

REAL ESTATE BUILDERS RECORD AND GUIDE.

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PRINTING TRADES FORM UPTOWN CENTERS

Publishers, Advertising Agencies and Supply Houses Locate Along Line of Subway—New Structures Erected For Their Specific Occupancy

BY FENIMORE C. GOODE.

NE of the most important trade movements of recent years is the shifting of the printing, publishing and allied trades from the old district in and about Newspaper Row to new locations further uptown.

This movement has not attracted much attention because it has proceeded steadily and unobtrusively and because popular interest has been focused on the spectacular changes along Fourth avenue and Fifth avenue and in the Twenties and Thirties adjacent to these thoroughfares.

Firms Lease Large Space.

Nevertheless a surprising amount of space has been taken by the printing and allied trades in the uptown district. The writer, for instance, has leased more than 300,000 square feet of floor space in the last eight months to firms engaged in the graphic arts. And this is in heavy type buildings alone, where the actual work of preparing printed matter is done. Aside from this, a great deal of space has been rented to publishers, advertising agents and printers' supply houses for offices and show-rooms.

The publishers, advertising agencies and supply houses have elected to locate along the line of the subway, in new office and loft buildings on Fourth, Fifth and Madison avenues, Broadway and side streets between 34th and 48th streets. In this district lofts rent for 50 cents to one dollar per square foot and offices bring from \$1.50 to \$3.00 per square foot.

Two Centers Established.

The printers, bookbinders, lithographers, electrotypers and photo engravers have established two new centers where buildings for their special accommodation have been erected. One of the centers is Lafayette street in the neighborhood of Canal street. The other is the district between 23d and 42d streets, 7th and 11th avenues.

Reasons for the migration are various. In the first place, the demand for books, magazines and advertising matter in printed form has increased in proportion to the increase in population and the growth of trade and industry in New York City. In addition to this normal growth the printing trades have expanded by reason of the fact that an ever increasing amount of out-of-town work is being done by New York firms. At the present time at least one-half the output of printed matter in the United States comes from Manhattan Island. Furthermore, the invention of new machinery with labor and time-saving devices has necessitated the acquisition of larger quarters in specially constructed buildings by firms who keep abreast of the times. Also, when their big customers moved uptown the printers were forced to follow suit in order to hold their trade.

In the old days most of the printers were located in Pearl, William, Rose and Vandewater streets, to the north of the Brooklyn Bridge, and in Frankfort,



FENIMORE C. GOODE.

Ferry, Beekman and Fulton steets south of the Bridge. A few were to be found west of Broadway in Chambers, Warren, Murray and Vesey streets, Park Place and West Broadway.

Downtown Concerns.

In either location they were handicapped by narrow, crooked, congested streets which rendered trucking difficult and expensive. The buildings they occupied were low ceilinged, dark and poorly ventilated. Elevator service was of the crudest sort, floors were overloaded to a dangerous degree and output was limited by lack of heat and adequate power.

A few buildings of heavy construction erected for the printing trades twenty years ago brought high rents and were always well filled until the uptown migration began. These buildings included the Scott and Bowne building at Pearl and New Chambers streets, the Munroe buildings in Rose and Vandewater streets, the Rhinelander buildings at Duane, William and Rose streets, the Metropolitan Realty building overlooking the Brooklyn Bridge and the Excelsior Power Company building in Gold street.

Construction a Decade Ago.

Eight or ten years ago several new buildings were erected which compare favorably with present day structures. These include the Schieren and Chapel Court buildings at Ferry and Cliff streets, the Healy building at Gold and Ferry streets, the Black building at William and Frankfort streets and the Hallenbeck building at Park and Pearl streets; all of these structures (except the Hallenbeck building, which will be taken by the city to make way for the new court house) are filled with tenants and show good returns.

Two or three years ago the value of Lafayette street for printing trades

buildings became apparent. It had two great advantages over all other north and south thoroughfares. In the first place it was wide enough for six rows of trucks to travel abreast and yet was not obstructed by trolley or elevated. In the second place it was the route followed by the Interboro Subway which brought all points along its length within a few minutes of important uptown and downtown centers.

Paper Supply Houses Move.

Paper supply houses were quick to take advantage of this and a number of leading firms to-day are located along or just off Lafayette street. About two years ago the Inverness building was erected at Lafayette and Howard streets and all the lofts rented to firms in the printing trades. This year the Bradstreet Company finished a twelve-story building on land purchased at the northwest corner of Lafayette and Howard streets. All the space in the building outside of that occupied by Bradstreet's has been leased with the exception of a part of one floor. Adjoining the Bradstreet is the twelve-story Aberdeen building standing on a 100-foot plot and finished last spring. Most of the space in this structure is occupied by the printing trades. A few blocks below the Wynkoop, Hallenbeck, Crawford Printing Company is erecting a sixteen-story printing house with a plot area of 19,000 square feet. These buildings are popular with printing firms that have as customers city departments, lawyers, railroads, the cotton and white goods trades and financial interests.

Reasons for Change.

Several reasons account for the location of the uptown printers in the district lying between 23d and 42d streets, Seventh and Twelfth avenues. Firstly, land could be purchased at \$500 to \$2,000 a front foot and plottage was not difficult to assemble. Secondly, the streets were broad and the avenues comparatively unobstructed. Thirdly, there were two elevated lines and several trolleys supplying good transit, and there was the prospect of the Seventh avenue subway now under construction. Furthermore, the new postoffice, the Pennsylvania Railroad station improvements and the West Side docks attracted firms who would profit by their proximity.

The uptown district is in reality made up of two districts. Between Seventh and Eighth avenues are located the firms who are willing to pay a premium for space close to the business centers of Fifth avenue, Broadway, 34th and 42d streets, or are forced to be within easy walking distance of certain large customers. West of Ninth avenue are other firms whose business does not justify the rents obtained near Seventh avenue and who find that any location is satisfactory as long as it is reasonably accessible.

Among the first comers were the Federal Printing Company and the McGraw Hill Book Company. These firms erected an eleven-story building in 39th

street just west of Seventh avenue and found such a demand for space by their business associates that an annex was constructed. The two buildings have a combined frontage of 183 feet and are filled with publishers and advertising firms who pay much higher rents than obtain in other buildings in the same neighborhood to-day.

Group of Tenanted Lofts.

Adjoining the McGraw building is the twelve-story 75-foot structure owned and partially occupied by the American Press Association. There are no vacancies. Across the street is a 63-foot building occupied by the Pictorial Review. An addition of the same frontage and height (twelve stories) is to be erected this year and all the space in both buildings will be occupied by the Pictorial Review.

Around the corner in 38th street is the twelve-story building, 120x100, held under net lease by the Art Color Printing Company. It is fully tenanted. In 39th street between Seventh and Eighth avenues are the 75-foot buildings erected by the Marmac Construction Company and fully rented and the large publishing house of McCall & Company.

In 43d street, just west of Eighth avenue, is the fifteen-story printing house of Chas. Scribner's Sons. The floors not occupied by Scribners are leased for long terms to responsible printers and lithographers. In 18th street, between Seventh and Eighth avenues, is the Monahan Express Company building with only two vacant floors.

Seventh Avenue Project.

At 25th street and Seventh avenue is a big new building owned and occupied by three firms in the printing trades—the Publishers' Printing Company, Wm. Knoepke Pamphlet Binding Company and F. A. Ringler & Co. West of Ninth avenue in 25th street is the ten-story building on plot 125x100 leased to the Rome Metallic Bed Company and the Isaac H. Blanchard Printing Company.

This property was leased by the McKeon Realty Company to the Rome Co. for 21 years on a net basis, four floors sublet to the Blanchard Co., the building erected and sold—all within a year. Geo. W. Loft now owns the property.

At the corner of Ninth avenue and 26th street is a building completed this year by the Heywood, Strasser & Voigt Lithograph Co. This firm occupies six floors and has sublet the remaining four floors to printing and lithographing firms for 10-year periods. The Wolff Bindery erected an eight-story building 225x100 at Nos. 518-534 West 26th street and filled all the floors with allied firms.

The Williams Printing Co. followed the same course and improved the block front on 11th avenue between 36th and 37th streets with an eight-story building.

Near Tenth Avenue.

The largest recent operation was the erection by the McKeon Realty Co. of a thirteen-story building 131x100 at Nos. 424-438 West 33d street. Floors in this structure were rented to the Library Bureau, Zeese Wilkinson Company and other prominent firms and the property was sold last spring to Joseph Guinet for about \$700,000.

At the northwest corner of 36th street and Tenth avenue the Hill Publishing Co. is putting the finishing touches to what it claims is the finest printing trades building in town. This structure has twelve stories, although it was built the height of a sixteen-story building, and covers a plot 175x100. It embodies many unusual features such as double floors, humidifying devices, automatic ventilators, iced drinking water and mailing chutes. The exterior of the building is of white glazed terra cotta and has an unusual expanse of windows. The Hill Co. occupies four floors and has rented the store to the Oxford Paper Co. and five lofts to the Carey Printing Company.

Three new buildings are now in course of erection on the west side. One occupies the 75-foot plot at Nos.

344-348 West 38th street between Eighth and Ninth avenues, another a plot 125x100 at Nos. 438-448 West 37th street and the third a plot 250x80 at Nos. 406-426 West 31st street. Each one of these buildings is about one-third rented, leases being made from the plans before ground was broken.

The last-named building is the result of three years' planning and it aims to embody ideal arrangements for the printing trades. As good light is essential to good printing, this particular site was selected after a painstaking search of the neighborhood as embodying the best features obtainable. It has unobstructed north light across the open cut of the Pennsylvania Railroad which is 40 feet deep and 2 blocks wide. Because of its shallow depth there will be no dark corners or waste space in the center of floors in the new building. The structure will be fifteen stories high with a ceiling height of nearly 14 feet on each floor. There will be a basement and sub-basement to provide storage room for paper stock and space for an unusually extensive heating plant. The top floor will be equipped with skylights, dark rooms and special plumbing for the business of photoengraving and color plate making.

A great deal of thought has been

given to the arrangement of columns, stairways and elevators so that printing machinery of varying sizes could be set up with the greatest economy of space and operated with the maximum efficiency. All electric wiring will be placed in the floors, leaving the ceiling clear and unobstructed. The building itself will be of skeleton steel construction rigidly braced to prevent sway and sheathed with brick, terra cotta, concrete and wire glass.

The land consists of 11 parcels formerly held by as many individual owners. It was pieced together only after negotiations which extended over the course of fourteen months. To-day it represents the last big plot near the Pennsylvania Terminal that can be secured without recourse to the courts or without heavy expense.

It is expected to deliver the building for occupancy Jan. 1, 1915. The total cost of land and building is about \$1,500,000, which makes it the most important commercial improvement in the Pennsylvania district. Early in the spring the store, basement and first four lofts were leased to the American Book Bindery (for many years located at Cherry and Rutgers streets) for a term of 15 years at an aggregate rental of about \$750,000.

REAL ESTATE AND THE YOUNG MAN

The Requirements and the Rewards of a Useful Life Calling Described by Charles E. Duross

WHILE the professions always seem to be crowded, the opportunities are constantly broadening in real estate because of the increasing numbers of people seeking homes in the cities and suburbs every year, writes Charles E. Duross, of the New York Real Estate Board, in "America." There is a constant moving and shifting of trade centers, and manufacturing and building is ever active. These all require attention and guidance by the real estate man, who should be a man of unquestioned integrity and upright dealing. Character forms his principal stock in trade which is the good will and confidence of his customers. Once he has established his reputation for honesty and square dealing he will have no lack of clients who will keep him busy, for every man of worth seeks or hopes to acquire real estate in one form or another. Real estate is the foundation of much of our wealth and therefore a young man starting out in life to seek his fortune ought to consider well the advantages of getting at the foundation at the beginning.

Although it looks easy to go to the fountain head and gather in the prize, the actual quest is sometimes like the search for the beginning of the rainbow. Not all real estate leads to wealth and discrimination must always be used. I once heard a story of a famous United States Senator, who was invited to make a campaign speech in one of the Western States, in aid of an aspiring statesman. At the conclusion of the address, there was great enthusiasm, and the politician in thanking the orator said: "Now Senator, as a token of our esteem and gratitude for coming amongst us I am going to present you with a section of land in Sun Rise Township of our county." The Senator, of course, was very much puffed up and told the hotel clerk about his good fortune and the generosity of the politician. But the clerk in a warning voice said: "Senator, be careful he does not slip you two of those sections." The lesson is obvious. It is always better to investigate before you plunge.

What type of young man is best adapted to succeed in the real estate business? That is one of the problems in life for which no rules are laid down. I should say, however, after a long experience of my own and the satisfaction of training a dozen or more young men, several of whom blossomed out into successful real estate men each with a business of his own, that any serious-minded,

healthy young man with good walking power, imagination and determination to succeed, willing to work hard and wait for results, is the kind of man to make real estate his life work. The fruits of the labor are often long delayed but the work is always absorbing and of infinite variety. It is never monotonous. The rewards are sometimes princely to a few, but then that is the result rather of speculation and investment than agency brokerage or management. One of the advantages a beginner has over the struggling professional man is that it is not necessary for him to wait for the chance client to come to him before he can prove his knowledge and ability, but he may strike out into the broad business or social world and lay his plans and propositions before any one who may have money and courage to carry out the proposed schemes. I do not pretend to know, but as I sit here writing, it occurs to me that Christopher Columbus became the first real estate man, when he put this great Continent on the map. The large development which he opened up has furnished a fertile field for his successors down to the present time.

Looks Good for Builders.

William G. Morrissey says the Bath Beach and Bensonhurst sections offer every opportunity for the building of high-class houses. It is an exceptionally attractive section, in his opinion, because of its many natural advantages, having a mile and a half of beach, fronting on the beautiful Gravesend Bay, where bathing and boating are the principal pastimes during the summer season.

As there are only three or four apartment houses in the locality at present, it looks like a profitable field for builders in view of the prospective new subway facilities.

Organization of Builders at Portchester.

For the purpose of settling amicably differences which may arise between employers and employes, the leading builders of Portchester have organized the Building Construction Employers' Association, with the following officers: President, J. Fred Dold; vice-presidents, William Hamilton, Harry S. Townsend, Charles Marshall; secretary, Robert J. Armstrong; treasurer, Neil Brown. Contractors engaged in the building and construction business in Rye and in East Portchester are included in the membership.

VALUE OF RECORDS TO AN APPRAISER

This Branch of Business Requires Intimate Knowledge of the City, and Years Are Consumed in Accumulating Necessary Data

PROBABLY one of the best forms of insurance that a property owner can carry is to have his holdings properly appraised, not in a slapdash manner, but rather by a firm which makes a specialty of this portion of the realty business. The majority of owners do not realize the importance of this step and consequently are not fully informed as to what their holdings are really worth. Oft times the wish is father to the thought and they feel that a certain parcel should be worth a given amount, therefore it is. Disappointment is often the result of this policy and in many instances the investor is prejudiced against realty.

This man, however, would not consider, for a minute, running his own business along the same lines. At least once a year he takes an inventory of his stock, not only the amount on hand, but also the value. Depreciation plays a big part where merchandise is involved, though when brick and mortar are concerned the item of deterioration is altogether overlooked.

Conditions Always Changing.

The usual answer given by a property owner to the question of whether he has had an appraisal recently is "No." When the purchase was made his favorite broker told him solemnly that it was valued at an amount in excess of the purchase price, which while all being true, still as time goes on conditions change, new loans obtained, and the parcel is placed upon an entirely new footing.

Then again the owner should know for his own satisfaction what the present day market value is, so that when an offer is made for the property an intelligent answer can be given. Many owners have lost money, because they overstayed the market, while if they understood how the trend was going they could have withdrawn and invested elsewhere at a profit.

Choosing An Appraiser.

While the foregoing is all true, still the danger point is to be faced in the choosing of a competent appraiser. During the last few years the city has expanded to such an extent that but few houses have been able to keep abreast of the times in every section. The result has been that many concerns have specialized in given sections and should occasion arise where business is to be done outside of their zone, other firms in the vicinity of the property are consulted. While this is typical of the selling and leasing fields, it is still more so when appraisals are considered.

To properly appraise a piece of real estate it is necessary for the appraiser to have a history of the property and this is only obtainable through a long accumulation of records extending over a period of years. These records must not be confined only to the property in question, but must also embrace holdings in the neighborhood. Intimate knowledge of "past performances" and "future possibilities" must also be taken into consideration, otherwise grave mistakes are almost sure to be made.

Most Properties Mortgaged.

Virtually every parcel of property in Manhattan carries with it a loan, but in most cases the borrower puts it up to the lender to have the appraisal made, though he has to foot the bill. Of course this is all well and good as far as it goes, because the lender won't put out his money without an appraisal. Does it not follow that if the lender thinks that he must be thoroughly satisfied as to the value of the property, that the owner of the fee should be likewise. Is it likely



HARRY STEWART HALL.

that the same man would be contented to have a buyer set a value upon merchandise to be sold? Whether the deal went through or not, the seller would certainly be in a position to intelligently talk about the value of the goods to be disposed of, if he knew its true worth.

Appraising a Specialty.

Realizing the magnitude of the appraisal business and the fact that it is a specialty in itself, many real estate firms do not attempt to enter this field. In the same way some concerns confine themselves to the selling and leasing branches, disregarding the management branch of the business. Realty values have risen in Manhattan to such a figure that great care must be exercised in order to reach an equitable price for a given parcel. Not only is the value of the land and the cost of the building to be considered, but also its adaptability to present day needs of the section in which it is located.

Sections of the city are continually changing. Tenants are a shifting quantity and as a rule follow along the line of least resistance. In many instances sections which for years were known as wholesale districts are now given over to office buildings; where retail concerns were located, now wholesalers do business; where only residences were, today there are many instances of business encroachment, so that the districts are now no longer desirable for living purposes. All these changes have placed realty upon an entirely different footing. Values today are at total variance from those of ten years ago, hence the necessity of an appraiser.

Opinion of a Broker.

Harry Stewart Hall, of N. Brigham Hall & Wm. D. Bloodgood, Inc., in speaking of the value of appraisals to property owners, said this week: "Too much stress cannot be laid upon the necessity of an appraiser. He fills a sphere of his own and is of inestimable value to the owner. Years ago I realized what an opportunity existed in Manhattan for this class of work, though at that time all my friends said that should I undertake this branch of the business that I would run up against a stone wall.

"In 1892 we started a system of keeping track of properties, but after a six months' trial temporarily abandoned the project. This lapse was not due to any change of heart, but the market was active at that time and we felt that more money could be made by using our time in other branches of the business. In

1895, however, a system was started which has been kept up to the present time, and in my opinion it is one of the most complete in existence.

"For virtually twenty years every item which has been published regarding any Manhattan property has been filed on cards. These records include conveyances, mortgages, foreclosure suits, foreclosure auctions, lis pendens, projected buildings, building loan contracts, alterations, recorded leases, as well as reported leases, reported sales, partition suits, voluntary auction sales and estates appraised. In addition to the above a large amount of general information about properties has been accumulated and indexed, as well as newspaper clippings.

Record and Guide Valuable.

"The Record and Guide has furnished us with the large percentage of records, the form used being the most adaptable to a filing system. We adopted the large card system, the size used being about 5½x14 inches. These cards are not captioned for individual properties but are divided into blocks. The advantage of this system is that cards do not have to be taken out for every parcel, where plottage is to be considered.

"There are but few parcels of realty that have not some record against them during the last twenty years. To be sure it may only be the installation of a dumbwaiter, or some other trivial matter, but still a clue to the property is given, which may prove of value to the realty man. There are many ways which the system can be utilized outside of appraising, so we are killing several birds with one operation.

Capitalization of Income.

"The value of real estate is the capitalization of the income. This is a very important factor to be considered where appraisals are concerned. In many instances appraisers just consider the value of the land and the building and let it go at that, but the subject is of much more importance and many details must be looked into before an intelligent and unbiased judgment can be obtained. The fact that a structure of specific type is erected in a given location is not enough. Many times were slight alterations made, the income producing qualities would be increased materially, with the consequence that the value of the property would be enhanced. Buildings upon a net rental basis, or upon long term leases are frequently easier to appraise than those in which tenants are continually shifting and which cannot be classed as either fish, flesh or fowl."

A Riverside Drive Improvement.

Title to the lands needed for the widening of Riverside Drive in the vicinity of West 181st street will be vested in the city on October 1. The improvement will consist of building a service street from a point 400 feet south of 181st street to a point 500 feet north, and grading, flagging, etc. West 181st street from Northern avenue to Riverside Drive; Haven avenue from West 180th street to West 181st street; Northern avenue from a point about 100 feet south of West 181st street to a point about 84 feet north of West 181st street.

The work to be done comprises the following: 35,000 cubic yards filling, 6,680 cubic yards earth and rock excavation, 3,760 linear feet new and old curbing, 3,840 square feet bluestone flagging relaid, 5,700 square feet granolithic sidewalk, 6,510 square feet new bluestone flagging. The cost of the improvement is estimated to be \$61,000.

URGENT NEED OF NEW SOURCES OF REVENUE

Declaration By the Real Estate Board—Calls on the Board of Estimate to Eliminate Unnecessary Committees, Commissions and Offices

THE Real Estate Board of New York at a meeting of its Board of Governors this week took up for serious discussion the question of the city's finances and the obvious need for economies of the most rigid kind, especially in view of the \$100,000,000 loan just negotiated by the city through a banking syndicate.

As a result of action taken a communication has been forwarded to Mayor Mitchel, Comptroller Prendergast, President McAneny of the Board of Aldermen, President Marks of the Borough of Manhattan, and to the other members of the Board of Estimate and Apportionment, calling attention to the need for economy in municipal affairs, and suggesting a method by which this may be secured.

Resolutions Adopted.

The Real Estate Board believes that new sources of revenue should at once be sought out and utilized; that a number of duplicate and unnecessary committees, commissions, Bureaus and officials should at once be weeded out, and even that some salaries should be reduced. And it asks the Board of Estimate to appoint a commission to confer with it and other civic and business organizations on the recommendations made. These suggestions are embodied in the resolution sent out on Wednesday to the Board of Estimate and reading as follows:

Whereas, The Board of Estimate and Apportionment by resolution on September 11, 1914, has adopted a policy in regard to improvements and financing city obligations that must materially increase the City Budget; and

Whereas, The fact that on July 1, 1914, there were uncollected taxes amounting to \$154,000,000, besides many millions of uncollected assessments, is conclusive evidence that the present sources of city income can bear no further burden; and

Whereas, This great amount of uncollected tax exists notwithstanding the fact that there have been sales of tax liens in every borough of the city during the past five years; and

Whereas, While it is absolutely necessary that a policy of economy and retrenchment be adopted and rigorously followed, it is also important that necessary improvements should not be curtailed, and that there should be no general dismissal of minor employees; therefore be it

Resolved, That the Real Estate Board of New York call to the attention of the Board of Estimate and Apportionment the necessity for the following:

First, to find and utilize immediately such new sources of city revenue as may be made readily available.

Second, to appoint a committee of the Board of Estimate to confer with representatives of the Real Estate Board and of other business and civic organizations, and to consider with them the proposed City Budget for 1915 with the serious purpose, in this period of financial stress, of eliminating all duplicate or unnecessary committees, commissions, bureaus or officials, and of reducing such salaries as may, on investigation, be found to be excessive.

Resolved, further, That the co-operation of other taxpayer, civic and business organizations be enlisted in this effort of the Real Estate Board to inaugurate a regime of economy and retrenchment commensurate with the necessities of the times.

ECONOMY of an extraordinary kind, in municipal expenditures, is advised in a series of resolutions which the Real Estate Board has addressed to the Board of Estimate and Apportionment of the City of New York. The City, which has just had to borrow one hundred million dollars, owing to financial stress, is now making up its Annual Budget. Millions of dollars could be saved to the taxpayers by a proper pruning of the allowances usually made to various departments and commissions, in the opinion of many civic bodies. The Real Estate Board asks that a committee be appointed not only with this purpose in view but also to consider if new sources of revenue cannot be found.

Commenting on the condition to which this resolution calls attention Mr. Laurence M. D. McGuire, President of the Real Estate Board, said:

"It may be taken for granted that the officers of the Real Estate Board would not presume to appeal along these lines to the Board of Estimate without having first considered this matter very thoroughly. To do so without serious cause would be to affront officials of the city. As it is, we realize that the suggestions contained in this resolution are radical in the extreme. But desperate conditions require heroic treatment, and we have passed the point in the city's financial affairs where vague generalities will suffice.

A Practical Suggestion.

"We have made a definite, precise and, I believe, practical suggestion to the Board of Estimate. Briefly, what we have asked means real economy and real retrenchment. To put it baldly, it is no longer a question of economy. One economizes when one saves out of what he has. We are asking the city officials not to contract, for the next fiscal year, obligations which are beyond the city's resources, unless it is agreed beforehand to do a flagrant injustice to the main supporters of the City Government, the owners of real estate.

"The city has just arranged with a banking syndicate for a loan of \$100,000,000 to meet certain obligations contracted abroad. The loan was a necessary one. The city had to make the best terms it could in a period of abnormal financial disturbance. The Board of Estimate probably did the best that could be done under the circumstances. It would be unfair and in bad taste to criticize the loan and its terms.

"Nevertheless, the fact remains that it places a grave responsibility on the present administration to do everything in its power to offset the cost of this loan, and to make as small as possible the inevitable rise in the tax rate.

"If I understand the financial statement of the city as of June 30 the entire indebtedness within the debt limit and outside of temporary debt, deducted from the net funded debt of \$1,249,186,113, was \$754,538,787. This deducted from the borrowing capacity of \$804,985,991 (10 per cent. on \$8,049,859,912) leaves a debt incurring power of \$50,447,204. Of this, I understand, \$37,778,700 was reserved to care for improve-

ments to which the city is committed, leaving a somewhat attenuated available unreserved balance of \$12,668,503. By no legerdemain of tax experts can any large increase in this be created and added to the borrowing power. There has been no rise in real estate values to warrant it.

"The Real Estate Board believes that the tendency of our administration of city affairs in recent years has been to multiply bureaus, to pile committee on committee and commission on commission. This tendency recently has been sharply emphasized. The average citizen knows comparatively little of these bureaus and commissions. But they are there, and they go to swell the budget and to delight the soul of the tax eater.

"An honest investigation, such as we have asked of the Board of Estimate, and which could be made without expense, will, I am sure, justify this statement. I think it will show that these more or less new fangled and amateurish side-shows of municipal government are not the evidences of real efficiency. And I am sure they are not agencies of economy. The weeding out of many of them would mean lopping off many salaries, and the reduction of others. This can be done without injury to the army of real employees who are doing the legitimate work of the city."

Resolution on Building Supervision.

The Board of Governors of the Real Estate Board has also adopted the following:

Whereas, Real estate owners have in recent years been increasingly subjected to unnecessary annoyance and expense through multiplicity of inspections and divided jurisdiction in the supervision of building construction and alteration; and

Whereas, Public officials concerned are now generally convinced that the present system of building supervision is unscientific and uneconomical, and are disposed to aid in remedying it;

Resolved, That the Real Estate Board commends the spirit of interest and co-operation displayed by city officials in this matter.

Resolved Further, That the Real Estate Board hereby expresses to the State Factory Investigating Commission its appreciation of the interest taken by the commission in the above matter, as indicated by its preparation, for criticism and suggestion, of a tentative plan with respect to building inspections.

The Preference for Apartments.

The remarkable extension of apartment house construction in distant suburbs, where there is no sign of congestion or great need for economy in land, is one of the signs of the times. Why should one go to the country to live in a flat? was once considered an unanswerable question. But families that could afford a house of their own are taking apartments nowadays in suburban districts—in Yonkers, Mount Vernon, Flushing, Jamaica and Elmhurst. In all these places builders who have tried the experiment of erecting apartment houses have found them successful. The extension of the subway and elevated systems is creating flat house sections in various directions.

Edward A. MacDougal, president of the Queensboro Corporation, expects that the section in Queens lying between Jackson and Roosevelt avenues, contiguous to the rapid transit line, will witness soon the greatest apartment house development that has ever been seen in the city of New York.

A MUNICIPAL UNION FREIGHT TERMINAL

How the Randalls and Wards Islands Project Fits Into the Other Plans for Marginal Railroads and Freight Tunnels

By J. BLEEKER MILLER and REGINALD PELHAM BOLTON

THE erection of the Brooklyn elevated freight railroad, from Brooklyn Bridge to Red Hook, having been determined upon, and legal proceedings having been commenced, it is natural to consider, first its connection with the proposed central freight yard at Randalls and Wards Islands. The direct line for such a connection—after reaching Manhattan Island, by one of the bridges, indicated on the map, in the Record and Guide of August 15—would be down First avenue to Fifteenth street, and then, turning eastward, down Avenue A to a point about opposite the east end of Canal street.

This line might be either elevated or subway, as the city authorities may determine,—but from this point a tunnel would begin, to pass under the East river and reappear on the Brooklyn waterfront, at the north end of the elevated freight railroad, already decided upon.

First avenue and Avenue A are the only avenues not now occupied either by an elevated or subway railroad; they are of good width and many manufacturing agencies are located on them and in their vicinities; the warehouses, private or municipal, which would certainly accompany this plan, as local distributing agencies of the freight, would draw many more factories and stores to the neighborhood. The erection of such a structure would mean commercial life to this dormant part of the city and an immediate and great increase in real estate values.

Would Make Avenue A an Artery.

It is self evident what advantage would result to the Brooklyn waterfront if the whole of it—down to the Bush Terminal—were connected by uninterrupted railroad communication with the great central freight yard of Manhattan with all of the East Side of Manhattan, and with the other boroughs, as will be shown below; the reciprocal advantage to the railroads using the central freight depot on Randalls and Wards Islands to the manufacturers on the East Side of Manhattan and to the other boroughs, requires no explanation.

Assuming that the line down First avenue and Avenue A would be the shortest and therefore also the natural line of connecting the proposed central freight depot and the one municipal freight railroad which has already been decided upon, like the Brooklyn elevated, let us next consider how far this line would be desirable for the municipal railroad which is likely to be the next one to be legally adopted. We refer to the proposed elevated or subway freight railroad on Manhattan Island, on the West Side, extending southwardly from the New York Central freight yard at 59th street to the St. John's park freight depot or beyond to the Battery.

"Ls" Could Be Feeders.

It is submitted that three elevated or subway freight railroads might be constructed, from the First avenue and Avenue A line, running westward,—one at 65th street, one at 30th street and one along Canal street. Each of these lines would run into one of the freight yards of the New York Central, on the Hudson river, and through these lines the freight arriving at the proposed central freight depot at Randalls and Wards Islands, could be distributed to the several centers from which merchants have been accustomed to procure their goods in the past,

At first it might be necessary to build only one of these westward lines,—say that through 65th street, and the freight distribution might then be made from the freight yard at 59th street, as practically agreed upon, by the city and the railroad. Or the line to 30th street freight yard might first be built and through it the railroads arriving from the West on the New Jersey side of the Hudson might reach the central freight yard at Randalls and Wards Islands, from their points north of 23d street and freight along the West Side of the city might be distributed, north or southward, by elevated or subway.

Or it might be found most convenient to build an elevated freight railroad

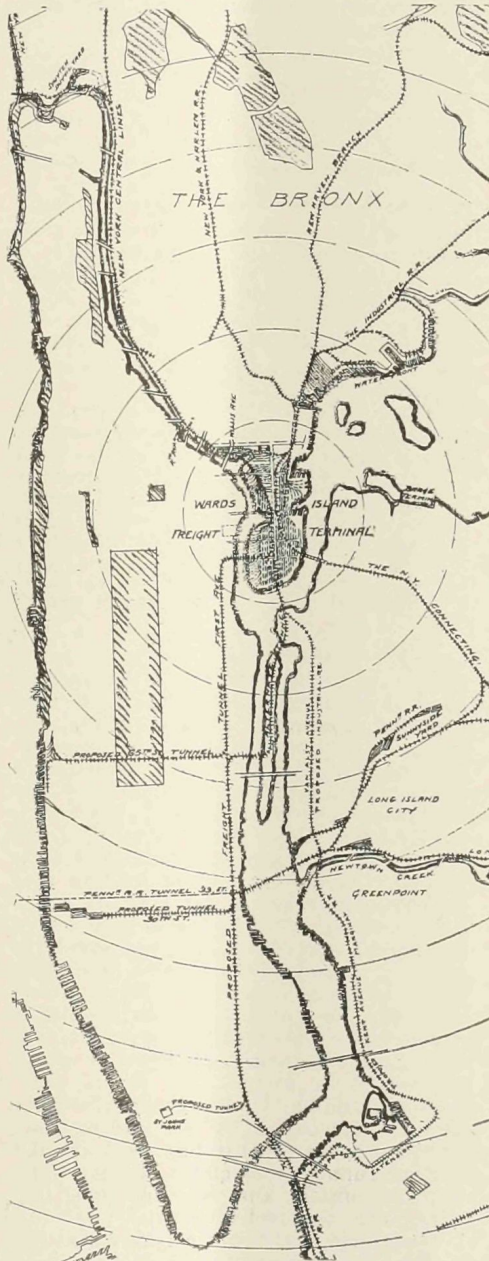
and Wards Islands than by the present shore line on the Hudson river. But the delays which accompany the use of that line, on account of only one train being able to enter the yard at 59th street at one time and be distributed, more than compensates for the slightly greater distance by the way now proposed, through a large freight yard where no delay of hours would accompany the ordinary entrance and exit of freight.

Of course the freight yards of the New York Central on the Hudson river waterfront would be much smaller than those at present in use, as the shifting and storing, loading and unloading of cars would be done mainly at the central freight yard on Randalls and Wards Islands, and only the cars or goods when actually called for by the merchant would be shipped to the West Side freight yards. Much freight would also go direct by water or the other local freight lines to the warehouses in other districts; the "empty" cars, which constitute about one-third of the present West Side traffic of the New York Central, could also be returned by water to the several railroads to which they are consigned. Of course, the three westward crosstown freight lines from First avenue and Avenue A to the Hudson river would also have one or more municipal or private freight warehouses on their course, across the city, where freight could be stored until called for.

May Connect Newtown Creek.

Lack of space prevents the consideration of the location of municipal freight lines in the boroughs other than Brooklyn and Manhattan, where the municipal authorities are definitely committed to the construction of such lines. A glance at the map shows at once the advantage of the location of this central freight depot on Randalls and Wards Islands for the boroughs of the Bronx and Queens. Inquiry at the office of the Board of Trade in the former borough and at the Chamber of Commerce, in the latter borough, will produce maps and pamphlets showing how vitally those boroughs are interested in the question of municipal freight transportation. The connection of the important district around Newtown Creek, by means of the line along Queensboro waterfront, northward to the proposed central freight depot which it would reach by a short tunnel, would be most important. In the course of time, Newtown Creek district might also be connected to the southward, along the waterfront, by a freight line, with the elevated freight municipal railroad, already decided upon, from Brooklyn Bridge to Red Hook. Great stress was laid upon the necessity for such a connection in the recent discussions which led to the adoption of the Brooklyn Bridge and Red Hook line. If it had only been imagined that this line could be connected along the waterfront northward from Newtown Creek with a great central freight yard, such as that herein outlined on Randalls and Wards Islands, doubtless the insistence on the extension from Brooklyn Bridge to Newtown Creek would have been much greater.

In conclusion,—as an excuse for this long communication, let us say that the cost of freight transportation to and from the city of New York is not high; it is the cost of freight transportation within Greater New York which eats up the profits and which must be lessened materially.



PROPOSED TERMINAL CONNECTIONS.

westward through broad Canal street to St. John's park depot, and from that point distribute to the north and south.

Either of these three routes would satisfy the merchants on the West Side and would still preserve the beautiful residential section between 59th street and Spuyten Duyvil, free from the nuisances of which it now complains. It is true that the distance to the West Side from Spuyten Duyvil would be somewhat longer, by way of the proposed central freight yard on Randalls

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There will be no direct State tax this year, Governor Glynn says. The financial tide is surely turning.

Dividends deferred maketh the stockholder sick.—Wall Street Journal. Thus he learneth to invest his surplus in real estate.

New York City six per cent. revenue bonds are in strong demand abroad, according to reports. Coincident with this demand a decline of two cents per pound sterling for sight drafts on London was noted, bringing the rates to the lowest since the middle of August. These facts indicate an improvement in the general condition of affairs.

The State and local real estate bodies should indeed co-operate. They could help each other materially in legislative work at Albany. But as they must have interests in common, in order to work together, the State association would do well to take a stand in favor of the great reforms in the State laws for which the local bodies are contending.

Scientific efficiency methods, so called, without a leaven of common sense and practical knowledge resulted no differently in the experience of the Inter-state Commerce Commission than they do in private affairs. More revenue and less science is what the railroads need, if they are to keep their credit good and raise the funds with which to make the physical betterments that will help to make times good. The investment in American railroads amounts to fifteen billion dollars, and nearly six hundred million of their total bonded debt is in default. They can't keep pace with the demands for higher wages and better service unless they get more revenue, and the country cannot expect general prosperity until the railroads are prosperous.

Let Us Have More Sources of Revenue.

The financial administration of the city, assisted ably and loyally by the local banks, has managed to extricate New York from the precarious condition in which its credit was placed as the result of its obligations to Europe. The immediate cost of this work of extrication has not been heavy. Owing to the good will of the bankers it has, indeed, been unexpectedly light. But the taxpayers should clearly understand that the ultimate cost of dealing with the situation will be very heavy. The bankers who helped the city in its recent emergency insisted as a condition of their help that some means should be taken to reduce the floating obligations of New York, and that adequate measures should be adopted to retire more quickly part of its long-term borrowing. There can be no doubt that the alteration in the financial methods of the city on which the bankers insisted is necessary to the ultimate financial well-being of the New York municipal body, but there is also unfortunately no doubt that it will require a considerable increase in the revenue of the city from taxation. The increase may be postponed for a year, but come it eventually must, and inasmuch as it must come, preparations should be made now in order properly to reduce and distribute the burden of the future expense.

The Record and Guide trusts that the property owners of New York and their organized leadership understands how serious the situation is. The proposed increase in taxation is certain to come, and when it does come it will amount to many millions of dollars a year. If it is collected from real estate it will be large enough to increase the tax roll by seven or eight points, and to make a substantial difference in the earning power of many income-bearing properties. There will be no apparent opportunity of distributing the increased burden among the occupiers of the buildings for some years to come. The additional burden of taxation will be literally crushing to many property owners, who have been suffering severely from the recent shifting of business centers. It might result in a good deal of forced liquidation and in consequently rendering precarious the position of many property owners who at present possess a substantial equity in their holdings.

It is essential, consequently, that a united and successful attempt be made by the property owners of the city to have this increase in taxation derived from some source other than real estate. In making this attempt, the property owners can apparently depend on the assistance of the financial administration of the city. At any rate, the Comptroller, Mr. Prendergast, has declared that new sources of taxation should be tapped. Neither can there be any reasonable doubt as to the kind of property from which the city should derive its increased revenue. An increased increment tax would not be of any use, because at least in the near future there will not be any unearned increment. A renewed attempt to derive an increasing revenue from the personal property tax would be unwise and would meet with vigorous and justifiable opposition. The European practice of levying part of the tax on the tenants of buildings has much to recommend it, but it is politically impossible. Any proposal to tax ordinary business would immediately result in the transfer of a certain amount of business to competing cities and would consequently vitally injure the prosperity of the city.

There remains only one really considerable source of taxation, which is those classes of business which are essentially local and which cannot escape a reasonable burden of taxation. The State of New York has already appropriated the revenue to be devoted from the most lucrative of these kinds of business. It was until recently deriving several millions of dollars a year from its tax on stock and bond sales, but there are other classes of business which would be even more unable to

escape direct taxation. The whole amusement, restaurant and hotel trade of New York could be made to produce very considerable revenue without driving any business out of the city. When the new taxes were first imposed some weak theatres, hotels and restaurants might be forced to shut up; but the burden of the new tax could soon be shifted to the consumer. There are no sound moral or fiscal objections to the taxation of the business of providing New Yorkers with amusement. The city should claim at least one-tenth of the price at which all tickets for entertainments are sold to the public. The metropolitan cities of Europe derive large revenues from this source, and the only reason why New York does not and cannot do the same is the political influence of the people who are engaged in this class of business.

Well Worth Considering.

The Commerce Bureau, which has been proposed by Commissioner Hartigan, is well worth serious consideration. He wants the new city charter to provide for a regular department of commerce, whose business it would be to supplant private agencies in promoting the industrial and commercial interests of the city. The work of the proposed bureau, as outlined by the Commissioner, would be very comprehensive. It would, in the first place, systematically collect and disseminate statistical information respecting the commerce of New York. Whenever the interests of the city were affected by proposed legislation or administrative action at Washington and Albany it would send competent negotiators to represent the city's interests. It would furnish wholesale and retail merchants, manufacturers and consumers information in respect to trade opportunities and requirements. It would acquaint dealers with the sources from which they could draw their supplies. It would provide a medium of exchange of information and ideas between the shippers and the railroads. It would encourage farmers to bring their goods to the city and help the producer to find a market. It would act as a clearing-house of information as to the laws in this and other States and in other countries, which affect commerce. It would have a permanent press bureau, which would advertise throughout the country the advantages of New York as a commercial and manufacturing center. In short, it would actively promote New York business in every possible way short of growing subsidies.

The idea is undoubtedly a good one, and it ought to be adopted. But in organizing the new bureau, and in defining its work, care should be taken not to duplicate any existing instrument of the same objects. The Bureau of Commerce should supplement the work of the Merchants' Association and the Chamber of Commerce rather than provide a substitute for their work. Officers of both of these organizations should be consulted as to the scope of the bureau's work and as to the best means of helpful co-operative action. But while these associations should be consulted, it is no less true that they have never performed for New York the work which the local Chambers of Commerce of other cities have proposed for their neighborhoods. It is precisely because their work of promotion, publicity and arrangement has not been sufficiently effective that it will be worth while for the city to appropriate money for the expenses of the proposed new department.

—It is the general opinion in real estate circles that under the present business conditions the Interstate Commerce Commission should re-open the Rate Hearing Case and give the railroads of the country an opportunity to present additional evidence in the matter of granting the railroads an increase in their freight rates.

—In view of the economies forced upon the municipality, the Sixth avenue extension project is one that is not likely to be urged for awhile.

A Lesson from History.*Editor of the RECORD AND GUIDE:*

I thank you for the editorial in your issue of September 12 on the proposed creation of a city building department. It is pleasant to know that we can disagree amicably.

History is valuable only for the lessons it teaches us, so that we may not repeat the mistakes of those who have gone before us. It does not seem to be generally known that the Charter of 1898 provided for a central building department, having as its head a board consisting of three Commissioners appointed by the Mayor. It also provided for local offices in the boroughs under deputies. The results were so bad that the Charter was amended and the present system of local jurisdiction inaugurated. Now we propose to repeat this mistake.

CYRUS C. MILLER,
55 Liberty Street, Sept. 14.

Street Car Regulation.*Editor of the RECORD AND GUIDE:*

Recently a new regulation has been enforced requiring the surface cars to stop at the near, instead of the far, crossings as heretofore. Too short a time has elapsed to test out the merits or demerits of the change, but there are several crossings which should be excepted from the rule. For instance, Broadway, Sixth avenue and 34th street. Those passengers desiring to go East, must go to the west side of Broadway, frequently necessitating a long and dangerous crossing over two important and busy arteries. The cars should always stop on both sides of Herald Square. There are other points, specially affecting crosstown lines, which might be excepted from the ruling. This is only a suggestion and not a criticism.

"PAY-AS-YOU-ENTER."

September 17, 1914.

New York City's Tax Rate.*Editor of the RECORD AND GUIDE:*

Now that the city has actually borrowed \$100,000,000 at six per cent., it is well to realize to what extent the city has been imposed upon by the transaction and the effect on the city's future tax rate. The city did not need \$100,000,000 when it made the loan, because only a small portion of the \$80,000,000 borrowed abroad was payable. The bulk of the \$80,000,000 does not fall due for several weeks. Why, therefore, did the city accept an exchange rate of \$5.035 per pound sterling for the entire \$80,000,000 when only a small portion of that sum is now due and when the exchange rate has been much lower since that rate was accepted?

The purchase of exchange at the accepted rate means an additional cost of about three and one-half per cent., or \$2,800,000 to the interest cost of 4¼ per cent. on the \$80,000,000, or a total cost of \$6,200,000 for the \$80,000,000 for one year. The cost of this sum for the second year at six per cent is \$4,800,000, or a total cost of \$11,000,000 for two years. Besides this, the city is paying \$1,200,000 interest on \$20,000,000, also for one year.

Comptroller Prendergast announced with satisfaction that the bankers who organized the syndicate were rendering their services gratis. Under the terms of the loan, the syndicate managers (J. P. Morgan & Co. and Kuhn, Loeb & Co.), are allowed a maximum of two per cent. on the difference in exchange, or a total of \$1,600,000. They and the other members of the syndicate, are also allowed four per cent. profit on the entire \$100,000,000 which will be deposited in their banks, the interest on the bonds being six per cent. and the deposit rate to the city being two per cent. Money is worth more than six per cent. now and the bankers' profit on the \$100,000,000 may be more than four per cent.

The tax budget next year must provide full interest on the new loan, and this means an addition of eight points in the tax rate unless a corresponding sum can be cut out of the present budget. Under a resolution passed by the Board

of Estimate when the \$100,000,000 loan was accepted, new city improvements during the next three years are to be financed as follows: 1915, one-quarter of total cost included in budget, three-quarters paid out of 15-year bonds; 1916, one-half included in budget, balance paid out of 15-year bonds; 1917, three-quarters included in budget, one-quarter paid out of 15-year bonds. In 1918, all new improvements must be paid out of the budget. All 15-year bonds may be of an instalment nature, one-fifteenth being payable annually. The effect of this arrangement will be that the budget for 1915 will be increased at least three million dollars more and that the increase due to new public improvements will grow until the addition to the budget for this purpose in 1918 will be at least ten million dollars. The bonds that will be issued for 15 years to take up the new \$100,000,000 loan, will also be paid off serially from the budget at the rate of \$6,666,666 a year, plus interest on the outstanding portion, which means an additional total of \$10,000,000 to the annual budget for fifteen years after 1917.

The total increase in the annual budget after 1917, therefore, will be at least \$20,000,000 over the present budget. This means an addition of 25 points to the tax rate, which is now 1.81 to 1.91, according to boroughs. The tax rate for 1918 and thereafter will be at least 2.06 and more, according to boroughs, and it must rise during the next three years unless the present budget can be reduced as much as the imperative addition due to the new loan. Under the state constitution, the tax rate can reach two per cent, exclusive of the annual debt service, which is about \$53,000,000. On this basis, the tax rate can rise to 2.60 before the constitutional limit is reached.

Taxpayers should remember that the city has been buying in its own tax liens during the past few years and that about one-fourth of all the taxes due during that period is still uncollected. How will the city be able to meet its annual payroll of \$90,000,000 and all other expenditures contained in the budget, if taxes cannot be collected? The total unpaid taxes is now about \$150,000,000. The city will also find itself over-assessed, if the value of real estate continues to decline.

HENRY H. KLEIN.

Tribune Building.

Pincus Lowenfeld.

Pincus Lowenfeld, senior member of the firm of Lowenfeld & Prager, real estate operators, of 149 Broadway, and one of the best known figures in downtown real estate circles, died on Tuesday at his summer home at Long Branch, N. J., as a result of a stroke of apoplexy, last Saturday night. He was born in Krakow, Austria, in 1855, and was 59 years old on July 6.

He came to this country when a young man and about twenty-five years ago began to buy and sell real estate on a small scale on the lower East Side. For several years he was active in that section, dealing principally in tenement properties. In 1895 he formed a partnership with William Prager and this firm became one of the leading real estate operating concerns of New York City. It has not confined itself to any particular branch of the business and has even undertaken and financed a number of building operations. Practically every section of the city has contributed at one time or other to its activity.

Mr. Lowenfeld will be remembered as an authority on real estate values and one of the shrewdest investors in the market. He was a member of the congregation of the Temple Rodolph Sholem, of the United Krakauer Charity and Aid Society, the Metropolitan Lodge No. 60, I. O. F. S. of I., and of Cheba Rofel Cholim. He is survived by his widow, three sons and six daughters.

The funeral services were conducted on Thursday at the Temple Rodolph Sholem, Lexington avenue and 63d street, and were the most imposing ever held in that temple. He leaves a host of friends.

THE SOMERS SYSTEM.**Will Be Used Here by the Manufacturers' Appraisal Company.**

The Manufacturers' Appraisal Company which operates the Somers system is now establishing a commercial appraisal service in New York City for the accurate measurement of judgment of land values. The first territory to be covered by this service is bounded by 38th and 50th streets, Third and Eighth avenues. The unit-foot values upon street frontages within the district named are now undergoing appraisal by an advisory committee of New York City real estate experts of high standing and ability.

The committee consists of Edward H. Gilbert, of J. Edgar Leaycraft & Co.; Herman De Selding, of De Selding Brothers; John L. Parish; Oscar L. Foley, of John R. & Oscar L. Foley, and Watson P. Anderson. This will insure an opinion of street values by men who are entirely familiar with real estate conditions in this city. Their judgment, when completed, will represent a consensus of opinion of the value of one-street accessibility under normal conditions.

This judgment will be computed by the Somers rules so as to show the effect upon value of all elements of accessibility, each lot being computed as to its size, its shape, and the relation of size and shape to the various elements of accessibility. It is anticipated that the result of this service will be to standardize opinion of normal usefulness of lots throughout the district by the adoption of uniform computing methods.

When the value of a unit-foot has been agreed upon on the four sides of a city block, the exercise of judgment of the value of land in that city block is complete. The Somers System provides a method of applying that judgment accurately and scientifically to all the land in that block.

BOARD OF COUNSEL.**Will Try to Get a Change in Income Tax Regulation.**

The Legislative and Laws Committee, a sub-committee of the Board of Counsel of the Advisory Council of Real Estate Interests, held its first meeting this week at the office of the council. Walter Linder was elected chairman, and the following lawyers will serve upon the committee for the coming year: Messrs. Everett V. Abbot, Henry R. Chittick, Julius Henry Cohen, John J. Kuhn, Louis Franklin Levy, Harold M. Phillips, William Allaire Shortt, John M. Stoddard, Seth Sprague Terry.

This committee will meet on Monday afternoons, to consider constructive or existing legislation or the repeal of oppressive real estate legislation while during the legislative sessions, attentive and analytic study of proposed legislation will be maintained.

The committee has recommended that the Advisory Council immediately endeavor through the committee to secure a change in the recent income tax decision of the Treasury Department, to the effect that indebtedness secured by mortgage upon property to which the corporation has taken or is taking title or in which it has an equity, is the indebtedness of the corporation, and that interest payments on such indebtedness cannot be deducted except to the extent that the whole amount of interest paid upon bonded or other indebtedness does not exceed an amount paid upon a sum not in excess of the paid-up stock outstanding the close of the year.

The original decision of the Attorney General under the former corporation tax law, permitting deductions from the income tax returns for the interest paid by corporations, upon mortgages covering their property, when not made or assumed by the corporation, has been modified and superceded by this late decision, which the committee believes is not in accordance with the language of the act.

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UP-STATERS COMING.

To Attend the Real Estate Convention Here Next Month.

MEMBERS of the steering committee of the Real Estate Association of the State of New York had conferences yesterday with President McGuire of the Real Estate Board, Secretary Helms of the Advisory Council of Real Estate Interests, President Allan Robinson of the Allied Interests, and President Henry Bloch of the United Real Estate Owners in regard to arrangements for the state convention to be held at the Hotel Astor on Wednesday and Thursday, October 14 and 15.

The steering committee comprises President William H. Moffitt, Executive Secretary F. A. Austin, Stewart McKnight, William H. Mills, D. A. Trotta, M. Morgenthau, Jr., E. B. Boynton, C. E. Rickerson and J. Sterling Drake. The State convention is expected to consider the subject of the over-regulation of buildings and to take a stand with the local real estate bodies in favor of amending State laws which bear too heavily upon real estate interests. With the help of the State association the New York City boards could accomplish a great deal at Albany. Arrangements will be further perfected at a general meeting to be held at the Hotel Astor next Monday evening.

Columbus Circle League.

Business men in the vicinity of Columbus Circle met on Tuesday, at a luncheon in Pabst's Grand Circle Restaurant, to effect a permanent organization for the purpose of promoting and protecting the interests of property owners and business men in that vicinity, and also to take part in all movements affecting the general welfare of the city. Among those present were Street Cleaning Commissioner Maurice Featherston, Borough Secretary Ralph Folks and delegations from the Harlem Board of Commerce and the Civic Association of Queens.

A general committee was appointed to manage the affairs of the league, consisting of Paul Henry Zagat, chairman; David Robinson, director; H. C. Copeland, Edward Kellogg Baird, H. H. Bizallion, Jacob Wertheim, A. F. Berry, James V. Iverson, R. F. Spencer, Herman F. Schmidt, Jacob Reisenweber, George H. Robinson, Sol Bloom, Eugene Schliepe and N. L. Ottinger.

A special committee, consisting of Jacob Wertheim, H. C. Copeland, Clarence J. Shearn, Edward Kellogg Baird and Paul Henry Zagat, chairman, was appointed to confer with the Interborough Rapid Transit Company about the establishment of an express station at Columbus Circle to replace the present local stop. Chairman McCall and other members of the Public Service Commission are said to be in favor of the proposed express station and the new committee will work for its installation.

Headquarters of the Columbus Circle League will be opened at 2 Columbus Circle.

Board of Estimate Meeting.

In the council chamber of City Hall, the first autumn meeting of the Board of Estimate will be held on Monday, September 21, at 10:30 a. m. It was scheduled originally for Friday, the 18th inst., but was postponed on account of the inability of the Mayor to be present on that day.

A number of requests for municipal improvements will be presented for

consideration, and in view of the announced policy of members of the Board of Estimate to cut down as much as possible on public improvements for the present, the meeting promises to be one of the most important of the year.

Auction at Norwalk, Conn.

Announcement is made by the M. Morgenthau, Jr., Co., that on Saturday afternoon, September 26, they will offer at auction 17 bungalow plots ranging in size from 50 x 95 feet to 241 x 249 feet, located on West Rocks road and Jarvis streets, Norwalk, Conn.

Rock Ledge Gardens, by which name the property is known, is surrounded by handsome private estates and many artistic, but simpler homes. It is improved with water, electric lights, telephones, charming walks, beautiful drives and apple, chestnut, maple and other trees.

The plots allow ample room for a garden, the rich soil giving the seeds and plants every encouragement necessary for luxurious growth. The trees dotted here and there in front lawns, others well in the back, lend charm and picturesqueness to the gardens, as well as do the cliffs at one end of Rock Ledge, where the last battle of the Revolutionary War, in southern New England, was fought.

David R. Beach Improving.

David R. Beach, the young real estate broker with offices at 76 William street, who accidentally swallowed twenty-one grains of dissolved bichloride of mercury tablets, has been resting comfortably for the last 24 hours, and at Dr. Paul Pilcher's sanitarium, Grand and Gates avenues, it was said yesterday that unless something unexpected occurs, Mr. Beach will recover. The patient lives at 363 Grand avenue.

PRIVATE REALTY SALES.

At the present time the apartment house leasing market is at its height and all things considered the demand is satisfactory. Brokers report that while there are a number of removals, still in the main these are confined largely to those families which have been occupying the most expensive suites. The cheaper apartments are in demand and comparatively few vacancies exist. Brokers in the Fourth avenue and other mercantile sections report a good demand for space.

There is but little hope that the market can get back into anything like a normal condition until the banking situation is settled and goods can be imported promptly from Europe. To be sure some goods have been coming in from England and Russia, but Germany's products are completely shut off from this port. There is generally a more optimistic feeling prevailing in the real estate market and brokers are free in stating that a betterment must soon take place.

"Is there not every reason to be optimistic?" said a prominent broker this week. "What more can happen to real estate? Money has been withdrawn from the country, merchants, importers and retailers have been put to it to get financial banking on account of the banks pulling in the purse strings, with the resultant condition that investors have held on to their money and refused to extend their lines. Still and all the number of forced sales of realty at auction is only nominal and does not represent any considerable factor. Loans are not being called, except in

exceptional cases; in fact, there is a period of 'marking time.' I don't apprehend any further decline, except in isolated cases, but on the other hand the pendulum is about ready to swing in the opposite direction and I am sure that there will be many a prospective investor who will regret that he waited too long before taking advantage of the present golden opportunity."

The number of conveyances recorded this week in the Registrar's office shows a substantial increase as compared with last week's record. Amounts figuring in recorded mortgages also indicate an improvement.

The total number of sales reported and not recorded in Manhattan this week was 3 as against 14 last week and 15 a year ago.

The number of sales south of 59th street was 0, as compared with 1 last week and 5 a year ago.

The sales north of 59th street aggregated 3 as compared with 6 last week and 10 a year ago.

The total number of conveyances in Manhattan was 99, as against 67 last week, 11 having stated considerations totaling \$132,600. Mortgages recorded this week number 60, involving \$990,102, as against 45 last week, aggregating \$727,681.

From the Bronx, 6 sales at private contract were recorded, as against 4 last week and 6 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$617,131, compared with \$522,419 last week, making a total since January 1 of \$30,606,224. The figures for the corresponding week last year were \$501,000, and the total from January 1, 1913, to September 20, 1913, was \$39,734,170.

\$1,200,000 Loan.

Paterno Brothers, Inc., Joseph Paterno, president, obtained from the Metropolitan Life Insurance Company a mortgage loan of \$1,200,000 on the Sanford and the Rexford, two recently completed twelve-story apartment houses occupying the block front on the east side of Broadway, between 78th and 79th streets. The houses have a frontage of 204.4 feet and each one contains suites for fifty families. The land was acquired from Harry Barnes Newberry and Alfred Barnes in May, 1913, subject to a mortgage of \$500,000, of which \$200,000 now remains on second mortgage. The City Mortgage Co. financed the operation with a building loan of \$1,200,000.

Transfers in East 79th Street.

Another building operation may be indicated by the transfer of title this week by various owners to the 161 East 79th Street Co. of the property 159-165 East 79th street, on plot 62 x 102.2. Last Spring, the plot was reported sold to the Misses Suydam School for Girls, but evidently the grantee in the conveyances this week, was the real buyer. Also, last May, the site of 167 and 169, adjoining, was reported sold to a department store for improvement with a garage. Title to these properties has not passed as yet. A sixty-foot plot, directly opposite, at 156 to 160, was purchased last February by Hyman S. and Sydney Crystal.

Westchester Deal Pending.

Pittsburgh capitalists, who have formed the Argwyle Land Co., are reported to have purchased a 160-acre tract of Mrs. Paul G. Thebaud and an 85-acre farm of Charles A. Briggs, between White Plains and Mamaroneck. The syndicate has also made offers for the property of S. G. Bayne, William Sammis estate, and Nathaniel C. and E. S. Reynal. The representative of the buying company is Frank Chandler, and the property sought comprises practically all of the ridge along Mamaroneck avenue, which commands a view of Long Island Sound for many miles.

Philipse Manor Changes Hands.

Philipse Manor, a portion of the once vast holdings of one of the earliest of the Dutch settlers, but now a residential

district of North Tarrytown, has been sold by the 303 Fifth Avenue Corporation, Campbell Carrington, president, to a syndicate of Westchester men, who have placed its management in the hands of the Robert E. Farley development organization. The broker was Charles W. Mix, of the Frank L. Fisher Co.

Bronx Builders Active.

John P. Boyland bought through McLernon Brothers the block front on the west side of Ryer avenue, between Field place and 184th street, comprising about five lots, for improvement with two five-story apartments. The property fronts 197.3 feet on Ryer avenue, 75 feet in Field place and 52 feet in 184th street, and overlooks the Grand Boulevard and

Y. M. C. A. May Expand.

The Prospect Park Branch of the Y. M. C. A. has contracted to purchase from the Wiltshire Estate and V. B. W. Bennett, the property at 351-353 9th street, with a 67-foot frontage adjoining the association's present home. Title will pass on December 1.

Harlem Apartments Sold.

Two six-story elevator apartment houses, 227-233 West 116th street, on plot 80 x 100.11, were sold by the Bond and Mortgage Co. through Isaac B. Waken. They have been held at close to \$150,000.

Manhattan—North of 59th St.

115TH ST.—The B. & E. Holding Co., Julius Becker, president, resold 48 West 115th st, a 5-sty flat, 18x100.11. The selling company acquired the property a few days ago from the Brooklyn Trust Co., as executor of the estate of George A. Archer.

2D AV.—The Hagemeyer estate has sold 1557 2d av, a 4-sty tenement, 18x80, to a Mrs. Werner, owner of 1553 2d av.

Bronx.

169TH ST.—Thornton Brothers sold, through Barnett & Co., the 2-family dwelling, 20x100, at 278 East 169th st.

DAVIDSON AV.—B. H. Weisker has sold for the Ulmer Realty Co., H. U. Singhi, president, the new apartment house on the west side of Davidson av, 150 ft. north of 184th st, on plot 50x100.

DAVIDSON AV.—B. H. Weisker sold for Frederick H. Levey the plot 75x115 on the east side of Davidson av, 150 ft. north of 184th st.

JACKSON AV.—Cahn & Pittman have sold for Value Realty Co. to Fannie R. Ross, a 3-sty building with store, on lot 25x75, at 844 Jackson av.

SOUTHERN BOULEVARD.—Mrs. Bertha M. Liebertz sold the two 3-family houses, 2435-2437 Southern blvd, each on lot 18.6x75.2, to Mrs. Flora Brill, who gave in exchange two farms in Ulster county.

Brooklyn.

GROVE ST.—James M. Hawley sold for Maria Zehlein the 3-sty flat 1814 Grove st to a Mr. Brunner.

LENOX RD.—Henry Pierson & Co. sold for John W. Jones, the 2-family dwelling, on lot 20x130.

WESTMINSTER RD.—Thomas Powell has sold his residence at 164 Westminster rd, on plot 55x100.

10TH ST.—John Pullman sold for Mary E. Jones, the 3-sty dwelling, 19x100, at 689 10th st.

50TH ST.—I. Salzberg sold for Max Wilner to M. Glickstein, a 1-family cottage, on plot 40x100, at 1511 50th st; also to the Connelly Building Co., 10 lots, comprising the southeast corner of 15th av and 47th st, 100x100; the southwest corner of 46th st and 15th av, 100x100, and the southwest corner of 48th st and 16th av, 40x100.

CLINTON AV.—James Arthur has purchased from Miss Ada L. Hill, through J. D. H. Bergen & Son, the residence, with garage in rear, at 357 Clinton av.

PUTNAM AV.—G. X. Mathews Co. sold the dwelling at the northwest corner of Putnam and Onderdonk av to Frederick Graf for about \$19,500.

5TH AV.—Samuel Galitzka Co. sold for A. Heyman to M. Green & Co., the northwest corner of 5th av and 86th st, plot 100x100, for improvement with apartments and stores.

6TH AV.—Frank A. Seaver & Co. sold for Charles Schilling the 2-family house 7314 6th av.

Queens.

EDGEMERE.—Lewis H. May Co. has sold for the S. Weiner Realty Co. 8 lots on the east side of Ocean av and Mermaid av to Morris Asinof.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Oxford pl to Robert E. Heyman; 40x100 in Sterling pl to Thomas J. Donnelly; 40x100 on Kinsey av to Elsie Sacks, and 40x100 on Park av to Albert Wendell.

Rural and Suburban.

BRONXVILLE, N. Y.—Fish & Marvin sold for the Tanglewyde Co. a tract of land to R. Carlton Fontaine.

CORNWALL-ON-HUDSON.—J. Sterling Drake has sold for Alfred Wandres to Mrs. Sally I. Hawthorne, the cottage with ¼ acre of land, on Bayview av.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Hickory av and 20x100 in Centre st to Mrs. Emma C. Hawkins; 20x150 on 3d av to Louis M. Winzel and 40x100 on South av to J. M. Hicks.

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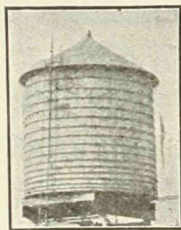
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GREENWICH, CONN.—The estate of the late W. R. H. Martin, consisting of six acres of land, with a fine manor house, stables and garage, has been sold through Thomas N. Cooke.

HEMPSTEAD, L. I.—Windsor Land and Improvement Co. sold to Catharine Lawless 40x125 on Willow av, and to Eugene Brown 40x104 at Grand and Acacia avs.

WESTBURY MANOR, L. I.—Henry Pierson Co. sold for the Westbury Manor Co. the dwelling at Butler and Henry sts, on plot 60x100, to Robert Renner; also dwelling, with plot 180x100, to Robert McLaury; and 5 lots in Henry st, near Butler st.

LEASES.**Gum Company in L. I. City.**

Cross & Brown Co. and Daniel Birdsell & Co. leased from the plans for Frederick Ayers, a five-story factory building, to contain a total floor area of about 100,000 sq. ft. The building will cover the entire block front on the south side of Harris avenue between Ely avenue and William street, Long Island City, and is to be ready for occupancy about April 1, 1915. It will be a modern structure to cost over \$200,000. The lessee, the Stirling Gum Co., has taken a long term lease at an aggregate rental understood to be \$300,000. They will open the plant with a force of 1,000 employees.

Dancing School in East 46th Street.

Worthington Whitehouse has leased 24-26 East 46th street, opposite the Ritz-Carlton, a six-story building 40 x 100, for the Henry Phipps estate. This building was originally occupied temporarily by the Vernon Castles as dancing rooms. It is now to be occupied as the permanent home of Mr. and Mrs. Vernon Castle for a normal school of modern dances under the direction of Mrs. Evelyn G. Hubbell and Mrs. Amy F. Corbin.

Apartment Hotel Lease.

Miss Minnie L. Anderson has leased through Homer Foot, Jr., from Mrs. Anna R. Mead, the eight-story apartment hotel at 102 West 80th street, on plot 60.1 x 102.2.

Manhattan.

WILLIAM S. ANDERSON CO. leased for the Wendel estate the 4-sty dwelling at 785 Lexington av to Mrs. J. Dunant.

WRIGHT BARCLAY, INC., leased to R. S. Courtney apartments in 75 Lexington av, and to Barclay Lottimer in 86 Madison av.

THE LOUIS BECKER CO. leased for Diedrich Angelbeck the store in 469 West 157th st to William Wolf, for a merchant tailoring establishment, and for the same the store in 469 West 157th st to Frank Annunziato.

JOHN J. CLANCY & CO. leased the 4-sty dwelling at 338 West 58th st to Mrs. Louise Dorland.

THE CROSS & BROWN CO. leased a store in 46th st side of 561 5th av to P. F. Madigan, dealer in autographs and rare books, now at 501 5th av.

THE DUFF & BROWN CO. leased for Eva A. Marbach, to Thomas F. Farley, 510 West 142d st, a 4-sty dwelling.

THE CROSS & BROWN CO. leased in the Croisic Building at 220 5th av space to the Barnes Knitting Corporation, and space on the 5th floor of 40 and 42 East 22d st to Henry C. Meyer.

CROSS & BROWN CO. has leased at 220 5th av space to the Barnes Knitting Corporation; and for Jessie C. Owen space on the 5th floor of 40-42 East 22d st to Henry C. Meyer; also an apartment at 25 West 36th st to Augustin McHugh.

THE DUROSS CO leased 497 to 501 West st, including 138 Jane st, two 4-sty buildings with railroad sidings, for the American Fruit Product Co. and Hoffman Estates to the Canton Steel Ceiling Co., of 221 11th av, for 10 years at an aggregate rental of about \$55,000.

DOUGLAS L. ELLIMAN & CO. leased the store in 360 Madison av to the Q. E. D. Cigarette & Tobacco Co.; apartments in 116 East 63d st to Mrs. Benjamin Wood; in 27 East 62d st for Pease & Elliman, agents, to J. Gibson Maupin; in 155 East 72d st to Hugo G. de Fritsch; in 21 East 82d st to Mrs. C. B. Becker; in 116 East 63d st to Mrs. James A. McClurg of Denver, Col.; in 65 East 56th st for George A. Bowman, agent, to Mrs. Frederick Bull, and in 118 East 54th st, for Artemus Holmes, to Alfred E. Cortis.

DOUGLAS L. ELLIMAN & CO. leased an apartment, furnished, in 383 Park av for George G. Bourne to Robert O. Derrick; also in 20 East 48th st to Oreste Azzoni; for Pease & Elliman, agents, in 146 East 49th st to Sherburne Prescott; and in 34 and 36 East 58th st to Mrs. C. A. Martin.

DOUGLAS L. ELLIMAN & CO. leased 149 East 63d st, a 3-sty dwelling, for Mrs. M. C. Kahl to Percy S. Weeks.

HORACE S. ELY & CO. and VAN NORDEN & WILSON leased the store, basement and rear of the 1st floor in 1151 Broadway to Louis Haims for a lunchroom.

J. B. ENGLISH leased for the Libman Contracting Co., 107 West 46th st, to the International Alliance Theatrical Stage Employees; for A. M. Maclay, the dwelling at 167 West 49th st to M. J. Olinger; for Stephen J. Weaver, the dwelling at 163 West 49th st to Dana Wilson; for Lillian J. Hallett, 236 West 50th st to the Hampton Tire Works, of 113 West 51st st; for the Alland Realty Co., the dwelling at 228 West 52d st to Irving L. Prunyn; for Adeline Molyneux, the dwelling at 238 West 52d st to Minnie T. and Joseph F. Gang; for J. Edgar Leaycraft, the dwelling at 145 West 118th st to Samuel Paul; for the Longacre Square Theatre Co., offices in 1531 Broadway to H. Smith and M. Feit, and for James P. Knight, an apartment in 223 West 49th st to Mrs. Fraier.

DOUGLAS L. ELLIMAN & CO. and GOODALE, PERRY & DWIGHT leased 25 West 11th st, a 3-sty house.

J. ARTHUR FISCHER leased for Jos J. O'Donohue and another, the 4-sty building at 64 West 37th st; also apartments in 3 West 30th st to L. Brackett; in 200 West 40th st to F. Dugnow and in 140 West 49th st to M. E. Russell.

FREDERICK FOX & CO. leased for Israel Unterberg the 2d loft, containing over 11,000 sq. ft. of space, at 352 4th av and 53 to 59 East 25th st, to G. Mehringer & Co., manufacturers of bath robes, who have, for a great many years, been located at Broadway, near Prince st. This completes the renting of the entire 16-sty building. Most of the floors were rented during the past few months.

M. & L. HESS, INC., leased for the Rivoli Realty Co. the easterly 8th loft in 28 to 32 West 36th st, to the Bronx County Dress Co.; 10th loft in 29 and 33 West 35th st, to P. J. Mendetz, and space in 133 East 23d st to the Marsh-Ross Co.

HEIL & STERN leased for the Colony Construction Co. 2d loft in 63 to 67 West 38th st to A. W. Wolf Co., of 136 West 21st st; for the Antler Realty Co., Inc., 11th loft in 57 to 61 West 38th st to Menzner, of 7 West 18th st; for the 63 West 36th St. Co. top loft in 61 and 63 West 36th st to Moses Galpeer; and for Adolph Boskowitz 2d loft in 704 and 706 Broadway to Monarch Clothing Co., of 830 Broadway.

HOUGHTON CO. leased, for Charles A. Starbuck, the 5-sty dwelling at 302 West 97th st, to Joseph F. Gross.

HOUGHTON CO. leased for Mary C. Pinchot the 4-sty dwelling at 123 West 64th st to Mary Nash.

HOUGHTON CO. leased for Stephen J. Weaver of Deerfield, N. Y., the 4-sty dwelling at 20 West 75th st to Kate C. McCree, Lily M. Buxton and Mary R. Buxton.

JOHN J. KAVANAGH leased the ground floor store in 924 Madison av to Sanders & Offerman, furniture dealers, for 10 years.

PEASE & ELLIMAN leased for Joseph M. Levy the 3-sty house, 17x68, at 1277 Madison av to Henri Conrad; and offices in Aeolian Hall to C. G. Martin, Julius Schwartz, Dr. Getzoff and the United Manufacturers Service Corporation, of 1 Madison av.

PEASE & ELLIMAN leased apartments in 565 Park av to Charles E. Adler; in 850 Park av to C. G. Metzger-Dauner and Homer E. Sawyer; in 150 East 72d st to Miss H. Kelleher; in 146 East 49th st to Dr. W. B. Force and Mrs. W. P. Williams; in 780 Madison av to J. H. Packard; in 27 East 62d st to Mrs. H. Laimbee and Helen C. Hayes; for W. C. Fargo the 4-sty house at 122 East 37th st, 24.6x78.11, to Mrs. Ellen Shewan; for the Century Holding Co. space in 25 West 45th st, in conjunction with F. D. Vought, to the Housewives' League; also space in the same building in conjunction with Royal Scott Gulden, to Forrester D. Lum.

PEASE & ELLIMAN leased apartments in 105 East 15th st to Theo. C. Deitrich; in 112 East 17th st to Geo. S. Lewis; in 146 East 49th st to A. Nickels and W. L. Goodwin; in 116 East 58th st to Mrs. W. D. Smith; in 103 East 75th st to Mrs. M. C. Tuttle; in 411 West 114th st to A. H. Blanchard; in 697 West 136th st to T. R. Smith; in 804 West 180th st to Miss C. McGee; in 72 East 96th st to Max Hamburg; in 25 Ft. Washington av to W. H. Sidway; in 116 East 63d st to Mrs. K. V. Hooper; in 254 West 98th st, for Mary A. Raeder, to Miss Helen Stanley; in 110th st and Riverside drive, for the American Real Estate Co., to Hartwell McCartney; for Bing & Bing, the 4-sty dwelling at 135 West 79th st, to Fred Grant; in 178 Fulton st, for Albert A. Newman of Chicago, the 1st floor to the Duplex Motion Picture Corporation, of 30 Church st; in 157 Greenwich st, the store, to Abraham Miller; in 32 Maiden lane, a loft for John Scheidig & Co., to Louis G. Hughes; in 123 Liberty st, offices to Theodore Kreipe, Carl Reinhardt, G. M. Brooks and Alexis Wendelberg.

PEASE & ELLIMAN leased for Edgar A. Levy a large apartment in 755 Park av to Mrs. Louise S. Hegeler for the E. A. L. Construction Co., in 150 East 72d st, to Paul Hirschorn; in 850 Park av to L. Levy; in 59 West 76th st to B. L. Feeks; in 804 West 180th st to W. J. Williams; in 150 East 72d st to Archer Gibson; in 27 East 62d st to Miss Norma Phillips; in 36 Grammercy Park, for the Grammercy Park Club, to Miss Helen G. Coppell; in 104 East 40th st to Charles Shaw Band; in 157 East 81st st to Paul B. Rossire; in 146 East 49th st to Miss Eaton; the 3-sty house at 203 East 72d st to Mrs. Ransom Hooker; for the Eleven East Forty-First Street Co. the 4-sty house at 11 East 41st st, 22x98.9, to Mary Daley, and renewed the lease of the Aero Club of America at 297 Madison av, for Clark T. Williams, as agent.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the store in 801 Madison av for Thomas Anderson Hawes to Lewandos French Dyeing and Cleaning Co., of Boston, Mass., and the following apartments: to Martin H. Goodkind in 40 East 83d st; to Alfred Vondermuhl in 960 5th av; to Dr. James H. Spann in 23 5th av; and to Fred S. Buffum in 1 East 9th st.

SHARROTT & THOM leased for the Palacio Co. for 10 years the new 2-sty building at 90 Lafayette st for a cafe and restaurant.

SHAW & CO. leased for Ludwig Levitt the two upper floors in 2036 5th av to Frank C. Gordon.

SHAW & CO. leased for the F. F. Freehold Estates the 3-sty dwelling at 110 East 127th st to Julia Mulhall.

SHAW & CO. leased the store in 2200 7th av to Max Krakower.

SCHIFFER & COE leased for the E. A. Hoffman Estate a loft in 258 and 260 5th av to Louis Simon & Co., of 684 Broadway, manufacturers of men's neckwear.

JAMES A. SHEERAN leased to John Lindtner the dwelling at 174 East 93d st; to Alexander Youngsman the store at 1122 Lexington av.

LUDWIG C. TRAUBE leased the store in 1256 Madison av to Max Weintraub and Max Berkenfeld and the store in 1258 Madison av to Frank Gialo.

TUCKER, SPEYERS & CO. leased apartments in 375 West End av to Bernard Hirsh; in 68 West 48th st for James A. Farley to Paul M. Coburn; in 741 5th av to Mrs. E. G. Alsop; and in conjunction with F. R. Wood, W. H. Dolson in the "Barnard," at 71st st and Central Park West, to William C. Popper.

UNGER & WATSON, INC., leased for the Estate of Rosina Rosenstiel to August Schmidt the 3-sty dwelling at the southwest corner of 54th st and Lexington av.

WM. A. WHITE & SONS rented to the Multi-color Sales Co., of 63 Park Row, a loft in 298 Broadway; to Greason, Morris & Rogers a loft in 44 South st; to Moses Adler a loft in 11 Burling slip for Bernhard Lichtenstein; a loft in 155 Maiden lane to the Sittenfield Leather Co., of 150 Nassau st, and a loft in 483 and 485 Greenwich st for Bleecker & Simon to the Independent Doll Co.

Bronx.

W. E. & W. I. BROWN, INC., leased for John Gallagher to the City of New York for 5 years, with a renewal privilege for 5 years, the plot 100x150, on the east side of Edgewater rd, through to the Bronx River, 228 ft. south of Garrison av, to be used as an asphalt repair plant for the Borough of the Bronx.

Brooklyn.

BURRILL BROTHERS leased the following houses: 217 Lincoln pl for W. H. Gahagan to Mrs. E. McDermot; 425 1st st for Fred Riker to E. J. Case; 501 6th st for P. J. Hover to G. H. Beer; 428 1st st for G. H. Johnson to A. G. Cocoran; and 782 President st for H. G. Meyer to J. L. Kite.

HENRY PIERSON & CO., INC., leased the 4-sty dwelling at 204 Park pl for John J. Dillon and the 4-sty dwelling at 167 Park pl for a Mr. Rause.

CHARLES E. RICKERSON leased 536 1st st, a 3-sty dwelling, for Louis Bonert, and 402 Park pl, a 2-sty dwelling, for Henry Prudhomme, to Mrs. Charles H. Bayard.

Richmond.

J. STERLING DRAKE leased for the Southern Ship Building Co. to the M. J. Dady Engineering and Contracting Co. their plant at Tottenville. The property consists of 15 acres, with dock, store houses, shops, compressed air plant, about 600 ft. frontage on Staten Island Sound, 500 ft. frontage on Tide Water Creek and a large frontage on both city and semi-private streets. The Dady Co. will use it for general shipbuilding repair work and storage purposes.

Out of Town.

FISH & MARVIN rented an apartment at Gramatan Court, Bronxville, fully furnished, to Charles L. Reiseron, and the "Hayward Property," at Lawrence Park West, Bronxville, fully furnished, to C. A. Penn, of Reidsville, N. C.

FISH & MARVIN rented the "Caesar Property" at Lawrence Park, Bronxville, to Roy C. Andrews, and the property of Dr. Ralph R. Ryan, on Woolworth av, at Greenacres, Hartsdale, N. Y., to a New York physician, who will occupy on October 1.

THE M. MORGENTHAU, JR., CO., leased the entire building at 169 Malvern st, Newark, N. J., to the Kil-Tone Co.

PEASE & ELLIMAN rented for W. W. Richards his place on Glenwood av, Belle Haven, Greenwich, Conn., to Mrs. John O'Hara Cosgrave.

REAL ESTATE APPRAISALS.

The following values 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:

SARAH L. McMARSH.—81-81½ Walker st, \$56,000.

WILLIAM L. RADFORD.—11 West 95th st, \$25,000.

OBITUARY

JOHN E. STARK, real estate operator, died on Sunday, in the Methodist Episcopal Hospital, aged 50. His home was at 144 Columbia Heights, Brooklyn, and he had been a resident of that borough since 1878.

EDGAR N. SHELDON, formerly an inspector of customs at the Port of New York, who was in active service for 47 years, died of heart disease at his home, in Yonkers, N. Y. He was 72 years old and leaves his widow.

EDWARD E. ROBERTSON, Brooklyn real estate dealer, of 189 Montague st, died at his home, 407 Washington av, last week. He was long superintendent of the Noble St Baptist Sunday School and a member of the Union League Club. He left a widow and son.

OBITUARY—BUILDING.

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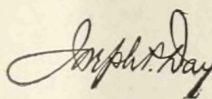
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Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

Make your advertisements talk—Just as your salesman must talk—Then, they will pull business.

SLAWSON & HOBBS have placed a loan of \$15,500 at 5 per cent for 5 years on 62 West 96th st, a 4-sty private house; also of \$15,000, at 5 per cent., for 3 years, on 254 West 99th st, a 4-sty house; \$32,000 at 5 per cent., for 5 years, on 359 3d av, and 203-5-7 East 26th st.

LAWSON PURDY, Commissioner of Taxes, and A. C. Pleydell, Secretary of the New York Tax Reform Association, were in attendance at the National Tax Conference at Denver last week. Prof. Seligman, of Columbia University, presided.

WILLIAM A. WHITE & SONS have been appointed agents for the business buildings 113-115 Broad st, 34 Moore st and the northeast corner of John and William sts; and for the bachelor apartment houses 154-156 Madison av and 19 East 32d st.

C. LEDYARD BLAIR proves to be the buyer of the plot 33.5x175 at the south corner of 5th av and 70th st, reported sold in April, 1912, by the executor of the Josiah M. Fiske estate, and another real estate "mystery" has been cleared up. There has long been speculation and keen inquiry as to the real purchaser, but the pledge of secrecy was faithfully kept.

HUGHES & HAMMOND report having recently placed mortgages on Manhattan property aggregating \$519,500. The larger ones include \$200,000 at 4 1/2 per cent, for Wetzel, Inc., on the 4-sty building, 2-4 East 44th st; \$105,000 on the 9-sty building at the northeast corner of Canal and Chrystie sts; \$55,000 on 28 East 28th st; \$40,000 on the new 5-sty apartment house at the northeast corner of Park av and 186th st, and \$40,000 on a similar building at the southeast corner of Vermilyea av and Haythorne st.

M. MORGENTHAU, JR., CO. sells today, on the premises, at 2.30 p. m., 3 cottages and 7 plots, part of the Healy property on Cornaga av, Grove st, Seaview av and Loretta pl. They are located one block from the railroad station and trolleys and ten minutes' walk from the ocean.

LOUIS SCHLESINGER, INC., announces that the interest of Louis Kamm has been acquired by Louis Schlesinger, who will continue the real estate and insurance business and retain the present offices on the grade floor in the Essex Building, Newark, N. J. The business was originally established January 1, 1890, under the firm name of Brown & Schlesinger, of which ex-Sheriff William H. Brown was the senior partner, and continued until January 1, 1900, when the business was acquired by Louis Schlesinger. On May 1, 1911, the business was incorporated as Louis Schlesinger, Inc., which will continue with Louis Schlesinger, president; Alex. L. Schlesinger, vice-president and treasurer, and Frank B. Heller, secretary.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Walter H. Ford increased his holdings on James street this week by the purchase of No. 6 at public auction for \$7,050. It is a three-story tenement on a lot 17.1 x 54.8. The Ford estate holds title to 8 and 10 James street, and now controls a triangular corner parcel at New Bowery measuring about 61 feet on each thoroughfare. Henry Brady was the auctioneer.

In Brooklyn the home of the late Senator Patrick H. McCarren, former Democratic leader of Kings County, at 97 Berry street, was sold at public auction by order of Samuel S. Whitehouse, executor of the estate, to Mrs. Margaret D. McCloskey, a niece of Senator McCarren, for \$4,025.

For the coming week Joseph P. Day will hold his first fall special auction on Thursday, September 24, at the Exchange Salesroom. The offerings include the Moriarity Building, a six-story loft building, on plot 78 x 98.9; 303, 305 and 307 West 139th street, three three-story dwellings, on plot 51 x 99.11; properties in the Pennsylvania Terminal zone for the estate of Eliza McKibbin and a one-story building for the estate of Thomas Buckley at 210 West 54th street.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 18, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Lewis st, 109, ws, 160 n Stanton, 20x100, 5-sty bk tnt & str & 3-sty bk rear tnt; due, \$5,391.77; T&C, \$481.62; sub to 1st mtg of \$15,000; Carmana Realty Co., 15,500

Pitt st, 55 (*), ws, 150 n Delancey, runs w100xn24.10xe37xsb.2xe63xsl8.8, 3-sty bk tnt & str & 4-sty bk rear tnt; due, \$14,787.14; T&C, \$334.22; Anna S Lincoln, 14,000

Prince st, 62-4 (*), swc Lafayette (No 264), 27.6x54.9x24x54.10, 4-sty bk loft & str bldg; due, \$28,885.44; T&C, \$1,720.16; Roman Catholic Orphan Asylum in the City of N. Y., 20,000

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having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

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Troegerlith Sanitary Flooring

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Artistic, durable and very easy of tread. Write for booklet No. 5

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First Fall Special Sales Day

NEXT THURSDAY, SEPTEMBER 24

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. CITY.

MORIARITY BUILDING

155-157-159 East 23rd Street

(At Third Avenue "L" Station)

A 6-story and cellar brick loft building, with salesroom store, equipped with steam heating plant and 4 elevators. Size of plot, 78x98.9.

HENRY S. COOK, Esq., Attorney,
38 Park Row, N. Y. City.

303 & 305 & 307 W. 139th St.

(Between Edgecombe and Eighth Aves.)

To be sold as one parcel.

Three 3-story limestone front private dwellings. Size of plot, 51x99.11.

50% May remain on Mortgage for 5%

3 or 5 years at

STUART D. PRESTON, Esq., Attorney

2 Rector Street, N. Y. City

ESTATE SALES.

210 West 54th St.

(Between Broadway and Eighth Ave.)

A 1-story brick building, suitable for a garage. Size of lot, 25x100.

65% May remain on Mortgage 5%

for 3 or 5 years at

JOHN T. BOOTH, Esq., Attorney

271 Broadway, N. Y. City

217 West 33rd St.

(Between Seventh and Eighth Aves.)

A 3-story and basement brick building. Size of lot, 20x98.9.

GIFFORD, HOBBS & BEARD, Attorneys,

60 Broadway, N. Y. City.

ABSOLUTE SALE

259 West 34th St.

(Between Seventh and Eighth Aves.)

A 3-story and basement brick building, with basement store and salesroom store, containing one apartment of six rooms and bath on each of the upper floors. Size of lot, 22.11x98.9.

Very liberal terms.

COUDERT BROS., Attorneys,
2 Rector St., N. Y. City

SPECIAL SALES.

Kissena Park, Flushing, L. I.

(N. E. Cor. Jasmine St. and Parsons Ave.)

A 3-story and cellar stucco private dwelling. Size of plot, 44.56x122.60x40x102.95.

North Side of Oak Ave.

(86.3 Feet East of Bowne Ave.)

A 2-story and attic frame private dwelling. Size of plot, 40x95.03.

North Side of Oak Ave.

(166.3 Feet East of Bowne Ave.)

A 2-story and cellar stucco private dwelling. Size of plot, 40x95.04.

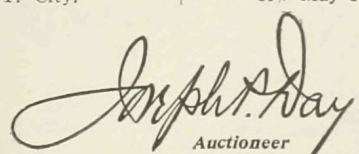
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N. Y. City



Auctioneer

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

REAL ESTATE BROKER, under thirty, active, energetic, with some capital, wishes to form association with well established firm where there would be opportunity later to purchase interest in the business. Nine years' experience, Fifth Avenue and midtown section. Unquestionable references. Record and Guide, Box No. 364.

STENOGRAPHER, typist, expert book-keeper. Eight years with prominent real estate firm. Understands drawing of leases and other legal forms. Exceptional ability. Highest references. Secretary, Box 372, Record and Guide.

EXPERIENCED and capable man for many years in charge of repair and collection department of large real estate firm is desirous of acting in the same capacity for estate, individual or real estate concern. Highest references from owners whose properties I have handled. Box 366, Record and Guide.

ARCHITECT (City employee) prepares plans for all types of structures in spare time; satisfaction guaranteed and charges moderate. ARCHITECT, Box 362, Record and Guide.

COMPETENT Trustworthy Accountant offers part of his time to estates or individuals. J. W. E., Box 360, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need Brooklyn Edition April 11, 1914. We will pay 15 cents for this number if both sections are delivered in good condition. This offer will expire on Sept. 25, 1914. Record and Guide Company, 119 W. 40th Street.

Auction Sales, Manhattan—Continued.
22D st, 405 E, ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; partition; adj Sept 29.
68TH st E, swc Madison av (No 812), 16.8 x100.5, 4 & 5-sty & b bk & stn dwg; to be re-advertised for Oct 14.
95TH st, 332 E (*), ss, 440 e 2 av, 45x100.8, 6-sty bk tnt & str; due, \$35,743.88; T&c, \$915.30; Albany Savgs Bank, 25,000
121ST st, 18 (*), ss, 140 e Lenox av, 20x100.11, 3-sty & b stn dwg; due, \$15,891; T&c, \$353.05; Anita Howell, 12,500
124TH st, 507-9 W (*), ns, 150 w Ams av, runs n100.11xw50x875.11xe.06xs25xe49.6 to beg, 6-sty bk tnt; due, \$57,662.37; T&c, \$1,000; Andrew Wilson, trste, 55,000
131ST st, 10 E (*), ss, 146.6 e 5 av, 18.2x99.11, 3-sty & b stn dwg; due, \$7,897.48; T&c, \$261.32; E Coppee Thurston, admtrx, 4,000
Riverside dr, 145, es, 48 s 87th, 32x100, 4-sty & b bk dwg; due, \$68,845.63; T&c, \$3,499.58; to be re-advertised for Sept 22.
Riverside dr, 445, es, 107.6 n 116th, 58.9x123.10x59.10x112.3, 12-sty bk tnt; due, \$240,246.54; T&c, \$9,133.15; E J Moughney, party in int, 244,000
HENRY BRADY.
James st, 6, es, 82.4 s Chatham, 17x54.8 x17.1x54.1, 3-sty bk tnt & str; due, \$6,567.18; T&c, \$188.43; Walter H Ford, 7,050
Ridge st, 87 (*), ws, 152.11 s Rivington runs w 75 xn25xw50.7xs51xe125.7xn26 to beg, 1 & 3-sty bk theatre & 3-4-sty bk rear loft bldgs; due, \$32,565.82; T&c, \$2,535.18; Wm J Amend, extr, 20,000
129TH st, 211 W (*), ns, 143.9 w 7 av, 18.9x99.11, 3-sty stn dispensary; due, \$10,894.65; T&c, \$332.20; Henry J Storrs, 11,000
BRYAN L. KENNELLY.
39TH st, 56 W (*), ss, 189 e 6 av, 21x90, 4-sty stn loft & str bldg; due, \$14,154.57; T&c, \$805.32; sub to a 1st mtg of \$50,000; Chas H Freeman, 56,406
116TH st, 156 E, ss, 66.8 e Lex av, 16.8x100.11, 4-sty stn tnt & str; due, \$2,328.15; T&c, \$36.75; sub to a 1st mtg of \$10,000; Vincenzo Ursane, 13,425
HERBERT A. SHERMAN.
70TH st, 325 W (*), ss, 280 w West End av, 15x100.5, 4-sty bk dwg; action 1; due, \$11,715.98; T&c, \$252.70; Fredk A Clarke, 9,000
70TH st, 327 W (*), ns, 295 w West End av, 15x100.5, 4-sty bk dwg; action 2; due, \$11,708.42; T&c, \$252.70; Fredk A Clarke, 10,000

M. MORGENTHAU JR. CO.
134TH st, 19 E (*), ns, 300 e 5 av, 25x99.11, 5-sty bk tnt; due, \$16,481.18; T&c, \$—; Emma Davidson, 1,000
DANIEL GREENWALD.
Hester st, 55 (*), ns, 87.6 e Ludlow, 22x88, 7-sty bk loft & str bldg; due, \$7,930.15; T&c, \$350.17; Adam Hoppel Jr, 8,300
120TH st, 78 W, ss, 125 e Lenox av, 20x100.11, 3-sty & b stn dwg; withdrawn.
Total \$526,181
Corresponding week 1913..... 470,500
Jan 1, 1914 to date.....25,787,328
Corresponding period 1913.....31,063,241

Bronx.
The following are the sales that have taken place during the week ending Sept. 18, 1914, at the Bronx Salesroom, 3208-10 3d av.
JOSEPH P. DAY.
Division st (*), ws, 162.6 s 177th, 35x70; also **DIVISION ST** (*), ws, 197.6 s 177th, runs s-xw147.6xn75.5xe81.1xs35xe70 to beg, several 2-sty fr dwgs; due, \$11,437.73; T&c, \$1,250; Albt L Skinner, 4,000
Bainbridge av, nec 205th, 26.2x73.7x25x81.3, vacant; due, \$1,592.26; T&c, \$347.56; adj Oct 2
Inwood av, 1362, es, 404.11 n Clarke pl, 25x98.9, 3-sty fr tnt; due, \$5,513.99; T&c, \$61.95; Geo Bruning, 5,750
Walton av, 2432 (*), es, 264.2 s Fordham rd, 25.1x80x25.1x79.7, 2-sty fr dwg; due, \$1,761.77; T&c, \$182.89; sub to a 1st mtg of \$6,500; Sophie Newhouse, 8,000
BRYAN L. KENNELLY.
149TH st E, ns, 104 e Jackson av, 50x100, vacant; due, \$8,755.62; T&c, \$115; Isidor Niner, 9,200
Stillwell av (*), ns, intersec ws rd from Westchester to Eastchester, —x—, containing 9 acres; due, \$6,656.13; T&c, \$4,550; sub to a 1st mtg of \$21,000; Park Mtg Co, 26,000
CHAS. A. BERRIAN.
College av, 1031 (*), ws, 106 n 165th, 22x92.4, 3-sty bk dwg; due, \$9,340.56; T&c, \$96.22; Isabella G Francis, 8,000
GEORGE PRICE.
Webster av, 3542 (*), es, 531.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; due, \$5,225.22; T&c, \$154.53; Bronx Investment Co, 5,000

SAMUEL GOLDSTICKER.
Independence av, es, 150 s 231st, running through to Spuyten Duyvil Pkway, 208x318x298, 2-sty bk dwg & 2-sty stable; exrs sale; Mrs F E Haderman & Mrs E S Sparnick, parties in interest, 23,000
D. PHOENIX INGRAHAM.
Vyse av, 1985 (*), ws, 42.6 s 178th, 20x100, 2-sty fr dwg; due, \$5,986.22; T&c, \$126.87; Henry P Clarke, 2,000
Total \$90,950
Corresponding week 1913..... 31,500
Jan 1, 1914 to date.....4,818,896
Corresponding period 1913.....4,450,607

Brooklyn.
The following are the sales that have taken place during the week ending Sept. 16, 1914, at the Brooklyn Salesrooms, 189 Montague Street:
WM. P. RAE CO.
BALTIC ST (*), ss, 107.10 w 4 av, 25x100; Sarah Von Auw..... 5,000.00
KENT ST, ss, 132.11 e Franklin, 22x95; Harry Goodman 5,900.00
S 1ST ST (*), swc Kent av, —x26; Elias Mead 325.00
E 2D ST (*), es, 405 s Av J, 17x68.4; Louisa Ziegler et al 1,000.00
E 22D ST, ws, 210.4 n Foster av, 40x70.2xirreg; also **FLATBUSH AV**, es, 83.6 s Farragut rd, 30x90; M S McNamara 26,600.00
72D ST, ns, 394.6 w 6 av, 20x117.5; withdrawn
73D ST, ns, 114.6 w 5 av, 20x100; withdrawn
ATLANTIC AV, ns, 32 e Ralph av, 15x80; Edmundo Opperman 2,100.00
BAY PKWAY, ses, 273.6 ne Cropsey av, 96.8x100; withdrawn
BEVERLY RD (*), ns, 80 e E 8th, 40x100; Brooklyn Associates 19,000.00
KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av xn368.7 xnw314.6xsw522xse613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xsel617.9xsw 672.6x1,619.11 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; adj Sept 30.
8TH AV, sec 46th, —x—; M R Lawrence 6,100.00
10TH AV (*), ws, 80 s 68th, 20x80; Albt A Bunce; action 1..... 3,000.00
WILLIAM J. McPHILLIAMY & CO.
DEAN ST (*), ss, 126.7 w Rochester av, 20x100; Conrad Boller 6,100.00
STERLING PL, ns, 100 w Saratoga av, 175x110.1; withdrawn
E 18TH ST (*), es, 120 s Av O, 60x100; Julie T Frank 750.00
36TH ST, nes, 180 se 14 av, 20x100.2; A B Roberts 3,000.00
ATLANTIC AV (*), nec Hale av, 76.1x29x irreg; Jno Meyn 5,000.00
LIBERTY AV (*), ns, 50 w Bradford, 25x100; Martha H Miller et al 1,500.00
6TH AV (*), nws 80.2x sw 4th, 19.10x80; Joseph B Uniacke 7,100.00
8TH AV, ws, 40 n 1st, 20x92.10; adj Sept 29
10TH AV (*), ws, 100 s 68th, 20x80; action 2; Albt Bunce 3,000.00

Public Auction Sale

Thursday, September 24

At 12 o'clock noon, at Exchange Salesroom,
14 Vesey St., New York City

LARGE FACTORY ON NEWTOWN CREEK

North Side of Borden Ave.

(Between Newtown Creek and Review Avenue, L. I. City)

A large one story brick factory, with 185 feet frontage on Newtown Creek; steam heating plant and Corliss engine. Size of entire plot, 660x185x irreg.

70% may remain on mortgage for 3 years at **5%**

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Auctioneer

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FACTORY VIOLATIONS REMOVED

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Ceiling\$.50 up
Walls75 up
Papering 1.75 up
Woodwork50 up

Ceiling\$1.00 up
Walls 1.00 up
Papering 2.50 up
Woodwork 1.00 up

Hardwood Finishing a Specialty. Special Prices for Outside Painting for City or Country

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218 East 124th Street

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MANHATTAN

NATHANIEL SHUTER.
 CARROLL ST, ses, intersec nes Denton pl, 90.5x75; A B Roberts.....16,000.00
 LOGAN ST (*), es, 575 n Liberty av, 25x100; Susan A Hulst admtrx.....1,500.00
 McDONOUGH ST, ns, 22.6 w Throop av, 27x100; withdrawn
 PACIFIC ST (*), ns, 302 w Hopkinson av, 24.6x100; Sara R Reid.....11,100.00
 41ST ST, nes, 220 se 14 av, 19.8x100.2; A J Williams3,750.00
 DUMONT AV, ss, 40 e Hemlock, 40x90; L J Jurgens430.00
 HOPKINSON AV (*), ws, 221.3 s Hege-man av, 20.2x100; Gertrude Marmur, 3,000.00
 PROSPECT AV, nes, 97.5 nw 3 av, 22x70; A B Roberts.....2,300.00
 SHEFFIELD AV (*), es, 260 s Sutter av, 20x95; Lizzie Task.....4,150.00
 6TH AV, nws, 144.3 sw 16th, 18.1x75; withdrawn
 JAMES L. BRUMLEY.
 BERRY ST, ss, ws, 100 n N 8th, 25x100, 3-sty & b bk dwg (exr); Jos Bellis.....4,800.00
 BERRY ST, 97, es, 40 n N 8th, 20x80, 3-sty & b bk dwg (exr); Margt V McCloskey4,025.00
 AV Q, cl, intersec es E 38th, 923.7x230.1x irreg; Fanny Kemble.....180,660.00
 BEDFORD AV, 186, ws, 40 s N 7th, 20x80, 4-sty bk bldg (exr); withdrawn
 JERE JOHNSON, JR., CO.
 W 36TH ST, ws, 190 n Mermaid av, 40x118.10; Rose Keenan1,675.00
 MERMAID AV, ss, 80 e W 37th, 40x100; B J Green.....1,675.00
 CHAS. SHONGOOD.
 HEYWARD ST (*), ses, 110 ne Har-ison av, 30x100; Louis Sauer.....11,050.00
 FREDERICK B. SNOW.
 58TH ST, ns, 126.8 w 4 av, 26.8x100; withdrawn
 Total\$341,590.00
 Corresponding week 1913.....\$148,998.00

VOLUNTARY AUCTION SALES.

Manhattan.

HENRY BRADY.

SEPT. 22.
 MANHATTAN AV, 124, es, 34 n 105th, 17x70, 3-sty & b dwg (vol).
 JOSEPH P. DAY.

SEPT. 24.
 23D ST, 155-9 E, ns, 84 w 3 av, 78x98.9, 6-sty bk loft bldg (vol).
 33D ST, 217 W, ns, 180 w 7 av, 20x98.9, 3-sty & b bk dwg (vol).
 34TH ST, 259 W, ns, 147.11 e 8 av, 22.11x98.9, 3-sty & b bk bldg (vol).
 54TH ST, 210 W, ss, 73.1 e Bway, 25x100.5, 1-sty bk bldg (extrx).
 139TH ST, 303-7 W, ns, 100 w 8 av, 51x99.11, 3-3-sty stn ft dwgs (vol).

Bronx

BRYAN L. KENNELLY.

SEPT. 23.
 HEATH AV, 2689, ws, abt 150 n Knox pl, 25x100, 3-sty fr dwg (vol).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

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.
 SEPT. 22.
 33D ST, 340-2 E, ss, 160 w 1 av, 50x98.9, 6-sty bk tnt & str; Betty Gusthal—Hulda B Abrahams et al; Bowers & Sands (A), 46 Cedar; Benj G Paskus (R); due, \$8,624.69; T&C, \$719.80; sub to pri mtg \$50,000; mtg recorded Aug 28, 1906; Joseph P Day.
 61ST ST, 202 E, ss, 70 e 3 av, 17x60.5, 4-sty & b stn dwg; Greenwich Savgs Bank—Jacques Weill et al; B Aymar Sands (A), 46 Cedar; Neilson Olcott 2d (R); due, \$9,757.66; T&C, \$266.75; Joseph P Day.
 119TH ST, 142 W, ss, 245 e 7 av, 20x100.11, 3-sty & b stn dwg; U S Trust Co N Y—Nellie L Roedels et al; Stewart & Shearer (A), 45 Wall; Elek J Ludvigh (R); due, \$16,284.54; T&C, \$202.65; M Morgenthau, Jr, Co.
 126TH ST, 23 W, ns, 272.6 w 5 av, 17.6x99.11, 3-sty & b stn dwg; Chas A Sherman, exr—Maurice Brodzky et al; Bowers & Sands (A), 46 Cedar; Thos Costigan (R); due, \$9,207.75; T&C, \$368.30; mtg recorded Sept 11, 1908; Henry Brady.
 131ST ST, 16 E, ss, 200.11 w Madison av, 18.2 x99.11, 3-sty & b stn dwg; N Y Trust Co—Bernhard Mainzer et al; Bowers & Sands (A), 46 Cedar; Phoenix Ingraham (R); due, \$7,093.08; T&C, \$150.54; D Phoenix Ingraham.
 RIVERSIDE DR, 145, es, 48 s 87th, 32x100, 4-sty & b stn dwg; Roman Catholic Orphan Asylum in City N Y—Ellen R Scott indivd & extr; Jos F Daly (A), 52 Wall; Lewis J Conlan (R); due, \$68,845.63; T&C, \$3,499.58; mtg recorded Nov 22, 1906; Joseph P Day.
 1ST AV, 1893, ws, 25.2 s 98th, runs w99.6xs3xw .06xs25.1xe100xn25.4 to beg, 5-sty bk tnt & str; Metropolitan Trust Co of City N Y—Seal Realty Co et al; Carter, Ledyard & Milburn (A), 54 Wall; Jno H Rogan (R); due, \$16,401.48; T&C, \$480.42; mtg recorded Oct 1, 1908; Joseph P Day.

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SEPT. 16.
25TH ST, 257 W; Equitable Life Assurance Soc of the United States—Elizabeth Farrell et al; Alexander & Green (A).

SEPT. 17.
14TH ST, 316-18 E; Jas W Halstead—Henry Rosenstein et al; Baldwin, Fisher & Potter (A).

31ST ST, 3 W, & 5TH AV, 302; Max M Warburg—Flemish Realty Co et al; Stroock & Stroock (A).

113TH ST, 63-5 E; Genl Theological Seminary of the Protestant Episcopal Church in the U S—Congregation Mount Zion et al; Murray, Ingersoll, Hoge & Humphrey (A).

131ST ST, 163 W; Christine E Openhym et al—Mary Schwab et al; Cary & Carroll (A).

137TH ST, 178 W; Jno V Coffey—Jno A Pruss et al; J P McGowan (A).

SEPT. 18.
NEW CHAMBERS ST, 55; East River Savgs Institution—Moses Blank et al; O F Hibbard (A).

96TH ST, ns, 240 w Central Park W, 20x100.11; Frederic de P Foster et al—Abbie S Ward et al; F F deRham (A).

100TH ST, 215-7 E; Harry Hardesty—Sarah McCauley et al; F B Colton (A).

114TH ST, 246 E; Knickerbocker Hospital—Jos Seher et al; Cary & Carroll (A).

LOT 20, map of Fort Washington & Vista Syndicate; Henry Morgenthau Co—Comfort Realty Co et al; S T Stern (A).

Bronx.

SEPT. 11.
UNION AV, 1283-5; also UNION AV, ws, 286.5 s Boston rd, 25x122.7; J & M Haffen Brewing Co—Brown-Weiss Realty Co et al; J F Frees (A).

LOT 47 (southerly half), map of bldg lots belonging to Jno H Devoe, village of Fordham; Isaac H Hebbard—Robt C Benenseon et al; B F Gerding (A).

SEPT. 12.
PLOT 243, 270, 524, 292, 293, 391, 396, 440 & 441, map of Arden property, Eastchester; Annie V Taylor—Martha E Mortensen et al; De La Mare & Morrison (A).

LOTS 281, 282, 525 & 526; Mtg Map Arden property, town of Eastchester; Annie V Taylor—Martha E Mortensen et al; De La Mare & Morrison (A).

SEPT. 14.
CLINTON AV, es, 58.6 n 175th, 19.4x90.2; Henry P Clark—Holyoke Realty & Constn Co et al; E D Barlow (A).

KINGSRIDGE RD, nwc Exterior, 90.3x160.9; Barney Estate Co—Emily M Roemer; B L Peck (A).

LOTS 503 & 504, map of Van Nest Park, 24th Ward; Bronx Borough Bank—Rosa Mauet et al; B F Gerding (A).

LOT 1167 (southerly half), map of village of Wakefield, town of East & Westchester; T Emory Clocke—Frank McGarry et al; Clocke, Koch & Reidy (A).

SEPT. 15.
MAIN ST, es, adjoining land of Sarah Boule, 30x100; Fannie Catz—Mary L Roeder; J W Bryant (A).

TINTON AV, es, 154.4 s 163d, 26.7x135; Saml D Kay—Louis Holzer; Blumenthal & Levy (A).

SEPT. 16.
HOFFMAN ST, nwc 187th, 96.9x100; Mary Martin—Pasquale D'Auria et al; F E Phillips (A).

GLEASON AV, swc 172d, 25x106.7; Mary Brennen—Celeste Levy et al; Coudert Bros.

GLEASON AV, ss, 25 w 172d, 25x106.6; Mary Brennen—Saml Geller et al; Coudert Bros (A).

McCLAY AV, 2410-2; Mendel Marcus—Danl J Dailey et al; I Levinson (A).

SEPT. 17.
QUIMBY AV, ss, 355 w Zerega av, 50x108; Eliz Gleason—Lina Kuntze et al; G Squires (A).

CITY ISLAND AV, ws, 100 n Bay av, 75x180; Geo C Clark—Gertrude Horton Abbott et al; W A Kroyer (A).

MORRIS PARK AV, nec Delaney pl, 45.4x86.9; Chas D Edmontaton—Jno G Geary et al; Carrington & Pierce (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

SEPT. 10.
SIST ST, 209 E; Karl M Goldsmith—David Rosenstein et al; Lyman da F Brandon (A); Jos N Tuttle (R); due26,307.94

SIST ST, 211 E; same—Jno Muller et al; same (A); same (R); due26,323.31

CONVENT AV, ws, 193.6 s 133d, 135.5x127.5; Austin B Fletcher—Convent Park Constn Co et al; Wm P S Melvin (A); Orson A Raynor (R); due.30,593.78

SEPT. 11.
16TH ST, ss, 388 w 5 av, 21x103.3; Howard Hasbrouck—Wm N Heard; Howard Hasbrouck (A); Stephen O'Brien (R); due34,135.59

SEPT. 12.
No Judgments in Foreclosure Suits filed this day.

SEPT. 14.
PITT ST, es, 44.8 n Broome, 42.10x55; Evelyn de Cordova—Lena Stacy et al; Goldman, Heidenheimer & Unger (A); Jas C Connell (R); due25,483.33

RIVERSIDE DR, nec 94th, 76x139.9; Geo Schwieger—Welfare Realty & Constn Co; Harry M Peyser (A); David B Baum (R); due21,400.00

ST NICHOLAS AV, nec 172d, 94.6x125; N Y Life Ins Co—Coller Constn Co et al; Geo W Hubbell (A); Jos R Tuedale (R); due210,253.33

SEPT. 15.
MERCER ST, 89; Solomon A Fatman—Augusta Dieches et al; Rose & Pas-kus (A); Benno Lewinson (R); due32,502.93

SEPT. 16.
No Judgments in Foreclosure Suits filed this day.

Bronx.

SEPT. 11.
141ST ST, ns, 100.2 w Beekman av, 75.1x113.1; Wm Crawford—Geo H Jacob Constn Co; Bowers & Sands (A); Jas C Brady (R); due11,341.67

SEPT. 12.
No Judgments in Foreclosure Suits filed this day.

SEPT. 14.
DE VOE TER, nws, 412.7 s 190th 18x70; Christian G Euler et al, as trstes—Francis A Fullam et al; Carrington & Pierce (A); Abr L Solomon (R); due4,140.00

SEPT. 15, 16 & 17.
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. 12.
FERRY ST, ns, bet Cliff & Jacob, Lot 9; Nassau Beekman Investing Co—Jos Hecht et al; foreclosure of transfer of tax lien; J Gans (A).

46TH ST, 613 W; Bernard Heinrich—Max Heinrich et al; partition; L Wendel, Jr (A).

SEPT. 14.
No Lis Pendens filed this day.

SEPT. 15.
37TH ST, 433 W; Louis Michels—Franklin S Schenck et al; foreclosure of transfer tax lien; T I Schwartzman (A).

SEPT. 16.
No Lis Pendens filed this day.

SEPT. 17.
21ST ST, 132-4 W; Adolf Goldstein—Newstate Co; action to foreclose mechanic's lien; Katz & Sommerich (A).

57TH ST, 109 W; Louise A Geiger—Charlotte Dahlgren et al; partition; Hill, Lockwood, Redfield & Lydon (A).

116TH ST, 200-12 W; Isaac A Hopper, Inc—St Nicholas 7th Av Theatre Co et al; action to foreclose mechanic's lien; I Josephson (A).

118TH ST, ss, 92 w Av A, 17x75; 118TH ST, 448 E; Benj B Wright—Lillie A Northrop et al; action to determine rights, &c; McKennell & Appell (A).

SEPT. 18.
48TH ST, 200-4 W; also BROADWAY, 1578-90; also 7TH AV, 712-20; Wm A L'Hommedieu et al—Broadway & 7th Av Co et al; action to foreclose mechanics lien; P B Adams (A).

3D AV, 2078-80; Cross, Austin & Ireland Lumber Co—Mary E Jones et al; action to fore-close mechanics lien; S Sculnick (A).

Bronx.

SEPT. 11.
LOT 321, map of Unionport; Mary I Whittemore—Mary I Whittemore et al; partition (suit; Hirsch & Newman (A).

SEPT. 12.
LIEBIG AV, ws, bet 259th & 260th (known as Lot 600, Block 3423, Sec 13); Saml Hollander—Geo Marshall et al; action to foreclose transfer of tax lien; B G Oppenheim (A).

3D AV, 2453; Horatio A Tiemann—Lucy Maud Tiemann et al; action to set aside alleged last will; J H Cohn (A).

LOT 11, Bullard map, 24th Ward; Helen Seinfel—Chas H Hodge et al; action to foreclose transfer of tax lien; T I Schwartzmann (A).

SEPT. 14.
163D ST, 105 W; Saml Schwartz—Jno J Hayes et al; action to foreclose mechanic's lien; S B Pollack (A).

LOT 172, map of Haight Estate, 24th Ward; American Tax Lien Co—Annie Fallon et al; action to foreclose transfer of tax lien; J J Schwebel (A).

PLOT 272, map Unionport, 24th Ward (known as Powell av, ss, bet Havemeyer & Zerega avs); Leo Ritter et al—Celia A Stilwell et al; action to foreclose a lien; J Gans (A).

SEPT. 15.
WHITE PLAINS RD, ws, 88.2 n 219th, 1.6x80; Wm A Skahan et al—Pit Raben; ejectment suit; W A Keating (A).

SEPT. 16.
BEAUMONT AV, ws, 220 s 187th, 25x100; Herman Schrank—Filomena Salvatore; action to foreclose mechanic's lien; H M Levin (A).

MINNEFORD AV, ss, 250 e Beach, 50x288; Esther Lifschitz—Jno C Bremen et al; action to foreclose transfer of tax lien; C H Schwartzman (A).

SEPT. 17.
No Lis Pendens filed this day.

Brooklyn.

SEPT. 10.
DOUGLASS ST, ss, 108.8 e Court, runs s52xe1 xs44xe14xn96xw15 to beg; U S Life Ins Co—Ida L Moore et al; T F Redmond (A).

ETNA ST, ns, 100.10 e Chestnut, 20.2x98.11x20 x101.6; Board of Foreign Missions of the M E Church—Clara Livingston et al; T F Redmond (A).

HIGH ST, ss, 290 e Gold, runs s107.5xe6xn108.9 xw22 to beg; Jas Gillen—Jno J Gillen & wife; to set aside deed; W H Garrison (A).

VERONA ST, ss, 100 w Richards, 25x100; Suburban Bklyn Realities—Mary McArdle et al; foreclosure tax lien; T I Schwartzman (A).

VERONA ST, ss, 100 w Richards, 25x100; Suburban Bklyn Realities—Bernard O'Connor et al; foreclosure tax lien; T I Schwartzman (A).

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SEPT. 16.
EAST BROADWAY, 44; Berger Mfg Co—Wilder Bros et al; J Epstein (87) 75.00
MONTGOMERY ST, 35; Louis Fishman—Hebrew Kindergarten Nursery; Jos M Kandel (85) 297.00
16TH ST, 447 W; C H Southard Co—Jas S Hannon, Inc; Albt Den Dreisch (92) 239.15
61ST ST, 16 W; Manhattan Electrical Cont Co et al—Amos R Pinchot; U S Light & Heating Co (91) 56.65
86TH ST, 158 E; Louis Fishman—Geller Bros Co; Jacob Shapiro et al (86) 200.00
126TH ST, 238 E; Anna Finkelstein—Louis Storkman; Elias D Springer (88) 110.00
AV A, 1425; Jas F Gillespie Co—Jno Doe; Ernest Adler (89) 219.80
SAME PROP; same—Impt Tenement Co.; Ernest Adler (90) 219.80
AV A, 42; Morris Spergel—Jas R Roosevelt, Douglas Robinson & Nicholas Biddle; Philip Levin (94) 235.00
TREMONT AV, ns, 51 w Walton av, 50 x94.10; Empire Door & Trim Co—Han Constn Co; Maurice Abelman; renewal (93) 1,263.00
SEPT. 17.
BROAD ST, es, 152.6 s Exchange pl, 30x118x31x127; H Krantz Mfg Co—Broad Exchange Co; Potts & Anderson (97) 308.76
MULBERRY ST, 28; Goodman Telzer—Maddaleno Cuneo; Agnes Cunis (99) 64.50
21ST ST, 218 W; Jas F Gillespie et al—Bookmere Realty Co; Adolph Meyer (98) 6.20
97TH ST, 323-25 E; Louis Berman—Henry Frank, Jacob Strauss & Theo Friedenber; Union Smoked Fish Co, Inc; Max Broslawsky (95) 103.24
102D ST, 102 W; Henry Depue—Leon & Honore Surdez (96) 50.00
SEPT. 18.
SEPT. 18.
WASHINGTON ST, 62; Malham Mahawage—Trojan Realty Corp & Corke-maz Realty Co & Richa Corkemaz (101) 55.60
3D ST, 48 E; Bushwick House Wrecking Co—R Herold & Saml J Gottlieb (102) 17.20
128TH ST, 124 E; A F Galligan & Co—Herman J Sonnenberg, Berman & Berman & Philip Baum; renewal (104) 90.00
135TH ST, ss, 20 w Madison av, 176x 99.11; Church E Gates & Co, Inc—Jas Everard Estate, D Levine & J Schwartz (103) 201.49
3D AV, 885; Jacob Warshaw et al—Jno Doe & Max Reese (105) 214.00
7TH AV, 2303; Walter J Kelly—Robt Blackburn & Fredk Aldhouse & Co (100) 31.00

Bronx.

SEPT. 11.
No Mechanics' Liens filed this day.
SEPT. 12.
165TH ST, 491 E; Robt Shavel—Louis & Jane Teven; Louis Teven (10) 224.25
215TH ST, ss, 275 e Paulding av, 25x 100; Peter Guarino—Antonio & Niedina Suozzi & Michaelangelo & Luci Errico; Mariano De Luca (11) 40.10
HUGHES AV, 2310; Jno Martoccio—Nicholas Tedeschi & Chas A Corby; Chas A Corby (9) 66.25
SEPT. 14.
KINGSBRIDGE TER, es, 1508 n Kings- bridge rd, 75x100; Ames Transfer Co —Arlington Constn Co (12) 30.00
SEPT. 15.
172D ST, 457 W; Morris Bergman—(Mrs) Rosie Samuelson (13) 219.00
HOE AV, es, 100 s 172d, 50x100; Tony F Carfagno—Frank G Coryell, Cory- ell Bldg Co, Inc (14) 500.00
JACKSON AV, 600-02; Harry Fein—Robt Fulton Realty Co; Moe A Isaacs (15) 119.50
SEPT. 16.
BARRY ST, ws, 394.6 s Leggett av, 100x100; A E Klotz Fireproofing Co— Factory Sites, Inc; Jacob Leitner (20) 1,665.00
149TH ST, ss, 216 w Brook av, 91x206; Pilot Valve Co—Fredk & Annie Schnauffer; Bronx-149th St Realty Co; renewal, N Y County (16) 180.00
INTERVALE AV, es, 144 n 165th, 50x 100; Francesco Perez—182d St Realty Co; Guiseppe Borrello (17) 44.38
SAME PROP; Salvatore Perez—same (18) 40.63
SOUTHERN BLVD, es, 25 s Jennings, 42.8x100; Peirat Goldman—Mond- schein & Co; Emil Reich & Mond- schein & Co (19) 415.00
SEPT. 17.
SOUTHERN BLVD, 957; Sunlight Re- flector Co—Corn's Dry Goods Store & H Tenenbaum (22) 39.71
TREMONT AV, 461; Max Inkelas—Jno L Rogers & Agnes K Mulligan (21) 461.00

Brooklyn.

SEPT. 10.
HICKS ST, es, bet Remsen & Monta- gue, —x—; "Hotel Bossert," Danl R Douglas—Est Louis Bossert & Wm Vail, Inc. 296.00
PACIFIC ST, ss & ws Henry, 36x200; Leonard D Hosford—L I College Hos- pital & John Thatcher & Son. 26,200.00
POWELL ST, nwc Livonia av, 100x100; STONE AV, es, 105 s Livonia av, 62.6x100; Pfothenhauer-Nesbit Co— Rachel Melnick & Harry Topp 1,163.50
STERLING PL, sec Rochester av, 100x 120; Halpern & Mertel, Inc—J V Cunningham, Inc. 105.00

EASTERN PKWAY ext, ses, 416.1 ne Sterling pl, 40x110; Bell Fireproofing Co—Banff Constn Co. 605.00
20TH AV, es, 120 s Benson av, 72x100; Thos J Sinnott—Walter E Parfett. 480.00
SEPT. 11.
HERKIMER ST, 1446; Jos Anrodes—Luigi Sera 150.00
EASTERN PKWAY EXT, ss, 416.1 ne Sterling pl, 40x110; Canadian Bldg Material Corp—Banff Constn C6 & Abr Frankel 62.75
EASTERN PKWAY EXT, ses, 20 w Park pl, 40x110; Jose Costino—Banff Constn Co 275.00
EASTERN PKWAY, ses, 416.1 ne Sterl- ing pl, 40x100; Chas Kurtz—same & L M Lipschitz & Geo Frankel. 475.00
SUTTER AV, ss, 40 w Warwick, 40x90; Abr Weinstein—Chas Weisinger & Jno Rocco 175.00
SEPT. 12.
KOSCIUSKO ST, 557-9; Alvin Fuess- lein—Kahn Bros 80.00
KOSCIUSKO ST, ns, 229.7 w Reid av, 50.4x100; Jos Sacoder—Ellie Arnold & Kahn Bros. 720.00
E 98TH ST, 999; Jno H McCrodden—Aloysius Moser 75.00
BEDFORD AV, ws, 43.9 n Foster av, 62.1x108.2; Geo Baur—Jno F Mason. 5,600.00
EASTERN PKWAY EXT, ss, 20 w Park pl, 40x110; Hartan & Hodge, Inc— Banff Constn Co 105.50
EASTERN PKWAY EXT, ses, 414.1 nw Sterling pl, 40x110; Curtis Bros Lum- ber Co—Banff Constn Co. 771.43
SEPT. 14.
BAY RIDGE PL, 18-24; Columbia Mant- let Co—Montrose Bldg Co & Thos Brown 50.00
14TH ST, 212; Robt A Lewis—Jas Gray 26.00
BELMONT AV, nwc Junius, 100x100; Bklyn Fireproof Sash & Door Co— Junius McBell & Abr Koepfel. 1,490.00
SAME PROP; Curtis Bros Lumber Co— Bell-Junius, Inc. 2,286.50
SEPT. 15.
9TH ST, 327-33 Attilio Stiria— B F Keith, A Kinne & Enos & Watkins Co 326.35
W 36TH ST, ws, 100 s Mermaid av, 40x 118.9; Frank J Byrne—Anna Hert stein & E Scott Phillips. 64.00
BELMONT AV, nwc Junius, 100x100; Simon Gasner & Sons—Bell-Junius Inc, & Max Wasserman & Jos Feld- man 1,000.00
OCEAN AV, 1029-47; Bernhard Goetz & ano—Hartman Bldg Co. 152.92
PITKIN AV, ns, 30 e Bristol, 20x64.4; Sam Weinstein—Gittel Bronitzky. 111.40
SEPT. 16.
HINSDALE ST, es, 200 s Dumont av, 150x100; Bernard Lachow—Willmont Realty Corpn 72.00

JUNIUS ST, nwc Belmont av, 100x100; Canadian Bldg Material Corp—Abr Koppel & Bell-Junius, Inc. 417.18
POWELL ST, nwc Pitkin av, 50x100; Thorne Holdfast Metal Bar Co— Brein Amusement Co & Chas Erein. 240.00
80TH ST, ns, 100 w 13 av, 100x100; Saml Friedman—Emanon Bldg Corpn, Wm Shapiro & Saml Posner 628.00
EASTERN PKWAY, ss, 20 w Park pl, 40x110; Hendrix Bldg Development Co—Banff Constn Co 300.00
EAST N Y AV, swc Douglass, 100x120; Chas Schad, Inc—Katz Amusement Co & Abr Sang 275.00
ST MARK'S AV, ns, 125 e Kingstn av, 100x100; Henry Weisfeld et al—Sara- toga Impt Co. 275.00
SHEPHERD AV, ws, 105 s Hegeman av, 20x100; Chas Ingrazia—Lena Lessner 25.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

SEPT. 12.
No Satisfied Mechanics' Liens filed this day.
SEPT. 14.
54TH ST, 67-75 E; S Wolf's Sons—N Y State Realty & Terminal Co et al; Aug25'14 33.71
SEPT. 15.
BROADWAY, 1710; Max Zudek—Tye-e Realty Co et al; May13'14 175.00
BROADWAY, sec 81st; American Reg- ister Co—Wm I Walter et al; Sept9' 14 384.50
MORNINGSIDE AV, 25; Morris Levy— Annie E Medford; July10'14 60.00
SEPT. 16.
ESSEX ST, 108; Sam Biller—Max Schaffer, trste; Aug27'14 27.00
5TH ST, 633 E; Sam Biller—Herman Tenenbaum et al; Aug27'14 70.00
27TH ST, 13-15 W; Louis Seletzky— Chas A Sherman et al, exrs; Sept 3'13 1,525.00
SEPT. 17.
BROADWAY, sec 81st; Wilhelm Koch —Wm Walter et al; Aug13'14 117.10
BROADWAY, nec 81st; Wilhelm Koch —same; Aug12'14 117.10
EDGECOMBE AV, 385; Yankauer & Dublon—Jacob Rosenthal et al; Sept 1'14 130.00
ST NICHOLAS AV, 280-86; Matthew Casey—Jno R Agnew et al; July9'14. 322.15
SEPT. 18.
ELDRIDGE ST, 75; Union Stove Works —Abr I Levy et al; June8'14 185.00
BOWERY, 42; Edw K Anderson et al —Jacob Finkelstein et al; Sept3'14 25.75
BROADWAY, nec 165th; Kopelson Bros —Broadway & 165th St Realty Co et al; Sept14'14 97.82

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BUILDING MANAGEMENT

SOMETHING ABOUT TERRAZZO FLOORS

By CHARLES R. MARSH*

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

TERRAZZO is defined by Russell Sturgis, in his "Dictionary of Architecture and Building" as: "An inexpensive concrete pavement used for floors in the province of Venetia, even in houses of some pretensions to elegance. Lime mortar made unusually dry is the principal material; in it are inlaid small pieces of marble, usually not too large to pass through a ring an inch and a half in diameter. The whole is beaten hard, rubbed down and polished. Fine examples are given, full size, in Gruner's 'Specimens of Oriental Art.'"

I have been unable to find anything further than the above, regarding the subject. Because of the very limited literature pertaining to terrazzo, and because of the great difference in the appearance of it and the varying ideas held as to how such work should be done, the writer was prompted, in March, 1912, to address the members of the society regarding certain vital details of this subject. The generous response to that postal card inquiry contained many varying and conflicting opinions.

This shows that the subject was an interesting one to most of us. This, in turn, prompted me to go further into the subject, and as a result individual letters were addressed to about ten contractors for terrazzo work; to about fifteen firms of architects and to five professors of architecture in the leading universities having courses in architecture.

The replies from professors of architecture were disappointing, as they contained absolutely nothing of value to a better understanding of the subject.

The Best Practice.

By ascertaining the ideas and opinions of the best architects and contractors for any class of work and supplementing that data by the opinions of superintendents who have seen and noted the results obtained by various methods and designs, we can decide on what is best both from a structural and an economic standpoint.

Superintendents all agree that it is necessary to have the floor slab well cleaned and washed before the base for the terrazzo is placed. Mention is made by very few of one of the most important items, that is, the aggregate. One supervising superintendent states: "Never use cinders, as good cinders are hard to get and expansion in most cinders causes the work to lift. Use stone, gravel, terra cotta and brick, provided they are free from coal, lime or magnesia." Contrast this with the varying opinion of a superintendent who states: "I think the best way to lay terrazzo on a fireproof floor is to use a fill, where necessary, of cinder concrete."

All contractors agree that it is best to mix the chips and cement dry and then add the water. The Fishbach Company state that they do not approve of the old and inefficient method of spreading a sand coat, and on this sprinkling marble and rolling it. When the proportions of chips to cement are mentioned it is usually one cement to two and one-half chips; one contractor thinks that it is best not to specify the proportions of cement, but that enough be added to fill the interstices. This latter method is the requirement in late office specifications. None of the contractors state the exact method of applying the marble chips.

Architects in writing specifications for terrazzo vary in the length and minuteness, but on the whole they require

stricter methods than contractors propose.

Methods of Some Architects.

McKim, Mead & White specify that the wearing surface shall be placed before the base has set, and that only enough cement be added to the chips to "firmly unite the pieces."

Peabody & Stearns in their specifications for the new Boston custom house call for terrazzo one inch thick, and "to be rolled and then to have more chips strewn over the surface and rolled again."

F. M. Andrews required in the specifications for the Hotel McAlpin, New York, that there should be a cinder concrete base, and that the terrazzo should be placed two days after the laying of the same.

Carrere & Hastings in their general specifications for terrazzo require:

"Concrete ground work shall be thoroughly swept and washed and lightly sprinkled with dry Portland cement immediately before terrazzo floor mixture is placed in position. Terrazzo shall be composed of hard white marble chips and just sufficient mortar of one part white Portland cement and one and one-half parts white sand to fill the voids. This mixture shall be laid not less than one inch thick and marble chips shall be laid over the surface and rammed in."

Cass Gilbert, quoting from the speci-

fications for the new National State Bank Building, Newark, N. J., specifies for terrazzo, which is all to be placed in corridors, as follows:

"All terrazzo is to be laid in the best manner, consisting of topping and bed; the topping being made of white Italian chips with best White Atlas cement and to be not less than one inch in thickness. The bed to be one inch thick, composed of one part Portland cement, three parts coarse sand, and five parts clean gravel. On top of bed and laid coincident with same lay the terrazzo topping."

In regard to the largest area that may be laid without expansion joints most superintendents favor the size as specified in the present office specifications, 4x4, 5x5 ft., and in some instances 6x6. One superintendent states that an area 20x20 ft. has been laid by him, and can be laid without danger of cracking; this opinion is also held by superintendents who have had large experience in this class of work. Instances of panels 16 x16, and another 20x30, are cited with remarks that they have not cracked after three of four years' wear. Personally, I know of two panels more than 200 feet in area, put in without joints of any kind, and without reinforcement, that have been subject to a great amount of traffic in a hotel lobby, that were put in nine years ago, and which show no signs of failure today.

WHAT IS A MODERN BATHROOM?

OF the two billions of dollars spent annually in this country for building construction of one sort or another about \$150,000,000 is spent in providing bathing accommodations to tenants and owners. These facilities may range in individual cases from the modest bathroom appointments of the better class of tenement houses that consist of a tin flush bowl, lavatory and tin tub, either stationary or portable, to the luxurious apartment house bathroom that helps to rent an upper Fifth avenue apartment for \$15,000 a year or more. This latter bathroom has every conceivable appointment, including a plunge three to five feet deep in the center of the floor.

The contents of this bathroom are secondary in importance to the furnishings. They are of enameled clay tile, glass tile trim, repressed concrete statuary of mythological sea-nymphs and a stained glass dome ceiling that depicts Old Father Neptune guarding a cluster of mermaids from equally mythological Centaurs. The equipment includes a pedestal lavatory with hot, cold and iced drinking water faucets. A plate glass shaving mirror is next in line, accompanied by an electrical shaving water heater, cut-glass brush receptacle, a silent flush-bowl and covered pedestal urinal, a sitz bath, a stationary tub sunk half way into the floor, a shower, three-quarters enclosed with porcelain, a sitz needle bath, a needle shower foot bath, a ladies' dressing and manicure table, a steam-heated lounge with facilities for reading in a reclining position and for rubbing as in a Turkish bath and, finally, a face plunge.

Involves Considerable Outlay.

But this sort of a bathroom is not the kind that the owner can afford to put into the average apartment house where which eight rooms bring him only \$100 a month's rent, although the house-hunting tenant probably thinks he ought to supply that luxury, besides giving him three months' rent free. As a matter of fact, the owners today are supplying bathrooms in moderate-priced apartments that in the simpler days of our

grandparents would have been deemed quite as luxurious as those described in the ultra-modern \$15,000 suites.

It is no longer a rarity to find a completely tiled bathroom. It is quite ordinary to find in the bathrooms an inset tub that is practically one unit with the floor. The showers are quite commonplace and even the sitz is provided in many of the more recent Riverside drive apartments. Medicine cabinets are the rule rather than the exception, while such things as the pedestal lavatory, the silent flush-bowl, the manicure table and the shaving mirrors and racks are looked upon by even the tenants of moderate means as things to be expected.

The inset plunge, the face shower, the steam-heated divan and the ice-water tap are still luxuries that may become commonplace in the days to come, but that is a good ways off.

Devices for Comfort.

But there are a great many little attachments and devices that go to make the bathroom a comfort for the business wearied man. Looking down a list of bathroom devices in a modern builders' catalogue makes one think that practically all the \$150,000,000 spent in this country annually for plumbing fixtures, goes to the manufacturers of non-splashing bibbs, splasherless showers, hot and cold water mixers, foot warmers, tub seats, mats, dryers, hot-water makers, electric nail polishers, mechanical rubbers and vibrators, hair washers, sterilizers, perfume sprayers, powder dashers, paper containers, mirrors, medicine cabinets and receptacles of one sort or another. But it is not so.

All the plumbing in the modern bathroom must be either exposed or concealed; paradoxical to be sure, but nevertheless, a fact. If it is exposed the owner is entitled to feel one little niche nearer the heart of good breeding, because of the contention that it is more sanitary. On the other hand, there are thousands of persons apparently in equally good social standing who want all the house plumbing, bathroom included, concealed.

*Extracts from a paper read before the Society of Contractors of Federal Buildings.

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.

A Shower Bath Control Valve.

HOUSE hunters are often influenced in the selection of flats, apartments or residences by the equipment in the bath room. Real estate men and building managers have repeatedly stated that a well equipped bath room has rented premises quicker than have hardwood floors, dining-room domes or built-in refrigerators. Consequently, there is always keen interest among managers for new bathroom devices that can be pointed out as a distinctive feature of the new apartment or the one that has been recently renovated.

One of the latest efforts to improve and make comfortable the bath is a device that is being manufactured and introduced to architects, builders and building managers by the Leonard-Rooke Company, of 17 Warren street, Providence, R. I. It is herewith illustrated and shown in indexed detail so that building managers and local architects can see at a glance just what the principle of the device is.

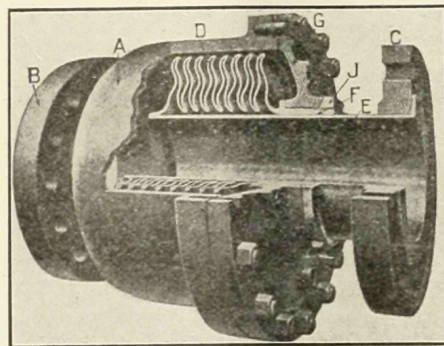
It is ten and a half inches high and nickel-plated. It is designed to guarantee an even temperature of water in the shower bath so that no matter how many water taps are turned on in neighboring apartments the bather cannot be scalded by the sudden withdrawal of the counteracting water. The bather merely lifts up the lever latch and moves the index over to the number corresponding to the temperature desired. He then turns the valve wheel which turns the valve stem screw and lifts the balanced valves from their seats. Thermostatic coils immediately operate valves through gear and balanced yoke on which the valves are hung.

Another feature about this device is

from the types that depend upon pressure, air or electricity for operation. The scientific principle upon which the device is operated is that hot and cold water meeting and mixing within the valve pass through the thermostatic coils. The combined temperatures affect the coils and they force the thermostat automatically to adjust two sets of balanced temperature valves which immediately deliver the required portions of hot and cold water. The ratio of hot and cold water is changed by altering the location of the regulating lever. If cold water only is desired the lever pointer is swung to the extreme left and vice versa if hot water is desired.

High Pressure Expansion Joint.

SOMETHING new in the principle of high pressure steel expansion joints is contained in patents recently acquired by local interests. In this joint use is made of a nest of circular disks stamped



from steel plates of high elastic limit, welded together to form a flexible bellows, which absorbs the movement of the pipe line.

The illustration gives some idea of the principle of the device. One end of the nest is welded to the steel tube (E) and the other end to the sleeve (F), the latter being held in place by lock nut (J). Leakage between the sleeve (F) and casing head (G) and the casing (A)

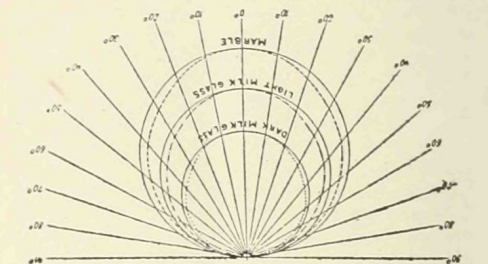
against excessive movement the flange (C) will strike the lock nut (J) when the maximum lineal movement for which the joint is designed is reached.

Marble Light Screens.

WHILE it has long been known that marble in thin plates is translucent, and that beautiful effects can be obtained with it, says the American Gas Light Journal, the cost of producing thin plates prohibited the employment of marble in lamp casings until a German engineer succeeded in producing marble plates 1/8 inch to 3/8 inch thick, more translucent than ordinary milk glass. The plates are polished on both faces, and are impregnated with oil at high pressures and temperatures.

In order to determine whether the greater translucency of marble is accompanied by loss in diffusive power, as is the case with ground glass, an aperture in an opaque screen placed upon a Nernst lamp was covered successively with marble and various glasses, and the light transmitted in different directions measured. Dotted lines in the figure represent the diffusion curves.

The quantity of light emitted in any direction is proportional to the length of the numbered straight line intercepted by the curve. Each curve is accompanied by the corresponding circle of theoretical diffusion, according to the



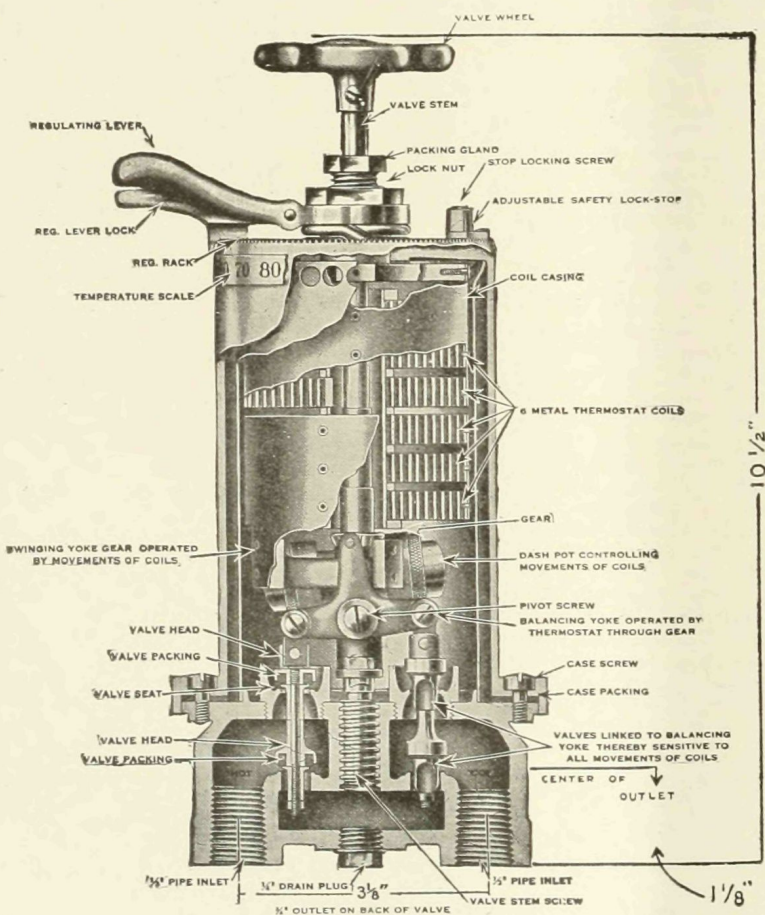
cosine law, with no loss of light. The close approximation of each curve to its circle shows that the treated marble, like the milk glass, is a good diffusing agent. The curve for ground glass is a long, narrow oval, and little light is diffused more than 20 degrees from the normal.

The translucency was measured by a photometer placed 8 feet in front of a 16x16-inch plate, illuminated by an electric bulb 4 inches behind it. Thus, it was found that the marble plate transmitted nearly 40 per cent., while the milk glass transmitted only 17 per cent. of the incident light.

The radiation from an electric bulb was allowed to fall on a vacuum thermoelement connected with a galvanometer. When plates of marble and light and dark milk glass were successively interposed the deflections were proportioned to 100,650 and 360.

Hence, though milk glass is less translucent than treated marble for visible rays, it is from 3 1/2 to 6 1/2 more translucent for the total radiation of a carbon filament lamp. As the visible rays are but a small part of the total radiation, it follows that the marble must be very opaque to the infra-red rays, which are not present in diffused daylight, and are probably injurious.

The fact that the eyes soon become fatigued when reading or writing by lamp light has been ascribed to the retardation of the flow of retinal pigment by red, yellow and infra-red rays, and Dr. Vogt has found that four-fifths of the radiation that reaches the retina from a carbon filament lamp consists of infra-red rays. Oculists have not yet proved conclusively that infra-red rays actually cause injury or fatigue, but this proof appears from the universal testimony that the "marble light," which is nearly free from these rays, is especially agreeable to the eyes. Treated marble seems the best of all substances now available for this purpose. It is even superior to water. Independently of the injurious effect of infra-red rays on the eyes, the elimination of radiant heat is desirable, especially with gas and oil lamps. The reader's head can be brought, without discomfort, two or three times nearer the light when marble is substituted for milk glass.



that should, for any reason, the wearing parts get out of order, the interior may be easily exposed to view. In such an event the case may be bodily lifted off. The valve wheel is taken off with lock-nut and case-screws and the whole device may be reached without disconnecting the valve from the water pipe. The device depends upon heat alone for its action, in this respect differing

is prevented by special gaskets. Only the outside of the bellows is under steam pressure, and therefore no condensation can collect within the disks. The working portion of the joint is protected from outside injury by the cast-iron casing (A) and the casing head (G), which are designed to withstand pressure up to 200 pounds per square inch. To safeguard the expansion joint

CURRENT BUILDING OPERATIONS

Tentative Boundaries for Proposed Suburban Fire Limits—A Zone for Detached Frame Dwellings—How the Plan Is Regarded

THE suggestion for Suburban Limits outside of the Fire Limits within which frame construction will be restricted to detached dwellings is apparently meeting with general favor. Reports to the editor of the Building Code, Rudolph P. Miller, Esq., from the several boroughs affected, so far show that many of the real estate operators as well as the residents approve of the project, and the feeling thus far seems to be that all sections of the city in which development of any kind has started might very properly be included. In view of this general sentiment the outlines for the Suburban Limits have been tentatively drawn as follows:

Proposed Suburban Limits.

In the Borough of Manhattan it is planned to include everything that is now outside of the Fire Limits. In other words, Inwood Hill, Marble Hill and the area west of Broadway between 215th street and the Harlem Ship Canal.

In the Borough of the Bronx the entire area west of Bronx Park to the Bronx River and outside of the present fire limits is included in these new Suburban Limits; besides which it includes the sections of the Borough each side of the White Plains Road known as Williamsbridge, Wakefield, Jacksonville and Washingtonville, from the Bronx River as far east as Bronxwood avenue between the Boston Post road and 234th street, and Barnes avenue above 234th street north to the City Line; a strip connecting the lower end of Williamsbridge with the settlement east of Bronx Park and south of Bear Swamp road. Here the line follows Bear Swamp road to the Harlem Bridge of the New Haven Road, which it follows as far east as Waters avenue, taking in the entire Westchester Village north of Westchester avenue. Then south of Westchester avenue the line goes as far east as C-osby avenue and as far south as Waterbury avenue over to Westchester Creek. Following Westchester Creek it goes down as far as Lafayette avenue, west along Lafayette avenue north along White Plains road and west to the Bronx River along Watson avenue, thus including Unionport. It is also proposed that City Island be included.

In the Borough of Brooklyn everything south of the present Fire Limits as far east as Ocean avenue is to be included; also Sheepshead Bay as far east as Batchelder avenue; the entire Coney Island from Seagate to the east end of the Manhattan Beach Estates. North of Avenue U the easterly boundary will be along Nostrand avenue, then following along Flatlands avenue to Schenectady avenue it runs northerly along Schenectady avenue to Beverly road, follows Beverly road to the east and includes the balance of Brownsville now outside the Fire Limits by following along Vienna avenue to Betts Creek. East of Betts Creek everything above Sutter avenue to the Borough Line of Queens is included.

In the Borough of Queens it is proposed to include the balance of Long Island City not now within the Fire Limits; also Woodside, Winfield, Maspeth, Linden Hill, Newtown, Elmhurst and Corona, the line going as far east as Peartree avenue in Corona. The area south of Metropolitan avenue is also to be included. Forest Hills and the Cord Meyer development and Kew Gardens will form a part. Then a strip each side of Jamaica avenue running as

far east as the Nassau County Line, where it meets the Jericho Turnpike, as far north as Forest Park and Union Turnpike out to Holliswood, along the northerly extremity of Holliswood over to the northerly extremity of Queens Court, and as far south as Liberty avenue through Woodhaven and Suwanee avenue through Jamaica. Between the Rockaway road and Merrick road the territory is extended south to include Cedar Manor. East of the Merrick road it keeps close to Jamaica avenue until it reaches the developments along Hollis avenue where it is intended to include the developments known as Bellair Gardens, Hollis Estates, Hollis Gardens and Queens and Queens Court. In the northerly section of the Borough it is intended to include all of College Point, Whitestone, Beechhurst, Flushing practically as far south as Flushing Creek and east of Flushing avenue north of Jackson avenue and Broadway to the Nassau County line. The entire peninsula of Rockaway from the Nassau County line west is also included.

Brooklyn and The Bronx Favor Plan.

Jacob H. Shaffer, chairman of the Committee on the Borough of Brooklyn of the City Club, is outspoken in his approval of the project and said that the principle was a very desirable one to apply and could not but be beneficial to Brooklyn.

W. W. Niles, chairman of the Committee on the Borough of The Bronx of the City Club, approves the proposition most emphatically, as did also Mr. James L. Wells, real estate operator and appraiser of The Bronx. Mr. Wells' experience in the development of Bronx real estate has for years put him in a class by himself as an expert on its needs and values.

Alderman James Hamilton and Jacob Weil, both from The Bronx, are both outspoken in their approval of the establishment of Suburban Limits in their section, and believe it would be a great help to the undeveloped areas in their Borough.

Alderman Bossé of Brooklyn favors the general scope of the proposition, and believed it would be a particularly good thing in its application to Coney Island.

Charles G. Meyer of the Cord Meyer Co., while believing that the principle would work itself out along economic lines, felt that it might be properly applied save in some of the poorer sections where the development thus far had been largely cheap frame construction, such as Corona, Maspeth, Winfield, Woodside and Linden Hill. In some places, such as Elmhurst and Newtown, and along the Jamaica section, the present property restrictions rendered the proposed legislation unnecessary, he thought, but it certainly could do no harm to include those sections in the limits.

Corona and Maspeth Are Exceptions.

In suggesting the omission of Corona, Maspeth, Woodside, Winfield and Linden Hill, Mr. Meyer called attention to the fact that most of the people living there built as soon as possible after becoming property owners without waiting till they could afford the better class of house, and he did not believe that any obstacle should be put in the way of their owning their own home and thus becoming better citizens.

Hon. William M. Calder expressed himself as heartily approving of the suggestion to establish a zone within the frame house limits where only detached frame dwellings can be constructed, and added that he was confident that it

would help materially in the proper building of our city.

William H. Milnor, manager of Wood-Harmon & Co., whose developments expressed the belief that the proposition to establish Suburban Limits was not only a proper and reasonable one, but one that would at once commend itself to every resident of the suburban districts of Brooklyn, as well as to the builders and real estate operators as making for a better city.

Opposed to Rows of Frame Houses.

W. H. Goldey, one of the operators on a large scale in Brooklyn, especially in the Flatbush section, said that he was decidedly opposed to rows of frame houses anywhere in New York City because they ruin values, and he is in accord with the principle involved in this proposition.

William J. Schwarz, builder, of Jamaica and Richmond Hill, in generally approving the principle, said "This might seem like discrimination, but it would be a step in the right direction, and would tend to increase the number of one family detached houses which would make for health and better living conditions."

Mr. John K. Turton, president of the Richmond Hill Realty Co., heartily approves of the suggestion as it would "conserve the character and help maintain present sections of a residential character."

Robert D. Kohn, President of the New York Chapter, American Institute of Architects, wrote that he would gladly co-operate with Mr. Miller in the proposition, and said that the suggestion was a very good one.

The Queens-Court Realty Co., J. Mead Briggs, president, while not definitely committing itself, said: "There are, however, several points in your abstract which we feel would greatly benefit the suburban area in the future construction as affecting the fire limits." As this company deals entirely in detached frame residence developments it is quite evident that it approves the principle of the restriction proposed.

Tank Hoisting.

A three-horsepower electric winch, a few hundred feet of rope, a tripod and Edison Service is all that was required to lift a nine and one-half ton pressure tank to the top of a twelve-story building. That feat was accomplished when two such tanks were hoisted to the roof of the building located at 38 to 44 West 21st street, while a crowd of interested men looked on. These two huge tanks are to be used as reservoirs for an automatic sprinkling system soon to be installed in the Twenty-first street structure. The tanks are twenty-six feet long and seven feet in diameter, with a capacity of 7,500 gallons.

Subway Bids Opened.

Bids for the construction of the William street section of the new subway, opened in the office of the Public Service Commission on Tuesday, showed the lowest to be that of the Rapid Transit Construction Company, at \$2,268,000. Advertising for bids on the second section of the same work, under the Post-office Building, was authorized. As in the first instance, this contract must be completed within twenty-eight months from the date of its award. Bids will be opened on October 9 at 12:15 o'clock.

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Contract for Colony Club.

Norcross Bros. Co., 103 Park avenue, have received the general contract to erect the new clubhouse for the Colony Club. This building will be located at the northwest corner of Park avenue and East 62nd street. It will be of brick and limestone, six stories in height and will cost nearly \$500,000. Delano & Aldrich, architects, 4 East 39th street, prepared the plans and Henry C. Meyer, Jr., 101 Park avenue, is the consulting engineer.

New Parochial School in Flushing.

A general contract was awarded during the past week to Walter J. Moran, 189 Patchen avenue, Brooklyn, to build a parochial school in Monroe street, Flushing, L. I., for St. Michael's Parish, Rev. Father E. J. Donnelly, pastor. The building will be of brick with stone trimmings, fireproof, four stories in height and will cover a plot 85 x 108 feet. The cost will be approximately \$100,000.

Architect for New Catholic Church.

Bertram G. Goodhue, architect, 2 West 47th street, has been retained to prepare the plans and specifications for the church to be erected at the southeast corner of Lexington avenue and East 66th street, for the Church of St. Vincent (Dominican Fathers) Rev. Father F. C. Fitzgerald, pastor. This building will be of marble and will occupy a plot 225 x 100 feet. It will cost nearly \$500,000. Further details will be announced in a later issue.

J. T. Brady & Co. Get Contract.

A general contract was recently awarded to J. T. Brady & Co., 103 Park avenue, for the erection of a store and office building at the northeast corner of Madison avenue and 58th street. Brick and terra cotta are the materials to be used in construction, and the building will be semi-fireproof. It will cost about \$150,000 and will occupy a plot 40x50x150 feet. This building has been leased for a term of years to Park & Tilford, grocers, who will occupy it as a store. The building is owned by Paul M. Herzog, Woolworth Building, New York City.

Richmond Hill Development.

Louis Schwab, 110 Fulton street, Jamaica, L. I., has had plans prepared by F. Wonnberger, 30 Snedeker avenue, Union Course, L. I., for thirty-one family houses to be erected in Welling street and Greenwood avenue, Richmond Hill. The buildings will be frame, two and a half stories in height, with all improvements. They will be approximately 16 x 36 feet in size. This operation will cost nearly \$100,000. The owner will buy materials and build.

Restaurant for City Employees.

A restaurant for the exclusive use of city employes will soon be established in the new Municipal Building. McKim, Mead and White, the architects of the building, have prepared plans to transform the entire twenty-sixth floor for this purpose. The scheme includes luncheon rooms for both male and female employes with rest rooms and smoking rooms adjoining. The twenty-sixth floor is the first one in the tower.

M. W. del Gaudio Plans Residence.

M. W. del Gaudio, architect, 401 Tremont avenue, has completed plans and specifications for a three-story brick store and dwelling to be erected on the west side of Arthur avenue, near 187th street (Bronx). The building is for P. Cinnelli, 2396 Arthur avenue, and will cost about \$15,000. It will cover a plot 25x51 feet, and will have all modern improvements, including a roof garden for the owner's use.

Bowery Branch Y. M. C. A. Figuring.

Plans for the Bowery Branch, Y. M. C. A. Building to be erected at 6 East 3d street are being refigured. This building will cost nearly \$500,000, and will be thoroughly equipped and completed in all respects. Jackson, Rosencrans and Waterbury, 1328 Broadway, are the architects.

NO ARCHITECTS SELECTED.

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

HARTSDALE, N. Y.—Emil Johansen, builder, Wakefield, N. Y., contemplates the erection of a residence at the corner of Greenacres av and Colvin pl. No architect selected.

GENEVA, N. Y.—The Standard Stores Co., Frank P. Costigan, manager, 414 Dillaye Building, Syracuse, N. Y., contemplates the erection of a department store here. No architect selected.

PATERSON, N. J.—Alfred Crew, silk dyeing, 19 Madison st, Paterson, contemplates the erection of a mill here. No architect selected.

EAST PALMYRA, N. Y.—Earl Robinson, this place, contemplates rebuilding his residence and storehouse here. No architect selected.

BELMONT, N. Y.—The trustees of the town of Belmont contemplate purchasing property here for the purpose of erecting a factory for the Pennsylvania Lock & Hardware Co., Reading, Pa. Cost, about \$15,000. Nothing definite has been decided.

HORNELL, N. Y.—The Elmhurst Land Corporation, A. W. Reed, president, Condemner Building, contemplates the erection of a hollow tile and stucco summer hotel at Elmhurst Tract, to cost about \$35,000. No architect selected.

POUGHKEEPSIE, N. Y.—Competitive sketches are being received for a \$150,000 city hall, to include city-offices, police headquarters and jail, at the southeast corner of Main and Washington sts for the city of Poughkeepsie, D. W. Wilbur, mayor, Municipal Building. Bids close October 5 from local architects.

HORNELL, N. Y.—The Elmhurst Land Corporation, A. W. Reed, president, contemplates the erection of a frame and hollow tile pavilion to cost about \$10,000. No architect selected.

RICHBURG, N. Y.—The Superior Paving Brick Co., W. L. Nichols, treasurer, contemplates the erection of a factory here. No architect selected.

PLANS FIGURING.

CHURCHES.

MANHATTAN.—Bids will close September 27 for the 4-sty brick parish house and chapel, 25x98 ft., at 434 West 36th st for the Franciscan Fathers, Sixtus Lagorio, supervisor, 151 Thompson st. M. W. Del Gaudio, 401 East Tremont av, architect. Cost, about \$20,000.

DWELLINGS.

BROOKLYN.—Samuel G. Bergs, 778 Washington av, Brooklyn, owner and builder, is taking bids on subs for a 2-sty brick residence, 26x60 ft., in the east side of Warwick st, 259 ft. north of Arlington av, from plans by B. F. Hudson, 319 9th st. Cost, about \$12,000.

SCARSDALE, N. Y.—E. L. Montgomery, 731 3d av, Manhattan, owner, is taking bids on the general contract for a 2½-sty frame residence, 70x36 ft., on Wydham rd, Edgemont Estate, from plans by George H. Wells, 11 East 24th st, Manhattan. Cost, about \$15,000.

PRINCETON, N. J.—R. B. Barnes, 15 West 38th st, Manhattan, architect, is taking bids for a 2½-sty tile and stucco residence, 40x48 ft., for Professor David Magie, Jr., 15 Essex st, East Orange, N. J. Bids will close Sept. 21.

HOSPITALS AND ASYLUMS.

MORRIS PLAINS, N. J.—The State of New Jersey, Department of Public Charities and Correction, State House, Trenton, is taking bids to close Sept. 24, at 3 p. m., for two pavilions, to cost about \$9,000.

AMITYVILLE, L. I.—L. Inglee, this place, architect, is taking bids for a 2-sty home, 103x45 ft., for the Long Island Home, care of architect. Cost, about \$40,000. Bids will close Sept. 22.

RICHMOND HILL, L. I.—Kelson & Bosworth, 3224 Jamaica av, architect, is taking bids for a 2½-sty frame residence, 24x39 ft., at the Richmond Hill Estates, for John Christbar, Woodhaven, L. I. Cost, about \$6,000.

PRINCETON, N. J.—Bids will close September 21 for the tile and stucco residence, 40x48 ft., for Professor David Magie, Jr., 15 Essex st, East Orange, N. J. R. B. Barnes, 15 West 38th st, Manhattan, architect.

SCHOOLS AND COLLEGES.

PLAINFIELD, N. J.—The Board of Education of the city of Plainfield, B. Van D. Hedges, secretary, High School Building, West 9th st and Arlington av, is receiving bids to close 8 p. m. September 28 for a brick school on Evergreen av, from plans by Wilder & White, 50 Church st, Manhattan. Cost, about \$125,000. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

118TH ST.—Frank Braun, 585 9th av, L. I. City, has completed plans for alterations to the 5-sty apartment, 9 West 118th st, for Sigmund Winter, 1513 Av A.

MADISON AV.—G. A. & H. Boehm, 7 West 42d st, have prepared plans for alterations to the 9-sty apartment, 341 Madison av, for Chas. A. Dards, 341 Madison av.

1ST AV.—Plans have been completed by Samuel Levingson, 101 West 42d st, for alterations to two 6-sty tenements, 47-9 1st av, for Thomas R. Sager, 100 6th av. Cost, about \$10,000.

ALLEN ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to two 6-sty tenements, 125-27 Allen st, for Rosa Cohn, 99 Stanton st.

AV. A.—P. H. Ghm, 15 West 38th st, has completed plans for the 6-sty tenement, on the west side of Av A, 64th and 65th sts, for the City & Suburban Homes Co., 15 West 38th st. Cost, about \$200,000.

PARK AV.—Warren & Wetmore, 16 East 47th st, have prepared plans for the 12-sty apartment house, 100.5xirregular, at 400 Park av, for the 400 Park av Co., Inc., 30 East 42d st, lessee. Cost, about \$500,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CLASSON AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 5-sty apartment, 45x140 ft., on Classon av, near Lafayette av, for George I. Galitzka, Court st. Cost, about \$40,000. Bids will be taken by the owner on sub contracts.

5TH AV.—Jonas Green, 552 48th st, is preparing plans for three 5-sty apartments, 20x60 ft., at the northwest corner of 5th av and 86th st for M. Green & Co., builders and owners, 552 48th st. Cost, about \$40,000.

PENNSYLVANIA AV.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for a 4-sty tenement, 36x90 ft., at the northeast corner of Pennsylvania and Blake avs, for the Ashwick Building Co., 493 Ashford st, owner and builder. Cost, about \$18,000.

PRESIDENT ST.—Harry Dorf, 614 Kosciusko st, has completed plans for two 4-sty tenements, 33x65 ft., in the north side of President st, 239 ft. west of Nostrand av, for K. E. K. Builders, Inc., 1311 President st. Cost, about \$10,000 each.

LINDEN ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 50x89 ft., in the south side of Linden st, 150 ft. west of Knickerbocker av, for Morris A. Lillienfeld, 16 Court st, owner and builder. Cost, about \$30,000.

HILL ST.—L. J. Frank, Jr., 206 Crescent st, is preparing plans for a 4-sty tenement, 25x73 ft., in the north side of Hill st, near Crescent st, for Joseph Valinotti, 395 Crescent st, owner. Cost, about \$22,000.

DELAMERE PL.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty tenement, 60x83 ft., on the west side of Delamere pl, 188 ft. south of Newkirk av, for the Dragon Construction Co., 391 Williams av, owner and builder. Cost, about \$45,000.

FACTORIES AND WAREHOUSES.

MELROSE ST.—Killick & Lubroth, 186 Remsen st, are preparing plans for a 3-sty brick factory, 50x100 ft., at 330 Melrose st for Samuel Garber, 332 Melrose st. Cost, about \$15,000.

THEATRES.

GRAHAM AV.—E. J. Meisenger, 394 Graham av, has completed plans for a 1-sty brick moving picture theatre, 50x100 ft., on the west side of Graham av, 50 ft. south of Powers st, for Harry Woranov, 717 Grand st. Frisco Amusement Co., care of architect, lessee. Cost, about \$15,000.

Queens.

DWELLINGS.

OZONE PARK, L. I.—L. J. Frank, Jr., 206 Crescent st, Brooklyn, is preparing plans for a 2-sty frame residence, 20x50 ft., on the west side of Ocean av, 184 ft. north of Liberty av, for Nicola Andrea, on premises. Cost, about \$4,500.

BAYSIDE, L. I.—The B. & C. Building Co., 101 Park av, Manhattan, has received the general contract to erect a 2½-sty frame and terra cotta block residence, 25x45 ft., on the west side of Woodhull av, between Palace and Lawrence boulevard, for Robert B. Bowler, 101 Park av, Manhattan, owner and architect. Cost, about \$10,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 2-sty brick residence, 18x45 ft., on the east side of Prospect av, 50 ft. south of Gates av, for Chas. Schneider, 2028 Linden st. Cost, about \$5,000.

FAR ROCKAWAY, L. I.—J. J. Cromwell, this place, has completed plans for a 2½-sty residence, 31x26 ft., on Carnaga av for John Fowler Marsden, McNeil av. Frank Day, Far Rockaway, general contractor. Cost, about \$7,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 27 Greenway terrace, is preparing plans for a 2½-sty concrete block and brick residence, 31x46 ft., at the corner of Continental av and Groton av for R. B. Hamilton, 237 5th av, Manhattan. Cost, about \$20,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 27 Greenway terrace, Forest Hills, is preparing plans for a 2½-sty concrete block, stucco and stone residence, 54x40 ft., at Goodwood rd and Greenway North, for Chas. H. Scannell, 12 Greenway terrace. Cost, about \$16,000.

DOUGLAS MANOR, L. I.—G. H. Chichester, 30 East 42d st, Manhattan, is preparing plans for a 2½-sty frame and stucco residence for E. L. Wertheim, 2452 Devoe terrace, Bronx. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

RICHMOND HILL, L. I.—Plans have been prepared privately for alterations to the frame

factory in Spruce st, between Jamaica av and the railroad tracks, for the John Donaldson Roman Stone Co., at site. Cost, about \$5,000.

EVERGREEN, L. I.—William Debus, 86 Cedar st, Brooklyn, has completed plans for a 2-sty brick factory, 21x55 ft., in the north side of Stephen st, 274 ft. west of Cypress av, for Frederick Closs, 39 Stagg st, Brooklyn. Bids will be taken by architect from a selected list of contractors. Cost, about \$6,000.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

ROME AV.—Rosario & Candela, 205 East 106th st, Manhattan, have completed plans for a 3-sty tenement, 44x52 ft., on the north side of Rome av, 292.5 ft. east of Targee st, Fingerboard terrace, for Guiseppe Eutera, 336 East 12th st. Cost, about \$15,000.

DWELLINGS.

WESTERLEIGH, S. I.—C. S. T. Watson, this place, has completed plans for a residence to be erected on Dakota pl, for Abram M. Watson, care of The Westerleigh Store, Jewett and Water sts, West New Brighton.

Suffolk.

DWELLINGS.

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

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Westchester.

DWELLINGS.

YONKERS, N. Y.—The American Real Estate Co., Park Hill, has completed plans for a 2½-sty frame residence, 24x45 ft., at Edgecliffe terrace, for H. H. Bishop, care of architect. Cost, about \$8,500.

HARTSDALE, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, are preparing plans for a 2½-sty brick residence, 70x50 ft., on Greenacres av for P. Compton Miller, this place. Cost, about \$25,000. Plans will probably be completed about September 22, when architect will take bids from local contractors.

YONKERS, N. Y.—Anthony J. De Pace, 854 East 217th st, Bronx, has completed plans for a 2-sty residence, 22x45 ft., on the east side of Saw Mill River rd, 50 ft. south of 2d st, for Salvatore Lucido, 56 East 7th st, Manhattan. Cost, about \$5,500.

HARTSDALE, N. Y.—Beverly S. King, 103 Park av, Manhattan, is preparing plans for a brick and veneer residence, 30x70 ft., on the east side of Greenacres av, south of Colvin pl, for Eleanor M. Stone, this place. Plans will be completed about September 22, when architect will take bids on general contract.

HALLS AND CLUBS.

YONKERS, N. Y.—George H. Chamberlain, 18 South Broadway, Yonkers, is completing plans for the Y. M. C. A. building, 148x75 ft., at Riverdale av and Hudson st, for the Young Men's Christian Association, Alfred Bunker, president, Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., consulting engineers. Bids will be received by the architect on general contract about September 22. Cost, about \$100,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Louis Dornbach, 308 Cooper av, has received the general contract to erect a 4-sty apartment, 25x85 ft., in the south side of Prospect pl, 76 ft. west of Classon av, for John E. Bowers, 626 Park pl, James F. Bly, 422 St. Marks av, architect. Cost, about \$15,000.

BANKS.

CLIFTON, N. J.—Nicholas Tanis, 71 York av, Paterson, has received the mason contract, and P. S. Van Kirk Co., 85 Fulton st, Paterson, the carpenter work, for the 1-sty brick and limestone bank building, 40x50 ft., at Main and Clifton avs, for the Clifton Trust Co., William E. Hughey, president, and George F. Schmidt, vice-president, 30 Hamilton av, Paterson. William T. Fanning, Colt Building, Paterson, architect. Cost, about \$30,000.

CHURCHES.

BROOKLYN.—George M. Craigen, 2801 Av F, has received the general contract to erect a 1½-sty frame church, 60x115 ft., in the north side of 62d st, 200 ft. west of 22d av, for the Church of St. Athanasius, Rev. Eugene J. Donnelly, pastor, 2148 62d st. F. J. Helme, 190 Montague st, architect. Cost, about \$50,000.

DWELLINGS.

GREENWICH, CONN.—The Woodthorpe Co., 189 Montague st, Brooklyn, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 31x56 ft., for A. R. Taylor, care of S. W. Barlow, 104-112 East 25th st, Manhattan, C. Emlen Urban, Woolworth Building, Lancaster, Pa., architect. Cost, about \$40,000.

BAYONNE, N. J.—Peter Zeik, care of owner, has received the general contract to erect a 2-sty residence and dairy in West 20th st, near Av A, for Louis Zeik, 15 West 29th st, Bayonne. Eugene Reilly, 63 West 34th st, Bayonne, architect. Cost, about \$7,000.

FELDTON, N. Y.—Michael E. Sullivan, 312 South 3d av, Mt. Vernon, has received the general contract to erect a 3-sty stone, tile and frame residence, 20x28 ft., on Goodridge av, for Arthur L. Keller, 209 of Cragmoore, N. Y. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about \$18,000.

BELLPORT, L. I.—George W. Lithgow & Son, 79 King st, Manhattan, have received the general contract to erect a 1½-sty frame residence for Miss Mary Sherman, this place, and Nantuxet, Mass. Wallick & Terwilliger, 29 West 33d st, Manhattan, architects. Cost, about \$8,500.

NEW HAMPTON, N. Y.—Levin Bros. Co., Inc., has received the contract to erect four houses at 1-3-5 and 7 Walton av for Wm. Soons, of this place.

GLEN COVE, L. I.—Milton O. Wicks, Nassau av, Glen Cove, has received the general contract to erect a 2½-sty frame residence, 54x50 ft., at Red Spring Lake for John F. Adams, this place. Howard Major, 281 5th av, Manhattan, architect. Cost, about \$15,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have received the general contract to erect a 6-sty reinforced concrete warehouse in Mill st, for James B. McCann, 26 North Broadway, H. Lansing Quick, 18 Getty sq, architect. Turner Construction Co., 11 Broadway, Manhattan, has contract for the reinforced concrete work.

MUNICIPAL WORK.

BEDFORD HILLS, L. I.—Briante Construction Co., 5 North Lexington av, White Plains, has received the general contract to alter and make additions to the sewerage and sewage disposal plant at the N. Y. State Reformatory for Women, for the Board of Managers of N. Y. Hon. James Wood, president.

SCHOOLS AND COLLEGES.

PRINCETON, N. J.—L. W. Matthews, this place, has received the general contract to erect a 2-sty hollow tile and stucco locker house on the athletic field for Princeton University, C. C. Wintringer, secretary. H. J. Hardenbergh, 47 West 34th st, Manhattan, architect. Cost, about \$18,000.

STABLES AND GARAGES.

BROOKLYN.—William Schwenn, 830 Lexington av, has received the general contract to erect a 1-sty steel and corrugated iron garage and wagon shed at the northwest corner of 3d av and Degraw st, for the Brooklyn Union Gas Co., 176 Renssen st. L. S. Stiles, care of owner, engineer.

BROOKLYN.—The Rex Building Co., 350 Fulton st, has received the general contract to erect a 3-sty private garage, store and flat, 20x 97 ft., on the west side of Albany av, 114 ft. north of President st, for the Court Investing Co., John M. Rankin, 189 Montague st, president. Slee & Bryson, 154 Montague st, architects. Cost, about \$8,000.

BROOKLYN.—M. Goodman, 905 Lafayette av, has received the general contract to erect a 1-sty brick stable, 25x100 ft., in South 4th st, near Hooper st, for the Tion Realty Co., 905 Lafayette av. Shampman & Shampman, 772 Broadway, architects. Cost, about \$5,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.)—Hutchinson Metal & Roofing Co., 1838 Park av, has received the roofing contract and U. S. Metal Covered Door & Sash Co., 2052 Bronx st, kalamain work, for the 12-sty store and loft building at 35-39 West 35th st, owners and builders. Warren & Wetmore, 70 East 45th st, architects. William M. Moore Construction Co., 516 West 139th st, has mason work. Cost, about \$180,000.

MANHATTAN.—(Sub.)—Levering & Garrigues Co., 552 West 23d st, has received the structural steel contract for the 12-sty store and loft building, 60x100 ft., at 216-220 West 39th st, for Julius Kayser, 45 East 17th st, Pictorial Review Co., 222 West 39th st, lessee. Renwick, Aspinwall & Tucker, 320 5th av, architects. Cost, about \$200,000.

BROOKLYN.—Joseph Lacov, 824 Kenmore pl, has received the general contract to make alterations to the 4-sty store and loft building, 29x100 ft., at 446 Fulton st, for Julius Brody, 17 Manhattan av. Brook & Rosenberg, 350 Fulton st, architects. Cost, about \$10,000.

RIDGEWOOD, L. I.—Louis Dornbach, 308 Cooper av, Brooklyn, has received the general contract to erect a 1-sty brick store, 50x90 ft., on the north side of Myrtle av, 41 ft. from Forest av, for John Peters, 1871 Myrtle av, Brooklyn. W. B. Wills, 1181 Myrtle av, architect. Cost, about \$10,000.

MANHATTAN.—J. T. Brady & Co., 103 Park av, have received the general contract to erect a 3-sty tile, brick and architectural terra cotta store and office building at the northeast corner of Madison av and 58th st, for Paul M. Herzog, Woolworth Building. Park & Tilford, 529 West 42d st, lessees. Herbert M. Baer, 665 5th av, architect. Cost, about \$150,000.

MANHATTAN.—Bing & Bing, 119 West 40th st, have received the general contract to erect the 5-sty 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. Wurlitzer Co., 119 West 40th st, lessee. Maynicke & Franke, 25 East 26th st, architects. Cost, about \$40,000.

NEWARK, N. J.—A. C. Windsor, 62 Court st, has received the general contract to erect a 1-sty store, 25x90 ft., on the west side of Mt. Prospect av, 25 ft. south of Verona av, for Joseph F. Pelletier, Essex Building, owner. Hector J. Pelletier, Essex Building, architect. Cost, about \$4,000.

BRONX.—John J. Long, 757 Lexington av, Manhattan, has received the general contract to alter the 6-sty auto sales and service station, 50x100 ft., at 607-609 Bergen av for Theo. J. Chabet, 1208 Washington av, owner. Ford Motor Co., 1723 Broadway, Manhattan, Gaston Plaintiff, N. Y. manager, lessee. Plans prepared privately. Cost, about \$30,000.

THEATRES.

STAPLETON, S. I.—Henry Spruck & Son, 304 Broad st, Stapleton, have received the general contract to alter the frame moving picture theatre at the northeast corner of Brook and Thompson sts, for Rubsam & Hormann, 163 Canal st. James Whitford, 8 Richmond terrace, St. George, architect. Cost, about \$4,500.

MISCELLANEOUS.

STEELETON, PA.—(Sub.) Contract has been awarded by the Pennsylvania Steel Co., this place, to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the design and construction of concrete ore, coke and limestone bins, and ore and yard trestles. Several thousand concrete piles are involved, as well as a large yardage of concrete construction.

BRONX.—The Guarantee Construction Co., 140 Cedar st, has received the general contract to erect a 1-sty frame coal pocket, 79x79 ft., on the east side of Edgewood rd, 92 ft. south of Garrison av, for Burns Bros., 50 Church st, Engineer Guarantee Construction Co., 140 Cedar st, architect. Mead-Morrison Mfg. Co., 149 Broadway, has contract for hoist. Cost, about \$25,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

97TH ST and West End av, n w cor, 12-sty brick, fireproof apartment house, 100x116; cost, \$600,000; owner, Princeton Constn. Co., Isaac Polstein, president, 30 East 42d st; architects, Schwartz & Gross, 347 5th av. Plan No. 312.

86TH ST, 310-320 West, 181 w West End av, two 12-sty brick fireproof apartment houses, 71x 83; cost, \$800,000; owner, 86th St. & West End Av. Co., Harry B. Mulliken, Pres., 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 315.

11TH AV, 746, s e cor 53d st, 7-sty brick fireproof tenement, 50x103; cost, \$75,000; owner, Wm. Emerson, 6 East 70th st; architect, Wm. Emerson, 281 5th av. Plan No. 319.

HALLS AND CLUBS.

62D ST, 49-51 East, n w cor Park av, 7-sty brick fireproof club house, 100x125; cost, \$400,000; owner, Colony Club, Mrs. Borden Harri-

man, president, 122 Madison av; architects, Delano & Aldrich, 4 East 39th st. Plan No. 320.

STABLES AND GARAGES.
47TH ST, 322 East, 1-sty brick, fireproof garage, 35x24; cost, \$500; owner, Clausen-Flanagan Brewing Co., DeWitt C. Flanagan, president, 441 West 25th st; architect, W. E. Molyneux, 173 St. Nicholas av. Plan No. 311.

RIVERSIDE DRIVE, w s, 300 s 158th st, 1-sty brick fireproof garage, 79x20; cost, \$3,000; owner, Darius Miller, New Britain, Conn.; architect, Chas. Nonemaker, 101 Park av. Plan No. 318.

STORES, OFFICES AND LOFTS.
BROADWAY, 44-50, 125 s Exchange pl, New st, 44-47, 129 s Exchange pl, 3 and 4-sty brick fireproof offices and stores, 81x175; cost, \$225,000; owner, Standard Oil Co. of New York, Henry Clay Folger, Pres., 26 Broadway; architects, Severance & Van Alen, 4 West 37th st. Plan No. 317.

MISCELLANEOUS.
FT. CHARLES PL, 15, 1-sty frame carriage shed, 11x14; cost, \$200; owner, Bertha W. Olpp, 15 Ft. Charles pl; architect, Chas. F. Olpp, 15 Ft. Charles pl. Plan No. 314.

BOWERY, 103, 100 n Hester st, 5-sty brick fireproof store and lodging house, 25x87; cost, \$20,000; owner, Estate of Chas. A. Chesebrough, executor, Wm. M. Chesebrough, 162 St. Johns pl, Brooklyn; architect, Walter H. Volckening, 180 Rensselaer st, Brooklyn. Plan No. 316.

Bronx.

DWELLINGS.

PALISADE AV, w s, 300 s 231st st, 2 1/2-sty brick dwelling, 49x46, slate roof; cost, \$15,000; owner, Lowell H. Brown, 17 Battery place; architect, Robt. W. Gardner, 84 William st. Plan No. 453.

GOODRIDGE AV, e s, 135 n 250th st, 2 1/2-sty stone dwelling, shingle roof, 74x37; cost, \$22,500; owner, Arthur I. Keller, 876 St. Nicholas av; architect, H. T. Lindeberg, 2 West 47th st. Plan No. 457.

GRACE AV, w s, 100 n Bussing av, 2-sty brick dwelling, tin roof, 21x48; cost, \$4,500; owner, Ludovici Ferrari, 212 East 169th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 455.

RICHARDSON AV, e s, 190 n Becker av, 2-sty brick dwelling, tin roof, 40x14; cost, \$1,500; owner, Giovina Gughelmi, 769 East 224th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 456.

STEPHENS AV, w s, 250 n O'Brien av, two 1 1/2-story frame dwellings, shingle roof, 19x30; cost, \$5,000; owner, Philip Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 459.

STORES AND DWELLINGS.

ARTHUR AV, w s, 39.8 s 187th st, 3-sty brick store and dwelling, tile and plastic slate roof, 25x45.10; cost, \$12,500; owner, Pietro Cinelli, 2396 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 458.

STORES AND TENEMENTS.

ELTON AV, n w cor 156th st, 6-sty brick tenement, 48.4x90.8, plastic slate roof; cost, \$50,000; owners, Benenson Realty Co., Benj. Benenson, 407 East 153d st, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 454.

Brooklyn.

DWELLINGS.

WARWICK ST, e s, 259 n Arlington av, 2-sty brick dwelling, 26x60, tile roof, 2 families; cost, \$12,000; owner, Saml. G. Bergs, 778 Washington av; architect, B. F. Hudson, 319 9th st. Plan No. 6338.

EAST 3D ST, w s, 100 n Albemarle rd, two 2-sty frame dwellings, 18x38, shingle roof; 1 family each; total cost, \$7,000; owner, August Wuest, 324 East 7th st; architect, B. F. Hudson, 319 9th st. Plan No. 6339.

47TH ST, s s, 180 e 16th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 6319.

OCEAN AV, s e cor Ditmas av, 3-sty brick dwelling, 26x60.10, tin roof, 1 family; cost, \$10,000; owner, All Souls' Univ. Church, 524 East 22d st; architect, Frank J. Helmle, 190 Montague st. Plan No. 6318.

CARROLL ST, n s, 140 e Kingston av, 2-sty brick dwelling, 20x68, gravel roof, 1 family; cost, \$15,000; owner, Geo. Potts Co., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6403.

CARROLL ST, n s, 200 e Kingston av, 2-sty brick dwelling, 20x42, gravel roof, 1 family; cost, \$24,000; owner, Geo. Potts Co., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6402.

WEST 2D ST, e s, 147 n Neptune av, 1-sty frame dwelling, 40x55, shingle roof, 1 family; cost, \$3,500; owner, Hugo Kunz, 221 Sherman av; architect, Rocco Mega, 2857 West 5th st. Plan No. 6409.

BAY 46TH ST, w s, 170 s Bath av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$3,200; owner, Giuseppe Cesare, 74 East 3d st; architect, Rocco Mega, 2857 West 5th st. Plan No. 6410.

AV J, s s, 40 w Albany av, two 2-sty frame dwellings, 16.6x36, shingle roof, 2 families each; total cost, \$7,500; owner, Lynch Fleming Co., 803 West 180th st, Manhattan; architect, Geo. E. Crane, 512 Guion av, Queens. Plan No. 6388.

ELTON ST, w s, 60 s Vienna av, 1-sty brick dwelling, 20x37, gravel roof, 1 family; cost, \$4,000; owner, Marcus Rosenbaum & ano, 460 Schenck av; architect, Benj. Cohn, 361 Stone av. Plan No. 6425.

EAST 24TH ST, w s, 540 n Av P, 2 1/2-sty frame dwelling, 24x35.6, shingle roof, 1 family; cost, \$2,400; owner, Arthur Strong, 600 East 18th st; architect, Benj. Dreisler, 153 Rensselaer st. Plan No. 6430.

WEST 31ST ST, w s, 50 n Railroad av, 1-sty frame dwelling, 17.4x35, shingle roof, 1 family; cost, \$1,150; owner, G. Ovanni Ferrari, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6447.

AV K, n w cor East 17th st, five 2-sty dwellings, 24x36, shingle roof, 1 family each; total cost, \$30,000; owner, Ascutney Realty Co., 1721 Av J; architect, S. H. Cutting, same address. Plan No. 6432.

MERMAID AV, s s, 40 w West 25th st, 1-sty frame dwelling, 14x40, — roof; cost, \$1,500; owner, Jos. Rodolico, 315 St. Mark's av; architects, Laspia & Salvati, 525 Grand st. Plan No. 6434.

MAPLE ST, n s, 160 e Highland av, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$3,000; owner, Marion G. Lemon, 69 South Elliott pl; architect, Robt. I. Dodge, 233 Broadway. Plan No. 6463.

FACTORIES AND WAREHOUSES.

INDIA ST, s s, 175 w Provost st, 1-sty brick shop, 25x50, gravel roof; cost, \$1,100; owner, Bertha B. Cook, 31 West 118th st, Manhattan; architect, Jas. McKillop, 154 India st. Plan No. 6414.

SOUTH 4TH ST, n s, 100 e Kent av, 7-sty brick factory, 79.10x120.11, concrete roof; cost, \$84,000; owner, American Sugar Refining Co., 117 Wall st, Manhattan; architect, Godfrey Engel, 126 Winthrop st. Plan No. 6407.

MYRTLE AV, s e cor Linden st, 1-sty frame storage, 88x22, gravel roof; cost, \$500; owner, Pitman Coal & Ice Co., 106 Marion st; architect, Wm. Werner, 194 Ridgewood av. Plan No. 6387.

STABLES AND GARAGES.

FOSTER AV, s e cor East 7th st, 1-sty brick garage, 49.3x123.4, slag roof; cost, \$15,000; owner, Wm. Haedrich, 785 Ocean pkway; architects, Koch & Wagner, 26 Court st. Plan No. 6365.

PENNSYLVANIA AV, e s, 180 n Atlantic av, 2-sty brick garage, 45.5x100, slag roof; cost, \$10,000; owner, Wm. F. Moore, 69 Pennsylvania av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6374.

14TH AV, e s, 40.10 s 64th st, 1-sty brick stable and store room, 30x40, tin roof; cost, \$600; owner, Vincinzo La Barbera, on premises; architect, A. H. Martin, 6005 14th av. Plan No. 6364.

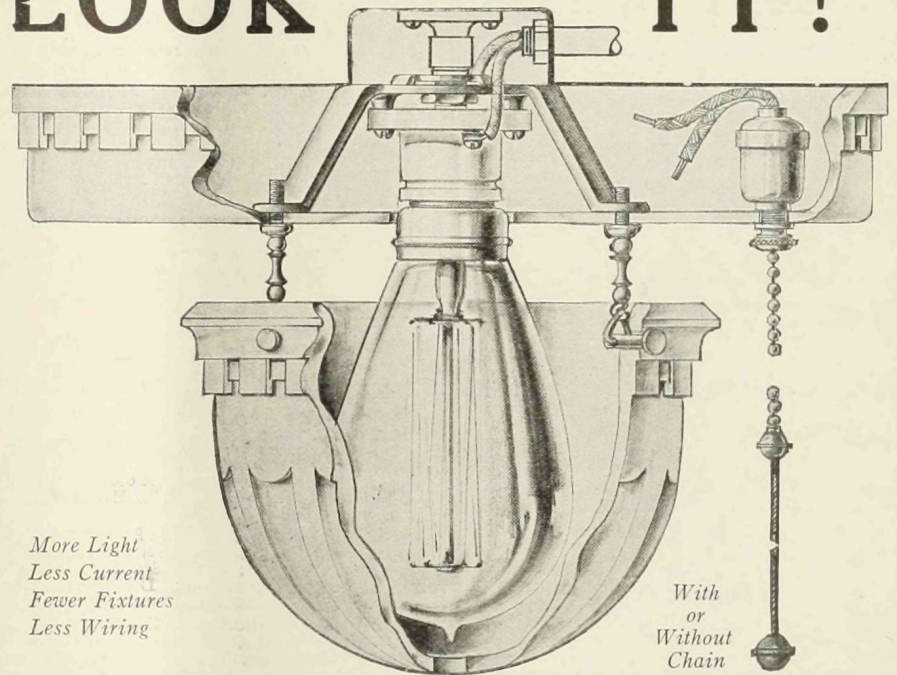
WEST 29TH ST, w s, 150 n Surf av, 1-sty brick garage, 24x20, gravel roof; cost, \$600; owner, Abr. Posner, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6416.

73D ST, s s, 150 e 14th av, 1-sty frame garage, 12x16, shingle roof; cost, \$275; owner, Max Dahn, on premises; architect, John F. Godfrey, 1365 77th st. Plan No. 6410.

DEAN ST, s s, 175 w 3d av, 2-sty brick stable, 50x30, gravel roof; cost, \$2,500; owner, Claus Doacher, 495 Pacific st; architect, Wm. Stone, 326 President st. Plan No. 6487.

79TH ST, n s, 188 e 6th av, 1-sty frame stable, 26x48, shingle roof; cost, \$800; owner, Peter Dempa, Jr., on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6470.

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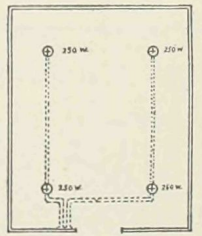
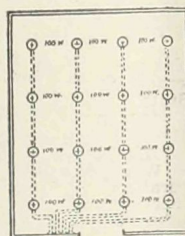
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RICHMOND HILL.—Willow st, w s, 34-71, n w cor Division av, erect three 2-sty frame dwellings, 20x36, shingle roof; total cost, \$16,500; owner, Max Gross, Lincoln av, Jamaica; architect, H. Jeffrey, Lefferts av, Richmond Hill. Plan Nos. 2998, 2999, 3000.

ROCKAWAY BEACH.—Beach 96th st, e s, 475 s Boulevard, erect three 2-sty frame dwellings, 14x41, shingle roof; total cost, \$1,500; owner, C. Hallipen, Bond av, Rockaway Beach; architect, M. L. Wertheimer, Arverne. Plan Nos. 3002, 3003, 3004.

CORONA.—47th st, w s, 179 s Jackson av, erect one 2-sty brick dwelling, 17x32, tar roof; cost \$2,800; owner, F. Melograno; architect, A. L. Marinelli, Corona. Plan No. 3008.

EDGEWATER.—Florence av, w s, 412 s Blvd, erect one 2-sty frame dwelling, 36x39, shingle roof; cost, \$1,500; owner, E. S. Warneck, 6 Florence av, Edgewater; architect, John E. Nitchie, World Bldg., Manhattan. Plan No. 3010.

ROCKAWAY BEACH.—Brandreth av, w s, 377 s Blvd, erect two 2-sty brick dwellings, 20x48; total cost, \$12,000; owner, Harry Fleischer, premises; architect, P. Caplan, Rockaway Beach. Plan Nos. 3011-3012.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Harris av, n w cor Williams st, erect brick factory, 181x100, tar roof; cost, \$150,000; owner, F. Ayar, Milk st, Boston; architect; J. Witmark, 231 West 18th st, Manhattan. Plan No. 2956.

SCHOOLS AND COLLEGES.

FLUSHING.—Madison st, s s, 300 w Union st, erect 4-sty brick school, 65x107, slag roof; cost, \$125,000; owner, Parish of St. Michael, 62 Madison st, Flushing; architect, Wm. Ryan, 162 Reyeron st, Brooklyn. Plan No. 2934.

STABLES AND GARAGES.

BAY VIEW HEIGHTS.—Alden av, s w cor Quinn av, erect frame garage, 16x30; cost, \$200; owner, G. Shone, on premises. Plan No. 2939.

GLENDALE.—Van Dine av, w s, 63 s L. I. R. R., erect frame stable, 21x50; cost, \$1,000; owner, H. Gohmann, Van Dine av, Glendale. Plan No. 2957.

HOLLIS.—Garrison av, w s, 100 s Chichester av, erect 1-sty frame garage, 12x36; cost, \$150; owner, E. Ford, on premises. Plan No. 2955.

RIDGEWOOD.—Bleeker st, s s, 125 e Forest av, erect brick stable and wagon shed, 35x20, tin roof; cost, \$500; owner, Geo. Emener, on premises. Plan No. 2950.

ROCKAWAY BEACH.—Park av, w s, 239 s Boulevard, erect 1-sty garage, brick, 14x18; cost, \$3,000; owner, Mr. Zaret, on premises; architect, W. S. Rothschild, Rockaway Beach. Plan No. 2959.

CORONA.—Evergreen av, e s, 440 s Jackson av, erect frame garage, 13x20, tin roof; cost, \$100; owner, L. B. Everitts, 120 41st st, Corona. Plan No. 2926.

CORONA.—Washington av, n e cor Evergreen st, frame garage, 14x20, tin roof; cost, \$150; owner, John C. Irvin, premises. Plan No. 2979.

FLUSHING.—Amity st, s s, 40 w 14th st, frame garage, 9x12; cost, \$75; owner, J. Ahrls, premises. Plan No. 2966.

JAMAICA.—Kaplan av, w s, 524 n Hillside av, frame garage, 19x16; cost, \$200; owner, M. Henne, 115 Kaplan av, Jamaica. Plan No. 2988.

RICHMOND HILL.—Division av, s s, 110 w Chestnut st, brick garage, 12x17, asbestos roof; cost, \$100; owner, R. Meyerose, Waling st, Richmond Hill. Plan No. 2984.

QUEENS.—Popular st, n w cor Kelsey st, erect 1-sty frame garage, 14x20, shingle roof; cost, \$300; owner, L. E. Haskell, North Wertland av, Queens. Plan No. 3001.

STORES AND DWELLINGS.

L. I. CITY.—Hamilton st, w s, 72 s Graham av, erect one 2-sty brick store and dwelling, 20x38, tar roof; cost, \$1,500; owner, C. Kurth, 82 Graham av, L. I. City; architect, Chas. Hewitt, L. I. City. Plan No. 3007.

STORES AND TENEMENTS.

RICHMOND HILL.—Jamaica av, s s, 33 w Oak st, erect brick store, 70x73, tar roof; cost, \$10,000; owner, Bank of L. I., Jamaica; architect, W. McCrea Co., 23 East 15th st, Manhattan. Plan No. 2951.

MISCELLANEOUS.

FLUSHING.—Madison av, s s, 300 w Percy st, erect frame tool house, 13x18; cost, \$100; owner, L. Bartholdi, 219 Madison av, Flushing. Plan No. 2948.

L. I. CITY.—Jackson av, s s, 97 w Moore st, erect frame storage, 8x18; cost, \$100; owner, G. Steiner, Jackson av, L. I. City; architect, J. Grady, 524 4th av, L. I. City. Plan No. 2940.

L. I. CITY.—South Jane st, s w cor Jackson av, erect frame tool house, 6x8, tin roof; cost, \$50; owner, K. Lanjager, 129 Crescent st, L. I. City. Plan No. 2961.

ELMHURST.—Martense st, n s, 65 e Toledo st, erect 2-sty frame barn, 20x22, tin roof; cost, \$500; owner, Chas. Beckman, on premises; architects, E. Rose & Son, Elmhurst. Plan No. 2936.

RIDGEWOOD.—Fresh pond rd, e s, 20 n Van Courtland av, erect 1-sty frame wagon shed, 20x10, tin roof; cost, \$200; owner, Chas. Fritz, 10 Silver st, Ridgewood; architect, L. Allmendinger, 956 Broadway, Brooklyn. Plan No. 2935.

BAYSIDE.—Lamertine av, n s, 88 e 3d st, frame shed, 12x18; cost, \$60; owner, Akremp, premises. Plan No. 2974.

MIDDLE VILLAGE.—Jupiter av, s s, 118 e Juniper av, frame greenhouse, 10x94; cost, \$200; owner, Karl Rossel, premises; architect, H. Kiefer, 42 Juniper av, Middle Village. Plan No. 2980.

SOUTH OZONE PARK.—Old South rd, n s, 400 w Brinkmeyer av, 1-sty frame barn, 75x30, shingle roof; cost, \$1,900; owner, Geo. Schepler, premises; architect, A. Wick, South Ozone Park. Plan No. 2991.

MASPETH.—Betts av, w s, 340 n Old Town highway, erect 1-sty frame milk house, 20x53, tar roof; cost, \$1,200; owner Gimpel Bros., 52 Collins av, Maspeth; architect, M. Perlstein, Middle Village. Plan No. 2996.

SPRINGFIELD.—Bay av, e s, 1,358 s Cross st, erect frame boat house, 15x25, tar roof; cost, \$150; owner, A. Warning, 851 Madison st, Brooklyn. Plan No. 2995.

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

DUNTON.—Atlantic av, s w cor Moore av, erect one frame sign, 100x11; cost, \$200; owner, Jamaica Poster Co., Jamaica. Plan No. 3005.
 JAMAICA.—Hempstead rd and Flushing av, erect one frame sign, 150x11; owner, Jamaica Poster Co., Jamaica. Plan No. 3006.

Richmond.

DWELLINGS.
 LIBERTY AV, n s, 312 w Jefferson av, Garretson, 2-sty frame dwelling, 22x26; cost, \$2,500; owner, Annie W. Swift, Dongan Hills; architect and builder, John Schroll, Richmond. Plan No. 777.
 WASHINGTON AV, s s, 50 w Edgemoor av, Tottenville, 2-sty frame dwelling, 32x26; cost, \$4,400; owner, C. M. Barron, 19 West 109th st, Manhattan; architect and builder, W. S. Holbert, Huguenot Park. Plan No. 778.
 STABLES AND GARAGES.
 NEW YORK AV & FINGERBOARD RD, s w cor, Rosebank, 1-sty tile garage, 12x18; cost, \$100; owner, Louise Walch, South Beach; builder, Nastasi Bros., South Beach. Plan No. 775.

STORES AND DWELLINGS.
 GIFFORD LANE, w s, 40 n Amboy rd, Great Kills, 2-sty frame store and dwelling, 25x49; cost, \$5,000; owner, Geo. W. Butterfield, Great Kills; architect, W. P. Warren, Annadale; builder, E. Peterson, Princes Bay. Plan No. 776.
 MISCELLANEOUS.
 SIX HUNDRED FT, from Amboy rd, Pleasant Plains, 1-sty frame lumber shed, 50x20; cost, \$150; owner, W. S. Van Chief, Port Richmond; builder, F. Klein, Huguenot Park. Plan No. 779.
 IN SWAMP, 300 e Kissel av, Mariners Harbor, 1-sty frame paint shop, 20x40; cost, \$1,600; owner, Sailors Snug Harbor; builder, C. W. Decker, Sailors Snug Harbor. Plan No. 780.
 IN SWAMP, 250 e Kissel av, Mariners Harbor, 1-sty brick blacksmith shop, 20x25; cost, \$800; owner, Sailors Snug Harbor; builder, C. W. Decker, Sailors Snug Harbor. Plan No. 781.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 53, girder, beams, flooring to 5-sty brick office and storage; cost, \$210; owner, Dillin Estate, trustee, Townsend B. Baldwin, Edgewater Park, N. J.; architects, Taylor & Mosely, 40 Wall st. Plan No. 3391.
 BLEECKER ST, 26-30, wood stair, stair-hall, wood metal-covered enclosure to 7-sty brick factory loft building; cost, \$3,000; owner, Mrs. Emma Schalk; agent, Albert H. Mathews, 181 Broadway; architect, Peter J. McKeon, Bureau of Fire Engineering, 13-21 Park Row. Plan No. 3433.
 BROOME ST, 126, mason work, removal of top tier and roof, change of story height, fireproof stairs, fire escapes, stud partitions, plumbing to 7-sty brick store and lofts; cost, \$12,000; owner, Broome Constn Co., Louis Roosseir, president 5-7 Attorney st; architect, Samuel Sass, 32 Union sq. Plan No. 3445.
 CORTLANDT ST, 33, marquise to 5-sty brick store and lofts; cost, \$135; owner, Andrew F. Kennedy, 12 Cortlandt st; architect, James Hamilton, 956 Lind av. Plan No. 3407.
 GOLD ST, 5, fireproof stairway to 8-sty brick store and lofts; cost, \$3,000; owner, George Brown, 42 West 86th st; architect, Jno. B. Snook Sons, 261 Broadway. Plan No. 3452.
 GRAMERCY PARK, 34, alterations to 12-sty brick apartments; cost, \$1,500; owner, The Gramercy Co., 34 Gramercy Park; architect, none. Plan No. 3406.
 GREENE ST, 156, staircase, fireproof block pent house, wrought iron covering, wrought iron door to 4-sty brick saloon, offices and lofts; cost, \$100; owner, John W. Aitken, 417 5th av; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3444.
 HUDSON ST, 329, board partition, removal of 1-sty brick store and tenement; cost, \$400; owner, The Corporation of Trinity Church, 187 Fulton st; architect, Thos. J. Dooley, 187 Fulton st. Plan No. 3379.
 HUDSON ST, 331, partitions, stairs, mason work, fireproof doors, water closet partitions, skylight to 4-sty brick store and tenement; cost, \$500; owner, The Corporation of Trinity Church, 187 Fulton st; architect, Thos. J. Dooley, 187 Fulton st. Plan No. 3380.
 HUDSON ST, 327, removal of tier, installation of waterclosets, partitions, slate floors, skylights to 4-sty brick store and tenement; cost, \$450; owner, The Corporation of Trinity Church, 187 Fulton st; architect, Thos. J. Dooley, 187 Fulton st. Plan No. 3436.
 PEARL ST, 541-47, boiler, mason work, fireproofing to 6-sty brick salesroom and factory; cost, \$500; owner, Jenny Farber, 200 5th av; architect, Richard Berger, 309 Broadway. Plan No. 3437.
 PELL ST, 16, partitions to 4-sty brick store and lofts; cost, \$200; owner, Ida W. Beiser, 8108 13th av, Brooklyn; architect, P. Goldberg, 103 Division st. Plan No. 3401.
 PINE ST, 46, resetting of steps to 10-sty brick office building; cost, \$50; owner, Manning Estate, 46 Pine st; architect, Frederick Rose, 21 East 45th st. Plan No. 3439.
 VANDAM ST, 26, terra cotta block partitions to 5-sty brick tenement; cost, \$300; owner, Louis Vogel, 190 West End av; architect, Henry H. Holly, 39 West 27th st. Plan No. 3416.
 WILLIAM ST, 152-154, metal-covered store front to 4-sty brick store and lofts; cost, \$100; owner, Chas. F. Noyes, 92 William st; architect, John H. Knobel, 305 West 43d st. Plan No. 3424.
 WILLET ST, 52, partitions, water closet compartments, reconstruction of floor beams, stairway and stair enclosures to 6-sty brick store and factory; cost, \$2,000; owner, Samuel Midler, 76 Allen st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3448.

STH ST, 45-47-49 West, fireproof stairways to three 4-sty brick tenements; cost, \$2,500; owner, Margaret E. Zimmerman, care Cruikshank & Co., 141 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 3453.
 15TH ST, 607 East, doorway, removal of partition to 5-sty brick store and tenement; cost, \$50; owner, Chas. S. Terrett, 1007 Emory st, Asbury Park, N. J.; architect, Morris Schwartz, 194 Bowery. Plan No. 3422.
 18TH ST, 12 East, pressure tanks, steel supports, pent house to 5-sty brick factory loft building; cost, \$2,400; owner, Duncan Realty Co., Stuart Duncan, Pres., 241 West st; architect, Maxwell Eng. Co., Inc., 146 24th st, Brooklyn. Plan No. 3454.
 19TH ST, 135 East, doorways, change in bath, removal of partition to 4-sty brick dwelling; cost, \$500; owner, Joseph B. Thomas, 122 East 19th st; architect, Chas. F. Winkeiman, 103 Park av. Plan No. 3419.
 20TH ST, 241 West, skylight, flues, window opening, rearrangement of partitions to 4-sty brick tenement; cost, \$600; owner, George J. Gunshor, 149 7th av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3390.
 21ST ST, 31-33 West, tank to 11-sty factory loft building; cost, \$900; owner, Holland Holding Co., Inc., 18 East 41st st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 3374.
 22D ST, 40-42 West, pressure tank, steel supports to 12-sty brick factory loft building; cost, \$2,000; owner, John J. Vilsack, 40 West 22d st; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 3425.
 23D ST, 26 East, resetting of tie beam to 4-sty brick store and office building; cost, \$150; owner, Wm. P. Douglas, 257 Broadway; architect, Jos. J. Breitman, 25 West 42d st. Plan No. 3375.
 23D ST, 132-134 West, mason work, plastering to 4-sty brick stores and lofts; cost, \$50; owner, Louis Spiro, 132 West 23d st; architect, John J. Lawlor, 360 West 23d st. Plan No. 3404.
 23D ST, 160 East, store front, partitions, plumbing, mason work to 2-sty brick stores; cost, \$1,000; owner, Arnett G. Smith, 14 Fulton st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 3434.
 28TH ST, 146-48 West, partitions, plumbing, rehanging of doors, stairs to 7-sty brick store and lofts; cost, \$500; owner, Charter Constr. Co., 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 3449.
 35TH ST, 46 West, marquise to 4-sty brick restaurant and loft building; cost, \$100; owner, Frederick Hoetzer, 46 West 35th st; architect, Frank Massam, 29 West 34th st. Plan No. 3415.
 42D ST, 251 West, metal-covered store front to 4-sty brick store and offices; cost, \$300; owner, Felix Isman, 229 Madison av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3417.
 44TH ST, 126 West, window openings, partitions, mason work, doorway to 3-sty brick store and dwelling; cost, \$125; owner, Chas. Greenstein, 359 West 16th st; architect, Joseph Bayer, 362 East 72d st. Plan No. 3409.
 47TH ST, 506-516 West, metal lath and plaster partition, plumbing fixtures to 6-sty brick store and tenement; cost, \$200; owner, Model Fireproof Tenement Co., 109 Broad st; architect, Ernest Flagg, 109 Broad st. Plan No. 3430.
 52D ST, 427-29 West, doorway to 5-sty brick tenement; cost, \$150; owner, Frederick H. Ehleau, 215 West 101st st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 3435.
 52D ST, 343 West, 1-sty extension, stairs, partition to 4-sty brick office, lofts and dwelling; cost, \$750; owner, Michael J. Callahan, 343 West 52d st; architect, Daniel W. Gillum, 343 West 52d st. Plan No. 3426.
 54TH ST, 250 West, terra cotta block partition, entrance to 12-sty brick loft building; cost, \$1,500; owner, Albert R. Shattuck, 11 Broadway; architects, Griffin & Wynkoop, 30 Church st. Plan No. 3378.
 68TH ST, 220 West, stairs, balcony, wire lath, plaster to 3-sty brick garage and dwelling; cost, \$1,000; owner, Edward S. Clark, 149 Broadway; architect, Peter J. McKeon, Bureau of Fire Engineering. Plan No. 3383.
 71ST ST, 432-34 East, elevators, fireproof sliding doors, fireproof staircases, partitions, fire-escapes, columns to 7-sty brick factory loft building; cost, \$14,000; owner, Leissner Realty Co., Edw. Leissner, Pres., 432 East 71st st; architect, Gustave E. Steinbach, 15 East 40th st. Plan No. 3450.
 72D ST, 448 East, metal-covered store front to 3-sty brick store and tenement; cost, \$250; owner, Jacob Greim, 1347 Av. A; architect, L. Kern, 424 East 92d st. Plan No. 3441.
 74TH ST, 43 West, roofing, entrance, removal of stoop to 4-sty brick residence; cost, \$5,000; owner, Mrs. Simeon Ford, 43 West 74th st; architect, F. J. Sterner, 57 West 58th st. Plan No. 3402.
 74TH ST, 322 East, toilet compartment, cement floor, plumbing to 5-sty brick tenement; cost, \$900; owner, Leopold Rosenblatt, 312 East 50th st; architect, Hugo Taussig, 237 East 72d st. Plan No. 3410.
 84TH ST, 333 West, flooring, mason work, tin roof, stairway to 4-sty brick residence; cost, \$500; owner, John D. Beals, Pelham Heights, N. Y.; architect, Chas. T. E. Dieterlin, 41 West 127th st. Plan No. 3428.
 102D ST, n w cor West End av, 3-sty brick addition to 3-sty brick dwelling; cost, \$2,000; owner, John A. Weser, 861 West End av; architect, Frank A. Rooke, 489 5th av. Plan No. 3394.
 107TH ST, 319-321 East, partition to 6-sty brick store and tenement; cost, \$100; owner, Gottlieb Bros., 122 West 131st st; architect, David Bleier, 645 East 139th st. Plan No. 3377.
 115TH ST, 422-24 West, metal-covered store front to 6-sty brick store and tenement; cost, \$300; owner, Barnet Yumansky, 1117 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3413.
 117TH ST, 508 East, fire repairs, enclosure, partitions, bulkhead, toilet room fixtures to 3-sty brick factory; cost, \$150; owner, Axel Komstedt, 29 Broadway; architect, Julius A. Diemer, 118 East 28th st. Plan No. 3395.

118TH ST, 418 West, partitions, carpenter work to 6-sty brick apartment; cost, \$100; owner, Anna Grande; atty., Arthur Garford Hays, 60 Wall st; architect, Peter M. Coco, 133 Murray st, Flushing. Plan No. 3411.

123D ST, 106 East, brick dumbwaiter enclosure to 4-sty brick apartments; cost, \$100; owner, Emigrant Industrial Savings Bank, 51 Chambers St; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 3421.

156TH ST, 549-51 West, doorway to 3-sty brick dwelling; cost, \$25; owner, Wm. M. Grinnell, 727 7th av; architect, Wm. H. Meyer, 3750 Broadway. Plan No. 3423.

179TH ST, 651 West, formation of stores, girders, columns, beams, store fronts, bar grating, c. i. platforms to 5-sty brick stores and apartments; cost, \$5,000; owner, Martin Ungrich, 57 St. Nicholas pl; architect, John E. Scharsmith, 523 West 146th st. Plan No. 3427.

181ST ST, 608 West, iron doors, store front, re-arrangement of doors to 2-sty brick stores and offices; cost, \$170; owner, Geo. L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 3408.

AV A, 44, partitions, window openings, metal-covered store fronts to 4-sty brick stores and tenement; cost, \$1,000; owner, Madeline T. F. Astor, 23 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 3400.

AV A, 172, door opening, removal of partition to 6-sty brick store and tenement; cost, \$250; owner, Annie Lippman, 565 West 162d st; architect, Otto Reissmann, 147 4th av. Plan No. 3431.

AV C, 77, stud partitions, removal of stairway to 6-sty brick stores and tenement; cost, \$500; owner, Leon Taub, 10 Pinehurst av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3389.

AMSTERDAM AV, 335 iron stairway, iron trap doors to 5-sty brick stores and tenement; cost, \$100; owner, John Lange, 335 Amsterdam av; architect, John J. Lawlor, 360 West 23d st. Plan No. 3405.

BROADWAY, 478-82, tanks, steel supports to 5-sty brick store and lofts; cost, \$2,200; owner, Roosevelt Hospital 43 Cedar st; architect The Rusling Co. 39 Cortlandt st. Plan No. 3396.

BROADWAY, 1418, stairway, new front to 5-sty brick store and hotel; cost, \$2,000; owner, Adolph Lorber, 1420 Broadway; architect, Emery Roth, 405 Lexington av. Plan No. 3398.

BROADWAY, 1690-96, plumbing, partition, skylight, toilets, mason work to 7-sty brick stores and tenement; cost, \$1,000; owner, Inman Estate, 10 Cotton Exchange; architect, S. Walter Katz, 505 5th av. Plan No. 3381.

BROADWAY, 1764-68-70, toilets, fireproof partitions, entrance to 9-sty brick show room and lofts; cost, \$1,000; owner, Matraka Realty Co., 1764 Broadway; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3432.

BROADWAY, 38 East, store front to 5-sty brick store and tenement; cost, \$350; owner, Harris Silberman, 38 East Broadway; architect, I. Henry Glaser, 44 Court st, Brooklyn. Plan No. 3429.

BROADWAY, 1151, metal-covered store front to 4-sty brick store and lofts; cost, \$500; owner, Hopkins Estate, 489 5th av; architect, Jacob Fisher, 25 Av A. Plan No. 3446.

CENTRAL PARK, 300 West, removal of partitions to 8-sty brick apartment; cost, \$50; owner, Secured Holding Corporation, 50 Church st; architect, Philip Resnyck, 40 West 32d st. Plan No. 3447.

MADSON AV, 747, entrance, mason work, removal of stoop to 4-sty brick stores and dwelling; cost, \$500; owner, August H. Hillers, 11 East 59th st; architect, Emery Roth, 405 Lexington av. Plan No. 3399.

MANHATTAN AV, 457, metal-covered store front to 3-sty brick stores and apartments; cost, \$100; owner, Jacob Greenberg, 79 West 119th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3420.

PARK ROW, 194, partitions, fire-escapes to 5-sty brick stores and lodging house; cost, \$1,000; owner, David Rothschild, 196 Park Row; architect, Richard Rohl, 128 Bible House. Plan No. 3403.

PARK AV, 101, gypsum block partition, gallery floor, steel framing, iron railing, concrete floor, glazed partitions, concrete fireproofing to 16-sty brick office building; cost, \$1,300; owner, Architects' Offices, Inc., 101 Park av; architect, Jerome R. Allen, 101 Park av. Plan No. 3443.

1ST AV, 1143, metal-covered store fronts to 5-sty brick stores; cost, \$500; owner, Wm. L. Stern, 1114 1st av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 3397.

1ST AV, 1652, store front, toilet compartment to 4-sty brick hotel and tenement; cost, \$600; owner, George Ehret, 1197 Park av; architect, Louis E. Dell, 1183 Broadway. Plan No. 3411.

1ST AV, 799-801, partition, plumbing, window openings to 5-sty brick stores and tenement; cost, \$2,000; owner, Monogram Realty Co., 22 West 21st st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 3392.

2D AV, 1016-20, fireproof stair enclosures, bulkheads, connecting bridges, stairs to two 5 and 7-sty brick cigar factories; cost, \$8,000; owner, United Cigar Mfg. Co., Fred Hirschhorn, president, 1016 2d av; architects, Sommerfeld & Steckler, 21 Union sq. Plan No. 3442.

7TH AV, 2373, partitions to 5-sty brick store and tenement; cost, \$150; owner, Kingbert Holding Co., 150 Broadway; architect, Jobst Hoffman, 364 West 121st st. Plan No. 3393.

7TH AV, 363, metal-covered store fronts, stairs, partitions, beams, mason work, iron columns, plumbing, fire-escapes, fireproof windows to 4-sty brick store and dwelling; cost, \$3,000; owner, Maurice Myers, 59 East 93d st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 3376.

7TH AV, 2442, terra cotta block partition to 5-sty brick store and tenement; cost, \$75; owner, Bella Doinger, 2442 7th av; architect, Harold L. Young, 1204 Broadway. Plan No. 3373.

7TH AV, 710-20, metal-covered store fronts to 2-sty brick stores and dance hall; cost, \$400; owner, Felix Isman, 229 Madison av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3418.

8TH AV, 2417, metal-covered store front to 5-sty brick store and dwelling; cost, \$50; owner, Henry Gerken, 1382 5th av; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 3412.

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OZONE PARK.—Chichester av, s s, 30 w Lawn av, install plumbing in frame dwelling; cost, \$75; owner, Mrs. J. Sweeney, on premises. Plan No. 2068.

QUEENS.—Popular st, n w cor Kelsey st, erect frame extension on side of dwelling, 10x16, shingle roof; cost, \$1,100; owner, L. E. Faskill, Queens; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2091.

RICHMOND HILL.—Chichester av, n s, 100 & 125 w Chestnut st, plumbing in two frame dwellings; cost, \$100; owner, A. Rauke, premises. Plan No. 2062-2063.

RICHMOND HILL.—Chestnut st, 152, interior alterations to frame dwelling; cost, \$400; owner, Dora Rohse, premises. Plan No. 2064.

RIDGEWOOD.—St. Nichols av, e s, 75 s Grove st, install plumbing in frame dwelling; cost, \$200; owner, Geo. Fuchs & Co. Plan No. 2038.

RIDGEWOOD.—Woodbine st, 710, raise frame dwelling and place on new foundation; cost, \$300; owner, C. Eckhart, Madison st, Ridgewood. Plan No. 2096.

ROCKAWAY BEACH.—Remsen av, 297, raise frame dwelling and replace foundation; cost, \$200; owner, G. Tratolo, premises. Plan No. 2093.

ROCKAWAY BEACH.—Beach 96th st, e s, 475 s Boulevard, turn frame dwelling, 33x38, around and erect new foundation for same; cost, \$1,500; owner, C. Halpin, Bond av, Rockaway Beach. Plan No. 2085.

ROCKAWAY BEACH.—Jennings pl, n s, 136 e Willet pl, new foundation for frame dwelling, 19x33; cost, \$75; owner, W. E. Auers, on premises.

ROCKAWAY PARK.—Washington av, n s, 360 w Thetis av, interior alterations to frame dwelling; cost, \$3,000; owner, P. M. Cirigliano, premises; architect, J. Smith, Rockaway Beach. Plan No. 2030.

ROCKAWAY PARK.—Washington av, n s, 580 e 5th av, interior alterations to frame dwelling; cost, \$450; owner, Mrs. Schneider, premises. Plan No. 2036.

ROCKAWAY PARK.—Washington av, n s, 580 e 5th av, rear interior alterations to frame dwelling and rear extension, 37x37, slag roof; cost, \$1,000; owner and architect, as above. Plan No. 2037.

UNION COURSE.—Shaw av, 139, plumbing in dwelling; cost, \$150; owner, Fred Reinekin, Brooklyn Hills. Plan No. 2097.

WOODSIDE.—Stryker ave, 28, build stone retaining wall in front of frame dwelling; cost, \$125; owner, J. McErwin, premises. Plan No. 2087.

Richmond.

BAY ST. e s, opposite Washington st, Tompkinsville, 10-ft. fence to frame fence; cost, \$300; owner, I. Williams Sons, Tompkinsville; builder, H. Spruck & Son, Stapleton. Plan No. 370.

BAY ST. 430, stapleton, metal lath and plastering to frame dwelling; cost, \$63; owner, Mrs. Rodgers, on premises; builder, Jas. T. Cummings, Stapleton. Plan No. 377.

BAY ST. 432, Stapleton, metal lath and plastering to frame dwelling; cost, \$63; owner, Frank Smith, on premises; builder, Jas. T. Cummings, Stapleton. Plan No. 378.

HILL ST. w s, 603 s Castleton av, West Brighton, general repairs to frame dwelling; cost, \$100; owner and builder, A. B. Comins, West Brighton. Plan No. 364.

VAN DUZER ST. e s, 100 s Cornell pl, Stapleton, small extension to frame dwelling; cost, \$300; owner, W. Sequine, Stapleton; builders, Hesse & Offinjust, Stapleton. Plan No. 380.

ATLANTIC AV. n s, 100 Marine way, New Dorp Beach, new porch to frame dwelling; cost, \$196; owner, Thos. White, New Dorp; builder, Adam Marks, Grant City. Plan No. 375.

BROADWAY. e s, 100 n Britton av, West Brighton, small addition to frame dwelling; cost, \$150; owner, Louis Albine, West Brighton; builder, John J. Murphy, West Brighton. Plan No. 369.

BROADWAY. n s, 800 w Church st, Tottenville, general repairs to frame hotel; cost, \$800; owner, L. Vogel, Tottenville; builders, Burgess & Benedict, Tottenville. Plan No. 372.

BROADWAY. w s, — s Richmond terrace, Port Richmond, general repairs to frame stable; cost, \$463; owner, Cuno Collmar, Port Richmond; builder, F. H. Skerritt, Port Richmond. Plan No. 379.

CASTLETON AV. s s, 75 e Richmond av, Port Richmond, 1-sty addition and plastering to frame office; cost, \$1,140; owner, Dr. G. Walrath, Port Richmond; architect and builder, W. D. Bailey, Mariners Harbor. Plan No. 363.

FINGERBOARD RD. s s, 180 w Tompkins av, Fort Wadsworth, new porch to frame dwelling; cost, \$150; owner, E. Hanish, Fort Wadsworth; builder, J. W. Stelletson, Fort Wadsworth. Plan No. 373.

NEW YORK AV. w s, 150 n Maryland av, Rosebank, new store front and stucco to brick store and dwelling; cost, \$150; owner, Tony Willano, Rosebank; builder, G. Bore, Rosebank. Plan No. 368.

OCEAN AV. 62, South Beach, small porch to frame dwelling; cost, \$150; owner and builder, Emil Peterson, Princess Bay. Plan No. 367.

RICHMOND TURNPIKE. s s, 120 w Todt Hill rd, Castleton Corners, 1-sty addition, new roof and porch to frame dwelling; cost, \$500; owner, Mrs. K. Franzheb, Harts Park; builder, Karlsson Bros., Brighton Heights. Plan No. 366.

SIMONSON AV. 150, Mariners Harbor, 2-sty extension, new roof and plastering to frame dwelling; cost, \$285; owner, John Solotso, Mariners Harbor; builder, Paul Percoco, Mariners Harbor. Plan No. 376.

SOUTH AV. w s, 500 n Washington av, Port Richmond, small repairs to frame dwelling; cost, \$80; owner and builder, H. G. Odenwald, Port Richmond. Plan No. 371.

WATCHOQUE RD. n s, 500 w Jewett av, Port Richmond, metal ceiling, plaster boards, &c., to frame dwelling; cost, \$200; owner, Sarah Mackev, Port Richmond; builder, Horace Wyman, Port Richmond. Plan No. 381.

BEYRL ST. s s, 250 e Parkwood av, Princess Bay, new porch to frame dwelling; cost, \$400; owner, Edward Head, Princess Bay; builder, Geo. B. Carr, Tottenville. Plan No. 365.

PERSONAL AND TRADE NOTES.

E. C. SICKLES has been engaged as works engineer for the Hyatt Roller Bearing Company, Newark, N. J.

ALBERT G. TAAFFE, architect, 280 Elm st, Albany, N. Y., desires samples and catalogues from manufacturers interested in the building trades.

J. A. WIGMORE CONSTRUCTION CO., formerly of 516 5th av, Manhattan, have opened offices in the Queens Plaza Court Building, Long Island City.

R. G. PACKARD COMPANY, contractor for dredging, has removed its main office from 130 Pearl st, Manhattan, to its plant at the foot of East 23d st, Bayonne, N. J.

FAGAN & BRISCOE, architects, have opened offices for the practice of their profession at 95 River st, Hoboken, N. J., and desires samples and catalogues from manufacturers.

CARL SOTSCHER & CO., interior decorators, furnishers and cabinetmakers, have moved their showrooms and office from 732 Lexington av to 974 Madison av, near East 76th st.

PAUL PHIPPS, of the firm of Albro & Phipps, architects, will shortly leave for England to join the English army in the field. Lewis Colt Albro will continue the practice of his profession at his present office.

THOMAS QUINN, plumbing contractor, has opened an office and shop at 4909 5th av, Brooklyn, and desires catalogues, samples and price lists from manufacturers and jobbers interested in plumbing and heating lines.

A RELIEF FUND for Artists, Architects and Models of Paris, recently started to relieve war distress, has been made permanent. August Rodin, Henry Clews and Albert Bernard were instrumental in the organization of the fund.

W. G. CARLE, for a number of years associated with the Phoenix Assurance Company of London, has joined the staff of Wallace Reid, 56 Maiden lane, N. Y. C. He will act as special agent for the territory of the Suburban Fire Insurance Exchange.

FRANK F. FOWLE, consulting engineer, 68 Maiden lane, has closed his office and has moved to Chicago, Ill. Mr. Fowle was recently appointed one of the receivers of the Central Union Telephone Co., 212 West Washington st, Chicago.

CHARLES SAVILLE, of the firm of Hering & Gregory, consulting engineers, 170 Broadway, N. Y. C., has resigned, and will spend the coming winter in Boston, taking a graduate course at the School for Health Officers of Harvard University and the Massachusetts Institute of Technology. His address, after Sept. 15, will be Waban, Mass.

CONSOLIDATED METAL FIREPROOFING COMPANY, 414-420 East 125th st, Manhattan, recently incorporated, has established a factory for the manufacture of metal covered windows, doors, etc. Alfred Baruth, formerly with James F. Blanchard and John W. Rapp and for the last three years vice-president of the Reliance Fireproof Door Company, Greenpoint, L. I., is president of the new company.

FREDERICK C. NOBLE, division engineer of the Public Service Commission, in charge of subway work in Brooklyn, and one of the best-known experts in tunnel engineering in this country, has resigned. He will take up the practice of his father, Alfred Noble, of Manhattan, who died recently. Mr. Noble's resignation leaves the Commission's engineering staff badly crippled, as he was to have full charge of the supervision of the construction of the two new East River tunnels to Manhattan.

CAMPBELL-SHULTZ CO., building materials and supplies, has established its offices and yards at 404 Main av, Passaic, N. J., adjoining the Erie Railroad tracks. The firm will be wholesale distributors and retailers of all materials required by masons, paving and sewer contractors. The firm will be the distributor of the output of the Kreisler brick plant. Officers of the company are: President, John M. Campbell; vice-president, Walter C. Shultz; secretary and treasurer, Clifford G. Shultz.

I. B. BAYLIS, architect, Hempstead, L. I., met with what might have been a very serious accident when the automobile which he was driving was struck by a horse and heavily laden wagon at Roosevelt, L. I., Wednesday evening, September 9. Mrs. Baylis, who was riding in the tonneau, was thrown out of the car by the force of the impact, and rendered unconscious. Mr. Baylis was not injured. His car, however, was badly damaged. Mrs. Bayliss was confined to her bed for a few days and is still suffering from the shock.

OBITUARY

PAUL A. E. GUERBER, mechanical engineer, died in Allentown, Pa., Thursday, September 10. Mr. Guerber was born in Brooklyn in 1861, and was the son of the late Arnold S. Guerber. He was educated in Paris and Switzerland and later was graduated from Stevens Institute. In 1901 he established the Guerber Engineering Company.

VINER J. HEDDEN, president and treasurer of V. J. Hedden & Sons Company, building contractors, 431 Ozden st, Newark, N. J., died at his home, 74 South Munn av, East Orange, Friday, September 11. Mr. Hedden had been a semi-invalid for a number of years and his death was caused by a complication of diseases which were the direct result of an attack of pneumonia which was contracted about three years ago. He was born in East Orange, N. J., eighty-seven years ago, and had lived there all of his life. At the age of twenty-one years he formed a partnership with Joseph J. Meeker, to do a contracting business. On the death of Mr. Meeker he continued the business, which has grown into present firm of V. J. Hedden & Sons Company. In recent years Mr. Hedden had not

been active and the business was turned over to his sons. He is survived by five sons and two daughters. He was the oldest member of Northern Lodge, F. and A. M., and was also a member of Harmony Chapter, No. 9, Royal Arch Masons, and Damascus Commandery No. 5, Knights Templar, all of Newark, N. J.

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.

PAINT MANUFACTURERS' ASSOCIATION of the United States will hold its annual convention in New York City October 19 to 21.

CONVENTION OF CITY MANAGERS will be held in Springfield, Ohio, December 2 to 4. Charles F. Ashburner, City Manager, Springfield, Ohio, chairman.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONTRACTORS will resume its regular monthly meetings the second Tuesday in October. A special meeting will be held Saturday evening, (tonight), 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."

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS, at the closing session of its convention, selected Atlanta, Ga., as the city in which the 1915 convention will be held. The officers of the association who served so efficiently during 1914 were re-elected. The list of officers is as follows: J. E. Randell, Chicago, president; Charles E. Doty, Cleveland, vice-president; C. A. Patterson, Chicago, secretary, and L. L. Banks, Pittsburgh, treasurer.

TRADE PRESS ASSOCIATION will hold its ninth annual meeting and convention at Chicago September 24-26. Headquarters at the Congress Hotel.

NEW YORK CHAPTER, American Society of Heating and Ventilating Engineers, will resume their regular monthly meetings Monday, October 19, in the Engineering Societies' Building, 29 West 39th st.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will hold its annual convention in Washington, D. C., February 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

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 15, 1914.—SEALED PROPOSALS will be opened in this office at 3 p. m., November 4, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Danbury, Conn. Two-story-and-base-ment building; ground area, 8,630 square feet; brick facing; composition roof. Drawings and specifications may be obtained, after September 30, 1914, from the Custodian of site at Danbury, Conn., or 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.

Rapp Construction Co.

PATENT FIREPROOF FLOOR ARCHES

OFFICES, 30 EAST 42d STREET

Warehouse 301 E. 94th St. Tel. Murray Hill 1831

BUILDING MATERIALS AND SUPPLIES

MANAGERS ARRANGING FOR RESERVE COAL SUPPLIES—BRICK WEAK ON DEMAND, BUT STEADY AT LOW PRICES—FOREIGN STEEL ORDERS

Some Local Structural Business—Dealers Not Speculating So Far—Hope for Rate Decision

PORTLAND cement and structural steel are the most buoyant factors in the building material market today. So far this month these two commodities have led the others in volume contracted for, according to information given out to the trade this week. Common brick, on the other hand, is slack on demand and on price, although there is not a large quantity of this material in New York and vicinity at present. Lumber is active locally, but hardwood for trim and flooring is said to be in as good demand as last autumn with prices comparable although credits are a little more liberal.

Coal for commercial use has not suffered materially, according to handlers in New York. Shipping demand has fallen off, but this has enabled the distributors here to supply a heavy reserve demand where factories, and some big buildings have been loading up for emergencies at September prices in anticipation of a shortage should the war terminate soon and ships arriving from abroad want heavy supplies to care for the shortage abroad that is expected to develop pending the re-manning of the English and other foreign colliers.

Building construction begins to feel the tightness of the money market, but there is far from being a total cessation of building operations in the metropolitan district. Dealers have only a few weeks to stack with brick and similar commodities before frost begins to compel covering of barges, and they are beginning to feel the market on price and accommodation. Manufacturers are not inclined to encourage long credits just now because their own bank accounts are meagre and the prices at which good brick is being offered is low enough to attract buyers, they think. It

has been a long time since good first-hand brick could be bought for \$5 to \$5.50 a thousand wholesale. This is said to be below cost of manufacture for Hudson common. Raritan brick is holding at \$5.25 per thousand.

A comparison of prices for building commodities for September 15 and July, 1896, shows common brick at the identical level, lime twenty-two cents a barrel higher, wire nails out of manufacturer's store \$1 a keg less, window glass fifty-nine cents higher, yellow pine \$8 higher, eastern spruce random \$9 higher and hemlock timber held at an advance of \$11 per thousand board feet.

This would seem to indicate that it is cheaper to build fireproof buildings now than it was eighteen years ago, and the fact that Portland cement is on the verge of an upward movement and winter quotations will soon be quoted for brick, emphasizes the present opportunity—when prices are low and contractors, in order to keep their organizations together, are inclined to make the most liberal inducements in the matter of accommodation. The great predominance in building projects is said to be in industrial and commercial expansion, showing that hard-headed business men are preparing for trade expansion which, if it comes, will result in a greater demand for housing, and the investor who is ready for that development will be in a position of reaping his harvest while the other fellow is sowing seed.

Plan filing follows:

	Week Ending		Week Ending	
	Sept. 11	Sept. 18	Sept. 11	Sept. 18
Manhattan	4	130,200	10	\$2,123,700
Bronx	5	137,500	8	111,000
Brooklyn	47	498,500	56	745,705
Queens	40	125,160	91	491,925
Richmond	13	14,330	7	14,550
	109	\$905,690	172	\$3,486,880

COAL.

Analysis of the Situation Shows Independence of Foreign Trade.

ANALYZING the coal situation in view of the shortening of demand through shutting off of foreign orders, the Black Diamond makes the following analysis of interest to the building manager: "The prosperity of the American coal trade does not depend and never has depended upon the sale of any large tonnage in the export market. By far the biggest bulk of American coal exports has gone to Canada and Mexico. We can continue to make sales to Canada and Mexico because those countries are not stagnated by the European situation.

"But even this export trade was but a drop in the bucket compared with the business which we have been doing with United States buyers of steam and domestic coal. There is no reason why the European war should curtail the amount of coal which any American consumer will burn to keep warm this coming winter.

"There is no reason why any factory in America, which does not sell any part of its product in the export markets, should not continue to sell just as much at home as it has sold heretofore. There is, therefore, no reason why it should not continue to burn as much coal as it has done.

"There is no reason why any electric light or gas company, which could not possibly sell any of its product abroad, should not continue to sell as much as it has sold. It should, therefore, use as much coal as heretofore.

"In New England there is every reason why the manufacturer of cotton goods should expand rather than contract his trade. If his competitor in England is put out of commission by the war, that is no reason why the New England factory should close down. On the contrary, it is a very good reason why the New England factory should increase its production and hence its consumption of coal. There is every reason to expect an expansion of business."

MASONS' SUPPLIES.

Dealers Are Stacking on Non-Speculative Bases.

LEADING mason material dealers asked this week regarding their attitude in the matter of winter stacking gave assurances that as far as was consistent with the conservative business policy they were stacking moderately on cash or short credit bases without view to speculation.

The tendency throughout the district and especially in New Jersey is to carry stocks slightly lower than those of last year rather than lay out money now for stock in the hope of a sharp rise in price. If, however, the Interstate Commerce Commission consents to reopen the railroad rate case they will be inclined to be more liberal in their purchases, if the demands of the road are met. Otherwise the general policy seems to be to stand pat and let the consumer bear the brunt of any advance in the price of material at manufacturing sources.

Some commodities, notably Portland cement, represent an exception to this rule. Portland cement has the distinction of being, next to steel, in the most advantageous position with respect to prospective South American trade. Many of the laborers at the cement mills were reservists in foreign armies and labor is scarce. At the same time the manufacturers are not taking on additional hands, while their sales departments are reconnoitering.

PRICE COMPARISONS.

Relation of Standard Commodities Now and 1896.

FURTHER comparisons of prices of standard building materials prevailing in the market to-day compared with those ruling on July 1, 1896, show a decrease in brick, an increase in lime, a drop in nails and increases in glass, yellow pine, spruce and hemlock, as shown by Bradstreet's compilation for the current month: Bradstreet's compilation for the current month which follows:

	1896	1912	1913	1914	1914	1914	1914
	July 1	Dec. 1	Sept. 1	July 1	Aug. 1	Aug. 15	Sept. 1
Brick, Hudson River, hard, per M.	5.25	6.75	6.00	5.60	5.25	5.25	5.00
Lime, Eastern common, per bbl.	.70	.92	.90	.92	.92	.92	.92
Nails, wire, from store, base price, per keg.	2.80	1.95	1.95	1.85	1.85	1.85	1.80
Glass, window, 10x15 per box, 50 sq. ft.	1.55	2.04	2.14	2.14	2.14	2.14	2.14
Pine, yellow, 12-in. and under, per M.	17.00	26.50	25.00	25.00	25.00	25.00	25.00
Timber, Eastern spruce, wide random, per M.	15.00	23.00	24.00	24.00	24.00	24.00	24.00
Timber, hemlock, Penna., random, per M.	11.00	23.00	24.50	22.00	22.00	22.00	22.00

COMMON BRICK. Unloading Shows Gains Over Last Week—Jova Agency Moves.

WITH only 2,100,000 common brick left unsold on the wholesale market at the close of the week, which was remarkable, for sales almost doubling the volume of arrivals, and a registered unloading movement more than a million greater than that reported for last week, the brick market closed its week in a contradictory manner. As New York's staple material its barometric significance is that dealers are either beginning to stack, or manufacturers are wearying of shipping brick here to sell below cost of production.

Most of the up-river plant owners have refused to make further shipments at prices running from \$5 to \$5.50 and under. Such low prices have not prevailed here since May, 1908, when prices dropped as low as \$4.50 to \$4.75 a thousand wholesale. The general quality of brick up the river this year is said to be better than in years because the yards were not rushed and brick in August and September had good chance to dry without interference from rain. Normally these brick, sold on quality alone, would warrant higher prices than those prevailing now, and, anticipating a heavier demand at home and possibly in foreign fields later on, the manufacturers may decide to cover the barges now, hold them for a rise, if necessary, until just before close of navigation, and then put them in the reserve list on this market. Brick men look for a tight cement market if Portland manufacturers succeed in opening a South American field, said one interested this week, and in that event the demand for brick here will improve.

Announcement is made that the Jova Brick Works have reopened offices in the old brick market and are located at 628 West 52d street. They were formerly at 103 Park avenue.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 17, 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:

	Left over, Sept. 11—24.	Arrived.	Sold.
Friday, Sept. 11.....	5	11	4
Saturday, Sept. 12.....	1	7	6
Monday, Sept. 14.....	9	7	6
Tuesday, Sept. 15.....	1	4	4
Wednesday, Sept. 16.....	1	10	7
Thursday, Sept. 17.....	2	42	24

Total 24 42
Reported en route, Friday, Sept. 18—7.
Condition of market, weak. Prices: Hudsons, \$5 to \$5.50 (shaded); Raritans, \$5.25 to \$5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.25 (yard). Nominal. Left over Friday a. m., Sept. 18—6.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
Sept. 4.....	1,045,500	Sept. 11.....	917,500
Sept. 5.....	526,000	Sept. 12.....	395,500
Sept. 7 (holiday).....	40,000	Sept. 14.....	1,156,000
Sept. 8.....	929,500	Sept. 15.....	1,260,500
Sept. 9.....	1,021,000	Sept. 16.....	1,029,000
Sept. 10.....	799,500	Sept. 17.....	1,029,000
Total.....	4,361,500	Total.....	5,787,500

1913.
Left over, Friday A. M., Sept. 12—87.

	Left over, Friday A. M., Sept. 12—87.	Arrived.	Sold.
Friday, Sept. 12.....	6	7	7
Saturday, Sept. 13.....	6	8	8
Monday, Sept. 15.....	10	10	10
Tuesday, Sept. 16.....	1	6	6
Wednesday, Sept. 17.....	7	40	15
Thursday, Sept. 18.....	15	78	45

Condition of market, nervous. Price: Hudsons, \$5.50 to \$6.25; Newark, yard, \$7.75. Left over Friday a. m., Sept. 19—44.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 17, 1914.....	1,168
Total No. bargeloads sold Jan. 1 to Sept. 17, 1914.....	1,162
Total No. bargeloads left over Sept. 18, 1914.....	6
Total No. bargeloads left over Jan. 1, 1913, 113	
Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 18, 1913.....	1,472
Total No. bargeloads sold Jan. 1 to Sept. 18, 1913.....	1,418
Total No. bargeloads left over, Sept. 19, 1913.....	44

STEEL AND IRON. Contracts During the Current Month Steady But Moderate.

INTEREST centers in the building material market on the movement of iron and steel. Early in September it was anticipated that the tonnage for this month would be below that of last month. It is still too early to make prediction, but there is a steady volume of business coming out, calling for structural steel. Pig iron sales, however, are moderate in quantity, indicating that steel makers are not buying in anticipation of exceptionally heavy orders to come in the next few months. Pipe works are running about half time and competition is extremely keen.

The fact that ferro manganese is in better supply and easier in tone should remove some of the doubt among contractors as to whether contracts placed now for steel would result in positive deliveries. Assurances from the steel companies show that this commodity is being arranged for in quantity and it is probable that the steamer Crofton Hall for Chili and Peru and the steamer Bantu for Uruguay and Argentina sailing this week with a miscellaneous cargo of steel, totaling 18,600 tons, and two steamers to follow them closely will bring back South American ferro manganese for the relief of a possible stringency that might arise from hostilities abroad. The fact that the British navy is keeping open the lanes of commerce is keeping the steel market free and prices steady.