

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 31, 1914

THE CITY BUDGET IS LESS THAN EXPECTED

Recommendations of Taxpayer Organizations Received With Serious Attention at Public Hearings—A Tax Rate of \$1.92 For Manhattan Indicated

WHILE a city budget, estimated now at \$204,000,000, is not a pleasant prospect, it is such an improvement over the original departmental estimates of \$210,000,000 that taxpayers feel considerably relieved.

Both the sub-committee on tax budget, to whom specific, written, recommendations were made by the Real Estate Board, and the Board of Estimate itself have given the closest scrutiny to the budget. The public hearings before the Board of Estimate on Monday and Tuesday last provided further opportunities for suggestions and recommendations.

In the main these recommendations made by the Real Estate Board and other taxpayer organizations received the serious attention of the Mayor and his colleagues; and while serious differences of opinion developed on some points, the Mayor more than once took occasion to commend the representatives of taxpayer organizations for the work done by them on the budget. But even with the reductions already in sight, a \$204,000,000 budget means a tax rate of 1.92 in Manhattan, 1.91 in the Bronx, 1.98 in Brooklyn, 1.94 in Queens and 2.04 in Richmond; and in the latter borough assessments will add 30 points to this.

A Plan for Further Reduction.

In view of these facts the Real Estate Board has suggested to the Board of Estimate the following plan for further reducing the tentative budget to an amount not greatly in excess of the \$193,000,000 appropriated for 1914.

"First: Inasmuch as the Comptroller is about to fund \$13,000,000 of deficiencies in taxes by the issuance of Corporate Stock, would it not be advisable to place in the budget the average amount placed annually therein for deficiencies—about \$2,500,000—and in this way reduce the budget by \$5,700,000?"

"Second: In regard to the borough assessments, amounting to nearly \$1,000,000, would it not be advisable to divide them into five installments under the Gerhardt bill, thereby effecting a reduction in the budget of \$7,000,000?"

"Third: There would be no impropriety in withholding the appropriation of \$26,000 from the Board of Inebriety; \$6,225 from the Municipal Art Commission; and \$19,000 from the Public Recreation Commission. The work of the latter commission can be done by the recreation bureau of the Park Department and the recreation bureau of the Board of Education.

"Fourth: The elimination of laboratory service would effect a large saving. This work is being done by the Rockefeller Laboratory and there could be a very large saving in the special work of the Department of Health.

"Fifth: It is highly probable that all supervision of buildings will very soon be placed under a proposed Department of Buildings, with enlarged powers. This plan has public and official support. No appropriation, therefore, need be made for more than six months for the Tenement House Department, Bureau of Fire



HON. WM. A. PRENDERGAST
Comptroller of the City of New York

Prevention and the inspection force in the Department of Water Supply, Gas and Electricity and the Board of Health. The additional expense of the new building department when ascertained can be made by an issue of Special Revenue Bonds, and the same procedure for the second six months could be followed if the plan for a new Building Department were not carried through."

If these changes are made, the budget will not greatly exceed that of last year and the difference could be partially made up by the taxes on the increased valuations.

The Real Estate Board, looking further into the future, and recognizing that in many important matters the hands of the Board of Estimate are tied by mandatory legislation and charter provisions which encourage waste and inefficiency, has also made the following specific recommendations for the consideration of the Board of Estimate:

Home Rule Very Necessary.

First: That absolute home rule for the City of New York be secured from the coming Legislature and Constitutional Convention.

Second: That an investigation be had to determine whether it would not be possible and practicable to make the following changes in the city government:

1: To transfer the duties of the Commissioners of Accounts to the newly-created Bureaus of the Board of Estimate and the Comptroller's office.

2: To make the Comptroller city treasurer and abolish the office of the City Chamberlain.

3: To have one central purchasing plant, preferably by enlarging the powers of the Commissioners of the City Record and a Central Auditing Bureau under the control of the Board of Estimate, pos-

sibly as part of the Bureau of Contract Supervision.

4: To create a Bureau in the Comptroller's office, or directly under the Sinking Fund Commissioners, to be known as the Bureau of City Income. This bureau to have jurisdiction over licenses, weights and measures and other related sources of city income.

5: To transfer the collection of water rates to the Comptroller's office, so that the property owner can pay his water taxes where he pays his other taxes. The reason for this suggestion is that the Comptroller's office, as far as the collection of taxes is concerned, has comparatively little to do except around the period when taxes fall due.

6: That one commissioner be substituted for the present number in the Park Department and that there be one Administration Department for all the parks.

7: That one commissioner be substituted for the present number in the Municipal Civil Service Commission.

8: That the Department of Health be charged only with the making of and enforcement of sanitary regulations.

9: That all social activities of the city be transferred to the Department of Charities and that most of the social work be done through the local district settlement and church organizations.

10: That there be but one administrative department for all the public libraries.

11: That the auditing bureau and supply department of the Board of Education be transferred to the City Record and the new Auditing Bureau.

12: That the head of the Correction Department be made merely Superintendent of City Prisons.

The Figures in Detail.

The Board of Estimate has until twelve o'clock to-night, Oct. 31, to decide upon the final figures, so far as lies within the board's power, and then the Board of Aldermen will have twenty days to consider the appropriations, but with no power to enlarge them. At the hearings held at City Hall on Monday and Tuesday, the Mayor, the Borough Presidents and all the other members of the Board of Estimate were present, and standing behind their chairs in a great semi-circle, ready with advice and information, were the heads of the various administrative departments.

The accompanying table shows the tentative increases and decreases:

	Tentative budget for 1915.	Final appropriations for 1914
City gov'tment....	\$124,919,972.62	\$125,437,549.82
Debt service.....	62,162,381.04	52,611,517.65
Deficiency.....	8,200,000.00	2,500,000.00
Rent and State taxes.....	858,471.00	5,296,303.43
Borough assessments.....	954,549.96	520,015.06
New York County.....	3,813,666.41	3,906,164.34
Bronx County....	701,904.46	273,941.68
Kings County...	1,907,122.52	1,860,550.31
Queens County...	465,046.74	449,797.00
Richmond County	146,326.69	139,712.33

If the total assessed valuation of the city remains in the neighborhood of \$8,400,000,000 the tax rates for 1915 will

be about 1.92 in Manhattan, 1.91 in The Bronx, 1.98 in Kings, 1.94 in Queens and 2.04 in Richmond.

The following summary of the debt service appropriation for 1914 and the estimate for 1915 have been prepared in the Finance Department:

GEN. PURPOSES.	1914-1915.	INCREASES.	
Interest on city debt.....	\$37,745,836	\$42,411,903	\$4,666,067
Redemption of city debt....	1,391,077	1,083,477	*307,600
Sinking fund instalments.	7,451,778	7,400,000	*51,778
Total debt service (per se).....	\$46,588,692	\$50,895,381	....
Net increase..	....	....	\$4,306,688
Special revenue bonds	6,022,825	11,250,000	5,227,175
Amount required to reimburse city's agent for its expenses incurred in the payment of coupons of the City of New York .....	....	17,000	17,000
	\$52,611,517	\$62,162,381	....
Increase, 1915 over 1914....	....	....	\$9,550,863

*Decrease.

Mayor Explains Increase in the Budget.

Mayor Mitchel made this comment on the tentative 1915 budget:

"I think," he said, "that attention should be drawn to the fact that the increase in the budget is due principally to three items—increase in the education budget, the debt service and the deficiency in the collection of taxes.

"The administrative cost of the gov-

ernment was largely cut, the net decrease in the twenty-nine departments under the Mayor amounting to \$2,011,000, as I remember it. Attention should be drawn to the fact that there is a decrease of some \$900,000 in the Department of Docks and Ferries, due to careful analysis by the Bureau of Standards and the Bureau of Contracts. The decrease in this instance involves a large layoff of a great number of supernumerary men, there being about 750 low-paid employees who are down for dismissal."

The School Fund.

The tentative increase which has been allowed the Board of Education in the 1915 budget aggregates \$1,864,109. The total appropriation tentatively agreed upon for the educational department for next year is \$39,970,349, compared to the total appropriation of \$38,306,240, which was allowed for 1914.

As prepared, the tentative estimate of the Educational Board for 1915 represents a reduction of \$2,187,645 from the original estimate submitted by the Board of Education. Apparently, the budget committee, in agreeing upon the tentative budget, refused to allow any of the salary increases, which the Board of Education allowed the forces in the administration bureaus, outside of the teaching force.

Under the law three mills on every dollar of taxable property goes into the general school fund. This brings in \$25,170,466, and in addition a special allowance of \$7,765,195 is made to make up the \$32,936,195 for the general fund, as itemized in the tentative budget.

For the special fund for 1915 \$7,034,155 is allowed, compared to \$6,773,265, which was allowed for 1914. This represents an increase of \$260,888, but is \$388,947 less than the Board of Education asked for.

The Real Estate Board's Appeal.

President McGuire of the Real Estate Board, when remarks were invited by the Mayor, made an impressive address, which received the closest attention from the members of the board:

"You must either effect radical and far-reaching economies in the expense of managing the borough, county and city governments of Greater New York, or you must put a burden on that form of wealth from which the city derives its greatest revenue, that will be intolerable.

"The Comptroller will tell you that the present sources of city income from taxation can stand no greater burden. This is shown by the constantly increasing difficulty in collecting taxes. You are in a position where the larger part of what you need for the support of the government, must, until you obtain new sources of revenue, be secured by direct taxation. You can not borrow for current expenses except in anticipation of the collection of taxes. If, therefore, you impose too great a burden upon real estate and personal property, you will defeat your own object, for such intolerable imposition will fail of collection and you will be confronted with a situation where you will be without the full amount of money needed for the support of the government."

THE EVIL OF MANDATORY LEGISLATION

How the Hands of the City Government Are Tied by State Enactments, Leaving Little Discretion Over Municipal Expenditures

By HON. CYRUS C. MILLER

Chairman Executive Committee, Advisory Counsel of Real Estate Interests

THE public hearings before the Board of Estimate and Apportionment on the budget of 1915 brought out numerous objections from taxpayers, in specific items, and also made plain the fact that the Board of Estimate and Apportionment, which in the popular mind has control over the expenditures of the city, is helpless to alter a great many of the items, because such charges are made imperative upon the board by mandatory legislation. Persons who are acquainted with the facts know that it is no new experience for the board to see bills passed at Albany over its protest for one city purpose or another, adding to the cost of governing the city.

The present financial situation of the city which makes economy imperative will direct public attention to the fact that economical government of city is impossible unless the Board of Estimate and Apportionment is given control over its finances. In no other way is it possible to hold the Board of Estimate responsible for such expenditures. The budget for 1915 will approximate \$204,000,000, an excess over the budget of 1914 of \$11,133,889.82. The expenses of twenty-nine departments have been cut out in the tentative budget by \$2,011,000, while the cost for the entire city is cut from \$125,457,549 to \$124,919,972. The increase is due to an enlarged item for debt services (interest on outstanding bonds) because of subway building and other expenses, and the item of \$8,200,000 for uncollectible taxes. As the obligations of the city have been issued against these taxes, failure to pay them will add \$328,000 in interest every year, and good business judgment requires that they be paid off.

A large item amounting to \$654,588 is for the staff and various committees of the Board of Estimate itself. For the most part this shows a cost of the new policy of the board in taking up the solution of various city problems through committees and their paid staffs.

While the two items in the total budget for debt services and uncollectible taxes, amounting to \$62,162,381.04 and

\$8,200,000 respectively, are not directly mandatory, it is evident that the expenses of the Police Department, the Fire Department, the Board of Education, and other departments are for the most part mandatory. Even when such expenses are not directly mandatory, they are so in effect, because of such laws as the Equal Pay Law, the Prevailing Rate of Wages Law, the Veteran Law and the Civil Service regulations. The salaries in different grades of employment are fixed by the Board of Estimate and the employe becomes entitled to such salary through civil service examinations. The only control the board has thereafter might be to reduce the salary which the employe is getting to the maximum salary of the grade below. The mandatory items of the budget are fixed by the charter and many special laws.

It is evident that no steps can be taken to remedy these conditions until it is known definitely what items of the budget are mandatory and what are not. This is a work of great magnitude. At the request of the writer, the Comptroller kindly directed his staff to prepare as much of the list as possible in a short time, to be published with the budget, so as to notify citizens on this subject. An idea of the work involved to give such information on the whole budget may be had from the fact that the search for mandatory items in the comparatively small budgets of the county administrations brought out that there are in existence over two hundred laws affecting them. It is impossible for the Board of Estimate to equalize salaries while they are mandatory. The accompanying list shows the nature of the budgets of the county administrations:

The Greater Part Mandatory.

The Board of Estimate and Apportionment would welcome efforts to change these conditions. It would be futile to introduce into the Legislature separate bills to nullify all the mandatory laws on the statute books, but the needed reform could be affected in one sweep by amending Chapter 247 of the Laws of 1913 known as the Home Rule, Bill,

amending Chapter 26 of the Laws of 1909, giving to the Board of Estimate control of all expenditures, with few exceptions, made by the city of New York whether they are for city or county uses.

Many well-meaning people fear that New York will be misgoverned if responsibility for its government is given to the city itself. Such fear perhaps was not unjustifiable in the past, but times have changed, and surely the citizens of New York will be able to conduct their own affairs.

Such a change will make it necessary for business men of the city to take more interest in public affairs. The root of many of our public evils lies in the fact that the average business man has no interest in politics. Whatever action he takes is not preventative but punitive. When he is lashed to action by the newspapers, because of some evils already committed, he looks about for some one to punish, and it is not always the right one he selects.

Never before in the history of the city has so much interest been taken in its affairs and the enactment of a real Home Rule Bill would clear the way for the banishment of many of the ills from which we suffer.

	Salaries Mandatory.	Salaries Discretionary.
New York	\$2,883,455.32	\$865,030.87
Bronx	478,426.85	195,052.75
Kings	1,702,327.52	191,649.00
Queens	321,933.54	127,389.50
Richmond	79,693.69	54,692.50
Totals	\$5,465,836.92	Totals \$1,433,834.62
Other Than Personal Service:		
Supplies, etc.		Totals.
New York.....	\$ 65,160.22	\$3,813,666.41
Bronx	28,424.86	701,904.46
Kings	13,146.00	1,907,122.52
Queens	15,723.70	465,046.74
Richmond	11,940.50	146,326.69
Total.....	\$134,395.28	
Grand total.....		\$7,034,066.82
Recapitulation.		
Total Mandatory: all counties	\$5,465,836.92 (78%)	
Total Discretionary: all counties	1,568,229.90 (22%)	
		\$7,034,066.82

THREE-FAMILY DWELLINGS URGED

Bronx and Brooklyn Interests Favor Modifying the Tenement House Law—Would Help to Revive the Market for Private Houses

AMONG operators and builders it seems to be agreed that the cardinal sin of the city real estate market is its failure to appeal to the small investor. The charge is made that under the operation of the tenement law there is real danger of real estate ownership becoming the exclusive privilege of the rich, and that young men desirous of investing in real estate will be obliged to look elsewhere than in the city for their chance.

Again, it is charged that the owners of brick and stone dwellings in choice residential sections are debarred from making alterations clearly demanded by the times. They are debarred from arranging their two upper floors for two small families. They cannot get the required number of cubic feet in all the bedrooms; they cannot comply with numerous structural features primarily intended for large tenement houses.

It is proposed that the tenement law shall be amended so as to make some allowances for the obvious needs of the real estate market; so that there will be something to offer the young man with only a few thousand dollars in quest of a house of his own with an income from a portion of it that will reward thrift. In the Bronx they would consent to a restriction that only detached (three-family) houses should be erected. In Brooklyn they ask that the law be amended so that the old dwellings may be altered into flats.

The Tenement House Committee of the Charities Organization has "very serious objection to the proposal to convert hundreds of thousands of old dwelling houses into tenement houses without complying with the basic principles of the Tenement House law." The Tenement House Department is also opposed, claiming that the amendment would mean the "bringing back of old conditions of interior rooms without windows to the outer air, and the bringing back of the old opportunities for the spread of disease."

High Class Occupants.

Vice-President Frank Bailey, of the Title Guarantee and Trust Co., said:

"There is no question in my mind about the advisability of allowing the construction of three-family dwellings on a single lot on an economic basis that will produce a return.

"Under the present building law that has been impossible. My experience as owner and mortgagee has been that the three-family house, in probably eighty per cent. of the cases, was under the old law occupied in part by the owner, with the result that the best kind of care was taken of the property, and the tenants were usually selected from friends.

"Since the passage of the new tenement house law, this class of building has not been constructed, and it cannot be constructed and make any return

upon the rent which the people who occupy these premises can afford to pay. The whole tendency of the tenement house law has been to increase the nucleus of construction, to-wit, the forcing of the 50-foot buildings, four families on the floor, from four to six stories in height. I believe this to be uneconomic and not to the best moral interests of the city, and have strongly advocated a change of laws to that effect, but the tenement house law seems to have been considered as possessing a certain halo which the wicked, like myself, should not attack.

"I have no particular property to favor, and no particular advantage to gain from this advocacy, but anything which will protect the city from growing into a four-family-on-a-floor tene-

ment were not so restricted by the Tenement House Department.

"This law as well as many others that have been passed hampering the real estate interests is what has injured real estate investing and realty in general for many years past.

"It is time now that the public has commenced to suffer from the floor of legislation adversely affecting real estate and other forms of investment, that business and business men should be allowed the opportunity to recuperate from the losses suffered by reason of the many unjust and undesirable bills passed during the past six or eight years."

Investors Should Be Encouraged.

C. Whitley Mullin, formerly secretary of New York Chapter of Architects, said he had long been of the opinion that an amendment of the law embodying such a change is not only permissible but from more than one point of view desirable.

"The main purpose of the tenement house act was," Mr. Mullin said, "to remedy congestion of population with its attendant evils. To encourage the erection of three-family dwellings and the alteration of existing three-story single or two-family houses, without making them subject to the exacting requirements of the

Tenement House Law, instead of tending towards congestion would, I believe, operate just the other way—by inducing would-be investors of limited means to build rather than add to the already too numerous class of abnormally large tenements. Even four-family houses might, perhaps, be included in the same category, if only adequate means of exit in case of fire be provided, which might well be done.

"The fact that many investors are being driven out of the State of New York into the adjoining States of New Jersey and Connecticut, thus contributing materially to the stagnation of business, from which so many of us are suffering, might be supposed to furnish a compelling motive for urging some such modification of the law as is here advocated."

Impossible Requirements.

Walter E. Brown, of W. E. & W. I. Brown, of 3428 Third avenue, said:

"Ever since the Tenement House Department has been in existence the three-family houses in all sections of the Bronx have been a drug in the market, for the simple reason that it is impossible to comply with the departmental orders. If we did, the expense would be so great that it would be impossible to sell the houses to any advantage.

"On account of the Tenement House Department's orders, there are more vacancies to-day in three-family houses than we have ever experienced before, as the department does not make any difference between the attached three-family house and the detached."



DWELLINGS OF THIS TYPE COULD BE CHANGED INTO 3-FAMILY HOUSES IF THE LAW PERMITTED.

ment house is something which should be done right away."

Would Make Ideal Apartments.

Clarence B. Smith, of 1424 Fulton street, Brooklyn, said: "We have hundreds of three-story and basement dwellings in this section of the borough vacant at the present time. There is very little demand for these houses as one-family propositions. If it were possible to convert them into three apartments at a reasonable expense, we would not only have ideal apartments, with plenty of light and air, but would also make houses of this character paying propositions. It is my opinion that if some of the gentlemen who are opposing the necessary legislation to bring this about would look buildings of this character over it would change their views."

A Chance to Recuperate Needed.

"I am heartily in favor of amending the law so as to permit three-family dwellings outside the Tenement House Law," remarked J. Clarence Davies. "I regarded the prohibition as a mistake when it was first passed and have not altered my opinion.

"It has obstructed the building of this class of houses throughout the Bronx. They were at one time regarded as good investments by people of small means who desired to live in the house and rent out the other two floors.

"Before the passage of this law these three-family houses made a good investment for people of this kind and would be the same to-day if their building and

CITY FREIGHT DISTRIBUTING PLANT

Municipal Terminal Advocated Having Both Rail and Water Connections—Districts in Every Borough Available for Improvement

By JAMES P. KOHLER

FEW disinterested persons will deny the statement that all large cities should own and control their terminals for handling freight and passengers. Whether such terminals should be municipally operated presents a question upon which honest differences of opinion may rest. But just as a city allows vehicles of all sorts to come and go in its streets, so it should be able to provide for freight and passenger cars, access and exit on equal terms. Eminent railroad managers continue to repeat that the most difficult problem in railroad management is the getting in and out of cities, such problem resulting from inadequate terminals. Later on our cities will undertake a solution of this problem which will greatly reduce the cost and waste of handling inward and outward freight.

Water-Front Railroads.

The City of New York, as the Record and Guide shows, is trying to stop the waste hereabouts by suggesting water-front freight railroads, central distributing depots and other changes. The map of Messrs. Miller and Bolton, in the Record and Guide, presents a feasible plan, but it must, for a long time, be a paper proposition only. The immediate inquiry is: What can we do with what we have now, and with what we soon shall have? We can do a great deal with our present possessions and possibilities to distribute incoming freight economically, which would both reduce the cost of living and increase the value of real estate.

Many Trunk Lines.

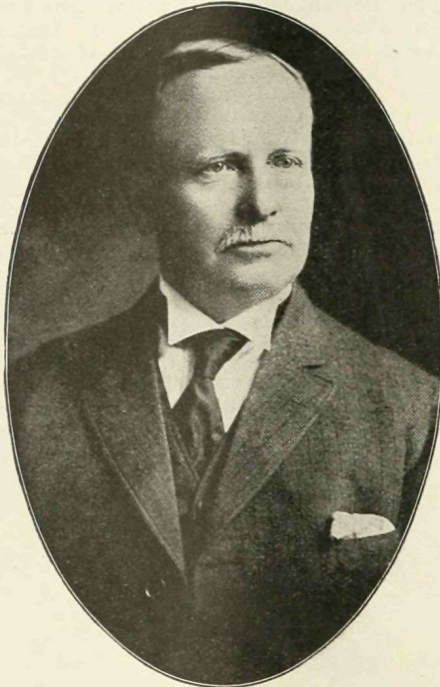
Among the trunk line railroads that supply New York with produce and fuel, the New Jersey Central, the Reading, the Lehigh Valley, the Pennsylvania, the Lackawanna, the Erie, the West Shore, the Ontario and Western and the Baltimore and Ohio approach the city through the State of New Jersey. The New York Central, and the New York, New Haven and Hartford, with their many connections, come in from the north and east. These railroads, and the Long Island railroad, bring to our doors most of the foodstuffs consumed.

On the New Jersey side of the North River the railroads coming through that State have for many years had a connecting railroad by which cars are transferred freely from one railroad to another. There is no lack of land on the Jersey meadows to accommodate the freight cars of all these various lines. Indeed, these meadows afford yard room for ten times the track mileage now used for yard. The New York Central freight trains are already brought into the city along the North River front, and the New York Connecting Railroad, now in construction, will help the New York, New Haven and Hartford to handle its freight with greater facility.

Long Island's Advantages.

The tracks of the Long Island Railroad cross and recross, at many points, the territory in the Boroughs of Brooklyn and Queens, and it is to have direct connection with the New York Connecting Railroad, as it now has with the Pennsylvania system. A glance at the maps of Brooklyn and Queens will show that the Long Island Railroad can provide distributing points from Astoria to Bay Ridge, from Coney Island to Jamaica and Flushing and practically through the centers and the borders of these two boroughs.

The Bronx is in a position to get distributing depots from the two large roads already passing through that borough. So Manhattan alone remains to be consider-



JAMES P. KOHLER.

ed. Already the New York Central hauls freight as far south as St. Johns Park, and as the island is not so very wide, it may be unnecessary to run spurs from the central tracks towards the East River.

Now, with all of this magnificent plant, what remains to be done to immediately solve to great extent the pressing problem of freight distribution throughout our city? But one thing: Allow the Pennsylvania tunnel, under the North and East Rivers and Manhattan Island, to be used for freight as it is for passenger traffic.

Use Tunnels for Freight.

A colossal error was committed, a mistake of monumental proportions was made, an almost unpardonable remissness in looking after the city's interests was perpetrated when the request of the Pennsylvania railroad to use its tunnel for freight, as well as passengers, was refused by the old Board of Rapid Transit Commissioners. The labor unions of that day prevailed upon the politicians on that board to adopt a short-sighted policy, from which our city has suffered ever since. But a contract made may be modified by the contracting parties, and the terms of the franchise, under which the tunnel was built, should be changed instantaneously. Such change would soon solve the city's freight distributing problem.

Sorting Commodities.

The freight coming in on the Jersey roads could be sorted and assembled on the Jersey meadows, where there is ample room for such sorting. The cars could be made into trains and brought through the tunnel into Manhattan. A connection between the Pennsylvania tracks and the New York Central tracks at or about 33d street and Ninth avenue—a question of detail only—would permit an interchange of New York Central and Pennsylvania cars at that point. The present yard of the Pennsylvania, west of its passenger terminal, would serve for a distributing point on a very large scale.

Another distributing point could be made at Second avenue on the East Side. It would be mere detail to erect warehouses along this tunnel on the West and East sides of Manhattan by which freight cars could be lifted bodily ten stories above ground if necessary, but

plenty of room could be found under ground to handle the cars.

The cars, sorted out in New Jersey, for Brooklyn and Queens would continue through the tunnel to Long Island City, and thence be distributed to the numerous distributing depots in those two boroughs. The cars for the Bronx would run directly from the tunnel tracks to those of the New York connecting railroad; and along such connecting railroad distributing depots could be located both in Queens and Manhattan. Other cars for the Bronx could go north from the tunnel on the New York Central tracks along the North River.

Tracks Could be Electrified.

All of this system of tracks could be electrified, as the tunnel tracks now are, and the cars could be distributed throughout the city at night without noise or dirt. The railroads could be depended upon to deliver milk, meat and vegetables, wherever originating, to any portion of the city except Richmond.

But Staten Island needs but a short connecting tunnel to put it on the map. The Fourth avenue subway in Brooklyn will, before many years, connect with the Staten Island Rapid Transit road, and a connection at Bay Ridge, between such tunnel and the Long Island railroad tracks, is a very simple matter, so that Staten Island would get all the benefits of the system now proposed.

Would Not Interfere.

The Pennsylvania passenger trains are not so numerous that the tunnel could not be used for handling freight, at least half of the entire day, and that company must have had in mind a freight distributing plan for this great city when it asked in vain for a franchise that would permit it to haul freight trains in the tunnel. This tunnel, the connecting railroad, and a tunnel under the Narrows are the keys that will open the doors so that freight in car load lots can pass into and through all parts of the metropolis.

It is not too late for the real estate interests to urge a reopening and modification of the franchise. If additions to the present tracks are needed they can be built, but at the present time, right before us, we have a nucleus for an interborough freight handling system that is comprehensive and well nigh complete. So little need be done to put it into operation that one stands aghast at our stupidity.

The New Seventh Avenue.

A resolution designing the new thoroughfare formed by cutting through Seventh avenue as "Seventh Avenue South," on the recommendation of the Board of Estimate, has been introduced in the Board of Aldermen and referred to a committee. The resolution is favored by the Greenwich taxpayers because they consider "Seventh Avenue South" the next best name to "Seventh Avenue," which, if selected would require that the avenue be renumbered from end to end.

—Today, Saturday, October 31, the last one-half of the real estate tax becomes a lien. The State Corporation Report should be filed with the Comptroller on or before November 15.

—Laws are effective only when they respond to the will of the majority of the people. Excessive law-making inspires contempt for law.

STABILITY OF HANOVER SQUARE SECTION

Towering Skyscrapers, Grim Warehouses and Modernized Structures Hold Varied Business Interests Around Historic Square

HANOVER SQUARE, at the junction of Hanover, Pearl and William streets, tucked in on the north by towering skyscrapers and on the south by lines of grim warehouses, presents an interesting study. The tiny square has long been the center of the cotton exchanges; latterly it has also become the headquarters of the tea and coffee trades. Facing the square are the big buildings of the New York Cotton Exchange and the Coffee Exchange extending through the block to Beaver street. Within a stone's throw are the tall structures of the Farmers' Loan and Trust Company, the Corn Exchange Bank, the Post Building, and at the junction of Beaver, William and South streets, Delmonico's, a familiar landmark.

South of Hanover Square towards the river front in Water and Front streets are to be found innumerable tea, coffee and liquor importers. In Front street particularly are located the tea and coffee merchants and here and there im-

porters of olive oil and spices. In Water street are the wine, whiskey and brandy dealers and a great number of bonded and miscellaneous warehouses and trucking concerns.

So we find Hanover Square a definite line of demarcation between two distinct lines of development—financial and commercial—in direct contrast to each other not only from the point of view of class of business, but also from the point of view of the kinds of buildings erected. On one side of the square may be found structures of all sizes, ranging in height from seven to twenty stories, and on the other side, block after block of the uniform five-story warehouse type.



NORTHEAST IN SQUARE LOOKING TOWARD PEARL STREET.

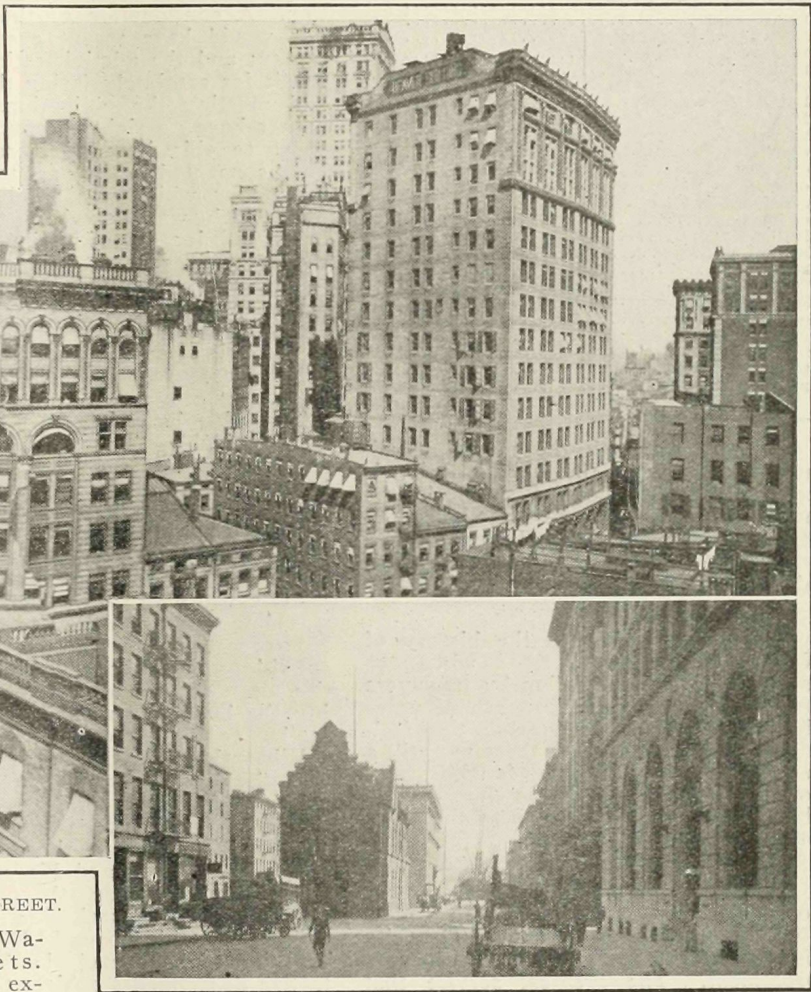
Hanover Square is rich in historic interest. In this locality years ago lived many of New York's wealthy merchants and after the French Revolution many well-known French refugees. In those days it was a pretty park space and residence there meant quiet and peaceful surroundings. Today the rumble of the trains on the Second avenue elevated line rounding the curve and the whistling of boats in the harbor are characteris-

tic of the new development. Hanover Square's residential days are since over and the quiet grandeur of its small residences has been replaced by the noisy bustle of New York's downtown business activity.

Charles F. Noyes, discussing the section from the real estate point of view this week, said: "Real estate conditions in the vicinity of Hanover Square are going to improve just as soon as general business conditions are better. There have been a number of notable transactions in the district during the last few years, the foremost being the construction by W. R. Grace & Co. of the six-story office building, occupying the block front in Old Slip between

R. Morse, president of the American Trading Company. The fact of its selection of this district shows the desirability of Hanover Square as a central meeting place for representatives of Eastern countries and is certain to have a big influence on the neighborhood.

"While, of course, in the Hanover Square section the coffee and cotton trades predominate, yet throughout this entire section will be found many importing concerns, tea and coffee merchants and brokers and a miscellaneous line of business having to do with the water-front shipping, etc. Prominent firms, such as Arbuckle & Brother, and E. & H. Peck, have their own buildings nearby, and there has never been an



LOOKING SOUTHEAST IN HANOVER SQUARE.

intimation of the removal of any of these lines of business from this district. For this reason stability of values is stronger around Hanover Square and to the east as far as the water-front than in almost any other section of the city.

Water and Front streets, between Wall and Old Slip, are in a particularly healthy condition, few vacancies existing and property paying well. It is in this part of New York that one can purchase real estate with a fair degree of certainty, as far as the investment return is concerned, year in and year out."

Hanover Square's location with respect to the financial district and to the waterfront, makes its future assured, because there is little likelihood of a shift of the present classes of business established there, to other sections of the city.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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Co-operation with the municipal administration, when the administration is actuated by pure motives, should be the policy of property owners. Mere destructive criticism accomplishes nothing, and reacts severely when not well founded.

There was a time in the history of New York City and State when the merits of a demonstration by taxpayers was estimated by the number of votes they could swing. Fortunately that feeling is dying out, though there are still a few statesmen in high places who prefer to coddle the people of the slums rather than give due consideration to the city's business interests.

New York City should have the power to regulate its expenditures with a view to economy and efficiency. The city budget hearings made this truth very prominent. The greatest service that the coming Constitutional Convention will be able to render the cause of good government in this State will be to accord to each municipality as large a measure of home rule as may be consistent with State sovereignty. The time has passed when New York City was not morally able to take care of itself.

Prosperity ought to get around to Broadway before long. They have it in the West, in the South they have never lost it, and in New England industries are working overtime. In parts of Brooklyn, Queens and New Jersey real estate and building are active, and only Broadway and Wall street, so to speak, are inactive. With exports mounting to record figures, with wealthy American travelers compelled to spend their money at home, and with the balance of credit against us in Europe rapidly being reduced, we ought to be getting busy in real estate and financial affairs; and if we do not it will, indeed, be owing to something wrong in ourselves.

The City's Financial Plight.

THE real estate owner of New York will undoubtedly receive the figures announced for the tentative Budget with severe disappointment and grave disapproval. A net increase of \$11,000,000 in the tax levy at a time when real estate throughout the city is diminishing rather than increasing in value, and when only a slight expansion is recorded in assessed valuations—such an increase brings with it a substantial addition to the tax rate. This is the one result which the taxpayers wanted to avoid, and which they have depended on the administration to devise some adequate method of avoiding. Its failure to do so cannot in their opinion be excused or condoned.

Property owners recognize of course in the detailed figures for the budget an evidence on the part of the administration of good intentions. The specific appropriations which have been largely increased were increased because of excellent and sufficient reasons. The debt service calls for an enormous additional appropriation, but this appropriation was forced on the financial authorities of the city. The policy of New York in dealing with its debt has been radically unsound in the past, and has resulted in an accumulated obligation which must be paid out of funds derived from taxation. A continuation of the old methods would have meant eventual bankruptcy; and the administration deserves credit for resolutely facing the situation and meeting the obligation. The taxpayers have no right to complain in respect to this item of increase. They have consented in the past to a borrowing policy which was wholly unsound, and which was bound in the end to bring with it a day of retribution. Their representatives never paid sufficient attention to the methods whereby economies were immediately effected and never insisted on a policy of paying out of taxation only those expenditures which were properly chargeable to taxation.

The other large increases were equally unavoidable. The city has long been carrying as assets on its books uncollected and uncollectible personal taxes and the appropriation of a large sum to meet this liability in part was necessary and desirable. The additional millions which had to be devoted to education, also constituted an expenditure that was imposed upon the administration. No property owner who understands the conditions, which the financial authorities were obliged to meet in constructing the budget can offer any valid objection to the increased appropriations.

What they can object to is the fact that the large increases in the appropriations for debt service, schools and the like have not been sufficiently paid for by economies in those items over which the Mayor and his subordinates could exercise effectual control. Certain savings, amounting in the aggregate to something over \$2,000,000 a year have indeed been made in the administrative departments subject to the Mayor's control; and this saving should certainly be taken as an evidence of good intentions. No other city administration has ever been capable of any such achievement. But the taxpayers are justified in declaring that the economies effected by the administration are not sufficient. They are justified in claiming that the administration has not taken a sufficiently serious view of the situation and that its economies have not been sufficiently drastic.

The aspect of the matter which the Board of Estimate does not seem to have sufficiently considered is the fact that the taxation of real estate has reached its wholesome limit. It has reached a level which, in so far as it is increased, will involve a diminution of the taxable capital of the city. Real estate values are no longer expanding, largely because the city by means of its increases in taxation has appropriated the larger values created by the growth in population and wealth. In some parts of the city they are actually diminishing because the larger taxes have

been levied upon property that is not affected by increasing population and business. The result of another increase in real estate taxation will be a considerable amount of enforced liquidation and an ultimate diminution in the value of the property assessed for purposes of future taxation. Formerly a steady increase in assessed valuation was supposed to be sufficient to provide funds for the increasing expenditures of the city. Recently the expenditures have expanded so much more rapidly than the increase in property values that they have become a barrier to any further increase, and the question, which is pressing for solution, is: How are the growing expenditures of the city to be provided for in the future? The complaint of the taxpayers of New York against the administration is based upon the fact that it has not appreciated the critical nature of the problem and has not successfully sought for any adequate solution.

An adequate solution can only be found by working along two lines. In the first place, economies must be brought about wherever economies are possible, and the process of economizing must be carried farther than it has yet been carried. The saving which the administration has already achieved must be regarded not as a completed job but as a sample. The good work must be continued. If it is to be continued it will demand a practical reorganization of the city departments, and a complete regrading of the city employees. Such a reorganization cannot be effected without the assistance of legislation which will free the hands of the city authorities from many mandatory provisions. The administration should ask for this legislation during the coming winter, and its request should be backed up by the property owners of New York.

At best, however, a sufficient amount of money cannot be saved by economies, no matter how drastic, to meet the necessary increase in expenditures. During the next few years the debt service will require the appropriation of many additional millions. The provision made for uncollectible taxes will continue to be expensive for a long time to come. The only practicable way of meeting this increasing expenditure is, as the Record and Guide has frequently pointed out, to discover and to tap additional sources of taxation. The success of the Mitchel administration will depend very largely on the ability with which it handles this critical problem. If it continues as it has done during the present year, merely to charge up the necessary increases in expenditure against real estate, it will be doing as much harm to the city as if it had continued the policy of indiscriminate borrowing. It will also be incurring the justifiable resentment of the most influential and determined class in the community. It will doubtless incur some unpopularity as a consequence of an attempt to tax other classes of property, but such a step must be taken—in case the city is to be preserved from the grave danger of future financial embarrassment.

A Practical Demonstration.

Editor of the RECORD AND GUIDE:

The Fire Department of New York through its Fire Prevention Bureau has presented with unusual force through a moving picture exhibition a demonstration of the good and bad factory, showing the danger of the clippings lying around the floor, from overcrowded conditions, rubbish being left unprotected and of smoking by employees. The good factory showed how work can be done systematically and profitably with good aisles, with fire prevention apparatus, fire drills, etc., and the pictures give a most unusual and convincing demonstration of the efficiency of sprinkler equipments.

I had the pleasure of seeing these films exhibited in a factory kept by a conspicuously progressive and conscientious manufacturer, who was exhibiting them to his employees as a good lesson

in fire prevention and the danger of carelessness, and the excellent results of careful management, and it certainly would seem that when these films become publicly released, it would be almost worth a manufacturer's while to pay the admission of his employees to the theatres where they are exhibited, or show the films in his factory.

This exhibition had, however, another great advantage. It showed that the real estate owners have been very much in the right in claiming that it was not necessary in every instance to reconstruct a building, simply because a factory occupied it or part of it. That the great danger is in what is now generally known as "bad housekeeping"; that the tenant is largely and most importantly responsible for danger, and that a well-kept factory with the proper fire drill and with suitable fire extinguishing apparatus is safe in practically any kind of building.

The Labor Laws have paid little attention to the installation of sprinkler equipment compared with the drastic regulations of the construction and alteration of the building itself, nor does the law, up to this time, allow you to omit structural changes where sprinkler equipments are installed.

The exhibition given by the Fire Department, through these films, also showed how valuable fire escapes can be even though "fire proof windows" do not open upon the course of the fire escape, and it showed that except for the panic amongst the employees and the actual fighting on the balconies of the fire escapes that they could have easily escaped from the burning premises without even using the staircase.

I think that all real estate owners and decent manufacturers should thank the Fire Commissioner and the Fire Prevention Bureau for the most effective and excellent illustrations, first, in favor of "good housekeeping," and second, for exposing the absurdity of the excessive demands of the present Labor Law for the reconstruction of existing buildings. ALFRED R. KIRKUS.

Untaxing Improvements.

Editor of the RECORD AND GUIDE:

The untaxing of improvements on land is a wornout, cast-off and exploded theory, revolutionary in character, and unstable in essence, consequently, it merits but scant notice at this late date. The common intelligence of the people, as well as the wisdom and practical experience of successive legislatures, have carefully considered and emphatically repudiated it as decisively as they did the free silver heresy of 16 to 1. A time when the city, state and nation are in urgent need of additional revenues is not a propitious occasion to waste in the further discussion, or even consideration, of a discarded and impractical revolutionary theory, which, if put into operation, would immediately take out of the public treasury large amounts of existing revenues, on which the government is maintained.

The theory and reasoning upon which it is attempted to support the untaxing of improvements on private property are that these improvements increase the value of vacant land, and that all of the tax should be thrown on this increase in the value of the land, and none of it on the improvements to the land.

If it is fair and just to throw all of the burden of taxation on land which increases in value, by reason of improvements being made on it, or in its immediate vicinity, then it is unjust not to take the tax from land which decreases in value in other localities.

If an owner of land is fortunate enough to have it increase in value on account of improvements made to adjoining lands, and on account of an increase in population in the immediate vicinity, or for other reasons which may be due to the actions of others, and is to be penalized on account of his good fortune by the public taking away this increase in value, by taxing his property to that extent, then the public should reimburse an owner who is unfortunate enough to own property which depreciates in value, on account of a change in the commu-

nity, a change of conditions surrounding his property, a decrease in the population surrounding his property, or for other reasons over which he has no control.

A good rule should work both ways. A simple illustration will afford a fairly good idea of the working of the proposed law to untax improvements. Let us assume that one buys three vacant lots in the uptown section of the city. Let us assume that these three lots have a market value of \$60,000. The owner erects an apartment house on these lots, at a cost of \$100,000. If the improvement is a suitable one, the land and the improvement together will probably be worth more than \$160,000, because the land will, to a certain extent, have increased in value, by reason of the improvement made upon it.

Let us also assume that this increase in value is \$10,000 and that the entire property is worth \$170,000. Now, apply the law of untaxing improvements. If no tax whatever is made on the improvement, which cost \$100,000, the only thing remaining will be the value of the land. How can one say that the vacant land has increased in value to the extent of \$10,000

It might be just as well to say that the improvement increased in value from \$100,000 to \$110,000. All that we know is that the whole property, land and improvement taken together, is, after the completion of the improvement, worth \$170,000. It is impossible to separate the value of the land from that of the improvement upon it, and from time immemorial, the experience of mankind has recognized this fact, and permanent improvements have been uniformly regarded by the law of all civilized countries as real estate, inseparable from the land upon which they are made.

If the scheme of the proposed law is to put a tax on \$170,000, and then assess that whole tax on the land alone, the improvement will not be untaxed, because the same person owns both the land and the improvement; and if he has to pay a tax on \$170,000, it will be immaterial to him on what theory the tax is adjusted.

The scheme, therefore, must be to tax only the value of the land, and to figure an increase in the value of the land alone, by reason of the improvement. Since it is impossible, in actual practice, to figure any increase in the vacant land alone, exclusive of the improvement, the scheme is chimerical and impracticable.

E. A. ALEXANDER.

165 Broadway.

The Death Rate.

Editor of the RECORD AND GUIDE:

We hear a great deal from uplifters about the decreasing death rate, coupled with the remark that it is worth all it costs in social service at city expense. If people don't die in New York any more, it must be because they move away before it's time. For we certainly all die sometime and somewhere, now as ever.

The simple fact in the case is that the death rate is not a true barometer of the state of health or the longevity of the people in a rapidly growing and overflowing city like New York. As every real estate man knows, a great many persons when they acquire age and means retire more or less from the activities of city life. Either they go back to their old home, or they settle in the surrounding country. Thousands of them, and they are never numbered among the city's dead.

Never before have so many people moved from city to country as during the last decade. And never has New York absorbed so many young immigrants. It follows that in a great metropolis where the population is constantly shifting, flowing in and flowing out, that vital statistics have not the same normal meaning as in a smaller and more stable community. A city from whence the old people like to move away, and which receives a large immigration of young people annually, is bound to have a low death rate under normal sanitary conditions.—T. P. W.

FOR THE COMMON GOOD.

The Advisory Council's Policy of Cooperation Bearing Fruit.

Since every reasonable objection was raised to extravagant expenses of the city by real estate associations at the recent hearings on the budget, the Advisory Council of Real Estate Interests considers it absolutely necessary that, during the coming year, every effort be made either to pass a home rule bill, by which these expenditures will be absolutely under the supervision of the city, or that these mandatory requirements in the city budget will be amended by corrective legislation. The council feels that no more important work could be undertaken by property owners than the passage of such amelioratory laws. The criticism of a city budget is a difficult matter, and every objection must be absolutely grounded upon substantial fact. Too often real estate bodies have overlooked the importance of a thorough investigation of a question which they hoped to raise. It is the plan of the council within the next year to amalgamate and fuse these associations which are now interested in reducing the city's expenditures so that a permanent committee will be formed to take up the city budget and devote many months to analytical examination of the figures and facts presented by each city department. By such a method a strong case in behalf of the property owner might be presented at the next hearing on the budget in 1915. In the meantime every effort will be made to relieve the Board of Estimate and Apportionment of the mandatory restrictions now imposed upon it.

The council has decided to appoint a sub-committee to co-operate with the Mayor's committee on taxation in ascertaining new sources of revenue for the city. There is no doubt that real estate is now overweighted with taxation and it is required to bear more than its fair share of supplying the necessary funds for financing the city. This committee will make its report direct to the Mayor's committee on taxation. The advisory staff of experts of the council will assist this committee in its investigations, and it is hoped that some definite and constructive suggestions for proper taxation from new sources will thereby be recommended.

The council has requested the Mayor to take some action with reference to the consolidation of building inspection departments in the city. The State Factory Investigating Commission has already proposed a tentative plan, but inasmuch as all but one of the departments involved are directly under the jurisdiction of the city, it is considered essential that the local administration arrive at some plan by which these various departments may be united under one head. It has been recommended that a commission be appointed by the city, to take some definite action in this respect, for unless the city and State officials work consistently towards a common goal, little will be accomplished. To merely have the State investigate this question of the inspection evil, and recommend remedies, will not be nearly so effective as with both the city and the State working out their respective plans, and then ultimately endeavoring to amalgamate them.

The Overinspection Evil.

(From the Brooklyn Eagle.)

We want and have a right to demand one, and only one, inspection department to see that buildings are constructed, altered and operated in accordance with law. One certificate from this department should cover everything. Any attempt to save jobs for swarms of inspectors in multifarious departments is begging the real question. It is political in animus and pernicious in possible effect. The Factory Commission may as well understand the public feeling at once. If it does not understand that feeling, we are sure the next Legislature will be made to comprehend the range of the evil and the range of the needed relief legislation.

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A YEAR'S WORK.

Annual Report of the Real Estate Board a Record of Devotion to Public Welfare.

The annual report of the board of governors of the Real Estate Board has this year unusual interest. In its printed form it makes a pamphlet of forty pages or more and details the varied and notably efficient activities of the official board and the numerous committees. It was a year of great usefulness to the public, and one long to be remembered in the annals of the board.

The report tells first about the growth of membership and the expansion of secretarial work, and then it takes up for consideration the work of the standing and special committees. In an appendix is a financial statement and a long list of new members. It will be noted that the Committee on Legislation and Taxation was alert to defeat a number of bills in the Legislature inimical to property holders. Especially important and fruitful were the unremitting labors of the Industrial and Building Code Committee, the Committee on Simplifying the Inspection of Buildings, the Committee on Labor Law Work, and the committees on Fire Limits, Billboard Ordinance, Safety First, Income Tax, Federal War Tax, Harlem Property, Mortgage Loans, Real Estate Laws, Public Sites and Improvements, Telephone Charges, Torrens Titles, and Workmen's Compensation Law—all of which committees accomplished definite results.

Other committees were also all at work all the year on board matters, and there was scarcely an important question affecting real estate that was not watched or considered by some committee. In regard to the city budget the painstaking work that is being carried forward is within the knowledge of all our readers. Never have taxpayers of New York had so much done on their account as during the past year. To give credit where it is due would necessitate the naming of a large number of self-sacrificing and influential members. It can be inferred that a very large part of the work was done under the direct leadership of President Laurence McGuire himself, and that much devolved upon the able executive secretary, Richard O. Chittick. On the whole, the annual report of 1914 is one that can be handed down to the next generation with justifiable pride.

A New Book on Queens.

A new 128-page book entitled "Queens Borough" will be issued early in January, 1915, by the Chamber of Commerce of the Borough of Queens, which will set forth the great industrial development which has taken place in the past two years, the progress in the construction of rapid transit lines into the various sections of the borough, and the thousands of new homes of every description that have been erected.

The book will be published under the direction of a manufacturing and industrial committee of the chamber, of which Burton Thompson is chairman, and 4,000 copies will be distributed. It will contain interesting articles on every phase of the growth of the borough, and also contain many attractive illustrations. As a supplement to the book there will be inserted a new rapid transit map showing in three colors the dual subway system and the extensions into Queens. This map will also show the relative distances and time of travel from all boroughs to the center of Manhattan.

Walter I. Willis, secretary of the chamber, who is now at work compiling the data for the publication, stated to-

day:

"We propose to show the tremendous development that has taken place throughout the borough in the past two years since the first book of this character was published by us in 1913. The book will be of the greatest value to all business interests of the borough, as it will set forth the industrial, commercial, financial, residential and general progress that has been made. Copies of the book 'Queens Borough' published in 1913 have been sent to all parts of the United States and the world."

LOCAL IMPROVEMENTS.

Final Authorization for Street Improvements.

The Board of Estimate has authorized the following improvements to be made: Paving with granite block (preliminary pavement) Park avenue, from East 144th street to Morris avenue, near East 155th street, Bronx. Estimated cost, \$23,000. The entire cost of the improvement is to be assessed upon the property benefited.

Paving with bituminous concrete (preliminary pavement) and curbing where necessary East 178th street, from Park avenue to Third avenue, Bronx. Estimated cost, \$5,300. The entire cost of the improvement is to be assessed upon the property benefited.

Regulating and grading Melville street, from West Farms road to Morris Park avenue, Bronx. Estimated cost, \$10,400. The entire cost of the improvement is to be assessed upon the property benefited. The city takes title on November 2, 1914, to Melville street, from Morris Park avenue to the New York, New Haven and Hartford Railroad, Bronx.

Regulating and grading Fillmore street, from Morris Park avenue to Van Nest avenue, Bronx. Estimated cost, \$8,900.

Regulating and grading Overing street, from Westchester avenue to Walker avenue, Bronx. Estimated cost, \$7,500. The entire cost of the improvement is to be assessed upon the property benefited.

Washington Heights District.

The following resolutions have been approved by the Local Board:

For the construction of receiving basins adjacent to the northeast corner of West 191st street and Wadsworth avenue, and the southeast corner of West 192d street and Wadsworth avenue. Recommendation of the engineer in charge of sewers. Estimated cost, \$850. Assessed valuation of property benefited, \$405,000.

Construction of receiving basins on the south side of West 191st street at about the west house line of Audubon avenue, and on the east side of St. Nicholas avenue at about the south house line of West 191st street. Recommendation of the engineer in charge of sewers. Estimated cost, \$700. Assessed valuation of property benefited, \$383,500.

Greenwich District.

Alteration and improvement to sewer in Liberty street, between Nassau street and Broadway. Recommendation of the engineer in charge of sewers, who states that the brickwork of the sewer in question is in very bad condition, and that the inside course of brickwork at the crown is missing in various places. He further states that the joints at the sides and below the spring line are soft and that the bricks are loose. The sewer is a very old one, having been built in 1846. Estimated cost, \$8,950. Estimated cost if work is done at night and the trench

bridged over during the day time, \$10,200. Assessed valuation of property within probable area of assessment, \$11,125,000.

Alteration and improvement to sewer in Wall street, between Broadway and William street. Recommendation of the engineer in charge of sewers, who states that the brickwork in this sewer is in a very bad condition and that the crown has fallen out at frequent intervals. This sewer was built in 1848. Estimated cost, \$15,000. Estimated cost if work is done at night and the trench bridged over during the day time, \$17,250. Assessed valuation of property within probable area of assessment, \$50,875,000.

Bowery District.

Repair of sidewalk at the southeast corner of Eighth avenue and St. Marks place. Estimated cost, \$222.25. Assessed valuation of property benefited, \$40,000.

Van Courtlandt District.

1289. Constructing sewers and appurtenances in Fieldston road, between West 253d street and West 252d street; and in Fieldston road (west side), between West 252d street and a point 300 ft. north of West 250th street, with a temporary connection in Fieldston road, between West 253d street and West 254th street; and in West 254th street, between Fieldston road and the existing sewer in West 254th street, east of Fieldston road, together with all work incidental thereto.

Morrisania District.

1294. Re-regulating, grading and re-grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in, and paving with bituminous concrete on a cement concrete foundation (preliminary pavement), the roadway of East 149th street, from the Southern Boulevard to East Side of Timpson street, together with all work incidental thereto.

1136. For the extension of sewer in Farragut street, from the end of the existing sewer to the United States Pier-head Line.

Text of the U. S. War Tax Law.

That section of the War Tax Bill which levied a stamp tax upon mortgages or pledges upon land, and which was eliminated after argument upon the mortgage question by the Advisory Council of Real Estate Interests, before the Senate Finance committee, is as follows:

"Mortgage or pledge, of lands, estate, or property, real or personal, heritable, or movable, whatsoever, where the same shall be made as a security for payment of any definite and certain sum of money, lent at the time or previously due and owing or foreborne to be paid, being payable; also any conveyance of any lands, estate, or property whatsoever, in trust to be sold or otherwise converted into money, which shall be intended only as security, either by express stipulation or otherwise; on any of the foregoing exceeding \$1,000 and not exceeding \$1,500, 25 cents; and on each \$500 or fractional part thereof in excess of \$1,500, 25 cents; Provided, That upon each and every assignment or transfer of a mortgage, or policy of insurance, or the renewal or continuance of any agreement, or contract, a stamp duty shall be required and paid at the same rate as that imposed on the original instrument."

Auditing the State's Business.

This year has seen in operation for the first time under the present constitution a working plan for making a real and effective audit of the State's business. Controller Sohmer, enforcing statutes enacted at his request, passes upon every contract exceeding \$1,000 before it can be made an obligation against the State. He must receive notice of every liability, no matter what its amount, and finally he passes upon the claims themselves when presented for payment. During the last year many thousands of dollars have been saved by the pruning of accounts in the Controller's office, but hundreds of thousands of dollars have been saved by the new

policy which permits the Controller to stop the creation of unnecessary and illegal obligations against the State. The value of the reforms is found in the fact that the cash surplus in the treasury October 1, 1914, is \$12,303,000, instead of \$5,563,000, which was estimated at the beginning of the year.

The fiscal year before Mr. Sohmer assumed office, the revenues from the transfer inheritance tax amounted to \$8,212,735. This year they are \$11,162,478.40. The revenues from the corporation tax in 1910 were \$9,123,738. This year they are \$11,634,000.84. What Controller Sohmer has done for the State's business he has done to a large degree for the several municipalities of the State. He instituted in the several second class cities of the State a uniform system of accounting which has been adopted in many cities throughout the country.

The Controller attempted to secure legislation which would make impossible conditions which arose in the case of the Siegel failure, and this year he succeeded in having the Legislature adopt his recommendations and place in the Banking Law provisions which will, in the future, give security for all the deposits of the hundreds of thousands of small depositors who have been doing business in private banks.

Trend to the Suburbs.

In the present financial situation real estate men agree that both city real estate and suburban real estate show a greater average increase in value, as demonstrated by assessments, and therefore produce a better dividend, than railroads or industrials. The increase of value in the more desirable suburban districts is a healthy one. The population of the city will double during the next twenty years, according to estimates compiled, and this means that the suburban area as well as the city itself must help in providing homes for five million additional persons.

The opening of the subway to the Bronx, in 1904, caused the upbuilding of that borough until now Bronx Park is surrounded by apartment houses, whereas before it was a wilderness. Now that the new subway routes are planned for Brooklyn and Queens the growth of the city must necessarily be compelled eastward as well as northward; for rapid transit is now locating population, whereas heretofore population determined transit. The growth of New York is now such a huge problem that with the growth that is manifesting itself in Queens has come an overflow into Nassau County, and the latter influx of population is showing itself the more strongly at the easiest points of traffic loading and unloading, such as along the main line of the Long Island Railroad, the Long Beach and the Montauk divisions.

Doing Good Service.

The Real Estate Association of the State of New York, M. Morgenthau, Jr., president, has appointed a committee on the State Constitutional Convention, to see that real estate interests are guarded.

The Allied Real Estate Interests will be active this winter as usual, especially in opposition to single tax measures, should any appear before the Legislature.

PRIVATE REALTY SALES.

Outside of the fact that the real estate market is generally quiet, pre-election week is rarely one of activity, and the present one is not an exception. There is a feeling among many brokers that as soon as the money market becomes easy that there will be some increased buying, though real activity is not looked for until business conditions improve throughout the country. From a monetary standpoint there are several things which are favorable; the banks have been steadily increasing their surpluses during the last few weeks until now the total compares favorably with corresponding weeks for the last two years. Though the savings banks, which have tremendous sums out on real estate mortgages, are still operating un-

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der the sixty-day clause, still the amount released weekly has been considerably increased in several of the institutions. The large withdrawals, during the latter part of August and September, were, in most cases, entirely justifiable, inasmuch as the money was needed to supply those in actual want. There was no panic resulting from any fears based upon the unsoundness of any of the banks.

Conspicuous among the deals closed during the week was the leasing of the Cosmopolitan Hotel property, at Chambers street and West Broadway, to an unnamed lessee for twenty-one years, at a graduated rental. The property is a landmark in the section but has been vacant for some time. Another important transaction concerns a large addition to the extensive holdings of Columbia University, which has completed assembling of an entire block, near the college grounds.

The total number of sales reported and not recorded in Manhattan this week was 18 as against 16 last week and 18 a year ago.

The number of sales south of 59th street was 8 as compared with 4 last week and 11 a year ago.

The sales north of 59th street aggregated 10 as compared with 12 last week and 7 a year ago.

The total number of conveyances in Manhattan was 124 as against 122 last week, 14 having stated considerations totaling \$485,100. Mortgages recorded this week number 50, involving \$2,324,940, as against 74 last week, totaling \$2,205,937.

From the Bronx, 9 sales at private contract were recorded, as against 12 last week and 3 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$706,058, compared with \$671,123 last week, making a total since Jan. 1 of \$34,811,049. The figures for the corresponding week last year were \$1,056,669 and the total from Jan. 1, 1913, to Oct. 25, 1913, was \$44,134,275.

Drexel Heirs Sell to Columbia.

Columbia University has rounded out its ownership of the block bounded by Amsterdam and Morningside avenues, 116th and 117th streets, by the purchase this week of the seventeen lots in the northerly half of the block at a reported price of \$500,000. The property which has a frontage of 100.11 feet on each avenue and 375 feet in 117th street, was sold by Mrs. Elizabeth Drexel Lehr, Mrs. Lucy Drexel Dahlgren and Mrs. Katherine Penrose, all beneficiaries under the will of the late Mrs. Lucy W. Drexel. It has been used as the grounds of the West Side Tennis Club, whose buildings are included in the sale. The University was represented by John McLane Nash and the sellers by Wingate & Cullen, as attorneys.

Costly Residence in Deal.

Caroline Bertron sold, through the A. N. Gitterman Corporation, the five-story residence, on lot 22.6x100, at 46 West 54th street, adjoining the eight-story home of the City Athletic Club. The dwelling was erected about ten years ago from plans by York & Sawyer and has been held at \$125,000. Among the prominent residents in the block are John D. Rockefeller, senior and junior; Chauncey M. Depew, Nellie C. Plant and I. N. Seligman.

Builder Assembles Chelsea Plot.

Hugh Getty, the builder, has purchased through William H. Archibald, from the Ray Estate Corporation, the five-story front and rear tenement, 532 West 29th street, on lot 25x98.9. This is the first change in ownership in nearly 100 years. Mr. Getty is the owner of 526-530, adjoining, and now controls a 100-foot frontage in 29th street, which may be utilized for a building operation.

Bronx Apartment in Trade.

A. G. Bechmann sold for the Cross Avenue Realty Co., Lawrence Davies, president, the five-story apartment

house at the southeast corner of 180th street and Honeywell avenue, on plot 50x100. This is one of a row of three structures recently erected by the sellers. In part payment the purchaser gave a plot at the northwest corner of Mohegan avenue and 180th street, 75x118.

Sale in West 57th Street.

Louis H. Chalif has bought from the estate of Louis de Bebian through N. A. Berwin, the four-story dwelling at 165 West 57th street, on lot 21x105, opposite Carnegie Hall. It has been purchased for investment and may be altered for business purposes. The new owner was represented by Oscar Englander as attorney.

Estate Sells Apartment Houses.

Goodale, Perry & Dwight have sold for the Louis Greenblatt estate the four six-story apartment houses at 249-255 West 111th street. Each house covers a plot 36x100, the total frontage being 144 feet.

Manhattan—South of 59th St.

STANTON ST.—Isaac Buss sold 183-185 Stanton st, a 6-sty tenement, on plot 56.3x62.6, to Max Aronson, who gave in exchange 212-214 East 106th st, two 5-sty flats, on plot 54x100.11.

48TH ST.—A. A. Hageman sold for the Hageman Realty Co. to Charles Marshall the 3-sty dwelling, 232 West 48th st, on lot 16.9x100.5.

50TH ST.—Henry B. Kellner sold, through John J. Meenan, the 6-sty apartment house with stores at the southeast corner of 50th st and 9th av.

56TH ST.—Thompson-Fabre Company reports the sale of 443 West 56th st, a 5-sty apartment house, on plot 25x100.5. The owner of record is the United Boros Real Estate Co.

56TH ST.—Harry W. Perelman and Jacob Moersfelder have sold the 5-sty tenement 231 East 56th st, on lot 25x100.5.

Manhattan—North of 59th St.

100TH ST.—Lawyers Mortgage Co. sold 313 East 100th st, a 6-sty tenement, on plot 40x100.

123D ST.—C. H. Pfeiffer sold the 4-family flat, 406 East 123d st, on lot 17.6x99.11, to John Engemann, who gave in part payment, a 52-acre farm at Ellington, Conn.

123D ST.—John Murphy bought from the Emigrant Industrial Savings Bank, through George W. Brettell, the 4-sty dwelling, 106 East 123d st, on lot 20x70.

176TH ST.—Moore, Schutte & Co. sold for the Wertheim Realty Co., the 5-sty flat, 506 West 176th st, on plot 43.6x100, to Ennis & Sinnott, who gave in part payment the 4-sty dwelling, 451 Convent av, on lot 16x50.

VERMILYEA AV.—Max Marx sold to the Aldus Construction Co. the plot 100x100, at the northwest corner of Vermilyea av and 207th st, which will be improved with a 5-sty apartment house with stores.

Bronx.

140TH ST.—Patrick Crowley bought from Minnie Pfeiffer the 3-sty dwelling 466 East 140th st, on lot 17x100.

FRANKLIN AV.—James T. Barry has purchased the two 5-sty flats, 1392-1394 Franklin av, each on plot 37.6x100.

MARION AV.—The 2-sty dwelling, 2770 Marion av, on lot 21x103.5, has been sold through Clement H. Smith.

MARMION AV.—James McConnell bought from the John W. Cornish Construction Co. the "Woodward," at the northeast corner of Marmion av and 175th st., on plot 92x70. The house has been held at \$95,000.

MORRIS AV.—Ida Brantman has resold 1065 Morris av, a 2-sty dwelling, on lot 25x100.

MOTT AV.—Mott Av Realty Co., Hyman Barnett, president, sold 424-426 Mott av, a 5-sty apartment house, on plot 50x193, to the Arc Realty Co., Isidor W. Schamberg, president, which gave in exchange 6 lots at the northwest corner of Vyse av and 180th st.

SHERMAN AV.—Kurz & Uren sold for the Kovacs Construction Co., the 5-sty apartment house, 967 Sherman av, on plot 45x100.

Brooklyn.

HIMROD ST.—Frederick Rudel bought, through James M. Hawley, from William Hessler, 163 Himrod st.

UNION ST.—Realty Associates have sold the following houses in Union st: No. 1188, to Theodore Deibel; No. 1192, to Charles Carrow; No. 1194, to Joseph F. Heckla, and No. 1196, to Elise Freifeld.

15TH ST.—Thompson-Fabre Co. sold for the United Boros Real Estate Co. the 4-sty apartment house, 466-468 15th st.

75TH ST.—James Watters sold for Charles H. Noble, the 1-family dwelling, 453 75th st; and for J. P. Mueller, the cottage 220 81st st.

76TH ST.—Frank A. Seaver & Co. sold to the Johann Construction Co., the plot 80x100, in the north side of 76th st, 120 ft. west of 7th av.

GREENE AV.—Henry P. Cain sold 983 Greene av, a 2-sty dwelling, for John Wilhusen, and 925 Gates av, a 2-sty dwelling, for Emma H. Mott.

5TH AV.—Sophie Laemmel sold to Sigmund Goldberg, 8 lots at the southeast corner of 5th and Ovington avs, through Ross & Meeks.

Queens.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Park av to Robert T. Fallon; 40x100 on Park boulevard to Henry L. Koch; and 60x100 in Rose pl to William J. Lohm.

Richmond.

WESTERLEIGH.—J. Sterling Drake sold for William D. Glascock to James Whitford, a plot on Main av, 44 ft., front, on which he will erect a residence.

Nearby Cities.

NEWARK, N. J.—Feist & Feist, Inc., sold to Frederick Kilgus, a gore plot, 75x50, in the rear of 52-58 South st, adjoining his present holdings; also sold for the Jacob Mentz estate to David A. Strahan, the 3-story dwelling, 88 Fairmount av; and for Jacob Fischel to George W. Brand, the florist establishment, with greenhouses, in the south side of Taylor st, 408 ft. west of Main st.

NEWARK, N. J.—Feist & Feist, Inc., resold for Louis E. Goldfarb to Oscar Kline, the residence at the southwest corner of Peck av and 2d av; and for the Jacob Mentz estate 72 Fairmount av to Mrs. Emma Gray and 76 Fairmount av to Joseph Hile.

Rural and Suburban.

BAYPORT, L. I.—Woods Brothers sold for J. S. Snedecors Sons the northeast corner of Main st and Bayport av, and for A. W. Pell, 6 lots on Kensington av, and 5 lots in Folger st to John McKee; also for Mrs. Minnie T. Owens to Louis H. Kreyer, the residence at the northwest corner of Main st and Fairview av.

GLADSTONE, N. J.—E. C. Rich has bought a 150-acre stock farm from George Watson, through Louis Schlesinger, Inc. The property was held at \$75,000.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Willow av to J. H. Sanford; 60x100 on 3d av to Gertrude Hecht; and at Westfield, N. J., 40x100 on Trenton av to James Duffy.

MONTCLAIR, N. J.—Charles S. Barker sold to C. M. Lindsay, of Passaic, the dwelling 132 Montclair av, on plot 95x180.

SCARSDALE, N. Y.—James F. Duffy has purchased lot 81, on which he will erect a residence from plans by L. M. Petry.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn sold for Dr. Henry A. Lewis, his residence in Toilsome la to Mrs. Loretta L. Linsly; also for John B. Cauldwell, his residence on Ox Pasture rd to George Barton French; and for Joseph S. Clark, a 7-acre tract on the beach at the foot of Coopers Neck la to Mrs. Dudley Olcott, 2d, who will erect a residence.

VALLEY STREAM, L. I., ETC.—Windsor Land & Improvement Co. sold to John Wranetz 45x105 at Beverley and Cottage parkway; to Nicholas McKenna 40x100 on Rockaway av; also at Oceanside to Bernard Hollman 40x100 on Oceanside parkway; at Rosedale, to J. C. Robinson 75x100 in Yale court to A. E. Levy 40x100 on Rosedale av; at Floral Park to Matthew McNiff 40x100 in Beech st, and at Hempstead to Kate O'Neill and Eugene O'Donnell each 40x100 on Milburn av; to P. J. Horgan 40x106 on Kennedy av, and to John Ellerman 40x100 on Homan boulevard.

LEASES.

\$120,000 Longacre Store Lease.

Nelson, Lee & Green have leased for 10 years the store in the arcade of the Longacre Building, Broadway and 42nd street, for the Longacre Land Company, William Everdale, vice-president. The lessees are the National Dollar Shirt Shops, Inc., who by this lease are opening their first New York store. This firm already operates a chain of eleven shops, particularly on the coast, Seattle, San Francisco and Los Angeles, and has recently opened a store in Washington, D. C. They will also open a store this month in Broad street, Newark, N. J. This store just leased is 13x43, has an area of 559 square feet, so that the rental is at a price of \$21 per square foot.

Landmark Reported Leased.

According to reports this week the Cosmopolitan Hotel, a seven-story structure on plot 76.1x100.1, at the northeast corner of West Broadway and Chambers street, has been leased by Samuel J. Huggins, as trustee, for 21 years. The rental for the first five years, it is understood, has been fixed at \$15,000 per annum, while \$20,000 is to be paid for the ensuing years. The identity of the lessee could not be learned. The building has been untenanted for some time and was formerly one of the leading hotels in the lower section of the city.

Lithographers to Move Uptown.

Brett & Goode Company, representing the tenant, and Stephen S. Johnson representing the owner, has leased for Elise T. Underhill the 10th, 11th and 12th floors containing about 37,000 sq. feet in the Underhill Building now in the course of erection at 438-448 West 37th street. The lessee is the Atlantic Lithographic & Printing Co. now at 108 Mott street. The lease is for 15 years at aggregate rental of about \$250,000. Although the building will not be completed before January 1, 1915, it is already more than half rented.

Addition to Auto Colony.

The Studebaker Corporation leased through Cross & Brown, from the O. B.

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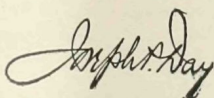
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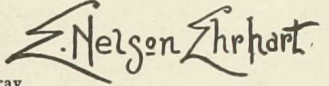
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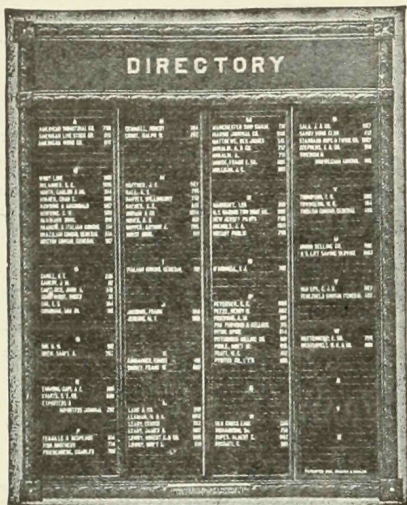
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Potter Properties, Inc., the five-story building at the northwest corner of Broadway and 56th street, on plot 50x120, at an aggregate rental of about \$300,000. Extensive alterations will be made and the building used for the sale of automobiles.

Manhattan.

BARNETT & CO. leased the 5-sty residence at 2034 5th av to Louis Schwartz.

BARNETT & CO. leased the store in 2 East 125th st to Samuel Scher, a clothier, of 59 West 125th st.

BASTINE & CO. leased the 6-sty store and loft building at 202 East 12th st for the Trow Directory Co. to the Lewy Chemical Co., of 51 West 3D st.; as agents, rented offices in 112 East 19th st to N. W. Ostrom; for the Harnett estate the store in 1245 Lexington av to A. Morgenstern, and in 15 West 26th st, through M. Rosenthal & Co., the rear half of the 3d floor to the Economist Waist Co.

THE BERLITZ SCHOOL OF LANGUAGES, which has been located at 1122 Broadway for about 35 years, leased from the United Cigar Stores Co. the two upper floors in 28 and 30 West 34th st.

DANIEL BIRDSALL & CO., INC., leased the 3d loft in 27 West 4th st to the New England Panama Hat Co.; the 5th loft in 60 West 15th st to Fox Leopold Co., 47 West 3d st; the 1st loft in 749 Broadway to Louis N. Cohen; the building at 124 East 24th st to M. Cahill; half of the 2d floor in 170 5th av to Haas Moss & Co.; space in the 5th loft in 28 West 22d st to the Holt Lace Co., of London, and space to Snyder Bros., of Boston.

CORN & CO. leased for Alan Realty Co. about 10,000 sq. ft. in 134 to 142 West 37th st to L. Jacobson's Sons; and for Fred. Boltz, Jr., 7,000 sq. ft. in 137 and 139 West 25th st to Seidel Bros.

CROSS & BROWN CO. leased the 2d floor in 238 West 55th st to Hugh Crymple and Forrest G. Wilcox, and one half the 2d floor in 396 Broadway to Hope Webbing Co., of 396 Broadway.

DUROSS CO. leased 410 West 18th st to M. E. Richards; the store in 111 West 16th st to W. J. Stickle; 237 West 29th st to Elmer Wolfer; the 5th loft in 138 West 14th st to Robert Colga and the corner store in 702 Greenwich st to L. B. Grinn.

DOUGLAS L. ELLIMAN & CO. leased 158 East 70th st, a 4-sty house, for Woodward Babcock to George Barton French.

DOUGLAS L. ELLIMAN & CO. leased apartments in 383 Park av to A Lindsay Thomson; in 415 Madison av to Mrs. G. L. Ferguson for Miss Alice E. Neale; in 28 East 55th st to Phillip Brooks Robinson, and in 122 East 82d st for Thomas G. Machen to Mrs. Gardiner Van Nostrand.

DOUGLAS L. ELLIMAN & CO. leased apartments in 11 East 68th st for Pease & Elliman, agents, to William H. Force; in 103 East 86th st for L. B. Brown to Artemas Holmes; in 116 East 63d st for Alfred H. Thorp to Frank H. Higgins; and in 980 Madison av to Miss Emily O'Connor for J. J. Kavanagh.

HORACE S. ELY & CO. rented the 9th story of the 42d st section of the Rogers-Peet building, now in process of construction, to the Army and Navy Co-operative Co., organized a few years ago with Rear-Admiral Marix as president. It is called the "department store of the service" and the space leased will be occupied for the sale and exhibition of military goods and wearing apparel for the officers of the army and navy.

BENJAMIN ENGLANDER leased for the Building & Engineering Co., in 928 and 930 Broadway, the 5th and 6th lofts to Cohen Bros.; 8th loft to Bloomburg & Goldstein, of 928 Broadway; 9th loft to A. Greenberg & Co., of 928 Broadway; 10th loft to A. Davis, and the top loft to Jacob Bluestein, of 928 Broadway; in 142 and 144 West 26th st, the 10th loft to Dickler & Ginsberg; the top loft in 118 and 120 West 27th st to Isidor Klein and the 8th loft in 104 to 108 West 27th st to Adolf Alper.

J. B. ENGLISH leased for Mrs. Annie Dunraven the dwelling at 148 West 49th st to Elizabeth A. Viau.

M. FORMAN & CO. leased the 6th floor in 30 West 20th st to Philip Epstein.

JULIUS FRIEND, EDWARD M. LEWIS CO., leased for the Regent Construction Co., to Louis Lewit, manufacturer of children's wear, of 24 University pl, the 2d floor in 48 and 50 West 28th st.

GOODWIN & GOODWIN rented for Helen B. Rennell to George W. Beard the 3-sty dwelling at 157 West 121st st.

GOODWIN & GOODWIN rented for Mary C. Schultz to the Rena Club the 3-sty dwelling at 109 West 121st st.

M. & L. HESS, INC., leased the 2d loft in 197 and 199 Greene st to B. Praskin & Co.; show-rooms, in 257 4th av, to J. G. Hauf & Co., of 79 5th av; and offices in 43 West 27th st to P. Raden.

M. & L. HESS, INC., leased the northerly part of the 5th loft in 63 and 65 West 38th st, through to 62 and 64 West 39th st, to Silverman Lederer & Co., and the 10th loft in 5 to 9 West 37th st to Julius Smoline, of 718 Broadway.

M. & L. HESS, INC., leased the easterly store and basement in 7 to 11 West 45th st to the Stryveline Shop, Inc., of 37 East 28th st.

HUBERTH & HUBERTH leased offices in 1789 Broadway, 2 Columbus Circle, 990 8th av and 253 West 58th st to J. B. Cohen & Co. Hoadley & Rice, James C. Green, architect, and Edwin P. Hume, of 930 East 42d st; in 67 and 69 East 59th st, the two basement stores to Paul B. Hoerber, of 69 East 50th st.

A. KANE & CO. rented for Gertrude E. Ford 257 West 139th st to George H. Rozelle.

JOHN J. KAVANAGH leased to Rees & Rees the corner store in 980 Madison av as an office for their dyeing and cleaning business; and apartments in 980 Madison av to Miss M. H. Shaw and Miss E. K. O'Connor; in 931 Madison av to Miss M. J. Van Orden.

PORTER & CO. leased for the estate of Charles Weisbecker to Ernest Krusi the 3-sty dwelling at 179 West 126th st.

REAL ESTATE MANAGEMENT CO. leased for John Haydock the dwelling at 132 West 97th st, to Tamarora Club of 2542 Broadway.

SAMUEL H. MARTIN leased for Susie Scott Hall the 3-sty dwelling at 130 West 65th st to Sidney N. Church; and for Jeremiah J. Campion the store in 1864 Broadway.

WILLIAM B. MAY & CO. leased 48 East 52d st for Mrs. A. H. Hahlo to Aaron E. Nusbaum; 11 West 47th st for Miss Laura Jay Edwards to Mrs. Elizabeth J. Buckley; 50 East 69th st for Mrs. Seth Robinson to Edwin C. Jameson; 44 East 35th st for Dr. V. P. Gibney to Miss Van Norden, and in conjunction with Cammann, Voorhees & Floyd, 28 East 39th st to Winthrop Burr; apartment in 123 East 53d st for Preston Kenyon to Mrs. S. H. P. Pell; the 2d floor in 15 West 58th st for Miss Hedlund to Prof. A. I. Coleman, and in conjunction with O'Connor & Ellison, an apartment in 24 West 59th st for Allan A. Ryan to Robert Lehman.

JOHN MILLER rented the store in 846 3d av to Raffael Patrone for 5 years.

PEASE & ELLIMAN leased for the Model Fireproof Tenement Co. to Harry S. Houpt, Inc., the northwest corner of 47th st and 11th av for a repair station and store house; for Frederick R. Coudert and the Benedict estate to Dr. J. A. Robertson the 5-sty dwelling at West 49th st; for Mrs. Reginald Rives to the Rev. J. Nevett Steele the 4-sty dwelling at 59 East 73d st; as agents, apartments in 829 Park av, to Sydney H. Ball; in 116 East 58th st, to Mrs. W. H. P. McCoy; in 780 Madison av, to Clarence Chauncey; in 45 5th av, to L. Gude, and in 24 Gramercy Park, to Mrs. Price Post; to Roy Jamison, at 540 Madison av, in 830 Park av, to Mrs. L. Sutton McKee, of Washington, D. C.; and sub-leased for A. D. Pratt his furnished apartment in 850 Park av to Mrs. L. E. Smith.

PEASE & ELLIMAN leased apartments in 104 East 40th st for Walter G. Davis, Jr., to Mrs. Mary Elizabeth Evans; in 40 East 62d st to Mrs. Mabel Norman; in 56 West 11th st to W. F. Chamberlain, and in 829 Park av to R. H. Lutz.

PEASE & ELLIMAN leased offices in Aeolian Hall to Curry & Wilding, and to Roland Read; and apartments in 40 East 62d st to Mrs. Edward Roberts; in 144 East 56th st to H. P. Pennington; in 144 East 40th st to Mrs. A. V. S. Mitchell; in 56 West 11th st to H. W. J. Telfair, and in 540 Madison av to a Mr. Brooks; in 850 Park av to A. C. Israel; in 411 West 114th st to Bela Cukor; in 69 East 92d st to C. M. Cruikshank; in 60 West 39th st to Lawrence Grant; in 24 West 59th st to Mrs. G. V. Converse, and in 1 West 30th st to H. A. Loomis.

PEASE & ELLIMAN leased for Mrs. Russell N. Whelen her apartment in 36 Gramercy Park to Malcolm C. Ludlam; offices in Aeolian Hall to the American Play Co.; and in conjunction with Seton Henry and Douglas Gibbons for the E. A. L. Construction Co. an apartment at Lexington av and 72d st to J. Hopkins Smith.

RICE & HILL leased the 1st loft in the building at the northwest corner of Church and Fulton sts to Harry Bing and Li Gong for a Chinese restaurant; also the store in 56 Church st to David Turtle for a stationery store.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Mrs. Charles H. Israels the 5-sty dwelling at 147 East 38th st for Elizabeth Whitney.

THE M. ROSENTHAL CO. leased the corner store in 316 West 145th st to M. Hyman.

THE M. ROSENTHAL CO. leased a loft in 23 East 20th st to D. Anglo Bros.

JULIUS ROSENBERG leased the 2d loft in 459 and 461 Broadway to Berger & Marks, shirt manufacturers, of 423 Broome st, and the basement store in 244 Canal st to B. Hecht.

SHAW & CO. leased for the Floy Real Estate Co. the 4-sty dwelling, at 1978 Madison av, to Theresa Granger.

SHAW & CO. leased for Francis Markham the 3-sty dwelling at 123 West 123d st to Annie E. Sweeney.

HERBERT A. SHERMAN leased a loft 50x100 at 15 West 18th st to the Thomas Waist Co., of 9 West 19th st.

SPEAR & CO. rented for Brody, Adler & Koch the 3d loft in 32 and 34 East 31st st to Isidore Harris; for the Rexton Realty Co., the 10th loft in 37 and 39 West 28th st to Theodore Wolfert, of 37 East 21st st; for Stephen H. Tyng, Jr., Co., the 6th loft in 17 and 19 Waverly pl to the Colon Hat Co., of 7 Great Jones st; for the Atlantic Dock Co., the 5th loft in 143 and 145 Prince st, to Marcowitz & Sandman; for Chas. J. Briody, receiver, the 4th loft in 49 West 3d st to A. N. S. Novelty Co.; for Edith M. Ruland the 3d loft in 598 Broadway to the Modern Muslim Underwear Co., of 115 Spring st.

SPEAR & CO. and BENJAMIN BERNSTEIN have rented to the National Cloak and Suit Company 20,000 sq. ft. in the building 133-141 West 21st st. This space will be in addition to the new building being erected by the National Cloak and Suit Company at 24th st and 7th av, and will be used for purchasing and manufacturing purposes.

HENRY C. B. STEIN leased to the Liberty Cloak and Suit Co., of New York and Chicago, the large store and basement in 5 Av A, and the 3-sty building at 382 East 3d st to the Peerless Bag Co.

JOSEPH F. SEITZ leased the dwellings at 249 East 61st st to Helene Gylin; at 306 East 50th st to Anna Matthes; at 221 East 61st st to Hans Harder, and at 309 East-51st st to August Schmidt.

TUCKER, SPEYERS & CO. and CAMMAN, VOORHEES & FLOYD leased for Jonas B. Kis-

sam to the Flinn O'Rourke Co., Inc., the building at 90 Front st, who are the contractors now building the new tube under the East River.

THE UNITED CIGAR STORES CO. leased the Broadway store adjoining the company's store at the southeast corner of Broadway and 18th st to Spiros Pandeles.

VAN NORDEN & WILSON leased space in 191 Broadway to Charles R. Furrer and Isidor Simon; in 611 West 158th st, apartments, to F. H. Dodge, G. Z. Farkasch and C. P. Russell, and 611 West 158th st to C. F. Wilding, R. M. Hickey and Mrs. E. L. Reynolds.

VAN NORDEN & WILSON leased for the Oceanic Investing Co. at Broadway and Dey st space to the Brooklyn Directory Co., which will establish its main office in New York City.

CHARLES B. WALKER leased space in 121 and 123 Canal st to Albert Gherardi and Goodman Bros.

WM. H. WHITING CO. rented for L. J. Carpenter & Co. the 1st loft in 483 and 485 Broadway, to the Aluminum Sales & Mfg. Co., of 28 Warren st; 4th loft in 19 and 21 Roosevelt st, to Emil Behringer; store and basement in 31 Cooper Square, to Samuel Rosenberg; 2d loft in 102 Beekman st, for Wm. A. White to Ritterband, Reed & Co., of 80 John st; the 2d loft in 22 Beekman st to Samuel H. Sarnar, and the top loft to Potts & Steiger.

THE J. P. WHITON-STUART CO. leased for George E. Fahys the dwelling at 777 Park av, and the dwelling at 113 East 39th st to Miss Constance Perkins for Frank N. Dowling.

WORTHINGTON WHITEHOUSE and ALBERT B. ASHFORTH rented for A. Chester Beatty his residence, furnished, at 16 East 73d st, for the season, to E. R. Stettinius. The house has been held at a rental of \$10,000 a year.

WORTHINGTON WHITEHOUSE leased for Moore & Wyckoff, as agents, the 7th apartment, consisting of 10 rooms and 4 baths, at 410 Park av, to Mrs. C. H. Mellon, of Morristown, N. J.

Brooklyn.

THE BULKLEY & HORTON CO. leased the 3-sty dwelling at 1088 Dean st to Otto F. Kolle for Mrs. M. F. Henkin.

CHARLES W. SEITZ leased the store, basement, 2d and 3d lofts in 455 Fulton st for W. J. Halbert to Davis & Weiss.

Out of Town.

APPLEBAUM & APPLEBAUM, INC., report the following leases at Newark, N. J.: In 791 Broad st, a store and 4 lofts, for Hilton & Co., to Raymond D. Haines, to be used for men's clothing; in 166 Market st for Hilton & Co. to the Red Star Hat Co.; the store in 163 Market st for Hilton & Co. to the Eagle Shoe and Hat Cleaning Co.; the store in 633 Broad st for N. H. Harris to Braham & Brockman; a loft in 707 Broad st for Susan Holt to the Weiss Dental Supply Co.; the store in 68 Market st for Fairchild, Baldwin Co. to J. Blanck & Co., jewellers, and the store in 216 Market st for Thomas F Bowers to L. Rich & Son.

FEIST & FEIST, INC., leased space in the 6-sty building, 317 Halsey st, Newark, for J. R. W. Littell, to David Cohen, cloaks and suits; also for Mary A. McDermit, 265-267 Halsey st, to the Motor Car Exchange Co. of New Jersey, and in conjunction with Mendl & Gans, 273-275 Halsey st to the Bonnell Motor Car Co.

JULIA BEVERLEY HIGGINS leased for Rec. tor K. Fox his house at Mount Kisco to Alvin W. Krech, of New York, for one year.

HUGHES & WHITEBY leased from the plans for Harry Simon, in the new brick business building opposite the Lackawanna terminal at Montclair, N. J., apartments to Peter Widmark, Charles Schluger, E. Johnson and L. R. Watson; and stores to William Winslow, Gordor Lefter, Miss de Ajuria, Reed & Devoe and the Park Realty Co. of Montclair.

PAYSON McL. MERRILL CO. sub-leased for J. Howes Burton to Leonard Sullivan one of the houses recently erected by the Estate of Franklin B. Lord, in Knota st, Woodmere, L. I.

PEASE & ELLIMAN and HUGHES & WHITEBY leased a dwelling at Glen Ridge, N. J., to H. T. Harrington.

ALFRED E. SCHERMERHORN leased cottages at Southampton to Joseph R. Dilworth, James L. Barclay, Mrs. William Constable, Mrs. Henry Ives Cobb, Jr., Thomas G. Condon.

S. S. WALSTRUM-GORDON & FORMAN leased for Adolph Obrig the dwelling at 76 Lenox av, Ridgewood, N. J., to William Huber, of Manhattan.

S. S. WALSTRUM-GORDON & FORMAN leased for John R. Sparrow the dwelling at 68 Kenilworth pl, Ridgewood, N. J., to A. B. Dickinson, of Newfoundland, N. J.

REAL ESTATE NOTES.

A. A. HAGEMAN has been appointed agent for 608 6th av.

JOHN J. KAVANAGH has been appointed agent for 980 Madison av.

N. BRIGHAM HALL & WILLIAM D. BLOOD-GOOD, INC., have been appointed agents for 67 West 49th st by Mrs. Celesta M. Bozeman.

HENRY C. B. STEIN has been appointed agent for 151 West 96th st, 54 Pike st, 19-23 Willett st, 32 Goerck st, 69½ 1st st, 36 Norfolk st, and 333-335 East 25th st.

HUBERTH & HUBERTH have been appointed agents for 1487-1489 Amsterdam av, 48-50 West 131st st, 442 West 163d st, 115 West 132d st, 50 West 133d st, 227 West 134th st and 102 West 136th st.

BEDELL CO. will pay \$57,500 per annum for the 11-sty Revillon-Freres Building at 19 West 34th st and 30-32 West 35th st, reported leased in last week's Record and Guide. According to the papers filed in the Register's office on Thursday, the term is 11 years from July 15, 1915.

JOHN E. WEISS, formerly at 38 Nassau st, announces his removal to the Columbia Bank Building, 507 5th av, where he will conduct a general real estate and insurance business. Mr. Weiss was formerly associated with William Richtberg at 6th av and 42d st, for 7 years and thereafter with the M. Morgenthau, Jr., Co.

NELSON & LEE, INC., announce that hereafter their firm name will be Nelson, Lee & Green, Inc. Although the name of Stanley K. Green has just been added to the firm title he has been an active member for the last year.

GILMAN H. TUCKER—126 West 85th st, 4-sty dwelling, 20x102.2, \$24,000.

ELIZABETH R. STANTON—Ground lease for 2½ years of 419 West 23d st, 4-sty dwelling, 22.4x117.6, \$1,500.

FREDERICK BENDER—180 Ludlow st, 4-sty tenement and 4-sty rear tenement, 25x90, \$20,000.

ADOLPH M. FISCHL—227 West 148th st, 5-sty tenement, 25x99.11, \$22,000; 1657 Av A, 5-sty tenement, 25x77, \$27,000.

CHARLES HARTUNG—42 West 10th st, vacant, 21x4x92.3, \$17,500; 114 West 21st st, 3-sty dwelling, 23x92, \$27,500; 116 West 21st st, 3-sty dwelling, 23x92, \$27,500; 246 West 61st st, vacant, 25x100.5, \$6,500; 49 East 10th st, 4-sty dwelling, 28x94.9, \$35,000.

LAWRENCE J. CALLANAN.—Correction as to valuation of 68 West 11th st reported last week as \$55,500. This should read 68-70 West 11th st, \$55,500. No. 68 is a 3-sty dwelling, 22x94.10, and was appraised by the representative of the estate at \$16,000. He also appraised 70, a 5-sty flat, 13.3x94.10xirreg, at \$37,500, or a total \$53,500 for both. The state appraisers, however, placed the valuations of both houses for the purposes of the transfer tax at \$55,500.

PAUL ERHART.—351 West 29th st, 4-sty dwelling, 22x98.9, \$21,000.

GEORGE LEVY—1629 Madison av, a dwelling, 25x95, \$25,300; 124-128 East 123d st, 5-sty tenement, 75x111, \$50,000.

DAVID A. LEVIEN—134 Rivington st, 4-sty tenement, 22x78, \$25,000.

OBITUARY

JOHN A. FONDA, former vice-president of the Mutual Life Insurance Co., with which he was associated for nearly half a century, died, aged 73, on Monday, at his home 118 Quincy st, Brooklyn. He is survived by a widow and a daughter, Mrs. Darwin R. James.

REAL ESTATE APPRAISALS.

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

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REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Oct. 23 to 29	1913 Oct. 24 to 30
Total No.	124	116
Assessed value	\$7,743,400	\$4,937,000
No. with consideration	14	11
Consideration	\$485,100	\$722,750
Assessed value	\$541,500	\$611,000

	1914 Jan. 1 to Oct. 29	1913 Jan. 1 to Oct. 30
Total No.	5,926	6,510
Assessed value	\$394,014,333	\$393,736,461
No. with consideration	649	891
Consideration	\$26,749,306	\$36,317,033
Assessed value	\$28,065,621	\$39,550,662

Mortgages.

	1914 Oct. 23 to 29	1913 Oct. 24 to 30
Total No.	50	75
Amount	\$2,324,940	\$1,236,713
To Banks & Ins. Cos.	13	12
Amount	\$213,000	\$732,000
No. at 6%	21	40
Amount	\$916,790	\$202,718
No. at 5½%	2	2
Amount	8	18
No. at 5%	1	1
Amount	\$211,000	\$320,895
No. at 4½%	1	1
Amount	\$190,000	6,500
No. at 4%	1	1
Amount	20	14
Unusual rates	1,007,150	\$695,600
Interest not given	3,416	4,112
Amount	\$101,899,208	\$143,739,753
To Banks & Ins. Cos.	745	1,019
Amount	\$44,743,234	\$85,706,099

Mortgage Extensions.

	1914 Oct. 23 to 29	1913 Oct. 24 to 30
Total No.	41	31
Amount	\$1,581,200	\$675,300
To Banks & Ins. Cos.	20	4
Amount	\$1,190,000	\$145,000

	1914 Jan. 1 to Oct. 29	1913 Jan. 1 to Oct. 30
Total No.	1,671	1,574
Amount	\$93,244,330	\$63,136,918
To Banks & Ins. Cos.	597	516
Amount	\$59,356,360	\$36,092,300

Building Permits.

	1914 Oct. 24 to 30	1913 Oct. 25 to 31
New buildings	3	7
Cost	\$362,000	\$525,500
Alterations	\$81,815	\$94,907

	1914 Jan. 1 to Oct. 30	1913 Jan. 1 to Oct. 31
New buildings	370	503
Cost	\$42,313,265	\$51,595,215
Alterations	\$9,528,606	\$10,390,476

BRONX.

Conveyances.

	1914 Oct. 23 to 29	1913 Oct. 24 to 30
Total No.	98	105
No. with consideration	11	19
Consideration	\$80,229	\$107,040

	1914 Jan. 1 to Oct. 29	1913 Jan. 1 to Oct. 30
Total No.	5,198	6,297
No. with consideration	444	622
Consideration	\$5,471,449	\$5,397,203

Mortgages.

	1914 Oct. 23 to 29	1913 Oct. 24 to 30
Total No.	42	78
Amount	\$226,647	\$604,818
To Banks & Ins. Cos.	1	6
Amount	\$48,000	\$187,500
No. at 6%	18	33
Amount	\$70,950	\$258,744
No. at 5½%	6	8
Amount	\$20,150	\$125,820
No. at 5%	4	23
Amount	\$64,600	\$179,890
Unusual rates	14	2
Amount	\$70,947	\$4,764
Interest not given	12	12
Amount	3,191	4,749

Mortgage Extensions.

	1914 Oct. 23 to 29	1913 Oct. 24 to 30
Total No.	9	16
Amount	\$214,000	\$216,500
To Banks & Ins. Co.	3	4
Amount	\$100,500	\$123,000

	1914 Jan. 1 to Oct. 29	1913 Jan. 1 to Oct. 30
Total No.	570	515
Amount	\$10,954,050	\$11,241,280
To Banks & Ins. Cos.	109	91
Amount	\$3,003,150	\$2,697,400

Building Permits.

	1914 Oct. 23 to 29	1913 Oct. 24 to 30
New buildings	8	15
Cost	\$258,825	\$474,850
Alterations	\$14,900	\$86,150

	1914 Jan. 1 to Oct. 29	1913 Jan. 1 to Oct. 30
New buildings	648	734
Cost	\$15,598,682	\$18,717,306
Alterations	\$959,950	\$1,122,833

BROOKLYN.

Conveyances.

	1914 Oct. 22 to 28	1913 Oct. 23 to 29
Total No.	370	415
No. with consideration	24	53
Consideration	\$123,328	\$242,064

	1914 Jan. 1 to Oct. 28	1913 Jan. 1 to Oct. 29
Total No.	19,129	19,776
No. with consideration	1,960	1,880
Consideration	\$11,827,547	\$11,185,666

Mortgages.

	1914 Oct. 22 to 28	1913 Oct. 23 to 29
Total No.	222	269
Amount	\$913,070	\$1,131,792
To Banks & Ins. Cos.	12	46
Amount	\$102,000	\$476,450
No. at 6%	151	125
Amount	\$538,386	\$277,088
No. at 5½%	33	84
Amount	\$232,101	\$493,999
No. at 5%	23	45
Amount	\$95,892	\$302,496
Unusual rates	1	1
Amount	15	\$2,000
Interest not given	46,692	\$56,209
Amount	13,803	14,147

Building Permits.

	1914 Oct. 22 to 28	1913 Oct. 24 to 30
New buildings	89	63
Cost	\$402,000	\$347,275
Alterations	\$50,275	\$64,470

	1914 Jan. 1 to Oct. 28	1913 Jan. 1 to Oct. 29
Total No.	3,890	3,068
Cost	\$34,715,035	\$25,285,309
Alterations	\$2,505,535	\$3,106,579

QUEENS.

Building Permits.

	1914 Oct. 22 to 28	1913 Oct. 24 to 30
New buildings	80	62
Cost	\$253,342	\$288,305
Alterations	\$21,578	\$21,875

	1914 Jan. 1 to Oct. 28	1913 Jan. 1 to Oct. 30
New buildings	3,880	3,669
Cost	\$16,734,309	\$13,244,031
Alterations	\$1,037,541	\$1,133,233

RICHMOND.

Building Permits.

	1914 Oct. 22 to 28	1913 Oct. 23 to 29
New buildings	943	812
Cost	\$1,560,464	\$1,814,762
Alterations	\$227,827	\$262,823

AUCTION SALES OF WEEK.

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

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

The Auction Market.

On a single bid of \$200,000, Leon Malraison, acting for interested parties, became the owner of the eleven-story loft building at the northwest corner of Fifth avenue and 14th street, on plot 100x103.3, leasehold. The property was sold to satisfy a judgment of about \$385,000 obtained by the Van Beuren estate against Henry Corn. It was one of the first of a number of loft structures erected by Mr. Corn some years ago on Fifth avenue.

The Continental Hotel at the southeast corner of Broadway and 41st street is to be sold at auction, on November 19, by Joseph P. Day, as the result of an action brought by Florence L. Mabie against the Forty-first Street Realty Company and others, to foreclose a mortgage. The Continental is nine and ten stories in height and occupies a plot which is part leasehold. The fee portion is the immediate corner, 31.2x93.4; the adjoining leasehold being 22.11 on Broadway by 80 in the street. The structure which was built about twenty-five years ago, was recently extensively renovated. It was originally known as the Vendome and was later called the Albany.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 30, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Minetta la, 19-21, see Minetta, 16-22.
Minetta st, 16-22 (*), nwc Minetta la (Nos 19-21), 80x75, 2 & 3-sty b & fr tnt & str; due, \$27,704.39; T&c, 355.80; Central Trust Co of NY. 15,000
Vandewater st, 24-6, ss, 217.11 w Pearl, 50x95, 8-sty bk loft & str bldg; due, \$66,040.01; T&c, \$2,854.77; Geo P Hotaling & Thos E Deedey, trstes. 65,000
14TH st, 1 W, see 5 av, 84-90.
56TH st, 401 E, see 1 av, 1026.
76TH st, 303 W (*), ns, 63 w West End av, runs n36xw5.4xn13.7xnw5.10xn21.6xw 14.8xs76.1xe23 to beg, 4-sty & b bk dwg; due, \$25,792.35; T&c, \$337.50; Henry B Platt. 22,000
87TH st, 207-9 W, ns, 162.6 w Ams av, 62.6x100.8, 2-5-sty bk tnts; due, \$7,793.98; T&c, \$752.60; sub to 1st mtg \$65,000; adj Nov13.
133D st, 50 W (*), ss, 560 w 5 av, 25x 99.11, 4-sty bk warehouse; due, \$16,051.25; T&c, \$309.02; Mary E Miller. 8,000
1ST av, 1026 (*), nec 56th (No 401), 20x 94, 4-sty bk tnt & str; due, \$7,306.12; T&c, \$—; sub to pr mtg \$13,500; Ferd C Bamman. 18,500
5TH av, 84-40, nwc 14th (No 1), 100x 103.3, 11-sty bk loft & str bldg; due, \$381,980.46; T&c, \$126.90; L Malraison, a party in int. \$200,000

SAMUEL MARX.

109TH st, 229 E (*), ns, 335 w 3 av, 18.7 x100.10, 4-sty bk tnt; due, \$8,888.37; T&c, \$234.10; Francis H Page, trste. 21,000
176TH st, 551 W, see Audubon av, 220-34.
177TH st, 550 W, see Audubon av, 220-34.
Audubon av, 220-34, nwc 176th (No 551), 199.8 to 177th (No 550) x100, 2-6-sty bk tnts; adj sine die.

HERBERT A. SHERMAN.

Cedar st, 127 (*), nec Greenwich (Nos 141-3), 34.4x49.8x40.11x58.11, 5-sty bk tnt & str; due, \$55,044.97; T&c, \$7,700; Mary E Cottrell, extr & trste. 61,000
Greenwich st, 141-3, see Cedar, 127.
19TH st, 30-2 W (*), ss, 460 e 6 av, 50x 92, 2-3-sty bk bldgs & str; due, \$72,697.25; T&c, \$2,991.04; Mutual Life Ins Co of N Y. 50,000

CHAS. A. BERRIAN.

Cherry st, 229 (*), ss, 279 w Rutgers sl, runs s50xe6x8570.4 to Water (Nos 486-8 on map 490) xw37.11xn20.10xe23.11xn99.6xe 13.6 to beg, 5-sty bk tnt & 7-sty bk loft bldg; due, \$22,266.12; T&c, \$1,029.82; Farmers Loan & Trust Co, trste. 21,000
Water st, 486-8 on map 490, see Cherry, 229.

BRYAN L. KENNELLY.

71ST st, 328 W, ss, 275.6 w West End av, 17.6x100.5, 3-sty & b stn dwg (vol); withdrawn.

HENRY BRADY.

1ST av, 1028 (*), es, 20 n 56th, 20x94, 4-sty bk tnt & str; due, \$7,163.90; T&c, \$120.15; sub to pr mtg \$8,000; Ferd C Bamman. 12,000
1ST av, 1030 (*), es, 40 n 56th, 20x94, 4-sty bk tnt & str; due, \$6,872.66; T&c, \$120.16; sub to pr mtg \$8,000; Ferd C Bamman. 12,000
 Total \$505,500
 Corresponding week 1913..... 246,869
 Jan. 1, 1914 to date..... 29,277,005
 Corresponding period 1913..... 34,242,556

Bronx.

The following are the sales that have taken place during the week ending Oct. 30, 1914, at the Bronx Salesrooms, 3208-10 3 av.

JOSEPH P. DAY.

Mansion st, nwc St Lawrence av, see St Lawrence av, 1501.
Crescent av, 616-8 (*), ss, 36.8 w Hughes av 42.5x55.7x33x82.3, 4-sty bk tnt & str; due, \$1,001.19; T&c, \$100; Wm H Caldwell Jr. 12,879
Ryer av, 2084 (*), es, 50 n 180th, 25x 104.11x25.1x105.4, 3-sty fr tnt; due, \$6,076.17; T&c, \$247.28; Chas H Lowerre et al, exrs. 5,800

HENRY BRADY.

Main st (*), ws, 645 n Poplar, 40x150; due, \$4,430.33; T&c, \$563.35; Martha A Arnov. 4,000
179TH st, 820 E (*), ss, 78.2 w Marmion av, 36x75.3x36x75.2, 4-sty bk tnt; due, \$17,661.20; T&c, \$970; Philip Rhineland, exr. 25,000
Union av, 720 (*), es, 154.9 s 156th, 18.9x 93.6x18.9x93.8, 2-sty & b bk dwg; due, \$6,618.81; T&c, \$400; Adaline Cohen. 6,000

CHAS. A. BERRIAN.

187TH st, 550 E (*), sec Lorrillard pl (No 2398), 100.1x22.5x100x24.5, 5-sty bk tnt; due, \$2,924.32; T&c, \$230.10; sub to mtg \$25,000; Kath Gass. 25,100
Creston av, 2819 (*), ws, 124.8 s 198th, 25x100.4, 2-sty fr dwg; action 1; due, \$2,722.57; T&c, \$219.96; Hudson Trust Co. 7,000
Creston av, 2817 (*), ws, 149.8 s 198th, 25x100.4, 2-sty fr dwg; action 2; due, \$5,845.76; T&c, \$219.96; Hudson Trust Co. 7,000
Creston av, 2821 (*), ws, 99.8 s 198th, 25 x100.4, 2-sty fr dwg; action 3; due, \$5,845.76; T&c, \$219.96; Hudson Trust Co. 7,000

Mott av, 575 (*), ws, 50 s 150th, 25x98, 4-sty bk tnt; due, \$18,129.10; T&c, \$2,223.67; Chas A Sherman. 15,000
Wheeler av, 1227 (*), ws, 270 n Westchester av, 40x100; due, \$5,027.61; T&c, \$—; sub to two mtgs aggregating \$24,000; Mary J Mullis. 26,429

BRYAN L. KENNELLY.

141ST st (*), ns, 100.3 w Beekman av, 75.2x107.10x75x113.2, vacant; due, \$11,679.21; T&c, \$482.27; Wm Crawford. 11,500

HERBERT A. SHERMAN.

Bailey pl, 3422-4 (*), es, 178.5 s Ft Independence, 50x87.1x49.1x77.4, 5-sty bk tnt; due, \$3,396.23; T&c, \$676.60; Geo Singer. 25,500

L. J. PHILLIPS & CO.

181ST st E, swc Grand blvd & concourse, see Grand blvd & concourse, swc 181.

Grand blvd & concourse, swc 181st, 98.9x 28.1x93.11x60.11, vacant; due, \$3,327.14; T &c, \$115.30; J N Webb. 3,650

M. MORGENTHAU JR. CO.

Cannon pl, ws, 424 s 238th, see Bailey av, es, 424 s 238.

Bailey av (*), es, 424 s 238th, 50x136.9 to Cannon pl x31.5x135.3, vacant; due, \$897.51; T&c, \$551.58; Kabee Realty Co. 1,100

JACOB H. MAYERS.

Van Buren st, 1614 (*), es, 308.4 s Van Nest av, 41.8x100; due, \$2,806.82; T&c, \$68.08; Fredk A Southworth, as com. 2,600

JOHN S. MAPES.

Green av, ss, 150 e Mapes av, 25x100; due \$151.08; T&c, \$66.85; Jas H Moran. 400
 GEORGE PRICE.

Lorillard pl, 2398, see 187th st, 550 E.
165TH st, 659 E, ns, 110.11 w Trinity av, 37.6x100, 5-sty bk tnt & str; due, \$31,393.43; T&c, \$650.54; Eliz Schaefer. 15,000

Total \$200,558
 Corresponding week 1913..... 809,800
 Jan. 1, 1914 to date..... 5,534,044
 Corresponding period 1913..... 5,685,522

Brooklyn.

The following are the sales that have taken place during the week ending Oct. 28, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

GRAHAM ST, es, 132 s DeKalb av, 18x91.5; adj Nov 10. —
S2D ST, sws, 100 nw 17 av, 40x100; Jno L Russell 935.00
FLUSHING AV (*), ss, 58 e St Edwards pl, 18x96.2; Fruit Auction Co 2,750.00
NOSTRAND AV, ws, 100 n Av H, 20x 90; adj Nov 10 —
STUYVESANT AV, es, 41.6 s Madison, 19.6x95; also LAFAYETTE AV, nws, 100 n Bway, 30x100; sheriff's sale of all right, title, &c; Jos P Barone... 100.00
TILDEN AV, sec Brooklyn av, 104.8x 108.5xirreg; withdrawn —
VERMONT AV, ws, 50 s Baltic av, 25x100; Christina Danzilo 1,825.00
 WILLIAM J. McPHILLIAMY & CO.
PARK PL, ss, 300 e Howard av, 50x 127.9; Chas Lewis 25,800.00
BAY 35TH ST (*), nws, 200 sw Bath av, 62.6x96.8; Second United Cities Realty Corp 3,000.00
W 15TH ST, ws, 320 n Mermaid av, 40x118.10; adj Nov 6 —
BAY RIDGE AV, ns, intersec nws Bay, —x20 to 68thxirreg; Chatham & Phoenix National Bank 126,000.00
CHESTNUT AV, ss, 560 w Liberty, 20x 100; R C Baker 2,500.00
CONY ISLAND AV (*), sec Lewis pl, 100.4x132; Chas V Lott 4,000.00
FLATBUSH AV, sws, 160 se Glenwood rd, 20x100; E 42D St, ws, 177.6 s Av D, 60x100; adj Nov 6 —
GEORGIA AV, es, 324.8 n Hegeman av, 20x100; R C Baker 2,500.00
LIBERTY AV (*), nwc Christopher av, 50x100; Williamsburgh Savgs Bank.. 6,000.00
 JAMES L. BRUMLEY.
VAN BUREN ST, ss, 90 w Stuyvesant av, 60x100; withdrawn —
LOT 76, blk 22, map of prop belonging to Wm Ziegler; Ray Helman & Fannie Bienenstock 1,025.00
 NATHANIEL SHUTER.
DITMAS AV (*), sec E 4th, 30x100; Henry B Kirkland 5,500.00
ROCKAWAY AV (*), ws, 185.6 n Hegeman av, 20x100; Syndicate Development Co, Inc 4,500.00
 CHAUNCEY REAL ESTATE CO.
48TH ST, 455, ns, 240 w 5 av, 30x100.2; adj Nov 6 —
49TH ST, ns, 500 w 6 av, 30x100; adj Nov 6 —
 CHAS. SHONGOOD.
DIAMOND ST (*), ss, 1298.4 e main rd in village of Flatbush, 25x168.4; Merchants' Co-operative Mtg Co..... 9,500.00
 Total \$175,935.00
 Corresponding week 1913..... 414,875.00

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:

OCT. 31.

No Legal Sales advertised for this day.

BROOKLYN'S OLDEST
Real Estate Office
 FIRM ESTABLISHED 1843
The Chauncey
Real Estate Co.
 187 MONTAGUE ST.
 BORO OF BROOKLYN, NEW YORK CITY
 Telephones, 4300, 4301, 4302 Main
Appraisers Auctioneers
 AGENTS AND GENERAL
Real Estate Brokers
 Members
 Brooklyn Board of Real Estate Brokers
 Real Estate Board of New York

Member Brooklyn Board of R. E. Brokers
DAVID PORTER
Real Estate Agent
Broker, Appraiser
 APPRAISER FOR
 The United States Government
 The State of New York
 The City of New York
 The Equitable Life Assurance Society
 The U. S. Title Guaranty Co.
 The Home Trust Company, etc., etc.
189 MONTAGUE STREET
 Telephone, 828 Main **BROOKLYN, N. Y.**

Member Brooklyn Board of Real Estate Brokers
BROOKLYN
REAL ESTATE
 EXPERT APPRAISER
S. WELSCH
 207 MONTAGUE STREET
 Brooklyn
 Tel. 2738-9 Main Branch, 177 Seventh Avenue

Member Brooklyn Board of Real Estate Brokers
JOHN E. HENRY, Jr.
REAL ESTATE
BOUGHT AND SOLD
 Mortgages Secured Insurance
1251 BEDFORD AVENUE
 Telephone 5500 Bedford **BROOKLYN**

A. BATAILLE & CO.
 MANUFACTURERS OF
Elevator Enclosures
 Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron.
 Bank and Office Railings
587 Hudson St., New York
 Rose Bldg., Cor. Bank St.
WINE BOTTLE RACKS
 Tel. 891 Chelsea

The Columbia
Storage
Ware-Houses
 COLUMBUS AVE
 66 TO 67 STS.
 80 ST AND
 AMSTERDAM AVE.
VAULTS
FOR VALUABLES

Legal Sales, Manhattan, Continued.

NOV. 2. CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & str; Frank M Tichenor et al, admsr—Lena Koransky et al; Appel & Taylor (A), 51 Chambers; Fredk R Rich (R); due, \$19,953.56; T&c, \$5,918.33; mtg recorded Jan 15, 1892; Samuel Marx.

NOV. 4. 27TH ST, 516-8 W, ss, 225 w 10 av, 50x98.9, 4-sty bk tnt & 3-sty fr tnt & str; Annie A Coulson—Edw S Farnan, individ & acmr, et al; Joab H Banton (A), 1 Liberty; A Michel Leslie (R); due, \$10,133.89; T&c, \$1,903.26; Heroert A Sherman.

117TH ST, 250 E, ss, 50 w 2 av, 40x58.6, 6-sty bk tnt & str; Belle G Bernheimer et al, trsts, &c—Sall Adler et al; Stewart & Shearer (A), 45 Wall; Francis X Mooney (R); due, \$24,636.04; T&c, \$4,966.88; Joseph P Day.

126TH ST, E, nwc Mac av; see Mac av, 1974.

127TH ST, 127 W, ns, 355 w Lenox av, 15x 99.11, 3-sty stn bldg; Wm F Brown, trste—Anita A Stilwell, individ & extrx, et al; Patk J Dobson (A), 51 Chambers; Jacob M Schoenfeld (R); due, \$6,912.62; T&c, \$918.11; mtg recorded Jan 12, 1907; Samuel Marx.

MADISON AV, 194, nwc 126th, 19.11x80, 4-sty & b stn dwg; Sarah J Morton—Annie M Keenan et al; Chas A Moran (A), 34 rine; Powell Crichton (R); due, \$5,955.58; T&c, \$159.80; sub to pr mtg \$20,000; Saml Goldsticker.

NOV. 5. 52D ST, 636 W, ss, 225 e 12 av, 20x100.5, 1 & 2-sty fr stable; Jno J A Hickey—maria Stoops et al; Roger J Heisler (A), 27 Ceaur; Jas A Lynch (R); due, \$1,206.88; T&c, \$—; mtg recorded Aug 12, 1891; Henry Brady.

80TH ST, 323 W, ns, 241 w West End av, runs n49.6xw21.6xsl3.6xw16.6xsl3.8xw5x32.4xe43 to beg, 5-sty & b bk dwg; Hudson City Savgs Instn—Josephine E Stone et al; Collier & Browning (A), Hudson, N Y; Wm C Rosenberg (R); due, \$42,475.53; T&c, \$1,186.55; mtg recorded July 2, 1913; Samuel Marx.

95TH ST, 49 W, ns, 318 e Col av, 18x100.8, 3-sty & b stn dwg; Jos C Veith—Theo Killian et al; Finch & Coleman (A), 32 Nassau; Wm Allen (R); due, \$15,846.91; T&c, \$1,035.78; Samuel Marx.

NOV. 6. TRINITY PL, 70-76, ws, 203.1 s Thames, 104.4x 42.4x108.9x52, 6-sty bk loit & str bldg; Mutual Life Ins Co of N Y—Burrill H Shepard et al; Fredk L Allen (A), 55 Cedar; Emmet J Murphy (R); due, \$110,432.90; T&c, \$2,002.50; Joseph P Day.

NOV. 7. No Legal Sales advertised for this day.

NOV. 9. 13TH ST, 206 E, ss, 493.6 w 2 av, 16.6x103.3, 4-sty stn tnt; Julius Hechtlinger—Richd B Miller et al; Breitbart & Breitbart (A), 309 Bway; Harold C Mendelson (R); due, \$1,751.14; T&c, \$360.53; sub to pr mtg \$11,000; Joseph P Day.

65TH ST, 355-7 E, ns, 225 w 1 av, 33.4x100.5, 6-sty bk tnt & str; Newton Ehrmann—Harry Levy et al; Lachman & Goldsmith (A), 35 Nassau; Wm Henkel, Jr, (R); due, \$34,882.24; T&c, \$698.90; Joseph P Day.

115TH ST, 75 E, ns, 90 w Park av, 25x100.11, 5-sty bk tnt; Betty Gisthal—Jos Edelstein et al; Bowers & Sands (A), 46 Cedar; Isaac F Cohen (R); due, \$16,345.76; T&c, \$733.16; Samuel Marx.

MADISON AV, 1584, ws, 50.11 n 106th, 25x100, 5-sty stn tnt & str; Louis W Harlem et al—Isaac Schneider et al; Chas E Heydt (A)—2 Rector; Eugene L Bushe (R); due, \$25,214.81; T&c, \$1,226.84; Bryan L Kennelly; mtg recorded Nov 17, 1904.

Bronx.

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

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

NOV. 2. COSTER ST, 644, es, 320 s Spofford av, 20x100, 2-sty bk dwg; Kate L Bower—Hunts Point Estates et al; action 1; Louis B Hasbrouck (A), 257 Bway; Albert R Lesinsky (R); due, \$5,981.29; T&c, \$171.97; Herbert A Sherman.

NOV. 4. ST LAWRENCE AV, 1501, nwc Mansion, 25x95; Fannie H Youngs—Jos W Krauer et al; Holt, Warner & Gaillard (A), 42 Bway; Alex

STATEMENT OF THE OWNERSHIP, MANAGEMENT, ETC., OF

Real Estate Record and Builders' Guide, published weekly at New York, N. Y., for October 1, 1914 (required by Act of August 24, 1912). Editor—None. Managing Editor—A. K. Mack, 119 West 40th Street, New York City. Business Manager—W. C. Stuart, 119 West 40th Street, New York City. Publisher—Record and Guide Co., 119 West 40th Street, New York City. Owners—F. W. Dodge Co., 119 West 40th Street, New York City. F. W. Dodge, Pres., 119 West 40th Street, New York City. F. T. Miller, Sec. and Treas., 119 West 40th Street, New York City. Known bondholders, mortgagees and other security holders, holding 1 per cent. or more of total amount of bonds, mortgages or other securities—None.

RECORD AND GUIDE CO., F. T. Miller, Treas.

Sworn to and subscribed before me this thirtieth day of September, 1914.

HENRI DAVID.

Notary Public, New York County, No. 849, Register's No. 6151. Certificate filed in New York County. (My commission expires March 30, 1916.)

Karlin (R); due, \$8,820.07; T&c, \$707.72; Joseph P Day.

NOV. 5. No Legal Sales advertised for this day.

NOV. 6. MARRIN ST, nwc Edwards av; see Edwards av, nwc Marrin.

160TH ST, 632 E, ss, 30.2 e Trinity av, runs s50 xw29.11 to Trinity av, xs25xe52.11xn75 to av xw23.2 to beg, 2-sty & b fr dwg; Mary T Renard—Robt H Neville et al; partition; Johnne, Larkin & Rathbone (A), 54 Wall; Edw J Flynn (R); due, \$—; James J Donovan, Inc.

226TH ST, 848-56 E, ss, 205 w Bronxwood av, 100x114; Saml Stecher et al—Giosue Arcoletto et al; Chas Tolleris (A), 132 Nassau; Jno Boyle, Jr (R); due, \$3,699.65; T&c, \$325.58; sub to mtg \$16,000; Chas A Berrian.

EDWARDS AV, nwc Marrin, 50.4x98.10x50x100; Henry Stellman, trste—Mary F McGrail et al; Jno Kadel (A), 2069 Westchester av; J Homer Hildreth (R); due, \$1,526.20; T&c, \$138; George Price.

MORRIS PARK AV, 629, ns, 1431.11 e Walker av, 25.2x189.6x28.6x14.2; Ellen Fitzgerald—Lizzie Reese; Clarence K McGuire (A), 15 William; Henry A Forster (R); due, \$4,793.82; T&c, \$365.55; Chas A Berrian.

TRINITY AV, es, 50 s 160th; see 160th, 692 E. WEBSTER AV, 1922, es, 138.7 n Tremont av, 75 x18.11, 1 & 2-sty fr theatre; Edgar S Appleby et al—Adolph Freund et al; Cannon & Cannon (A), 135 Bway; Harry Kempner (R); due, \$29,207.35; T&c, \$966.49; Henry Brady.

NOV. 7. No Legal Sales advertised for this day.

NOV. 9. 156TH ST, 937 E, ns, 50 e Dawson, 25x100, 2-sty bk dwg; Saml L Feldman—Alex L Kenny et al; Arthur O Ernst (A), 110 Bway; Chas Putzel (R); due, \$1,201.10; &c, \$334.10; sub to lst mtg \$8,000; Henry Brauy.

179TH ST, 440 E, nec park av, runs n25xe91xn 48xe60x33xw141 to beg, 3-sty bk tnt & str; N Y Trust Co—Convent Park Constn Co et al; M S & I S Isaacs (A), 52 William; Ely Neumann (R); due, \$48,522.07; T&c, \$1,041.04; Henry Brady.

CAMBRELING AV, 2459, ws, 50 s 189th, 25x 100; 2-sty fr dwg; Cath Sutorius—Wm Schorermann et al; Gerlich & Schwieger (A), 1011 3 av; Martin S Conen (R); due, \$5,538.12; T&c, \$104; George Price.

MORRIS AV, 826-8, es, 140 s 160th, runs e100x 48xe60x33xw108.10xn75 to beg, 3-sty & b fr dwg & 1-sty fr garage; Helen mezz—Janus M Honmann et al; action 1; raul C Schnitzler (A), 165 Bway; Jos J Silver (R); due, \$9,325.90; T&c, \$1,000; Geo Price.

MORRIS AV, 826-8, es, 101 n 188th, 50x108.10, 3-sty & b fr dwg & 1-sty fr garage; Helen Onez—Julius M Hoffmann et al; action 2; Paul C Schnitzler (A), 165 Bway; Jos J Silver (R); due, \$3,362.27; T&c, \$500; Joseph P Day.

PARK AV, nec 179th; see 179th, 445 E. WALLACE AV, ws, 225 s Morris Park av, 100x 100; Jno Foy—Edw N Lynch et al; Grant Squires (A), 299 Madison av; Melvin H Dalberg (R); due, \$1,545.97; T&c, \$283.86; Samuel Marx.

Brooklyn.

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

OCT. 31. COLUMBIA PL, es, 77.5 s Joralemon, 17.3x 70.10; Annie J O'Brien—Henry Schulberg et al; Danl T O'Brien (A), 44 Court; Wm R McGuire, Jr (R); Wm J McPhilliary & Co.

NOV. 2. OAKLAND ST, es, 50 s Eagle, 25x100; Penobscot Realty Corpn—Alice E Flood et al; Edw J Reilly (A), 142 Norman av; Jacob W Kahn (R); Nathaniel Shuter.

PITKIN AV, ss, 75 w Hendrix, 25x100; also PITKIN AV, ss, 75 w Van Siclen av, 25x100; also PITKIN AV, ss, 75 w Hendrix, 50x100; Manly R Hubbs—Vincent J Miccio et al; Carl S Heidenreich (A), 2772 Fulton; Henry F Burr (R); Wm P Rae.

NOV. 4. COURT ST, ws, 200 n Degraw, 22.6x112.6; Harry H Purvis—Woodworth Realty Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Walter E Warner (R); Wm P Rae. McDONOUGH ST, ns, 204 e Patchen av, 20x 100; Williamsburgh Savgs Bank—Annie L Lockwood et al; S M & D E Meeker (A), 217 Havemeyer; Wm A Dempsey (R); Wm J McPhilliary & Co.

E 14TH ST, es, 100 n Av G, 50x100; Eagle Savgs & Loan Co—Ella H Renner et al; Jas C McLeer (A), 189 Montague; Geo C Buechner (R); Wm J McPhilliary & Co.

E 25TH ST, es, 100 s Av Z, 80x105; Home Title Ins Co of N Y—Henrietta A Vickers et al; Henry J Davenport (A), 375 Pearl; Jas D Bell (R); Wm J McPhilliary & Co.

ATLANTIC AV, nwc Van Siclen av, 20x103.2; also ATLANTIC AV, ns, 40 w Van Siclen av, 20x104.4; Mechanics Bank Brooklyn—Rudolf C Werner et al; Kiendl, Smyth & Gross (A), 215 Montague; Wm A Fischer (R); Nathaniel Shuter.

BEVERLY RD, sec E 2d, 35x100; Wm Hawkins—Francis S E Jones et al; Henry J Davenport (A), 375 Pearl; Geo Eskstein (R); Wm J McPhilliary & Co.

NOV. 5. HARRISON ST, ss, 89.9 w Court, 14x95; Sheriff's sale of all right, title, &c, which Annie W Stephens had on Sept 8, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae. HART ST, ns, 414 w Lewis av, 16x100; Jos Stoopack et al—Harris H Feinstein et al; Henry Salant (A), 200 Bway, Manhattan; Horatio C King (R); Jas L Brumley.

S 3D ST, ns, 178.6 e Berry, 25x90; Louise Prybil—Henrietta Buasch et al; Amend & Amend (A), 119 Nassau, Manhattan; Henry B Ketchum (R); Jas L Brumley.

E 17TH ST, ws, 300 s Av S, 160x100; Hallie P Bates—C Olivia Sabin et al; Chas A Clayton (A), 44 Court; Wm L O'Malley (R); Jas L Brumley.

36TH ST, es, 54.11 n 12 av, 21.11x104.11; Robt A Lindsay—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Abner C Surpluss (R); Wm J McPhilliary & Co.

E 37TH ST, es, 100 s Av J, 40x100; Fannie Bacheider—Gilbert L Hassell et al; Wm E Cook (A), 309 Bway, Manhattan; Robt S Snevily (R); Nathaniel Shuter.

STONE AV, ws, 100 n Livonia av, 25x100; Max Edelman—Harris Freedman et al; Arthur G Fuchs (A), 309 Bway, Manhattan; Jas S Regan (R); Wm P Rae.

VARKENS HOOK RD, sws, intersec cl Av F, runs sw— to cl E 85th xse—xsw— to cl E 83d xnw—xsw172xe4xsw— to E 81st xsw— to cl E 81st xse—xsw—xse— to cl E 80th xse—xne—xse— to cl E 81st xse—xne45x3xw16.9xne — to cl E 83d xnw— to cl Av J xne— to cl E 84th xsw—xne— to Varkens Hook rd xnw 853.7xsw—xw170.3xne—xnw— to cl Fladlands av xne to cl E83d xnw160xne— to cl E 84th xse— to cl Flatlands av xne130xnw325xne140 to cl E 85th xse175xne— to Varkens Hook rd xnw to beg; Montrose Realty Co—Chartered Land Syndicate et al; Wm F Purdy (A), 27 Cedar, Manhattan; Paul Grout (R); Jas L Brumley.

NOV. 6. MADISON ST, ns, 255 e Throop av, 20x100; Sheriff's sale of all right, title, &c, which Louise Fluggi et al had on July 24, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae. NOLL ST, ses, 200 ne Central av, 25x100; Becky Rafel—Mollie Vibegar et al; Weinberg Bros (A), 302 Bway, Manhattan; Chas Tolleris (R); Nathaniel Shuter.

PENN ST, nws, 296.11 sw Bedford av, 20x100; Daisy M Jacobsen—Mary Rogers et al; Harry L Thompson (A), 175 Rensen; Frank Anderson (R); Jas L Brumley.

W 15TH ST, ws, 320 n Mermaid av, 40x118.10; Martino Caso et al—Maria Vastola et al; Chas J Masone (A), 44 Court; Wm P Pickett (R); Wm J McPhilliary & Co.

72D ST, ss, 314.6 e 5 av, 20x100; Jeremiah J Andreas—Bridget Rice et al; Jno H Mann (A), 68 Broad; Henry S Rasquin (R); Wm J McPhilliary & Co.

EAST NEW YORK AV, ns, bet Buffalo av & President st, lot 9; Tax Lien Co of N Y—Michl J Kelly et al; August Weymann (A), 68 William, Manhattan; Augustus J Koehler (R); Wm J McPhilliary & Co.

FLATBUSH AV, sws, 160 se Glenwood rd, 20x 100; also E 42D ST, ws, 177.6 s Av D, 60x 100; Anna M Everit—Emma S Schmidt et al; Geo W Pearsall (A), 49 Court; Ward D Williams (R); Wm J McPhilliary & Co.

NOV. 7 & 9. No Legal Sales advertised for these days.

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

Manhattan.

OCT. 24. SUFFOLK ST, es, 149.8 s Grand, 25.4x100; Public Bank of N Y City—Chas Malawista et al; amended; Stroock & Stroock (A). EDGEcombe AV, swc 140th, 99.11x70; Lincoln Trust Co et al—City of N Y et al; Elkus, Gleason & Proskauer (A).

EDGEcombe AV, nwc 137th, 199.10x34; Lincoln Trust Co et al—Yale Realty Co, Inc, et al; Elkus, Gleason & Proskauer (A). EDGEcombe AV, ws, 259.10 n 137th, 77.8x 101.3; Lincoln Trust Co et al—Jno M Linck Constn Co, Inc, et al; Elkus, Gleason & Proskauer (A).

ST NICHOLAS AV sec 140th, 101.3x85; Lincoln Trust Co et al—Charter Constn Co et al; Elkus, Gleason & Proskauer (A).

OCT. 26. MARKET ST, ST; Monash Eising—Israel Jacobson et al; K C & M V McDonald (A).

OCT. 27. 53D ST, ns, 275 w 9 av, 25x100.5; Aaron Langstadter—Minnie Wolfkind et al; J Levy (A). 117TH ST, ss, 100 w 8 av, 50x—; Emma G Townsend et al—Gustave A Wuerfel et al; Joline, Larkin & Rathbone (A).

LENOX AV, 347; Isaac S Heller—Anna Habicht et al; Kelley & Connelly (A). MADISON AV, nec 131st, 25x89; Emigrant Industrial Savgs Bank—Abr Solomon, exr, et al; R & E J O'Gorman (A).

OCT. 28. CHAMBERS ST, nec William, 27.6x21.6; East River Savgs Instn—Andrew F Gilsey et al; O F Hibbard (A). 18TH ST, nes, 257 nw 2 av, 23x92; Henry Wacker—Emilie Hofman et al; Loeb, Bernstein & Ash (A).

165TH ST, 552 W; J A William Pilgrim—Ensign Realty Co et al; H F Lippold (A). SHERMAN AV, swc 204th, 100x110; J Allen Townsend—Lawrence Mulligan et al; P M Goodrich (A).

OCT. 29. 57TH ST, ns, 66.8 e 11 av, 16.8x100.5; American Savgs Bank—Saml H Neuberger et al; Irwin & Orr (A). 75TH ST, ss, 220 e West End av, 20x102.2; May G Falconer Sanford—Isidore Hirsch et al; H Swain (A).

6TH AV, 344; Mutual Life Ins Co of N Y—Annie C Parke et al; F L Allen (A).

OCT. 30. 10TH ST, 13-9 E; Columbia Trust Co—Mayfield Constn Co et al; Zabriskie, Murray Sage & Kerr (A). 22D ST, ns, 354.7 e 1 av, 46.10x98.9; Geo Dobson—Margt Daub et al; J C Hoenninger (A).

65TH ST, 218-20 W; Edgar S Appleby et al—Rose Weser et al; Cannon & Cannon (A). 108TH ST, ns, 95 e Manhattan av, 75x100.11; Wm A Martin—First United Presbyterian Church of N Y City et al; Lachman & Goldsmith (A). 119TH ST, 72 E; Walter F Blaisdell et al—Bernhard Fink et al; H M Bellinger, Jr (A).

124TH ST, ss, 175 e Bway, 50x100.11; Irving Savgs Instn—Zeelman Adams et al; Deyo & Bauerdorf (A).
 132D ST, 16 E; Wm H Achmohl—Morris Weintraub et al; Wilson, Barker & Wager (A).
 3D AV, es 25.11 s 101st, 25x100; Mary Katzenberg—Abr Storch et al; S Nordlinger (A).

Bronx.

OCT. 23.
 170TH ST, nwc Fulton av, 189x280; B Franklin Hart, Jr—Isaac Shapiro et al; W F Fielding (A).
 183D ST, swc Bassford av, 35.8x115; East River Savgs Instn—Bassford Realty Co et al; O F Hibbard (A).
 BARNES AV, ws, 75 n 219th, 39x105; Columbia Syndicate, Inc—Jos C Klunder; Holden & Cary (A).
 QUIMBY AV, ns, 130 w Olmstead av, 25x108; Benj Seh—Fredk Uhl et al; M D McHugh (A).
 LOT 12, map of Arden prop; Walter W Taylor—Christian Walter et al; De La Mare & Morrison (A).
 LOTS 211 & 212, map of Lobauer Park; Jennie Sealy—Emria O'Donnell et al; N J O'Connell (A).
OCT. 24.
 OAK TER, ss, 100 w Beekman av, Mary E Elstner—Jerome J Wilson et al; H C Kudlich (A).
 148TH ST, ns, 375 w Morris av, 25x106.6; Isabella Hart—Erick Borkstrom et al; S Weschler (A).
 BRIGGS AV, 2578; Newell Bent—Browline Realty Co et al; Merrill & Rogers (A).
 SOUTHERN BLVD, 1239-41; Mollie Ottenberg—Martha Perna et al; H Swain (A).
OCT. 26.
 142D ST, 484 E; Morris Meyers—Minnie Lefkowitz et al; M Boskey (A).
 164TH ST, 581 E; Wells Holding Co—Elizabeth Anderson et al; Weyland & Bernard (A).
 170TH ST, 451 & 453 E; Sarah C Doty—Flora Schreiber et al; B E Rabell (A).
 BROOK AV, ws, 77.7 n St Paul's pl, 22.2x36.2; Isabella Dennis—Lucio Rugulo et al; Williamson & Bell (A).
OCT. 27.
 3D AV, swc Brook av, 13.9x36.6; Universal Savgs Bank—Wm H Harden et al; R Mazet (A).
OCT. 28.
 140TH ST, 491-93 E; Beekman Constn Co—Aurora Invest Co et al; Morrison & Schiff (A).
 140TH ST, 495-97 E; same—same; same (A).
 140TH ST, 499-501 E; same—same; same (A).
 140TH ST, 503-05 E; same—same; same (A).
 MORRIS AV, es, 137.6 n 164th, 37.6x104; Wm Rankin—David Holstein et al; W R Adams (A).
 ODGEN AV, 1209-15; Two-Eighty Co, Inc—Carr Bldg Co et al; Strasbourger, Eschwege & Schallck (A).
 PROSPECT AV, ws, 158 n 165th, 50x175; Jacob Schmitt—Caroline V Fey et al; T Sattler (A).
 PROSPECT AV, 626-28; Nathan Freidman—Julius A Bernstein et al; S Bitterman (A).
 WATSON AV, ss, 105 e Olmstead av, 25x108; Geo A Devermann—Alfred J Robinson et al; Neier & VanDerveer.

OCT. 29.
 238TH ST, 133 E; North New York Savgs & Loan Assn—Ridgefield Constn Co et al; J H Hildreth (A).
 ANTHONY AV, es, 178.8 s 173d, 98.9x96.6; Realty Operating Co—Associated Contractors & Bldg Inc et al; M S Borland (A).
 BAILEY AV, ws, 342.7 s Kingsbridge rd, 50x104; Wm Lee Owen—Manuel J Brazill et al; J H Banton (A).
 CROTONA AV, 2308; Rudolph Schreiber—Rutherford Realty Co et al; B Hess (A).
 UNION AV, nec 149th, 75x100; Mutual Life Insurance Co—Abr Nelson et al; F L Allen (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

OCT. 22.
 No Judgments in Foreclosure suits filed this day.
OCT. 23.
 64TH ST, 169 W; Josephine K Barber et al—Frances Morris et al; Henry M T Beekman (A); Jno J Halpin (R); due21,123.53
OCT. 24.
 No Judgments in Foreclosure Suits filed this day.
OCT. 26.
 AV A, ws, 48.1 n 4th, 16x100; Max Schwarz—Milton Greenfield; Murray M Himowich (A); Thos W Churchill (R); due 5,473.68
 129TH ST, 112 W; Gustavus Sidenberg—Moses Misch; Lachman & Goldsmith (A); Jas A Lynch (R); due.....21,140.63
 129TH ST, 110 W; same—same; same (A); same (R); due21,140.63
OCT. 27 & 28.
 No Judgments in Foreclosure Suits filed these days.

Bronx.

OCT. 23.
 2D AV, es, 425 n 2d, 25x100; Mary K Owens—Florence E Hartling et al; R W MacKewan (A); Arthur A Henning (R); due 4,711.67
OCT. 24.
 No Judgments in Foreclosure Suits filed this day.
OCT. 26.
 183D ST, 789 E; Jacob Ganofried et al—Sida Constn Co et al; H Gottlieb (A); P Ingraham (R); due..... 6,744.50

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Judgments in Foreclosure, Bronx, Continued.

PROSPECT AV, 564-6; Wm L Condit et al as trstes—Helene Freudenmacher et al; G & P Elkus (A); G B Hayes (R); due40,993.33
OCT. 27.
JEROME AV, 2353; Harlem Savgs Bank—Margt J Ellis et al; E S Clinch (A); J R Truesdale (R); due. 7,295.55
JEROME AV, 2351; same—same et al; same (A); same (R); due..... 7,295.55
OCT. 28.
175TH ST, ss, 35.8 e 3 av, 39x100; Michl Piel—Codae Realty Co et al; Fitch Mott & Grant (A); H Kempner (R); due37,304.05
OCT. 29.
ELTON AV, ns, 63.8 w 162d, 31.10x50; Sarah Ella Furnald—Jas C Corbett et al; R Kelly (A); Matthew P Doyle (R); due26,236.11

LIS PENDENS.

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

Manhattan.

OCT. 24. No Lis Pendens filed this day.
OCT. 26.
34TH ST, 123 E; 80TH ST, 19 E; WEST END AV, 87; Saml B Dewsnap—Geo G Dewsnap; action to appoint committee, &c; Davis, Doyle & Davis (A).
BROADWAY, ws, 84.1 n 111th, 17.7x83.2; Wm R Sainsbury—Christian Bang et al; action to recover possession, &c; Hornblower, Miller, Potter & Earle (A).
OCT. 27. No Lis Pendens filed this day.
OCT. 28.
44TH ST, 14 E; Koslow Iron Wks, Inc—Harry T Sherman et al; action to declare lien; B Kronenberg (A).
67TH ST, 217-19 E; August Mugler—Kroywen Realty Co et al; action to foreclose mechanic's lien; H E Herman (A).
OCT. 29.
ACADEMY ST, svs, 225 nw Bway, 100x153.3; Wesley Wait—Van Rensselaer Winkler et al; action to reform conveyance; Anthony & Anthony (A).
79TH ST, 180-84 E; Blanche Lightfoot—Cath L Kane et al; partition; H L Schaefer (A).
112TH ST, 51 E; Mabel G Maynard—Michl Gorey et al; M S & I S Isaacs (A).
116TH ST, ss, 150 w Morningside av, 25x100.11; City of N Y—Andrew Coulter et al; foreclosure of tax lien; F L Polk (A).
BROADWAY, ns, bet 204th & 207th, lot 34; Rudolph Wallach Co—Edw Livingston et al; foreclosure of tax lien; A Weymann (A).
BROADWAY, ws, 84.1 n 111th, 17.7x83.2; Wm R Sainsbury—Christian Bang et al; action to obtain possession, &c; Hornblower, Miller, Potter & Earle (A).
OCT. 30.
35TH ST, 217-9 W; also 8TH AV, ws, 57.9 s 48th, 25.1x100; also 38TH ST, ss, 325 e 8 av, 25x98.9; also 9TH AV, sc 38th, 24.9x100; also 11TH AV, nec 29th, 49.4x55.3; Kath F Lindemann—Helena M Richter; notice of attachment; Ferguson & Ferguson (A).
165TH ST, ns, bet Park & Washington avs, lot 65; Tax Lien Co of N Y—Rebecca B Gourlie et al; amended foreclosure of tax lien; A Weymann (A).
3D AV, 2289; Manhattan Railways Co—Wendolin J Nauss et al; action to acquire title by condemnation; J L Quackenbush (A).
3D AV, 2279-81; Manhattan Railway Co—Emma Finkenberget al; action to acquire title by condemnation; J L Quackenbush (A).
3D AV, 2289; Manhattan Railway Co—Wendolin J Nauss et al; action to acquire title by condemnation; J L Quackenbush (A).
3D AV, 2248-50; Manhattan Railway Co—Saml Wallach et al; action to acquire title by condemnation; J L Quackenbush (A).
3D AV, 2291; Manhattan Railway Co—Wendolin J Nauss et al; action to acquire title by condemnation; J L Quackenbush (A).
3D AV, 2313; Manhattan Railway Co—Lena Kahn et al; action to acquire title by condemnation; J L Quackenbush (A).

Bronx.

OCT. 23. No Lis Pendens filed this day.
OCT. 24.
226TH ST, nec Carpenter av, 50x100; Herman von der Hyde—Geo Walker et al; action to foreclose tax lien; E L Brisach (A).
227TH ST, nec Carpenter av, —x—; Herman von der Hyde—Geo Walker et al; action to foreclose tax lien; E L Brisach (A).
235TH ST, svs White Plains av, —x—; Peter Duncan—Jno Stevenson et al; action to foreclose transfer of tax lien; E L Brisach (A).
VYSE AV, ws, 175 s Jennings, 50x100; Morris Lederman—Kochkeller Co et al; action to adjudge deed fraudulent; J Bernstein (A).
LOTS 84 & 85, map of Cebrie Park; Sarah C Buckenham—Jno Noonan et al; action to set aside deed; R H Arnold (A).
OCT. 26.
GRAND AV, es, 125 n North, 19.1x100; Leo Strauss—Annie M Gaffney; action to recover execution; B L Finkelstein (A).
LOT 292, map of Adea Park; Nathan Kurtzka—Dongan Realty Co et al; action to foreclose tax lien; Schwartzman & Schwartzman (A).
OCT. 27.
ANTHONY AV, es, 5.7 n 175th, 25x106.2; Saml B Dewsnap—Geo G Dewsnap, an incompetent; action to appoint a committee; Davis, Doyle & Davis (A).
OCT. 28. No Lis Pendens filed this day.
OCT. 29.
187TH ST, svs Washington av; Michl A Mullholland—Louis H Reid et al; action to compel conveyance; Hayes & Kaufman (A).

187TH ST, ss, 101 w Washington av, 40x100; Michl A Mullholland—Louis H Reid et al; action to compel conveyance; Hayes & Kaufman (A).
WASHINGTON AV, ws, 50 s 187th, 50x101; Michl A Mullholland—Louis H Reid et al; action to compel conveyance; Hayes & Kaufman (A).

Brooklyn.

OCT. 22.
BERRIMAN ST, es, 250 n Dumont av, 20x100; Geo W Titcomb—Jos Miller et al; T E Johnson, Jr (A).
LINCOLN PL, svs, 320.1 nw 6 av, 29.11x100; Carrie L Fulcher—Filomena Scupari et al; F Oobb (A).
ST JOHNS PL, ss, 154 e Albany av, 17x107.10; also ST JOHNS PL, 1198; Jas Flynn—Francis Wolfe—Brown et al; E Bittiner (A).
VAN SICLEN ST, es, 460.6 s Av T, 18x100; South Bklyn Savgs Instn—Mary F Jeffards et al; Coombs & Whitney (A).
E 8TH ST, es, 123.4 n Av H, 23.4x100; Leslie T McCurdy—Christian Stechel et al; L B Hasbrouck (A).
E 24TH ST, es, 250 n Av L, 37.6x100; Thos E Cisney—Herbert G Andrews et al; Logan, Pink & N (A).
57TH ST, ns, 160 e 7 av, 20x100.2; Chas T Branch—Alfonsina R Drago et al; C C Branch (A).
67TH ST, nec 13 av, 20x100; Josephine J Viering—Margt Petersen et al; G Eckstein (A).
77TH ST, ss, 285.6 w 14 av, 30.11x100; So Bklyn Savgs Instn—Chancery Realty Co & ano; Coombs & Whitney (A).
77TH ST, ss, 316.5 w 14 av, 30.11x100; same—same; same (A).
77TH ST, ss, 347.4 w 14 av, 30.11x100; same—same; same (A).
77TH ST, ss, 378.3 w 14 av, 30.11x100; same—same; same (A).
FLATBUSH AV, svs, 140 se Av G, 20x100; Percie Pearsall—Chas P Schmidt et al; G W Pearsall (A).
NEW UTRECHT AV, sec 50th, runs e127.7xs 100.2xe60xs100xw58.1xnw238.6 to beg; Wm W Spence—Martha Cesner et al; H J Davenport (A).
OVINGTON AV, ss, 94.11 w 6 av, 20x153.7; Otto Zipf—Geo W Adams et al; T F Kane (A).
RIVERDALE AV, ss, 50 w Osborn, 20x100; Mary J Green—Malka Glass et al; Logan, Pink & N (A).

OCT. 23.
BAYARD ST, ss, 193.11 w Graham av, 19.7x 100; also MEEKER AV, ns, 150 w Graham av, 50x100; also MEEKER AV, ns, 200 w Graham av, 13.1x84.8x13.1x85.9; also BAYARD ST, ses, 300 ne Manhattan av, runs s 103.5xnw45.7xnw1.8xne19.6xnw100xsw46.1 to beg; also MEEKER AV, sec Manhattan av, runs s9.3xe88.3xn28xnw29xsw85 to beg; Burt L Rich—Mary I Volppa & ano; to set aside transfers; M T Abruzzo (A).
EAGLE ST, ss, 300 w Manhattan av, 25x100; Jas Reddy—Jno F Hanlon et al; Seley & Levine (A).
WEST ST, svs 52d, runs nw108.10xsw100xse80 xne29.2xe69.6xn26 to beg; also 53D ST, nwc West, runs n65.10xw62xse90.7 to beg; Mary S Rodgers—Bklyn Realty Sellers et al; Reeves & Todd (A).
ATLANTIC AV, 2047-9; Jennie Kossow—Beckie Cohn et al; S Rosenthal (A).
BATH AV, svs, 25.11 se 15 av, 35x100; Abr Bessie—Phillipine Blind et al; M Neugass (A).
FRANKLIN AV, es, 172.9 n Park av, 25x100; Jno F Saddington—Chas P Forsman et al; G F Alexander (A).
RALPH AV, ws, 80 s Sumpter, 20x50; Frank Hasbrouck—Wm H Allen et al; F G Dunham (A).
WYTHE AV, ws, 40 s Clymer, 20x60; Interboro Bwg Co—Abr Kruman et al; H A Rubino (A).
9TH AV, nec 17th, 21x93.3; Jennie Smith—Julia McCadden et al; M T Manton (A).

OCT. 24.
HURON ST, ns, 370 e Franklin, 25x100; Fredk C A Schaefer—Jacob Barvar et al; Weinberg Bros (A).
3D ST, nes, 228.8 nw 5 av, 26.8x95, Fredk L Ostergren—Mary T L Warren et al; W F Haemer (A).
79TH ST, nec 11 av, runs n160xe100xs60xe360xs 100xw460; also 79TH ST, nec 12 av, 440x220; Leah G Mappier—Moe Levy et al; partition; A A Mappier (A).
BROOKLYN AV, ws, 257.6 n Av I, 40x100; Alwilda Matthews—Christian A Benneche et al; Harman & Howell (A).
PITKIN AV, ss, 80 e Hendrix, 20x100; Robt T Davidson—Mary Termini et al; F G Wild (A).
SUTTER AV, nwc Chester, 30x100; Jas Brady's Sons Co—Fannie Slotkin et al; M Radeloff (A).
12TH AV, nws, 40.2 ne 48th, 30x100; Saml Edelman—Bessie Hirsch et al; J Weinberger (A).
LOTS 183 & 184, map of lots on Vernon av in Flatbush belonging to estate of Jno A Wil-link; Simpson Sheppard—Wm Irvine et al; Manning & Buechner (A).

OCT. 26.
FULTON ST, ss, 118 nw Williams pl, runs nw 23xsw99.2xe23.5xne94.8; also WILLIAMS PL, nwc Herkimer, runs n71.4xnw25.6xs76.3xe25 to beg; N Y Municipal Railway Corp—Mary S Rubbo et al; to acquire a title; G D Yeomans (A).
FULTON ST, nec Hendrix, 25.2x100; Albert Markert—Mary Sauer & ano; to cancel a deed; J Solomon (A).
HICKS ST, ses, 20 sw Pacific, 56x40; Christina Danzilo—Wm B Naylor et al; J L Danzilo (A).
E 14TH ST, ws, 380 s Av R, 50x100; Title G & T Co—Mary E Pearl et al; T F Redmond (A).
48TH ST, nes, 100 nw 12 av, 40x100.2; Williamsburgh Savgs Bank—Jacob Miller et al; T F Redmond (A).

72D ST, ss, 240 e Narrows av, 20x100; Emma Reineking—Emily C Pietsch & ano; Kiendl & Sons (A).
FRANKLIN AV, es, 22.6 s Greene av, 21x80; Amalia Frese—Adelaide G Rice et al; Cook & Benjamin (A).
HOPKINSON AV, ws, 42.7 n Prospect pl, 19x 80; Fannie Epstein—Sam Rohssler et al; M Loskowitz (A).
MYRTLE AV, nec Hamburg av, runs nw51.3xne 75xse20xsw14.10xs64.9xw20 to beg; Bklyn Trust Co—Louise Wicke et al; T F Redmond (A).
NEWKIRK AV, nwc E 21st, 40x120x87.1x110.5; C T Willard Co—Peru Realty Co et al; foreclosure of mechanics' lien; Cushing & Cushing (A).
SCHENECTADY AV, ws, 140 n Winthrop, 40x 100; Antoinetti F Kleine—Jos Stafford Co et al; W W Butcher (A).
3D AV, es, 150 s Pacific, 25x100; John J Flynn —Delia Ward et al; T P Hall (A).
14TH AV, nec 78th, 20x100; So Bklyn Savgs Instn—Chancery Realty Co & ano; Coombs & Whitney (A).
14TH AV, nws, 20 ne 78th, 20x 100; same— same; same (A).
14TH AV, nws, 40 ne 78th, 20x100; same— same; same (A).
14TH AV, nws, 60 ne 78th, 20x100; same— same; same (A).
14TH AV, nws, 19 ne 79th, 18x99.11; same— same; same (A).
14TH AV, nws, 37 ne 79th, runs nw99.11xne7.11 xnw.02xne10.1xse100xsw18 to beg; same— same; same (A).
14TH AV, nws, 55 ne 79th, 18x100; same—same; same (A).
14TH AV, nws, 73 ne 79th, 18x100; same—same; same (A).
14TH AV, nws, 73 sw 78th, 18x100; same— same; same (A).
14TH AV, nws, 91 sw 78th, 18x100; same— same; same (A).

OCT. 27.
HAMPTON PL, es, 170 s Sterling pl, 20x95; Bklyn Savgs Bank—Aronson Realty Co et al; Snedeker & Snedeker (A).
INDIA ST, sec Oakland, 62.6x100; Wmsburgh Savgs Bank—Greene Mfg Co et al; S M & D E Meeker (A).
PALMETTO ST, ses, 100 sw Hamburg av, 25x 100; Fredk Gackenheimer—Anna E Spencer; H E Wilke (A).
5TH ST, ns, 157.10 e 8 av, 20x100; Hyman Alexander—Haft Constn Co et al; M S Hyman (A).
N 5TH ST, svs, 75 se 3d, 25x100; Jas A Gribbin—Francis J Gribbin et al; partition; L O'Reilly (A).
E 12TH ST, svs, 300 s Av O, 33.4x100; Mary C Crean—Helene Schneider et al; Moore & Upson (A).
79TH ST, svs, 359 nw 14 av, 55.6x100; Audley Realty Co—Rosina Realty Co et al; L J Moss (A).

OCT. 28.
78TH ST, ss, 90.7 w New Utrecht av, 100x358.5 x100x361.4; also 79TH ST, ss, 185.8 e land of Geo E Nostrand, runs e113.1xs93.8xw114.9xn 89.2 to beg; Bank of Flatbush—Abram F Bucher et al; Hovell, McChesney & C (A).
CROPSEY AV, svs, 95.3 se Bay Pkway, runs sw27.8xsw47.7xse4.9xsw94xse11.4xn e113.10 x n w22.9 to beg; Margt Dolly—Louis J Potts & ano; C H Seigle (A).
CROPSEY AV, svs, 118.1 se Bay Pkway, runs s w113.10xne113.10xnw20 to beg; same—same; same (A).
LENOX RD, ss, 40 w E 91st, 20x97; Sarah Feldman—Eva Camner et al; I Auerbach (A).
LIBERTY AV, sec Crescent, 50x100; also FULTON ST, nwc Crescent, runs n 109.8xw105x20 xe60xs95.2xe45.4 to beg; also PITKIN AV, sec Van Siclen av, 50x100; also LIBERTY AV, ss, 225 w Eldert la, 26.9x100; also LIBERTY AV, ss, 75 e Crescent, 25x100; Jno H Ives—Jane L Smith; partition; E R Vollmer (A).

MECHANICS' LIENS.

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

Manhattan.

OCT. 24.
WASHINGTON ST, 103; Jos Bleier—Lillie Wilens & Claribel Schutte; Wm Krauth & Co (129) 97.50
OCT. 26.
34TH ST, 58 E; Jos Sciacca—Alfred L & Julia Loomis; Jos Schwartz & Mary Schwartz; Wm Barwess, 130. 95.00
43D ST, 147-51 W; Ferber & Son—Alonzo Hornby; Berghoff Brewing Assn; Vaudeville Comedy Club (137) 1,354.18
79TH ST, 339 E; Julius Golub—Morris Schlossman (134) 131.50
88TH ST, 405 E; Julius Golub—Morris Schlossman (135) 151.10
125TH ST, 29 W; Philip Baum—Millicent S Denton; renewal (138)..... 535.00
BROADWAY, 1680; also 7TH AV, 810; Saml Fischer—Amos F Eno; Delta Theatre Corpn (140) 265.00
BROADWAY, 1680, Geo E Gibson Co —Amos F Eno; Delta Theatre Corpn (131) 1,673.95
SAME PROP; same—Amos F Eno; Protective Ventilator Co & Jno C Brady (132) 500.00
SAME PROP; same—Amos F Eno; Delta Theatre Corpn (133) 220.00
1ST AV, 1706; Julius Golub—Morris Schlossman (136) 132.25
7TH AV, 808-16; BROADWAY, 1684; Protective Ventilator Co—Amos F Eno; Delta Theatre Corpn (131) ... 1,700.00
OCT. 27.
AV A, nwc 22d, 150x100; Northern Waterproofing Co—Henry J Benjamin & Eagle Concrete Arch Engineering Co (141) 512.44
BROADWAY, 1680-84; Harris H Uris Iron Works—Amos F Eno & Delta Theatre Corpn (146) 1,300.00

BROADWAY, 1680-84; also 7TH AV, 808-16; Empire Door & Trim Co—Amos F Eno & Delta Theatre Corpn (142) 221.35
BROADWAY, 1684; Jos Gallo et al—Amos F Eno & Delta Theatre Corpn (143) 825.85
BROADWAY, 1684; Herman Possloff et al—Amos F Eno & Delta Theatre Corpn (144) 400.00
LEXINGTON AV, 1465-67; Abr Meltzer—Ida Schnaier & Milton Schnaier (145) 162.50

OCT. 28. 2D ST, 79-81; Winthrop W Brady—Phillip Weeks Estate; J H Taylor Constn Co (150) 75.00
51ST ST, 215 W; 51ST ST, 224 W; BROADWAY, 1651; Wm B Nesbit Co—Girard Trust Co of Philadelphia, Pa; Albany Apartments Corp; renewal (152) 236.51
169TH ST, 709 W; Nathan Mandelbaum—Imperator Realty Co, Inc; Sol L Pakas (158) 354.80
BROADWAY, 1684; Hoffman & Elias—Amos F Eno; Delta Theatre Corp; Protective Ventilator Co (148) 300.00
BROADWAY, 2248-58; A H Andrews Co—Wm I Walter, Rosie & Lehman Bernheimer, Fulton Bldg Co, Inc (157) 5,184.70
BROADWAY, 1680-84; Frank Willetts—Amos F Eno; Delta Theatre Corpn (159) 1,800.00
BROADWAY, 1684; Penn Brass & Bronze Wks—Amos F Eno; Delta Theatre Corpn (153) 305.00
BROADWAY, 1684; Gallo & Laguidara—Amos F Eno; Delta Theatre Corpn & Geo F Kerr (154) 825.85
BROADWAY, 1680-84; Michl Cerussi—Amos F Eno; Delta Theatre Corpn; (155) 260.00
LEXINGTON AV, 181; Lawrence A Thole—Justa Realty Co; Sobray Contracting Co (156) 77.75
PINEHURST AV, ws, 100.1 n 180th, 100.1x115.7; Dominick Milanese—Riverview Constn Co; Vincent Valentine Contracting Co (151) 361.20
5TH AV, nec 8th, 93.11x100; B Jiannalone Co—Trustees of Sailors' Snug Harbor; Antoine La Blanche; Jordan Christie (149) 70.00

OCT. 29. 42D ST, 20 E; Semon Bache & Co—42d St & Madison av Co; Agnes Daly (161) 277.69
BROADWAY, 1680-84; Harry Passloff et al; Amos F Eno; Delta Theatre Corpn (160) 400.00
BROADWAY, 2708; Frank Scolare—Henry Lowenthal or Harry (162) 104.70
OCT. 30. 46TH ST, 216 W; Victor Sternberg—Jno Doe, Annie & Jas Moore (169) 145.00
111TH ST, 244 W; Gelband Contracting & Lumber Co, Inc—Carrie S Weiss, Frances S Mann, Sylvan L Stix, Florence D Stix & S R Amusement Co, Inc & Horace E Simon (168) 150.00
BROADWAY, 1680-84; East River Mill Co—Amos F Eno & Delta Theatre Corpn (163) 206.10
SAME PROP; same—Amos F Eno, Frank Willetts & Delta Theatre Corpn (164) 381.88
BROADWAY, 1651-65; also 52D ST, 224 W; also 51ST ST, 215 W; Jno R Blair—Jno J Emery, Girard Trust Co of Philadelphia & Albany Apartments Corp; renewal (165) 212.04
SAME PROP; Albt Susemihl—same; renewal (166) 222.79
SAME PROP; Jordan Christie—same; renewal (167) 1,250.38
BROADWAY, 1680-84; also 7TH AV, 812-6; Fredk W Moore—Amos F Eno & Delta Theatre Corpn (170) 4,100.00

Bronx.

OCT. 23. 137TH ST, 525-7 E; Benj Glasser—7th Av Amusement Co (30) 475.60
OCT. 24. No Mechanics' Liens filed this day.
OCT. 26. LAYTON AV, nec Dean, 25x100; Simon Solloway—Francisco & Garazia Santamareno; Max Kriendal (31) 200.00
OCT. 27. 150TH ST, 738 E; also CONCORD AV, 565-7; Albert & Wm Pfothenauer—Lina Bartel & Gustav Bartel (32) 278.00
BOSTON RD, 1197; Saml Burstein—Edw H White (33) 48.00
OCT. 28. SEABURY PL, es, 200 s Boston rd, 200 x100; Morris Lubetkin—Jno Miller & 173D St Impt Co; Jno Miller (34) 900.00
OCT. 29. 167TH ST, E, whole block front West Farms Rd & Hoe av; —x—x—; Pratt & Lambert, Inc—Absar Realty Co; B Jacobs (35) 37.38

Brooklyn.

OCT. 22. BARRETT ST, ws, 100 n Sutter av, 100 x100; H Wolfinger—Regal Holding Co. TAYLOR ST, 178-82; A Safr—Isaac & Jennie Zimmerman & S Henderson... BAY 32D ST, 19; P J Walsh—Jas & Dora Menstadt 475.00
BRIGHTON BEACH R R, ws, 138 s Foster av, —x—; Barnett Krackov—Saml Rosenthal & Daniel B Koeng 104.30
GEORGIA AV, ws, 175 s Fulton, 25x100; B Goetz & Bros—Filomena Janad & Severino Mason Const Co... 85.90
GRAHAM AV, 140-2; D Axelrod—Heyman & Isidor Balmuth & Philip Repatzky 53.00

OCT. 23. HINSDALE ST, es, 200 s Dumont av, 150x100; E Burak—Willmont Realty Corpn. Barnet Steinfeld, Teena Kramer & Kramer Cont Co... 57.75
LINCORN PL, swc Eastern pkway extension, 138.8x117; Cohn Cut Stone Co—Ell Bee Cont Co, Wolins & Brown Co & Arenkay Amusement Co 366.22
39TH ST, 1473-5; also 38TH ST, 1504-6; H Vossnack, Jr—Sherman Holding Co & M Willensky 259.28
BATH AV, wc 17 av, 25x100; B Sternbach—Wm F Wollin 75.00
ST MARKS AV, ns, 125 e Kingston av, 100x155.7; S Golden—Saratoga Impt Co & Max Kobre's Bank 700.00
OCT. 24. E 8TH ST, 1139 & 1145; L Sandler—Dinnerstein Bldg Co & B Stein as president 35.00
ATLANTIC AV, ss, 80 e Eastern pkway, 40x100; Schwartz & Son—Rosina & Salvatore Bonagura 110.00
OCEAN AV, 816; Schwartz & Son—Rosina & Salvatore Bonagura... 65.00
ROGERS AV, 1137-55; M Civillo—Michl Salit & I B Master 90.24

OCT. 26. COLUMBIA PL, 25; H Newberger—Jas M Harrison 65.00
STARR ST, 225; Bushwick House Wrecking Co—Geo Rebhan & Son... 65.40
SAME PROP; H Rubenstein—same... 108.00
STERLING PL, 29; G Kramer—Ella L G Rehage 101.00
9TH ST, 327; Morewood Standard Door Co—B F Keith & W W Brody of Standard Lock Co... 140.00
ATLANTIC AV, ss, 80 e Eastern pkway extn, 40x100; Square Lumber Co—Rosina Bonagura & Salvatore Bonagura 260.36
ST MARKS AV, ns, 125 e Kingston av, 100x155; Abr Werbelovsky—Saratoga Impt Co & Max Kobre... 231.60
5TH AV, 5413; I Poppke—Michael & Feliciana Girardi, Marcus & Philip Levin 15.50

OCT. 27. AMBOY ST, es, 100 s Sutter av, 100x100; S Greenhouse—Eisenberg & Brimberg Impt Co... 875.00
HINSDALE ST, ws, 175 n Liberty av, 25x100; W Nathony & Louis Kalmansky, Ida Goldberg & Jno Goldstein 63.00
MANSFIELD PL, es, 250 s Av K, 37.6x100; Bklyn Builders' Supply Co—Kate C Roberts 124.56
TAYLOR ST, 178-82; Goldstein & Oliver—S Henderson 47.00
E 23D ST, ws, 134.8 n Av D, 43x85.3x—; M Wellensky—Moskowitz Bldg Co 197.00
E 34TH ST, ws, 120 s Snyder av, 80x100; S Peirson—Julia & A B Nichols & A B Nichols, Inc... 75.00
38TH ST, 1216; P Askin—Pauline Steinick 50.00
HOWARD AV, es, 250.5 s Pitkin av, 200x100; Jacob E Neufeld—Mornat Realty Co... 275.00
NEWKIRK AV, nwc E 21st —x—; N Y Architectural Terra Cotta Co—Peru Realty Co... 795.00
OCEAN AV, swc Cortelyou rd, —x—; L Slominsky—Cortelyou Inv Co... 251.25
ST MARKS AV, ns, 125 e Kingston av, 100x155; Saml Greenhouse—Saratoga Impt Co & Jacob Goell 350.00
20TH AV, es, 108 s Benson av, 72x100; also BENSON AV, swc Bay 25th, 20x100; Jno Musaus—Walter E Parfitt 590.00

OCT. 28. BRADFORD ST, 373; D Alexander—Adolph & Philip Weinstock 100.00
KEAP ST, 441; M Haliver—Jas Masteron, Interboro Bwg Co & Oscar E Swenson 126.00
LAND ST, 129-31; J Gibbons—Calmon & Rachel Hurwitz & Russell D Streetter as receiver 300.00
S 9TH ST, 142-4; Atlas Steel Column Co—Ideal Iron Wks & Keap Constn Co... 290.00
DEKALE AV, ss, 325 w Lewis av, 50x89; Atlas Steel Column Co—W B Corpn, L Weisfield as pres, & Ideal Iron Wks 50.00
NEWKIRK AV, nwc E 21st, —x—; Atlas Steel Column Co—Peru Realty Co & Grand Iron Wks... 210.00
OCEAN AV, swc Av C, 176.5x111.6x—; D Elkind—Cortelyou Inv Co & J Silbermintz as pres 662.50

SATISFIED MECHANICS' LIENS.

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

Manhattan.

OCT. 24. MONTGOMERY ST, 35-37; F N Du Bois & Co—Fredk N Du Bois et al; Oct19'14 186.15
OCT. 26. 46TH ST, ns, 410 e 6 av; Jno R Blair—Mary A Keena et al; Oct17'14 250.00
56TH ST, 36 W; Alois Staudt—Louis Cerlain et al; July31'14 138.00
OCT. 27. 3D AV, 2076-80; Felice Trochia—Film Amusement Co, Inc, et al; July16'14 225.00
OCT. 28. 3D AV, 2076-80; Rubenstein Bros—Film Amusement Co, Inc, et al; July 16'14 75.00
SAME PROP; Hudson Wood Working Co—Same; July24'14 19.00
SAME PROP; A Shemel & Co—same; July28'14 175.00

*SAME PROP; Excelsior Metal Ceiling Co—same; July16'14 120.00
OCT. 29. PEARL ST, nwc Elm; M Talsky & Co, Inc—Chas E Quackenbush et al; Dec 10'13 1,288.00
23D ST, 104-8 W; Howes Transportation & Contracting Co—United Charities et al; Oct28'14 100.39
59TH ST, 311 W; Henry F Rump—Ely J Rieser et al; Sept30'07 135.00
121ST ST, 342 E; Hiller Slavin et al—Giuseppa De Maria et al; Nov24'13 1,900.00
BOWERY, 42; Bertholz Heitzner Constn Co, Inc—Toch Realty Co et al; Oct 21'14 200.00
5TH AV, 402-4; Wm A Thomas Co—Robt W Goelet et al; Sept26'14 1,474.30
OCT. 30. MULBERRY ST, 28; Goodman Telzer—Maddalena Cuneo et al; Sept17'14 64.50
75TH ST, 507-9 E; Harris Bernstein, Inc—Berent C Gerken et al; Sept19 '14 750.00
3D AV, 2076-80; Larkin Lumber Co—Film Amusement Co et al; July15'14 596.13

Bronx.

OCT. 23. TINTON AV, ws, 204.5 n 161st, 27x135; Hudson Woodworking Co—Sara Constn Co; Oct1'14 262.00
OCT. 24. No Satisfied Mechanics' Liens filed this day.
OCT. 26. No Satisfied Mechanics' Liens filed this day.
OCT. 27. No Satisfied Mechanics Liens filed this day.
OCT. 28. No Satisfied Mechanics' Liens filed this day.
OCT. 29. No Satisfied Mechanics' Liens filed this day.

Brooklyn.

OCT. 22. CLEVELAND ST, ws, 85 s Hegeman av, —x—; Jake Pesetsky—Sam Peres & Fredk J Heidenreich; Aug3'14 250.00
PROSPECT PL, ns, 500 e Underhill av, —x—; Saul Rendelstein—Pasquillo Arato & wife & Saml Kritesch; Oct 19'14 250.00
ATLANTIC AV, 1620-30; E B Latham & Co—Henry D Bristol & Jacob M Simon; Dec12'13 153.25
WILLIAMS AV, es, 200 n Livonia av, 100x100; Square Lumber Co—Walton & Hoffman, Inc; Oct7'14 15.91
PROP in sec 12, block 3802, on land map Kings Co; Progressive Realty & Impt Co—Wallan & Hoffman, Inc; Oct13'14 800.00
SAME PROP; same—same; Sept19'14 1,500.00
OCT. 23. LINCORN PL, ss, at point on Eastern Pkway, runs w139.2xs74.6 to pkway xnell17 to beg; Bklyn Builders' Supply Co—Arenkay Amusement Co, Inc; S Plotnik & Ell Bee Cont Co; Oct20'14 128.53
SACKMAN ST, es, 180 n Riverdale av, 95.8x100; Brownsville House Wrecking Co—New Lots Constn Co; Oct7'14 585.10
UNION ST, sec Rogers av, 100.4x87.9; Hyman S Sulsky—Union-Rogers, Inc; Aug12'14 275.00
WYCKOFF ST, ns, 125 e Nevins, —x—; Jos Giacalone & ano—Clermont Constn Co; Oct16'14 300.00
TROY AV, es, 102.6 s St Marks av, 50x69; Atlas Steel Column Mfg Co—White Iron Wks, Inc, & Nass & Bey; Sept2'14 55.00
VERNON AV, ns, 100 e Tompkins av, 50x100; Max L Epstein—Aaron Zwerdling; May28'14 564.00
SAME PROP; same—same; Apr16'14 664.00
14TH AV, 65th to 86th (Sea Beach Line); Phoenix Concrete Steel Co—O'Brien Sivori Co, Inc, & N Y Municipal Railway Corpn et al; Oct16'14; original amt \$37,182.55, reduced to \$15,337.42 by order of court, filed Oct 23'14 15,337.42
OCT. 24. BARRETT ST, ws, 100 n Sutter av, 100x100; Henry Wolfman—Regal Holding Co, Jas De Fago & Pasquale Libutti; Oct22'14 581.25
CATON AV, sec Stratford rd, 100x100; Dellon-Watnik Co—Plandome Constn Co, Comet Constn Co & Morris Fine; Sept22'14 3,600.00
OCT. 26. VERMONT ST, 247; Square Lumber Co—Fannie & Philip Meyerowitz & Jacob Klein; Oct7'14 346.17
PUTNAM AV, nwc Downing, 150x53; Louis Bavarsky—Absol Constn Co, Inc; Jan8'14 566.00
OCT. 27. HINSDALE ST, es, 200 s Dumont av, 150x100; Hyman Mendelowitz—Willmont Realty Corpn; Oct15'14 235.25
39TH ST, ns, 320 w 13 av, 40x95.2; Eastern Woodworking Co—G C Bldg Corpn; Oct14'14 350.00
SAME PROP; E J McLaughlin Co—same; Oct9'14 539.78
39TH ST, ns, 340 e 12 av, 40x95.2; Henry C Ibbotson—same; Oct13'14 240.00
PROSPECT AV, 413; Louis Weinstein—Rudolph Flick; Apr30'14 400.00
OCT. 28. LOGAN ST, ws, 170 n Glenmore av, 40x100; Jacob Sotzky—Congregation Ahaveth Achim Bnei Abraham; Aug 20'14 1,250.00
MORRELL ST, 40; Barney Zirnlik—Charia Rabbein Chaim Hayar, Sol Reich & Jacob Hirschleifer; Sept 1'14 1,900.00

Satisfied Mechanics' Liens, Brooklyn, Continued.

PENNSYLVANIA AV, es, 100 n Blake av, 60x100; Jacob Siegel—Glory of Israel Hebrew Institute of E N Y; Apr30'14 183.00

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

ATTACHMENTS.

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

Manhattan.

OCT. 22. BUCHANAN, Jack; Bessie G Cantrell; \$2,200; P Beale.

OCT. 23. WALDES & CO; Saml Greenberg; \$3,220.66; Rosenblatt & Tachna.

OCT. 24. OPPENHEIMER, Joe; Progressive Circuit, Inc; \$597.50; Dittenhoefer, Gerber & James.

OCT. 26. No Attachments filed this day.

OCT. 27. BIECKERTS BREWERY CO, Ltd; Jas Clarke: \$1,792; Shearman & Sterling. PAIN FIREWORKS DISPLAY CO; Saml Serpico et al; \$1,616.95; W R Hill.

OCT. 28. KIRST, Geo; W N Hallock Co, Inc; \$140; R C Durland.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

OCT. 23, 24, 26, 27, 28, 29.

Lo Rosa, Vincenzo. 12th st, 239 E.E Esposito. Barber Fix. 1,025.00
O'Connor, Thos. 47th st, 233-5 W.F Lohmann & Sons. Fixtures. 3,950.00
Splitdorf, Jno W. 52d st, 136 W.. Fairbanks Co. Machine. 440.00
406 West 31st St Co, Inc. 31st st, 406-26 W. Gurney Elevator Co., Elevators, &c. 41,694.00

Bronx.

OCT. 23, 24, 26, 27, 28, 29.

No Chattel Mortgages filed these days.

Brooklyn.

OCT. 22, 23, 24, 26, 27 & 28.

A W Todebush Co. 6th av, bet 73d & 74th. Isaac A Sheppard & Co. (R) 300.00
Brooklyn Court Square Co. Jamaica av, c Wyona. Colonial Mantel & Refrigerator Co. Consols. 285.00
Boone Constn Co. 17th av, bet 75th & 76th. Isaac A Sheppard & Co. (R) 100.00
Boone Constn Co. 17th av, bet 75th & 76th. Isaac A Sheppard & Co. (R) 200.00
Davis, Geo Co, Inc. 659 Morgan av. U S Constn Co. Sprinklers. 5,100.00
Grissler, Jos. 221-3 E 39th st. Chas Winkel & ano. Plumbing Supplies. 253.00
New Lots Constn Co. Sackman st, nr Riverdale av. Michl Dumey, Inc. Plumbing Supplies. 1,100.00
Rollnick, Nathan. Williams av, nr Hegeman av. Colonial Mantel & Refrigerator Co. (R) 45.00
Rollnick, Nathan. Williams av, nr Hegeman av. Colonial Mantel & Refrigerator Co. (R) 120.00
Schapiro, E. 562-4 Bedford av. Star Chandelier Co. Gas Fix. 515.00
Shostack Bros. Bay 17th st, nr Benson av. Curry & Co. Radiators. 500.00
Silvermintz, Jos. Cortelyou rd & Ocean av. Baldinger & Kupferman Mfg Co. Gas Fix. 1,250.00
Weinberg, Morris. Union st, nr Schenectady av. Raisler Heating Co. Heating Apparatus. 3,000.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

OCT. 28. 31ST ST, ss, 425 e 10 av, 250x72.1xirreg; City Mtg Co loans 406 W 31st St Co, Inc, to erect a 15-sty loft; 12 payments 575,000.00
AUDUBON AV, nec 170th, 100x120; City Mtg Co loans F M & S Corpn to erect two 6-sty apartments; 11 payments. 110,000.00
VERMILYEA AV, nec 207th, 100x100; Max Marx loans Aldus Constn Co to erect a 5-sty apartment; 11 payments 65,000.00
OCT. 30. MACDOUGAL ST, es, 160 n Prince, 40x75; Cresenzia Cavagnaro & Laura Kraemer loan Pietro Nervo, Francesco Nervo, Giuseppe Balbini & Angelo Cerutti to make alteration; — payments 9,350.00

ORDERS.

Brooklyn.

OCT. 27. ADELPHI ST, 156-62; Hartman Constn Co on First Mtg Guar Co to pay Standard Fireproof Sash & Door Co. 300.00
E 14TH ST, es, 300 n Av X, 100x100; Frank P Sabetti on Home Mtg Inv Co to pay Schwartz & Cohen, Inc. 235.00
SOUTH ST, ns, 100 w 13 av, 160x100; Star Wood Turning Co on Emmone Bldg Co to pay H L Black. 517.34

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

APPEAL 159 of 1914, New Building 5910 of 1914, premises 499 Howard avenue, Brooklyn, Edw. M. Adelson, appellant.

Walls. Sec. 31. Fore and aft partitions. Dismissed (papers irregular).

APPEAL 160 of 1914, Alteration 3175 of 1914, premises 216-226 West 39th street, Manhattan, Renwick, Aspinwall & Tucker, appellants.

Walls, enclosure and party. Sec. 36, 39. Height, 105.

APPROVED ON CONDITION that a six-inch standpipe be installed in the stair tower with hose outlets in every story and above the roof; and on the

FURTHER CONDITION that a one hundred per cent. sprinkler equipment be installed in the present building and in the new building.

APPEAL 161 of 1914, New Building 5717 of 1914, premises 1308-1316 DeKalb avenue, Brooklyn, W. T. McCarthy, appellant.

Walls. Sec. 31. Fore and aft partitions. APPROVED ON THE FOLLOWING CONDITIONS: First: That the corridors in the cellar, under fireproof floor construction, be separated from the rest of the cellar space by means either of brick walls at least eight inches thick, or self-closing fireproof doors.

Second: That an unpierced brick wall, at least eight inches thick, be provided at point marked "A" on the floor plan, extending from the cellar floor to the underside of the roof boards.

Third: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 162 of 1914, New Building 5718 of 1914, premises 1304 DeKalb avenue, Brooklyn, W. T. McCarthy, appellant.

Walls. Sec. 31. Fore and aft partitions. APPROVED ON THE FOLLOWING CONDITIONS: First: That the corridors in the cellar, under fireproof floor construction, be separated from the rest of the cellar space by means either of brick walls at least eight inches thick, or self-closing fireproof doors.

Second: That an unpierced brick wall, at least eight inches thick, be provided at point marked "A" on the floor plan, extending from the cellar floor to the under side of the roof boards.

Third: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 163 of 1914, New Building 5917 of 1914, premises northwest corner 51st street and 12th avenue, Brooklyn, Arthur G. Carlson, appellant.

Walls. Sec. 31. Fore and aft partitions. APPROVED ON THE FOLLOWING CONDITIONS: First: That the space in the cellar, under fireproof floor construction, shall be separated from the rest of the cellar space by means either of brick walls at least eight inches thick, or self-closing fireproof doors.

Second: That brick walls at least eight inches thick be provided at point marked "A" on plans, extending from cellar floor to under side of roof-boards, unpierced except in the first story, where one opening will be permitted if provided with self-closing fireproof door.

Third: That the first floor and ceiling of bedroom "A" in first story be of fireproof construction.

Fourth: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 164 of 1914, New Building 5971 of 1914, premises 5500-5502 12th avenue, Brooklyn, Arthur G. Carlson, appellant.

Walls. Sec. 31. Fore and aft partitions. APPROVED ON THE FOLLOWING CONDITIONS: First: That the corridors in the cellar under fireproof floor construction, shall be separated from the rest of the cellar spaces by means either of brick walls at least eight inches thick, or self-closing fireproof doors.

Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 165 of 1914, New Building 5672 of 1914, premises south side of Church avenue, 216 feet east of East 16th street, Brooklyn, D. Wortmann and H. H. Braun, appellants.

Walls. Sec. 31. Fore and aft partitions. APPROVED ON THE FOLLOWING CONDITIONS: First: That the space in the cellar, under fireproof floor construction shall be separated from the other cellar spaces by means of brick walls at least eight inches thick, or self-closing fireproof doors.

Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

Third: That an unpierced brick wall at least eight inches thick shall be provided at points marked "A" on plans and extending from cellar floor to the under side of the roof-boards.

APPEAL 166 of 1914, Alterations 5623 of 1914, 2157 Berzen street, Brooklyn, S. Millman & Son, appellants.

Frame extension. Sec. 142. Dismissed (papers irregular).

APPEAL 167 of 1914, New Building 5974 of 1914, premises 514 Liberty avenue, Brooklyn, S. Millman & Son, appellants.

Walls. Sec. 31. Fore and aft partitions. APPROVED ON THE FOLLOWING CONDITIONS: First: That the space in cellar, under fireproof floor construction, shall be separated from all other spaces in the cellar by means of brick walls at least eight inches thick, or self-closing fireproof doors.

Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 168 of 1914, New Building 5975 of 1914, premises 520 Van Siclen avenue, Brooklyn, S. Millman & Son, appellants.

Walls. Sec. 31. Fore and aft partitions. APPROVED ON THE FOLLOWING CONDITIONS: First: That the space in cellar under fireproof floor construction shall be separated from all other spaces in the cellar by means of brick walls at least eight inches thick, or self-closing fireproof doors.

Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 169 of 1914, New Building 5866 of 1914, premises 465 Livonia avenue, Brooklyn, S. Millman & Son, appellants.

Walls. Sec. 31. Fore and aft partitions. APPROVED ON THE FOLLOWING CONDITIONS: First: That an unpierced brick wall at least eight inches thick be provided at point marked "A," extending from cellar floor to under side of roof-boards.

Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 170 of 1914, New Building 120 of 1914, premises 311 Lexington avenue, Manhattan, Paul C. Hunter, appellant.

Windows and sash. Sec. 105. APPROVED ON CONDITION that all windows on the southerly and easterly sides of the building, and windows adjoining fire-escapes, shall have hollow metal or kalamein sash and frames, glazed with wireglass.

APPEAL 171 of 1914, New Building 5810 of 1914, premises 1609 Eastern Parkway, Brooklyn, Farber & Markwitz, appellants.

Walls. Sec. 31. Fore and aft partitions. APPROVED ON THE FOLLOWING CONDITIONS: First: That an unpierced brick wall at least eight inches thick be built at the point marked "A" on the second and upper floor plan, extending from second floor to the under side of the roof-boards.

Second: That a self-closing fireproof door be provided at the point marked "C" on the first floor plan.

Third: That an unpierced brick wall not less than eight inches thick be built in the cellar at the point marked "D" in the cellar floor plan.

Fourth: That all girders and columns supporting floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

Fifth: That all space in the cellar under fireproof floor construction be separated from other spaces in the cellar by means of brick walls at least eight inches thick, unpierced, or having openings therein protected by self-closing fireproof doors.

APPEAL 172 of 1914, New Building 5811 of 1914, premises 1615 Eastern Parkway, Brooklyn, Farber & Markwitz, appellants.

Walls. Sec. 31. Fore and aft partitions. APPROVED ON THE FOLLOWING CONDITIONS: First: That an unpierced brick wall at least eight inches thick be built at the point marked "A" on the second and upper floor plan, extending from second floor to the under side of the roof-boards.

Second: That a self-closing fireproof door be provided at the point marked "B" on the first floor plan.

Third: That that portion of the first floor shall be of fireproof construction which is located between wall marked "A" in the second story and the door marked "B" in the first story.

Fourth: That all columns and girders supporting floor construction be fireproofed in accordance with the regulations of the Bureau of Buildings.

Fifth: That all space in the cellar under fireproof floor construction be separated from other spaces in the cellar by means of brick walls at least eight inches thick, unpierced, or having openings therein protected by self-closing fireproof doors.

APPEAL 173 of 1914, New Building 5897 of 1914, 342-346 Prospect place, Brooklyn, Shampman & Shampman, appellants.

Walls, fore and aft partitions. Section 31. APPROVED ON THE FOLLOWING CONDITIONS: First: That the space in the cellar under fireproof floor construction be separated from other spaces in the cellar by brick walls at least eight inches thick, unpierced, or having openings therein protected by self-closing fireproof doors.

Second: That all girders and columns supporting floor construction be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 174 of 1914, New Building 6009 of 1914, 333-335 Roebling street, Brooklyn, Shampman & Shampman, appellants.

Walls, fore and aft partitions. Sec. 31. APPROVED ON THE FOLLOWING CONDITIONS: First: That there shall be an unpierced brick wall at least eight inches thick at the point marked "A" on the first story plan, extending from the first to the second floor.

Second: That the second floor shall be of fireproof construction over an area extending from wall marked "A" to wall "B," as indicated on first floor plan.

Third: That all columns and girders supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 175 of 1914, New Building 5910 of 1914, 499 Howard avenue, Brooklyn, Edw. M. Adelson, appellant.

Walls, fore and aft partitions. Sec. 31. APPROVED ON THE FOLLOWING CONDITIONS: First: That the partition marked "A" on the second, third and fourth story floor plan shall be of fireproof block construction, the same as that shown surrounding the stairhall, and extending from the second floor to the under side of the roof-boards.

Second: That all columns and girders supporting floors or walls shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 176 of 1914, New Building 6092 of 1914, premises 1623-1625 St. Marks avenue, Brooklyn, Edw. M. Adelson, appellant. Walls, fore and aft partitions. Sec. 31.

APPROVED on the following CONDITIONS: First: That the cellar space under fireproof floor construction be separated from balance of the cellar space by unpierced brick walls, or brick walls with openings provided with self-closing fireproof doors.

Second: That all columns and girders supporting the floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 177 of 1914, New Building 6170 of 1914, premises 398-400 Christopher avenue, Brooklyn, Edw. M. Adelson, appellant. Walls, fore and aft partitions. Sec. 31. DISAPPROVED.

WARNING TO ARCHITECTS.

Robert J. Moorehead, Superintendent of Buildings of the Bronx, has advised all architects and builders that no plans will be approved hereafter unless reinforced concrete braces are shown connecting the pile clusters and walls together where practical in order to insure all possible rigidity to the footings.

BUREAU OF FIRE PREVENTION, Municipal Building. ORDERS SERVED.

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

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

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

Week ending Oct. 24.

MANHATTAN ORDERS SERVED.

Named Streets.

- Ann st, 49-51—Gustav Danzes.....C-I
Ann st, 49-51—Jas P Devine.....G-C
Ann st, 49-51—L B Meeklin & Co.....C-G
Beaver st, 21—Louisa D Van Buren.....C-B
Broome st, 23—Mary Connolly.....B-C
Centre st, 210—Est Mary Marrin.....C
Elizabeth st, 45-47—Jas W Hamburger Est.....C
Greene st, 57—Ault & Wiberg Co.....DR
Greene st, 57—Veit & Son Co.....G-DR
Greene st, 57—Leo Schlesinger & Co.....G-C-DR
Greene st, 57—Greene St Realty Co.....C
Greene st, 133-35—Spiegelman & Gottlieb.....D
Howard st, 35—Elizabeth Chesebrough.....C
University pl, 13-19—Wallkill Star Works.....G-C
University pl, 13-19—Henry Peavy & Co.....G
University pl, 13-19—Schattman Bros.....G
University pl, 13-19—Jacob & Saml Hirsh.....SS-C
University pl, 99—John L Wall.....C
Washington st, 1/2—Edw F Searles.....J-W-D-C-B
Washington st, 1/2—Anastos Demetre & Nicola Macaronidy.....J
Washington st, 1 1/2—Anastos Demetre & Nicola.....A-E-C-G
Washington st, 1 1/2—Nicholas Maratos.....A-C
Washington st, 1 1/2—Julius Hochfelder.....A-C
Washington st, 505—Helen Louise Cole.....C-B
Water st, 536—The Albert Busch Co.....A
West st, 489—Consolidated Gas Co.....C
West st, 489—Rebecca A D Wendel.....C-B

Numbered Streets.

- 4th st, 186-92 W—Michael Hallahan...DR-SS-C
4th st, 186-92 W—Youngerman & Co.....DR
4th st, 186-92 W—Henry T Lutz Co.....C-G-DR
4th st, 186-92 W—The Van Dyck Gravure Co.....G-DR
4th st, 186-92 W—Bamforth & Co.....DR-I-G
4th st, 186-92 W—Minnie Zinker-Prospect Press, Inc.....DR-A-C-G
4th st, 186-92 W—Hendem & Rappoport.....G-C-DR
4th st, 186-92 W—Acme Textile & Shrinking Co.....G-A-DR
4th st, 186-92 W—Globe Lithographing Co.....C-G
4th st, 186-92 W—Thomas K Gardner.....DR
4th st, 186-92 W—Emanuel Ghiek, Inc.....G-A-C-DR
4th st, 186-92 W—Old Globe Laundry Co.....G-C
4th st, 186-92 W—Excellent Embroidery Co.....C-G-DR
4th st, 186-92 W—Max Goldstein.....DR
12th st, 39-41 E—Marx, Krause & Friend.....DR
12th st, 39-41 E—Silverstein & Schain.....G-C-DR

- 12th st, 39-41 E—Charles Meshel.....DR
12th st, 39-41 E—Henry Fischer.....DR
12th st, 39-41 E—W O Horn & Bros.....DR
12th st, 39-41 E—Imperial Clothing Co.....G-DR
12th st, 39-41 E—Cohen & Byrne.....A-G-C-DR
14th st, 8 E—Wm H Levy.....G
14th st, 8 E—Abr & Jacob Moskowitz.....G-C
14th st, 8 E—Adolph & Max Finkelstein.....A-C
15th st, 29 W—Hermitage Co.....C
17th st, 18 W—Emily M R Spencer.....C
17th st, 18 W—Consolidated Gas Co.....C
18th st, 10 W—Wauld & Jacobs.....A-G-C-DR
18th st, 10 W—Chas P Faber.....C-SS
18th st, 10 W—Julius Diamond.....DR-A-G-C
18th st, 10 W—J C Gillmore Co.....A
18th st, 10 W—Schoen & Serkady, Inc.....G
18th st, 10 W—Child Restaurant Co.....DR
18th st, 10 W—Chas Filembaum.....DR-G-C-I
20th st, 27-33 W—27 West 20th St Corp.....C
20th st, 27-33 W—L Leibovitz Co.....G
20th st, 27-33 W—Danenbaim & Bro.....G
20th st, 27-33 W—Leipzig & Rosenberg.....C-G
20th st, 27-33 W—A H Stiehl & Co.....DR-A-C
20th st, 27-33 W—Abraham L Schulman.....G-A
20th st, 27-33 W—Leterman, Becher Co.....DR-I
21st st, 41 W—Century Holding Co.....C
22d st, 313-23 E—Est Jacob & Julino Fleischauer.....C
22d st, 532-40 W—Katherine E Moore.....C
22d st, 532-40 W—General Package Co.....G
22d st, 532-40 W—Standard Thread Co.....G
24th st, 133 W—Albert Von Den Driesch.....C
32d st, 110-14 W—Henry W Stikeman.....C
34th st, 159 W—W & E Realty Co.....C-B

Named Avenues.

- Av D, 143-5—Jacob Moersfelder et al.....C
Bowery, 221—Joseph H Schwartz.....C
Broadway, 512—Nathan Bregstone.....G
Broadway, 2350—Anderson & Price Co.....SS-C
Madison av, 176—Stephen & Phoenix Est.....C
Madison av, 176—Smith & Watson.....A
Madison av, 176—Consolidated Gas Co.....C
Madison av, 176—Maud Suggden.....A
Madison av, 176—Hebe & Co.....A

Numbered Avenues.

- 6th av, 310-18—S Rauh & Co.....A-G
6th av, 528—N Y Employment Agency.....A
7th av, 291-93—Osmer Dougherty Co.....L-A
7th av, 560—Wendell Estate.....C
7th av, 560—Patsy Rose.....A-C
7th av, 560—Herbert L Messmore Co.....A

BRONX ORDERS SERVED.

Named Avenues.

- Washington av, 1932-34—Tremont Garage Inc.....A-L-G

BROOKLYN ORDERS SERVED.

Named Streets.

- Amity & Columbia sts—N Y Dock Co.....C
Berry st, 390-96—Everet E Wheeler.....C
Boerum st, 157 (rear)—Resnick & Rosen.....DR
Boerum st, 157 (rear)—Jim Gianporcoro.....DR
Bond st, n e c Sackett st—Z O Nelson & Son.....H-A-G
Cayler st, 66—Continental Iron Wks.....C
Columbia, Amity & Congress sts, S H 99 to 101—N Y Dock Co.....C
Commercial Wharf, s e c Summit st, S H 207—American Metal Cup Co.....DR
Commercial Wharf, s e c Summit st, S H 207—B Z Toy Co.....DR
Commercial Wharf, s e c Summit st, S H 207—Cork Mfg Co.....DR-G
Cook st, 103 (rear)—Bklyn U Gas Co.....C
Crescent st, 709—Simon Russie.....M
Crescent st, 709—Rothenberg & Marx.....A
Douglas st, 57—De Milt Bros.....C
Emerson pl, 139-47—Rothenberg & Marx.....G
Emerson pl, 139-47—Emil Hamburger & Co.....C-A-M
Fulton st, 518-20—Sterling Piano Co.....C
Fulton st, 518-20—Bklyn U Gas Co.....C
Fulton st, 3384—L Sanders.....A
Furman st, bet Joralemon & Ferry sts—N Y Dock Co.....C
Furman st, bet Joralemon & Fulton sts—N Y Dock Co.....C
Furman st, bet Montague & Fulton sts—N Y Dock Co.....C
Harrison st, ft—N Y Dock Co.....C
Hewes st, 345-51—I Roekach & Sons.....H-A
Hope st, 155—Kline Bros.....DR
Hope st, 155—Fred Richert.....DR
Hope st, 155—Vincent Struogis.....DR
Huron st, 183—H C Schaefer.....H-L
Java st, 33-39—J C Orr & Co.....SS
Lorimer st, 532 (rear)—Richard Keller.....A
Lorimer st, 727-9—Wm Salmon.....DR
McDougall st, 339—H Peterman & Co.....A-I
Monroe st, 202—J F Cogswell.....L-A
Moore st, 203—Morris Marcus.....C
Pacific st, bet Columbia st & E R—N Y Dock Co.....C
Powell st, 285-7—Leonard W Simmons.....C
Raymond st, 108-18—Wm Randall & Sons.....M
Ridge st, 82-90—Jos Wild & Co.....SS
Rockwell pl, e s, nr Lafayette av—Detroit Cadillac Motor Car Co.....H-A-G
Rodney st, 30-32—William Simon.....D
Rodney st, 30-32—Geo F Simpson.....D
Siegel st, 85 (rear)—Abraham Yarasohn.....C
Smith st, 169-73—Bklyn U Gas Co.....C
Smith st, 169-73—Mrs Gittle Kurtz.....C
So Oxford st, 69-71—Academy Realty Co.....D
Spencer st, 141-55—Jos Wild & Co.....C
Stagg st, 499-513—Nat'l Fireproof Sash & Door Co.....C
Stagg st, 499-513—Abraham Wein.....C
Starr st, 280-84—Reliance Ball-Bearing Hanging Co.....M
Ten Eyck st, 33—D W Kaatze.....L
Troutman st, 116-36—Castle Braid Co.....DR
Troutman st, 409—Frank Keim.....H-A-G
Vandyke st, 152—H Bradley.....H-A-G
Varet st, 85-87—Karp Bros.....D
Varet st, 251-55—Jacob Stander.....C
Varick st, 65-7—Kings Co Dye Works.....C
Wallabout st, 178—Fred Wagner, Jr.....G-A-J
Warren st, 534—Baptist Bethel Church.....A
Warren st, 534—Jas Wilson.....C
Warren st, 534—Harry Durham.....C
Warren st, 534—Mrs Libbie Talbot.....C
Wilson st, 156-58—Ross St Presbyterian Ch.....C
Woodbine st, 86—John Spicer.....DR

Numbered Streets.

- 1st st, 242-44 So—S E & M Vernon, Inc.....DR
2d st, 394 So—Israel Leberbaum.....C
2d st, 394 So—Est Aaron Ziverdting.....C
8th st, 127-29 So—N Y Hemstitching Co.....D-G
8th st, 131-33 So—Smith, Gray & Co.....M
8th st, 2904—Emil Pitsch.....C
10th st, 73-7—Empire City Pearl Button Wks.....DR
10th st, 73-7—The Kalamein Co.....DR
10th st, 73-7—Sterling Gum Co.....DR
10th st, 73-7—Auto Sales Gum & Chocolate Co.....DR
10th st, ft W, w s, at Ocean Front—Magnus A Petersen.....D-A
13th st, 440A—Henry J Miller.....A-D-G
15th st, 2889 W—Mrs Tessie Avitable.....F
15th st, 2922 W—Annie Piscopo.....A-F-I
15th st, 2922 W—Kips Bay Brewing Co.....C
15th st, 2922 W—Bklyn Bor Gas Co.....C
39th st, 116 (rear)—Dannemiller Coffee Co.....C-G-M

- 84th st, 1383—Joseph Fine.....C

Named Avenues.

- Bedford av, 403-5—Williamsburgh Co-operative Tailoring Co.....C
Bedford av, 403-5—Bklyn U Gas Co.....C
Bedford av, 403-5—Est Edw Smith.....C
Bedford av, 1142-48—Martin H Day.....C
Broadway, 287-91—Henry Gelspan.....C-D
Broadway, 287-91—Dugan Bros.....D
Broadway, 287-91—Frank Wulf.....D
Broadway, 287-91—Isidore Arons.....D
Broadway, 287-91—Jos Moskowitz.....D
Broadway, 1117—Louis Helwig.....D
Broadway, 1117—Edison Elec Ill Co.....D
Broadway, 1117—Jacob Murr.....D
Carlton av, 166-172—Leon K Israel.....H-A
Flatbush av, 1069—Wm E Reed.....H-A
Flushing av, 293-401—Shetland & Hedges.....C
Flushing av, 321-7—Jos T Perkins Co.....DR
Flushing av, 321-7—Theron Rockwell.....DR
Flushing av, 321-7—Brenan & White.....DR
Flushing av, 393-401—Creighton B French Cabinet Co.....DR
Flushing av, 470-72—Samuel Greenstein.....DR
Fresh Pond rd & Mt Olivet av—Alden Samson.....C
Gates av, 717A—Joe Grossman.....A-M-D
Glenmore av, 18—Louis Friedman & Max Cohen.....DR
Glenmore av, 18—Sam'l Epsel & Max Klein.....DR
Glenmore av, 18—Morris D Goldstein.....DR
Glenmore av, 18—Herman Feingold.....DR
Glenmore av, 18—Isaac Rubsdein.....DR
Glenmore av, 18—Louis Goldfinowitz.....DR
Glenmore av, 18—Chas Kaufman.....DR
Glenmore av, 18—Isaac Rudnick.....DR
Glenmore av, 18—Louis Futterman Bros.....DR
Grand av, 32-52—Knickerbocker Ice Co.....M
Hamilton av, 80—John Cordes.....C
Lafayette av, 99—Leonie N Blair.....C
Lafayette av, 236—Sloan Engineering Co.....G
Lexington av, 805—Kiefer Bros.....C
Madison av, 80-82—Jas H Connell.....C
Metropolitan av, 995-7—Wm Beyer.....H-A-G-D
Myrtle av, 391—Fred H Ward.....H-A-G
Myrtle av, 545—Sam'l Rowland.....C
Myrtle av, 1383-91—United Cities Realty Corp.....D
Nostrand av, 448—Anton & Emil Garipey.....C
Park av, 218-52—F X Kuchler & Son.....C
Park av, 348—Jas Sweeney.....H-A-J
St Nicholas av, 2-4—Parshelsky Bros.....E-C
Stone av, 260-66—The Shetland Co.....SS
Stone av, 260-66—Michael Raphael.....DR
Stone av, 260-66—Sam'l Bohrer.....DR
Stone av, 260-66—Sam'l Seidman.....DR
Stone av, 260-66—Doris Smusick.....DR
Stone av, 260-66—Alfred Durgl.....DR
Stone av, 260-66—Max Molinsky.....DR
Stone av, 260-66—Abraham Rosenbaum.....DR
Stone av, 260-66—Sam Kramer.....DR
Stone av, 260-66—Benj Selser.....DR
Stone av, 260-66—Louis Goodman.....DR
Stone av, 260-66—Jos Pollen.....DR
Stone av, 260-66—Jos Shimmer.....DR
Summerfield av, 1 So—Mrs Emma M Smith.....A
Surf av, n s, 100 w W 17th st—Albert Tice.....F-C
Surf av, s s, bet Henderson & Thompson Walks—William Pinsker.....I-A
Surf av, s e c Oceanic Walk—Pallegrino Marano.....F-C
Surf av, s s, bet Thompson & Henderson Walks—Est John J McGurk.....C
Thatford av, 183-5—Abraham Rosenblum.....DR
Thatford av, 183-5—Max Feigenbaum & Golde Mass.....DR
Thatford av, 183-5—Jos Levey.....DR
Thatford av, 183-5—M Seigler & L Gerstenhaber.....DR
Thatford av, 183-5—David Goldberg.....DR
Thatford av, 183-5—Kantowitz Bros.....DR
Thatford av, 183-5—Zelig Naidorf.....DR
Thatford av, 183-5—Max Schakhtman.....DR
Thatford av, 183-5—Jacob Nitchick.....DR
Thatford av, 183-5—United Spring Bed Co.....DR
Underhill & St Marks avs—Wilkinson Co.....A-J-I-H-C
Warehouse av, 2962—Lorenzo Vastola.....A
Washington av, 101-3—Wallace & Co.....DR
Waverly av, 70—Drake Bros Co.....H-A-G
Waverly av, 522—Est Charlotte Rounds.....C

Numbered Avenues.

- 2d av, 166-68—Crimp Cork Stopper Co.....M
2d av, 613-19—Chas Chrystal.....G
2d av, 613-19—Atlantic Fixture Co.....C
3d av, 624—Louis Levitz.....D-A
3d av, 699—Meyer Goldberg & Son.....DR
5th av, 214—Miele & Squitieri.....A
5th av, 214—Swedish-Am Ath Club.....A
5th av, 4410—W L Brown.....H-A
5th av, 4507—Max Levinsky.....A-D
6th av, 519—Albert R Winans.....A-G
8th av, 502—C J Overmayer.....H-A

QUEENS ORDERS SERVED.

Named Streets.

- Remsen st, 108 (Astoria)—Catherine E Rooney.....H-A-G

Numbered Streets.

- 19th st, cor 5th av (College Pt)—I B Kleinert Rubber Co.....D

Named Avenues.

- Kiely av & Atlantic Ocean (R'way Bch)—Timothy J Kiely Est.....A

BUILDING MANAGEMENT

KEEPING UNDESIRABLE TENANTS OUT

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

SUCCESSFUL building management may be measured in two ways: full tenancy without regard to character of occupants or by character of tenancy without regard to immediate cash income. The former takes no account of reputation for the building. The latter makes a good name a tangible asset in the years when the other building will have been overshadowed by taller structures and more favorable rating as a business address by business houses in general. One makes for quick turnover of money invested, but the other insures permanency of income. Three hypothetical instances may be cited to illustrate the difference.

An Example.

Let us say that "A" is a building in the heart of the retail shopping center of Manhattan. It is new, modern and well located with respect to transportation lines, both urban and suburban. It was filled completely six months after completion and has remained so. It has a waiting list made up of indiscriminate firms, some sound and some shady as to business policy. The rule is "first come, first served, but be sure the firm has money enough to pay its rent promptly." Scrutiny of tenants is perfunctory. References are demanded, of course, but this is done primarily to avoid delinquencies.

The other case is "B," a prominent downtown office building, not always 100 per cent. filled. This is because the Board of Directors insists upon protecting its street number. None but the best rated firms can rent office space there, no matter what premium they offer. New firms seeking offices must undergo rigid investigation. Six months after this building was erected the management could have filled it, providing all applications were admitted. If dollars in the till had been the policy of the Board instead of determination to make for the building a spotless reputation for integrity of firms using its address, a temporary financial success would doubtless have resulted, but a great name would have by this time been dragged in the dust of commercial disrepute.

Well Defined Policy.

Another case is that of "C," a modern fireproof loft building in the new uptown jobbing and retail district. Here the policy of "B" has been carried out on an even larger scale. Instead of renting merely suites of offices, whole floors of something like 14,000 square feet were for lease under long terms. All about were giant new buildings also bidding for tenants, some offering liberal inducements and others making remarkable terms. But "C" never had a "To Let" sign or placard on door, sidewalk or window since it was built two years ago and yet to-day it is 90 per cent. filled with the biggest and best firms in their respective lines in the country, practically all occupying full floor space. In this case a well defined policy, rigid investigation of applicants and association with firms of undoubted repute in the business world has not only practically filled the building in a remarkably short time, but has insured to its owners the best and most profitable sort of investment return that realty can afford.

The Value of a Good Address.

Three brokers were concentrating upon a big firm that was obliged to move. The firm required large space. It wanted to get either uptown or in the financial district. If it could get uptown it would bring its distributing

force here. If it could not find what it wanted it would retain its executive offices here and operate distribution from the West. The three brokers represented the three hypothetical buildings cited, and the character of their replies to the question: "Is it a good address?" revealed the type of building each represented. One answered:

"Yes. It is near the principal transportation lines, in the new shopping district and has good natural lighting facilities." The answers of the other two brokers were identical. They merely said: "Yes, we keep the crooks out."

Method of Investigation.

An officer of a great Wall street institution said the other day that when a proposition came to him from firms in buildings typified by "A" he invariably turns on all the investigating machinery at his command to ascertain the character, not only of the firm, but of the personnel behind it. Firms whose letterheads bear the address of reputable buildings, like "B" and "C," are immediately accredited with a good rating because of the common knowledge that none but first class, thoroughly investigated firms ever could have found accommodation therein.

So are the buildings in any great city known to business men, possibly future prospective tenants. One may mention any number of dubious addresses even on such streets as Broad, Wall, Fifth avenue and Broadway, but here and there throughout the city loom up stalwart commercial citadels that are bulwarks of business integrity. These are they that may not be 100 per cent. full, but they have a prestige that full coffers cannot buy. That is why they are constantly besieged by concerns of doubtful business reputation that would gladly pay premiums to have even office space within their walls. Good addresses are jealously guarded against surreptitious use and the methods employed to accomplish this result are ingenious.

Watching Advertisements.

The object of those engaged in questionable pursuits in seeking good addresses is to use the good repute of others to establish confidence. Advertisements give the best leads to the presence of the fly in the ointment of business integrity.

Obviously it is impossible for the building manager to watch all the myriads of papers and magazines, but the managers of buildings of the types "B" and "C" believe it to be part of the service they are in duty bound to render their tenants and Boards of Directors to watch these advertisements as closely as possible.

The well known building manager explained last week how he handles this problem:

"Out West there was a great company manufacturing one of the principal commodities for the table. Apparently it was a going concern. Suddenly the papers came out with an unsavory article, illustrated, concerning an officer in the company. There was police court action. The officer subsequently started business anew. He failed in the legitimate line he followed, then he took up a line of business endeavor considered shady. He came East and wanted to open an office in this building. Disguised under a euphonic business name, duly incorporated, the point for signing the lease was reached. To all appearance it was a legitimate newly incorporated firm, organized to handle a well-known automobile accessory.

"Our board scanned the names of the officers carefully. They seemed to be good, excepting one. Further investigation was ordered. There was a day's delay asked before signing the lease and the firm and the name was subjected to further investigation. The deal did not go through.

Newspaper Notoriety.

"If every person who contemplated putting over a crooked deal knew before hand that newspaper notoriety resulting from being found out is recorded and tabulated for ready reference for just such occasions as might arise when he attempted to get back into respectable surroundings, there would be less crookedness in business. The doubtful incorporator's name, when deciphered from the twisting its bearer had given it, worked out to be identical with that of the man whose business escapades of a dozen years previously in the obscure corner of the West had been heralded far and wide.

"Of course, the incorporators wanted to know, in all righteous indignation, why space in the building was refused it. We declined to give an answer as well as the space desired, though the incorporators doubtless were innocent of the identity of their associate.

"But to show how persistent such people are; I might state that that fellow actually did get in. He did not stay very long, however, after we learned of his intrigue. A year later a young lawyer wanted space. We looked him up and found him to be all right. He took a small office. Later he found that practice was not as quick in developing as he had hoped and asked for the privilege of renting desk room. It was granted. He advertised and soon got a tenant who volunteered to share his office expenses.

Undesirable Found Out.

"Shortly afterward our attention was called to some doubtful advertising bearing our address. The advertiser proved to be the objectionable incorporator who had found accommodation for his concern elsewhere, but who had put a representative into the office of the young lawyer so as to have the advantage of our address in his mail-order business.

"If the crooks realize the value of a good address, how much more valuable is it to good, reliable business houses? A reputation for a building has to be acquired and generally its acquisition is accomplished only at the expense of heartrending carrying charges that extend over a period seemingly interminable. The temptation of the average board of directors is to fill the coffers and take a chance on the reputation and it is not always put aside."

Undesirable Methods.

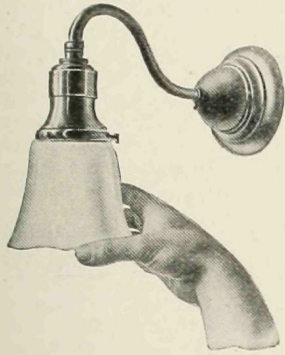
In a letter sent out by a Boston builders' association, methods adopted by certain contractors to obtain competitors' figures are deplored, and the following case is cited as an example: "A general contractor's office is called on the telephone and the statement is made that an estimate had been given by the person talking, but that the latter's estimator had gone out of town carrying his estimate book with him. The general contractor is asked if he would give the amount of the estimate so that the speaker might furnish other general contractors with a bid." In an appeal to owners the letter asks them to readjust their conceptions of competition and to consider other factors outside of low bidding.

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.

Four Degrees of Electric Light.

SOMETHING new in the way of a four-way electric light bulb is being put upon the market, by the Wirt Company, of Philadelphia. It is a combination of a fixture, socket, a Dim-a-

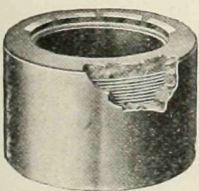


lite and a shade holder. It is made to be fastened permanently to the fixture stem with threaded set screw, and wired to the chandelier or fixture in the same manner as any ordinary socket.

The Dim-a-lite as a portable attachment that can be easily unscrewed from the fixture socket and removed is well known. This new type was designed to meet a demand from institutions, hotels and other public places for a Dim-a-lite that could not be removed or stolen. The symmetrical bell shape makes this Dim-a-lite an attractive socket for high class chandeliers and fixtures for residences.

The dimming features are the same as in the standard pull chain Dim-a-lite, but the operation is entirely different. Instead of pulling a chain to obtain the different degrees of light, a slight turn of the shade is all that is needed to get the five changes of light, viz.: full on, dim, low, night light, out. By giving the lamp shade one-fifth of a turn, a bright glaring light can be instantly softened to a light more restful and pleasing to the eye. The next one-fifth turn lowers the light to a dim light, suitable for a bedroom, sickroom, or nursery, etc. There is a saving of 65 per cent. in current consumption. The fourth turn gives a very low night light, such as is needed in a bathroom, or hallway, or any other place where an all-night light is needed. At this stage, there is a saving in current of 80 per cent. The fifth turn puts the light entirely out.

The dimming is effected by means of a series of helically wound resistance coils, properly insulated and connected to contact bars. The resistor drum (see below) is but 1½ inches in diameter and 1 inch long. The coils are all zero temperature resistance coefficient wire moulded under pressure in a stonelike insulating composition, known as Dielite. The wires are well protected from oxidation or mechanical injury, as the wire and Dielite form a solid body. By turning the shade, this resistor drum is rotated, and the various degrees of light are secured, as the point of contact shifts from one commutator bar to the next.



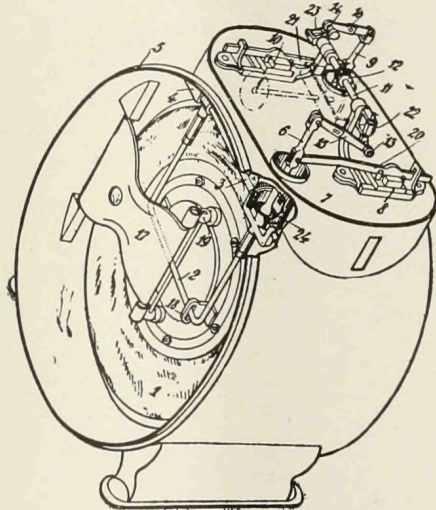
One of the most interesting features of this Dim-a-lite is that the light can be turned on and off without the use of a key or pull chain. The absence of a chain makes it a particularly neat and attractive socket for high grade brackets and chandeliers in residences, where appearance is an important consideration.

A New Type of Gas Meter.

FRENCH patents have been issued on a gas meter described by the American Gas Light Journal as a novelty in design and mechanism. The reciprocating movement of each diaphragm in this meter is transmitted to the recording mechanism by means of a stirrup, 2, which alternately swings from front to back and turns about its horizontal arm, 3. The stirrup transmits an opposite reciprocating motion to the upper extension of the rod, 6, which operates one of the slide valves, 8, and the recording mechanism of the meter. The driving gear of the two bellows is symmetrically arranged in such a way that the second rod, 9, drives the second slide valve, 10, and simultaneously acts on the recording mechanism through the intermediary of the common spindle, 11, and screw, 12, on the spindle. The spindle is rotated in one direction by means of crank pins, 13, 14, and rods, 15, 16, which connect the crank pins with the outer pivots of the rods 6 and 9.

The inner arm of the stirrup, 2, is connected to the bellows by lugs, 18, provided with slots and arranged on either end of the stirrup, 2, and perpendicularly to the pivots, 19, of the guide, 17. The stirrup, 2, thus serves, together with the guide, 17, to retain the diaphragm so as to move always parallel to itself. It is therefore obvious that under these conditions it suffices to fasten the bar, 20 or 21, of each slide valve at a convenient point of the driving rod, 6 or 9, in order to obtain the desired displacement of the slide valve on its seat.

One of the essential features of the invention is that on each side of the driving rods, 6, 9, there is, at the centre of oscillation, where the rod traverses



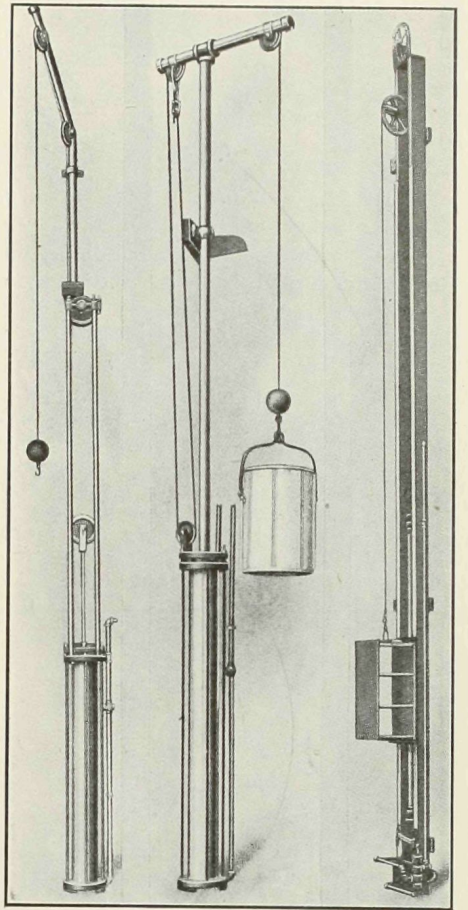
the wall between the slide valves and the bellows, a diaphragm, 24, of leather or other air-tight and flexible material, and fixed air-tight on the rods and on the wall, 7. Thus the metal cut out for the passage of the rod is replaced by a diaphragm so no gas can pass. Because of the moderate amplitude of oscillation the diaphragm, 24, need be only slightly bent in order to follow the movements of the rod.

Hydraulic Ash Hoist.

THREE devices that seem to have especial appeal to managers of commercial and residential buildings of New York City are manufactured by the General Elevator Company, of 29 Broadway. The illustrations show these devices. On the left is a fixed mast ash hoist and on the right is a hydraulic auxiliary dumb waiter. The center picture shows a disappearing ash hoist of novel design and great serviceability. The first can be located at any convenient point, either under the sidewalk, in the air or inside of the building, while the other must be located under the sidewalk or in the air. These hoists are especially applicable to school houses, office buildings and apartment houses, or wherever it is necessary to remove ashes and rubbish from basements. They are labor saving, quick and require practically no repairs. They are cheaper than platform type of ash shift and do not require lifting cov-

ers, often used with that type of lift. Connections can readily be made to any water supply.

The third device is especially available for private houses, hospitals and apartments. The type shown is fre-



quently installed in connection with the existing dumb waiter car, the plunger being attached directly to the bottom of the car. This can be installed at an expense only little in excess of that required for hand power dumb waiter. They are said to be practically noiseless, quick in operation and inexpensive to maintain.

In operation the downward movement of the dumb waiter being governed by the flow of water, prevents the car from descending at too great a speed for safety. The car is automatically brought to rest at either terminal so gradually by the action of the valve that there is no danger of breaking glass, crockery or spilling liquids. It is controlled by a flexible operating rope conveniently located. A slight pull opens the valve and the water does the rest.

Taking Paraffine Out of Wood.

PARAFFINE oil can be taken out of any wood by making a very strong solution of oxalic acid in hot water. The solution must be applied hot and the floor well scrubbed with a good floor scrubbing brush, then mopped up with clean water. Of course, all old paint must be first removed from the floor before the oxalic acid will draw out the paraffine oil. If this plan seems expensive try the following: Slake four parts, by measure, of fresh lime with hot water; add eight parts soft soap and of clean, fine sand twelve parts. Mix and add enough water to make a fairly thick batter, put on floor and scour with scrubbing brush, protecting hands with gloves. Rinse well with clean water and let the floor dry.

Cleaning Terra Cotta.

SEVERAL ways of accomplishing this purpose are known, but according to the Painters Magazine the simplest method is to mix two pounds of powdered pumice and one pint of liquid ammonia with one gallon of soft coal, applying the mixture to the surface to be cleaned with a fibre wall brush, allowing it to remain about thirty minutes. Then rub briskly with a good scrubbing brush. When, after application, it shows that the compound has done its work, clean it off with lukewarm water.

CURRENT BUILDING OPERATIONS

Queens Continues to Attract Manufacturers and Promises to Become One of the Largest Industrial Centers in This Section

SEVERAL millions of dollars are now being expended in the construction of new factory buildings on Long Island, and from present indications the borough of Queens will ultimately become one of the largest manufacturing centers in this part of the country. All of these factories are of attractive modern design, built of reinforced concrete and with every improvement for the best working conditions among the employees. For some weeks past on an average one new factory is planned each week for Queens, and it is now estimated that there are more than 1,150 manufacturing concerns within the limits of the borough.

Company's service building now under way on Jackson avenue and Honeywell street, which when completed will contain more than 1,000,000 square feet of floor space, will employ 1,200 men.

The American Ever Ready Works has 420,000 square feet of floor space and will employ 1,500 hands. The Standard Oil Company has just placed a contract with H. D. Best & Company for the erection of a reinforced concrete factory, 145 by 300 feet, at the Devoe Works, Long Island City, to cost \$200,000. J. Odell Whitenack has recently taken the contract to erect a five-story factory, 90 by 161 feet, at Williams street and Harris avenue, for Frederick Ayer, of Boston, which has been leased

corner of Webster and Seventh avenues, from plans by Henry J. Horwitz, Manhattan. The cost is specified at \$80,000.

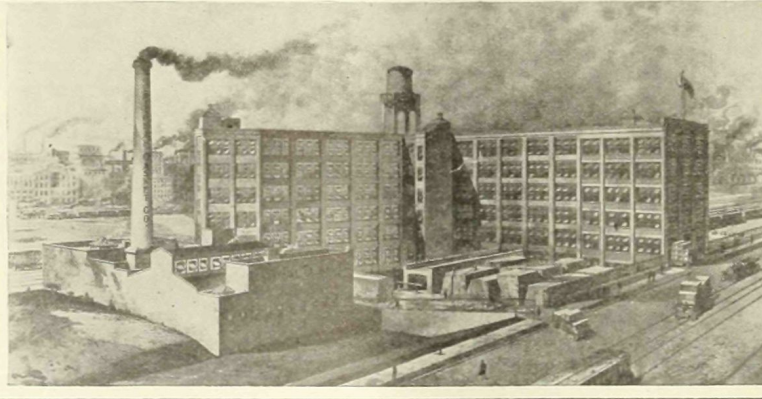
The factory for the American Bar Lock Company, makers of skylights at Borden avenue near Heyward street, was recently completed. Construction is of slow burning type, 75 by 180 feet in size and is set upon wood-pile foundations, designed so as to permit the erection of several additional stories in the future.

Other new plants recently constructed or now under way in this vicinity are the factories of the Loose-Wiles Company, Pierce-Arrow Company, General Vehicle Company, Columbia Paper Bag Company, New York Telephone Com-



There is no doubt that manufacturers who contemplate the erection of plants are greatly attracted to this district on account of the steady progress and possibilities afforded in the construction of the Dual Subway lines in Queens, and the inauguration of service through the Steinway Tunnel, connecting Long Island City with 42d street, Manhattan. Each plant erected adds hundreds of people to the working population, all with families to be housed within easy walking distance.

The factory for the National Casket Company, Ballinger & Perrot, architects, now nearing completion on Jackson avenue, near the Bridge Plaza, will contain about 180,000 square feet of floor area and employ nearly 600 hands. The building is five stories and basement, containing three stair towers, three large freight elevators, power plant, railroad siding, stable, garage, dry kiln, a complete system of transfer tracks and a large lumber storage yard. The New York Consolidated Card Company factory just completed, at Webster and Fourth avenues, where playing cards are manufactured, has about 200,000 square feet of floor space, the plot measuring 457 by 70 feet in size. The concern will employ about 700 people. The addition to the Ford



INDUSTRIAL CENTER AT LONG ISLAND CITY, SHOWING SITE AND PROPOSED STRUCTURE FOR THE NATIONAL CASSET COMPANY ON JACKSON AND SECOND AVENUES.

to the Sterling Gum Company, of Manhattan. The cost is placed at \$150,000.

This week plans were completed by T. J. Reidy, Long Island City, for a brick storage building to be erected on Hamilton street, 100 feet south of Pierce avenue, for A. Sbano; also a five-story loft on Sunswick street, south of Paynter avenue, for Touroff & Karp, Inc., and a three-story storage building 376 by 90 feet on Duryea street, on the Newtown creek, for the Standard Oil Company.

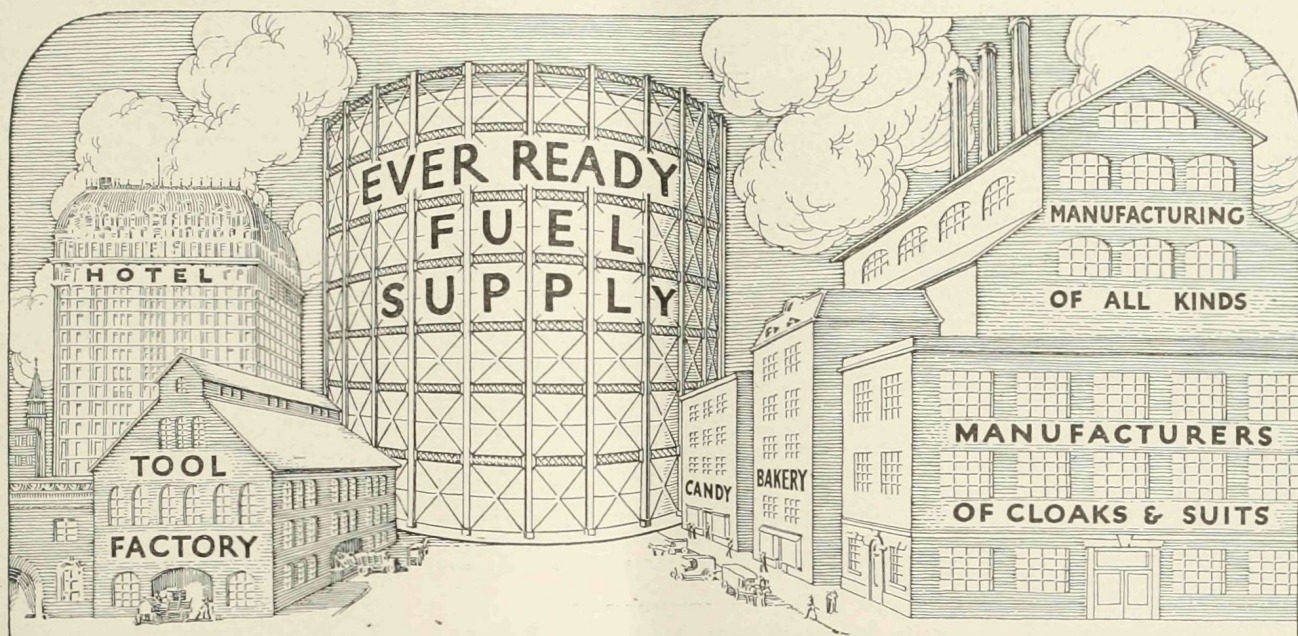
George W. Braunsdorf, of Manhattan, has plans prepared by E. L. McCracken, College Point, for a five-story factory at the southeast corner of Webster and Sixth avenues; Anna S. Anabel, of Morristown, New Jersey, a brick carpet factory, 200 by 138 feet, at the northeast

pany, Neptune Meter Company, Goodyear Rubber Company and the Packard Motor Company.

The most important factor to be considered by a manufacturing establishment in locating its plant is the question of labor supply. New York is undoubtedly the best labor market in the country, for in it are gathered together the greatest number of skilled mechanics and cheap labor, which number is constantly being added to by immigration. In addition to the

quantity and quality of the labor supply, however, there must be considered the question of large available plots for building sites with land values low enough and accommodations for the best shipping facilities.

The completion of the work according to the Public Service Commission, on the Steinway Tunnel, is 34 per cent.; extension of Steinway Tunnel to Bridge Plaza 21 per cent.; Bridge Plaza Transfer Station 33 per cent.; Astoria extension 100 per cent.; extension to Woodside and Corona 79 per cent.; Liberty avenue elevated 37 per cent.; Myrtle avenue extension to Ridgewood 100 per cent. Seven contracts have been awarded to date, aggregating in cost \$5,601,000.



The Modern Business Building Is the Building Piped for Gas

While erecting a new or remodeling an old building, you cannot afford to omit gas pipes.

You are building for the *future* as well as for the present.

There are hundreds of buildings in New York City that are hives of industry, but were originally built as private residences.

The tenantry of your building—as to the character of its business—may go through kaleidoscopic changes within a comparatively few months. You have seen such changes!

With gas pipes provided, your building is ready for occupancy for any number of tenants in their various industrial pursuits. You are prepared to take care of a Luncheon Club or a Restaurant on an upper floor. Gas fuel—unlike other fuels—needs no storage room. **It banishes Rubbish.**

Put the gas-pipes in **now** and not later on when the expense is far greater and the inconvenience is considerable. The cost for gas-piping is a small item.

Have one of our Engineers consult with you, Mr. Architect or Mr. Owner.

Write to or call at the Department of our Engineer of Utilization, No. 130 East Fifteenth Street, or telephone Stuyvesant 4901.

“The Right Way is the Gas Way”

Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

THE NEW PLUMBING ORDINANCE.

A substitute ordinance has been prepared to meet, so far as possible, the criticisms that were brought out at the public hearing held October 8 by the Building Committee of the Board of Aldermen upon the new Plumbing Regulations, in pursuance of the duty of revising the local building code.

In addition to changes made to meet these criticisms, changes were made all through the ordinance in the language after consultation with the Corporation Counsel's office. These verbal changes do not change the substance of the ordinance, but are intended to make the provisions a little clearer and to eliminate unnecessary verbiage. (See Record and Guide, Sept. 26, page 507.)

In Section 1, the last paragraph was altered to meet the criticism that, as previously written, it would not be clear what was intended by "fifty per cent. of the existing work."

Section 4 (referring to separate toilets) of the ordinance as previously presented is entirely omitted, as its provisions are found to be sufficiently well covered in the Tenement House and Labor Laws.

Sections 7 and 8 (enacting classes) of the previous draft were combined into one, and now forms Section 6 of the substitute ordinance. These provisions were very thoroughly discussed with Assistant Corporation Counsel O'Brien who has had very extensive practice in handling violation cases for the Bureau of Buildings.

Extension of Time.

The Public Service Commission has granted an extension of time for three months for the completion of Section No. 1 of Route No. 11-B, that part of the Fourth Avenue subway extension in Brooklyn lying between 43rd and 61st streets; and for nine months on Section No. 2 of the same route, lying between 61st and 86th streets. The extension for Section No. 1 is to January 4, 1915, and for Section No. 2 to July 4, 1915. The Degnon Contracting Company is the contractor for both sections. This does not mean that there will be any delay in the operation of the Fourth Avenue subway early next year, as planned. That subway is already completed to 43rd street, and the extension of time on the first section, namely, between 43rd and 61st streets, is only to January 4, 1915. The Sea Beach line, now being reconstructed, joins the Fourth Avenue subway at about 65th street, and the contractors intend to push the work on the upper part of Section No. 2 so as to complete that section by the same time.

Impervite Waterproofing.

An interesting case of waterproofing at the Hibernia Magnetite mine, in New Jersey, was described in the August Bulletin of the American Institute of Mining Engineers, in the Engineering Record, by S. L. Wise and W. Strache. The tunnel was formerly closed by a mass of rock which leaked about six gallons a minute. It was decided to replace this by reinforced concrete, which was waterproofed as follows:

The pressure face of the bulkhead was covered with three inches of Impervite waterproofing compound deposited behind steel plates built up with the concrete. The work was not continuous and whenever it was interrupted sharp stones weighing about one hundred pounds each were set six inches apart in the upper surface of the concrete mass projecting from it and plastered with 1:1 mortar when work was resumed. When the roof was reached false forms were placed and the work was finished with tightly bonded dovetailed blocks. Seven two-inch grout pipes, four on the pressure side and three on the opposite side, were placed in the concrete as the work neared completion. Thirty-six hours after the concrete was finished grout made with 1½ parts of sand and 1 part of cement mixed with waterproofed Impervite was forced through the pipe under a pressure of 85 pounds

per square inch. Two weeks after the completion of the bulkhead it was subjected to a pressure of 160 pounds per square inch. The result was a seepage of only one-half gallon at first, and this afterward almost entirely ceased.

Those Ridgewood Fire-Escapes.

The last word from the Tenement House Department in respect to requiring fire-escapes to be attached to two-story dwellings when occupied by four families is that the law plainly provides for such exits and cannot be evaded. The cost is estimated at \$40 per house when there must be a fire-escape both front and rear. Reports from Ridgewood and Coney Island, where houses of that type abound, are to the effect that the department inspectors are not overpressing in the matter, for the time being at least, perhaps in expectation of some reasonable amendment by the next Legislature. There are cases, however, as where houses are built on a declivity, and the second-story windows in the rear are so far above ground, that jumping from the window in an emergency would be perilous for women and little children.

Universal Film Co. Building Factory.

Universal Film Co., Carl Laemmle, president, 1600 Broadway, New York City, have begun the erection of a studio building and manufacturing plant at Leonia Heights, N. J. The buildings will be of brick and hollow tile, and will be strictly fireproof. The studio will be 60 feet in height and will occupy a plot 150x200 feet. The manufacturing building will be one story with basement, 66x145 feet. The plans were prepared privately under the direction of the owners and the work is being done by Edward B. Kinsella, 228 West 42d street, general contractor. The operation represents an expenditure of approximately \$200,000.

Municipal Building for West New York.

George T. Martin (Inc.), of 110 West 40th street, New York City, has been awarded the general contract to erect the municipal building for West New York, N. J., at a cost approximating \$75,000. The building will be located at the corner of 16th street and Taylor place. It will be of brick and terra cotta, three stories in height, and will cover a plot 75x180 feet. The plans and specifications were prepared by Wm. Mayer, Jr., architect, 693 Bergenline avenue, West New York.

Y. M. C. A. Contract Awarded.

George A. Fuller Co., 111 Broadway, was awarded the general contract for the erection of the new building for the Bowery Branch Y. M. C. A. The structure will be located at 6 East 3d street and will cost about \$400,000. Jackson, Rosencrans & Waterbury, architects, 1328 Broadway, prepared the plans and specifications and R. D. Kimball Co., 15 West 38th street, is the steam and electric engineer.

Vermilyea Avenue Apartment House.

The Aldus Construction Company (Inc.), St. Nicholas avenue and 186th street; Jacob S. Kahn, president; Harry A. Lonzer, secretary; contemplates the erection of an apartment house with stores at the northwest corner of Vermilyea avenue and 207th street, in the Dyckman tract. No architect has yet been selected.

Storage Building for Jersey City.

The Board of Commissioners of Jersey City, Michael I. Fagen, city clerk, contemplates the erection of a storage building here this spring. The selection of a site has not been made and no architect has been retained.

Hempstead to Have New Town Hall.

The Town Board of Hempstead, Long Island, Hiram R. Smith, president, is receiving competitive sketches for a new town hall, to cost about \$75,000. It is expected that the project will be voted on next month.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Aldus Construction Co., Inc., St. Nicholas av and 186th st, Jacob S. Kahn, president, contemplates the erection of a 5-sty apartment with stores at the northwest corner of Vermilyea av and 207th st. No architect selected.

BUFFALO, N. Y.—The Kittinger Furniture Co., upholstered furniture, 15 Front st, Buffalo, N. Y., contemplates the erection of a factory, for which no site or architect have been selected. Project will probably go ahead in the spring.

UTICA, N. Y.—Mrs. Susan A. Omans, 24 Watson pl, contemplates the erection of a residence on Proctor boulevard. No architect selected. Work will not go ahead until early next year.

UTICA, N. Y.—John R. Roberts, accountant, Johnson & Murray Co., 206 Whitesboro st, contemplates the erection of a residence on Proctor boulevard. No architect selected.

UTICA, N. Y.—Richard A. Henry, paying teller, First National Bank, 91 Genesee st, contemplates the erection of a residence on Proctor boulevard. No architect selected.

TOWN OF HEMPSTEAD, L. I.—The town board, Hiram R. Smith, Hempstead, president, is receiving competitive sketches for a brick and stone town hall, to cost about \$75,000. Project will probably be voted on next month.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Michael I. Fagen, clerk, Assembly Chamber, City Hall, contemplates the erection of a storage building here. No site or architect have been selected.

NEWFANE, N. Y.—The village of Newfane, L. Tracey, clerk, contemplates the construction of a bridge at 18 Mile Creek and Ide rd, to cost about \$20,000. Project will be voted on about November 3.

HORNELL, N. Y.—The city of Hornell, Board of Public Works, Mayor F. J. Nelson, contemplates the erection of a 1 or 2-sty brick, stone and steel jail here. No architect selected.

BAYSIDE, L. I.—A syndicate, of which H. F. McGarvil, Palace Boulevard, Bayside, L. I., is interested, contemplates the erection of a theatre at the northeast corner of Bell and Montauk avs. Architect not selected.

SCARSDALE, N. Y.—The Board of Education of Scarsdale, Thomas F. Burgess, president, contemplates the erection of two public schools here. No architect selected. The proposition will be voted upon by the taxpayers at an election to be held soon.

JERSEY CITY, N. J.—The vestrymen of St. John's P. E. Church, Rev. Dr. Geo. D. Hadley, rector, 118 Summit av, contemplates making fire repairs to the church at Summit and Jewett avs, to cost about \$12,000. No architect selected.

POUGHKEEPSIE, N. Y.—The city of Poughkeepsie, D. W. Wilbur, Mayor, V. M. Collins, chairman of building committee, contemplates the erection of a city hall at the southeast corner of Main and Washington sts, to cost about \$150,000. No architect selected.

PLATTSBURGH, N. Y.—The city of Plattsburgh, W. H. Goff, Mayor, Weed Block, contemplates the erection of a fireproof city hall to cost about \$200,000. L. L. Smith Estate, this place, donor. An architect will probably be selected early next year.

SYRACUSE, N. Y.—University Club, Learned Building, Syracuse, John Van Duyn, 466 James st, contemplates the erection of a brick, steel and stone clubhouse in East Fayette st, between Grape and South State sts, to cost about \$50,000. No architects selected.

BLOOMFIELD, N. J.—The Junior Order United American Mechanics, Jas. T. Boyd, contemplates the erection of a 2-sty brick store and lodge building in Washington st, to cost about \$20,000. Preliminary plans have been prepared but no architect has been retained.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
190TH ST.—Neville & Bage, 217 West 125th st, are preparing plans for a 6-sty apartment, for 49 families and nine stores at the northeast corner of 190th st and St. Nicholas av, for Stephen J. Eagan, president of the Westmoreland Construction Co., 802 West 181st st. Work will be started about Nov. 15.

FACTORIES AND WAREHOUSES.
BRONXWOOD AV.—Rheinstein & Haas, 101 Park av, N. Y. C., are figuring the general contract for the factory addition and power house to be erected at the northeast corner of Bronxwood av and 228th st for the Liberty Lace & Netting Co., on premises.

PUBLIC BUILDINGS.
GLEN FALLS, N. Y.—Sealed proposals will be received until December 17, at 3 p. m., for the 2-sty stone, terra cotta and brick-faced post office for the U. S. Government. O. Wenderoth, supervising architect, Washington, D. C. Drawings and specifications may be obtained from the custodian here and from the architect.

SCHOOLS AND COLLEGES.
SOUTH NORWALK, CONN.—Plans are being refigured to close Nov. 3 at 4 p. m for the brick grade school in Cedar st for the city of Norwalk, Dr. J. Milton Coburn, chairman of School Building Committee, 65 South Main st. Philip N. Sunderland, 81 West st, Danbury, Conn., architect. George A. Sherron, care of owner, city engineer.

THEATRES.
NEWARK, N. J.—L. M. Finger, 800 Broad st, owner, is taking bids for remodeling the 1-sty brick Family Theatre, 100x125 ft., at the northwest corner of Washington and Marshall sts, from plans by Hyman Rosensohn, 800 Broad st, Manhattan. Cost, between \$15,000 and \$20,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
 73D ST.—Foundations have been completed for the 13-sty apartment, 25x82 ft., at 126 West 73d st for Edward W. Browning, 110 West 40th st. Buchman & Fox, Madison av and 42d st, architects. C. Matlock, 30 East 42d st, mechanical engineer. Thomas Barwick Engineering Co., 21 Park Row, electrical engineer. Owner builds. Frank Stolla, 1123 Broadway, has mason work. The Raisler Heating Co., 129 Amsterdam av, has heating contract. Cost, about \$60,000.

RIVERSIDE DRIVE.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 12-sty elevator apartment house, 27.7xirregular, for the F. F. Freehold Estates, Inc., 26 Liberty st, to be erected at the northeast corner of Riverside drive and 101st st, to cost \$200,000.

1ST AV.—A. Balschun, 2698 Creston av, has plans for alterations to the 5-sty tenement, 1429 1st av, for Albert Winternitz, 237 East 72d st.

COLONIAL PARKWAY.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house for Albert J. Schwarzler, 1050 Clay av, to be erected at the southwest corner of Colonial parkway and 160th st, to cost \$800,000.

BANKS.

NASSAU ST.—Delano & Aldrich, 4 East 39th st, architects for alterations to the bank building 20 Nassau st for the Mechanics & Metals National Bank, 50 Wall st, owner and lessee. Marc Eidlitz & Son, 30 East 42d st, general contractors.

FACTORIES AND WAREHOUSES.

3D AV.—Edward Lee Young, 118 East 28th st, has completed plans for fitting up the 3d floor of brewery at 3d av and 92d st, for general and executive offices, for the Jacob Ruppert Brewing Co., on premises.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
 225TH ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 2-sty store and tenement, 22x56 ft., in the south side of 225th st, west of Paulding av, for G. Covelli, 815 East 223d st, owner and builder. Cost, about \$7,000.

LORING PL.—J. C. Cocker, 2017 5th av, Manhattan, has completed plans for a 5-sty tenement, 48x100 ft., on the east side of Loring pl, 230 ft. south of Fordham rd, for the John Beckman Realty & Construction Co., 1624 University av. Cost, about \$40,000.

STABLES AND GARAGES.

180TH ST.—Frank A. Rooke, 489 5th av, is preparing plans for a 2-sty brick and stone stable, 100x125 ft., in the south side of 180th st, 100 ft. west of Bronx Park av, for the Sheffield Farms Slawson Decker Co., 524 West 57th st, Loton Horton, president.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
BERGEN ST.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 50x94 ft., in the north side of Bergen st, near Howard av, for the Local Building Co., care of architects. Cost, about \$60,000.

CHURCHES.

BEDFORD AV.—The Congregational Church of Evangel, Rev. Albert E. Roraback, 114 Fenimore st, pastor, contemplates the erection of a church at Bedford av and Hawthorne st, from plans to be prepared by Stoughton & Stoughton, 96 5th av, Manhattan. It is not likely that work will start for some time yet.

DWELLINGS.

JAMAICA AV.—William C. Winters, 106 Van Sieten av, is preparing plans for three 2-sty brick residences, 20x55 ft., on the north side of Jamaica av, 100 ft. east of Schenk av, for Frank Richards, 47 Ridgewood av, owner and builder. Cost, about \$4,000.

STABLES AND GARAGES.

ATLANTIC AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 1-sty brick garage, 86x100 ft., on the south side of Atlantic av, 350 ft. east of Brooklyn av, for Henry D. Bristol, Greene and Reid avs, owner and lessee, who will take bids on general contract.

STORES, OFFICES AND LOFTS.

9TH ST.—Jas. A. Boyle, 367 Fulton st, has completed plans for alterations to the 3-sty brick loft at 9th st and 3d av for the L. Michel Brewing Co., 122 3d st, Leonard Michel, president.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
LONG ISLAND CITY.—R. Geo. Smart, 13 Wicks st, Richmond Hill, has completed plans for eight 3-sty brick tenements, 20x60 ft., on the north side of 11th av, 50 ft. south of Grand st, for the Mathews Building Co., 349 12th av, Astoria, owner and builder. Total cost, about \$50,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for five 3-sty tenements, 20x38 ft., on the east side of Fresh Pond rd, south of and southeast corner of Palmetto st, for Valentine Leiser, builder, 712 Prospect av, owner and builder. Total cost, about \$10,000.

LONG ISLAND CITY.—Edward Hahn, Bridge plaza, L. I. City, is preparing plans for three 4-sty tenements, 41x90 ft., on 13th av, between Venderventer and Wilson sts, for Julian Weiss, care of architect. Cost, about \$78,000.

DWELLINGS.

BELLE HARBOR, L. I.—W. T. Kennedy & Co., 462 Boulevard, Rockaway Beach, L. I., have completed plans for a 2-sty frame residence, 22x28 ft., at the southwest corner of Henley av and Bayside drive, for John Rutledge, Waverly av, Rockaway Beach. Cost, about \$4,000.

ROCKAWAY BEACH, L. I.—John A. Lasher, Rockaway Park, has completed plans for a 2-sty frame store and residence, 26x50 ft., on Boulevard, near Central st, for M. Loeser, this place. Cost, about \$5,000.

MASPETH, L. I.—E. Rose & Son, Elmhurst, L. I., have completed plans for a 2-sty frame residence, 21x36 ft., on the south side of Clinton av, and 245 ft. east of Clermont av, for Paul Kery, Willow av, Maspeth. Cost, about \$3,500.

ELMHURST, L. I.—Alfred DeBlasi, this place, has completed plans for two 2-sty brick residences, 20x50 ft., in the west side of Henry st, 285 ft. south of Jackson av, for Rossaro Giambi, builder, 94 East Jackson av. Cost, about \$7,000.

HALLS AND CLUBS.

RICHMOND HILL, L. I.—W. Ralph Squire Inc., 105 West 40th st, Manhattan, has been commissioned to prepare plans for a 2-sty Masonic temple, 40x90 ft., in the west side of Elm st, 150 ft. north of Jamaica av, for the Richmond Hill Lodge, No. 892, F. & A. M., Thos. Coates, 320 Spruce st, Master. Cost, about \$20,000.

SCHOOLS AND COLLEGES.

EAST ROCKAWAY, L. I.—W. H. Spaulding, 34 Bergen av, Jamaica, has been commissioned to prepare plans for a frame addition to the school for the Board of Education of East Rockaway, W. E. Johnson, president. Cost, about \$8,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Plans have been prepared privately for six 2-sty frame residences, 21x32 ft., two to be erected in 3d st and four on Bayview av, for W. V. Cogan, 134 Fairmount av, owner and builder. Total cost, about \$18,000.

Nassau.

SCHOOLS AND COLLEGES.

MINEOLA, L. I.—I. B. Baylis, 55 Main st, Hempstead, L. I., is preparing sketches for remodeling the old school and also for two additions of four rooms each for the Board of Education of Mineola, Edward J. Armstrong, president. An appropriation of \$45,000 has been granted.

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—Mrs. Olcott, care of architect, F. Burrall Hoffman, Jr., 17 East 40th st, Manhattan, contemplates the erection of a residence here, to cost about \$25,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, has about completed plans for a 3-sty frame and stucco apartment, 24x48 ft., on Caryl av, between Saratoga and Eleanor avs, for William Watson, 214 Jessamine av. Cost, about \$7,500.

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DWELLINGS.

HARTSDALE, N. Y.—Louis Petry, Depot sq, White Plains, is preparing plans for a 2½-sty frame residence, 39x27 ft., at Greenacres for Jos. F. Duffy, 1 Broadway, Manhattan. Cost, about \$8,500.

SCARSDALE, N. Y.—Eugene Ward, 11 East 24th st, Manhattan, is preparing revised plans for the 2-sty frame residence and garage, 54x25 ft., on Wydham rd, Edgemont Estate, for E. L. Montgomery, 731 3d av, Manhattan. Cost, about \$11,000.

SCHOOLS AND COLLEGES.

TARRYTOWN, N. Y.—William H. Gompert, 171 Madison av, Manhattan, has been commissioned to prepare plans for one brick wing at Marymount for the Sacred Heart of Mary, Mother Joseph Butler, mother superior.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—(Sub.)—Oberg, Blumberg & Bleyer, 112 West 42d st, have received the wiring contract for the residence at 10 East 80th st for Solomon Friedman, 8 East 80th st. Edward Necarsulmer, 507 5th av, architect. Reid-Palmer Construction Co., 30 East 42d st, general contractor. L. Kantor, 449 East 41st st, carpenter. Cost, about \$100,000.

GRANTWOOD, N. J.—Otto G. Sternkopf, North Bergen, N. J., has received the general contract to erect two brick, terra cotta and stucco residences at Lafayette and Anderson avs, for Chas. J. Zeeger, this place, Harry Lucht, Fulton Terrace, Cliffside Park, N. J., architect. Cost, about \$11,500.

MOUNT VERNON, N. Y.—Sam Gibson, 40 North 9th av, Mt. Vernon, has received the general contract to erect a 2½-sty frame and stucco residence, 30x40 ft., at Chester Park for H. B. Davis, Stuyvesant Plaza, and 52 Broadway, Manhattan. A. G. C. Fletcher, 103 Park av, Manhattan, architect. Cost, about \$10,000.

UPPER MONTCLAIR, N. J.—(Sub.)—Donald Bros., 12 Walnut Crescent, Montclair, have received the mason work, and John S. and L. Carlson Co., 85 Walnut st, Montclair, carpentry, for the 2½-sty frame and stucco residence at the southwest corner of Parkside and Princeton pl for Ray P. Perry, 12 Battery pl, Manhattan. A. F. Norris, 150 Nassau st, Manhattan, architect. Cost, about \$15,000.

SPRING VALLEY, N. Y.—I. Henry Glaser Construction Co., 44 Court st, Brooklyn, has received the general contract to erect a 2½-sty frame and stucco residence, 25x36 ft., on Madison av for Dr. Frank J. Schwartz, Main st, Spring Valley. B. C. Bloch, 500 5th av, Manhattan, architect. Cost, about \$6,000.

BELLE HARBOR, L. I.—Chas. Spaeth, Smart av, Flushing, L. I., has received the general contract to erect a 2½-sty terra cotta block and stucco residence and garage, 33x36 ft., for Thos. T. Lancer, Belle Harbor, L. I. Smith & Holler, 82 Wall st, Manhattan, architects. Cost, about \$10,000.

HOLLIS HEIGHTS, L. I.—W. P. Ellison, 29 West 34th st, Manhattan, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 38x28 ft., and garage for Madame Premis, 353 5th av, Manhattan, and Kew Gardens, L. I. Smith & Holler, 82 Wall st, Manhattan, architects. Cost, about \$8,000.

SOUTH ORANGE, N. J.—George M. French, 23 Lanark av, Newark, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 37x30 ft., for M. C. Kinsey, 186 North 9th st, Newark. Chas. Grant, 37 East 28th st, Manhattan, architect. Cost, about \$9,000.

FACTORIES AND WAREHOUSES.

JAMAICA, L. I.—Chas. Hoffmann, 21 Ackroyd av, has received the general contract to make additions to the 2-sty brick laundry building in the east side of Prospect st, 400 ft. south of South st, for the Park Laundry Co., 121 Prospect st. Otto Thomas, 354 Fulton st, architect. Cost, about \$18,000.

NEWARK, N. J.—E. M. Waldron & Co., 84 South 6th st, have received the general contract to alter and make additions to the warehouse and stable at 8th av and High st, for William Walsh, on premises. Hughes & Backoff, 22 Clinton st, architects. Cost, about \$5,000.

BROOKLYN.—The Midtown Contracting Co., 148 West 36th st, Manhattan, has received the general contract to erect a 7-sty reinforced concrete and brick filter house, 79x120 ft., in the north side of South 4th st, 100 ft. east of Kent av, for the American Sugar Refining Co., 117 Wall st, Manhattan, Edwin F. Atkins, president. Godfrey Engel, care of owners, and 126 Winthrop st, Brooklyn, engineer. Cost, about \$150,000.

BALTIMORE, MD.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has the contract for the concrete piles necessary for the Steuart-Knatz warehouse here, from plans by Haskell & Barnes, architects.

LONG ISLAND CITY.—(Sub.)—W. G. Cornell & Co., 4th av and 17th st, Manhattan, have received the plumbing contract for the 2-sty reinforced concrete can factory, 145x380 ft., at the foot of 12th st for the Standard Oil Co., 26 Broadway, Manhattan, John D. Archbold, president. Private plans, H. D. Best & Co., 320 5th av, Manhattan, general contractors. Cost, about \$200,000.

BROOKLYN.—William Higginson, 1123 Broadway, Manhattan, has received the general contract to erect a 2-sty brick warehouse, 29x100 ft., at 99-101 Lexington av for Alfred E. McAdam, 97 Lexington av. Frederick Putnam Platt, 1123 Broadway, Manhattan, architect. Cost, about \$25,000.

HALLS AND CLUBS.

MANHATTAN.—(Sub.)—The Barker Painting Co., 355 West 26th st, has received the contract for completing the painting of the 20-sty

clubhouse northwest corner of Vanderbilt av and 4th st for the Yale Club, 32 West 44th st, owner. James Gamble Rogers, 470 4th av, architect. William C. Tucker, 156 5th av, sanitary engineer. Clark, MacMullen & Riley, 101 Park av, electrical engineers. Marc Eidlitz & Son, 30 East 42d st, general contractors. Cost, about \$500,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—(Sub.)—Bigelow & Nichols, 30 East 42d st, have received the structural steel contract for the 6-sty brick hospital, 55x40 ft., in the north side of 109th st, 200 ft. east of Amsterdam av, for the Women's Hospital of State of New York, John E. Parsons, president, 30 East 36th st. Allen & Collens, 40 Central st, Boston, Mass., architects. Isaac S. Rossell, 1 Madison av, general contractor. Cost, about \$100,000.

MUNICIPAL WORK.

KANSAS CITY, KAN.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has the concrete pile contract for the foundation of the East Kansas av bridge, Hedrick & Cochran, engineers.

MANHATTAN.—The Phoenix Construction Co., 41 Park Row, has received the general contract for piers, ferry rack and bridge near South Ferry and Barge Office for the U. S. Government, Oscar Wenderoth, Washington, D. C., supervising architect. A. B. Fry, Room 727, Custom House, Manhattan, chief engineer. Cost, about \$140,000.

PUBLIC BUILDINGS.

GARWOOD, N. J.—Schaefer & Newmann, Cranford, N. J., have received the general contract to erect the 2-sty brick Borough Hall and fire house at South av and Centre st for the town of Garwood, C. H. Keim, clerk. Cost, about \$9,000.

STABLES AND GARAGES.

MANHATTAN.—Ledy & Moore, 105 West 40th st, have received the general contract to alter the church at 132-134 Perry st for garage purposes, for Joseph Seeman, Hudson and North Moore sts. R. D. Kohn, 56 West 45th st, architect. Cost, about \$12,000.

RED BANK, N. J.—Scott & Scott, 37 West Front st, Red Bank, have received the general contract to erect a 1½-sty frame stable, 25x40 ft., for Mrs. Payne Whitney, 972 5th av, Manhattan. F. B. Warren, care of Warren & Clark, 489 5th av, Manhattan, architect. Cost, about \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.)—The contract for the concrete piles necessary for the loft building at 57th st, near 11th av, for Mullins Bros., has been awarded to the Raymond Concrete Pile Co., 140 Cedar st. Sloan & Kilgour, architects.

MANHATTAN.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, has received the contract for the concrete piles necessary for the foundation of the N. Y. American Building, 60th to 61st sts and Broadway, for the Veronica Realty Co. R. E. Moss, architect.

PHILADELPHIA, PA.—(Sub.)—The Clinton Fireproofing Co., of N. E., Inc., 101 Park av, has received the contract to install the Clinton fireproofing system of floor and roof arches in the Widener Building, Philadelphia. Horace Trumbauer, architect. Geo. A. Fuller Co., contractor.

MISCELLANEOUS.

CLEVELAND, O.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has the contract for the concrete piles for the Division Pumping Station for the city of Cleveland. John F. Casey Co., general contractor. Also for the foundation of the office building for the East Ohio Gas Co., Wm. B. Tubby, architect. Jas. L. Stuart, general contractor.

LONG ISLAND CITY.—(Sub.)—Raymond concrete piles have been substituted for wood piles in the foundation for the new elevated structure in connection with the subway extension at Long Island City. Snare & Triest Co., general contractor.

BROOKLYN.—McDermott & Hanigan, 103 Park av, Manhattan, have received the general contract to erect the Raigener Mausoleum at the Lutheran Cemetery, from plans by Wortmann & Braun, 114 East 28th st, Manhattan. Cost, about \$11,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
161ST ST & RIVERSIDE DRIVE, s e cor, 6-sty brick apartment house, 101x134; cost, \$300,000; owner, Melvin Constn. Co., Henry Friedman, Pres., 189 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 349.

FACTORIES AND WAREHOUSES.
15TH ST, 612-614 East, 2-sty brick storage, trucking and manufacturing, 54x103; cost, \$12,000; owner, Thomas Crump, Greenwich, Conn.; builder, Hellman Const. Co., 160 East 66th st; architect, Otto Reissmann, 147 4th av. Plan No. 347.

STORES, OFFICES AND LOFTS.
42D ST, 156 and 158 East, entrance to Steinway, tunnel and lofts, 5-sty, fireproof, 41x96; cost, \$50,000; owner, Int. Rapid Transit Co., 165 Broadway; architect, A. M. Hedley, 411 East 42d st. Plan No. 348.

Bronx.

DWELLINGS.

RANDALL AV, s s, 30 e Dyre av, 2½-sty frame dwelling, tile roof, 20x52; cost, \$5,500; owners, Geo. A. & Nellie Loughran, 405 East 139th st; architect, Walter R. Barto, 50 Washington av, Flushing, L. I. Plan No. 521.

NEEDHAM AV, s s, 150 e Wilson av, 2-sty brick dwelling, tin roof, 20.4x36.8; cost, \$4,000; owner, Carmelo Carmatella, 1421 Needham av; architect, Jos. Zizardi, 3360 Cruger av. Plan No. 522.

STORES AND TENEMENTS.

SIMPSON ST., e s, 401.10 n Westchester av, 2-sty brick stores, tin roof, 10x55; cost, \$4,000; owner, Louis Burnstein, 813 East 150th st; architect, Edw. J. Clarke, 110 East 121st st. Plan No. 520.

LORING PL., e s, 220.6 s Fordham rd, 5-sty brick tenement, slag roof, 48x96; cost, \$50,000; owner, Beckmann Realty & Const. Co., John Beckmann, 1624 University pl. Pres.; architect, Jos. C. Cocker, 2017 5th av. Plan No. 518.

SEABURY PL., n w cor Charlotte st, 5-sty brick tenement, slag roof, 102x122.8; cost, \$75,000; owner, Seabury Const. Co., Isador Robinson, 865 East 172d st. Pres.; architect Goldner & Goldberg, 391 East 149th st. Plan No. 524.

183D ST., n e cor Prospect av, 5-sty brick tenement, slag roof, 50x90; cost, \$45,000; owner, Flo Realty Co., Jacob Bloom, 1832 Clinton av. Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 523.

MISCELLANEOUS.

WALES AV., n w cor 142d st, 3-sty brick bakery, 100.8½x144.8½; cost, \$75,000; owner, Ward Baking Co., R. B. Ward, Southern Boulevard and 143d st. Pres.; architect, C. B. Comstock, 110 West 40th st. Plan No. 517.

HERMANY AV., s s, 220 e Castle Hill av, 1-sty frame stable and shed, 35x18; cost, \$325; owner, Herman Schellenberger, 2226 Hermany av; architect, Chris F. Lohse, 428 East 83d st. Plan No. 519.

Brooklyn.

DWELLINGS.

HENRY ST., n s, 80.10 e Ocean parkway, seven 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$21,000; owner, Sherlock Bldg. Co., 378 3d st; architect, B. F. Hudson, 319 9th st. Plan No. 7331.

ELMWOOD AV., s w cor East 4th st, 2-sty frame dwelling, 22x50, shingle roof, 2 families; cost, \$5,000; owner, Poret Bldg Co., 154 Newport av; architect, F. J. Dassau, 1373 Broadway. Plan No. 7342.

OCEAN PARKWAY., n e cor Henry st, 2-sty brick dwelling, 25x45, gravel roof, 1 family; cost, \$3,500; owner, Sherlock Bldg. Co., 378 3d st; architect, B. F. Hudson, 319 9th st. Plan No. 7332.

OCEAN PARKWAY., e s, 51.7 n Henry st, 2-sty brick dwelling, 28.4x26.9, gravel roof, 1 family; cost, \$3,500; owner, Sherlock Bldg Co., 378 3d st; architect, B. F. Hudson, 319 9th st. Plan No. 7333.

RUGBY RD., w s, 252 s Ditmas av, 2-sty frame dwelling, 25x50, shingle roof, 2 families; cost, \$4,500; owner, Isador Berg, 1210 Nostrand av; architect, W. C. Winters, 106 Van Sicken av. Plan No. 7335.

VIENNA AV., s e cor Malta st, 2-sty brick dwelling, 20x44, gravel roof, 2 families; cost, \$3,000; owner, Labousky Bros., 63 Louisiana av; architect, M. Rothstein, 601 Sutter av. Plan No. 7330.

VIENNA AV., s s, 20 e Malta st, seven 2-sty brick dwellings, 19.6x44, gravel roof, 2 families each; total cost, \$17,500; owner, Lobousky Bros., 63 Louisiana av; architect, M. Rothstein, 601 Sutter av. Plan No. 7329.

EAST 19TH ST., w s, 140 s Av O, two 3-sty dwellings, 24x34, — roof, 1 family each; total cost, \$7,000; owner and architect, Wm. H. Barnes, 1203 Beverly rd. Plan No. 7359.

EAST 23D ST., w s, 100 s Vanderveer pl, eight 2-sty brick dwellings, 18x52, tin roof, 1 family each; total cost, \$28,000; owner, Chas. Goell, Inc., 2586 Bedford av; architect, C. Infanger, 2634 Atlantic av. Plan No. 7364.

EAST 23D ST., w s, 255.6 s Vanderveer pl, 2-sty brick dwelling, 18x50, tin roof, 2 families; cost, \$4,000; owner, Chas. Goell, Inc., 2586 Bedford av; architect, C. Infanger, 2634 Atlantic av. Plan No. 7365.

BOULEVARD., 3006, two 1-sty frame dwellings, 16.3x70, shingle roof; cost, \$3,450; owner, E. Schmelbeck, on premises; architect, Adam Klein, 2942 West 8th st. Plan No. 7352.

EAST 13TH ST., w s, 160 n Av J, two 2-sty frame dwellings, 20x60, gravel roof, 2 families each; total cost, \$8,000; owner, Geo. M. Craigen Co., 2801 Av F; architect, A. W. Pierce, 59 Court st. Plan No. 7389.

60TH ST n w cor 18th av, 3-sty brick store and dwelling, 20x58, gravel roof, 2 families; cost, \$6,500; owner, Alvin Const. Co., 1957 85th st; architect, F. W. Eisenla, 16 Court st. Plan No. 7390.

RUGBY RD., w s, 252 s Ditmas av, 2-sty frame dwelling, 25x50, shingle roof, 2 families; cost, \$4,500; owner, Isador Berg, 1210 Nostrand av; architect, Wm. C. Winters, 106 Van Sicken av. Plan No. 7396.

RUGBY RD., w s, 212 s Ditmas av, 2-sty frame dwelling, 25x50, shingle roof, 2 families; cost, \$4,500; owner, Isador Berg, 1210 Nostrand av; architect, Wm. C. Winters, 106 Van Sicken av. Plan No. 7395.

4TH ST., s s, 280 e 15th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$6,000; owner, Esther Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 7437.

4TH ST., s s, 340 e 15th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$6,000; owner, Esther Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 7436.

SHEEPSHEAD BAY RD., s s, 180 w West 5th st, 1-sty frame dwelling, 15x30, slag roof, 1 family; cost, \$200; owner, Max Elfenbine, — West 5th st; architect, Jas. Boyle, 367 Fulton st. Plan No. 7422.

14TH AV., n e cor 40th st, 3-sty brick store and dwelling, 19x60, gravel roof, 2 families; cost, \$5,000; owner, Isaac Klapper, 188 Montague st; architect, Benj. Cohn, 361 Stone av. Plan No. 7413.

WEST 35TH ST., w s, 200 s Canal av, two 1-sty frame dwellings, 14x35, shingle roof, 1 family each; total cost, \$2,400; owner, Frank Hellmund, 841 Sterling pl; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7453.

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Plans Filed, New Buildings, Queens, Continued.

LAUREL AV, s e cor Highland av, 2-sty frame dwelling, 51x50, shingle roof, 1 family; cost, \$3,000; owner, Hill Section Co., 193 Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7456.

MALTA ST, e s, 180 s Vienna av, two 2-sty frame dwellings, 18x42, — roof, 2 families each; total cost, \$5,000; owner, Benj. Grosdor, 141 Malta st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7499.

EAST 37TH ST, w s, 140 n Av L, five 2-sty frame dwellings, 16.6x36, gravel roof, 1 family each; total cost, \$12,500; owner, Richard Vom Lehn, Jr., 464 East 24th st; architect, same. Plan No. 7492.

EAST 37TH ST, w s, 320 n Av L, five 2-sty frame dwellings, 16.6x36, gravel roof, 1 family each; total cost, \$12,500; owner and architect, Richard Vom Lehn, Jr., 464 East 24th st. Plan No. 7493.

DITMARS AV, s s, 212.11 w East 12th st, 2-sty frame dwelling, 24.4x37.6, shingle roof, 1 family; cost, \$5,000; owner, H. A. Buckley, 1044 East 15th st; architects, Snee & Bryson, 154 Montague st. Plan No. 7497.

FACTORIES AND WAREHOUSES.

RAPALYEA ST, n s, 90 e Van Brunt st, 1-sty brick storage, 62.6x90.4, — roof; cost, \$10,000; owner, Atlantic Basin Iron Works, Imlay and Smith sts; architect, Chas. Weiner, 67 Berkley pl. Plan No. 7377.

JEFFERSON AV, s s, 200 w Reid av, 1-sty brick factory, 20x20, — roof; cost, \$1,000; owner, Mrs. J. P. Fanning, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 7480.

HOSPITALS AND GARAGES.

WINTHROP ST, n s, 240 w Albany av, 3-sty brick hospital, 198x44, tile roof; cost, \$100,000; owner, City of New York; architect, W. E. Austin, 46 West 24th st, Manhattan. Plan No. 7441.

STABLES AND GARAGES.

EAST 24TH ST, 1319, 1-sty frame garage, 13x18, shingle roof; cost, \$400; owner, Mrs. Helen Nichols, on premises; architect, C. A. Olson, 1209 68th st. Plan No. 7338.

NORWOOD AV, s w cor Jamaica av, 1-sty brick garage, 14x15, tin roof; cost, \$350; owner, Thos. E. Smith, 6 Shipley st, Woodhaven; architect, C. Infanger, 2634 Atlantic av. Plan No. 7346.

OCEAN AV, w s, 293 s Ditmas av, 1-sty brick garage, 14x19, shingle roof; cost, \$1,000; owner, Hy. Strure, 131 Ellery st; architect, L. Allmendinger, 926 Broadway. Plan No. 7354.

PRESIDENT ST, n s, 420 e Kingston av, 1-sty brick garage, 17x22, gravel roof; cost, \$700; owner, Wm. L. McKee, on premises; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 7438.

2D ST, s e cor 4th av, 1-sty brick stable, 16x23.6, slag roof; cost, \$400; owner, Edw. Litchfield, 3d av, s e cor 3d st; architect, A. Ulrich, 371 Fulton st. Plan No. 7423.

VAN SICLEN AV, e s, 125 n Liberty av, 1-sty brick garage, 19x65.2, — roof; cost, \$1,200; owner, Brownsville Coal & Ice Co., 388 Logan st; architect, Louis Schillinger, 167 Van Siclen av. Plan No. 7440.

10TH AV, n w cor 52d st, 1-sty brick garage, 20x20, — roof; cost, \$600; owner, Jas. Gold, on premises; architect, R. Vander Veen, 961 52d st. Plan No. 7429.

JOHNSON AV, ss, 186 w Morgan av, 2-sty brick garage, 20x40, gravel roof; cost, \$4,000; owners, Robert Plant & Son, 352 Johnson av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7468.

MASPETH AV, s w cor Gardner av, 2-sty brick stable; cost, \$2,000; owner, Gulf Refining Co., on premises; architects, Tooker & Marsh, 101 Park av. Plan No. 7460.

RAILROAD AV, 794, 1-sty frame stable, 16x20, gravel roof; cost, \$300; owner, Sebastian Denerico, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 7465.

ASHFORD ST, e s, 81.11 s Blake av, 1-sty brick stable, 28.1x15, slag roof; cost, \$800; owner, Sam Sheokner, 504 Schenck av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7500.

CARROLL ST, n s, 120 e New York av, 1-sty brick garage, 16x20, slag roof; cost, \$500; owner, Mrs. Chas J. Hinman, on premises; architect, E. T. Flegenbauer, 1199 Carroll st. Plan No. 7481.

STORES AND DWELLINGS.

WEST 15TH ST, e s, 40 s Neptune av, two 2-sty frame stores and dwellings, 17.6x59, gravel roof, 2 families each; total cost, \$6,000; owner, Lazarous Brilliant, 3640 Cortland st, Manhattan; architect, Abraham Hinsdale, 96 Coney Island av. Plan No. 7397.

18TH AV, w s, 20 n 60th st, three 3-sty brick stores and dwellings, 26x52, gravel roof, 2 families each; total cost, \$18,000; owner, Alvin Const. Co., 1957 85th st; architect, C. G. Wessell, 1563 East 46th st. Plan No. 7391.

14TH AV, n s, 19.2 e 40th st, four 3-sty brick stores and dwellings, 19x55, gravel roof, 2 families each; total cost, \$16,000; owner, Isaac Klapper, 198 Montague st; architect, Benj. Cohn, 361 Stone av. Plan No. 7414.

EVERGREEN AV, s w cor Hart st, 2-sty brick store and dwelling, 25x62, tin roof, 2 families; cost, \$7,500; owner, Geo. Werst, 570 Hart st; architect, Jos. P. Lasar, 616 Hamburg av. Plan No. 7457.

STORES AND TENEMENTS.

BELMONT AV, n e cor Cleveland st, 4-sty brick tenement, 52x87, tin roof, 24 families; cost, \$25,000; owner, Max Goldberg, 501 Ashford st; architect, C. Infanger, 2634 Atlantic av. Plan No. 7370.

PROSPECT PL, n e cor Troy av, 4-sty brick tenement, 27.6x72, gravel roof, 8 families; cost, \$12,500; owner, Ralph Johnson, 1317 Park pl; architect, Arthur B. Sauertrun. Plan No. 7356.

THEATRES.

SHORE RD, w s, 100 s Jerome av, 2-sty brick theatre, 45x102, gravel roof; cost, \$10,000; owner, Brighton Const. Co., 2690 Kenmore pl; architects, Dodge & Morrison, 82 Wall st, N. Y. C. Plan No. 7378.

MISCELLANEOUS.

ALABAMA AV, e s, 150 s Pitkin av, 1-sty frame shed, 14x60, tin roof; cost, \$250; owner, Harry Cohen, 219 Alabama av; architect, M. Rothstein, 601 Sutter av. Plan No. 7393.

3D ST, s e cor 4th av, 1-sty frame shed, 54.6x16, slag roof; cost, \$200; owner, Edw. Litchfield, 3d av and 3d st; architect, A. Ulrich, 371 Fulton st. Plan No. 7425.

5TH AV, s w cor 35th st, 1-sty brick shed, 67.8x27, shingle roof; cost, \$1,400; owner, Greenwood Cemetery Co., on premises; architect, Erik Strindberg, 29 West 34th st, Manhattan. Plan No. 7458.

BATH AV, s s, 75 e Bay 13th st, 1-sty brick bakehouse, 13.4x24, tin roof; cost, \$350; owner and architect, Ambogio Cantale, on premises. Plan No. 7495.

Queens.

DWELLINGS.

CORONA.—Shopoler av, s w cor Hillside av, 2-sty brick dwelling, 27x41, slag roof, 2 families; cost, \$3,000; owner, M. Libertta, Rapelje av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3347.

CORONA.—Orchard st, s s, 250 w Myrtle av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$3,400; owner, V. Mangello, Corona av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3354.

ELMHURST.—22d st, w s, 265 s Woodside av, two 2½-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$8,400; owner, Geo. Livingstone, Sycamore av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 3352-3353.

FLUSHING.—West Grove av, s s, 513 w Lawrence st, four 2-sty frame dwellings, 16x24, tin roof, 1 family; cost, \$4,000; owner, C. W. Copp, Flushing av; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 3348-49-50-51.

FOREST HILLS.—Bow st, cor Middleway rd, five 2½-sty tile dwellings, sizes irregular; cost, \$30,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3338.

FOREST HILLS.—Bow st, s w s, 63 e Middleway rd, 2½-sty tile dwelling, 22x41, tile roof, 1 family, steam heat; cost, \$7,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3339.

FOREST HILLS.—Bow st, n w s, 65 n w Middleway rd, 2½-sty tile dwelling, 22x41, tile roof, 1 family, steam heat; cost, \$7,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3340.

JAMAICA.—Highland av, s s, 236 e Flushing av, two 2-sty brick dwellings, 20x38, slag roof, 1 family; cost, \$6,400; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 3342.

JAMAICA.—Strenski pl, w s, 60 n Henry st, 2-sty frame dwelling, 17x35, tin roof, 2 families; cost, \$1,900; owner, Dominick Romanowski, Strenski pl, Jamaica; architect, John D. Olsen, 2 Meyer av, Jamaica. Plan No. 3334.

LAUREL HILL.—Jones av, s s, 225 e Clifton av, 1-sty frame dwelling, 20x35, tin roof, 1 family; cost, \$1,500; owner, P. Reilly, 200 Celtic av, L. I. City. Plan No. 3346.

SOUTH OZONE PARK.—Martin av, w s, 290 n Horan av, 1-sty frame dwelling, 20x26, tin roof, 1 family; cost, \$500; owner, Thomas F. Martin, 16 Court st, Brooklyn; architect, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 3345.

CORONA.—Henry st, w s, 160 s Smith av, three 2-sty brick dwellings, 20x54, slag roof, 2 families; cost, \$11,400; owner, Rosario Giaiamo, 94 East Jackson av, Corona; architect, A. DeBlasi, Corona. Plan Nos. 3361-62-63.

CORONA.—45th st, w s, 300 n Jackson av, 2-sty brick dwelling, 18x50, tin roof, 2 families; cost, \$3,500; owner, Rosario Giaiamo, 94 East Jackson av, Corona; architect, A. DeBlasi, Corona. Plan No. 3366.

CORONA.—Henry st, w s, 285 s Jackson av, two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, \$7,000; owner, Rosario Giaiamo, 94 East Jackson av, Corona; architect, A. DeBlasi, Corona. Plan Nos. 3364-65.

EDGEMERE.—Frank av, e s, 1740 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, \$1,000; owner and architect, M. Morris, 179 Decatur st, Brooklyn. Plan No. 3359.

ELMHURST.—Johnson av, s s, 734 w Dry Harbor rd, 1-sty frame dwelling, 24x64, shingle roof, 1 family; cost, \$1,200; owner, Max Feld, Juniper Swamp rd, Middle Village; architect, M. Perlstein, Middle Village. Plan No. 3372.

FLUSHING.—Geranium st, n s, 275 w Jamaica av, 2½-sty frame dwelling, 26x39, shingle roof, 1 family, water heat; cost, \$4,500; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, Prospect av, Flushing. Plan No. 2357.

ROCKAWAY BEACH.—Hollywood av, e s, 100 n Boulevard, four 1-sty frame bungalows, 20x19, shingle roof, 1 family; cost, \$1,000; owner, Thomas W. Rodmann, 861 Boulevard, Rockaway Beach. Plan Nos. 3367-68-69-70.

BELLE HARBOR.—Washington av, n w cor Southampton av, 2½-sty brick dwelling, 33x36, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Thomas F. Lancer, 454 Fort Washington av, Manhattan; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 3385.

JAMAICA.—Bandman av, s s, e cor Henry st, 2-sty frame dwelling, 20x44, tin roof, 2 families, steam heat; cost, \$2,000; owner, Stanislaw Kawacki, premises; architect, P. F. Janowitz, 5033 Liberty av, Richmond Hill. Plan No. 3377.

ROCKAWAY PARK.—Newport av, w s, 60 n 10th av, 2½-sty frame dwelling, 24x33, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Vita Cantessa, Newport and 9th avs, Rockaway Park; architect, Wm. McKenzie, 70 West End av, Rockaway Park. Plan No. 3391.

WHITESTONE.—11th av, w s, 40 s 18th st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,600; owner, Geo. A. Beatty, 8th st and 11th av, Whitestone; architect, F. J. Grotz, Whitestone. Plan No. 3388.

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ROCKAWAY BEACH.—Boulevard, n e cor Center st, 2-sty frame dwelling, 26x50, tar and slag roof, 1 family, and store; cost, \$3,500; owner, Mrs. Mary Loesser, Henry st, Rockaway Beach; architect, John A. Lasher, Rockaway Beach. Plan No. 3393.

UNION COURSE.—Snediker av, e s, 100 s 4th st, four 2-sty frame dwellings, 16x29, shingle roof, 1 family; cost, \$6,000; owner and architect, Dickel Construction Co., 73 Dennington av, Union Course. Plan No. 3395.

STABLES AND GARAGES.

FAR ROCKAWAY.—Atlantic av, e s, 350 s Channell drive, 1-sty brick garage, 50x210, slag roof; cost, \$10,000; owner, Franklin C. Norton, Mott and Franklin av, Far Rockaway; architect, A. Dehli, 1368 President st, Brooklyn. Plan No. 3343.

HOLLIS.—Sagamore av, e s, 150 s Hempstead rd, 1-sty frame garage, 10x16, shingle roof; cost, \$200; owner, H. W. Wade, Lincoln av, Richmond Hill. Plan No. 3331.

FLUSHING.—Doden lane, s s, 376 w Jamaica av, 1-sty frame garage, 23x20, shingle roof; cost, \$400; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, 46 Prospect av, Flushing. Plan No. 3356.

FLUSHING.—13th st, n e s, between State and Mitchell avs, 1-sty frame garage, 16x10, tin roof; cost, \$140; owner, J. Siarri, 13th st, Flushing. Plan No. 3360.

GLENDALE.—Cooper av, n e cor Fresh Pond rd, 1-sty frame garage, 32x16, tin roof; cost, \$200; owner, Estate of Wm. Ulmer, 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 3382.

L. I. CITY.—Crescent st, w s, 25 s Elm st, 1-sty brick garage, 12x21, slag roof; cost, \$450; owner, A. Oliva, 717 Crescent st, L. I. City; architect, C. W. Hewitt, 604 Academy st, L. I. City. Plan No. 3378.

RICHMOND HILL.—Prospect st, e s, 225 s Orchard av, 1-sty frame garage, 17x18, slag roof; cost, \$150; owner, H. P. Schmidt, premises. Plan No. 3379.

DOUGLSTON.—Shore rd, s w cor Bayview drive, 2-sty brick garage, 23x26, slag roof; cost, \$2,500; owner, M. H. Bachman, 257 4th av, Manhattan; architects, Buchman & Fox, 30 East 59th st, Manhattan. Plan No. 3394.

STORES AND DWELLINGS.

EAST WILLIAMSBURG.—Ralph st, n s, 279 w Prospect av, 3-sty frame store and dwelling, 20x50, tin roof, 2 families; cost, \$3,500; owner, Henry Glassmann, 720 Palmetto st, Brooklyn; architect, H. E. Funk, 1008 Gates av, Brooklyn. Plan No. 3330.

JAMAICA.—Rockaway rd, n e cor Scudder st, 2-sty brick store and dwelling, 20x50, tin roof, 2 families; cost, \$6,500; owner, Lucy Panzella, Norris & Meyers avs, Jamaica; architect, Standard Archt. Co., Campbell av, Jamaica. Plan No. 3371.

STORES AND TENEMENTS.

L. I. CITY.—11th av, w s, 173 s Grand av, eight 3-sty brick tenements, 20x45, slag roof, 3 families; cost, \$47,000; owner, Mathews Building Co., 468 Grand av, Corona; architect, R. Geo. Smart, 13 Wicks st, Richmond Hill. Plan No. 3373-74.

ELMHURST.—Queens Boulevard, s e cor Grand st, 2-sty brick store, 17x16, tin roof; cost, \$1,000; owner, John G. Scheper, Monteverde av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3383.

L. I. CITY.—Newtown rd, junction 11th av, four 3-sty brick tenements, 76x40, slag roof, 6 families; cost, \$30,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, P. M. Coco, 16 Court st, Brooklyn. Plan No. 3381.

MISCELLANEOUS.

L. I. CITY.—1st av, w s, 58 s Freeman av, 1-sty brick drying room, 38x17, slag roof; cost, \$1,050; owner, Jos. F. Smith, Caneron st, Flushing; architect, E. H. Pearce, 75 West 71st st, Manhattan. Plan No. 3376.

JAMAICA.—Prospect st, e s, 403 s South st, 2-sty brick office and workroom, 46x100, slag roof; cost, \$10,800; owner, Park Laundry Co., 119 Prospect st, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 3341.

L. I. CITY.—Frankfort st, n s, 75 e Albert av, 1-sty frame office, 12x18, tin roof; cost, \$200; owners, McClintock & Marshal Co., 14th av and Flushing av, L. I. City. Plan No. 3344.

L. I. CITY.—Thomson av, n s, bet Higbe and Greenpoint avs, frame billboard, 200x12; cost, \$200; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 3337.

L. I. CITY.—Jackson av, n w cor, Wallace st, frame billboard, 75x12; cost, \$75; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 3336.

L. I. CITY.—Thompson av, n s, bet Hyatt & Burroughs av, frame billboard, 200x12; cost, \$200; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 3335.

L. I. CITY.—3d st, 163, frame shed, 15x50, tin roof; cost, \$200; owner, C. Malloy, on premises. Plan No. 3333.

MALEA.—21st st, n s, 600 e Malba rd, 1-sty frame shed, 60x12, gravel roof; cost, \$100; owners, Clancy & Van Alst, 401 Broadway, L. I. City. Plan No. 3332.

ROCKAWAY BEACH.—Remsen av, n w cor Brick walk, merry-go-round, 30x90; cost, \$4,000; owner, F. F. Murphy, 544 8th st, Brooklyn. Plan No. 3355.

RIDGEWOOD.—Summerfield st, n s, 167 w Myrtle av, frame shed, 17x15, tar roof; cost, \$200; owner, E. Knobloch, premises. Plan No. 3386.

RICHMOND HILL CIRCLE.—Remington av, e s, 1,190 s Stone st, 1-sty frame boat house, 12x38, tin roof; cost, \$150; owner, H. J. Mauer, 704 Elton st, Brooklyn. Plan No. 3380.

RICHMOND HILL.—Woodhaven and Myrtle avs (Forest Park), frame coal bin, 15x16; cost, \$400; owner, Park Dept., Richmond Hill. Plan No. 3384.

ROCKAWAY BEACH.—Beach 87th st, e s, 80 n L. I. R. R., 1-sty frame shed, 15x15; cost, \$100; owner, J. Corning, premises. Plan No. 3390.

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New Buildings, Queens, (Continued).

WHITESTONE.—Howland av, n e cor 7th st, 1-sty brick tool house, 20x24, tin roof; cost, \$450; owner, B. Reyer, Whitestone. Plan No. 3387.

WOODHAVEN.—Grafton av, s s, 50 e Canal st, 1-sty frame summer kitchen, 10x15, tin roof; cost, \$250; owner, A. Oliver, 4008 Grafton av, Woodhaven. Plan No. 3389.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CENTER ST, 146-48, extension to 1-sty brick transformer station; cost, \$800; owner, N. Y. Municipal Railway Corporation, 85 Clinton st, Brooklyn; architect, owner. Plan No. 3815.

HOUSTON ST, 74 East, metal-covered board partitions, removal of store front to 6-sty brick store and tenement; cost, \$150; owner, Louis Dubinsky, 74 East Houston st; architect, Otto Reissmann, 147 4th av. Plan No. 3857.

LEWIS ST, 140, brick wall to 6-sty brick stores and tenement; cost, \$200; owner, Ester Holober, 501 West 14th st; architects, Hornburger & Bardes, 122 Bowery. Plan No. 3818.

MADISON ST, 56, store fronts, water closets, plumbing fixtures, removal of partition to 5-sty brick tenement; cost, \$1,500; owner, Jas. Anagnostakos, 20 Madison st; architects, Neville & Bagge, 217 West 125th st. Plan No. 3832.

PERRY ST, 132-34, to convert 1-sty brick church into garage, extension, new front, fireproof floor, plaster-board and sheet metal ceiling; cost, \$13,000; owners, Seeman Bros., Joseph Seeman, Pres., 121-23 Hudson st; architect, Robert D. Kohn, 56 West 45th st. Plan No. 3854.

STANTON ST, 282, metal-covered store fronts to 6-sty brick stores and tenement; cost, \$200; owner, Dora Schonzeit, 47 West 117th st; architect, Otto Reissmann, 147 4th av. Plan No. 3856.

UNION SQUARE, 11-15, fireproof elevator to 5-sty brick store and lofts; cost, \$850; owner, Tiffany & Co., 5th av and 37th st; architect, Harry N. Paradisi, 231 West 18th st. Plan No. 3837.

STH ST, 376-78 East, kalamein windows to 6-sty brick stores and tenement; cost, \$400; owner, Lichtenstein estate, 882 Kelly st; architect, Ira Lichtenstein, 882 Kelly st. Plan No. 3811.

8TH ST, 58 East, new counterweighted stair to 4-sty brick factory; cost, \$150; owners, trustees of Sailors' Snug Harbor, James Henry, 61 Broadway; architect, Adolph Rosenbaum, 449 55 West 41st st. Plan No. 3807.

22D ST, 36 East, steel tank supports to 9-sty brick factory loft building; cost, \$400; owner, Frank G. Ormsby, 231 Spring Garden st, Easton, Pa.; architect, Maxwell Engineering Co., 146 24th st. Plan No. 3820.

MADISON SQUARE GARDEN, East, 26th-27th sts, inclined bicycle track to arena of building; cost, \$3,000; owners, F. & D. Co., Edmund Boissevain, Madison Square Garden; architects, Smith & Holler, 82 Wall st. Plan No. 3813.

27TH ST, 233 West, new store front to 5-sty brick tenement; cost, \$150; owner, Jos. Manheimer, 212 East 60th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3805.

24TH ST, 205-11 East, cooling tower (corrugated steel louvres, steel grillage) to 6-sty brick ice-cream factory; cost, \$2,300; owner, J. M. Horton Ice Cream Co., C. E. Horton, 205-21 East 24th st; architect, Barton C. Coffey, 50 Broad st. Plan No. 3829.

27TH ST, 230 West, lathing, plastering to 5-sty brick tenement; cost, \$35; owner, Ottavio Drago, 231 West 26th st; architect, Adolph Giobbe, 144 West 39th st. Plan No. 3852.

28TH ST, and 13th av, s e cor, cutting doorways, cut additional windows in wall, new stairway, toilet room enclosure to 7 and 9-sty brick fireproof warehouse and factory; cost, \$4,000; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 3808.

32D ST, 12-14 West, store front to 12-sty brick store and lofts; cost, \$265; owner, Pacific Real Estate Co., 907 Broadway; architect, Ralph Schweibish, 201 East 72d st. Plan No. 3840.

34TH ST, 124 West, mason work, c. i. columns to 5-sty brick store and offices; cost, \$450; owner, David C. Watts, 51 East 58th st; architect, Arthur T. Fowler, 117 West 83d st. Plan No. 3834.

38TH ST, 432 West, plumbing, partitions to 5-sty brick tenement; cost, \$1,000; owner, Catherine Mauthe, 432 West 38th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3848.

39TH ST, 36-38 West, door opening to two 4-sty brick tenements; cost, \$200; owner, Anson B. Moran, 25 Broad st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 3839.

39TH ST, 529 West, entrance doors, store fronts to 4-sty brick stores and tenement; cost, \$275; owner, Gallagher estate, 529 West 39th st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3841.

39TH ST, 62-64 West, utilizing present 1st story and basement for restaurant, build fireproof partitions, fireproof shafts, cut openings to 12-sty brick fireproof loft; cost, \$7,000; owner, Colony Arcade Co., 709 Willoughby av, Brooklyn; architect, P. Reynolds, 102 East 12th st. Plan No. 3798.

42D ST, 23 West, remove partitions and tile corridor enclosure to 5-sty brick retail store; cost, \$1,000; owner, Estey Piano Co., 23 West 42d st; architects, Eisendrath & Horowitz, 500 5th av. Plan No. 3806.

42D ST, 241 West, install show window and door, enlarge front to 4-sty brick office; cost, \$150; owner, Margaret McGovern, 310 West 71st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3804.

54TH ST, 210 West, take down partition and rebuild it, new stairway, opening to 2-sty brick blacksmith shop; cost, \$2,000; owner, Margaret Buckley, 986 8th av; architect, N. S. Baudesson, 2136 Clinton av. Plan No. 3801.

57TH ST, 260 West, removal of partition to 9-sty brick tenement; cost, \$50; owner, Alexander S. Cochran, Yonkers, N. Y.; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3816.

75TH ST, 332-34-36 East, mason work, water closets, plumbing fixtures to 3-sty brick bakery; cost, \$500; owner, Shults Bread Co., 26 Beaver st; architect, George A. Elliott, Walton st and Jeffrey av, Jamaica, L. I. Plan No. 3842.

78TH ST, 109 East, wire glass an angle iron porch to 3-sty brick dwelling; cost, \$100; owner, Philip Sawyer, 50 East 41st st; architects, York & Sawyer, 50 East 41st st. Plan No. 3825.

83D ST, 144-46 East, stairs, entrance, dumb waiter, partitions, plumbing, steam heating plant, gas and electric lighting to two 4-sty brick dwellings; cost, \$1,000; owner, Harry A. Collins, Jr., 254 West 20th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 3824.

91ST ST, 73 East, 1-sty addition to 4-sty brick dwelling; cost, \$300; owner, Julius Ballin, 73 East 91st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3843.

91ST ST, 316 West, change of stairs, vent shaft, bathrooms to 4-sty brick dwelling; cost, \$3,500; owner, Rosalie B. Meany, Convent, Morris County, N. Y.; architect, Edw. L. Angell, 117 West 90th st. Plan No. 3855.

111TH ST, 501 West, steel work to 6-sty brick store and tenement; cost, \$300; owner, Hugh P. Skelly, 660 1st av; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 3826.

115TH ST, 2 West, partitions to 5-sty brick tenement; cost, \$1,000; owner, Isaac Goldberg, 171 East Broadway; architects, Hornburger & Bardes, 122 Bowery. Plan No. 3817.

120TH ST, 51 East, porch to 3-sty brick dwelling; cost, \$75; owner, Patrick Goodman, 133d st and Alexander av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3849.

125TH ST, 77 West, store front, board partition to 2-sty brick store and billiard parlor; cost, \$250; owner, Peter J. McCoy, 414 West 119th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 3814.

144TH ST, 20-26 West, mason work, steel beams and girders, plaster boards, fireproof windows, concrete floor to 2-sty brick stable and garage; cost, \$500; owner, Jos. McLaughlin, 22 West 144th st; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 3823.

AMSTERDAM AV, 787, metal-covered store front to 5-sty brick stores and tenement; cost, \$150; owner, Catherine C. Flynn, 262 West 88th st; architect, Karl Schultz, 150 West 99th st. Plan No. 3846.

BOWERY, 103-5, 5-sty brick fireproof extension, 25x78, to 5-sty brick store and lodging house; cost, \$20,000; owner, Chesebrough Estate, Wm. N. Chesebrough, exr., 33 Howard st; architect, Walter H. Volkening, 186 Remsen st, Brooklyn. Plan No. 3830.

BROADWAY, 1213, store front, tile floor and walls to 1-sty brick store; cost, \$500; owner, Jos. M. Weber, 895 West End av; architect, John C. Sims, 110 West 34th st. Plan No. 3812.

BROADWAY, 1570, metal store front to 3-sty brick stores and lofts; cost, \$300; owner, Peter De Lacey, 135 West 42d st; architect, Abraham B. Wolpin, 1570 Broadway. Plan No. 3851.

CENTRAL PARK WEST, 391, partitions to 6-sty brick tenement; cost, \$100; owner, N. & E. Realty Co., Inc., 646 1st av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3799.

COLUMBUS AV, 924, metal-covered store front to 1-sty brick stores; cost, \$150; owner, John J. Curry, 932 8th av; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 3853.

LEXINGTON AV, 740, remove show window, erect partition to 9-sty brick apartment; cost, \$150; owner, Arcade Realty Co., 59th st and 3d av; architect, Irving Kudroff, 316 7th av. Plan No. 3803.

LEXINGTON AV, 128, tile-lined flue to 4-sty brick dwelling; cost, \$100; owner, Woodcock estate, 647 7th st, Plainfield, N. J.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 3833.

MADISON AV, 652, partition, hardwood door to 4-sty brick store and dwelling; cost, \$125; owner, Chas. Ehrman, 652 Madison av; architect, Harry Lichtenberger, 111 Charlton st. Plan No. 3831.

PARK AV, 1020, 1-sty brick extension to 4-sty brick dwelling; cost, \$1,200; owner, Franklin H. North, 1020 Park av; architect, Clarence L. Seferit, 110 West 40th st. Plan No. 3847.

RIVERSIDE DRIVE, 112, mason work, tank, iron beams to 7-sty brick apartment house; cost, \$200; owner, Grace D. Litchfield, 112 Riverside drive; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3835.

ST. NICHOLAS AV, 150-158, door opening, iron work to 5-sty brick hotel; cost, \$200; owner, Wm. B. Franke, Liebig st, Dresden, Germany; architect, Jobst Hoffman, 188 St. Nicholas av. Plan No. 3822.

VERMILYEA AV & ACADEMY ST, s w cor, partition, water closet compartment, skylight to 1-sty brick stores; cost, \$150; owner, Warren F. Johnstone, 9 Church st; architect, J. C. Cocker, 2017 5th av. Plan No. 3827.

VERMILYEA AV, 53, board partition, skylight and ventilator to 1-sty brick stores; cost, \$300; owner, Dyckman Holding Co., Inc., 9 Church st; architect, Robert. Drennan, 1468 St. Nicholas av. Plan No. 3850.

1ST AV, 112, metal-covered store fronts to 5-sty brick store and tenement; cost, \$150; owner, Louis Rosenwike, 788 Riverside drive; architect, Otto Reissmann, 147 4th av. Plan No. 3836.

1ST AV, 2064, 1-sty brick extension, bake-oven, terra cotta partitions to 2-sty brick store and dwelling; cost, \$2,000; owner, Giosue Gallucci, 318 East 109th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 3844.

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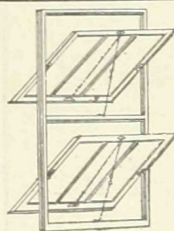
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3D AV, 232S, removal of encroachment to 3-sty brick store and tenement; cost, \$90; owner, Esther Lindner, 21 Edgecliffe Terrace, Yonkers, N. Y.; architect, Roderick Keidenburg, 302 Convent av. Plan No. 3819.

3D AV, 2049-2051, metal covered store fronts to 5-sty brick stores and tenements; cost, \$300; owner, Herman Masemann, 907 West End av; architect, Nathan Langer, 81 East 125th st. Plan No. 3821.

3D AV, 232, store front, partitions, fixtures to 4-sty brick boarding house; cost, \$500; owner, Rhoda W. Reiser, 1841 Madison av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3810.

3D AV, 2172, to convert 4-sty brick moving picture theatre into store, lofts and two apartments, beams, store front, galvanized iron cornice and panels, stairways, partitions, fire-escapes; cost, \$2,500; owner, Sanders Gutman, 12 East 80th st; architect, John Sullivan, 245 East 80th st. Plan No. 3858.

4TH AV, 352, cut windows, construct doorway, interior stairway, remove partition to 16-sty brick fireproof loft; cost, \$5,000; owner, Israel Unterberg, 90 Franklin st; architect, L. A. Abramson, 2102 Daly av. Plan No. 3800.

6TH AV, 823, steel gratings, mason work, excavation, stairs to 3-sty brick stores and offices; cost, \$200; owner, Unity Fee Co., Inc., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3828.

8TH AV, 678, new opening, new column to 4-sty brick tenement; cost, \$100; owner, A. B. Albke, 24 West 95th st; architects, John & Jos. Gallagher, 678 8th av. Plan No. 3802.

8AV, 482-84, door opening to 4-sty brick store; cost, \$100; owner, Sophia E. Poundt, 179th st and Washington av; architect, John C. Sims, 110 West 34th st. Plan No. 3838.

9TH AV, 579, metal-covered store front, iron doors to 4-sty brick store and tenement; cost, \$150; owner, Jas. A. Farley, Windsor Arcade, 5th av and 47th st; architect, Archie W. Schwartz, 162 West 20th st. Plan No. 3845.

11TH AV and 28th st, s s, additional hanger rods to 9-sty brick, fireproof warehouse; cost, \$50; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 3809.

Bronx.

VICTOR ST, w s, 445 n Morris Park av, 1-sty frame extension, 25.6x16, to 2-sty frame storage; cost, \$1,000; owner, Jonas Wieser, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 536.

149TH ST, 364, new store front, new toilets, &c., to 3-sty brick cafe and tenement; cost, \$2,150; owner, Adam Niruphius, 521 Bergen av; architect, Chris F. Lohse, 428 East 83d st. Plan No. 542.

162D ST, n s, 341.9 e Melrose av, new stairs, new partitions, &c., to 2-sty frame storage; cost, \$5,000; owners' Pierce, Butler & Pierce Mfg. Co., on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 537.

167TH ST, n w cor Washington av, new girders, new show windows to 5-sty brick stores and tenement; cost, \$500; owner, Julius Samuels, 707 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 543.

CHATTERTON AV, n s, 127 e Zerega av, remove encroachments from 1-sty frame storage; cost, \$250; owner, Black Rock Realty Co., 140th st and 3d av; architects, Seifert & Webb, 104 West 42d st. Plan No. 538.

PARK AV, e s, 75 n 140th st, new stairs, new partitions, &c., to 3-sty brick work shop; cost, \$2,000; owner, W. H. Hand, on premises; architect, H. J. Hillman, 224 East 22d st. Plan No. 540.

VILLA AV, e s, 351 n 200th st, 2-sty frame extension, 3.6x7, new roof, new partitions to 2 1/2-sty frame school; cost, \$3,000; owner, R. C. Church of St. Philip of Neri, Rev. Daniel Burke, 3076 Villa av, rector; architect, Geo. H. Streeter, 31 East 27th st. Plan No. 541.

3D AV, e s, 54.12 n 140th st, 3 stories of brick built upon 1-sty brick extension of 4-sty brick storage; cost, \$1,000; owner, A. P. Dienst, on premises; architects, Seifert & Webb, 104 West 42d st. Plan No. 539.

Brooklyn.

BARBEY ST, 274, extension to 2-sty dwelling; cost, \$1,200; owner, Morris Spar, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 7334.

COOK ST, 126, interior alterations to two 4-sty tenements cost, \$1,000; owner, Z. A. Morris, 64 Humboldt st; architect, T. Goldstone, 49 Graham av. Plan No. 7344.

DELMONICO PL, 12, extension to 3-sty dwelling; cost, \$200; owner and architect, Charles Schirmeister, Jr., 310 Ocean pkway. Plan No. 7402.

DIVISION PL, 16, plumbing to 1-sty stable; cost, \$150; owner, Caroline Meyers, 12 Division pl; architect, Louis Newirth, 113 Meeker av. Plan No. 7448.

DODWORTH, 21, interior alterations to 3-sty loft; cost, \$400; owner, Giovanni Casale, 293 Mott st, Manhattan; architect, Domenick Salvati, 525 Grand st. Plan No. 7415.

FORREST ST, 16, extension to 1-sty shop; cost, \$500; owner, Obermeyer & Liebman, Brennen and Noll sts; architect, Jacob Gelhardt, 957 Broadway. Plan No. 7485.

HEWES ST, 243, interior alterations to 2-sty dwelling; cost, \$200; owner, Saml. Newfield, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7405.

HEWES ST, 252, interior alterations to 3-sty dwelling; cost, \$800; owner, Jos. Feldstein, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 7382.

MONROE ST, 852, interior alterations to 5-sty rathskeller; cost, \$500; owner, Thos. A. Clarke, 122 Livingston st; architect, R. T. Short, 370 Macon st. Plan No. 7484.

PACIFIC ST, 2412, interior alterations to 2-sty dwelling; cost, \$200; owner, Camolo Mauzo, 2315 Pacific st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7407.

PARK PL, 1774, extension to 2-sty dwelling; cost, \$800; owner, Samuel Edenbaum, 1470 East New York av; architect, S. Millman, 1780 Pitkin av. Plan No. 7474.

QUINCY ST, 124, interior alterations to 3-sty dwelling; cost, \$500; owner, R. Guargana, 1146 Bedford av; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 7340.

REMSEN ST, 98, interior alterations to 3-sty dwelling; cost, \$1,100; owner, Timothy Williams, on premises; architect, Geo. A. Palcanis, Scotch Plains, N. Y. Plan No. 7498.

SANDFORD ST, 100, extension to 1-sty stable; cost, \$250; owner, Fred Shift, 104 Sandford st; architect, A. H. Kunzie, 182 Harman st. Plan No. 7321.

SPENCER ST, 91, extension to 3-sty tenement; cost, \$500; owner, Alfonzo Mannarino, on premises; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 7339.

STOCKTON ST, 251, interior alterations to 2-sty dwelling; cost, \$3,500; owner, Julius Mass, 159 Pulaski st; architects, Shampman & Shampman, 772 Broadway. Plan No. 7355.

WOODHULL ST, 47, exterior alterations to 3-sty dwelling; cost, \$400; owner, Giacomo Nobill, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 7489.

WYONA ST, 347, extension to 2-sty dwelling; cost, \$500; owner, Benj. Schikel, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7446.

2D ST, s e cor 4th av, extension to 2-sty shop; cost, \$1,500; owner, Edw. Litchfield, 3d av and 3d st; architect, A. Ulrich, 371 Fulton st. Plan No. 7424.

SOUTH 2D ST, 29, interior alterations to 12-sty factory; cost, \$10,000; owner, American Sugar Refining Co., South 4th st and Kent av; architect, Godfrey Engel, 126 Winthrop st. Plan No. 7343.

SOUTH 2D ST, 57-9, plumbing to 6-sty tenement; cost, \$400; owner, Julius L. Cohen, 55 South 2d st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7477.

20TH ST, 127, interior alterations to 3-sty store and tenement; cost, \$500; owner, Sarah Marcus, 566 3d av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 7387.

27TH ST, 1665, interior alterations to 2-sty dwelling; cost, \$800; owner, Chas. Jellinech, 30 West 19th st; architect, B. A. Schaffer, 30 West 19th st. Plan No. 7337.

50TH ST, 860, plumbing to 1-sty dwelling; cost, \$250; owner, Fredk. Wilcock, on premises; architect, John C. Wandell, 4 Court sq. Plan No. 7478.

80TH ST, 1825, move 2-sty dwelling; cost, \$800; owner, Abram Levenson, 2848 Decatur st; architect, Adam E. Fischer, 862 Bushwick av. Plan No. 7409.

81ST ST, 1668, extension to 2-sty dwelling; cost, \$400; owner, Cath. Reinders, 160 Stratford rd; architect, Jas. A. Ruse, 524 39th st. Plan No. 7348.

AV J, 1304, extension to 2-sty theatre; cost, \$8,500; owner, Photo Theatre Co., on premises; architects, Dodge & Morrison, 82 Wall st, N. Y. City. Plan No. 7379.

ATLANTIC AV, 2748, interior alterations to 3-sty store; cost, \$150; owner, Hy. Taylor, 2777 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 7439.

BLAKE AV, 942, extension to 2-sty dwelling; cost, \$1,000; owner, Jacob Goldstein, 17 Av A, Manhattan; architect, Harry Dorf, 742 Blake av. Plan No. 7454.

CHRISTOPHER AV, 517, interior alterations to 3-sty tenement; cost, \$1,500; owner, Inter Island Realty Co., 396 East 17th st; architect, Morris Wheinston, 459 Stone av. Plan No. 7372.

CHRISTOPHER AV, 513, interior alterations to 3-sty tenement; cost, \$1,200; owner, Inter Island Realty Co., 396 East 17th st; architect, Morris Whinston, 459 Stone av. Plan No. 7373.

EVERGREEN AV, 158, extension to 3-sty tenement; cost, \$250; owner, Simone Santanella, 76 Central av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7420.

FLATBUSH AV, 1671, interior alterations to 3-sty dwelling; cost, \$300; owner, Jas. Graham, 1848 Brooklyn av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7452.

FLUSHING AV, 1003, interior alterations to 3-sty tenement; cost, \$300; owner, John Schwarb, 1001 Flushing av; architect, Louis Allmendinger, 926 Broadway. Plan No. 7491.

HOPKINSON AV, 451, interior alterations to 3-sty tenement; cost, \$750; owner, Hymen Sosnowitz, 295 Atlantic av; architect, Max Hirsch, 391 Fulton st. Plan No. 7410.

JOHNSON AV, 142, plumbing to 3-sty tenement; cost, \$250; owner, Bertha Klein, 194 Graham av; architect, T. Goldstone, 49 Graham av. Plan No. 7345.

MONTROSE AV, 85, extension to 3-sty dwelling; cost, \$400; owner, Chas. Werbelowsky, 89 Meserole st; architect, Tobias Goldstein, 49 Graham av. Plan No. 7466.

MYRTLE AV, 1228, interior alterations to 1-sty store and dwelling; cost, \$150; owner, Andrew Leim, on premises; architect, same. Plan No. 7443.

PARK AV, 481, interior alterations to 3-sty dwelling; cost, \$200; owner, Domenick Safati, on premises; architect, D. Salvati, 525 Grand st. Plan No. 7494.

SCHENECTADY AV, 2147, extension to 2-sty dwelling; cost, \$300; owner, August Lamaire, on premises; architect, R. F. Schaffer, 1526 Flatbush av. Plan No. 7327.

SNYDER AV, 40, interior alterations to 2-sty store; cost, \$300; owner, Ebinger Baking Co., on premises; architect, A. W. Pierce, 59 Court st. Plan No. 7417.

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ST. MARK'S AV, 995, interior alterations to 2-sty tenement; cost, \$175; owner, Frank Vail, 39½ Irving pl; architect, John Nigro, 1796 Atlantic av. Plan No. 7363.

STONE AV, 527, extension to 2-sty dwelling; cost, \$3,000; owner, Jacob Topper, 525 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7470.

SUTTER AV, 251, interior alterations to 4-sty tenement; cost, \$300; owner, Marie Goetz, 47 Throop av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7362.

TOMPKINS AV, 11, exterior alterations to 3-sty storage; cost, \$450; owner, Chas. Schirmeister, Jr., 310 Ocean pkway; architect, Chas. Schirmeister, 310 Ocean pkway. Plan No. 7401.

WILLIAMS AV, 348, interior alterations to 4-sty tenement; cost, \$1,100; owner, Saml. F. Krantz, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7361.

WYTHE AV, 129, extension to 3-sty tenement; cost, \$300; owner, Jos. Fibich, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 7341.

3D AV, 675, interior alterations to 3-sty dwelling; cost, \$200; owner, Abr. Goldman, on premises; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 7386.

3D AV, 5108, interior alterations to 2-sty theatre; cost, \$700; owner, Olga Greenbaum, 189 Montague st; architect, Alex Smith, 379 6th av, Manhattan. Plan No. 7432.

5TH AV, 449, plumbing to 2-sty store; cost, \$150; owner, Augusta Tuck, 544 74th st; architect, Christopher Kahl, 317 11th st. Plan No. 7445.

5TH AV, 576, interior alterations to 3-sty theatre; cost, \$1,000; owner, Chas. L. Barck, 38 Park Row, Manhattan; architect, F. W. Eisenla, 16 Court st. Plan No. 7449.

Queens.

BROOKLYN HILLS.—Freedom av, 22, 1-sty frame extension, 12x14, rear dwelling, tin roof; cost, \$343; owner, Mrs. Clara Phillips, on premises. Plan No. 2405.

COLLEGE POINT.—19th st, n w cor 7th av, 1-sty frame extension, 5x12, rear and side dwelling, tin roof, interior alterations; cost, \$300; owner, W. Holborn, on premises, architect, H. T. Morris, 321 13th st, College Point. Plan No. 2424.

COLLEGE POINT.—15th st, n w cor 5th av, interior alterations to hotel; cost, \$130; owner, Otto Roesch, on premises. Plan No. 2389.

COLLEGE POINT.—3d av, 101, 1-sty frame extension, 11x12, rear dwelling, tin roof; cost, \$200; owner, Caroline M. Rau, premises. Plan No. 2468.

CORONA.—News st, 55, gas piping in dwelling; cost, \$155; owner, P. Casselli, premises. Plan No. 2467.

CORONA.—Ferguson st, s s, 325 w 51st st, 2-sty frame extension, 2x19, rear dwelling, tin roof; cost, \$500; owner, H. Haller, 31 Ferguson st, Corona. Plan No. 2402.

CORONA.—46th st, n s, 100 w Jackson av, interior alterations to dwelling, \$150; owner, J. Andrula, on premises. Plan No. 2404.

FAR ROCKAWAY.—Willow pl, n w cor Oak pl, 1-sty frame extension, 10x13 rear and side dwelling, tin roof, interior alterations; cost, \$1,000; owner, Abraham Manheimer, on premises; architect, John H. Knubel, on premises. Plan No. 2416.

FAR ROCKAWAY.—Reid's lane, n s, 500 e Reid's lane, 1-sty frame extension, 10x11, rear store; cost, \$90; owner, M. Reid, on premises. Plan No. 2435.

FAR ROCKAWAY.—State st, s s, 100 e Neilson av, new cellar under dwelling, new plumbing; cost, \$275; owner, Miss H. W. Faber, on premises. Plan No. 2436.

FLUSHING.—Lincoln pl, n s, 125 e Main st, 1-sty added to top store and dwelling, interior alterations; cost, \$1,000; owner, A. Bonacorsa, 7 Main st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2393.

FLUSHING.—Union st, 73-75, 2-sty frame extension, 9x10, rear dwelling, tin roof, interior alterations; cost, \$750; owner, H. Max, 83 Union st, Flushing; architect, H. T. Smith, 159 North 15th st, Flushing. Plan No. 2407.

FLUSHING.—24th st, 62, plumbing in dwelling; cost, \$50; owner, J. Clinton, premises. Plan No. 2463.

JAMAICA.—Chichester av, n s, 183 w Bryant av, 1-sty frame extension, 18x13, front dwelling, tin roof; cost, \$500; owner, Cardone Bros., on premises. Plan No. 2408.

JAMAICA.—Napier av, n e cor Atlantic av, 2-sty frame extension, 20x20, rear dwelling, tin roof, interior alterations; cost, \$1,500; owner, Julian Reiss, 849 Benedict av, Jamaica; architect, H. M. Entlich, 29 Montrose st, Brooklyn. Plan No. 2437.

JAMAICA.—Highland av, n w cor Park av, 2½-sty frame extension, 16x16, rear dwelling, tin roof; cost, \$2,000; owner, C. A. Ludlum, 57 Highland av, Jamaica; architect, W. H. Spaulding, Bergen av, Jamaica. Plan No. 2450.

L. I. CITY.—8th av, 36, interior alterations to dwelling; cost, \$300; owner, C. O'Donnell, premises. Plan No. 2451.

L. I. CITY.—1st av, w s, 77 s Freeman av, interior alterations to office; cost, \$600; owner, J. F. Smith, Cameron st, Flushing. Plan No. 2448.

L. I. CITY.—Steinway av, 53, new store front to store; cost, \$100; owner, Borden's Milk Co., premises. Plan No. 2442.

L. I. CITY.—West av, e s, 165 n 8th st, install new elevator in factory; cost, \$1,625; owner, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 2403.

L. I. CITY.—Boulevard, w s, 275 n Fulton st, plumbing to dwelling; cost, \$250; owner, A. Marystak, on premises. Plan No. 2410.

L. I. CITY.—14th av, e s, 125 s Broadway, plumbing to dwelling; cost, \$75; owner, M. Garlmann, 132 14th av, L. I. City. Plan No. 2411.

L. I. CITY.—Chestnut st, e s, 160 s Flushing av, 1-sty added to top of dwelling, interior alterations; cost, \$700; owner, Mary Schneider, No. 6 Chestnut st, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 2401.

L. I. CITY.—Flushing rd, n s, 900 e Old Bowers Bay rd, 1-sty frame extension, 20x12, rear dwelling, tin roof; cost, \$100; owner, S. Caverli, on premises. Plan No. 2417.

L. I. CITY.—William st, 152, plumbing in dwelling; cost, \$150; owner, J. Campion, premises. Plan No. 2462.

L. I. CITY.—Winthrop av, 536 n Barclay st, erect brick walls to purifying plant; cost, \$2,000; owner, Astoria Light & Power Co., 150 East 13th st, Manhattan. Plan No. 2464.

L. I. CITY.—Freeman av, n e cor Crescent st, plumbing in dwelling; cost, \$150; owner, G. E. Spillitori, premises. Plan No. 2471.

MASPETH.—William st, 188, alter shed; cost, \$85; owner, L. Kutscher, on premises. Plan No. 2421.

MIDDLE VILLAGE.—Dry Harbor rd, w s, 300 n Metropolitan av, 1-sty frame extension, 12x19, rear dwelling, tin roof; cost, \$200; owner, A. Klingenberg, Queens, L. I.; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 2419.

OZONE PARK.—Jerome av, 4255, interior alterations, tenement; cost, \$150; owner, J. Waldstein, 4th st and University pl, Woodhaven; architect, L. Koen, 9 Debevoise st, Brooklyn. Plan No. 2423.

OZONE PARK.—University pl, s w cor Hatch av, plumbing to dwelling; cost, \$100; owner, A. Chaumont, on premises. Plan No. 2425.

OZONE PARK.—Freedom av, w s, 150 s Beaufort st, plumbing to dwelling; cost, \$75; owner, J. Grevis, on premises. Plan No. 2430.

OZONE PARK.—Jerome av, n s, 80 w Freedom av, plumbing to dwelling; cost, \$65; owner, S. Viellard, on premises. Plan No. 2431.

OZONE PARK.—Jerome av, n s, 65 w Freedom av, plumbing to dwelling; cost, \$65; two houses, cost, \$130; owner, J. Viellard, on premises. Plan Nos. 2432-33.

OZONE PARK.—Jerome av, s s, 60 n Ocean av, plumbing to dwelling; cost, \$65; owner, Weinberg Bros., on premises. Plan No. 2434.

OZONE PARK.—Hatch av, 1140, plumbing in dwelling; cost, \$75; owner, C. Neapolitano, premises. Plan No. 2447.

OZONE PARK.—Jerome av, n s, 60 w Lawn av, plumbing in dwelling; cost, \$50; owner, M. Krossopf, premises. Plan No. 2466.

OZONE PARK.—Jerome av, n s, 50 w Lawn av, plumbing in dwelling; cost, \$60; owner, J. Goldstein, premises. Plan No. 2470.

OZONE PARK.—Jerome av, s s, 125 w Ocean av, plumbing in dwelling; cost, \$35; owner, J. Marasich, premises. Plan No. 2459.

RICHMOND HILL.—Welling st, s w cor Orchard st, plumbing in dwelling; cost, \$60; owner, H. Heller, premises. Plan No. 2458.

RICHMOND HILL.—Chichester av, s s, 100 w Maure av, plumbing in dwelling; cost, \$50; owner, M. Bruce, premises. Plan No. 2465.

RICHMOND HILL.—Ward st, 942, plumbing in dwelling; cost, \$50; owner, A. Dallguard, premises. Plan No. 2469.

RICHMOND HILL.—Church st, e s, 200 n Fulton st, plumbing in dwelling; cost, \$75; owner, J. Bickewell, premises. Plan No. 2472.

RICHMOND HILL.—Stewart av, n s, 65 e Briggs av, plumbing to dwelling; cost, \$75; owner, M. Waters, on premises. Plan No. 2395.

RICHMOND HILL.—Waterbury av, e s, 90 s Brandon av, plumbing to dwelling; cost, \$90; owner, C. F. Valentine, on premises. Plan No. 2412.

RICHMOND HILL.—Sherman st, e s, 125 s Garden st, plumbing in dwelling; cost, \$70; owner, A. Harrington, premises. Plan No. 2443.

RICHMOND HILL.—Leggett av, cor Fulton st, plumbing in dwelling; cost, \$2,250; owner, S. Byrnes, premises. Plan No. 2449.

RICHMOND HILL.—Waterbury av, e s, 150 & 200 s Brandon av, plumbing in dwellings; cost, \$100; owner, F. B. McClean, premises. Plan No. 2441.

RIDGEWOOD.—Myrtle av, s w cor Hancock st, new store front; cost, \$250; owner, L. Gold, on premises. Plan No. 2390.

RIDGEWOOD.—DeKalb av, 1863, 1-sty frame extension, 9x20, rear dwelling, tin roof, interior alterations; cost, \$500; owner, Frank C. Beckert, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2392.

WHITESTONE.—19th st, n s, 125 w 11th av, 1-sty frame extension, 7x20, rear dwelling, tin roof; cost, \$300; owner, A. Knab, on premises. Plan No. 2418.

WINFIELD.—Shell rd, s w cor Hyatt av, new foundation to dwelling; cost, \$300; owner, E. Sieling, 222 Fisk av, Maspeth; architect, E. Rose, Elmhurst. Plan No. 2406.

WOODHAVEN.—Oakley av, w s, 50 s University pl, plumbing in two dwellings; cost, \$150; owner, P. Mallrose, premises. Plan Nos. 2460-1.

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.

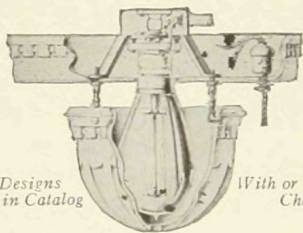
TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 20, 1914.—Sealed proposals will be opened in this office at 3 p. m., November 30, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of a one-story mezzanine and basement, stone and brick-faced building of 4,000 square feet ground area; fire proof first floor and ceiling, composition roof, for the United States post office at Sparta, Wis. Drawings and specifications may be obtained from the custodian at Sparta, Wis., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

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NEW JERSEY NEWS.

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

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 24. The location is given, but not the owner's address:

NEWARK.—Carmine Tobia, 43 Crane, 3-sty brick, alteration, \$800; Mrs. Rosie Schwartz, 301 West Kinney, 3-sty frame, alteration, \$1,800; Herman C. Schneider Building and Construction Co., 322-328 Belmont av, two 4-sty brick, \$60,000; Aaron Sawyer, 485 Springfield av, 3-sty frame, alteration, \$500; Bernard Sachs, 36 Hunt, erdon st, 3-sty frame, alteration, \$1,000; Margaret E. Kimmerle, n w cor South Orange av and South 17th st, 3-sty brick, \$10,000.

NUTLEY.—Pietro Vaccarella, e s Ernest st, 354 ft. s of Harrison st, 3-sty brick, \$4,000.

JERSEY CITY.—Lembeck & Betz Brewing Co., s s Ocean av, 33 e of Wilkinson av, 3-sty frame, alteration, \$3,000.

WEST ORANGE.—Maria D'Amato, n w cor Watson av and John st, 3-sty brick, \$25,000.

APARTMENTS, FLATS AND TENEMENTS. JERSEY CITY, N. J.—William A. Tilton, 76 Montgomery st, has nearly completed plans for a 4-sty apartment, 50x68 ft., on Boulevard, near Pavia av, for James Billington, corner of Boulevard and Fairmount av, owner and builder. Cost, about \$30,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has nearly completed new plans for the 4-sty apartment, 50x77 ft., at 30 Romain av for Samuel Rubino, 208 Jackson av. Cost, about \$30,000.

NEWARK, N. J.—John B. Acocella, Union Building, has completed plans for a 3-sty brick apartment, 25x37 ft., containing two stores and two apartments, 25x37 ft., at 243 Belmont av, for Nicola Buccino, 287 Belmont av. Cost, about \$5,000.

CHURCHES.

RIDGEFIELD PARK, N. J.—F. J. Schwartz, 113 Ellison st, Paterson, is preparing plans for a 1-sty brick and limestone church, 50x70 ft., and 2-sty and basement school, 33x94 ft., for St. Francis R. C. Church, Rev. John M. McDonald, rector, 114 Mt. Vernon st. Cost, about \$30,000. Plans will be ready about Nov. 5.

DWELLINGS.

PATERSON, N. J.—Robert C. Hutchinson, 126 Liberty st, Manhattan, is preparing plans for a 2½-sty frame and stucco residence, 40x125 ft., on Derrum av, for William B. King, 674 East 25th st, Paterson.

HACKENSACK, N. J.—L. S. Beardsley, 38 West 32d st, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence at the corner of Union and Berry sts, for Henry Eckerson, Atlantic st. Cost, about \$22,000.

GLEN ROCK, N. J.—The Smith Singer Realty Co., Rock rd, Glen Rock, contemplates the erection of five 2½-sty frame residences in Rodney st, from private plans. Cost, about \$4,000 each.

RUTHERFORD, N. J.—Plans have been prepared privately for a 2½-sty frame residence, 25x35 ft., at the corner of Morse and Walnut sts for L. V. Sinsabough, builder, Schaefer Building, Rutherford. Cost, about \$4,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, is preparing plans and will be ready for bids about Nov. 4 for a 2½-sty frame and stucco residence, 27x68 ft., at 44-46 Farley av, for Theodore Grotta, 224 Halsey st. Cost, about \$12,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, is preparing plans for a 3-sty brick residence, 27x65 ft., at 184 Clinton av, for Dr. Maurice Asher, 19 Court st. Cost, about \$18,000.

NEWARK, N. J.—Nathan Weltoff, 222 Washington st, has completed plans for two brick, frame and stucco residences, 24x40 ft. each, at Seymour and Conklin avs for Sabato Yarrobino, 135 Sullivan st, owner and builder. Cost, about \$5,500 each.

GLEN ROCK, N. J.—The Smith-Singer Realty Co., owner and builder, Rock rd, contemplates the erection of two 2½-sty frame residences, 24x30 ft., on Highwood av, to cost about \$4,000. Plans prepared privately.

UPPER RIDGEWOOD, N. J.—Plans have been prepared privately for a 2½-sty frame residence, 48x28 ft., on Hillcrest rd for Ruth Y. Averill, 172 West 72d st, Manhattan. Oakro Building Co., Wilsey Building, Ridgewood, general contractor. Cost, about \$7,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, has completed plans for two 2-sty frame residences, 27x30 ft., for Edward O'Neil, builder, corner of Chestnut st and Valley rd. Total cost, about \$9,000.

FACTORIES AND WAREHOUSES.

LONG BRANCH, N. J.—L. F. Hersh & Bro., 209 Broad st, Elizabeth, N. J., contemplates the erection of a warehouse on Westwood av, near the N. Y. & L. B. R. R., from plans by Nathan Myers, Court Theatre Building, Newark.

MUNICIPAL WORK.

NORTH PLAINFIELD, N. J.—Geo. W. Fuller, 170 Broadway, Manhattan, is preparing plans for a sewage system here, estimates for which will be received about December 1, for the Borough of North Plainfield, Jas. T. MacMurray, clerk, 149 North av, Plainfield. Cost, about \$200,000.

PUBLIC BUILDINGS.

BAYONNE, N. J.—John H. & Wilson C. Ely, Firemen's Building, Newark, have completed plans for a 2-sty city hall on Av C, between 27th and 28th sts, for the city of Bayonne, City Hall. R. D. Kimball Co., 15 West 38th st, Manhattan, steam and electrical engineer. Cost, about \$400,000.

STORES, OFFICES AND LOFTS.

LINDEN, N. J.—C. G. Poggi, 2 Julian pl, Elizabeth, N. J., has completed plans for a 2-sty brick store and flat for Antonio Onorato, Wood av, Linden. Cost, about \$5,000.

Other Cities.

CHURCHES.

SPENCERPORT, N. Y.—J. T. Comes and John E. Kauser, Renshaw Building, Pittsburgh, Pa., have been commissioned to prepare plans for a church here. Chas. William Eldridge, 412 Cutler Building, Rochester, N. Y., is supervising architect.

DWELLINGS.

MONROE, N. Y.—Lewis C. Albro, 7 West 47th st, Manhattan, is preparing plans for a 2½-sty brick residence, about 100x55 ft., for M. C. Migel, 17 Madison av, Manhattan. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

KEESVILLE, N. Y.—Frank J. Dwyer, 12 Academy st, Amsterdam, N. Y., has completed revised plans for the 2-sty high school, about 100x80 ft., in Front st for the Board of Education of Keeseville. Fuller & Robinson Co., 95 State st, Albany, N. Y., architect. Cost, about \$35,000.

PERSONAL AND TRADE NOTES.

CASUALTY COMPANY OF AMERICA has moved its offices from 133 William st to 68 William st.

GEORGE T. MARTIN, INC., general contractor, has moved his offices from 366 5th av to 110 West 40th st.

HENRY W. HODGE has been elected chairman of the Advisory Staff of Experts of the Advisory Council of Real Estate Interests.

MOSES BERMAN, architect, 702 Willoughby av, Brooklyn, desires catalogues and samples from manufacturers interested in the building trades.

ANTHONY D. PIERCE and Otto W. Sutts have formed a partnership to conduct a general contracting and building business, and have

opened offices at 211 Fourth av, Bradley Beach, N. J.

REPRESENTATIVE ROBERT H. GITTINS of New York, recently introduced a bill in the House of Representatives in which he proposes that Congress shall confer a medal upon Thomas A. Edison.

A BOILER TUBE blew out in a hotel at Broadway and 41st st, and while repairs are being made steam is being supplied by a boiler of large dimensions temporarily stationed in the side street.

H. N. UNDERHILL, connected with the Underpinning & Foundation Co., 290 Broadway, has resigned to accept a position with the MacArthur Concrete Pile & Foundation Co., 11 Pine st, N. Y. C.

FRANK DAY and James Margentino have formed a partnership under the name of Day & Margentino, to conduct a general contracting and building business and have opened an office in Dunellen, N. J.

L. D. COX, landscape architect of the Park Department of Syracuse, N. Y., has resigned to accept the position of associate professor of landscape engineering and architecture in Syracuse University.

WM. A. MITCHELL, formerly director and treasurer of A. L. Guidone & Co., general contracting, has resigned and will engage in the general contracting business under his own name at 2409 Walton av, New York City.

RICHARD E. GARWOOD, 2222 Bancroft st, Berkeley, Cal., a student in architecture and engineering in the California School of Arts and Crafts, desires catalogues and samples from manufacturers interested in the building trades.

RHEINSTEIN & HASS, general contractors, will open offices, November 1, at 101 Park av, where they will conduct a general building business. Alfred A. Rheinwein has been connected with H. H. Oddie & Co. for some time past.

OTIS DOCKSTADER, architect, of Elmira, N. Y., has recently admitted his son, Ernest A. Dockstader, to full partnership with him. The firm, under the name of Otis Dockstader & Son, will continue the practice at 103 West Church st, Elmira, N. Y.

JOHN BEISWINGER, who has been Eastern and export sales manager, with offices at 101 Park av, N. Y. C., for Gill Bros. Co., Steubenville, Ohio, has recently been elected vice-president and general manager of sales for the company. In future Mr. Beiswinger will make his headquarters in the concern's home office at Steubenville. Mr. Beiswinger has been connected with Gill Bros. Co. for almost thirty years, and has watched the evolution of lighting glassware from the old lamp chimney business to the present developments of glassware now used for semi-indirect illumination.

OBITUARY

JAMES T. BOYD, a prominent carpenter and general contractor, of Hackensack, N. J., died in his automobile while on his way to the hospital for treatment Thursday, October 22. Mr. Boyd's home was at 337 Central av.

WILLIAM H. GORE, a wholesale hardware dealer, died of a complication of diseases at his home, 36 Halsey st, Brooklyn, Wednesday, October 28. He was forty years old and was a member of the Hardware Club and the Whitehall Club. He leaves his widow and one son.

NATHAN W. CONDICT, of the firm of Steele & Condict, Inc., engineers and contractors of Jersey City, N. J., died at Roosevelt Hospital, Tuesday, October 20. He was born in Morristown, N. J., in 1834. Mr. Condict was a grandson of Dr. Lewis Condict, one of the founders of Princeton University.

GEORGE ALFRED TREACY, for twenty years an engineer in the Department of Finance of the City of New York, died of arterio sclerosis, at his home, 1709 Ocean av, Brooklyn, Friday, October 23. He was born in Manhattan in 1854 and was, for many years, a resident of Brooklyn. He is survived by his widow, a brother and three sisters.

EDWARD F. CALDWELL, head of the firm of Edward F. Caldwell & Co., dealers in chandeliers and fixtures, at 38 West 15th st, died suddenly of heart disease at his country home, in Larchmont, Sunday, Oct. 25. He was sixty-two years old and was a member of the New York Yacht and Larchmont Yacht clubs and the Hanover Club, of Brooklyn. His home was at 135 Ross st, Brooklyn. He is survived by his widow and one son.

TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Courtlandt st, N. Y. C.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS. regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS. regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to

19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

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

INTERNATIONAL EXPOSITION OF INVENTIONS will open at the Grand Central Palace, New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned, which will be delivered by competent authorities, on the interests of American inventors and patentees.

THE SOCIETY OF BEAUX ARTS ARCHITECTS is preparing for an entertainment to be held at the Ritz-Carlton Hotel November 9-10, afternoon and evening. The proceeds will be devoted to the relief of families of architects, sculptors and painters who are in need of assistance on account of the European conflict. Many prominent professional and amateur artists have volunteered their services for this cause. A feature of the programme will be a mythological pantomime entitled "The Judgment of Paris." The committee in charge of the entertainment includes Lloyd Warren, chairman; Howard Greenley, Louis R. Metcalf, James W. O'Connor, Henry Hornbostel, Kenneth M. Murchison and Arthur Ware.

RECENT INCORPORATIONS.

DIAMOND DOOR HANGER CO. has been chartered with \$25,000 capital stock with offices in Brooklyn to manufacture door hangers, hinges, rollers, appliances for hanging and moving doors, transoms, etc., hardware and metal articles. Ward W. Pickard, 55 Pineapple st, Brooklyn; Ralph O. L. Fay and Almet R. Latson, Jr., 230 Jefferson av, Brooklyn, directors. The attorneys are Latson, Tamblin & Pickard, 55 John st, Manhattan.

HUGGINS ESTATES have been incorporated with a capitalization of \$120,000 to do a realty and construction business, with offices in Manhattan. The directors are Nathaniel Huggins, Kensington, Great Neck, N. Y.; Everett N. Huggins, So. Portland, Maine; Almon W. Eaton, Wolfboro, N. H., and two others. Abraham Rosenbaum, 320 Broadway, attorney.

THE JEFFERSON CONCRETE CO. has filed papers with \$10,000 capital stock, with offices in Manhattan, to manufacture concrete, fire-proof flooring, walls, ceilings, cement and metal work, etc. The directors are David J. Havens, Hotel Endicott, 81st st and Columbus av; John J. Halpin, 46 Cedar st, and Henry Halpin, Clark av, Far Rockaway. The attorney is John J. Halpin, 46 Cedar st.

Brevity.

How many persons use 3,000 words where 300 would suffice? If they have a question to ask they take five minutes to come to the point. If they have something to explain it's worse.—Real Estate Bulletin.

Turning Brick Pavements.

Brick pavements which had worn to an undesirable extent in Savannah, Ga., have been reconstructed by turning the brick upside down, with very successful results. Last year one stretch of 10,400 square yards was turned in this way at a cost of \$3,490.39, or 33.5 cents per square yard, of which 25 cents was for labor and 8½ cents for material.

Cost of Driving Piles with a Gasoline Hoist.

The cost of driving 1,300 piles with a 6½ H.P. gasoline engine operating a 1,650-lb. drop hammer is reported in the Engineering Record to be 18.2 cents per lineal foot of pile in place, including the cost of the pile. The costs are itemized as follows: Cost of piles delivered, \$1,432.80; labor, \$1,653.93; engine and hoisting outfit, \$340; scow, \$154.45. The piles were driven from a scow on which the engine was mounted, and were driven to an average depth of 13.15 ft. The cost of the piles alone was 7.5 cents per lineal foot.

Increase in Freight Rates.

A five per cent. advance in freight rates which went into effect this week in the central territory, and which affects about one-third of the whole volume of freight traffic, is some reason why the railroads should cheer up and get busy with betterment plans. Coal, cement and plaster are not affected by the new schedule, which was granted by the Interstate Commerce Commission on Aug. 1. The commission at the present time is deliberating over a request from the railroads for permission to raise the rates on the remaining two-thirds of freight traffic, but the permission will come with less grace now than if it had been granted long ago.

BUILDING MATERIALS AND SUPPLIES

RELEASE OF \$500,000,000 BY GOVERNMENT THROUGH RESERVE BANKS EXPECTED TO STIMULATE BUILDING LOANS HERE

Prices of Materials Low and Loose—
Sentiment Better—Steel Inquiry Keener

SENTIMENT in the building material, construction and supply trades is more favorable. November will open with another step gained in the direction of unrestricted trade with the belligerent nations through the British easement allowed in placing cotton outside of the contrabands of war. There is more trading in securities on the "gentlemen's agreement" plan, pending the attempt to re-open the Stock Exchange, and the promise of the early release of half a million dollars through the establishment of the Federal Reserve system, certainly ought to inject confidence into business in general, and especially into those who supply capital for building construction.

New insurance policies written on completed buildings, or upon buildings in actual course of erection, reveal a slump in value compared with last year's figures, indicating to builders and building material people that construction is still decidedly hampered because of conditions in the money market.

Wholesale interests report a feeble buying movement. There are cases cited in some sections where dealers have withdrawn previous quotations and are taking business on the flat basis of current demand. This is not so much because of fear of advance in price, as because of a desire to meet shading where shading is done.

There is a strenuous eagerness for new business. Credits are liberal and collections are slow. This has a disturbing influence in wholesale buying because manufacturers are up against the problem of either sustaining their customers at the expense of their output or closing. Manufacturers have found that their banks have not been free in honoring notes or making loans on contracts.

The promise of Secretary McAdoo that the Federal Reserve system would become operative on November 16 instead of November 30 injects new hope into business and material men. The unpleasant outlook incidental from the previous announcement from Washington that the reserve act would not become operative until the first of December seemed to be about the last straw on the backs of an already harrassed trade.

Now the situation seems brighter. The new act will enable the Secretary of the Treasury to deposit a large part of the money held in the general fund of the Treasury and, in his discretion, the revenue of the government in the reserve banks. The establishment of

the system probably will have more to do with disposing of the financial problems confronting the United States at this time than any other plans that have been discussed. Under the present system of scattered reserves held in individual banks in reserve centres the stored financial resources of the country have been held largely in a fixed state, and have not been available in times of stress because of their lack of the character of mobility.

Assurances were given the Record and Guide that as soon as the Reserve Banks are in operation the Secretary of the Treasury will transfer to them as large an amount of government funds as possible. It may amount to half a billion. This will in turn enable them to extend large credits to national banks and state banks which may become members of the Federal Reserve system, which they may in turn extend to their customers. By this means and through the agency of the Federal Reserve banks it is hoped to give additional assistance to that already given by the Treasury Department to the cotton producers, the cotton industry and to all commodity industries as well.

This strengthening of the reserve banks will permit banks to recover some of the funds they have had to use to cover securities held in reserve banks while they have been unable to negotiate other securities owing to the fact that there was no official price for same. If \$500,000,000 are made available either directly or indirectly to banks they will be enabled to tide over the present pressure until the Stock Exchange opens or at least permit business to proceed to an extent sufficient to make up for the slump in savings deposits and the tendency to hoard.

It is confidently believed by big New York building lenders that just as soon as securities can be turned over building construction will proceed at a satisfactory rate.

Plan filings for the week in all five boroughs were reported by the various bureaus of buildings as follows: In the corresponding week last year there were 160 new building plans filed valued at \$1,655,455.

	Week Ending		Oct. 30	
	No.	Value	No.	Value
Manhattan.....	2	\$ 525,075	3	\$ 362,000
Bronx.....	19	492,600	8	258,825
Brooklyn.....	60	515,500	89	402,000
Queens.....	104	417,700	77	241,342
Richmond.....	18	22,704	17	20,000
Total.....	193	\$1,973,579	194	\$1,284,167

STEEL.
Prices Drop on Eve of New Financial System's Introduction as Stimulant.

FABRICATED steel business felt a slight improvement in inquiry late this week, following a drop in prices to 1.21 to 1.26c, tide-water. Whether this activity will develop into something permanent at the lower prices cannot be foretold, but it was taken as an indication that operations that have been held up owing to tightness of money could be encouraged to go ahead after the establishment of the Federal reserve system becomes operative.

The eyes of every building material man in the district are focused upon the steel market, for in this department will appear the first definite sign of returning prosperity to the trade. The cutting of the steel dividend has no direct bearing upon the market, the action being prompted by past performances, not upon the volume of current business. Construction tonnages have been low, too low, in fact, they warrant the directors in maintaining the dividend level fixed when orders were free and construction work was on the increase.

The mills have been reduced to between 40 and 50 per cent. of capacity. In the opinion of steel experts consulted this week, this is almost as low as it is possible for the mills to operate at anything like a profit. Unfilled tonnage has been reduced to what is considered

a negligible quantity and, pending the relinquishment of building funds leashed by reason of inability to negotiate securities, there was nothing to do but bring the dividends down to the level of actual earnings.

Current demand is what counts most, and this is what the week just closing developed: The Hinkle Iron Works have a contract for supplying 400 tons for public school No. 55, in the Bronx, and 250 tons for the Talmud-Torah school, on 57th street. The Middleton Construction Company has taken the order for 1,100 tons of shapes for the Evander Childs high school in the Bronx, and Norcross Brothers are taking bids as general contractors for 1,000 tons for the Colony Club building. The Eastern Steel Company closed for 2,500 tons for the mercantile building that is to be erected at 35th street and Broadway. The Stewart Arcade building on lower Broadway will require 600 tons and a hospital in Brooklyn, the addition to the Hotel McAlpin and other minor operations will take about 2,500 tons more.

LUMBER.
England's Demand for 600 Portable Houses May Stimulate France.

ENGLAND is already reaching out to America for building materials. A Bay City, Michigan, lumber manufacturer, who has an agent in this city, has the distinction of being the

first American manufacturer to receive a building material order from abroad since the war began. This manufacturer is trying to get together about 2,000,000 feet of building grade hemlock, spruce and pine to fill the specifications of the English Government for 600 portable houses to be shipped to the British Isles to house Belgium refugees.

The Record and Guide has authority for the statement that England will be in the American market for flashing, composition roofing material, prepared plaster, steel partition block, clay flues and window glass. Brick specifications are being prepared, it was stated.

There are 18,000 persons to be housed. There are no able-bodied builders available in England. There are no mills operating to supply the material. All the railroads have been taken over for the transfer of war munitions and food stuffs. There is not a brick plant, a cement plant, a lumber yard or a quarry that is operating in all of England today. All the available brick has been requisitioned, together with the cement in store, for army fortifications and other military structures. Hence the call for this sort of supply from abroad.

Similar orders may be expected from France and possibly Germany. There have been single days when 1,400 houses have been destroyed. In the town of Termonde, one of the razed cities of Belgium, out of 1,500 houses not 100 remain standing. Louvain had 3,900 houses. There are 600 remaining after the battle. So the list could be amplified, through France, Belgium, Prussia, Poland and Austria and, if the Allies succeed in driving the Germans back into their own country, hundreds more cities and towns will be in similar plights.

GLASS.
Manufacturing Operations Will Be Resumed Monday.

MANUFACTURE of window glass will be resumed on Monday, following the settlement of the wage scale at the long-continued conference of window glass manufacturers and workers just closed. This conference has granted an advance in wages amounting to 5 per cent. and upward, according to the extent of the contemplated uplift in prices.

PAINTS.
Ingredients Are Hard to Get, but Slight Demand Keeps Prices Low.

PAINT ingredients are hard to get in this country at present, and the result is a rather complex condition in the paint market. Manufacturing interests are said to be paying fancy sums for some raw materials, but the slump in the price of linseed oil has helped to equalize quotations in the finished product.

BRICK.
Registered Unloading Heavier Than Last Week.

ASIDE from the fact that registered unloading was more active this week than last the common brick market was without feature. Buying is close to arrivals and is mostly for current needs. High grade brick brings its price while ordinary grades are being shaded. Brick movements reflect fully the present trend of the entire building material market.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 29, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		1913.	
Left over, Friday A. M., Oct. 22, 23.		Arrived.	
Friday, Oct. 23.....	8	Sold.	8
Saturday, Oct. 24.....	7		5
Monday, Oct. 26.....	13		15
Tuesday, Oct. 27.....	1		4
Wednesday, Oct. 28.....	5		4
Thursday, Oct. 29.....	5		6
Total	39		38

Reported en route, Friday, Oct. 30. 3.
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, — to \$7.25 (yard). Nominal. Left over, Friday a. m., Oct. 30-24.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

Oct. 16.....Rain.	Oct. 23.....	728,500	
Oct. 17.....70,000	Oct. 24.....	510,000	
Oct. 19.....891,500	Oct. 26.....	911,500	
Oct. 20.....753,000	Oct. 27.....	964,000	
Oct. 21.....811,500	Oct. 28.....	680,000	
Oct. 22.....764,000	Oct. 29.....	679,000	
Total	3,290,000	Total	4,473,000

1913.

Left over, Friday A. M., Oct. 24-56.		Arrived.		Sold.
Friday, Oct. 24.....	9			6
Saturday, Oct. 25.....	9			3
Monday, Oct. 27.....	5			5
Tuesday, Oct. 28.....	6			4
Wednesday, Oct. 29.....	7			6
Thursday, Oct. 30.....	6			8
Total	42			32

Condition of market, stiffening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Oct. 31-66.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 29, 1914	1,394
Total No. bargeloads sold Jan. 1 to Oct. 29, 1914	1,370
Total No. bargeloads left over Oct. 30, 1914	24
Total No. bargeloads left over Jan. 1, 1913, 113	
Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 30, 1913.....	1,855
Total No. bargeloads sold Jan. 1 to Oct. 30, 1913	1,789
Total No. bargeloads left over Oct. 31, 1913. 66	