plans for a modern storage building. The building will be erected at Third avenue and 92nd street and will be ten stories in height.

has rules (Sanitary Code, Sections 27 to 38) covering matters provided for in the rules of the Bureau of Buildings; the Tenement House Department is making inspections of plumbing and issues orders affecting plumbing, and the State Labor Department (Section 88a) is authorized to make rules covering the installation of certain parts of plumbing systems. That the Board of Health feels that it still has jurisdiction over plumbing is further shown by the fact that in March of this year it issued an amendment to Section 36 of the Sanitary Code, one of the sections affecting plumbing.

"If this sort of overlapping jurisdiction could be eliminated it certainly would be a great benefit to the building and real estate interests."

### Wages Higher in 1913 Than in 1914.

The average weekly wage in forty leading cities of the United States for more than sixty industries in 1913 was higher, according to a statement issued by the U. S. Bureau of Labor Statistics. The greatest average increase was for marble setters, which was 6.6 per cent.

The following increases were made in the period stated:

Bricklayers, 1.7 per cent.; carpenters, 1.7 per cent.; hod carriers, 1.3 per cent.; painters, 4.2 per cent.; plasterers, 1 per cent.; plumbers and gas fitters, 3.1 per cent.; structural iron workers, 2.6 per cent.; stone cutters, 2.2 per cent.; iron molders, 5.3 per cent.; compositors (newspaper), work, 2.1 per cent.

The highest scale per hour paid in May, 1913, in the above trades was as follows:

Bricklayers, 87½ cents, in Dallas and San Francisco; carpenters, 65 cents, in Chicago; hod carriers, 50 cents, in Portland, Salt Lake City, and San Francisco; painters, 65 cents, in San Francisco; plumbers and gas fitters, 81¼ cents, in Seattle; structural iron workers, 75 cents, in San Francisco; stone cutters, 70 cents, in Portland; iron molders, 50 cents, in San Francisco; compositors (English newspaper), day work, 75 cents, in Seattle.

The bureau reports that thirty-four trades showed a reduction of hours between May, 1912, and May, 1913; twenty-eight reported no change, and one reported an increase.

**NO ARCHITECTS SELECTED.**

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

**MANHATTAN.**—The 137 East 72 Street Corporation, care of Van Wyck Thorne, 150 Broadway, contemplates the erection of a 12-sty apartment hotel, 102x135 ft., at the northwest corner of 72d st and Lexington av. An architect will probably not be selected until after Jan. 1.

**MANHATTAN.**—Frank Bros., 224 5th av, contemplate the erection of a 5-sty store and loft building, 27x100, at 588 5th av. Architect's name for the present withheld.

**SPENCERPORT, N. Y.**—The Roman Catholic Church of St. John the Evangelist, Rev. Father J. W. E. Kelly, this place, contemplates the erection of a stone church here, to cost about \$20,000. No architect selected.

**BUFFALO, N. Y.**—The Second Church of Christ Scientist, Paul Scindler, clerk, 971 Jefferson st, contemplates the erection of a church here, for which funds are now being raised. No architect selected.

**ROCHESTER, N. Y.**—The Church of the Holy Rosary, Rev. Father Heughes, pastor, Lexington av, near Oriole st, contemplates the erection of a stone church on Lexington av, near Oriole st. No architect selected. Cost, about \$25,000.

**HACKENSACK, N. J.**—Henry Eckerson, president Jersey City Dairy Co., Atlantic st, contemplates the erection of a residence at the corner of Union and Berry sts, to cost about \$30,000. No architect selected.

**BUFFALO, N. Y.**—The Eastern Grain Mill & Elevator Corporation, Nesbit Grammer, president, 601 Marine Bank Building, contemplates the erection of a reinforced concrete grain elevator between Buffalo River and Lake Shore R. R. Floor plans by owner. No engineer selected. Cost, about \$500,000.

**ROCHESTER, N. Y.**—C. R. Lyddon, care of Lyddon & Hanford Co., 517 Cutler Building, contemplates the erection of a 2-sty frame residence here. No architect selected.

**PLATTSBURG, N. Y.**—The U. S. Government and State of New York, Col. William Black, in charge, U. S. Engineering Corps, Army Building, contemplates the erection of a memorial in honor of Commodore McDonough here. Competitive sketches will soon be taken from a selected list of architects. Cost, about \$250,000.

**PLANS FIGURING.**

**APARTMENTS, FLATS AND TENEMENTS.**  
**WHITE PLAINS, N. Y.**—B. Zebroweki, North White Plains, owner, is taking bids for two 2-sty frame flats, 22x36 ft., from plans by E. N. Brancher, 6 North Clark st, Chicago, Ill. Cost, about \$5,000.

**BANKS.**

**NEWARK, N. J.**—Bids will close September 15 for the 1-sty limestone and hollow tile annex to bank building at 210 Ferry st, for the Ironbound Trust Co., 2 Ferry st, Newark. J. H. & W. C. Ely, Firemen's Building, Newark, architects. Cost, about \$18,000.

**TOTTENVILLE, S. I.**—Slee & Bryson, 154 Montague st, Brooklyn, architects, are taking bids for a 1-sty brick bank building, 30x56 ft., for the Tottenville National Bank, A. B. Patterson, president. Cost, about \$15,000. Bids close Sept. 15.

**DWELLINGS.**

**MANHATTAN.**—McDermott & Hanigan, Inc., 103 Park av, are figuring the general contract for the 4-sty rectory and chapel in the south side of 36th st, 350 ft. east of 10th av, from plans by Matthew W. Del Gaudio, Tremont and Webster avs, Bronx, and desires bids from all sub-contractors immediately.

**HARTSDALE, N. Y.**—Herbert M. Baer, 665 5th av, Manhattan, architect, is taking bids for a 2½-sty frame residence, 64x66 ft., for Albert J. Mehler, care of Lazard Freres, 10 Wall st, Manhattan. Cost, about \$18,000.

**WHITE PLAINS, N. Y.**—Frank P. Whiting, 103 Park av, Manhattan, architect, is taking bids on general contract for a 2½-sty local stone and frame residence, 33x60 ft., at the corner of Sherman av and Heatherbloom rd, for Douglas T. Johnston, 128 West 72d st, Manhattan and Cooperstown, N. Y.

**NYACK, N. Y.**—James Stewartson, care of Delano & Aldrich, 4 East 39th st, Manhattan, architect, is taking bids for a 2½-sty frame residence, 35x35 ft., for Walter B. Duryea, this place. Cost, about \$30,000.

**NEW ROCHELLE, N. Y.**—Plans are being figured for the frame residence at Beechmont for J. W. McAuliffe, 280 5th av, Manhattan. Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, architects.

**HUNTINGTON, L. I.**—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the general contract and desires bids from sub-contractors at once for the 3-sty rectory of St. Hugh's Parish here from plans for Gustave E. Steinback, architect.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—Frank E. Vitolo, 1356 Kingsbridge Terrace, architect, is taking bids for alterations and additions to the 3-sty brick bakery, 40x36 ft., at 46-48 MacDougal st, for Navo & Buofrati, 18 King st, owner and lessee. Cost, about \$12,000. Bids close Sept. 16.

**BROOKLYN.**—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the general contract and desires bids from sub-contractors at once for the 7-sty filter house No. 4 at Kent av and South 4th st for the American Sugar Refining Co.; also for the 3-sty Cathedral College of the Immaculate Conception at Washington and Atlantic avs, from plans by Gustave E. Steinback, architect.

**BROOKLYN.**—Gustave E. Steinback, 15 East 40th st, Manhattan, architect, is taking bids for a 4-sty seminary for boys at the northeast corner of Washington and Atlantic avs for the R. C. Cathedral College, Bishop George W. Mundelein, 367 Clermont av. Bids will close September 18.

**RICHMOND HILL, L. I.**—Bids will close at 3 p.m., Sept. 21, for alterations and repairs to heating and ventilating apparatus in P. S. 90 on Washington av, near Jamaica av, for the City of New York, Board of Education.

L. S. Bing, President

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Plans Figuring—Continued.

**HOPELAWN, N. J.**—The Board of Education of Woodbridge Township, H. R. Valentine, is taking bids to close Sept. 14 at 8 p. m., for the 2-sty brick public school from plans by Jensen & Brooks, 196 Smith st, Perth Amboy. Cost, about \$18,000.

**NEAR HICKSVILLE, L. I.**—S. J. Stammers, 500 5th av, Manhattan, and Frederick Briggs, Plandome, L. I., associated architects, are taking bids for a 2-sty brick and stone dormitory to the Jones Institute. Charles Berner, Sea Cliff, president of building committee. Cost, about \$65,000. Bids will close September 14.

**JERSEY CITY, N. J.**—Bids are being received to close September 16 at 8 p. m. for the 3-sty brick P. S. 5 in Merseles st, between 3d and 4th sts, for the Board of Education of Jersey City, G. Fred Ege, secretary. J. T. Rowland, Jr., 98 Sip av, architect. Cost, about \$225,000.

**STORES, OFFICES AND LOFTS.**  
**MANHATTAN.**—Plans are being figured for the 5-sty store and loft building at 120-122 West 41st st for the West 40th & 41st Streets Realty Co., Philip Lewisohn, president, 119 West 40th st, architects. Wurlitzer Co., 119 West 40th st, lessee. Cost, about \$40,000.

**BROOKLYN.**—Plans are being figured for the store and loft building at 33-35 Flatbush av for Henry L. Morris, 32 Liberty st, Manhattan. B. G. Latimer & Sons Co., corner of Flatbush av and Fulton st, lessee, Frederick Putnam Platt, 1123 Broadway, Manhattan, architects. Cost, about \$85,000. Bids close Sept. 15.

**MANHATTAN.**—Levin Bros. Co., Inc., 320 5th av, are figuring the general contract for the loft building at 57th st and 11th av for Mullen Bros., owners, and desires bids on all subs at once. Sloan & Kilgour, architects.

**THEATRES.**  
**RIDGEWOOD, L. I.**—L. Allmendinger, 926 Broadway, Brooklyn, architect, is taking revised bids for the 2-sty theatre, cafe and offices, 80x100 ft., at the southwest corner of Howard av and Monroe st for M. Minden, 926 Broadway, owner and lessee. Cost, about \$75,000.

**MISCELLANEOUS.**  
**FIRE ISLAND.**—Plans are being figured by McDermott & Hanigan, Inc., 103 Park av, Manhattan, for the 1-sty Telefunken Compass, from plans by O. C. Wenderoth, architect, and desires bids from sub-contractors at once.

**BROOKLYN.**—The U. S. Government, Navy Department, T. J. Cowie, Paymaster General, Washington, D. C., is taking bids to close Oct. 13 for furnishing refrigerating apparatus at the Navy Yard.

**BROOKLYN.**—John H. Crimmings, 481 Flatbush av, owner, is taking bids for a 2-sty brick riding academy, 86x209 ft., on the north side of Lincoln pl, 146 ft. west of Flatbush av, from plans by Benjamin Finkensieper, 134 Broadway. Cost, about \$40,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

**APARTMENTS, FLATS AND TENEMENTS.**  
**ACADEMY ST.**—Frankfort & Kirchner, 830 Westchester av, have completed plans for three 5-sty brick stores and apartment, 50x100 ft., in the east side of Academy st, 150 ft. north of Vermilyea av, for the Loyal Building Co., P. Liebwith, president, 391 East 149th st, owner and builder. Cost, about \$50,000. Owner will take bids on subs about Sept. 18.

**CHURCHES.**  
**CLASSON AV.**—Raymond F. Almirall, 185 Madison av, Manhattan, has been commissioned to prepare plans for the brick and stone church on Classon av, between Putnam av and Madison st, for the Church of Nativity, corner of Classon av and Madison st, Brooklyn, Rev. Father John L. Belford, pastor.

**FACTORIES AND WAREHOUSES.**  
**3D AV.**—Maynicke & Franke, 25 East 26th st, have been commissioned to prepare plans for a 10-sty steel and brick storehouse at 3d av and 91st st for the Jacob Ruppert Brewing Co., 1639 3d av. Cost, about \$150,000.

**15TH ST.**—Henry Regelman, 133 7th st, architect, has completed plans and will take bids on general contract about Sept. 19 for alterations to the 6-sty brick bakery, 100x200 ft., at 629-635 East 15th st for the American Pastry & Manufacturing Co., on premises. J. Herbert Ballantine, president. Cost, about \$10,000.

**HALLS AND CLUBS.**  
**MANHATTAN.**—M. W. Del Gaudio, 1910 Webster av, Bronx, is preparing preliminary plans for a 3-sty settlement house on the lower West Side. The building will be 35x100 ft. and will contain a fully equipped gymnasium with shower and plunge baths, auditorium, recreation rooms, etc. The location has not been definitely decided and the name of the society is for the present withheld.

**HOSPITALS AND ASYLUMS.**  
**KINGSTON AV.**—William E. Austin, 46 West 24th st, Manhattan, is preparing plans for a 2½-sty steel or concrete diphtheria pavilion, 30x175 ft., at the Kingston av Hospital, for the City of New York, Department of Health, Centre and Walker sts, Manhattan. C. E. Knox, 101 Park av, Manhattan, electrical engineer. Cost, about \$100,000.

**STORES, OFFICES AND LOFTS.**  
**45TH ST.**—Walter Haefeli, 245 West 55th st, is preparing plans for alterations to the 6-sty store and loft building at 21 West 45th st for Gifford Pinchot, 60 Broadway. Hasco Building Co., 245 West 55th st, general contractor. Cost, about \$15,000.

**BROADWAY.**—Maynicke & Franke, 25 East 26th st, are preparing sketches for a 16-sty store and loft building, 105x51 ft., at the northeast corner of Broadway and 26th st for the estate of Frederick Ayer, 141 Milk st, Boston, Mass.

**HOUSTON ST.**—The New York Telephone Co., 15 Dey st, Union F. Bethell, president, will take bids about Sept. 18 for alterations to the telephone exchange building at the corner of Houston and Wooster sts from plans by E. A. Munger, care of owner. Cost, about \$8,000.

**THEATRES.**  
**115TH ST.**—Cohen & Felson, 329 4th av, have completed plans for a 2-sty brick and terra cotta moving picture theatre at the northwest corner of 115th st and 8th av for Sonn Eros., 149 Church st. Cost, about \$35,000.

Bronx.

**APARTMENTS, FLATS AND TENEMENTS.**  
**LORING PL.**—J. C. Cocker, 2017 5th av, is preparing plans for a 5-sty tenement, 48x100 ft., on the east side of Loring pl, 230 ft. south of Fordham rd, for John Deckman, Loring pl, owner and builder. Cost, about \$45,000.

**DWELLINGS.**  
**ARTHUR AV.**—Plans are being prepared by M. W. Del Gaudio, 1910 Webster av, for the 3-sty store and dwelling, with roof garden, on the west side of Arthur av, 39 ft. south of 187th st, to cost about \$12,000. P. Cinelli, 2396 Arthur av, Bronx, owner.

**STORES, OFFICES AND LOFTS.**  
**194TH ST.**—M. W. Del Gaudio, 1910 Webster av, is preparing plans for 1-sty stores at the northwest corner of 194th st and Decatur av for the Taxpayers Realty Co., 1119 Forest av, Bronx. Cost, about \$8,000. Bids on general contract will be taken about Sept. 15.

Brooklyn.

**APARTMENTS, FLATS AND TENEMENTS.**  
**ST. MARKS AV.**—E. M. Adelson, 1776 Pitkin av, has completed plans for two 4-sty apartments, 50x89 ft., on the north side of St. Marks av, 180 ft. east of Hopkinson av, for H. Malkin, 1473 East New York av, owner and builder. Cost, about \$70,000.

**ST. MARKS AV.**—E. M. Adelson, 1776 Pitkin av, has completed plans for a 4-sty tenement, 50x88 ft., on the north side of St. Marks av, 219 ft. east of Hopkinson av, for Harry Malkin, 1473 East New York av, owner and builder. Cost, about \$25,000.

**PACIFIC ST.**—Cohn Bros., 361 Stone av, have completed plans for a 5-sty tenement, 50x88 ft., in the north side of Pacific st, 100 ft. east of Boerum pl, for the 250 Pacific St., Inc., 1896 Bergen st. Cost, about \$35,000.

**19TH ST.**—C. P. Cannella, 60 Graham av, is preparing plans for a 3-sty tenement, 40x72 ft., in the east side of West 19th st, 100 ft. north of Neptune av, for Francesco D'Errico, 53½ Spring st, Manhattan. Cost, about \$22,000.

**DWELLINGS.**  
**5TH AV.**—Thomas Bennett, 52d st and 3d av, has completed plans for four 3-sty brick residences, 19x55 ft., on the east side of 5th av, 20 ft. south of Bay Ridge av, for Thomas R. Farrell, 253 Flatbush av.

**FACTORIES AND WAREHOUSES.**  
**AV D.**—F. H. Quinby, 99 Nassau st, Manhattan, has completed plans for a 3-sty brick extension, 32x92 ft., to factory at the northwest corner of Av D and East 13th st for Mary L. Barbey, care of architect. J. & F. Eipert, on premises, lessees. Cost, about \$15,000.

**HOTELS.**  
**DEAN ST.**—Montrose W. Morris, 82 Wall st, Manhattan, has completed plans for a 6-sty apartment hotel, 96x150 ft., at Dean st and Bedford av, for Louis F. Seitz, 1111 Dean st.

**STORES, OFFICES AND LOFTS.**  
**AMES ST.**—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick laundry, 65 x 100 ft., in the east side of Ames st, near Riverdale av, for the Independent Wet Wash Laundry Co., Nathan Boslopsy, 207 Thatford st, owner. Cost, about \$70,000.

**MELROSE ST.**—Kallich & Lubroth, 180 Remsen st, have completed plans for a 2-sty brick shop, 22x97 ft., in the south side of Melrose st, 275 ft. east of Hamburg av, for Samuel Gaber, 332 Melrose st. Cost, about \$4,000.

**THEATRES.**  
**DEKALB AV.**—Shampan & Shampan, 772 Broadway, are preparing plans for a moving picture theatre to accommodate 600 and a roof garden accommodating 600 at 886-890 DeKalb av, for Mr. Eisler, care of architects.

Queens.

**APARTMENTS, FLATS AND TENEMENTS.**  
**LONG ISLAND CITY.**—G. H. Wells, 30 East 42d st, Manhattan, has completed plans for a 5-sty tenement, 50x105 ft., at the southwest corner of 25th st and Hayes av for the Roosevelt Av. Building Co., Bridge Plaza, L. I. City. Cost, about \$52,000.

**CHURCHES.**  
**RIDGEWOOD, L. I.**—Foundations are under way for a 2½-sty brick church and parsonage, 60x100 ft., at the southeast corner of Catalpa av and Buchmann av for the Lutheran Church of the Covenant, on premises, Rev. J. H. Stellas, pastor, 2409 Hughes av. Carl L. Otto, 45 Broadway, Manhattan, architect. The Tower Construction Co., 1 Madison av, Manhattan, general contractor. H. A. Mader, 84 Washington av, Brooklyn, carpenter. Ridgewood Iron Works, 1606 DeKalb av, Brooklyn, has iron work and A. D. Baird & Sons, 667 Wythe av, Brooklyn, stone work. Cost, about \$30,000.

**DWELLINGS.**  
**COLLEGE POINT, L. I.**—Alex Mackintosh, Bible House, Manhattan, is preparing plans for four 2-sty brick residences, 54x57 ft., for the American Hard Rubber Co., 11 Mercer st, Manhattan, Fritz Achelis, president. Cost, about \$15,000.

**WOODMERE, L. I.**—J. J. Cromwell, Centre st, Woodmere, has completed plans for three 2-sty frame, brick and stucco residences, 45x80 ft., on Broadway, for Louis Scitzer, this place. Cost, about \$10,000. Cornell Bros., Fulton st, Woodmere, general contractor.

**FACTORIES AND WAREHOUSES.**  
**RICHMOND HILL, L. I.**—John Donaldson, Hillside av, is preparing plans for alterations to two reinforced concrete factories and stable

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at the northwest corner of Hillside av and North Villa st for the Alex. Campbell Milk Co., 502 Fulton st, Alex. Campbell, president and builder, who will take bids on subs about Sept. 22. Cost, about \$10,000.

**Nassau.**

**DWELLINGS.**

**LONG BEACH, L. I.**—William H. Reynolds, Lexington av and 42d st, Manhattan, contemplates the erection of twelve 2½-sty frame and stucco residences, 35x42 ft., from private plans. Cost, about \$8,000 each.

**SCHOOLS AND COLLEGES.**

**MANHASSET, L. I.**—Frederick Briggs, Plan-dome, L. I., has completed plans for a 2-sty brick school for the Board of Education of Man-hasset, C. M. Neisley, president. Bids will probably be called about October 1. Cost, about \$70,000.

**Westchester.**

**APARTMENTS, FLATS AND TENEMENTS.**

**NEW ROCHELLE, N. Y.**—Chas. A. Lupprian, 180 Main st, is preparing plans for a 4-sty addition, 75x60 ft., to the apartment and stores in the east side of Division st, north of Main st, for D. W. Tierney, 66 Centre st. Cost, about \$15,000.

**DWELLINGS.**

**KATONAH, N. Y.**—F. W. Gorman, this place, contemplates the erection of a 2½-sty frame residence from plans by A. L. Noyse, to cost about \$5,500.

**KATONAH, N. Y.**—Excavating is under way for a 2½-sty frame residence, 42x36 ft., at The Terrace, for W. G. Arbold, Katonah. Plans prepared privately. Cost, about \$5,500. A. L. Noyse, this place, general contractor.

**FACTORIES AND WAREHOUSES.**

**PEEKSKILL, N. Y.**—The Fleischman Manu-facturing Co., 701 Washington st, Manhattan, contemplates the erection of a 1-sty brick and steel storage building, 200x200 ft., in Charles st from private plans. Cost, about \$25,000.

**PEEKSKILL, N. Y.**—Plans are being pre-pared privately for three laboratory buildings here for the Fleischman Co., 701 Washington st, Manhattan, who will buy all materials and take bids on general contract for labor.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**

**JERSEY CITY, N. J.**—George Lowery, 40 Grand av, has received the general contract to erect a 3-sty apartment, 25x68 ft., at 132 Booraem av for the Realty Exchange Co., Theo. Fink, president, 366 Palisade av. Phillip Weil-bacher, 85 Booraem av, architect. Cost, about \$11,000.

**DWELLINGS.**

**RIVERHEAD, L. I.**—Martin Slenson, this place, has received the general contract to erect a 2½-sty frame residence, 35x50 ft., for Ray-mond Cornwall, this place. William Sydney Jones, this place, architect. Cost, about \$8,000.

**RYE, N. Y.**—Southern & Marshall, 247 East 43d st, Manhattan, have received the general contract to erect a 2½-sty brick and frame residence for Chas. Ewing, of Ewing & Chappell, architects, 101 Park av, Manhattan. Cost, about \$25,000.

**BELLPORT, L. I.**—E. W. Howell, George st, Babylon, L. I., has received the general contract to erect a 2½-sty frame residence, 54x25 ft., for Miss Ethel B. Ketcham, Bellport. owner. Delano & Aldrich, 4 East 39th st, Man-hattan, architects. Cost, about \$15,000.

**WOODMERE, L. I.**—Fred McAvoy, Wood-mere, has received the general contract to erect a 2½-sty brick residence and garage, 30x55 ft., on the west side of Linden av, 500 ft. south of Central av, for Robert Wag. er, 51 Chambers st, Manhattan. James Whiskeman, 30 East 42d st, Manhattan, architect. Cost, about \$8,000.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—F. G. Fearon Co., 32 Broad-way, has received the general contract to make alterations and additions to the 6 and 8-sty brick warehouses and offices at 118-120 William st, for Lehn & Fink, Inc., 120 William st, own-ers. Kahn & Van Pelt, 381 4th av, architects.

**PATERSON, N. J. (sub).**—Henry Nightingale, 1055 East 22d st, Paterson, has received the carpenter work, Jos. F. Shippee, 127 North 7th st, the carpentry, and H. Beaumont, 700 East 22d st, the heating and plumbing for the 2-sty storehouse and offices at 534 Ellison st, for the Consumers Baking Co., 534 Ellison st. L. S. Beardsley, 38 West 32d st, Manhattan, archi-tect.

**HOBOKEN, N. J.**—Martin Farrell, 1108 Gar-den st, has received the general contract to erect a 3-sty brick grocery warehouse, 25x70 ft., in Newark st, near Grove st, for C. A. Stenken, 611 Newark st. E. N. Patterson, 1 Montgomery st, Jersey City, architect. Cost, about \$10,000

**YONKERS, N. Y.**—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for the reinforced concrete work in the new warehouse of James McCann, Mill st, Yonkers. Building will be 6-stys, basement and sub-basement, about 45x87 ft. H. Lansing Quick, 18 Getty sq, Yonkers, N. Y., architect. Work will be started at once.

**HALLS AND CLUBS.**

**WEST ORANGE, N. J.**—The Becker Construc-tion Co., 361 South Grove st, Newark, has re-ceived the general contract to erect a 2-sty brick hall and lodge room at 2-4 Mitchell st for Peter Hauck & Co., Harrison av, Harrison. Charles Koeller, on premises, lessee. C. F. Zachau, 45 Clinton st, Newark, architect. Cost, about \$10,000.

**HOSPITALS AND ASYLUMS.**

**GLEN GARDNER, N. J.**—The Langan En-gineering & Construction Co., 75 Montgomery av, Jersey City, has received the general con-tract to erect a 2-sty hollow tile infirmary and

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laboratory for the State of New Jersey, Department of Public Charities and Correction, Jos. P. Byers, commissioner, State House, Trenton. Geo. S. Drew, State House, Trenton, architect.

## SCHOOLS AND COLLEGES.

EAST RUTHERFORD, N. J.—Julius Koch Co., 10 Union av., Rutherford, has received the general contract to erect a 2-story brick parochial school, about 80x50 ft., in Hackensack st., Hoboken rd and Prospect terrace, for St. Joseph's R. C. Church, Rev. J. B. Stark, pastor. T. J. Duff, 407 West 14th st., Manhattan, architect. Cost, about \$42,000.

## STORES, OFFICES AND LOFTS.

MANHATTAN.—Edwin Outwater, 18 East 41st st., has received the general contract to alter the brick and steel store and loft building, 200x60 ft., at 743-745 Broadway for the Sailors' Snug Harbor, 61 Broadway, owner. Maynicke & Franke, 25 East 26th st., architects. Cost, about \$80,000.

MANHATTAN.—(Sub.)—W. B. Shafer Co., Inc., 105 West 40th st., has received the steel contract for the 3-story brick and stone store and office building, which is to be built so as to sustain a 25-story tower, to be built later on the block bounded by Columbus Circle, Broadway, Central Park West and 61st st., for the Veronica Realty Corporation, Wm. R. Hearst, president, care of Huberth & Huberth, 253 West 58th st. James C. Green, 103 Park av., architect. Columbus Circle Construction Co., American Building, 58th st and Broadway, general contractor.

## MISCELLANEOUS.

MANHATTAN.—Robins Ripley, 50 Church st., has received the general contract to widen the platform between piers 12 and 13 to uniform width of 80 ft., for the Ward Line, 398 Broadway. Plans prepared privately.

CLEVELAND, O.—The Raymond Concrete Pile Co., 140 Cedar st., Manhattan, recently secured the contract for approximately 28,000 ft. of concrete piling for the foundations of abutments, etc., for the Youngstown & Cleveland R. R. Co., Cleveland. O. W. Pearse, engineer. They have also received the contract for the foundations of the Harris Building, 22d and Market sts., Philadelphia, Pa., Wm. Steele & Sons Co., engineers and general contractors. Concrete piles for the Rosenbaum garage, Pittsburgh, Pa. Hunting & Davis Co., architects and engineers. Concrete piles in the foundation of building for the Ford Motor Co., L. I. City. John Graham, architect. Concrete piles in the foundation of power plant for the Monongahela Traction Co., Hutchinson, W. Va. Nicholas Building Co., general contractor.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

## DWELLING.

80TH ST, 10 East, 5-story brick dwelling, 20x68; cost, \$35,000; owner, Amelia Friedman, 10 East 80th st.; architect, Edward Neearsulmer, 507 5th av. Plan No. 313.

STORES, OFFICES AND LOFTS.  
4TH AV, 451-453, 3-story brick fireproof store and lofts, 49x90; cost, \$30,000; owner, Estate of Ogden Goelet, trustee, Edward Dewitt, 88 Nassau st.; architect, John H. Duncan, 347 5th av. Plan No. 310.

## STORES AND TENEMENTS.

PINEHURST AV, 67-73, 100 n 180th st, two 5-story brick tenements, 50x92 and 50x96; cost, \$100,000; owner, Riverview Constn. Co., Henry M. Bloch, president, 21-23 Waverly pl; architect, Samuel Sass, 32 Union sq. Plan No. 308.

## MISCELLANEOUS.

1ST AV, 154, 1-story brick photographic gallery, 17x20; cost, \$200; owner, Isaac Rothfeld, 1421 Madison av.; architects, Berger & Son, 121 Bible House. Plan No. 309.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS.  
STEBBINS AV, e s, 563.4 n 165th st, 6-story brick tenement, 50x100, slag roof; cost, \$55,000; owner, Louis E. Kleban, 1714 Crotona Park East; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 448.

## DWELLINGS.

MARION AV, 2975, w s, 216 s 201st st, 2½-story brick dwelling and garage, 35.4x22, slate roof; cost, \$1,500; owner, S. M. De Pasquale, on premises; architect, Geo. P. Crossier, 223d st and White Plains av. Plan No. 450.

## STORES, OFFICES AND LOFTS.

BAINBRIDGE AV, n w cor 194th st, 1-story brick stores, tin roof, 34.5x104; cost, \$6,000; owner, Taxpayers Realty Co., Philip Wattenberg, 1109 Forest av. Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 452.

## STORES AND TENEMENTS.

FEATHERBED LANE, n s, 292.9 e Nelson av, 5-story brick tenement, plastic slate roof, 50x86; cost, \$50,000; owner, Henry Cleland, Inc., Henry Cleland, 176th st and Anthony av, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 451.

## MISCELLANEOUS.

EDGEWATER RD, e s, 92 s Garrison av, 1-story frame coal pocket, 79x79; cost, \$25,000; owners, Burns Bros., 50 Church st; architects, Engineer Guarantee Constn. Co., 140 Cedar st. Plan No. 449.

## Brooklyn.

## DWELLINGS.

WEST 35TH ST, n e cor P. P. & C. I. R. R., two 1-story frame dwellings, 24x45.6, shingle roof, 2 families each; total cost, \$2,400; owner, Frank J. Bryn, 1427 East 7th st; architect, Frank Schulze, 252 King's highway. Plan No. 6201.

EAST 34TH ST, e s, 160 s Clarendon rd, four 2½-story frame dwellings, 16.2x40, shingle roof, 1 family each; total cost, \$10,600; owner, Iver Iversen, 128 East 42d st; architect, C. G. Westsel, 1563 46th st. Plan No. 6167.

EAST 39TH ST, e s, 397.6 s Av I, two 2-story brick dwellings, 17.6x44, shingle roof, 1 family each; total cost, \$9,000; owner, Eugene Huso, 1118 East 38th st; architect, C. Wolf, 362 East 39th st. Plan No. 6179.

EAST 14TH ST, e s, 380 n Av N, two 2-story frame dwellings, 17x42, tin roof, 1 family each; total cost, \$6,000; owner, East 14th St. Bldg. Co., 16 Court st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6215.

EAST 15TH ST, n e cor Av P, 2-story brick dwelling, 17x32, gravel roof, 1 family; cost, \$4,500; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 6212.

EAST 15TH ST, e s, 17 n Av P, three 2-story brick dwellings, 17x32, gravel roof, 1 family each; total cost, \$13,500; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 6211.

WILLIAMS AV, e s, 320 s Hegeman av, 2-story brick dwelling, 20x44, slag roof, 2 families; cost, \$4,000; owner, Eva Wiessman, Snediker av and New Lots rd; architect, S. Millman, 1780 Pitkin av. Plan No. 6249.

HENDRIX ST, e s, 18 n Jamaica av, three 2-story brick dwellings, 20x80, gravel roof, 2 families each; total cost, \$9,000; owner, Frank Richards, on premises; architect, W. C. Winters, 106 Van Siclen av. Plan No. 6250.

JAMAICA AV, n e cor Hendrix st, 2-story brick dwelling, 18x40, gravel roof, 2 families; cost, \$3,000; owner, Frank Richards, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 6251.

RAILROAD AV, s w cor West 32d st, three 1-story frame dwellings, 18x35, shingle roof, 1 family each; total cost, \$3,450; owner, Danl. F. McLaughlin, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6294.

MAPLE ST, w s, 8 n Sea Gate av, 2-story frame dwelling, 30x47.6, tile roof, 1 family; cost, \$3,000; owner, Marion T. Lemon, 69 South Elliott pl; architect, R. I. Dodge, 233 Broadway, Manhattan. Plan No. 6306.

## FACTORIES AND WAREHOUSES.

WEST 29TH ST, e s, 220 s Mermaid av, 1-story frame shop, 14x60, gravel roof; cost, \$850; owner, Chas. Mann, 2959 West 25th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6224.

20TH ST, n s, 70 e 4th av, 1-story brick storage, 20x36, slag roof; cost, \$800; owner, Milo Lombardi, 366 3d av; architect, M. J. Conway, 400 Union st. Plan No. 6166.

42D ST, n s, 87 w 5th av, 2-story brick storage, 13x20, metal roof; cost, \$700; owner, Clementile Carle, 514 47th st; architect, F. B. McDuffie, 65 Clifton pl. Plan No. 6293.

## HOSPITALS AND ASYLUMS.

BROOKLYN AV, s e cor President st, 5-story brick hospital, 92.8x41.2, tile roof; cost, \$75,000; owner, House of St. Giles the Cripple, on premises; architect, Wm. O. Ludlow, 101 Park av, Manhattan. Plan No. 6197.

## HOTELS.

BEDFORD AV, n w cor Dean st, 6-story brick hotel, 142x76.7, tile roof; cost, \$150,000; owner, Louis F. Seitz, 1111 Dean st; architect, M. W. Morris, 82 Wall st, Manhattan. Plan No. 6248.

## STABLES AND GARAGES.

HENRY ST, n e cor President st, 1-story brick garage, 37.6x60, gravel roof; cost, \$2,000; owner, Maria Sabatino, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 6172.

13TH ST, s s, 77.10 w 7th av, 1-story brick garage, 20x25, slag roof; cost, \$1,500; owner, Richard K. McIlroy, 163 Linden av; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 6188.

38TH ST, n s, 292.10 w Ft. Hamilton av, 1-story frame shop and garage, 21x33.6, slag roof; cost, \$400; owner, Herman C. Peterson, 39th st and 9th av; architects, Rupp Bros., Inc., 189 Montague st. Plan No. 6196.

OCEAN PARKWAY, w s, 180 s Cortelyou rd, 1-story brick garage, 19x20, tin roof; cost, \$500; owner, Francis Lind, 181 Fenimore st; architect, J. N. Ehrenberg, 1050 Lowell st, Manhattan. Plan No. 6271.

## STORES AND DWELLINGS.

13TH AV, n w cor 44th st, five 1-story frame store and dwellings, 28.2x70, gravel roof, 2 families each; total cost, \$10,000; owner, Morris Brenstock, 1258 47th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 6183.

## STORES AND TENEMENTS.

CHRISTOPHER AV, w s, 164.9 s Livonia av, 4-story brick store and tenement, 64.9x89, slag roof, 4 families; cost, \$30,000; owner, Philip Brody, 503 Sutter av; architect, E. M. Adelsolm, 1776 Pitkin av. Plan No. 6170.

14TH AV, n e cor 44th st, 1-story brick stores, 20x20, slag roof; cost, \$800; owner, Jos. Pines, 1221 42d st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 6238.

14TH AV, s e cor 43d st, 1-story brick store, 20x20, slag roof; cost, \$800; owner, Jos. Pines, 1221 42d st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 6239.

14TH AV, s w cor 44th st, 1-story brick stores, 30x20.2, slag roof; cost, \$1,200; owner, Jos. Pines, 1221 42d st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 6237.

12TH AV, s w cor 50th st, 4-story brick store and tenement, 50x85, tin roof, 14 families; cost, \$28,000; owner, Paul J. Connelly, 5107 New Utrecht av; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 6304.

DITMAS AV, n s, 57 e East 22d st, two 4-story brick tenements, 52x81, gravel roof, 16 families each; total cost, \$60,000; owner, Abr. Marcus, 1770 Park pl; architect, Benj. Cohn, 361 Stone av. Plan No. 6287.

EAST 15TH ST, w s, 340 n Av J, 4-story brick tenement, 40x89, gravel roof, 16 families; cost, \$30,000; owner, Oakcrest Apartments, Inc., 26 Court st; architect, Arthur J. Raymond, same address. Plan No. 6282.

EAST 22D ST, n e cor Ditmas av, 4-story brick tenement, 51x91.1, gravel roof, 19 families; cost, \$35,000; owner, Abr. Marcus, 1770 Park pl; architect, Benj. Cohn, 361 Stone av. Plan No. 6286.

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MISCELLANEOUS.

JOHNSON AV, s s, 75 w Bogart st, 1-sty brick rendering building, 22x104, gravel roof; cost, \$6,000; owners, Robert Plaut & Son, 334 Johnson av; architect, Jos. Himmelsbach, 90 West st, Manhattan. Plan No. 6193.

WILLOUGHBY AV, n s, 291.6 e Marcy av, 1-sty brick laboratory, 19.6x21, tin roof; cost, \$900; owner, Ida Pearlman, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 6295.

Queens.

APARTMENTS, FLATS AND TENEMENTS.  
L. I. CITY.—9th av., e s, 605 s Flushing av, 5-sty brick tenement, 54x77, slag roof, 25 families; cost, \$35,000; owner, Nich Nehrbauer, 581 9th av, L. I. City; architect, F. Braun, 585 9th av, L. I. City. Plan No. 2885.

CHURCHES.

GLENDALE.—Central av, s w cor Hooker st, erect 1-sty frame portable church, 30x66, rubberoid roof; cost, \$6,000; owner, Rev. P. Beck, 63 Linden st; architect, L. Almendinger, 926 Broadway, Brooklyn. Plan No. 2898.

DWELLINGS.

JAMAICA.—Douglas st, s s, 375 e Brenton av, two 2-sty frame dwellings, 14x34, tar and gravel roof, 1 family; cost, \$1,000; owner, L. E. Anderson, 32 Union av, Jamaica; architect, F. B. Anderson, 32 Union av, Jamaica. Plan No. 2892.

RICHMOND HILL.—Greenwood av, w s, 100 n Belmont av, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,100; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, F. Wormberger, 30 Snediker av, Union Course. Plan No. 2884.

WOODHAVEN.—Woodland av, e s, 333 n Jamaica av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Wilson Realty Co., Freeport, L. I.; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2890-91.

BAYSIDE.—Lamertine av, s w cor Mickle pl, 1-family frame dwelling, 26x75, shingle roof; cost, \$4,200; owner and architect, Wm. Parkinson, Bayside, L. I. Plan No. 2904.

BAYSIDE.—Waverly pl, s s, 60 w Highwood rd, 2-sty frame dwelling, 25x25, shingle roof; cost, \$4,000; owner, Geo. Handen, 3d st, Bayside. Plan No. 2905.

BAYSIDE.—Crocheron av, s s, 100 e Chambers st, two 2-sty frame dwellings, 25x25, shingle roof; total cost, \$8,000; owner, as above. Plan Nos. 2906-2907.

CORONA.—Baylis st, e s, 414 s Park av, 2-sty frame dwelling, 17x36, shingle roof; cost, \$1,800; owner, L. A. Helm, 44th st, Corona; architect, W. Helm, Corona. Plan No. 2916.

HOLLIS.—Irvington av, e s, 100 n Chichester av, 2-sty frame dwelling, 28x34, shingle roof; cost, \$4,000; owner and architect, as above. Plan No. 2918.

HOLLIS.—Chichester av, s s, 80 w Ulster st, 2½-sty frame dwelling, 22x35, shingle roof; cost, \$4,000; owner, W. Wooden, Richmond Hill; architect, E. Jackson, Fulton st, Jamaica. Plan No. 2917.

JAMAICA.—Prospect st, e s, 125, 175, 225, 275 s State st, four 2-sty frame dwellings, 16x16, shingle roof; total cost, \$8,000; owner and architect, as above. Plan Nos. 2912-2915.

JAMAICA.—State st, s s, 50 and 75 e Prospect st, two 2-sty frame dwellings, 16x34, shingle roof; total cost, \$4,000; owner, Ignatz Wohl, Jamaica; architect, as above. Plan No. 2911.

MIDDLE VILLAGE.—Wayne st, n s, 122 e Proctor, 2-sty frame dwelling, 20x50, tar roof; cost, \$2,000; owner, B. Bolonik, 1682 Prospect pl, Brooklyn; architect, M. Perlstein, Middle Village. Plan No. 2922.

SPRINGFIELD.—L. I. Traction R. R., n s, 646 e Farmers av, 2-sty frame dwelling, 14x22, shingle roof; cost, \$1,200; owner, M. Van Vorhie, Main av, Springfield. Plan No. 2919.

JAMAICA.—Rock rd, e s, 62 and 91 n Atlantic st, erect two 3-sty brick dwellings, 22x75, tar roof; total cost, \$12,000; owner, Herbert O'Brien, Rockaway rd, Jamaica; architect, H. Lunning, 68 Leggett av, Woodhaven. Plan Nos. 2901-2902.

RIDGEWOOD.—Nimrod st, w s, 190 s Grandview av, erect one 2-sty brick dwg, 19x55, tin roof; cost, \$4,000; owner, Frank L. Reicert, 1395 Myrtle av; architect, F. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 2897.

ROCKAWAY BEACH.—Dodge av, w s, 339 s Boulevard, erect one 2-sty brick dwelling, 24x45, tar roof; cost, \$3,500; owner, D. Alessi, on premises; architect, P. Caplan, Rockaway Beach. Plan No. 2900.

STABLES AND GARAGES.

EDGEMERE.—Edgemere av, s w cor Surf av, 1-sty frame garage, 12x18, tin roof; cost, \$100; owner, P. J. Brennen, premises. Plan No. 2886.

ELMHURST.—Judge st, s s, 100 w Victor pl, 1-sty frame garage, 10x15, tin roof; cost, \$100; owner, Thos. Snediker, premises. Plan No. 2889.

RICHMOND HILL.—Prospect av, e s, 100 n Jamaica av, 1-sty frame garage, 40x20, metal roof; cost, \$250; owner, Theresa Schmand, Prospect av, Richmond Hill. Plan No. 2888.

BELLAIRE COURT.—Queens parkway, n s, 40 e Filmore av, frame garage, 11x11, shingle roof; cost, \$150; owner, Henry Kligenbeck, Jamaica; architect, I. M. Kerby, Jamaica. Plan No. 2909.

UNION COURSE.—Syossett st, s s, 75 e Eldert lane, erect steel garage, 13x9; cost \$60; owner, C. Meiners, 87 Eldert lane, Union Course. Plan No. 2896.

WINFIELD.—Meyers av, w s, 200 n Hoffman blvd, erect one tile garage, 12x14, tar roof; cost \$200; owner, G. Alber, on premises. Plan No. 2899.

GLENDALE.—Bishop av, w s, 380 s Metropolitan av, 2-sty brick cow stable, 54x128, tar roof; cost, \$5,000; owner, H. Goldberg, Walling st, Glendale; architect, M. Perlstein, Glendale. Plan No. 2923.

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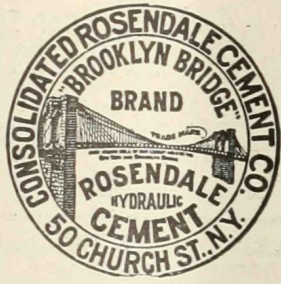

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### Contemplated Construction—Queens (Cont'd).

MASPETH.—Betts av, w s, 340 n Old Town highway, 2-sty brick cow stable, 74x79, tar roof; owner, Gimpel Bros., Colins av, Maspeth; architect, as above. Plan No. 2924.

MISCELLANEOUS.  
AQUEDUCT.—Bergen creek and Remington st, 1-sty frame boat house, 12x24, tin roof; cost, \$125; owner, W. F. Cerney, 562 Ridgewood av, Brooklyn. Plan No. 2887.

GLENDALE.—Morris av, s e cor L. I. R. R., coal pocket, 40x70, tar roof; cost, \$9,000; owner, B. Ernst, Cooper av, Glendale; architect, Harry Assuson, 404 8th av, Brooklyn. Plan No. 2903.

MASPETH.—Clinton av, s s, 100 w Cleremont av, 1-sty frame store, 18x25, tin roof; cost, \$250; owner, Julia Waletzky, Hull av, Maspeth. Plan No. 2920.

MIDDLE VILLAGE.—Fulton av, e s, 400 n Market st, 1-sty frame shed, 20x11, tin roof; cost, \$100; owner, I. Kramer, 26 Fulton av, Middle Village. Plan No. 2921.

### Richmond.

#### DWELLINGS.

FOREST ST, s s, 309 w Old Stone rd, Bull's Head, 1-sty frame dwelling, 18x26; cost, \$880; owner, Robert Klose, Bull's Head; builder, F. H. Skerritt, Bull's Head. Plan No. 763.

ANNADALE RD, w s, 1/2 mile n Washington av, Tottenville, 2 1/2-sty frame dwelling, 28x30; cost, \$3,000; owner, Mrs. Belle Marshall, Princess Bay; architect, Geo. Marshall, Princess Bay; builder, John Houseman, Castleton Corners. Plan No. 771.

BREHAUT AV, w s, Tottenville, 1 1/2-sty frame dwelling, 22x28; cost, \$2,400; owner, W. Palmer, Jr., Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 767.

FOREST AV, s s, 200 w Richmond av, Port Richmond, 2-sty frame dwelling, 20x26; cost, \$1,700; owner, Henry Krull, West Brighton; architect and builder, John C. Haabstad, Port Richmond. Plan No. 765.

HOLCOMB AV, w s, 282 n Journal av, Tottenville, 1 1/2-sty frame dwelling, 19x36; cost, \$1,600; owner, Max Groth, 347 52d st, Brooklyn; architect and builder, C. O. Peterson, Tottenville. Plan No. 769.

LAWN AV, s s, 50 w 3d st, New Dorp, 1-sty frame bungalow, 17x27; cost, \$500; owner, Annie Casse, New Dorp; architect and builder, McCourt Bros., South Beach. Plan No. 773.

MIDLAND AV, e s, 40 s 9th st, Midland Beach, 1-sty frame bungalow, 16x45; cost, \$100; Madeline Keegan, Midland Beach; builder, Jos. Keegan, Midland Beach. Plan No. 762.

PERRY AV, w s, 260 s Purdy pl, Tompkinsville, 1 1/2-sty frame dwelling, 28x30; cost, \$2,000; owner, Margaret F. Noble, New Brighton; architect, Sears, Roebuck Co., Chicago, Ill.; builder, David Noble, New Brighton. Plan No. 770.

WASHINGTON AV, 148 e Richmond rd, Egbertville, 1-sty frame bungalow, 15x21; cost, \$200; owner, Mary E. Yonds, Egbertville; builder, Henry Yonds, Egbertville. Plan No. 774.

#### STABLES AND GARAGES.

OAKLAND AV, w s, 80 n Carey av, West Brighton, 1-sty frame garage, 12x20; cost, \$150; owner, Anna Hermansen, West Brighton; builder, H. Hermansen, West Brighton. Plan No. 764.

#### MISCELLANEOUS.

RAILROAD, s s, 92 w Seaside av, Eltingville, 1-sty frame station, 26x12; cost, \$800; owner, architect and builder, Staten Island Railway Co., St. George. Plan No. 772.

SURF AV, s s, opposite Rockaway st, Tottenville, 1-sty frame life saving station, 30x40; cost, \$800; owner, Raritan Bay Park Life Saving Corp, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 768.

BAY WAY & CLERMONT AVS, cor., Tottenville, frame platform, 30x50; cost, \$200; owner, Raritan Bay Park Ass'n, Inc., Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 766.

### PLANS FILED FOR ALTERATIONS.

#### Manhattan.

ALLEN ST, 165, mason work, removal of partitions to two 4-sty brick stores and tenements; cost, \$500; owner, Isaac Corsin, 1731 Broadway, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 3355.

HARRISON ST, 3, cooling tower, condenser, liquor cooler, steel supports to 7-sty brick cold storage warehouse; cost, \$5,190; owner, Joseph J. O'Donohue, 334 5th av; architect, B. H. Coffey, 50 Broad st. Plan No. 3345.

HOUSTON ST, 111-117 East, door openings, fireproof doors, terra cotta stair enclosure, removal of partition to 8-sty brick theater and loft building; cost, \$200; owner, Louis Minsky, 111 East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3353.

JUMEL PL, 29, mason work, iron work, cinder concrete floor to 5-sty brick stable; cost, \$500; owner, Hackett Estate, Geo. F. Payne, executor, 1978 Amsterdam av; architect, Ralph A. Euell, 2472 8th av. Plan No. 3372.

LERROY ST, 16, sheet iron vent duct, skylight to 2 1/2-sty brick dwelling; cost, \$200; owner, Emma Nangle, 19 Bank st; architect, Chas. M. Straub, 147 4th av. Plan No. 3386.

PEARL ST, 37, brick chimney to 5-sty brick store and lofts; cost, \$300; owners, H. W. St. John & Co., 37 Pearl st; architect, A. D. Kelley, 4 Gold st. Plan No. 3342.

READE ST, 2-4-6, fire-escapes to 4-sty brick factory loft building; cost, \$300; owner, Helen Butter, care Wm. A. White & Sons, 62 Cedar st; architect, Alphonse J. Fritschy, 604 Greenwich st. Plan No. 3387.

WASHINGTON PL, 9, bulkhead, iron staircase to 5-sty brick loft building; cost, \$150; owner, Max Manhein, 9 Washington pl; architect, Wm. C. Winters, 108 Van Siclen av, Brooklyn. Plan No. 3367.

WAVERLY PL, 112, skylight to 1-sty brick studio; cost, \$90; owner, Di Andelmont Estate, agents, Robinson & Brown Co., 14 Wall st; architect, Hans Helm, 943 6th av. Plan No. 3358.

9TH ST, 410 East, mason work, extension of flue, sliding doors, removal of partitions to 3-sty brick tenement; cost, \$500; owner, Annie Kaladinker, 410 East 9th st; architect, Otto Reissmann, 147 4th av. Plan No. 3356.

9TH ST, 713-15 East, partition to 6-sty brick store and tenement; cost, \$100; owner, Wolf Singer, 646 Lenox av; architect, Otto Reissmann, 147 4th av. Plan No. 3357.

14TH ST, 523-549 East, mason work to 4-sty brick car house; cost, \$50; owners, Dry Dock, East Broadway & Battery Railroad Co., 2396 3d av; architect, Geo. H. Pegram, 165 Broadway. Plan No. 3344.

17TH ST, 113-119 West, screened stairway, balconies, windows openings, passageway to 6-sty brick store and lofts; cost, \$2,500; owner, Edw. Jansen, 110 West 18th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3341.

22D ST, 230 West, doorway, removal of partitions to 3-sty brick dwelling; cost, \$50; owner, Mrs. Elizabeth Carrington, 230 West 22d st; architect, Frank W. Harris, 230 West 22d st. Plan No. 3368.

31ST ST, 211 East, doorway, fireproof doors, removal of stoop, painting to 3-sty brick dwelling; cost, \$1,500; owner, St. Stephen's Church, Most Rev. John M. Farley, 452 Madison av; architect, Dennis W. Davin, 74 Irving pl. Plan No. 3343.

32D ST, 20 East, removal of encroachments to 4-sty brick dwelling; cost, \$1,200; owner, Dr. William F. Mittendorf, 140 Madison av; architect, George Butler, 62 West 45th st. Plan No. 3352.

34TH ST, 142 West, doorway, board partition to 4-sty brick lodging house; cost, \$200; owner, Vernet B. Mott, 42 Broadway; architect, Samuel Katz, 1 Madison av. Plan No. 3371.

36TH ST, 132 West, doorway to 4-sty brick dwelling; cost, \$30; owner, Mary Lully, 132 West 36th st; architect, Wm. J. Russell, 1476 Broadway. Plan No. 3359.

40TH ST, 541-543 West, fireproof stair tower, fireproof doors, fireproof windows, plaster board and galvanized sheet iron ceilings, flues, plumbing to 4-sty brick garage; cost, \$3,500; owner, Burns Bros., Michael Burns, Pres., 55 Church st; architect, James W. Cole, 403 West 51st st. Plan No. 3364.

40TH ST, East, n s, 216 e 1st av, steel beams and girders, reinforced cinder concrete roof, mason work, concrete blower duct, sheet metal window frames and sash, folding door, concrete floor to 1-sty brick transformer station; cost, \$2,700; owner, New Amsterdam Gas Co., 130 East 15th st; architect, W. Weissberger, Jr. Plan No. 3361.

44TH ST, 257 West, brick chimney to 4-sty brick apartment; cost, \$300; owner, William Waldorf Astor, attorney, Clarence W. Baldwin, 26 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 3351.

46TH ST, 126-132 West, terra cotta block partitions, fireproof doors, iron vault doors to 12-sty brick store and loft; cost, \$300; owner, Leavitt Realty Co., 126 West 46th st; architect, Henry H. Holly, 39-41 West 27th st. Plan No. 3365.

48TH ST, 157 East, fire escapes, fireproof windows to 4-sty brick factory; cost, \$200; owner, John C. Clark, 331 Madison av; architect, Daniel G. Malcolm, 331 Madison av. Plan No. 3349.

56TH ST, 109-121 West, toilet rooms, window openings, tile floors, marble base to 13-sty brick hotel; cost, \$500; owner, G. E. Coleman, 126 West 56th st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3363.

59TH ST, 9-11-13 East, galvanized iron, wire glass skylight, metal roof covering to 5-sty brick store, office and studios; cost, \$725; owner, Frederick Ayer, 1004 Oliver Building, Boston, Mass; architect, A. W. Schwartz, 162 West 20th st. Plan No. 3360.

61ST ST, 109 East, change of entrance, stucco front, bay windows, stair, bath rooms to 5-sty brick dwelling; cost, \$10,000; owner, Edinburgh Realty Corporation, Jas. Bishop, president, 82 East 56th st; architects, Severance & Van Alen, 4 West 37th st. Plan No. 3346.

65TH ST, 242-244 East, fireproofing, fireproof doors, iron shutters, gasoline tanks to 2-sty brick garage; cost, \$500; owner, Ferdinand Reinart, 16 Av J, Flatbush; architects, Howell & Howell, 1182 Broadway. Plan No. 3384.

115TH ST, 434 West, metal covered store front to 6-sty brick store and tenement; cost, \$300; owner, Barnet Yumansky, 1117 Amsterdam av; architects, Horenburger & Barden, 122 Bowery. Plan No. 3366.

181ST ST, 568 West, steel beams to 2-sty brick bakery; cost, \$75; owner, Isaac Cohn, 600 West 183d st; architect, S. S. Sugar, 600 West 181st st. Plan No. 3347.

AV C, 21-23, metal covered store front to 6-sty brick store and tenement; cost, \$300; owner, Max Ress, 242 West 112th st; architect, Jacob Fisher, 25 Av A. Plan No. 3370.

BROADWAY, 1416 and 1418, mason work, door openings, fireproof doors to 5-sty brick restaurant and office building and 5-sty brick restaurant and hotel; cost, \$350; owner, Adolph Lorber, 1420 Broadway; architect, Emery Roth, 405 Lexington av. Plan No. 3350.

BROADWAY, 1769-1787, metal covered store front to 4-sty brick store and office building; cost, \$100; owner, Jacob Wertheim, 30 East 42d st; architect, Otto Reissmann, 147 4th av. Plan No. 3388.

COLUMBUS AV, 283, plaster block partitions to 5-sty brick store and tenement; cost, \$400; owner, Frederick A. Clark, 149 Broadway; architect, John Boyd, 284 Columbus av. Plan No. 3362.



LEXINGTON AV, 1105, removal of stoop, mason work to 3-sty brick dwelling; cost, \$200; owner, Paul R. Reynolds, 1105 Lexington av; architect, Howard Major, 281 5th av. Plan No. 3348.

7TH AV, 1974, store fronts to 5-sty brick stores and dwelling; cost, \$300; owner, Sonn Bros., 149 Church st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 3369.

7TH AV, 422, extension to 4-sty brick store and offices; cost, \$600; owner, Louis Voelken, 160 West 35th st; architect, Morris Schwartz, 194 Bowery. Plan No. 3385.

9TH AV, 736, 1-sty brick extension, lowering of 1-sty tier of beams, partitions, plumbing fixtures, store front, stucco finish to 3-sty brick store and tenement; cost, \$1,000; owner, Bernard Kempner, 7 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3340.

10TH AV, 551, metal covered store front to 5-sty brick stores and tenement; cost, \$500; owner, Muller Estate, 1737 Broadway; architect, George M. Landsman, 500 5th av. Plan No. 3354.

**Bronx.**

134TH ST, 500 to 508, new piers, new beams to 5-sty brick factory; cost, \$2,110; owners, The Staib Abendschein Co., Geo. F. Abendschein, on premises, treasurer; architect, Royal J. Mansfield, 135 William st. Plan No. 470.

ALEXANDER AV, 164, new store front, new partitions to 3-sty brick store and dwelling; cost, \$500; owner, Wm. J. McGarry, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 471.

MORRIS PARK AV, s s, 50 e Holland av, 1-sty frame extension, 22x15, to 2-sty frame store and dwelling; cost, \$300; owner, Henrietta Gitelson, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 469.

RIVERDALE AV, e s, 95 n 259th st, new partitions to 3-sty frame store and tenement; cost, \$200; owner, Estate of Thos. Graney, 535 Walton av; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 472.

**Brooklyn.**

BRADFORD ST, 374, exterior alterations to 3-sty stores and tenement; cost, \$950; owners, Abr Hacker & ano., on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6192.

COOK ST, 236, interior alterations to 3-sty tenements; cost, \$300; owner, Jacob Cohen, 993 Flushing av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6291.

DEVOE ST, 285, interior alterations to two 3-sty frame tenements; cost, \$500; owner, Mary Zentgraf, on premises; architect, Louis P. Groerer, 660 Grand st. Plan No. 6270.

ECKFORD ST, 316, interior alterations to 3-sty dwelling; cost, \$100; owner, Saml. Walter, 259 Flatbush av; architect, John G. Dreyer, 75 Oakland st. Plan No. 6232.

FLEET PL, 10, plumbing to 3-sty tenement; cost, \$100; owner, Anne Feeley, 444 55th st; architect, Wm. A. Nugent, 61 DeKalb av. Plan No. 6220.

FULTON ST, 2970, interior alterations to 1-sty motion pictures; cost, \$500; owner, Benj. W. Bonsall, 166 Fulton st; architect, same. Plan No. 6171.

FULTON ST, 1329-31, extension on 2-sty storage; cost, \$1,600; owner, John Ferguson, 1325 Fulton st; architect, —. Plan No. 6245.

JAVA ST, 242-6, extension to 1-sty marble works; cost, \$400; owner, Standard Marble Works, on premises; architects, Phil Tillion & Son, 381 Fulton st. Plan No. 6303.

JAY ST, 117, plumbing to 4-sty store and tenement; cost, \$100; owner, Wm. G. Hemberg, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6217.

PIERREPONT ST, 3, plumbing to 4-sty dwelling; cost, \$500; owner, Stephen H. Loimes, 152 Columbia st; architect, Harry M. Randall, 70 Fulton st, Manhattan. Plan No. 6273.

SCHAEFFER ST, 63, extension on 2-sty stable; cost, \$800; owner, John Brunning, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 6241.

STEBEN ST, 174-204, new elevators; cost, \$2,500; owner, Pratt Institute, 207 Ryerson st; architect, Gurney Elev. Co., 62 West 45th st, Manhattan. Plan No. 6283.

STOCKTON ST, 143-5, interior alterations to two 3-sty tenements; cost, \$600; owner, Max Rieder, 335 Stockton st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6185.

WALTON ST, 9, plumbing to 3-sty tenement; cost, \$200; owner, Chas. A. Wulf, 154 Monroe st; architect, D. A. Lucas, 98 3d st. Plan No. 6247.

SOUTH 3D ST, 292-314, interior alterations and plumbing to 11-sty factory; cost, \$8,000; owner, American Sugar Refining Co., 117 Wall st, Manhattan; architect, Godfrey Engel, 126 Winthrop st. Plan No. 6194.

NORTH 6TH ST, 129, exterior and interior alterations to 3-sty office and dwelling; cost, \$1,200; owner, Anthony F. Yacunda, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 6226.

11TH ST, 129-30, exterior alterations to 2-sty factory; cost, \$150; owner, Eclipse White Lead Co., on premises; architect, W. H. Werth, 358 17th st. Plan No. 6278.

EAST 13TH ST, 302, extension on 2 1/2-sty dwelling; cost, \$500; owner, Edw. J. Kenny, on premises; architects, Sleg & Bryson, 154 Montague st. Plan No. 6272.

18TH ST, 335, interior alterations to 3-sty tenement; cost, \$350; owner, Jas. S. Petillo, on premises; architect, W. H. Werth, 358 17th st. Plan No. 6279.

62D ST, 1105, plumbing to 2-sty dwelling; cost, \$200; owner, Mrs. N. Scarpa, 6205 11th av; architect, C. A. Olsen, 1209 68th st. Plan No. 6285.

EAST 92D ST, 1391-1393, extension to 2-sty dwelling; cost, \$1,000; owner, A. Barnett, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6235.

BELMONT AV, n s, from Warwick to Ashford sts, new windows to 5-sty P. S. No. 158; cost, \$850; owner, City of New York; architect, C. J. B. Snyder, 161 Livingston st. Plan No. 6191.

DE KALB AV, 847, exterior and interior alterations to 2-sty dwelling; cost, \$750; owner, Abraham D. Epstein, 78 Rush st; architect, Wm. Debus, 86 Cedar st. Plan No. 6236.

EVERGREEN AV, 269, extension to 2-sty dwelling; cost, \$250; owner, Mary Fritsch, on premises; architect, Louis Kessler. Plan No. 6177.

FLATBUSH AV, 846, show windows to 4-sty tenement; cost, \$350; owner, Clarence D. Stone, 49 Gordon pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 6298.

FLUSHING AV, 989, interior alterations to 3-sty store and tenement; cost, \$300; owner, Jacob Cohen, 993 Flushing av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6290.

GLENMORE AV, 590, interior alterations to 2-sty store and tenement; cost, \$200; owners, Anna Solch & ano., on premises; architect, L. F. Schillinger, 167 Van Sielen av. Plan No. 6207.

IRVING AV, 196, interior alterations to 3-sty store and tenement; cost, \$225; owner, Abr. Cherborsky, 624 Broadway; architect, Jacob Lubroath, 186 Remsen st. Plan No. 6187.

KENT AV, 334-54, interior alterations and plumbing to 7-sty factory; cost, \$3,500; owner, American Sugar Refining Co., 117 Wall st, Manhattan; architect, Godfrey Engel, 126 Winthrop st. Plan No. 6195.

KENT AV, 269-89, exterior and interior alterations to 2-sty garage; cost, \$9,750; owner, American Sugar Refining Co., 117 Wall st, Manhattan; architect, Godfrey Engel, South 4th st and Kent av. Plan No. 6253.

KINGSLAND AV, 94, exterior and interior alterations to 2-sty dwelling; cost, \$900; owner, Frank Schualdi, 96 Kingsland av; architect, D. Salvati, 525 Grand st. Plan No. 6262.

KNICKERBOCKER AV, 538, exterior and interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Florian Menninger, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 6190.

KNICKERBOCKER AV, 366, extension to 3-sty store and tenement; cost, \$1,000; owner, Solomon Rosenblum, 1544 Union sq; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 6208.

LENOX RD, 289, extension to 2-sty dwelling; cost, \$100; owner, Marg't Boylan, on premises; architect, Chas. Boylan, 289 Lenox rd. Plan No. 6285.

MANHATTAN AV, 1006, interior and exterior alterations to 3-sty store and tenement; cost, \$200; owner, Amelia Levy, 984 Manhattan av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 6175.

NOSTRAND AV, 569, extension to 3-sty store and dwelling; cost, \$2,500; owner, Geo. H. Reynolds, 1361 Union st; architects, Koch & Wagner, 26 Court st. Plan No. 6214.

PARK AV, 348, exterior and interior alterations to 5-sty factory; cost, \$700; owners, Rigny & Co., H. W. Jacobson, president, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 6198.

PUTNAM AV, 72, extension to 1-sty garage; cost, \$1,000; owner, Brooklyn Auto Livery Co., on premises; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 6264.

RALPH AV, 231, exterior and interior alterations to 2-sty school; cost, \$400; owner, Leon Luft, 171 St. Nicholas av; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 6230.

TOMPKINS AV, 328, interior alterations to 3-sty store and dwelling; cost, \$600; owner, Abr. Siskin, 189 Reid av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6269.

WYCKOFF AV, 323, exterior and interior alterations to 3-sty store and tenement; cost, \$400; owner, Saml. Davidson, 220 Van Buren st; architect, Lew Keon, 9 Debevoise st. Plan No. 6203.

3D AV, 787, plumbing to two 3-sty tenements; cost, \$2,000; owner, Jacob Schacher, on premises; architect, Louis V. Spenaport, 68 Bedford av. Plan No. 6267.

3D AV, 5303, interior alterations to 4-sty store and dwelling; cost, \$460; owner, Wm. Szerlip, 421 Boulevard, Rockaway Park; architect, Chas. Brann, 459 41st st. Plan No. 6296.

4TH AV, 5306, interior alterations and plumbing to 2-sty store and dwelling; cost, \$200; owner, Benj. Slotnick, 5306 4th av; architect, Emil J. Ericson, 5418 5th av. Plan No. 6263.

5TH AV, 98, increase seating capacity of 3-sty moving pictures; cost, \$200; owner, Chas. Suozzo, 663 Baltic st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6189.



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*Plans Filed, New Buildings, Brooklyn (Con.).*

11TH AV. 6201. plumbing to 2-sty store and dwelling; cost, \$200; owner, Mrs. N. Scarpa, 6205 11th av.; architect, C. A. Olsen, 1209 68th st. Plan No. 6266.

**Queens.**

COLLEGE POINT.—17th st, w s, 100 s Av C, raise frame shed, 14x10, to be used as a dwelling, 1-sty, tar roof; cost, \$250; owner, J. O'Connor, 768 9th av. Manhattan; architect, L. Rouchenberger, College Point. Plan No. 2025.

FLUSHING.—Bowne av, 342, build bay window in frame dwelling, 18x24; cost, \$150; owner, Geo. Leek, premises. Plan No. 2016.

FLUSHING.—Broadway, s s, 30 w Prince st, new store front in brick store; cost, \$400; owner, Chas. Klinger, on premises. Plan No. 2021.

FLUSHING.—Depot lane, n s, 300 w Lawson st, erect new brick foundation for 2-sty brick hotel, 30x56; cost, \$2,500; owner, Jos. Wegmann, Flushing; architect, J. R. Savage, Garden City, L. I. Plan No. 2007.

JAMAICA.—Fulton & Union Hall sts, install elevator in office building; cost, \$4,500; owner, City of New York; architect, Elevator Co., 250 11th av, Manhattan. Plan No. 2024.

MIDDLE VILLAGE.—Nagy st, w s, 387 n Metropolitan av, erect 2-sty frame extension, 24x7, tar roof; cost, \$200; owner, estate of J. Luckel, on premises. Plan No. 2008.

OZONE PARK.—Oakley av, 300 n Belmont av, erect outside stairway on frame dwelling, 20x30; cost, \$75; owner, Mrs. Quackenbusch, on premises. Plan No. 2002.

OZONE PARK.—Freedom av, w s, 100 n Grafton av, plumbing to frame dwelling; cost, \$120; owner, L. D. Urgolo, on premises. Plan No. 2009.

RICHMOND HILL.—Metropolitan av, n s, 52 e Gould st, interior alterations to frame store and dwelling; cost, \$400; owner, Rafacele Giurdano, on premises. Plan No. 2010.

RICHMOND HILL.—Orchard av, s w cor Waterbury av, install plumbing in dwelling; cost, \$100; owner, C. Kornfeld, 49 Waterbury av. Plan No. 2003.

RICHMOND HILL.—Briggs av, e s, 200 n Ridgewood av, plumbing to dwelling; cost, \$60; owner, W. G. Geisberg, on premises. Plan No. 1998.

RICHMOND HILL.—Vine st, w s, 180 s Jerome av, plumbing to dwelling; cost, \$55; owner, W. H. Shier, on premises. Plan No. 1999.

WOODHAVEN.—Old South rd, n s, 575 w Woodhaven av, interior alterations to frame store and dwelling, 20x50; cost, \$200; owner, Giacomo D'Avarize, 10 Old South rd; architect, J. Monda, 3938 Broadway, Woodhaven. Plan No. 2004.

**Richmond.**

BROOK & THOMPSON STS, n e cor, Stapleton, general interior alterations to frame moving picture theatre; cost, \$4,500; owners, Rubsam & Horrmann, Stapleton; architect, Jas. Whitford, St. George; builder, Henry Spruck & Son, Stapleton. Plan No. 362.

JERSEY ST, w s, 100 s Hill st, New Brighton, general interior alterations to frame store and dwelling; cost, \$4,325; owner, Julia Klauer, Rosebank; architect and builder, Jos. Keenan, New Brighton. Plan No. 361.

SHARROTT ST, e s, 1,375 s Shore rd, Kreischerville, general repairs to frame dwelling; cost, \$300; owner, C. H. Nielsen, Kreischerville; builder, H. R. Turner, Rossville. Plan No. 359.

DOUGLASS RD, n s Emerson hill, Concord, 1-sty addition to frame dwelling; cost, \$400; owner, Lucille Van Slyke, Concord; architect and builder, A. Di Brizzi, Stapleton. Plan No. 356.

JEWETT & HOUGHWOUT AVS, s w cor, West New Brighton, new roof and floor to frame dwelling; cost, \$650; owner, Geo. M. Matthias, West New Brighton; builder, R. H. Leadley, Port Richmond. Plan No. 360.

MAPLE AV, 50, Port Richmond, masonry and new roof to frame dwelling; cost, \$225; owner, John Barnes, Port Richmond; builder, Fred Deppe, West New Brighton. Plan No. 358.

WINANT AV, e s, 950 s Boulevard, Great Kills, floor beams to frame dwelling; cost, \$450; owner, Mr. Durtzbacher, Great Kills; builder, Wm. Peters, Great Kills. Plan No. 357.

**NEW JERSEY NEWS.**

**Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.**

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Sept. 5. The location is given, but not the owner's address:

NEWARK.—Louis & Philip Wishevsky, 294 West Kinney st, 3-sty frame, alteration, \$500; August Bergerow, 946 Broad st, 4-sty brick, alteration, \$600.

CLIFFSIDE PARK.—Salvatore Bernardo, n side Cliff st, 185 ft. e of Anderson av, 3-sty brick, \$15,000.

WEST NEW YORK.—Casimiro Capozzi, s e cor 11th and Madison sts, 5-sty brick, \$51,000.

JERSEY CITY.—Herman Sasser, 9-13 Grand av, two 3-sty brick, \$18,000.

HARRISON.—Samuel Prenters, 103 South 4th st, 3-sty brick, \$8,000.

APARTMENTS, FLATS AND TENEMENTS.  
NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has completed plans for two 3-sty flats in South 12th st for John Ellerman, 420 South 10th st, owner and builder. Total cost, about \$18,000.

**DWELLINGS.**

ELIZABETH, N. J.—Excavating is under way for a 2½-sty frame residence, 20x46 ft., at 1089 Louisa st, for John Hazles, 552 South Park st, Elizabeth. Plans prepared privately. Max Jaffe, 432 Court st, Elizabeth, general contractor. Cost, about \$3,000.  
NEW JERSEY.

UPPER RIDGEWOOD, N. J.—Okro Company, Wilset Building, Ridgewood, is preparing plans for a 2½-sty frame residence, 37x32 ft., for R. J. Smythe, Fairmount rd, near Hillcrest rd, Upper Ridgewood. Cost, about \$6,500.

MAPLEWOOD, N. J.—H. King Conklin, 665 Broad st, Newark, has about completed plans for a 2½-sty brick residence at the corner of South Prospect st and Vernon terrace for George W. Munsick, assistant secretary of Prudential Insurance Co., 763 Broad st, Newark. Cost, about \$14,000.

PALISADE, N. J.—T. J. Dunn, Palisade Junction, Palisade, is preparing plans for a 2-sty terra cotta and stucco residence, 28x30 ft., on Edgewood lane, near Columbia av, to cost about \$6,000. Bids will be received by architect about Sept. 18.

NEWARK, N. J.—Frank Grad, American National Bank Building, Newark, has completed plans for a 2½-sty frame and stucco residence, 30x34 ft., at 93-95 Bragav av for Sabato Milone, owner and builder, 228 Hunterdon st. Cost, about \$6,000.

BELMAR, N. J.—Henri Vallet, 57 Lawton st, New Rochelle, N. Y., is preparing plans for a 2½-sty frame residence, 40x27 ft., on Inlet terrace for Morrison C. Colyer, 208 5th av, Belmar. Cost, about \$6,000.

**FACTORIES AND WAREHOUSES.**

NEWARK, N. J.—William E. Lehman, 738 Broad st, has completed plans for a leather factory at 508 Frelinghuysen av, corner of Legal st, for the Beaver Leather Co., Lewis & Buret W. Straus, proprietors, 440 Frelinghuysen av, owner and lessee. Frederick A. Phelps, Union Building, Newark, steam and electrical engineer. Cost, about \$60,000.

**MUNICIPAL WORK.**

MONTCLAIR, N. J.—The City of Montclair, City Hall, contemplates the construction of a sewer and pumping station in Grove st and Bloomfield av, east of City Line, to cost about \$30,000. About 11,000 feet of pipe will be necessary.

**PUBLIC BUILDINGS.**

BAYONNE, N. J.—John H. & Wilson C. Ely, Firemen's Building, Newark, have completed plans for a 2-sty stone city hall on Av C, between 27th and 28th sts, for the City of Bayonne, City Hall, D. J. Murphy, president of the Commission. Cost, about \$400,000.

**SCHOOLS AND COLLEGES.**

PLAINFIELD, N. J.—Plans have been completed and approved for the brick school on Evergreen av, for the Board of Education of Plainfield, H. R. Conger, clerk. Wilder & White, 500 Church st, Manhattan, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineer. Cost, about \$125,000.

HACKETTSTOWN, N. J.—William W. Rasmussen, 1133 Broadway, Manhattan, is preparing plans for addition and remodeling the public school here for the Board of Education, J. M. Sanders, president. Cost, about \$75,000.

**MISCELLANEOUS.**

GLEN GARDNER, N. J.—Bids will soon be readvertised to be received Oct. 5 by the State of New Jersey, Jos. E. Byers, chairman of Board of Managers, for a 2-sty hollow tile cow barn and 2 silos, from plans by George S. Drew, State House.

**Other Cities.**

**HOSPITALS AND ASYLUMS.**

ONEIDA, N. Y.—I. V. Van Duzer, Cazenovia, N. Y., is preparing plans for a 2½-sty hollow tile and red brick home for aged at Main and Jenkins sts for the Board of Managers of the Old Ladies' Home of Madison County, Mrs. R. M. Baker, president. Cost, about \$28,000. Bids will be received about Oct. 1.

**SCHOOLS AND COLLEGES.**

RENSSELAER, N. Y.—Robert D. MacPherson, 207 Arkay Building, Albany, N. Y., is revising plans for the 3-sty dormitory, 63x60 ft., at Lawrence and Herrick sts, for the Convent of Mercy, Mother Superior, Sister Helena, Lawrence and Herrick sts. Cost, about \$50,000.

**MUNICIPAL WORK.**

WALDEN, N. Y.—F. E. Estabrook, 75 2d st, Newburgh, has completed preliminary plans for a 3-sty brick municipal building, 100x90 ft., for the village of Walden. Cost, about \$55,000.

UTICA, N. Y.—John A. Hobbs, Stewart Building, is preparing sketches for a 2-sty brick and reinforced concrete fire station, 47x105 ft., at the southeast corner of Sunset av and Sunset pl, for the City of Utica, Board of Contract and Supply. Cost, about \$40,000.

**MISCELLANEOUS.**

BUFFALO, N. Y.—Clark, MacMullen & Riley, 101 Park av, Manhattan, engineers, have completed plans for a brick and stone freight and terminal station at the Michigan & Chicago & Louisiana Station, for the Lehigh Valley R. R. Co., 143 Liberty st, Manhattan, architect. Cost, about \$500,000.

**PERSONAL AND TRADE NOTES.**

OTTO REISSMANN, architect, has moved his offices from 30 1st st to 147 4th av.

W. L. STODDART, architect, will move his offices from 30 West 38th st to 9 East 40th st, September 15.

S. E. GAGE, architect, will move his offices about September 15 from 340 Madison av to 28 East 49th st.

FRANKLIN D. PAGAN, architect, 57 Lawton st, New Rochelle, N. Y., will retire from the practice of his profession October 1, 1914.

NEAL DUNNING, successor to Dunning & Dunning, architects, has opened offices for the practice of architecture at 70 Builders' Exchange, Buffalo, N. Y., and desires samples and catalogues from manufacturers interested in the building trades.

SAMUEL S. CONOVER and Walter S. Slifer, architects, have formed a partnership for the practice of their profession. The new firm, under the name of Conover & Slifer, have opened offices in the First National Bank Building, Lansdale, Pa., and desire catalogues and samples from manufacturers interested in the building trades.

ADAM E. FISCHER, architect, 373 Fulton st, Brooklyn, who is chairman of the Building Committee of the Wyckoff Heights Taxpayers, has written the State Factory Investigating Commission, that the association is in sympathy with the movement to consolidate the various city and State departments having jurisdiction over building inspection into one and lessen annoyance to property owners.

A. H. WHITESIDE has just been appointed vice-president and general sales-manager of the Goulds Manufacturing Company of Seneca Falls, New York, manufacturers of hand, triplex and centrifugal pumps. During the last fifteen years Mr. Whiteside has been connected with the Sterling Boiler Co. as Southern manager, with the Westinghouse Electric and Manufacturing Company as their Baltimore representative and with the Allis Chalmers Company as manager of their Power and Electric Department. Mr. Whiteside succeeds W. E. Davis, who has been obliged to give up some of his active duties due to injuries sustained several months ago.

OBITUARY

HOWARD DONCOURT, electrical contractor, Main st, Flushing, L. I., died of pneumonia after a week's illness, Wednesday, September 2. He is survived by his widow and one daughter.

JOHN N. JACOBUS, a retired general contractor, died at the home of his daughter, Mrs. Catharine Hopper, 521 East 28th st, Paterson, N. J., Thursday, September 3, aged eighty-nine years. He is survived by four sons and three daughters.

JOHN BALLENTINE, carpenter and builder, died of stomach trouble at his home, 1510 New York av, Brooklyn, Thursday, September 3. He was born in Belfast, Ireland, fifty-seven years ago. He is survived by his widow, three sons and three daughters.

ROBERT J. MAHONEY, of the firm of Robert J. Mahoney, Inc., 489 5th av, general contractor, died at his home, 76 West 68th st, Mr. Mahoney was born in New York City forty years ago and was a graduate of Columbia University. He was a member of the New York Athletic Club.

JAMES A. MASON, general contractor and interior decorator, 81 West 50th st, died of heart disease at his home, 551 West 170th st, Wednesday, September 2. He was seventy years of age and was a veteran of the Civil War, having served three years as an orderly under Admiral Farragut. He is survived by his widow, one son and two daughters.

CHARLES H. PARKINSON, a general contractor, who erected many large buildings in this city and in nearby towns and who had an office at 67 Greenwich st, died of peritonitis following an operation in Christ Hospital, Jersey City, Wednesday, September 2. He was born in Manchester, England, in 1847 and for the past twenty-five years had lived at 9 Boyd av, Jersey City. Mr. Parkinson was a member of the Masonic order and the Elks. He is survived by four daughters and two sons.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

ILLUMINATING ENGINEERING SOCIETY will hold its eighth annual convention at Cleveland, Ohio, September 21 to 25. Assistant secretary, Joseph Langan, 29 West 39th st, New York City.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Atlantic City, N. J., September 15 to 18. Secretary, C. W. Pyke, Electrical Bureau, Philadelphia, Pa.

THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.

CLEVELAND CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, held its annual meeting at the Hotel Statler, Thursday, September 3. The following offices were elected for the ensuing year: President, G. B. Bohm; vice-president, Abram Garfield; secretary-treasurer, Carl White.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONTRACTORS will resume their regular monthly meetings the second Tuesday in October. A special meeting will be held Saturday evening, Sept. 9, at 8 p. m., at 1317 Spruce st, Philadelphia. This meeting will be held jointly with the Engineers' Club of Philadelphia. Mr. Boorman will read a paper on "Modern Road Building Here and Abroad."

RECENT INCORPORATIONS.

NAMUR REALTY CO. has been chartered with offices in Brooklyn with \$15,000 capital stock to do a realty and construction business. The directors are Abraham S. Kellson, 1178 42d st, Noah Seidman, 1625 Eastern parkway, and Sol. Feinberg, 143 17th st, all of Brooklyn. The attorney is Anton Gronich, 200 Broadway, Manhattan.

STERLING CEMENT CORPORATION has been chartered with \$1,450,000 capital stock with offices in Manhattan for the purpose of mining, manufacturing and dealing in cement, lime, brick, stone, etc., and general construction, with John H. Devine, 6 Beacon st, Boston, Mass., Edgar Hammond and Geo. H. Hedge, both of New Bedford, Mass., as directors. Noble, Estabrook & McHarg, 115 Broadway, attorneys.

THE NARROWS IMPROVEMENT CO. with offices in Richmond has been chartered with \$20,000 capital stock for the purpose of doing a realty, construction and brokerage business. Mary T. Marsh, Mountainside, N. J.; Louis W. Kaufmann, 255 Pelton av, West New Brighton, and Wm. A. Short, 218 St. Paul's av, Tompkinsville, are directors. Wm. Allaire Shortt, 45 Broadway, Manhattan, attorney.

INDIA SHELLAC & VARNISH CO. is a \$100,000 company chartered to manufacture paints, varnishes, shellac and dealing in secret formulae for making shellac, with offices in Manhattan. The directors are Gustav Tuschel, 22 Manhattan av; Wm. F. Hunrath, 247 East 37th st, and Jos. Ernst, 78 Pilling st, Brooklyn. The attorney is Wm. T. Read, 15 William st.

SUNSET IRON WORKS is the name of a \$15,000 company chartered, with offices in Brooklyn, to construct bridges, machinery and all kinds of structural iron and steel work. Matthew W. Wood, 417 74th st, Brooklyn; Frank A. Bandholz, 829 Boyd av, Queens, and Mae Gross, 107 East 167th st, Bronx, directors. Matthew W. Wood, 233 Broadway, attorney.

KNICKERBOCKER INVESTORS CORPORATION is a \$10,000 company chartered with \$10,000 to do a realty and construction business with offices in Manhattan. The directors are Henry Caplan, Thos. Gourkan, Wm. H. Randel and two others, all of 68 William st. Olney & Comstock, 68 William st, attorneys.

MORTIMER C. ROSENBAUM & BRO. have been incorporated to do a realty and construction business with offices in Manhattan. The directors are Mortimer C. Rosenbaum, Dudley F. Rosenbaum and Charlotte Rosenbaum, all of 309 West 99th st. Fleischman & Fox, 32 Liberty st, attorneys.

TRADE LITERATURE

Toch Liquid Konkerit.

Toch Bros., who have made an international reputation for themselves as manufacturers of reputable concrete dressing, have just issued another little booklet under the title forming the heading of this article. The booklet introduces several of the leading products of the company and bears especially upon the application of this dressing to concrete work. The booklet describes how this is to be used and states that one gallon of the primer will cover from 150 to 200 square feet of one coat, according to the porosity of the surface to which it is applied. The book is illustrated with cuts of buildings of different types, into which this material has been applied and is, withal, a very attractive and interesting little publication.

"Concrete Reinforcement."

Joseph T. Ryerson & Son, of Chicago, are issuing Technical Library Number Eight, entitled "Concrete Reinforcement," in its second edition. The book describes different types of reinforcing iron and steel and gives valuable tables for the convenience of specifiers. It is printed on strong paper so that it will be very serviceable in an architect's office. Copies may be obtained by addressing any of the offices, the local one being at 30 Church street.

Nutley's Recent Growth.

Nutley, N. J., having modern city improvements and excellent automobile roads, has a large percentage of its residents, owners of their own homes. A hundred new dwellings have been recently erected and the population increased about 500, now totaling nearly 7,500. Projected improvements include a new county park and parkway system extending through the entire length of the town, a new railroad station, a Carnegie library and the installation of a new electric lighting system.

To Find the Hypotenuse.

In answer to a subscriber: The length of the hypotenuse in any right triangle is the square root of the sum of the squares of the other two sides.

PROPOSALS

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

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 2, 1914.—SEALED PROPOSALS will be opened in this office at 3 p. m., October 14, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of the United States post office at Jellico, Tenn. Two-story and basement building; ground area, 4,000 square feet; fireproof except roof; brick and stone facing; composition roof. Drawings and specifications may be obtained from the custodian of the site at Jellico, Tenn., or at this office, in the discretion of the Supervising Architect, O. WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 1, 1914.—SEALED PROPOSALS will be opened in this office at 3 p. m., on October 13, 1914, for the construction (including the mechanical equipment, interior lighting fixtures and approaches) of a one-story, basement and mezzanine stone and brick faced building of 3,600 square feet ground area, fireproof construction (except the roof) and composition roof, for the United States Post Office at Shelbyville, Tennessee. Drawings and specifications may be obtained from the Custodian of the site at Shelbyville, Tennessee, or at this office, in the discretion of the Supervising Architect, O. WENDEROTH, Supervising Architect.

NOTICE TO CONTRACTORS. SEALED PROPOSALS FOR TWO ARTESIAN WELLS at the Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until September 23rd, 1914 at 2:00 P. M. when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope with specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specifications. The right is reserved to reject any or all bids. Specifications may be had at the Kings Park State Hospital, Kings Park, N. Y., the office of the State Hospital Commission or the office of Charles G. Armstrong & Son, Singer Building, New York City.

Dated Albany, N. Y., Sept. 1st, 1914. J. H. B. HANIFY, Secretary State Hospital Commission.

DISSOLUTION NOTICE.

September 1st, 1914. Notice is hereby given that the firm of Bang & Fitz Randolph is this day dissolved by mutual consent. The business will be continued by Mr. W. Sheppard Fitz Randolph under his own name. Mr. Fitz Randolph assumes all liabilities of the firm. Signed: WALDEMAR E. BANG, W. SHEPPARD FITZ RANDOLPH.

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# BUILDING MATERIALS AND SUPPLIES

**JOBBERS HOLDING FIRM IN ANTICIPATION OF A SHARP RISE IN PRICES SHOULD EXPORT BUSINESS DEVELOP THIS AUTUMN**

Manufacturers Not Overstocked—  
Brick Easy—Week's Plan Filing

**J**OBBERS in building material staples showed a disposition this week to make quotations subject only to immediate acceptance. Thirty to sixty days are allowed to old customers. Most distributors are holding themselves in readiness to meet any unusual fluctuation in demand that may develop from South America or Canada.

Steel interests were reported to have assumed this position to a certain extent, and some Portland cement companies are said to have followed suit. Lime is stiffening. All equipment jobbers, especially those depending upon steel, are careful about making extensive quotations.

This means that manufacturers are not over-stocked and any sudden movement of material, either into domestic construction or originating from foreign shores, will immediately react upon local prices by a pure and simple principle of demand being greater than the supply. It is said that the Portland cement and the Hudson River and Raritan brick departments are the only ones stocked to meet an emergency call without making an extended outlay in labor and raw material. The steel companies are equipped so far as capacity is concerned, but the scarcity of ferromanganese ore is a retardant.

W. N. Coster, traffic manager for a large exporting house handling general supplies, at 50 Church street, said this week that business seemed to be developing from South America, Australia and Africa for American products:

"It is too early yet to determine what we can supply. We are getting figures on materials which you would think could never be profitably exported from this country. In the meantime the transfer of ships to the American flag is clearing the situation wonderfully, and if W. R. Grace & Company and the International Mercantile Marine follow the lead of the United Fruit Company and the United States Steel

Corporation, the way to the establishment of an American exporting business in American ships will be much clearer. Mexico is beginning to call for materials of one sort or another, especially for corrugated iron, plaster block and roofing material of the cheaper grades.

"The only drawback to the development of South American trade is that the American business man is long on the tendency to make the customer pay for credits running from three to six months. Sometimes credit of a year is asked by South Americans, and unless the seller has unlimited resources it is doubtful if he would find this business profitable. Furthermore, we must remember that there are big concerns heavily capitalized who are already in the field and have for years been exporting material in competition with Germany, Belgium and Great Britain who will be in the middle of the road for any opportunity that will develop down in South America. But the chance is worth developing and I cannot see why the building material market cannot expect as much out of that section as any other line."

As for the local situation there is a better spot business developing from mason supply companies in the suburbs. Those who are fixed to stack up on cement, lath, brick, clay conduits, lime and plaster are doing so liberally, getting from the distributors the best discounts obtainable in anticipation of a general change in the tone of the market before long. Lumber interests are extremely busy, they report.

Plan filings in the five boroughs for the week closing yesterday afternoon compared with those of last week are as follows:

	Week ending	
	Sept. 4.	Sept. 11.
Manhattan .....	2	4
Eronx .....	16	5
Brooklyn .....	122	47
Queens .....	82	40
Richmond .....	14	13
<b>Total .....</b>	<b>236</b>	<b>109</b>

The charge is made that the defendant permitted the creation of other companies for the financing of the Seaboard Company, the selling of its securities and the transferring of its money and property rights without consideration. These subsidiaries, the complaint says, are the Eastern Security and Finance Company, the Eastern Portland Cement Company, now known as the Atlantic Concrete Material Company; the Cuban-American Cement Company, now known as the Atlantic Cement and Clinker Company; the Cement Engineering and Construction Company, the Eastern Cement and Concrete Company, the Havana Portland Cement Company and the General Finance Company.

## MORTAR COLOR PRODUCTION.

New York an Important Zone of Manufacture.

**M**ORTAR colors reported marketed to the United States Geological Survey in 1913 was 5,357 short tons, valued at \$35,443, a decrease of 3,915 tons in quantity and of \$52,152 in value as compared with 1912. This apparent great decrease in the output and value of mortar colors in 1913 is partly explained by the fact that heretofore a large amount of the iron-oxide ores have been reported as ground for mortar colors. Since the Survey is striving to give accurate statistics, it was thought best, upon the discovery of this condition, to include such iron oxide with the metallic paint figures rather than under mortar colors. It was found to be impossible to revise the figures of production for previous years, but it is hoped that in the future the producers of this class of material will aid the Survey in its endeavors to express correctly the output of the various natural mineral paint materials.

It is questionable whether figures for mortar colors should be included as a separate item of production, since a large part of the material sold under that name should probably be included with metallic paint or ground slate and shale. The material is used for tinting mortar, cement and concrete, and the colors are usually of the various shades of red, brown, purple, blue and black. The average price per

ton for mortar colors was \$6.62 in 1913, as compared with \$9.45 in 1912. The material entered the market first in the dry ground condition, for which the prices are given of mortar colors from 1910 to 1913, inclusive.

State.	1910		1911	
	Tons.	Value.	Tons.	Value.
New York.....	5,200	\$50,000	2,518	\$24,723
Pennsylvania .....	2,711	33,752	3,248	30,442
Other States.....	2,049	24,028	2,156	21,352
<b>Total .....</b>	<b>9,960</b>	<b>\$107,780</b>	<b>7,922</b>	<b>\$76,517</b>

State.	1912		1913	
	Tons.	Value.	Tons.	Value.
New York.....	3,309	\$29,969	5,357	\$35,443
Pennsylvania .....	2,550	24,857		
Other States.....	3,413	32,769		

Total ..... 9,272 \$87,595 5,357 \$35,443  
Other States include 1910: Maryland, Ohio and Tennessee; 1911, 1912 and 1913: Maryland and Tennessee.

## SPRUCE STILL COMING IN.

War Fails to Check Supplies from Canadian Mills Via Canals.

**T**HANKS to the completion of the canals connecting New York harbor with Canadian waterways, shipments of Canadian spruce and other lumber are being made into this country, despite the fact that Canada is in a state of war. Up to the present time there has been no curtailment of supplies, although for a while shipments were delayed which gave rise to the rumor that deliveries would cease. The threatened change in prices for Canadian spruce has not been made, although quotations are not being made for general business. Supply and demand governs this commodity exclusively. At present the demand is very good, according to several large firms, outside of subway orders. A great deal of building lumber is going into suburban construction and according to the statement of the largest firms the fall season is opening briskly despite the disturbing elements in business.

## COMMON BLOCK.

Shipments Curtailed as Plants Close for Season.

**M**OST of the Hudson river common brick plants have closed for the season, a month earlier than usual. Scarcity of labor, a quantity of 1913 brick still unsold, a late start and low prices combine to make early shutdown advisable. Estimates of an unofficial character place the total production of common brick in the Hudson district this year at less than 700,000,000, but there is said to be close to a billion brick available for this market under shed or in kiln now burning. This is 200,000,000 below normal.

Dealers have not yet begun to stack, although this movement is expected to be quite general and liberal during the next 30 days. The shutting down of brick plants gives notice that over-production will be one thing that manufacturers will avoid this year and that prices which are weak at present levels will probably not go lower either now or next spring. The brick price reaction is said to have extended to its lowest possible level.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 10 in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.		
Left over, Sept. 4—21.		
Arrived.	Sold.	
Friday, Sept. 4.....	4	5
Saturday, Sept. 5.....	5	2
Monday, Sept. 7.....	9	2
Tuesday, Sept. 8.....	0	3
Wednesday, Sept. 9.....	7	7
Thursday, Sept. 10.....	1	4
<b>Total.....</b>	<b>26</b>	<b>23</b>

Reported en route, Friday, Sept. 11—5.  
Condition of market, weak. Prices: Hudsons \$5 to \$5.50 (shaded); Raritans, \$5.50 to \$5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.75 to 7.25 (vard). Nominal. Left over Friday a. m., Sept. 11—24.

**HUDSON RIVER BRICK UNLOADED.**  
(Current and last week compared.)

Aug. 29.....	1,089,000	Sept. 4.....	1,045,500
Aug. 28.....	379,500	Sept. 5.....	526,000
Aug. 31.....	986,500	Sept. 7 (holiday)	40,000
Sept. 1.....	1,006,000	Sept. 8.....	929,500
Sept. 2.....	882,500	Sept. 9.....	1,021,000
Sept. 3.....	824,500	Sept. 10.....	799,500
<b>Total.....</b>	<b>5,168,000</b>	<b>Total.....</b>	<b>4,361,500</b>

1913.

Left over, Friday A. M., Sept. 5—47.		
Arrived.	Sold.	
Friday, Sept. 5.....	8	5
Saturday, Sept. 6.....	4	4
Monday, Sept. 8.....	9	9
Tuesday, Sept. 9.....	2	13
Wednesday, Sept. 10.....	3	6
Thursday, Sept. 4.....	2	6
<b>Total.....</b>	<b>28</b>	<b>43</b>

Condition of market, nervous. Price: Hudsons, \$5.50 to \$6.25; Newark, vard, \$7.75. Left over Friday a. m., Sept. 12—32.

**OFFICIAL SUMMARY.**

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 10, 1914.....	1144
Total No. bargeloads sold Jan. 1 to Sept. 11, 1914.....	24
Total No. bargeloads left over Jan. 1, 1913.....	113
Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 11, 1913.....	1323
Total No. bargeloads sold Jan. 1 to Sept. 11, 1913.....	1296
Total No. bargeloads left over Sept. 6, 1913.....	32

## BUILDING MATERIALS LOWER.

Comparison with September Prices in 1913 and 1914 Showed General Slump.

**A**S far as building materials are concerned the cost of construction this fall is much lower than it was a year ago. The following figures give enlightenment on this subject:

	AUGUST.	
	1913.	1914.
Brick.....	\$6.00 @ \$6.50	\$5.00 @ \$5.50
Raritan .....	6.00 @ 6.50	5.00 @ 5.50
24-hd trk ld 1,500. 4.50 @ .....		3.00 @ 3.50
Portland cement.		
Domestic .....	1.58 @ .....	1.58 @ nom
German .....	2.10 @ 2.50	†
Expt So America. ....		1.35 @ 1.50
Gravel.		
1½ inch.....	1.00 @ 1.10	.90 @ .....
¾ inch.....	1.10 @ .....	1.00 @ †
Spruce (W. Va.).....	.29.50 @ 32.00	.....
Structural steel.....	1.46½ @ 1.56½	1.31 @ 1.36
Lime.		
Farnham Cheshire finishing .....		1.55 @ nom
Eastern common.....		1.25 @ .....
Sand .....	.50 @ .....	.50 @ .....
Crushed stone.		
Trap rock, 1½ in. 1.10 @ .....		1.00 @ .....
Bluestone, 1½ in. .95 @ .....		.90 @ .....

†No quotations; stocks low. ‡Stiffening.

## SEABOARD CEMENT CO. SUED.

Receiver Alleges Waste of Funds—Organized 1907.

**W**ILLIAM F. ALLEN, receiver of the Seaboard Cement Company, has begun suit in the Supreme Court against Edwin C. Willets, a director of the company, for \$1,000,000.

The Seaboard Company was organized in May, 1907, with an authorized capital of \$5,000,000. February, 1908, Mr. Willets was elected a director, and in March, 1910, George A. Beaten, its president and owner of more than \$75,000 of a \$2,000,000 issue of 6 per cent. mortgage bonds, applied to the United States court for a receiver. The company joined in the application and in April, 1911, Mr. Allen was named.