

NEW YORK, NOVEMBER 14, 1914

CONSTITUTIONAL QUESTIONS PARAMOUNT

The Real Estate Association of the State Will Give Them First Consideration—Able Counsel Selected to Defend Property Rights

FIRST of all the questions that will receive the attention of the Real Estate Association of the State of New York during the coming year will be those to come before the Constitutional Convention. This was decided at a meeting of the executive committee of the association held last Saturday at Albany. No other question will be taken up by the association until the Committee on Constitutional Convention is well along with its work.

Then, it was determined committees will be appointed to consider the following subjects: (1) Legislation, (2) Taxation, (3) Ethics, (4) Local Organization, (5) Regulation of Brokerage, (6) Rural Credits, (7) Mortgage Loans, (8) On Consolidation of Building Inspections, (9) Housing, besides the usual committees on Finance, Auditing, Publicity, and Membership.

When the executive committee had listened to the report of the Committee on Constitutional Convention it was decided, after careful consideration, to appoint Danforth E. Ainsworth to represent the association at Albany. Mr. Ainsworth is a man with considerable experience in public life. He is vice-president of the Albany Chamber of Commerce, was a member of the Assembly from 1885-1895, and during that time was the Republican leader on the floor. He has also been Deputy Attorney General, and has served Albany as president of the Board of Education.

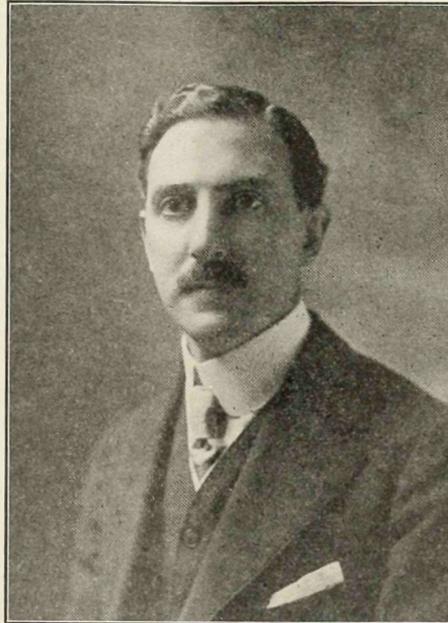
Mr. I. H. Lehman, of the law firm of Leaventritt, Cook & Nathan, of which ex-Judge David Leaventritt is the head, was chosen New York Counsel. Mr. Lehman has had a wide experience in real estate matters, and represents some very large property owners in New York City.

A Resolution.

The reasons which led to the appointment of these counselors were stated in a resolution adopted by the Committee on Constitutional Convention, to the effect that the committee's service should be initiated by the appointment of a chairman, whose duty it would be to ascertain what features, if any, of the present constitution it is desirable to change. This to be discovered by consultation first with expert students of the Constitution, then with the other members of the committee, and finally with the members of the various local associations.

Especially will the chairman take note if any movements are on foot to amend or supplement the Constitution in a way inimical to the real estate interests of the State, and to obtain all possible information regarding the source and character of these movements, all of which information to be placed at the disposal of the association and its committees.

It was considered that it would be wise to have the first vice-chairman of the Committee on Constitutional Convention a resident of Albany. It was the verdict of the committee that Mr. Delancey M. Ellis possessed unusual qualifications for this position, and that he should be induced to accept it. Mr. Ellis has consented to accept the vice-chair-



M. MORGENTHAU, JR.,
President State R. E. Association.

manship of this committee, with the understanding that he will be in charge of this important work in Albany. He also expressed his desire that Danforth E. Ainsworth act as Albany counsel to this committee, in addition to acting as counsel to the association, and this will doubtless be confirmed by the committee at its next meeting.

Mr. Ellis is a member of the firm of E. D. L. Palmer & Co., of Albany, the largest real estate firm in that city, specializing in the management of estates. He is a trustee and treasurer of the Albany Chamber of Commerce, a Deputy State Superintendent of Public Instruction, and is in charge of the work of revising the Tenement House Regulations for cities of the second class. He was recently in charge of the New York State Exhibit at the Lewis and Clark Exposition at Portland, Oregon.

President Morgenthau presided at the meeting of the executive committee and also at the meeting which was held at the Ten Eyck, and was attended by the following:

L. D. Woodworth, 1st vice-president, of Rochester; W. Jay Russell, 2d vice-president, Ogdensburg; Wm. D. Bloodgood, 3d vice-president, Queens; C. A. Hills, treasurer, Syracuse; H. L. Reed, secretary, Amsterdam; Wm. H. Moffitt, New York (ex-officio); Wm. H. Mills, New York; Ten Eyck T. Mosher, Jr., Albany; Chas. F. Warner, Buffalo; F. A. Austin, ex-Secretary, New York.

An Important Committee.

The president appointed the following Committee on Constitutional Convention: Chairman, L. D. Woodworth, Rochester; 1st vice-chairman, Delancey M. Ellis, Albany; 2d vice-chairman, Allan Robinson, New York; 3d vice-chairman, Thomas J. Overturf, Buffalo; secretary,

H. L. Reed, Amsterdam; Danforth E. Ainsworth, Albany; Hiram Mintz, Binghamton; Fenton M. Parke, Buffalo; Henry Bloch, I. H. Lehman, Thomas M. Mulry, Edw. P. Doyle, Elisha Sniffin, Manhattan; Cyrus C. Miller, Edw. B. Boynton, Bronx; John F. James, Brooklyn; James Frank, Long Island; Wm. H. Williams, Queens; H. B. Stevens, Kingman N. Robins, Rochester; S. T. Betts, Herbert Hess, Syracuse; A. J. Baechle, Utica; Robert E. Farley, Clifford B. Harmon, Westchester; E. J. McGoldrick, Assistant Corporation Counsel.

Keynote Speeches.

In calling the members of the committee together for their first meeting, President Morgenthau said: "We want to cooperate with every real estate organization indirectly interested in real estate throughout the State. We are the only State-wide organization I know of devoted to real estate interests in this State, and we are therefore, perhaps, in an enviable position, but one which brings grave responsibility. We want to realize those responsibilities, and that work which we have in mind should not be simply for ourselves, but rather for the citizens of this State. We are not going to serve ourselves, if we are going to try to put through anything in the way of amendments to the Constitution that are not in the interests of the public at large."

Allan Robinson, of New York, one of the vice-chairmen of the committee, was asked to state his views, and said: "I heartily sympathize with the recommendations embodied in the resolution just adopted. It followed quite a discussion in which we went over the whole matter, and was the composite photograph of our minds, on the best way in which this thing should be done. Now, while I am afraid that anything I may say will be merely saying over again what already has been said, I do want to emphasize one point; that is, that you cannot go into this thing without being prepared for it. No one of us at the present time knows his job. Perhaps no one of us is really qualified of himself to learn his job. There are some few men in New York State who are experts on these matters, and we have to get hold of them and get the benefit of their opinion."

"One of the primary results we are after is to find out what we want and then to work on the members of the Convention in their own districts. The best influence you can have, the strongest influence you can bring to bear upon them is the influence of their own friends and acquaintances, and you have in your organization of the Real Estate Association of the State of New York a machinery for bringing home to practically every single one of these legally elected delegates the points you want to impress upon the Convention as a whole, when they come to Albany."

The committee decided to defer further action until Mr. Ellis and Mr. Ainsworth could get together and formulate their ideas.

RIDGEWOOD A MECCA FOR BUILDERS

During the Last Five Years This Growing Section Has Been Transformed From a Wilderness Into a Prosperous Residential Community

RIDGEWOOD, that section of Brooklyn and Queens extending along both sides of Myrtle avenue from about St. Nicholas avenue and including the Fresh Pond Road district, has been the scene of one of the most remarkable building movements in the recent real estate history of Greater New York. What was five years ago cultivated farm land and truck gardens is to-day a thriving home community, and the corn field of yesterday has been transformed into the block of completely tenanted dwelling houses, overnight, as though by magic; hundreds of six-family houses have been built and

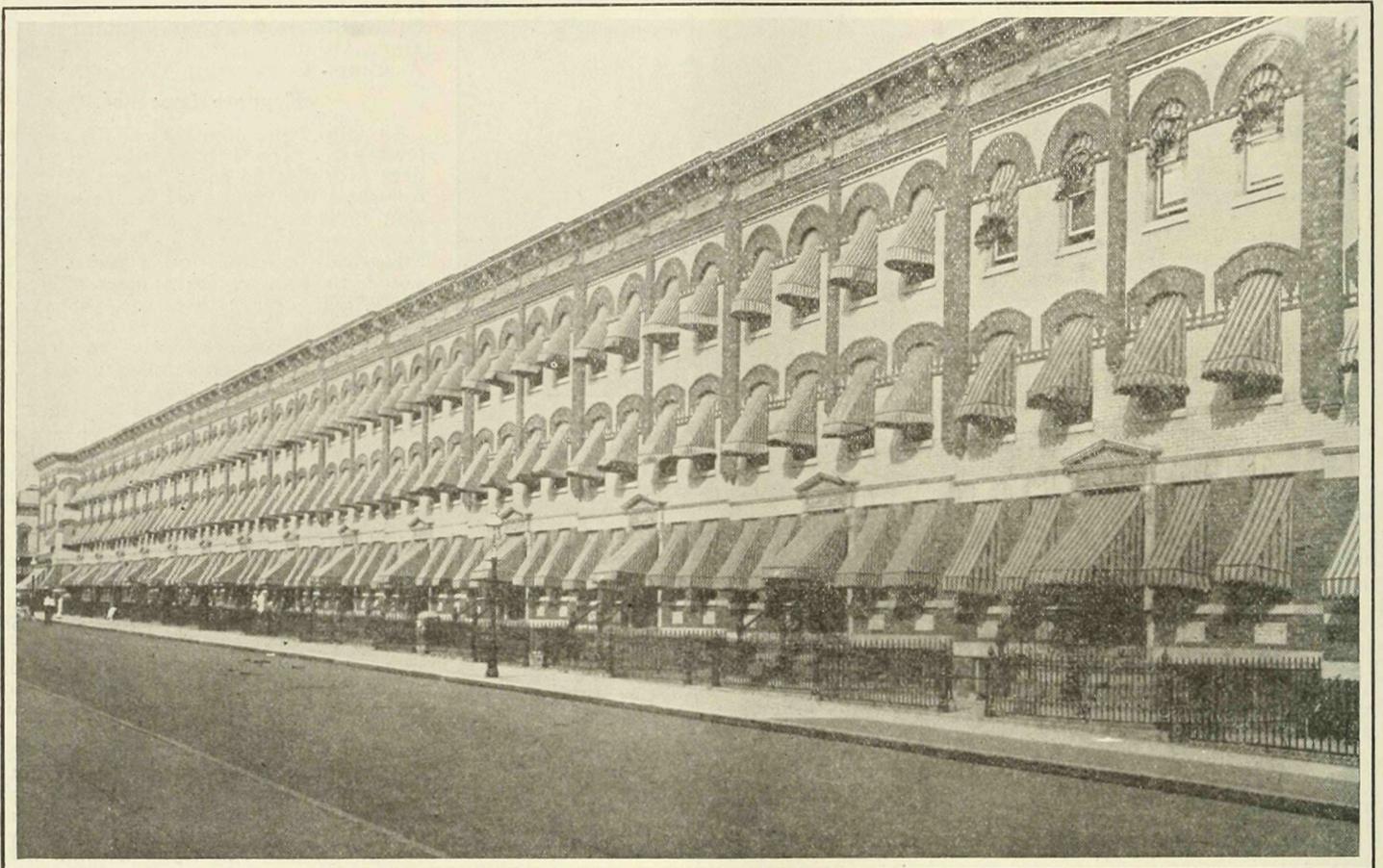
utes by means of the Myrtle avenue elevated road."

About a year and a half ago, the old baseball grounds, bounded by Putnam avenue, Elms street, Woodward avenue, Palmetto street and Covert avenue, began to be improved by the G. X. Mathews Company, with the six-family house typical of Ridgewood's development. This company since its formation has sold about 350 houses. During 1913, 65 were disposed of, while in the previous year 46 changed hands.

"By standardizing our type of operating on a large scale," said A. F. Mathews, "and by buying our land at farm prices, we created a product which,

ness buildings. Louis Gold built and sold in the last two years 40 such properties, all located on the avenue. He is at present erecting eight two-story and store buildings at the southeast corner of Myrtle avenue and Madison street and two similar structures at the southwest corner of Myrtle avenue and Hancock street. Adjoining this property at the Madison street corner, the Simar Realty Company is building eleven six-family houses in the east side of Madison street, four of which were sold from the plans; also on the next block on the north side of Putnam avenue five six-family houses.

The Ring-Gibson Company is just



SOUTH SIDE PUTNAM AVENUE, BETWEEN ONDERDONK AND WOODWARD AVENUES.

the demand for additional ones is so insistent that extensive building operations are now under way, heedless of apparent financial stringency, and reflecting the confidence which builders have that their properties will be as successful as those which came before.

When it is considered that Ridgewood's development began after the 1907 panic, and became conspicuous during a period of so-called "real estate reaction," the wonderful strides which the district has made merits additional recognition.

The new buildings are tenanted chiefly by old residents of Williamsburgh and Greenpoint, who have been forced to seek new quarters on account of the great changes which those neighborhoods have undergone, by reason of the influx of a large foreign population. "These people selected Ridgewood," said William Meruk of Meruk & May, who have figured prominently in the Ridgewood section, "primarily because of the fact that the section is well above the sea level and is highly desirable for residential purposes; also because the residents can reach the business centers of the city in less than twenty-five min-

in our opinion, would net the greatest return for the least outlay. We selected as our field the border line between Kings County and Queens County, because it was along the lines of transit improvement and because land values were low in a section particularly favorable and adaptable for immediate improvement.

"Houses were built which gave a tenant five rooms and bath for an average of \$15 per month, and which sell for about \$11,500. We have just finished the last of 150 six-family houses in this locality, which completes a \$1,000,000 operation during the last year. Since January 1, 1914, we have sold 65 houses on Putnam avenue."

At present, Bauer & Stier are building about 200 three-story double and single flat houses on the property bounded by Myrtle avenue, Cornelia street, Madison street, Woodbine street, Palmetto street and Cypress avenue, and others on Putnam avenue, Gates avenue and Linden street.

Along Myrtle avenue, the principal business street, every lot from Wyckoff avenue to Fresh Pond road is either improved or being improved with busi-

ness buildings. Louis Gold built and sold in the last two years 40 such properties, all located on the avenue. He is at present erecting eight two-story and store buildings at the southeast corner of Myrtle avenue and Madison street and two similar structures at the southwest corner of Myrtle avenue and Hancock street. Adjoining this property at the Madison street corner, the Simar Realty Company is building eleven six-family houses in the east side of Madison street, four of which were sold from the plans; also on the next block on the north side of Putnam avenue five six-family houses.

James M. Hawley, a local real estate broker, in discussing the section, said: "With the selling and renting market for Ridgewood properties unusually good, with an excellent demand for stores on the business streets, Myrtle avenue and Knickerbocker avenue, the outlook for autumn is bright. In a great many instances, the owner occupies a flat in the building and rents out the other floors. The result is discrimination on the part of the landlord in the selection of tenants which benefits not only the property but also the neighborhood."

GREAT CHANGES PLANNED FOR BROOKLYN

The Elevated Road to be Removed From Fulton Street and a New Approach to Brooklyn Bridge Built—Application to P. S. Commission.

THE New York Municipal Railway Corporation has made application to the Public Service Commission for a relocation of part of its Fulton street elevated railroad in Brooklyn, in accordance with the plan favored by the Bridge Department, the Committee on City Plan and citizens' organizations. This plan provides for the removal of the elevated structure from Fulton street, between Borough Hall and the Brooklyn Bridge and its transfer to Adams street and private property.

By an amendment to the Rapid Transit Act, passed in 1913, the Public Service Commission is authorized, upon application from a company holding such a franchise, to relocate a line or part of a line in another street. Under the Dual System contracts the company has the right to build a third track on the present elevated structure, and it is willing to apply to the cost of the new structure in Adams street an amount equivalent to the money it would spend in erecting the third track. The company points out, however, that it is about ready to proceed with the third-tracking and urges immediate action if its application for a relocation in Adams street is to be favorably considered by the commission and the Board of Estimate and Apportionment.

At the Bridge Department this week it was stated that the petition and plan of the railway corporation fit into the plan of the department for the proposed approach to the bridge. The ultimate result will be a great improvement for that part of Brooklyn, especially the lower Fulton street section, which will be reflected in a revival of real estate.

The plans prepared by the Department of Bridges for the proposed improvement of the Brooklyn Terminal of the Brooklyn Bridge and the approaches to that structure show an ornate and artistic entrance to the bridge in place of the barn-like structure which now obscures the view of every one approaching it from the Brooklyn end. The unsightly shell of steel and glass, used as the Brooklyn Terminal of the Bridge, is to be torn down when the Department is authorized to go ahead with its comprehensive changes. That terminal has outlived its usefulness and is a constant reminder of the days when all Brooklyn elevated railroad passengers had to change cars there, going to and coming from Park Row, Manhattan. The tangled web of tracks and the platforms over the trainyard, which extends back to Tillary street, it is also proposed to tear out.

Real Estate to Be Acquired.

All of the property not already owned by the city, between Fulton and Washington streets, from the new entrance of the bridge at Sands street, up to Court street and Myrtle avenue, is to be acquired, and the buildings on that prop-

erty torn down. The roadways of Fulton and Washington streets, from the bridge entrance up to Court street, will be widened for the accommodation of traffic, and the center of the spacious approach that will be created devoted to park purposes. The elevated railroad structure on Fulton street, from Boerum place to York street, will also be taken down if the Bridge Department's plan receives the approval of the P. S. Co. The elevated loop in Sands street and High street will be eliminated, and the elevated railroads running to the bridge station will be operated through Adams street, which

developed by the Bridge Department, covering the proposed improvements to the Brooklyn Bridge, provide for a modern station equipped to accommodate ten-car trains. The arrangement of the tracks approaching the Bridge would be changed so as to increase efficiency of operation, which means that more cars could be run over the structure. The proposed elevated railroad, that would connect the tracks in Adams street with the bridge station, is shown on the plans and pictures of the improvements as a structure that will be in conformity with the general artistic treatment of the approach from Borough Hall and the new bridge station.

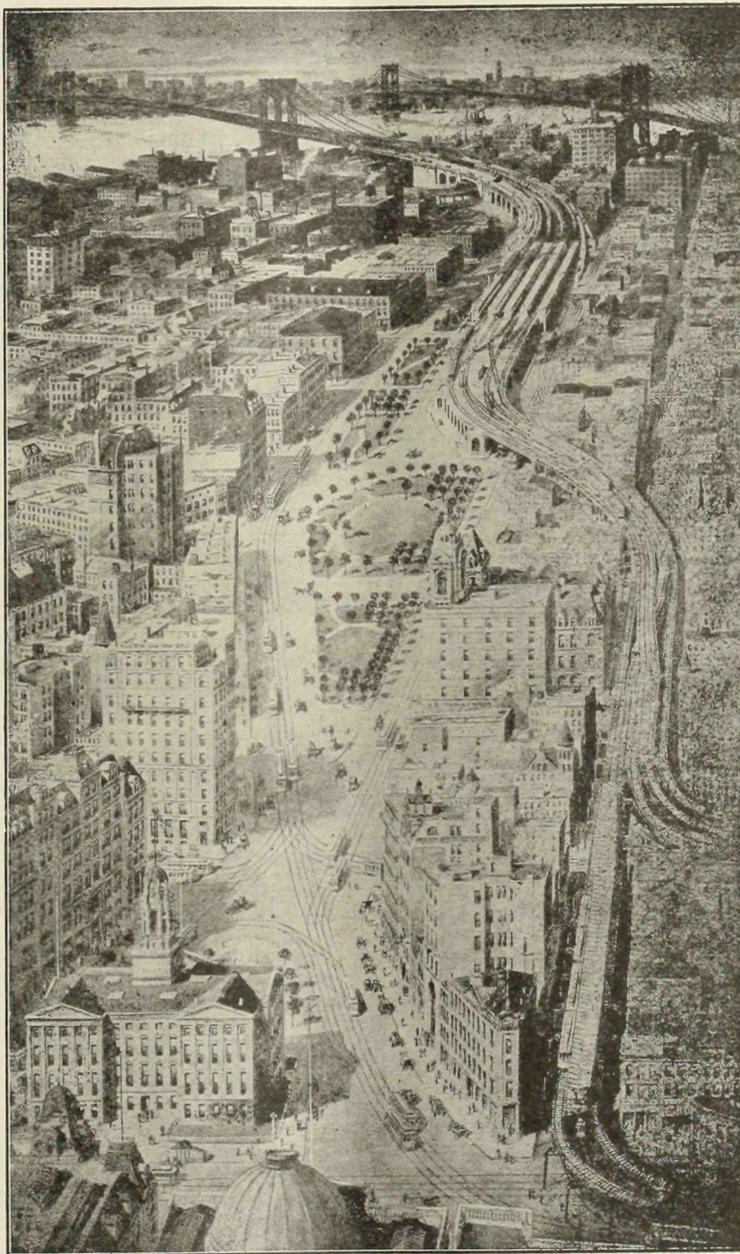
It is contemplated not only to rearrange the operation of elevated railroad trains over the bridge, but the trolley or surface car traffic is also to be handled in a new and more efficient way. Under the proposed plans the bridge local trolley cars are to be cared for in the bridge station on a mezzanine floor. The footpaths or promenade of the bridge are to be free from obstructions. The roadway facilities for team and vehicular traffic are in the new scheme considerably increased and arranged to eliminate congestion and interference with street car traffic.

The improvement of all the facilities on the Brooklyn Bridge which are proposed by the Bridge Department, if carried into effect, would be adequate to properly serve that structure should it in the future be reconstructed so as to double its capacity.

In the construction of the proposed approach a plaza would be created by the removal of the buildings in the block bounded by Johnson, Fulton, Tillary and Washington streets, with an area of approximately 50,000 square feet. That plaza would be available and would be an ideal site for a public building. The Municipal Building, now being constructed at the Manhattan end of the bridge, has a gross floor area of 40,000 square feet, or less than that which could be provided on the plaza of the proposed Brooklyn approach.

Would Start Buying.

Peter S. O'Hara, of Bedford Park, says it would be a great boon to the real estate market and would attract many buyers and also many tenants if three-family houses could be freed from the tenement classification: "We know for a positive fact that there are more investors for three-family houses than for apartment houses, as a three-family house has a certain amount of privacy, which both owner and tenant like. At the same time, a three-family house can be run on a profitable basis, which means that the rent for the two floors will maintain the cost of keeping the property, thereby giving an owner an opportunity to have free rent for the trouble in looking after the house."



PROPOSED BROOKLYN APPROACH.

will be widened to accommodate a five-track elevated railroad.

The removal of the elevated railroad as proposed would be far-reaching in its effects. Borough Hall Square would be decidedly enhanced in attractiveness and realty values would undoubtedly show marked increases. With the bridge approach laid out as a park, with wide roadways on either side, and relieved of the elevated railroad structure, it would seem inevitable that much of the abutting property for a wide surrounding area would also increase in value. The plans

HOW THE HALF-TAX LAW WOULD WORK OUT

It Would Not Lower Rents For Working People, Nor Reduce Taxes for Small Owners—Who the Beneficiaries Would Be

By J. H. EHREHART

IN the discussion of the proposed law to halve the assessment of building values I have seen no concrete examples given showing the necessary consequences of such a law.

The only justifiable excuse offered for exempting such a large amount of property from taxation is that it would reduce rents for working women and men. Those who make such a statement and apply it to the Borough of Manhattan are either very ignorant of actual conditions or make false statements as to the results.

There are only 7,000 vacant parcels of real estate in Manhattan Borough, assessed at about \$160,000,000, or less than three per cent. of the total valuation, including personality. Therefore there must be a large increase in the tax rate if \$866,000,000 of improvement values are to be deducted from the assessed valuations.

The great majority of buildings in the Borough of Manhattan are either from twenty to one hundred years old, or are what are called "taxpayers" (buildings intended for temporary use when the present conditions of title or use will not justify a permanent structure). These buildings add very little, if anything, to the value of the land on which they stand, and are assessed not at their reproduction value less depreciation, but on their selling value above the land value.

Present Basis of Assessment.

An examination of the assessment rolls shows that, in spite of the modern buildings scattered over the borough, the great majority of improvements are assessed at from 5 per cent. to 45 per cent. of the land value of the lots on which they stand. This applies to practically all private residences in the borough over twenty years old, excepting those in choice residential sections, old flats, apartment houses, business houses south of 23d street to City Hall, and all the old factory buildings on the East and West sides of the city.

With the exception of a few model tenements and modern flats, these are the buildings in which the average working woman and man who pay rent and whose wages are affected by the rentals their employers must pay are vitally interested. The beneficiaries of the proposed law would be the public service properties under the streets and rivers, the large power houses of the same corporations, the large hotels and apartment houses with rentals of \$2,000 to \$25,000 per apartment and the modern up-to-date skyscraper.

The Annual Report of the Department of Taxes and Assessments for 1914 gives the following figures:

Total amount of land value, page 67.	\$5,149,250,760
Total amount of personal, page 73.	287,768,270
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Total ratables.	\$5,437,019,030
Tax, at the 1914 tax rate of \$17.80 per thousand.	\$96,778,938.73
Total improvements ordinary real estate, page 67.	\$1,612,328,120
One-half real estate of corporations, page 67.	46,389,443
One-quarter special franchise, page 67.	74,148,523
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Total improvements.	\$1,732,866,086
Amount to be deducted by law, one-half.	866,433,043
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Total ratables.	\$5,437,019,030
Deduct from total ratables the above.	866,433,043
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New ratables.	\$4,570,585,987

Total revenue required, \$96,778,938,734, divided by total new value, gives a new tax rate of \$21.242 per thousand of valuation.

an increase of \$3.442 per thousand of valuation. I have no means at hand of determining the actual improvement value connected with special franchises and purposely make the estimate very low. The actual figure would show an increase of about \$3.50 per thousand valuation.

In the case of a private dwelling valued by the Tax Department at \$6,000, the new law would work out like this:

Private dwelling: Land, \$4,000; improvement, \$2,000; total, \$6,000; tax rate, \$17.80 per thousand, \$106.80. Halving building value: Land, \$4,000; one-half building value, \$1,000; total, \$5,000; at tax rate of \$21.30 per thousand, \$106.50, a saving of 30 cents to the very small private house if worth one-half the value of the land.

The figures in the accompanying table explain themselves. The examples are

HOW A LAW HALVING THE TAX ON BUILDINGS WOULD WORK OUT IN PRACTICE.

Sec.	Block	Lot	Land.	Total Land.	Less Land.	Total.	Tax at rate \$17.80.	Tax at rate \$21.242	Name
97	18	32	\$35,000	\$7,000	\$42,000	\$747.60	.....	.....	Azeez Khayat
			35,000	3,500	38,500	.....	.....	.....
	55	23	45,000	505,000	550,000	9,740.00	.....	.....	New York Steam Co.
			45,000	252,500	297,500	.....	.....	5,519.50	
	128	22	32,000	6,000	38,000	676.40	.....	.....	Rhineland Est.
			32,000	3,000	35,000	.....	.....	743.47	
	97	43	21,000	3,000	24,000	427.20	.....	.....	H. C. Drake
			21,000	1,500	22,500	.....	.....	477.94	
	56	4	550,000	1,752,000	2,200,000	4,004.00	.....	.....	U. S. Express Bldg.
			550,000	876,000	1,426,000	.....	.....	30,291.09	
	399	1-8	180,000	28,000	208,000	3,702.40	.....	.....	Astor Estate
			180,000	14,000	194,000	.....	.....	4,120.95	
	532	9	120,000	10,000	130,000	2,314.00	.....	.....	— Wisman
			120,000	5,000	125,000	.....	.....	2,655.25	
	602	58	70,000	230,000	300,000	5,340.00	.....	.....	E. P. Meany
			.....	.....	.....	.....	.....	3,929.77	
	630	52	6,880	1,230,120	1,337,000	23,798.60	.....	.....	Hudson & Manhattan R. R. Co.
			6,880	665,060	671,940	.....	.....	14,273.31	
	882	85	365,000	635,000	1,000,000	17,800.00	.....	.....	A. F. Hyde
			365,000	317,500	682,500	.....	.....	14,497.67	
	882	88	50,500	10,500	61,000	1,085.80	.....	.....	P. J. Cuskley
			50,500	5,250	55,750	.....	.....	1,183.79	
	1029	53	450,000	1,050,000	1,500,000	26,700.00	.....	.....	Mary A. Fitzgerald
			450,000	525,000	975,000	.....	.....	20,710.95	
	1148	5	16,000	8,000	24,000	427.20	.....	.....	M. E. Amador
			16,000	4,000	20,000	.....	.....	424.84	
	1087	21	80,000	11,000	91,000	1,619.80	.....	.....	W. Zinsser, 4-sty flat
			80,000	5,500	85,500	.....	.....	1,816.19	
	1167	61	130,000	370,000	500,000	8,900.00	.....	.....	79 Street Company, West End av.
			130,000	185,000	315,000	.....	.....	6,691.23	
	1373	1	85,000	2,527,000	2,612,000	46,493.60	.....	.....	N. Y. & L. I. R. R. Co.
			85,000	1,263,500	1,348,500	.....	.....	28,644.84	
	1429	13-20	88,000	32,000	120,000	1,566.40	.....	.....	Title Guarantee & Trust Co., Trustee
			88,000	16,000	104,000	.....	.....	2,209.17	
	1486	5	351,000	3,649,000	4,000,000	71,200.00	.....	.....	Manhattan Power House
			351,000	1,824,500	2,175,500	.....	.....	46,211.97	
	1558	1	20,000	31,000	31,000	551.80	.....	.....	Samuel Golde
			20,000	5,500	25,500	.....	.....	541.67	
	1702	56	50,000	80,000	130,000	2,314.00	.....	.....	Haslan Ind Hygeia Ice Co.
			50,000	40,000	90,000	.....	.....	1,911.78	
	1779	56	38,000	70,000	108,000	1,922.40	.....	.....	E. Lyon
			38,000	35,000	73,000	.....	.....	1,550.67	
	1727	23 1/2-32	276,000	35,000	311,000	5,553.80	.....	.....	30 houses of Astor Estate
			276,000	17,500	293,000	.....	.....	6,223.91	
	1887	58	90,000	325,000	415,000	7,387.00	.....	.....	E. A. Levy
			90,000	162,500	252,500	.....	.....	5,363.61	
	1853	62 1/2	14,000	4,000	18,000	320.40	.....	.....	A. L. Franchess
			14,000	2,000	16,000	.....	.....	339.87	
	1847	61	15,600	6,400	22,000	391.60	.....	.....	Adolphus Ottenburg
			15,600	3,200	18,800	.....	.....	399.35	
	1896	1	235,000	815,000	1,050,000	18,690.00	.....	.....	Riverside Drive Realty Co.
			235,000	407,500	642,500	.....	.....	13,647.89	
	2107	59	30,500	4,500	35,000	623.00	.....	.....	Emilie Seebeck
			30,500	2,250	32,750	.....	.....	695.68	
	2128	28	8,000	2,500	10,500	186.90	.....	.....	Maria Coyne
			8,000	1,250	9,250	.....	.....	196.49	
	2134	71	242,000	958,000	1,200,000	21,360.00	.....	.....	Rivera Realty Co.
			242,000	429,000	671,000	.....	.....	14,253.38	
	2177	39	40,000	74,000	114,000	2,421.59	.....	.....	Peto Realty Co.
			40,000	148,000	188,000	3,346.40	.....	.....

Note: The foregoing table proves that the beneficiaries of the proposed Half-Tax Law would be public service properties, the larger hotels and apartments and skyscraper office buildings, and not the homes of people in average circumstances. The tax rate under the new law is estimated at \$21.242 per thousand dollars of assessed valuation, to compare with \$17.80 under the present law.

taken from the Assessment Rolls of 1914.

Azeez Khayat, of Rector street, will not be likely to become a modified single taxer, nor will the forty-eight tenants of the Astor estate in Block 399. The buildings are in fair repair, but date back to "before the war." Strangest of all, the great beneficiaries of such a law are all opposed to it. Why? Because they recognize its injustice and realize that if the loose-witted can pass such a law there will soon be more unreasonable laws that will hurt them as well as the average real estate owner.

accomplish a cure if he does not specialize on the particular malady he wishes to treat.

Vacant Property Does Not Pay.

No vacant real estate in Manhattan held over a long term of years subject to taxes and improvement assessments earns the legal rate of interest for its owners.

At the present time there is no class of building improvement that is not carried on ahead of the demand. If the burden on vacant land is increased, it would cause a flurry for a short time

right known as 'a day in court,' and during that time it has suffered untold hardships, and has been staggering under the load of all sorts of unnecessary and oppressive laws and regulations, placed upon the statute books by those inexperienced with its requirements and without prudent thought or considerations. The time is coming when this huge yoke of guardian ad litem by the soldiers of fortune must be thrown off, either by consent or through rebellion."

Should Agitate.

Moore & Landsiedel, architects and superintendents, with offices at 149th street and Third avenue, said they could see no objection to exempting three-family houses from the tenement law. If the various real estate and taxpayer organizations throughout the city would agitate and place the issue before the next Legislature, no doubt satisfactory results could be obtained. Persons who had built two-family houses in the Bronx in the past had since come to the conclusion that their supposed investment has become a burden. Their ground was too valuable for the class of building, and especially where there were assessments still pending for street openings, trunk sewers, etc. At the present time a two-family house was not salable at a price to yield the money invested. Prior to the enactment of the Tenement House Law, when the three-family house came under the supervision of the Bureau of Buildings only, two-family dwellings were built in abundance, because they were worth the investment and they could be sold by a builder to advantage; but since the enactment of the present tenement law, the building of these kind of houses had so completely ceased that they had drawn approximately but one plan of this kind in two years.

Eugene J. Busher, of Courtland avenue and East 149th street, Bronx, said:

"My experience has been that if three-family houses were taken out of the Tenement House Department of the City of New York it would be better on these grounds:

"First—They are built for a person to live in as a home and get enough money out of the two other floors to pay the taxes and interest on the mortgage, if there be any mortgage.

"Second—If the Tenement House Department does not bother them all the time to make little repairs, etc., they will pay; but if the Tenement House Department compels them to fix things all the time, there is nothing left, and that is why three-family houses are not in the market; people seem to be afraid to buy them on that account.

"I hope your valuable paper will try and get the Tenement House Department to leave three-family houses out of their jurisdiction."

Automatic Sprinkler Case Finally Disposed of.

The Court of Appeals, on the 10th instant, denied a re-argument of the appeal in *People v. Charles Kaye*. Mr. Kaye was convicted of misdemeanor for failing to provide his loft building with the sprinkler protection required by an order of the Fire Commissioner. The case was ultimately appealed to the Court of Appeals, where, after argument by Carlisle Norwood, in behalf of Kaye, and Assistant Corporation Counsel MacNulty, representing District Attorney Whitman, the conviction was affirmed.

Lately, counsel for Mr. Kaye made application for a re-argument of the matter. The denial of this application by the Court of Appeals finally disposes of the controversy concerning the authority of the Fire Commissioner to require the installation of automatic sprinklers in factory buildings, as defined by the Labor Law.

As the law is interpreted by the highest judicial authority of this State, the Fire Commissioner has the power to require that factory buildings shall be equipped with automatic sprinklers, subject to the right of any property owner to contest in the courts the reasonableness of the requirement, as a matter of fact, in a particular case.

FIVE ASTOR PROPERTIES.

	Land Value.	Total, Less Land	Total Value.
Waldorf-Astoria Hotel, 34th St. and Fifth Ave. (Sec. 3, Block 835, Lots 28-41).....	\$9,260,000	\$4,450,000	\$13,710,000
Hotel Astor, 44th St and Broadway (Sec. 4, Block 1016, Lot 36).....	2,270,000	1,570,000	3,840,000
Hotel St. Regis, Fifth Ave. and 55th St. (Sec. 5, Block 1290, Lot 60).....	1,150,000	1,450,000	2,600,000
The Apthorp, 79th St. and Broadway (Sec. 4, Block 1170, Lot 1).....	1,150,000	2,050,000	3,200,000
Beljord Realty Co. (Sec. 4, Block 1234, Lot 19).....	1,130,000	2,420,000	3,550,000
	\$14,960,000	\$11,940,000	\$26,800,000

A circular is being industriously distributed in the city streets purporting to be signed by Messrs. Dan Beard, Percy Grant and a dozen other humanitarians, advocating the single tax, pure and simple, petitioning the Governor of the State to secure the passage of legislation reducing the assessment of improvements by degrees to one per cent. of value.

The Astor Policy.

This circular quotes the holdings of the Astor family as an illustration of the evils of present conditions. As a matter of fact, well known to all persons interested in real estate, the Astor family has kept well above the average in the development of its real estate, and all of its old tenements are kept up in good condition, and all repairs necessary are promptly made for the benefit of its tenants. The five properties of the Astor family named below would be benefited to the extent of over \$75,000 annually by such a law—another instance of the almost certain failure of the physician to

and absolutely destroy the value remaining in private residences and other structures not thoroughly up to date.

Total assessment (see above for 1914).....	\$5,437,019,030
Total improvements.....	\$1,732,866,086
Less 1 per cent.....	17,328,661
	\$1,715,537,425

New law ratables.....\$3,721,481,615

Amount to be raised by direct tax.....\$96,778,938.73

Dividing by total ratables gives a tax rate of \$26.0055 per thousand.

\$26,800,000 Astor total at present rate of \$17.80 per thousand.....\$476,940.00

Astor land value.....\$14,960,000

One per cent. of building value.....119,400

Total.....\$15,079,400

Tax rate.....26.0055

Tax at new rate.....\$402,147.34

Amount saved to Astor family.....\$74,792.66

Increasing the burden on vacant land and land improved with old buildings would reduce their value. Therefore the tax rate under the new conditions would rise still higher.

CONTROL OF THREE-FAMILY HOUSES

Widespread Opinion Favors Removing Jurisdiction From Tenement House Department—No Hope of Liberal Treatment

A LARGE body of opinion throughout the city evidently favors taking three-family houses out of the jurisdiction of the Tenement House Law. Real estate owners, agents, brokers, builders and architects seem to be all of one mind in regarding the proposed amendment as having become very necessary.

Howard C. Pyle, of 201 Montague street, expressed his belief that it would be wise and proper to permit alterations to the old private brick and stone dwellings for occupancy and use by three families, in an inexpensive way and without having to conform to the red tape and make the unnecessary expenditures required by the tenement law.

"In Brooklyn," explained Mr. Pyle, "there are many fine substantial private houses, that have outlived their use as strictly private residences and their taxable values are suffering for lack of availability. These buildings generally are of excellent construction and are very practical for such an alteration and would provide the best living conditions.

"The present Tenement House law absolutely prohibits and obstructs any practical alterations of this kind. Its provisions in this respect are unnecessarily drastic. However, the present tenement house officials seem to be unwilling to consider any changes for the better, and apparently are unwilling to admit that there should be different provisions applicable to three-family houses than to twelve- or sixteen-family houses.

"On the other hand, there has been a growing demand for a more even distribution of New York City's enormous

population, and many theories have been advanced to obtain it, such as single taxation, restriction of building heights, improved transportation, dock facilities at Jamaica Bay and Montauk Point, and yet right at our doorstep we have a partial solution that was entirely nullified in 1901, when the Tenement law was passed.

"From the real estate standpoint, the three-family house is the best medium to encourage ownership by the moderate classes, for the reason that it will return a small profit on the investment and provide, as well, good living quarters for the owners. This class of property would be always in demand even in abnormally dull times. It is also the kind of construction that affords the least opportunity for undesirable speculation, and its practical prohibition by the Tenement House law is responsible for the overproduction in two-family houses.

"Associations, real estate interests, and especially the Brooklyn Board of Real Estate Brokers, have been of the opinion that there is an urgent need of some change in the present laws. Various committees have been working for some sort of modification in the law, but practically without result, and the general feeling is now that the only way a change can be made is by removing from the Tenement House Department jurisdiction for three-family houses and placing it with the Building Department, the same as for two-family houses that are so popular today. This, I believe, will be accomplished in the very near future.

"Only in the past ten years has real estate been denied that constitutional

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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TABLE OF CONTENTS

(Section One).

	Page.
Constitutional Questions Paramount.....	791
Ridgewood a Mecca for Brooklyn.....	792
Great Changes Planned for Brooklyn.....	793
How the Half-Tax Law Would Work Out...	794
The Control of Three-Family Houses.....	795
Necessity of an Engine-Room Log.....	812
Advertised Legal Sales.....	804
Attachments	809
Auction Sales of the Week.....	803
Building Loan Contracts.....	809
Building Management.....	812
Building Material Market.....	824
Chattel Mortgages	809
Classified List of Advertisers.....	Third-Cover
Current Building Operations.....	814
Departmental Rulings.....	810
Directory of Real Estate Brokers.....	807
Foreclosure Suits	806
Judgments in Foreclosure Suits.....	806
Leases	800
Lis Pendens.....	806
Mechanics' Liens.....	808
Orders	809
Personal and Trade Notes.....	823
Real Estate Sales of the Week.....	799
Real Estate Notes.....	803
Useful Appliances	813
Satisfied Mechanics' Liens.....	809
Statistical Table of the Week.....	802
Voluntary Auction Sales.....	804

A thousand years of peace when the present wars are over is the prophecy of the Bishop of London. It is hoped the peace will be coupled with prosperity in business, lower taxes on real estate, a minimum of restrictive legislation and a good market for real property.

The Real Estate Association of the State of New York is well advised in not trying to do too much. A careful study of the State Constitution with the aid of expert counselors, and with a view to being prepared to make wise suggestions for the good of real estate when the convention assembles, is sufficient for the present.

The tentative City Budget for the fiscal year 1915, being now under consideration in the Board of Aldermen, that body of lawmakers has an opportunity of rendering a great service to the tax-ridden public by making a sincere effort to reduce the enormous total of expenditures. Marked consideration for taxpayers at this time would help greatly to restore general business confidence.

A tax of \$1.92 on real property may not seem high to those cities which have a higher rate, but their rate is higher by reason of a lower assessed valuation. Where an owner must pay on full valuation, as in New York, it is different. In New York we have reached a point where, as Judge McCall has said, if a halt is not called, and some plan of alleviation found, the owners of real estate may well contemplate confiscation.

The one recourse that an aggrieved taxpayer has in this State is to a court action. The State Board of Tax Commissioners has power to "investigate and examine" only. New York City feels aggrieved over the way the counties have taxed its aqueduct property and is spending a lot of money in attempts to get redress. Until authority is vested in some central body to order a reassessment where justice demands it, and to limit the taxes levied in any city, there will be no real reform.

An Important Work.

The effective work accomplished by the local real estate associations during the past few weeks in relation to the budget makes it desirable that the scope of their beneficial activity be extended. They should be able to make their voice and influence heard at Albany as well as at the City Hall, for, as we all know, a large part of the city's money is spent under the direction of the Legislature, and its work is as of decisive importance in respect to many important aspects of the city policy. It will be particularly important during the coming session, because the Legislature just elected will pass upon the new Charter, which is now being drawn by a committee connected with the local administration. It is consequently very encouraging to read a report that effective steps are now being taken to support the State Real Estate Association. Such an association is extremely desirable and can exert a very useful influence at Albany, because the committees of the Legislature will pay very much more attention to the suggestions of a general organization than it will to the suggestions of a local body.

Of course the influence of a general association could not be used in reference to many legislative proposals of the utmost importance to New York City, but it could be used on behalf of sound general laws—laws framed to give a larger control over their own affairs to the municipalities and to bring about a better and fairer relation between the State and local governments. These fundamental questions will have to be fully considered by the coming Constitutional Convention, and it is most desirable that the interests of real estate owners, which are the same throughout the State, should receive abundant and definite expression during the deliberations of the convention. A state property owners' association should be organized for this purpose—if for no other.

A Business Revival at Hand.

According to every superficial indication, a genuine improvement in business is about to begin. Until recently the country has been readjusting itself to the shock of the war—a shock which was so severe that it has taken over three months merely to restore the machinery of commerce and industry to comparatively smooth operation. At last, however, the shock seems to have been largely absorbed; business confidence is being restored; and business activity will steadily increase. The operation of the Federal Reserve Act will contribute substantially to this desirable result. It will add to the effectiveness of the banking resources of the country at the very juncture when such an addition is most necessary. The danger in the near future is not, indeed, of an under-supply of credit, but of an excessive supply, considering the necessary limits of wholesome business activity at the present time. But the Federal Reserve Act ought to provide against unwholesome speculative activity. The powers of the Federal Reserve Board are enormous. By its control of the discount rate it can discourage speculation of any kind—speculation that is either general or local. For the first time since the National Bank of the United States went out of existence the banking system of the country is efficiently organized and centralized.

Hereafter American business of all kinds can depend upon a much steadier and better regulated supply of credit than it has been able to get in the past, and this new condition will have a most beneficial effect on business activity. It should in the long run have a particularly beneficial effect on building and real estate operations. Ever since 1906 real estate and building in New York City has been suffering from the drawback of a more or less contracted supply of loanable capital. In spite of this drawback enormous and even excessive building transactions have been financed, but they have cost more than they should and there have been times during which loans could be obtained only at a

very high price and under the most serious difficulties. If this condition can be even partially remedied, it will save New York real estate owners and operators much anxiety and many millions of dollars a year.

Even a very considerable improvement in the supply of loanable capital will not be of much immediate assistance to the local real estate and business market. It may lead to the purchase of some real estate which otherwise could not have changed hands, and it may lead to the reconsideration of certain building operations which were abandoned as a consequence of the uncertainty produced by the war. But it cannot bring about any really substantial recovery in the local situation, because trade conditions do not as yet favor such a recovery, at least not so far as Manhattan is concerned. In none of the speculative districts do the conditions exist which favor an extensive buying and building movement. Another year of speculation will be necessary before either the mercantile district or the upper West Side will be ready for a substantial increase in building. Brooklyn and Queens are better off in this respect than are Manhattan and the Bronx. Building operations in those boroughs are even now running ahead of last year, and they are likely to expand still further in the near future. Taking the situation as a whole, there can be no doubt that the lowest point has been passed and that an upward tendency will soon begin to prevail. The year 1915 will show a decided improvement over this year, which is now fortunately drawing to a close.

Financial Capital After the War.

Financiers and economists are very generally apprehensive of a severe scarcity of capital immediately succeeding the end of the war, and, of course, they are in the main justified in their expectations. But there are some grounds for believing that they exaggerate the effects of the war on the destruction of capital and that the financial system of the world may repair the havoc caused by the war more quickly than they anticipate. The chief grounds for this belief consists in the economies which are brought about as a consequence of the much more serious and continent life which people are obliged to lead. Economists are agreed that one reason why capital became increasingly dear of recent years was the constantly growing luxury of the rich. Incomes which used to be saved and re-invested have more and more been spent in socially wasteful ways—a result which has, of course, made consumption larger, but which has deprived the economic systems of the accumulation of capital, which had become indispensable for further business development.

It is manifest that the war has very much diminished the waste that resulted from luxurious and extravagant habits. All over Europe the rich have been obliged to curtail their amusements and to live soberly and economically. Something of the same kind is happening in this country, although, of course, to nothing like the same extent. The savings from these sources will do something to repair the loss of capital which business is suffering as a consequence of the actual destruction of property; and after the war is over the rich may well continue their more thrifty habits at least for a certain number of years. It seems probable, consequently, that economic recuperation will proceed much more rapidly than many financiers anticipate.

Reason Together.

The expectation is that a number of bills amending the Tenement House Law will be introduced into the next Legislature for enactment into law. Some will be proposed by the Tenement House authorities, who have been singularly successful in the past in getting measures through. Should not the principle of co-operation which is elsewhere replacing the old antagonism between private citizens and public officials extend to the tenement house authorities?

Why cannot there be a conference on the subject of contemplated tenement legislation, so that each side may know the needs or desires of the other?

To the advantage of all concerned, conferences of this nature have been held by the State Factory Investigating Commission, by the State Industrial Board and by various New York City boards and commissions. The Building Committee of the Board of Aldermen, in revising the building code, consults the public as to its wishes at every step. The Building Districts Commission, the West Side Improvements Committee, the City Budget Committee—all take the public into their confidence, preferring to have the co-operation of the people than their ill-will.

Dissatisfaction with the Tenement House Laws continues to exist among the owners of small properties. Time and remedial legislation have healed some of the wounds, but there remains a feeling pervading all the boroughs that real estate ownership is being made unnecessarily difficult in New York City under the Tenement House Law for people of small capital. It is alleged that a great section of the market for cheap suburban homes could be saved for New York if certain classes of property which once returned an income to their owners could be relieved from the severe restrictions of the law. If, for example, the handsome and commodious three-story and basement brick and stone dwellings with which the Bedford section and the Park Slope section of Brooklyn abound could be changed from private dwellings into flats.

This is an important public question, about which there should be a free interchange of views, with the expectation of either showing the utter undesirability of so changing the law, or else of arriving at a fair compromise between the interests of real estate and business, on the one hand, and those who exercise a guardianship over the law, on the other hand. This would be better than the old way of each party trying to take the other by surprise, and it would be far better to discuss the matters at issue here in the city than oblige citizens to go to the State capital at short notice for that purpose.

There should be an end to surprise legislation from Albany, no matter from what source or for what laudable purpose, because in too many cases it is intended to take a mean advantage. Let us fight our local government battles here in New York, if there must be any fighting, but let there be some effort at co-operation first. We are sure that the Tenement House Department and the Charity Organization's Tenement House Committee would find pleasure and profit in a conference with the real estate interests as now organized and represented.

Real Estate Values and the War Tax.

Editor of the RECORD AND GUIDE:

Realizing the far-reaching influence of the Record and Guide in advocating proper legislation for the real estate interests, I am encouraged to submit an opinion regarding a section of the Federal War Tax Law, recently passed, concerning real estate conveyances which becomes effective December 1, 1914. It reads as follows:

"Conveyances: Deed, instrument or writing, whereby any lands, tenements or other realty sold shall be granted, assigned, transferred or otherwise conveyed to, or vested, in the purchaser or purchasers, or any other person or persons by his, her or their direction, when the consideration or value of the interest or property conveyed, exclusive of the value of any lien or encumbrance thereon, exceeds \$100 and does not exceed \$500—\$.50, and for each additional \$500 or fractional part thereon in excess of \$500—\$.50."

This tax takes for granted that in this State provision has been made for the recording of considerations in deeds. There is no such law on the statute books, to my knowledge, at this time, and only about five out of a hundred deeds filed in this county show a stated consideration. These comprise in the

main referees' and executors' deeds. It is obvious that the War Tax Law would reach only five per cent. of the recorded instruments, which would net but little return.

A great proportion of recorded instruments showing considerations affect properties which have been foreclosed, and which have already been burdened with various fees. The additional tax would work another hardship on both the defendant and the plaintiff in each proceeding, and such deeds should be exempted from the tax.

With this condition of affairs, 95 per cent. of recorded deeds will avoid the tax, unless some State action is taken to permit the Federal law to fulfill its requirements. Such action, if taken, must make it obligatory on the part of the seller to incorporate in the deed in place of the usual "one dollar and other valuable considerations" the exact amount of the purchase price. As the deed specifies the amount of liens existing against the property, you would have on record the actual selling price. By this means owners, prospective buyers, various city departments, and other interested parties, would be able to ascertain the value of any piece of property by personal investigation. The acknowledgment in the deed would have to be revised, the conveyer swearing to the truth of the actual amount received.

Should a plan of this kind be adopted, assessed values would become real values through standardization, thereby practically eliminating the greatest difficulty which now confronts the tax commissioners in determining property values for the purpose of taxation.

WILLIAM H. MEAGHER.

17 West 184th street.

Fate of Single-Tax Candidates.

Editor of the RECORD AND GUIDE:

Last year sixty-five candidates for the Assembly were pledged by the Society to Lower Rents, for the Single Tax Bill, known as "halving the tax upon improvements." Of these, twenty-two were elected. This year the Society to Lower Rents pledged only forty-two candidates for the Assembly, and at the election only eight out of the forty-two were elected. No State Senators were elected last year, but this year fourteen Senatorial candidates were pledged by the Lower Rents Society. Only one of these Senatorial candidates was elected.

In addition to its attempt to elect certain candidates for the Senate and Assembly, the Society to Lower Rents started a campaign to defeat the following five candidates: Assemblyman Ellenbogen, Crane and Hof, all running for re-election; Senator Cullen, who was up for re-election, and Ogden L. Mills, Senatorial candidate in the 17th District, New York County. Of these five candidates, whom the Single Taxers attempted to defeat, only one failed of election, S. Clinton Crane. On the accompanying sheet is a list of the Assemblymen and Senators who were pledged to the Single Tax plan with a notation as to the results of their candidacy on November 3.

Following are the Senate and Assembly candidates pledged by the Society to Lower Rents in New York and Bronx Counties, together with the results:

Senate—Herman Weiss, P. Canavan, F. P. Coughlin, Walter R. Herrick, George W. Simpson, Henry Salant, Jeremiah Kelleher, all defeated.

Assembly—The following were defeated: Joseph S. Siegel, Harry G. Fromberg, Henry S. Parks, I. Apfel, Alexander Todd, Leon Bleecker, E. J. Roche, H. Opdyke, Thomas J. Keenan, Franklin Brooks, William W. Young, James Gear, Benjamin E. Moore, G. E. Heywood, C. F. O'Brien, Arthur Johns, Arthur G. Muhlker, M. J. McEnany, Isidore Hershfield and Isidor Silver. Those elected were: Nathan D. Perlman, S. Sufrin, Thomas Kane.

Kings County—Senate—The following were defeated: F. W. Moore, Charles C. Wise, Orris L. Forrester, J. B. Neary, W. H. Ream and Andrew Colvin. William J. Heffernan was elected.

Assembly—Those defeated were: Frederick Bennett, L. M. Barbieri, E. F. Hills, W. J. McRoberts, W. H. Tappys, Charles W. Morton, James E. Hults, Frederick Ulrich, Wallace H. Erskine, William C. McKee, H. Scheidemann, H. C. Karpen and Maurice DeYoung. R. Hunter McQuiston, P. A. McArdie and A. C. Flamman were elected.

ALLAN ROBINSON.

The Largest Item of City Expense.

Editor of the RECORD AND GUIDE:

The largest item of enhanced city expenses is that of interest on city bonds. This interest charge for 1915 is \$52,000,000, a million a week. The city is engaged in a form of financing which would be ruinous to any private interest, corporation or business concern. This plan is to issue for cash bonds for municipal purchases which yield no revenue in return.

If a railroad issued bonds for many million dollars to be used for ornate monuments or unused fields, such action would be unwise. New York is paying \$52,000,000 interest on bonds for which \$94,000,000 was issued for bridges which yield no net return; \$15,000,000 for armories; \$6,000,000 in markets which entail a loss of about \$50,000 a year, and \$30,000,000 in public buildings, the latest additions to which are to be the new court houses in Manhattan, Brooklyn and the Bronx.

One hundred and fifty millions are thus represented unproductively. If the city continues its policy or impolicy of issuing bonds for purposes which are unremunerative, the annual interest charge will continue to rise, and the swelling burden will have to be met by heavier taxes.

ERNEST HARVIER.

1193 Broadway.

Discouraging Real Estate Ownership.

Editor of the RECORD AND GUIDE:

I certainly think that, from a real estate standpoint, and more particularly from the investor's view, houses containing less than four families should be stricken from the Tenement House law. I can quote you many instances where both the investment and the building itself were ruined.

I have in mind a house on Atlantic avenue, purchased by a widow for investment, having three separate sets of improvements therein. Not long after, the first floor became vacant; later on, the second and third floors were also vacated, and the property remained in that condition for at least five or six months. During this unoccupied period, the Tenement House Department insisted that fire-escapes be put upon the premises, and that windows and doors be cut here and there for light and air. As a matter of fact, instead of encouraging the investor, she was made to lose her property, from the fact that she was unable to rent to two families on account of the three sets of improvements and was unable to comply with the requirements imposed by the Tenement House Department.

Another case is the three-story building consisting of two apartments and a store. It is very easy to see that buildings of this character should also be stricken from the Tenement House law. Look at Nostrand avenue between Malbone street and Flatbush avenue, for example, with block after block of this kind of buildings vacant. The small storekeeper cannot afford to pay \$40 to \$45 for a store and from \$15 to \$20 for an apartment, and if this class of building was to be eliminated from the list he could then live with his family in the rear of the store, provided the improvements could be put in.

If there ever was a change made in the department, it certainly should be along these lines.

I hope that by the combined efforts of real estate owners and brokers they will eventually be able to take this class of property from the tenement classification, and after this is done I am sure that real estate investors will be encouraged and that sales for this class of building will be increased.

JOHN E. HENRY, JR.

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REAL ESTATE NEWS OF THE WEEK

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THE CITY BUDGET.

Real Estate Board Asks the Aldermen to Keep It Down to the 1914 Level.

The Board of Aldermen is considering a budget submitted by the Board of Estimate amounting to \$199,238,000. This budget is nearly \$7,000,000 greater than that of 1914, and is over \$80,000,000 higher than the budget of 1906. In round figures, the adoption of this budget will necessitate an increase of at least 12 points above the 1914 tax rate generally, and of 20 points in the Bronx and 36 points in Richmond.

The Real Estate Board, in a communication to the Board of Aldermen this week, expressed the belief that these increases, if imposed, would have the most serious effect upon real estate in the City of New York and that the tax levy, based upon such a budget, would be extremely difficult to collect.

"The Comptroller will tell you," the letter continues, "that on July 31 last, there were \$116,000,000 of uncollected taxes, notwithstanding the fact that there had been sales of tax liens in every borough of the city during the past three years.

"Every member of your board is aware that the city cannot borrow, except upon temporary revenue bonds issued in anticipation of the collection of taxes, for the expense of government.

"It would be extremely unfortunate if by your action in approving the proposed budget, you so depressed real estate and discouraged property owners that they would not make the effort necessary, even provided that such effort could be successfully made, to pay their taxes next May. In that event the city would be without the money necessary to conduct its government.

"It should be remembered also that it is generally believed that assessed valuations are entirely too high and many hundreds of protests and applications for reduction have already been made.

"If the protests are granted and the assessed valuations lowered, there would be a still higher rate if the budget remains as it is. If the protests are not granted there will certainly be a great number of certiorari proceedings.

"In view of all these facts and of the fact that there is no State tax this year, the Real Estate Board feels that the budget for 1915 should not, at least, be any greater than that of 1914. They are justified in this belief by the frequent official statements that under the efficient and economical government commenced under such happy auspices five years ago, large savings in administration expenses were being effected.

"The budget in detail has not yet been printed and is therefore not available for examination by the Real Estate Board, but we are certain that if you will refer this matter to your Finance Committee we will be able to present to you specific items of expenditure that can be reduced without in any way affecting the efficiency of the present city government or compelling you to drop from city employ any worthy man. These suggested reductions, if adopted, will be sufficient to enable you to keep the tax rate as it was in 1914."

Brooklyn Brokers to Meet.

At the Clarendon Hotel, on next Tuesday evening at 8 o'clock, the members of the Brooklyn Board of Real Estate Brokers will hold their annual meeting for the election of directors and officers for the ensuing year. Reports from the various committees will be

submitted. The nominating committee has already made known its selection of five directors to serve for three years: Joseph M. May, Howard C. Pyle, William P. Rae, Isaac Cortelyou and Eugene J. Grant.

It is expected that many matters of importance will come before the board for discussion as the past year has been an active one for the different committees, especially so with the Legislative and Taxation, Municipal Improvements, Tenement House and Transportation and Subway committees. It is expected that Chairman A. J. Waldron in his report for the Tenement House Committee, will make final recommendations.

Increases Plate Glass Business.

The Fidelity & Casualty Company has taken over the entire plate glass business of the Preferred Accident Insurance Company, which is retiring from that line. The contract of reinsurance become effective November 1, 1914, and involves approximately \$40,000 in premiums. Superintendent Nelson D. Sterling, who made an extensive trip through several of the Western States in order to arrange certain details of the transaction, reports that he has been successful in obtaining the co-operation and promise of active support from practically every agent concerned, so that we may expect to hold by far the greater portion of the business thus transferred to our books.

Working for Sixth Avenue.

Posner & Co., of 111 Broadway, stock brokers, have called a meeting of Sixth avenue property owners and others interested for the afternoon of Saturday, November 21, at their offices, at which a plan for rehabilitating Sixth avenue as a retail shopping center will be broached. Posner & Co. are endeavoring to start a movement that will save the big store buildings from being cut up into specialty shops.

Property owners in the Riverdale section north of 242d street, where the subway stops, are anxious for an extension of the road for some distance northward, without consideration for Yonkers, but simply as an act of justice to a neglected part of New York. They will hold mass meeting next Wednesday night at Lavelle Hall, on Riverdale avenue and 260th street.

PRIVATE REALTY SALES.

Eugene Lamb Richards, Superintendent of the State Banking Department, in a letter recently sent to the heads of savings banks in this State, said that he did not believe any enforcement of the rule requiring sixty days' notice of depositors was necessary, in view of the improvement of the money market and the restoration of public confidence. For the purpose of discussing this letter, representatives of a number of banking institutions in Manhattan met in the Union Dime Savings Bank this week and virtually decided to discontinue the rule.

A. P. W. Kinnan, president of the Union Dime Savings Bank, in discussing this move said: "A decision to discontinue the rule which was established soon after the outbreak of the war, will not, in my opinion, cause any immediate improvement in the real estate situation. The results will not be evident until after the next day, when interest is payable, which will be January 10. At that time the savings banks may be in a position to loan more liberally on real estate, a branch of the business which has been very quiet for several months, because

the various institutions will be able to determine the exact sums of money withdrawn after that date.

"The relation of the savings bank to real estate lies in the mortgage, and the way in which the bank can help the owner is by loaning him money on his property. There is every reason to believe that with an improvement in the condition of the savings banks, the bond and mortgage branches of the market will be benefitted."

M. Morgenthau, Jr., in discussing the mortgage market, said: "The loan this week on a large vacant lot made by a conservative lender clearly demonstrates not only the stability in New York real estate in times of stress, but also shows that we are rapidly on the road to normal conditions in the market. I have just returned from an up-state trip and find these conditions are not local in New York, but that there has been a decided change in sentiment within the last few weeks."

"A few weeks ago it would have been difficult to obtain money on the very choicest properties even at 6 per cent. Today it is difficult to find really choice loans at 5½ per cent., and there is plenty of money for exceptionally good propositions at 5 per cent."

Of interest, this week, was the institution of condemnation proceedings for the acquisition by the city of the Stevens' House, erected about 112 years ago, and other landmarks, near Battery Park, which are to be torn down to facilitate subway construction.

The total number of sales reported and not recorded in Manhattan this week was 15 as against 10 last week and 30 a year ago.

The number of sales south of 59th street was 4 as compared with 4 last week and 10 a year ago.

The sales north of 59th street aggregated 11 as compared with 10 last week and 20 a year ago.

The total number of conveyances in Manhattan was 131 as against 121 last week, 10 having stated considerations totaling \$418,289. Mortgages recorded this week number 72, involving \$2,852,774 as against 53 last week, totaling \$1,488,575.

From the Bronx 11 sales at private contract were recorded, as against 6 last week and 7 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$631,837, compared with \$280,254 last week, making a total since Jan. 1 of \$35,723,140. The figures for the corresponding week last year were \$505,670 and the total from Jan. 1, 1913, to Nov. 15, 1913, was \$44,953,770.

Acquires Hotel Site.

Edward W. Browning has purchased through Leroy Coventry, from L. M. Stanton, the dwelling at 31 West 71st street on lot 25x102.2. According to report, he is contemplating the erection of a thirteen-story hotel, similar to those which he is building at 118 and 43 West 72d street, purchased from the Loeb estate and Mark J. Salomon, respectively, and at 126 West 73d street, which was acquired from the Hoe estate.

Investor Buys Heights Corner.

The Aldus Construction Company, Jacob S. Kahn, president, has sold the new six-story apartment house at the southwest corner of St. Nicholas avenue and 186th street on plot 100 x 100. It is one of two structures recently finished by the sellers at that point, on land acquired in August, 1913, from the Lawyers' Title Insurance & Trust Company. Kick & Sharrott, who negotiated the sale, state that the buyer is an out-of-town investor.

Deal Near Manhattan Square.

Julius Tishman & Sons have sold, through Pease & Elliman, the Paulette, an eight-story apartment house at 150 to 158 West 80th street, just west of the Museum of Natural History. The Paulette, on a plot 82 x 102.2, was built by the sellers, about two years ago, from plans by Schwartz & Gross, and has been held at \$400,000. The purchaser gave in part payment a thirteen-acre estate with

a large residence and garage at Ridgefield, Conn.

Mrs. Booth Buys on Nagle Avenue.

Mrs. Annie M. Booth has purchased from Brown Brothers the three new five-story apartment houses at the north-west corner of Nagle avenue and Arden street, on a plot 130 x 129.6, which have been held at \$270,000. Among Mrs. Booth's holdings is the fourteen-story building at the northwest corner of Fifth avenue and 43d street, built by the Camolin Realty Company, on the site of the Lee family homestead.

Bronx Block Front to be Improved.

W. E. & W. I. Brown, Inc., have sold for F. Ashton De Peyster and others, the vacant plot, 475 x 100, containing 19 lots, at the northeast corner of Morris avenue and East 168th street. According to the brokers the purchaser will improve with twelve five-story apartment houses.

Manhattan—South of 59th St.

15TH ST.—Franklin Trust Co. sold 623 East 15th st, a 5-sty tenement, on lot 25x103.3, to Kovalsky Brothers.

29TH ST.—H. V. Mead & Co. sold for the estate of Henry V. Mead the 3-sty dwelling 342 West 29th st, which has been in the Mead family for more than fifty years.

COLUMBIA ST.—Lawyers' Mortgage Co. has sold the 5-sty tenement, on lot 20x49.8, at 75½ Columbia st.

DIVISION ST.—Dr. Richard L. Howell sold, through E. H. Ludlow & Co., the two 4-sty buildings, 22-24 Division st, on plot 27.6x110, to Levine & Smith, cloaks and suits, who own adjoining property at 26. On the combined plot they contemplate the erection of a 6-sty building to accommodate their business, at the expiration of leases on the property just acquired.

Manhattan—North of 59th St.

60TH ST.—Brown-Weiss Realities bought from Clarence A. Anderson, the 5-sty flat, on plot 37.6x100.5, at 22 West 60th st.

83D ST.—Walter A. Wells sold to the Gilson Realty Co. 158-162 West 83d st, a 2-sty building, 58x115.9.

87TH ST.—Pease & Elliman sold for Mrs. H. Westheimer, the 4-sty dwelling, 39 West 87th st, on lot 20x100.

104TH ST.—The Lawyers' Mortgage Co. sold 51 East 104th st, a 3-sty dwelling, 25x100.11 to the Agudath Achim M'Block Society, Herman Fillat, president, for occupancy. The sellers acquired the property in foreclosure proceedings in July, 1913, for \$16,000.

109TH ST.—David Lion sold to F. R. Arbolino, 324 East 109th st, a 5-sty tenement, on lot 25x100.

111TH ST.—Gerson V. Citron is reported to have bought 70 East 111th st, a 3-sty dwelling, on lot 16x100.11, from Jacob Katz.

131ST ST.—Airmor Co. has resold to B. A. Meyers, the two 5-sty flats, 268-270 West 131st st, on plot 50x99.11.

Bronx.

BOSTON RD.—Mason Construction Co. sold 1029 and 1030 Boston rd, two 5-sty flats, on plot 140x140.

BOSTON RD.—Kurz & Uren, Inc., have sold for Mrs. Francisca B. Hohmann to Thomas D. Malcolm 1351 and 1353 Boston rd, a 2-sty building, formerly the Lyric Theatre, on a plot 37.6x136. The new owner will convert the structure into a garage.

COSTER ST.—Nehring Co. has sold 624 Coster st, a 2-family house, on lot 20x100, held at \$12,000.

WILLIAMSBRIDGE RD.—Hugh P. Skelly has added to his Bronx holdings by the purchase of the plot of 4 lots at the northeast corner of Williamsbridge rd and St. Raymond av, the corner measuring 50x95, and the adjoining plot 50x100. It is just north of Westchester sq and will be improved with a taxpayer.

PARK AV.—Thomas D. Malcolm Construction Co. sold 3042 Park av, a 6-sty new-law apartment house, on plot 62x80.

PROSPECT AV.—David Kraus sold the plot, 50x100, on the west side of Prospect av, 25 ft. south of 179th st, to Reuben & Marcus, for improvement with a 5-sty apartment house.

PROSPECT AV.—Herman Berkowitz sold for Jacob Bloom 1980 Prospect av, a new 5-sty apartment house, 53x150, to Herman Harkavy, who gave in part payment the plot, 72x95, with a dwelling, in the north side of 178th st, 100 ft. west of Prospect av.

SOUTHERN BOULEVARD.—Podgur Realty Co. is reported to have sold the 5-sty apartment house at the northeast corner of Southern Boulevard and Aldus st, on plot 100x110. The house was completed about two years ago.

WHITLOCK AV.—Frank A. Magerle sold 910 Whitlock av, a 3-sty 3-family house, on lot 25x134.

Brooklyn.

53D ST, ETC.—Thomas Kilcoyne sold for L. Foote, 1417 53d st, a 2-family cottage, to D. Rosen; also for Mrs. M. D. Gescheidt, 1635 49th st, a 1-family cottage, to H. Smith; for Mrs. M. Kerr, 1364 47th st, a 1-family cottage, to A. Ebstein, and for Mrs. E. Dunbar, 1336 53d st, a 2-family cottage.

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Telephone 8020 Chelsea**68TH ST.**—James Watters has sold for Munroe Stiner and Bros. the "Pembroke," a 4-sty apartment house, on 68th st near 3d av; also for Margaret E. Purdy the dwelling with garage on plot 60x100, 160 83d st.**73D ST, ETC.**—James Watters sold for Charles H. Noble, the 2-family brick dwelling, 259 73d st, and for Isabella T. Sands, 6 lots in the north side of 82d st, between 4th and 5th avs.**CLIFTON PL.**—A. J. Waldron has sold the 16-family apartment house, 251-253 Clifton pl, for Francis L. Maher.**DUFFIELD ST, ETC.**—Burling Realty Co. sold the 4-sty house, 48 Duffield st, for Mrs. Laura L. Hillman, and also 17 Park st to M. R. Rodrigues.**MORGAN AV, ETC.**—Noah Clarke, Inc., reports sales since Oct. 1 for various clients of the following properties, aggregating about \$400,000 in values: 587 Morgan av, 17 Housman st, 63 Sutton st, 860 Nostrand av, 155 Woodruff av, 191 Lincoln rd, 647 Leonard st, 2421 Clarendon rd, 9318 3d av, leasehold at 253-255 Emerson pl, 48 Morton st, 972-978 Lincoln pl, 356 St. Johns pl, and resold same, 6 lots at the southeast corner of North 12th st and Driggs av, 2 lots in the south side of Union st, 100 ft. east of Nostrand av, 41 Broome st, 300 North 8th st, 6 lots in the west side of Vandam st, between Nassau and Norman avs, 348 Lenox rd, 1315 74th st, 4 lots in the south side of 75th st, west of 11th av, 763 Nostrand av, 91 Stone av, 1153 75th st, 706 Nostrand av, and plot 50x100 on south side of Shepard av, near Atlantic av.**RIDGE BOULEVARD, ETC.**—Frank A. Seaver & Co. sold 6742 Ridge boulevard for L. Obermeyer; the 1-family house, 1053 74th st, for Kushner & Gold to N. Lorenzen; and for William Searing, the plot, 40x100, in the south side of 46th st, 320 ft. east of 16th av.**Queens.****ROSEDALE.**—New York Suburban Land Co. sold 60x100 in Oxford pl to W. R. Clarke; 60x100 on President av to Julia Garry, 40x100, in Rose pl to James A. Behrens.**WOODHAVEN.**—F. W. Scutt & Co. sold for the Woodhaven Estates Co. 10 lots in Vandever pl to the Sim & Greig Co., which will build eight 7-room cottages; also to Frank T. Gibson 5½ lots in Vandever pl, which will be improved with detached houses.**Rural and Suburban.****ALPINE, N. J.**—J. Cleveland Cady has sold to Miss Katherine B. Newcomb of the Review of Reviews, his property at Alpine, N. J., on the Palisades, opposite Yonkers. It overlooks the Hudson and comprises about 9¼ acres, and fronts about 500 ft. on the Hendrik Hudson blvd.**GARWOOD, N. J.**—New York Suburban Land Co. sold 40x100 on Hazel av to Sarah L. Hunter and 40x100 on Willow av to E. Grauman.**LEASES.****Downtown Firm Moves North.**

The Adams Manufacturing Company has leased from the Meany Realty Corporation, through Pease and Elliman, the large store and basement in the new loft building at 31 and 33 East 32d street. The firm is now located at the northeast corner of Grand and Mercer streets. It is one of the oldest concerns in the downtown districts dealing in wholesale dry goods, having been formerly located in Canal street.

Broadway Store Lease.

Nelson, Green & Lee subleased for Jesse W. Ehrich, the large store at the southwest corner of Broadway and 96th street, to Oscar B. Abbott for restaurant purposes. The fee to the property is in Klein & Jackson, who leased it to Mr. Ehrich for 63 years. The store lease is for 7½ years, with an extension for 7½ years on a re-appraisalment basis.

\$12,000 a Year for Apartment.

James A. Blair, of the banking firm of James A. Blair & Company, has leased a fully furnished apartment of 17 rooms and 5 baths from Mrs. S. Brinckenhoff Thorn in the Verona, at the southeast corner of 64th street and Madison avenue. The apartment has been held at \$12,000. The brokers were Douglas L. Elliman & Company.

Manhattan Bridge Plaza Lease.

The Burling Realty Company has leased the three-story building at the southeast corner of Flatbush avenue extension, Bridge and Concord streets, facing the Manhattan Bridge Plaza. After alterations are completed the building will be occupied in part by the lessee. The balance of the building will be leased for stores and offices, which will make it the pioneer office building on the plaza.

Lower Fifth Avenue Removal.

Wilmerding & Bisset, wholesale dealers in clothier's linings, for thirty years at 78 Leonard street, leased, from the Charles H. Welling Company through

Daniel Birdsall & Company, the store and basement at 170 Fifth avenue at the southwest corner of 22d street.

Manhattan.

THE ADAMS BUILDING CO. leased at 61 Broadway space to Henry L. Sprague, of 15 Broad st, the Atlantic Fruit Co., of 11 Broadway; Ludwig & Crane; Perley Morse, of 43 Exchange pl; Cormody, Blauvelt & Kellogg and William S. Gregg.

MRS. WALTER WARD ADAMS leased her residence at 106 East 70th st to Arthur H. Fowler.

CARSTEIN & LINNEKIN, INC., leased the 3d loft in 37 West 17th st to Samuel Rosner; in conjunction with M. & L. Hess, the 5th loft in 36 East 22d st to K. M. Stone; 4th loft in 105-7 East 16th st to the International Souvenir Co., of 160 West 23d st; 2 floors in 23 East 15th st to A. Wallace McCrear; space in 221 4th av to W. Stursberg, Schell & Co., of 45 East 17th st; and also to Lowenberg & Bruenn, of 221 4th av.

CROSS & BROWN CO leased a cigar stand in the lobby at 2 West 33d st to William A. Hollingsworth and office space in 14 and 16 East 33d st to Oshkosh Trunk Co.

CROSS & BROWN CO leased for the New York Life Insurance Co. to Walker & Heisler, of 9 East 16th st, the store in 29 Union sq; and in conjunction with Wm. Walkers Sons the 5th floor in 140 West 36th st to Howard H. Hamblin, of 51 White st.

DOUGLAS L. ELLIMAN & CO. leased the store and basement in 31 East 48th st for Henry Parker; apartments in 116 East 63d st, to Mrs. Edward Kelly; in 158 west 58th st to William E. Baker, Jr., for George D. Waring; in 40 East 83d st for Douglas Robinson, Chas. S. Brown Co., agents, to Mrs. F. Stanhope Phillips; and in 287 Lexington av to Edward F. Curtis.

DOUGLAS L. ELLIMAN & CO. leased apartments in 863 Park av for Mrs. Keene Taylor to Otis H. Cutler; in 911 Park av for C. Douglas Green to Herbert L. Wheeler, and in 20 East 48th st to Miss F. L. Walton.

HORACE S. ELY & CO. rented the 2d story in 16 East 42d st section of the new Rogers Peet Building, to the Pomeroy Co. for offices and the exhibition and sale of surgical appliances.

J. B. ENGLISH leased for Mrs. J. C. Long the dwelling at 259 West 52d st to Dr. A. Consolation.

EWING, BACON & HENRY leased for Myra V. Kerr the stable at 151 East 40th st to Frederick L. Keppler, of 101 Park av.

JACOB FINKELSTEIN leased the 3-sty building at 3 Eldridge st for A. R. Case to Winkler & Shultz, of 54 Division st.

CHAS. HARTF leased the 2d loft west in 58 East 8th st to Samuel Weber; the 2d loft east to Samuel & Louis Gordon in 55 East 8th st; the 1st floor in 52 East 8th st to Leon Kelson; the 2d loft in 116 Prince st to Maurice Goldwem.

A. A. HAGEMAN leased to Charles A. Benson the 1st loft in 608 6th av, to Chic Embroidery Co., of 67 West 36th st; the 2d and 3d lofts in 639 6th av to B. McCrear, and the dwelling at 214 West 78th st.

M. & L. HESS, INC., leased the 8th loft in 32 and 34 West 20th st to the Beauty Waist Co.; space in 903 and 907 Broadway to Otto C. Schmidt; space in 49 to 53 East 21st st to Zuckerman & Swift and the front part of 7th floor in 12 and 14 West 32d st to Emanuel Godhelp and the front part of the 6th floor in 151 to 155 West 25th st to Isador Daniels and rear part of same loft to B. & S. Cloak & Suit Co.

M. & L. HESS, INC., leased the 6th floor in building 424 to 432 4th av to the United States Playing Card Co of New York, for many years at 685 Broadway, and to A. Dougherty of 139 Franklin st at an aggregate rental of about \$60,000; also leased for the Hess Building Co. rooms 1816-17-18 on the 18th floor of the Hess Building, southwest corner of 4th av and 26th st, to Birch Riley & Co., of 30 Church st.

HEIL & STERN leased for M. Cohen & Bros. Realty Co. 31 to 37 West 27th st, the 7th and 8th lofts, comprising 20,000 sq. ft., to Weinstein, Levy & Co., of 546 Broadway.

HOUGHTON CO. leased furnished for Margaret McKeon the 3-sty dwelling at 19 West 95th st to W. T. William.

HOUGHTON CO. leased for Isaac O. Chumway the 4-sty dwelling at 135 West 64th st to Delia Doncher.

HUBERTH & HUBERTH leased 54 West 135th st to James S. Thompson and in 69 East 59th st studio apartments to Mr. Stoddard and Mary D. Vittum.

HUBERTH & HUBERTH leased for Walter Scott Cameron, as Guardian, 689 Amsterdam av for 15 years to Carl A. Baas & Co, electrical contractors; also rented the house at 54 West 135th st to James S. Thompson.

PAYSON McL. MERRILL and SETON HENRY & DOUGLAS GIBBONS leased to Cornelius Bliss, Jr., the 5-sty dwelling at the northeast corner of Park av and 70th st.

CHARLES F. NOYES CO. leased the ground floor in 931 8th av to M. H. Finkelstein; cigar stand in the Market and Fulton National Bank Building to George Brush; office in the North River Ins. Co. building to Brewer & Co.; space on the 4th floor in 124 Front st for Max Marx to Herrera & Morsomme; for the Brevoort Construction Co. at 4 and 6 Cedar st to Raymond del Rio; for Lawyers' Title Ins. & Trust Co. office in 160 Broadway to Jacob Spitzer and Louis Sachs, and in 61 Beekman st for John J. Burton to F. Peter Ostalder.

PEASE & ELLIMAN leased the 4th loft in 225 and 227 W. 57th st for the Goodrich Tire Co. to Harry S. Houpt, Inc., of 1751 Broadway; apartments in 56 West 11th st to Mrs. Emily R.

Randolph; for the Almore Realty Co. in 151 West 86th st to B. L. Haas, and a suite in 601 Madison av to Edgar B. Smith; in 969 Park av to George H. Whigham, vice-president of the Cuban Railroad.

PEASE & ELLIMAN leased for Mrs. Mary T. Tatum the 3-sty dwelling, at 102 Edgecombe av, to E. E. Gross; for Effingham Lawrence his 4-sty dwelling at 103 East 39th st to Mrs. W. H. Dixon; for Charles P. Latting the 5-sty house at 37 East 49th st to Daniel J. Leary; and apartments in 70 West 55th st to P. J. Gossler; in the new house at the southwest corner of Park av and 77th st to Paul Stamm; in 116 West 59th st to Clinton R. Peterkin, and in 200 West 58th st to Glenn Williamson; furnished for Miss Jeannette McLanahan her apartment in 146 East 49th st to Homer A. Wheisel, and a suite in 144 East 56th st to Miss Ruth Cunningham.

PORTER & CO leased for the E. Sharum Co. to Joseph Pollard the 3-sty brownstone dwelling at 17 East 130th st; for D. & J. H. Tonjes to Max Meyerson the store in 300 West 125th st.

PORTER & CO. leased for D. & J. H. Tonjes to Irvine Murphy the motion picture theatre at the northwest corner of 8th av and 124th st; for Sarah Bishop to Annie Robinson the 3-sty dwelling at 131 West 123d st.

MARK RAFALSKY & CO. leased the store, basement and sub-basement in 21 and 23 Waverly pl to Sylvester & Levy, Inc., of 11 East 4th st; in 155 and 157 Wooster st 15,000 sq. ft. to Famous Paper Box Co., of 155 Wooster st; in 74 and 76 5th av and 1 West 13th st 6th loft to Griffon Cutlery Works, of 515 Broadway; in 536 and 538 Broadway and 85 Spring st 1st loft to Kaynee Waist & Dress Co., of 42 Greene st; and 4,000 ft. of the 3d loft to the Boston Store at 23d st and 4th av.

GEO. R. READ & CO. leased ground floor space in the Mutual Life Building at 30 Nassau st from January 1 next.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased, furnished, for the winter, for Mrs. Robert Gilmore the 3-sty dwelling at 124 East 74th st to Philip B. Weld.

WILLIAM J. ROOME & CO., INC., leased in 167 Madison av for Madison Grant, as trustee, the corner store to Wallach Bros. for a cigar store; also the store adjoining to Joseph Schneman, electrical supplies.

WILLIAM J. ROOME & CO., INC., leased apartments in 167 Madison av to A. L. Alger, S. Cowan, A. Preston and G. Greene; and in 177 Madison av to M. L. Rudolph, and in 179 Madison av to I. M. How.

GEORGE ROSENFELD & CO., INC., leased apartments in 307 West 79th st to James Twineil, Sidney Drew, Charles C. Bigelow and Mrs. Emile Hamburger; in 249 West 107th st to Henry Ellis, Mrs. A. Garcia and Mrs. Rachel Hallin; in 567 West 149th st to Charles C. Grubb, John L. Crawford, S. Van Dyk, J. S. Pratt and J. A. Whiting.

HERBERT C. SCHLEY and FREDERICK SOUTHACK and ALWYN BALL leased for J. J. Steindler to Wurzbarger & Hecht, of 142 5th av, two floors in 8 to 14 West 38th st.

JOSEPH F. SEITZ leased apartments in 789 Lexington av to Betty Begani; in 170 West 81st st to Sarah Richert; in 170 West 81st to Edward J. Bernholz, and in 707 Lexington av to M. Marcowitz.

SHAW & CO. rented for Morris B. Baer the store in 361 West 125th st to Solomon Kresel.

SLAWSON & HOBBS leased for Mrs. E. S. Dyer to K. E. Herman the 4-sty dwelling 137 West 80th st; the 3-sty dwelling 129 West 80th st for A. S. Darlington to E. M. Bowen, and the 4-sty dwelling 235 West 100th st for Mrs. M. E. Claussen to K. E. Shaw.

Bronx.

WILLIAM J. GABEL leased for John A. Baldwin to Dr. Theodore A. Clifton, the 3-sty house at 2081 Ryer av.

Queens.

CROSS & BROWN CO. leased to the Singer Motor Co., Inc., successors to the Palmer & Singer Mfg. Co., the 2d floor in the J. F. Galvin Building, Boulevard, 13th to 14th sts, Long Island City.

Suburban.

FEIST & FEIST, INC., leased for A. B. Meyer to the Newark Truck Service Co., F. H. Taylor, president, 11 and 13 Hill st, Newark, N. J.

FISH & MARVIN rented for D. M. Hopping the corner of Sussex and Argyle avs, Bronxville, N. Y., to Edison Perry; the property of H. M. Brinckerhoff at Scarborough, consisting of 10 acres, residence and outbuildings, to Morgan R. Howe; for the Briarcliff Realty Co. the "Thornton Cottage" at Briarcliff Manor to Charles H. Riegel.

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 merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

JAMES McCUTCHEON.—4 West 22d st, 12-sty loft, 26.3x98.8, \$150,000.

JOHN McALEENAN.—194 8th av, 3-sty ten, 25x100, \$22,000; 594 6th av, 5-sty loft, 18.9x60, \$175,000; 18 East 94th st, 4-sty dwg, 19.8x100.8, \$54,000.

ELIZABETH C. WETTERAU.—221-223 Rivington st, 5-sty ten, 50x100, \$60,000; 323 East 51st st, 3-sty dwg, 27x100.10, \$5,500; 502 East 118th st, 3-sty dwg, 27x100.10, \$5,500; 1452 2d av, 5-sty ten, 25x100, \$22,500.

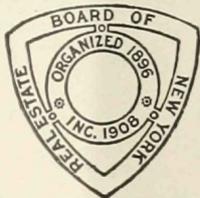
HERMAN A. SCHREIBER.—164 Perry st, 3-sty dwg, 20x82.4, \$7,500.

Real Estate Board of New York

Organized 1896

Incorporated 1908

LAURENCE M. D. McGUIRE, *President*
ALBERT B. ASHFORTH, *Vice-President*
ELISHA SNIFFIN, *Secretary*
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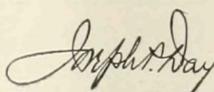
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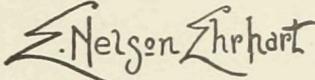


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MAN with 10 years' experience desires to take charge of Real Estate Property. Bond and highest references furnished. Will produce satisfactory results. Address Box 406, Record & Guide.

FOR SALE the following editions of the City Atlas: 1883—19th and 22nd Wards. 1883—16th, 18th, 20th and 21st Wards. 1884—South of 14th Street. 1885—12th Ward. 1887—23rd Ward. 1888—24th Ward. Any or all of the above are for sale, and no reasonable offer will be refused. Communicate Box 416, Record & Guide.

WANTED, 3 REAL ESTATE BROKERS capable of big business who know lower Broadway, Fifth Avenue or Automobile section. State actual deals closed. Confidential. Old established 5th Avenue firm. Box 418, Record & Guide.

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Murray Hill Window Cleaning Company

331 Madison Ave.

TELEPHONES
Murray Hill 1962 Spring 878

Henry Jansen Mrs. A. Voshage

ALFRED L. WHITE.—81 John st, 4-sty bldg, 27x107, \$65,000; 127 West Washington pl, 2-sty dwg, 22x97, \$15,000; 1/2 undiv int 20 John st, 4-sty bldg, 25x64, \$52,500; 1/2 undiv int 146 Liberty st, 3-sty loft, 25x55, \$46,000; 1/2 undiv int in 57 Maiden la, 4-sty bldg, 25.7x93.3, \$63,500.

FRANCIS LAVERY.—346, 348, 350 West 47th st, 5-sty ten, each 25x100.5, each \$30,000; 436 West 47th st, 5-sty ten, 27x100.5, \$30,000; 594 9th av, 4-sty loft, 20x80, \$27,000; 308 West 39th st, 5-sty ten, 25x98.9, \$25,000.

MARKS MOSES.—148 West 120th st, 3-sty dwelling, 16.8x100, \$14,000; 62 East 133d st, 3-sty dwelling, 20x99.11, \$6,000.

DAVID N. LEVY.—304 East 81st st, 4-sty tenement, on lot 23x72.11, \$10,000; 1211 1st av, 5-sty tenement, 25x92, \$24,000.

GEVERT WENDELKEN.—2158 5th av, 4-sty dwelling, 18x75, \$16,000; 84 3d av (Rutherford Stuyvesant leasehold expiring Feb. 1, 1920), a 3-sty bldg, 19.4 1/2 x 57, \$6,000.

MANASSES OPPENHEIM.—313 East 124th st, 3-sty dwelling, 18.9x100.11, \$6,000.

JOHN TASSO.—119 Baxter st, 6-sty tenement, 25x100, \$30,000; 150-152 Baxter st, 6-sty tenement, 50x60x irreg., \$54,000.

CALLMAN ROUSE.—1207 Park av, 3-sty dwelling, 19x100, \$22,000; 58 East 101st st, 5-sty tenement, 25x100.11, \$23,000; 60 East 101st st, 5-sty tenement, 25x100.11, \$23,000; 62 East 101st st, 5-sty tenement, 25x100.11, \$23,000; 12 West 112th st, 5-sty tenement, 30x100.11, \$33,000; 14 West 112th st, 5-sty tenement, 30x100.11, \$33,000; 65 East 103d st, 5-sty tenement, 25x100.11, \$20,000; 57 Sheriff st, 3-sty stable, 30x100, \$24,000; 1631 Lexington av, 4-sty tenement, 25.11x95, \$28,000; 511-513 West 43d st, 5-sty tenement, 50x100.11, \$37,000; 55-59 Perry st, 6-sty tenement, 74x105, \$120,000.

ONESIME ROBITAILLE.—221 East 45th st, 3-sty dwelling, 16.8x100.5, \$11,500.

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 Nov. 6 to 12	1913 Nov. 7 to 13
Total No.....	131	117
Assessed value.....	\$8,096,500	\$7,345,100
No. with consideration..	10	12
Consideration.....	\$418,289	\$408,350
Assessed value.....	\$527,000	\$434,600

Jan. 1 to Nov. 12 Jan. 1 to Nov. 13

Total No.....	6,178	6,768
Assessed value.....	\$408,850,695	\$420,795,561
No. with consideration..	668	913
Consideration.....	\$27,453,445	\$37,418,611
Assessed value.....	\$28,905,121	\$40,846,762

Mortgages.

	1914 Nov. 6 to 12	1913 Nov. 7 to 13
Total No.....	72	80
Amount.....	\$2,852,774	\$2,496,423
To Banks & Ins. Cos....	17	23
Amount.....	\$2,105,090	\$1,677,000
No. at 6%.....	34	34
Amount.....	\$2,217,224	\$986,883
No. at 5 1/2%.....	2	2
Amount.....	.....	\$139,000
No. at 5%.....	12	27
Amount.....	\$238,350	\$981,400
No. at 4 1/2%.....	.....	1
Amount.....	.....	\$50,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	2
Amount.....	.....	\$202,990
Interest not given.....	26	14
Amount.....	\$397,200	\$136,150

Jan. 1 to Nov. 12 Jan. 1 to Nov. 13

Total No.....	3,541	4,281
Amount.....	\$106,240,557	\$149,188,882
To Banks & Ins. Cos....	777	1,071
Amount.....	\$47,695,324	\$88,831,099

Mortgage Extensions.

	1914 Nov. 6 to 12	1913 Nov. 7 to 13
Total No.....	38	52
Amount.....	\$1,646,950	\$2,306,000
To Banks & Ins. Cos....	14	27
Amount.....	\$1,150,500	\$1,770,500

Jan. 1 to Nov. 12 Jan. 1 to Nov. 13

Total No.....	1,735	7,661
Amount.....	\$96,409,730	\$68,261,418
To Banks & Ins. Cos....	623	552
Amount.....	\$61,252,310	\$39,959,800

Building Permits.

	1914 Nov. 7 to 13	1913 Nov. 8 to 14
New buildings.....	4	5
Cost.....	\$205,800	\$539,000
Alterations.....	\$87,335	\$119,803

FOR SALE

Pew No. 18 Trinity Church
Pew No. 24 Grace Church

To settle estate

STEUART & PERRY

60 Wall Street, New York City

	Jan. 1 to Nov. 13	Jan. 1 to Nov. 14
New buildings.....	375	515
Cost.....	\$42,521,065	\$53,141,715
Alterations.....	\$9,724,951	\$10,590,538

BRONX.

Conveyances.

	1914 Nov. 6 to 12	1913 Nov. 7 to 13
Total No.....	87	135
No. with consideration..	7	11
Consideration.....	\$26,200	\$124,600

Jan. 1 to Nov. 12 Jan. 1 to Nov. 13

Total No.....	5,391	6,540
No. with consideration..	463	645
Consideration.....	\$5,645,390	\$5,697,638

Mortgages.

	1914 Nov. 6 to 12	1913 Nov. 7 to 13
Total No.....	47	59
Amount.....	\$191,564	\$552,799
To Banks & Ins. Cos....	3	11
Amount.....	\$28,000	\$247,000
No. at 6%.....	19	26
Amount.....	\$31,761	\$313,534
No. at 5 1/2%.....	7	3
Amount.....	\$46,400	\$13,200
No. at 5%.....	2	19
Amount.....	\$1,422	\$173,565
Unusual rates.....	2	1
Amount.....	\$403	\$2,500
Interest not given.....	17	10
Amount.....	\$111,578	\$50,000

Jan. 1 to Nov. 12 Jan. 1 to Nov. 13

Total No.....	3,295	4,886
Amount.....	\$28,459,980	\$34,908,235
To Banks & Ins. Cos....	312	324
Amount.....	\$5,824,251	\$5,689,241

Mortgage Extensions.

	1914 Nov. 6 to 12	1913 Nov. 7 to 13
Total No.....	14	8
Amount.....	\$157,000	\$91,500
To Banks & Ins. Co....	2	.....
Amount.....	\$9,500	.....

Jan. 1 to Nov. 12 Jan. 1 to Nov. 13

Total No.....	590	534
Amount.....	\$11,216,650	\$11,664,260
To Banks & Ins. Cos....	113	95
Amount.....	\$3,053,650	\$2,926,900

Building Permits.

	1914 Nov. 6 to 12	1913 Nov. 7 to 13
New buildings.....	6	10
Cost.....	\$85,100	\$30,950
Alterations.....	\$3,300	\$26,485

Jan. 1 to Nov. 12 Jan. 1 to Nov. 13

New buildings.....	656	755
Cost.....	\$15,684,982	\$18,852,941
Alterations.....	\$972,750	\$1,164,168

BROOKLYN. Conveyances.

	1914 Nov. 5 to 11	1913 Nov. 6 to 12
Total No.....	534	419
No. with consideration..	53	39
Consideration.....	\$255,553	\$278,220

Jan. 1 to Nov. 11 Jan. 1 to Nov. 12

Total No.....	20,114	20,643
No. with consideration..	2,059	1,947
Consideration.....	\$12,374,893	\$11,601,84

Mortgages.

	1914 Nov. 5 to 11	1913 Nov. 6 to 12
Total No.....	310	369
Amount.....	\$942,085	\$1,372,974
To Banks & Ins. Cos....	60	75
Amount.....	\$249,800	\$432,466
No. at 6%.....	189	203
Amount.....	\$473,676	\$517,804
No. at 5 1/2%.....	79	91
Amount.....	\$258,909	\$433,575
No. at 5%.....	28	56
Amount.....	\$166,000	\$376,786
Unusual rates.....	1	.....
Amount.....	\$125,000	.....
Interest not given.....	13	16
Amount.....	\$31,000	\$44,809

Jan. 1 to Nov. 11 Jan. 1 to Nov. 12

Total No.....	14,431	14,870
Amount.....	\$60,401,095	\$58,668,684
To Banks & Ins. Cos....	2,711	3,175
Amount.....	\$21,685,364	\$21,358,206

Building Permits.

	1914 Nov. 5 to 11	1913 Nov. 7 to 13
New buildings.....	60	60
Cost.....	\$451,796	\$596,125
Alterations.....	\$42,050	\$84,980

Jan. 1 to Nov. 11 Jan. 1 to Nov. 13

New buildings.....	3,986	3,177
Cost.....	\$35,428,431	\$26,250,309
Alterations.....	\$2,575,041	\$3,229,619

QUEENS. Building Permits.

	1914 Nov. 5 to 11	1913 Nov. 7 to 13
New buildings.....	54	78
Cost.....	\$487,721	\$173,470
Alterations.....	\$25,915	\$16,170

Jan. 1 to Nov. 11 Jan. 1 to Nov. 13

New buildings.....	3,981	3,813
Cost.....	\$17,349,096	\$13,619,031
Alterations.....	\$1,083,851	\$1,169,383

RICHMOND. Building Permits.

	1914 Nov. 5 to 11	1913 Nov. 6 to 12
New buildings.....	20	19
Cost.....	\$13,330	\$147,355
Alterations.....	\$1,730	\$3,460

Jan. 1 to Nov. 11 Jan. 1 to Nov. 12

New Buildings.....	975	841
Cost.....	\$1,598,094	\$1,975,614
Alterations.....	\$236,944	\$269,683

OBITUARY

PHILO W. SCOFIELD, a retired insurance broker, died, at his home, in Elizabeth, N. J., aged seventy.

ALEXANDER McKAY, aged sixty-two, a retired real estate broker, died at his home, 32 East 64th st. He is survived by a widow.

REAL ESTATE NOTES.

J. B. ENGLISH has been appointed agent for 151-153 West 46th st, and for 257-259 West 52d st.

BRETT & GOODE CO. has been appointed agent for the new loft building 150-156 Lafayette st by the Aberdeen Realty Co.

CROSS & BROWN CO. has been appointed managing agent of 3-5-7 West 61st st through to 6-8 West 62d st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has been appointed agent for 298 Lexington av.

ROBERT C. FERGUSON, formerly with Pease & Elliman, is now associated with the Brett & Goode Co., in its renting department.

WILLIAM S. DENISON & CO. have been appointed agents by the estate of C. T. Gallo-way for 106-108 West 80th st and 792-794 Washington st.

HUBERTH & HUBERTH have been appointed agents for 9 Jones st, 217-219 West 18th st, 306 Cherry st, 689 Amsterdam av, 157 West 31st st, 45 East 51st st and 234-236 East 55th st.

ANDRE BENEL, for some time connected with the corporation of N. Brigham Hall and Wm. D. Bloodgood, is now with the Brett & Goode Co., in its renting department.

DAVID W. YOUNG, formerly with Lee & Fleischman, is now associated with N. Brigham Hall & Wm. D. Bloodgood, Inc., in the leasing department.

REAL ESTATE BOARD of New York has added to its active membership Max Just and Eugene J. Eusher, who held non-resident membership.

WILLIAM J. GABEL has been appointed agent of 2081 Ryer av and 1916 Hughes av.

BURLING REALTY CO. has been appointed agent for 40 Hicks st, Brooklyn.

LLOYD N. WORTH was the broker who negotiated the exchange of 494-496 Hudson st and 107 to 115 Bedford st, for the plot 75x130 on Southern blvd, close to the 174th st subway station in the Bronx, reported in our last issue.

FREDERICK SOUTHACK & ALWYN BALL, JR. and J. N. Kalley & Son negotiated the recently-recorded sale of the 4-sty building 54 Harrison st for the Morris Goldstein estate to George H. Stege.

M. MORGENTHAU, JR., CO. has placed a first mortgage of \$60,000 on the block front in the south side of 169th st, from Fort Washington av to Haven av, opposite the new 22d Regiment Armory.

McDOWELL & McMAHON have been appointed agents for the following apartment houses; The northwest corner of St. Nicholas av and 184th st; the southeast corner of St. Nicholas av and 191st st; the northeast corner of St. Nicholas av and 184th st; 503, 505, 507 West 184th st; 649 West 184th st, and 506 West 176 st.

THE EAST ORANGE BOARD of Real Estate Brokers, at a meeting held in the office of the president, Eugene A. Kelly, decided to hold their annual dinner early in February. The committee appointed to make the arrangements includes DeWitt M. Conover, Carl H. Stiger, Henry Withington, Jr., Herbert Tiplin, George F. Mack and Herbert Rumrill.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold a regular meeting on Monday evening, Nov. 16, at the Hotel Majestic, Central Park West and 72d st. Officers, directors and delegates to United Real Estate Owners' Association will be elected and the 1915 Budget will be discussed among other matters.

J. P. MORGAN & CO. moved into their new home, at the southeast corner of Wall and Broad sts, last Wednesday. The structure stands upon the site of the old one. The value of the plot has been placed at \$4,100,000, and, with the structure, is said to involve about \$5,000,000. The description of the building has already been published in a previous issue of the Record & Guide.

ON TUESDAY evening, November 24, the Real Estate Board will attend an informal dinner, at the New York Athletic Club, to the three retiring governors, E. A. Tredwell, Warren Cruikshank and W. J. Van Pelt, and also to Laurence M. D. McGuire, president (re-elected), in recognition of their hard and conscientious work in the interests of the board during their terms of office. Elisha Sniffen is chairman of the dinner committee. Other members include Albert B. Ashforth, Pierre M. Clear, William L. DeBost and Lawrence B. Elliman.

JERE JOHNSON, JR., CO., sold at auction on Wednesday in the Brooklyn Real Estate Exchange, 21 lots at Belle Harbor, at prices ranging from \$400 to \$525 a lot. Among the buyers were W. D. Marning, who bought four lots at Beach Channel Drive and Dover av for \$500 each; Allan Mikeljohn, 4 adjoining lots for \$490 each; the 4 remaining lots on this avenue going to J. Egan for \$525 each. F. W. Messler bid in 4 lots on the drive and Brighton av for \$495 each, and the 3 adjoining lots were taken by R. W. Swan at the same price; two lots on Brighton av were sold for \$400 each to R. L. Clelland, and 2 on Dover av went to S. Blandon for \$405 each.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

On a bid of \$200,000, the Germania Life Insurance Co., as plaintiff, acquired the eleven-story loft building, 24-26 East 12th street, through to 88 University place. The liens aggregated about \$222,000. An out-of-town institution, the City Bank of Bayonne, also figured among the buyers, acquiring the five-story loft building, 507-513 West 50th street, for \$48,000, which was about \$25,000 below encumbrances.

Among the offerings next week will be the leasehold interest of the 41st Street Realty in the Continental Hotel property at the southeast corner of Broadway and 41st street. There is due

\$918,807, and taxes, etc., amounting to \$11,067.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 13, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

- University pl, 88, see 12th, 24-6 E.
- 12TH st, 24-6 E (*), ss, 62.6 w University pl, runs s77.11xe56.8 to University pl (No 88) xs31.9xw110.10xn—xe—xn100.8xe 46.5 to beg, 11-sty bk loft bldg; due, \$217,-231.40; T&c, \$4,725.27; Germania Life Ins Co. 200,000
- 13TH st, 206 E, ss, 493.6 w 2 av, 16.6x 103.3, 4-sty stn tnt; due, \$1,751.14; T&c, \$360.55; sub to pr mtg \$11,000; Katie Hechtlinger. 11,370
- 78TH st, 338 E (*), ss, 250 w 1 av, 20x 102.2, 5-sty stn tnt; due, \$12,941.04; T&c, \$1,309.18; Pauline Brommer. 11,600
- 65TH st, 335-7 E (*), ns, 225 w 1 av, 33.4 x100.5, 6-sty bk tnt & str; due, \$34,882.24; T&c, \$698.90; Newton Ehrmann. 33,000
- 118TH st, 160 E (*), ss, 235.2 w 3 av, 17.1x100.11, 5-sty bk tnt & str; due, \$10,-760.86; T&c, \$305; Arnold Thayer. 8,000
- 128TH st, 266 W (*), ss, 229.2 e 8 av, 20.10x99.11, 4-sty stn tnt; due, \$10,670.97; T&c, \$254; Helen Katz et al, exrs. 6,500

Borrowers

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

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188 Montague St., Brooklyn
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367 Fulton Street, Jamaica

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National Window Cleaning & House Renovating Co.

42 East 4th Street,

NEW YORK

Auction Sales, Manhattan, Continued.

941.86; T&c, \$82.70; Harriett S Scott et al, exrs. 7,500

Total \$117,720
Corresponding week 1913..... 141,050
Jan 1, 1914 to date..... 5,729,914
Corresponding period 1913.... 5,932,622

Brooklyn.

The following are the sales that have taken place during the week ending Nov. 11, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

GRAHAM ST (*), es, 132 s DeKalb av, 18x91.5; Hilda L Nelson et al..... 2,250.00
HARRISON ST (*), ss, 89.9 w Court, 14x95; Sherid's sale of all right, title, &c; Annie W Stephens..... 50.00
LEFFER'S ST, ss, 316.2 e Nostrand av, 20x100.5; A B Roberts..... 3,000.00
MADISON ST, ns, 255 e Throop av, 20x100; withdrawn.....
CONEY ISLAND (*), ws, 140 n Av P, 20x100; Augusta Krieg..... 4,600.00
NOSTRAND AV, ws, 100 n Av H, 20x90; adj Nov 24.....
STONE AV (*), ws, 100 n Livonia av, 25x100; Max Edelman..... 2,700.00

WILLIAM J. McPHILLIAMY & CO.

BOERUM ST (*), swc White, 99.7x88.2; also McKIBBIN ST, nwc White, 71.8x200xirreg; Lillian J Leffler..... 11,000.00
W 7TH ST (*), es, 340 n Av U, 20x100; Alex C Webber..... 1,500.00
13TH ST (*), nes, 97.10 nw Prospect Park W, 20.10x100; Eva Hornstein..... 6,400.00
E 25TH ST, es, 100 s Av Z, 80x105; Jay Holding Co..... 5,000.00
36TH ST, es, 54.11 n 12 av, 21.11x104.11; withdrawn.....
39TH ST, ss, 220 e 10 av, 20x95.2; withdrawn.....
51ST ST (*), nes, 140 nw 16 av, 60x100.2; Adrian Iselin, Jr..... 8,000.00
60TH ST (*), swc 11 av, 40x100; Annie E Moffett..... 1,700.00
71ST ST (*), sws, 100 nw 19 av, 27.5x100; 71ST ST, sws, 411.8 nw 19 av, 18.4x100; 2d United Cities Realty Corp..... 51,250.00
72D ST (*), ss, 314.6 e 5 av, 20x100; Jeremiah J Andreas..... 5,250.00
73D ST (*), ns, 140 w 3 av, 40x100; Victoria C Beck..... 1,000.00
EAST NEW YORK AV, ns, bet Buffalo av & President st, lot 9; William Herzfeld..... 2,925.00
FLATBUSH AV, sws, 160 se Glenwood rd, 20x100; also E 42D ST, ws, 177.6 s Av D, 60x100; withdrawn.....
MYRTLE AV, ns, 64.8 w Prince, 16.2x100; adj Nov 24.....

JAMES L. BRUMLEY.

HART ST, ns, 414 w Lewis av, 16x100; B Kuschner..... 4,100.00
PENN ST, nws, 296.11 sw Bedford av, 20x100; withdrawn.....
S 3D ST, ns, 178.6 e Berry, 25x90; Meyer Freeman..... 7,400.00
E 17TH ST (*), ws, 300 s Av S, 160x100; Hallie P Bates..... 2,000.00
VARKENS HOOK RD, sws, intersec cl Av F, runs sw- to cl E 85th xse -xsw- to cl E 83d xnw-xsw172 xse4xsw- to E 81st xsw- to cl E 81st xse-xsw-xse- to cl E 80th xse-xne-xse- to cl E 81st xse-xne453xnlw16.9xne- to cl E 83d xnw- to cl Av J xne- to cl E 84th xsw-xne- to Varkens Hook rd xnw 853.7xsw-xnw170.3xne-xnw- to cl Flatlands av xne to cl E 83d xnw160 xne to cl E 84th xse- to cl Flatlands av xne130xnw325xne140 to cl E 85th xsel75xne- to Varkens Hook rd xnw to beg; Glenmore Drew Corp..... 200,025.00
NATHANIEL SHUTER.
NOLL ST, ses, 200 ne Central av, 25x100; M. Vibegard def..... 4,055.00
HICKS (*), ws, 75 n Pacific, 25x80; Gaetano Paciello..... 6,950.00
SACKMAN ST, es, 275 s Sutter av, 25x100; L Fleshett..... 4,450.00
E 37TH ST (*), es, 100 s Av J, 40x100; Fannie Bachelder..... 5,000.00
Total \$340,605.00
Corresponding week, 1913 227,430.00

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

NOV. 18.
25TH ST, 516-24 W, ss, 200 w 10 av, 125x98.9, 5-sty bk loft & 4-sty bk rear loft (vol).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

NOV. 14.
No Legal Sales advertised for this day.

NOV. 16.
CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & str; Frank M Tichenor et al, admsrs-Lena Koransky et al; Appell & Taylor (A), 51 Chambers; Fredk R Rich (R); due, \$19,953.56; T&c, \$5,078.33; mtg recorded Jan 15, 1892; Samuel Marx.
42D ST, 201-7 W, see Broadway, 1481-3 or 7 av, 602-10.
BROADWAY, 1481-3 or 7TH AV, 602-10, nwc 42d (Nos 201-77), 100.4x131 (leasehold), 2 & 6-sty bk theatre; Oscar Hammerstein-Ham-

ESTABLISHED 1879
William P. Rae Co.
Main Office
180 MONTAGUE STREET
Uptown Branch
400 Nostrand Av., adj. Gates Av.
MANAGERS
APPRAISERS
AUCTIONEERS
BROOKLYN AND QUEENS
WE REPRESENT
JAMAICA HILLCREST
SEA GATE N. Y. HARBOR
OFFICE ON EACH PROPERTY

Telephone 661 Bedford Established 1890
Member Brooklyn Board
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State of New York City of New York
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BROOKLYN, N. Y.

Firm Established 1874
CORWITH BROS.
Greenpoint
Real Estate
FACTORY SITES
A SPECIALTY
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Entire Management of Property
851 Manhattan Avenue, Brooklyn

BROOKLYN
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Money to Loan on First Mortgages
5%
Joseph T. McMahon
REAL ESTATE and
MORTGAGE LOANS
188 and 190 MONTAGUE STREET
BROOKLYN
Telephone 834 Main
SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

HENRY BRADY.
Prince st, 177 (*), ns, 100 e Sullivan, 25
x95.6, 6-sty bk loft & str bldg; due, \$20,-
905.86; T&c, \$463.70; Stephen P Sturges,
20,000
trste.
50TH st, 507-13 W (*), ns, 100 w 10 av,
100x100.5, 5-sty bk loft bldg; due, \$55,-
454.75; T&c, \$17,586.11; City Bank of
Bayonne. 48,000
105TH st, 112-38 W, ss, 160 w Col av,
171.6x134.6x84.9x100.11, 1-sty bk theatre &
1-sty bk garage; adj sine die.
110TH st, 342 E (*), ss, 125 w 1 av, 25x
100.11, 4-sty bk tnt & str; due, \$8,664.61;
T&c, \$525.30; Wm Crawford. 9,000
110TH st, 344 E (*), ss, 100 w 1 av, 25x
100.11, 4-sty bk tnt; due, \$8,668.84; T&c,
\$507.85; Betty Gutshal. 9,000
123D st, 453-7 E, nwc Pleasant av (Nos
441-7), 87.11x100.11, 1-sty fr bldgs & vac-
ant; due, \$16,609.10; T&c, \$950; City Real
Estate Co. 16,000
Pleasant av, 441-7, see 123d, 453-7 E.

BRYAN L. KENNELLY.
53D st, 546 W (*), ss, 150 e 11 av, 25x
100.5, 5-sty bk tnt; due, \$17,640.30; T&c,
\$1,100.72; Irving Savgs Instn. 15,000
126TH st, 28 E (*), ss, 291.3 e 5 av, 18.9x
99.11, 3-sty & b stn dwg; due, \$10,835.41;
T&c, \$236.15; Emanuel J Heilner et al. 11,200
Madison av, 1584 (*), ws, 50.11 n 106th,
25x100, 5-sty stn tnt & str; due, \$25,-
214.81; T&c, \$1,226.84; Louis W Harlem
et al. 25,000

SAMUEL MARX.
95TH st, 19 W, ns, 218 w Central Park
W, 18.8x100.8, 3-sty & b stn dwg; due, \$6,-
523.88; T&c, \$-; sub to pr mtg \$15,000;
Samhen Realty Corp, a party in interest. 15,821
98TH st, 137 W, ns, 449.9 e Ams av, 24.9
x100.11, 5-sty bk tnt; sub to pr mtg \$15,-
000; L Bendix. 21,346
115TH st, 75 E (*), ns, 90 w Park av,
25x100.11, 5-sty bk tnt; due, \$16,345.76;
T&c, \$733.16; Betty Gutshal. 15,000

HERBERT A. SHERMAN.
118TH st, 537 E (*), ns, 457.1 e Pleasant
av, 40.10x100.11, 5-sty bk tnt & str; due,
\$6,170.19; T&c, \$1,038.45; sub to pr mtg
\$20,000; Cath Silverhorn et al, extr. 21,000

D. PHOENIX INGRAHAM.
37TH st, 163 W, see 7 av, 301-5.
7TH av, 301-5, nec 27th (No 163), runs
n77xe76.7xsw7.8xel.1xsw70xw77.10 to beg, 3-5-
sty stn tnts & str & 4-sty bk tnt & str;
due, \$160,389.02; T&c, \$7,161.96; adj sine
die.

JACOB H. MAYERS.
61ST st, 415 E, ns, 220 e 1 av, 20x93.4x
20.2x90.1, vacant; due, \$5,057.40; T&c, \$792.-
51; Herman N Butler. 5,880

JAMES L. WELLS.
Madison av, 1885, es, 20.11 n 122d, 20x
100, 3-sty & b stn dwg; due, \$14,971.02; T
&c, \$400; City Real Estate Co. 12,000

Total \$514,117
Corresponding week 1913..... 364,620
Jan 1, 1914 to date..... 29,993,226
Corresponding period 1913... 34,814,226

Bronx.

The following are the sales that have taken place during the week ending Nov. 13, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Morris av, 826-S (*), es, 101 n 158th, 50x
108.10, 3-sty & b fr dwg & 1-sty fr gar-
age; due, \$3,362.27; T&c, \$500; Helen Mez. 4,000

Prospect av, 2054, es, 128.6 n 179th, 22.6
x150.3, 2-sty fr dwg; due, \$1,078.95; T&c,
\$560; Wm A Henshaw. 2,000

Teller av, 1356 (*), es, 499.1 n 169th, 25x
80.7x25x80.9, 3-sty bk dwg; due, \$8,465.84;
T&c, \$1,525.48; Amy B Upton. 6,000

HENRY BRADY.

Jennings st, 785-9, see Prospect av, 1400.
147TH st, 540 E (*), ss, 150 w St Anns
av, 25x99.9, 2-sty & b fr dwg; due, \$5,-
516.08; T&c, \$177.21; Bella Meyer. 4,000

156TH st, 937 E (*), ns, 50 e Dawson, 20
x100, 2-sty bk dwg; due, \$1,720.15; T&c,
\$354.45; sub to 1st mtg \$8,000; Saml L
Feldman. 8,050

179TH st, 445 E, nec Park av, runs n25
xe91xn48xe50xs73xw141 to beg, 5-sty bk
tnt & str; due, \$48,752.07; T&c, \$1,704.64;
Flora Lessler. 53,500

Park av, nec 179th, see 179th, 445 E.

Prospect av, 1400 (*), nec Jennings (Nos
785-9), runs n20.2xe80.8xn-xe18.3xs40xw-
to beg, 3-sty fr tnt & str; due, \$13,002.98;
T&c, \$1,547.75; Christopher J Doody. 15,000

SAMUEL MARX.

151ST st E (*), ss, 210.4 e Gerard av,
26.1x74.6x15.8x59.8, vacant; due, \$1,320.55;
T&c, \$219.98; Herman Knobloch. 1,000

Bronx ter (*), es, 338 s 226th, 54.10x105;
due, \$1,178.63; T&c, \$950; T Emory Clocke. 1,600

Wallace av (*), ws, 225 s Morris Park
av, 100x100; due, \$1,545.97; T&c, \$283.86;
Jno Foy. 4,200

GEORGE PRICE.

Cambreling av, 2459, ws, 50 s 189th, 25x
100, 2-sty fr dwg; due, \$5,538.12; T&c, \$107;
Gustave Frey. 5,870

Morris av, 826-S (*), es, 170 s 160th,
runs e100xs25xe8.10xs50xw108.10xn75 to
beg, 3-sty & b fr dwg & 1-sty fr garage;
action 1; due, \$9,325.90; T&c, \$1,000; Hel-
len Mez. 5,000

BRYAN L. KENNELLY.

Southern Blvd, 241, see 3 av, 2412.
3D av, 2412 (*), nec So Blvd (No 241),
25x34x25x41, 3-sty bk tnt & str; due, \$10,-

merstein Amusement Co et al; House, Grossman & Vorhaus (A), 115 Bway; F Granville Munson (R); due \$312,054.16; T&c, \$10,457.50; M Morgenthau, Jr, Co.

NOV. 17.

ALLEN ST, 200, es, 97 s Houston, 25x87.6, 5-sty bk tnt & str; Cicilie Namm—Tarsus Realty Co et al; Leon Huhner (A), 5 Beekman; Benno Lewinson (R); due, \$17,093.14; T&c, \$2,416.91; Samuel Marx.

GREENWICH ST, 145-9, see Liberty, 124.
LIBERTY ST, 124, sec Greenwich (Nos 145-9), 44.4x54.8x35.1x53.9, 3-4-sty bk tnts & str; N Y Life Ins Co—Edw F Robinson et al; Geo W Hubbell (A), 346 Bway; Chas R Carruth (R); due, \$84,558.94; T&c, \$3,688.71 mort recorded July 17, 1906; Joseph P Day.

MADISON ST, 86, ss, 172.8 e Cath, 25x100.8, 5-sty bk tnt & str; Betsey R Goldstein—Chas Gilinsky et al; Davis & Davis (A), 51 Chambers; Harvey T Andrews (R); due, \$13,588.53; T&c, \$596.60; sub to pr mtg \$20,000; Samuel Marx.

57TH ST, 245-7 E, ns, 76.8 w 2 av, 33.4x100.5, 2-3-sty & b stn dwgs; Caroline H Johnston—Chas E Nefer et al; Curtis, Mallet-Prevost & Colt (A), 30 Broad; Robt L Luce (R); due, \$23,978.82; T&c, \$886.54; Joseph P Day.

62D ST, 219 W, ns, 300 w Ams av, 25x100.5, 5-sty bk tnt & str; Cornelia B Schwartz—Saml Liebovitz et al; Beekman, Menken & Griscom (A), 52 William; Wm P Schoen (R); due, \$15,640.74; T&c, \$1,180.60; Joseph P Day.

105TH ST, 1 E, see 5 av, 1240-8.

106TH ST, 2-10 E, see 5 av, 1240-8.

117TH ST, 236-8 E, ss, 185 w 2 av, 50x100.11, vacant; Caroline S Wilson—Jos A Schloss et al; Henry M Bellinger, Jr (A), 135 Bway; Saml H Wandell (R); due, \$14,725.58; T&c, \$333.30; Joseph P Day.

123D ST, 101 E, nec Park av (No1781), 35x100.11, 5-sty bk tnt; Emigrant Indus Savgs Bank—Geo W Rogers et al; R & E J O'Gorman (A), 51 Chambers; Maurice J McCarthy (R); due, \$25,666.07; T&c, \$1,155; Bryan L Kennelly.

177TH ST W, nec Audubon av, see Audubon av, 247-51.

AUDUBON AV, 247-51, nec 177th, 107.11x100, 6-sty bk tnt; Jeanette Goodrich—Inter-City Land & Securities Co et al; Marks & Marks (A), 63 Park Row; Archibald E Baxter (R); due, \$15,087.41; T&c, \$3,382; sub to 1st mtg \$152,500; J H Mayers.

PARK AV, 1781, see 123d, 101 E.
57TH AV, 1240-8, es, whole front between 105th (No 1) and 106th (No 2-10); runs s201.10x100.11x100.11x50x100.11xw150 to beg, vacant; N Y Life Ins Co—Edw Fagan et al; Geo W Hubbell (A), 346 Bway; Michl J Scanlan (R); due, \$221,228.62; T&c, \$8,981; mtg recorded Feb 7, 1911; Henry Brady.

NOV. 18.

56TH ST, 50 W, ss, 233 e 6 av, 20x100.5, 4-sty & b stn dwg; Seamen's Bank for Savgs in City N.Y.—May E Bannon et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Jno H Rogan (R); due, \$57,857.73; T&c, \$1,032.40; Joseph P Day.

89TH ST, 72 W, ss, 63.8 e Col ~ 36.4x100.8, 5-sty bk tnt; Lily A G Coddington et al trstes—Curtiss P Byron et al; Atwater & Cruikshank (A), 43 Cedar; Edmond Hurley (R); due, \$44,067.31; T&c, \$854.40; mtg recorded Dec 21, 1912; Joseph P Day.

106TH ST, 127 E, ns, 91.8 w Lex av, 16.8x100.11, 3-sty & b stn dwg; Franklin Trust Co—Port Jervis Land & Improvement Co, Inc, et al; McKeen, Brewster & Morgan (A), 20 Exch pl; Jno M Shedd (R); due, \$8,634.61; T&c, \$75.65; Joseph P Day.

122D ST, 111 W, ns, 156 w Lenox av, 19x100.11, 3-sty & b stn dwg; Farmers' Loan & Trust Co—Carrie R Davis; Geller, Rolston & Horan (A), 22 Exch pl; Geo M Hulbert (R); due, \$14,907.11; T&c, \$296.30; Samuel Marx.

131ST ST, 48 & 50 W, ss, 235 e Lenox av, 37x99.11, 6-sty bk tnt; Wilson M Powell—Thos P Kelly et al; Wilson M Powell, Jr (A), 7 Wall; Manton M Wyvell (R); due, \$43,971.27; T&c, \$2,123; Joseph P Day.

NOV. 19.

GOERCK ST, 157-61, swc 3d (No 390-6), 77.3x100.10x90x100, 4-sty bk loft & stable; Otto Gerdau—Ostas Karp et al; Hoadly, Lauterbach & Johnson (A), 22 William; Jerome Wilzin (R); due, \$52,160.04; T&c, \$1,500; Joseph P Day.

3D ST, 390-6 E, see Goerck, 157-61.

22D ST, 405 E, ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; Geo F W Poggenburg et al—Albt H W Protzman et al; Wallace N Vreeland (A), 38 Park Row; Edgar J Nathan (R); partition; Joseph P Day.

36TH ST, 46 W, ss, 590.1 w 5 av, 16.7x98.9, 4-sty & b stn dwg; Albt H Bvrd et al, exrs—Lizzie W Wright et al; Robt W B Elliott (A), 50 Wall; Manton M Wyvell (R); due, \$41,792.90; T&c, \$3,247.13; Joseph P Day.

41ST ST, 138 W, see Bway, 1450.

185TH ST, 501-3 W, nwc Ams av (No2520), 100x53.4x100x49.4, 1-sty fr str; Mary C Wilson—Robt A Nuzent et al; Edw R Vollmer (A), 293 Bway; Abr Oberstein (R); due, \$8,277.93; T&c, \$2,442.77; M Morgenthau Jr Co.

AMSTERDAM AV, 2520, see 185th, 501-3 W.

BROADWAY, 1448, see Broadway, 1450.

BROADWAY, 1450, see 41st (No 138), 31.2x93.4x Irreg; also BROADWAY, 1448, es, 30.11 s 41st, 22.11x78.9x Irreg, leasehold, 9-sty bk hotel Continental; Florence L Mabee—41st Street Realty Co et al; J S L'Amoreaux (A), 42 Bway; Morris J Hirsch (R); due, \$918,807.15; T&c, \$11,067.50; Joseph P Day.

NOV. 20.

87TH ST, 207-9 W, ns, 162.6 w Ams av, 62.6x100.8, 2-5-sty bk tnts; Andw C Dittlich—Isaac Josephs et al, exrs; Russel H Kittel (A), 100 William; Jos Rowan (R); due, \$7,792.88; T&c, \$752.60; sub to 1st mtg \$65,000; mtg recorded Dec 3, 1907; Joseph P Day.

105TH ST, 312 E, es, 425 w 1 av, 25x100.11, 4-sty bk tnt; City Real Estate Co et al—Barloleome Palumbo et al; Harold Swain (A); 176 Bway; Jno J Halpin (R); due, \$12,046.62; T&c, \$489.25; Joseph P Day.

AV A, 63, ws, 48.1 n 4th, 16x100, 4-sty bk tnt & str; Max Schwarz—Milton Greenfield et al; Murray M Himowich (A), 233 Bway; Thos W Churchill (R); due, \$5,768.69; T&c, \$315; sub to 1st mtg \$11,000; Joseph P Day.

RIVERSIDE DRIVE, 146, es, 25 s 87th, 23x100, 4-sty & b bk dwg; County Holding Co—Belle J Barnes et al; Merrill & Rogers (A), 100 Bway; M L Stover (R); due, \$50,395.38; T&c, \$567.80; Joseph P Day.

NOV. 21.

No Legal Sales advertised for this day.

NOV. 23.

LEWIS ST, 91, ws, 98.2 s Stanton, 24.1x100, 5-sty bk tnt & str; Maer Pearl—Saml Stoopack et al; Weismann & Hertz (A), 391 Fulton, Bklyn; Henry A Friedman (R); due, \$8,317.50; T&c, \$258.10; sub to 1st mtg \$20,000; M Morgenthau Jr Co.

129TH ST, 110 W, ss, 97 w Lenox av, 26.6x99.11, 5-sty stn tnt; Gustavus Sidenberg—Moses Misch et al; Action 1; Lachman & Goldsmith (A), 35 Nassau; Jas A Lynch (R); due, \$21,463.80; T&c, \$231.40; Henry Brady.

129TH ST, 112 W, ss, 123.6 w Lenox av, 26.6x99.11, 5-sty stn tnt; Gustavus Sidenberg—Moses Misch et al; Action 2; Lachman & Goldsmith (A), 35 Nassau; Jas A Lynch (R); due, \$21,463.80; T&c, \$231.40; Henry Brady.

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:

NOV. 14 & 16.

No Legal Sales advertised for these days.

NOV. 17.

205TH ST E, sec Matthews av, see Burke av, ns, 200 e Barnes av.

BURKE AV, ns, 200 e Barnes av, 100x47.3x102.8x70.7; also MATTHEWS AV, sec 205th, 100x42x100x40; Cath C Hill—Grace E Mack et al; Geo Hill (A), 41 Park Row; Howard C Lake (R); due, \$1,307.40; T&c, \$503.17; sub to 2 pr mtgs aggregating \$1,800; Joseph P Day.

MATTHEWS AV, sec 205th, see Burke av, ns, 200 e Barnes av.

NOV. 18.

HAWKSTONE ST, ss, 51.2 e Walton av, 62.11x51.1x35, vacant; David Wallace—Jas A Woolf et al; Action 1; Benj G Bain (A), 176 Bway; Morgan J O'Brien Jr (R); due, \$643.04; T&c, \$476.49; Joseph P Day.

HAWKSTONE ST, ss, 111.11 e Walton av, runs ne 15.9xnw 150xne25 xse175 xne75 xse25 xsw 46.2xw85.8 to beg, vacant; Same—Same; Action 3; same (A); Brison Howie (R); due, \$1,588.25; T&c, \$1,262.78; Samuel Goldsticker.

175TH ST, 668 E, ss, 26.5 w Crotona av, 25x99.5, 2-sty fr dwg; Nathan Himowich—Anthony H Werneke et al; Murray M Himowich (A), 233 Bway; Jno Davis (R); due, \$1,011.89; T&c, \$150.38; George Price.

ST ANNS AV, 598, es, 402.10 s Westchester av, 25x121.8x25x117.11, 4-sty bk tnt; Jno Bossong—Otto Ehrenhardt et al; Salter Steinkamp (A), 140 Nassau; Edw F Moran (R); due, \$5,533.65; T&c, \$163.72; Henry Brady.

NOV. 19.

No Legal Sales advertised for this day.

NOV. 20.

MORRIS PARK AV, 629, ns, 1431.11 e Walker av, 25.2x189.6x28.6x174.2; 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.

PROSPECT AV, 564-6, es, 106.11 s Fox, 46.1x158.3x37.6x131.5, 5-sty bk tnt & str; Wm L Condit et al trstes—Helene Freudenmacher et al; Elkus, Gleason & Proskauer (A), 170 Bway; Geo B Hayes (R); due, \$41,935.69; T&c, \$504.78; Joseph P Day.

SOUTHERN BOULEVARD, 1484-6, es, 250 n Jennings, 50x100, 5-sty bk tnt & str; Lawrence P Goldstein—Sonsin Wahlig Constn Co et al; Alex Greenbaum (A), 233 Bway; Jno J Hynes (R); due, \$9,443.76; T&c, \$371.70; sub to pr mtg \$34,000; Chas A Berrian.

SOUTHERN BOULEVARD, 2321, ws, 35.5 n 183d, 40.6x106.4x40x112.6, 5-sty bk tnt; Adam Trillich et al—Sida Constn Co et al; Chas Brandt Jr (A), 99 Nassau; Geo B Hayes (R); due, \$5,986.36; T&c, \$28,000; Joseph P Day.

NOV. 21.

No Legal Sales advertised for this day.

NOV. 23.

COLLEGE AV, 1043, ws, aht 180 s 166th, 22x92.6, 3-sty bk dwe; Wm H Lefferts exr—Paul R Push et al; Brush & Crawford (A), 30 Broad; Jos R Truesdale (R); due, \$9,378.31; T&c, \$297; Joseph P Day.

RYER AV, 2092, es, 125 n 180th, 18.9x104.3x18.9x104.5, 3-sty bk dwe; Charlotte Trubenberg—Rebecca F Levin et al; Baldwin, Fisher & Potter (A), 31 Nassau; Edw F Moran (R); due, \$7,250.33; T&c, \$413.44; Henry Brady.

SOUTHERN BOULEVARD, 1480-2, es, 200 n Jennings, 50x100, 5-sty bk tnt & str; Alma Greenbaum—Sonsin Wahlig Constn Co et al; Alex Greenbaum (A), 233 Bway; Jno J Hynes (R); due, \$9,456.16; T&c, \$371.70; sub to a mtg of \$34,000; Chas A Berrian.

Brooklyn.

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

NOV. 14.

No Legal Sales advertised for this day.

NOV. 16.

15TH ST, ss, 445.3 e 8 av, 40x100; Isaac Miller—Gabriele Constn Co, Inc, et al; Saml Mendelson (A), 233 Bway; Howard E Greene (R); Nathaniel Shuter.

NOV. 17.

EAGLE ST, ns, 350 e Oakland av, 75x200; Greenpoint Savgs Bank—Margt McGrath et al; C & T Perry (A), 845 Manhattan av; Chas S Warbasse (R); Wm P Rae.

KOSCIUSKO ST, ss, 300 w Sumner av, 18.9x100; Jos A Burr—Carrie A Jones et al; Jno T Bladen (A), 44 Court; Jas M Kelly (R); Wm J McPhillamy & Co.

LORIMER ST, ws, 88 n Calyer, 17x75; Albt L Perry—Margt McGrath et al; C & T Perry (A), 845 Manhattan av; Herbert N Warbasse (R); Wm P Rae.

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W 3D ST, ws, 730.1 n Neptune av, 40x130x irreg; Rudtke Kayser—Gustave R Bernstein et al; Metcalf B Hatch (A), 5 Beekman, Manhattan; F DeL Smith (R); Wm P Rae.
54TH ST, ss, 283 w 2 av, 17x100.2; Union Trust Co of N Y—Fredk C Day et al; Miller, King, Lane & Trafford (A), 80 Bway, Manhattan; Jno E Ruston (R); Wm J McPhilliamy & Co.
86TH ST, sws, intersec ses 3 av, 100x80; Allan Stevenson—Chas M Anderson et al; J Hunter Lack (A), 44 Court; Milton Brooke (R); Wm P Rae.
MANHATTAN AV, ws, 25 n Clay, 25x100; Greenpoint Savgs Bank—Margt McGrath et al; C & T Perry (A), 845 Mannattan av; Thos Thornton (R); Wm P Rae.
MONTROSE AV, ss, 125 e Graham av, 25x100; Jacob V Hasiach—Jno Steinmetz et al; Wm H Brunjes (A), 299 Bway, Manhattan; Chas M Hall (R); Wm P Rae.
MYRTLE AV, sec Steuben, 25x100; Bond & Mtg Guarantee Co—Jno Sklar et al; Harry L Thompson (A), 175 Remsen; Geo G Barnard (R); Wm J McPhilliamy & Co.
WYCKOFF AV, sws, 50 n Starr, 75x96.8x75x 93.3; Katharina S hleierzacher et al—Ludwig Butzky et al; Kiendl, Smyth & Gross, 215 Montague; Albt Firman (R); Nathaniel Shuter.
15TH AV, nws, 40 sw 73d, 20x90; Atlantic Savgs & Loan Assn—Chas Follert et al; Chas A Webber (A), 44 Court; Fredk A Drake (R); Wm J McPhilliamy & Co.

NOV. 18.
SUMPTER ST, ss, 375 e Patchen av, 25x66.3; Anna Kirchgessner, admx—Frank Spaeth et al; Jos J Speth (A), 56 Liberty; Edw Schwerin (R); Wm P Rae.
E 9TH ST, es, 280 s Av L, 40x100; Eliz Brown—Lillian B Koepke et al; Henry J Davenport (A), 375 Pearl; Wm M Benedict (R); Wm J McPhilliamy & Co.
WILLIAMS AV, ws, 170 n Hegeman av, 60x100; Bessie Wisch—Square Bldg Co, Inc et al; Saml L Oringer (A), 358 Stone av; Danl Maller (R); Wm P Rae.

NOV. 19.
WALTON ST, ns, 220 w Marcy av, 20x71.10x 21.7x76.8; Ellen A Borgstrom—Clarence A Appleton et al; Jas C Danzilo (A), 26 Cour.; Bruce R Duncan (R); Thos Hovendon.
MYRTLE AV, ns, 440 e Sumner av, 20x100; Chas R Price—Arlington Realty Co of N Y e. al; Jay, Smith & Jay (A), 204 Montague; Arthur L Hurley (R); Wm J McPhilliamy & Co.

NOV. 20.
CLAY ST, ss, 100 w Oakland, 25x100; Fanny Stern—Maurice M S ern et al; Chas S Amsel (A), 927 Bway; Jacob Tuck (R); Nathaniel Shuter.
WINTHROP ST, ss, 219.8 e Flatbush av, 94x 132.6; Astor Trust Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Jas M Fawcett (R); Wm J McPhilliamy & Co.
YORK ST, ss, 257 e Jay, 25x75; Eliz Crimmin;—Wm Carey et al; York & York (A), 271 Bway, Manhattan; Geo W Martin (R); Wm P Rae.

74TH ST, sws, intersec es New Utrecht av, 119.3 x22.3; Peoples Trust Co—Builders & Traders Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Morris Bernstein (R); Wm J McPhilliamy & Co.
GLENMORE AV, ss, 50 w Bradford, 50x100; Mary J Bender—Henry Kahler et al; Jno H Sternwerth (A), 1012 Gates av; R Hunter McQuiston (R); Wm P Rae.
HOWARD AV, —s, bet Dean & Bergen, Lot 4; Tax Lien Co N Y—Elias Schlein et al; Eliz S Pope (A), 68 William, Manhattan; Alvah W Burlingame, Jr (R); Wm P Rae.
VESTA AV, es, 140 s Dumont av, 120x100; Richard Brandt—Ida Kurlandzik et al; Williams, Folsom & Strouse (A), 53 John, Manhattan; Chas B Barfield (R); Wm P Rae.

NOV. 21.
OXFORD ST, es, 472.6 s Hanson pl, 18.9x100; sheriff's sale of all right, title, &c, which Edw N Reser had on Oct 8, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

NOV. 23.
10TH ST, nwc 5 av, 95.9x70; Bertha Steinberg—Clarence D Quaid et al; K C & M V McDonld (A), 189 Montague; Gilbert H Therkield (R); Chas Shongood.
74TH ST, ss, 163.7 e 6 av, 40x100; Nicholas J McCormack—Cath Taylor et al; Gross & Surpless (A), 18 Montague; Jas Gray (R); Wm P Rae.

FORECLOSURE SUITS.

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

Manhattan.

NOV. 7.
75TH ST, ss, 220 e West End av, 20x102.2; May G F Sanford—Isidore Hirsh et al; amended; H Swain (A).
204TH ST, ss, 100 e Amsterdam av, 150x99.11; Peter J Shields—Orosant Consn Co et al; Taft & Sherman (A).

NOV. 9.
89TH ST, 225 E; Theo C Camp—Isaac D Miller et al; Cary & Carroll (A).
152D ST, ns, 375 w Bway, 25.5x199.10; Hugo H Pissen—Annie M Kelly et al; B Fliashnick (A).

NOV. 10.
JAMES ST, 59-61; Sarah Grossman—Micheline Maniscalco et al; Gettner, Simon & Asher (A).
12TH ST, 229-31 E; Leopold M Rothman et al—State Holding Co et al; Arnstein & Levy (A).
18TH ST, ns, 135 w 5 av, 49.4x92; Louis S Stroock et al—Louis Stern et al; Stroock & Stroock (A).

45TH ST, 139 E; Bank for Savgs in the City of N Y—Owen P Breen; Cadwalader, Wickersham & Taft (A).

80TH ST, 149 W; N Y Trust Co—De Witt C Flanagan, trste, &c, et al; Merrill & Rogers (A).
121ST ST, ss, 425 w 7 av, 16.8x100.11; Chas Hershheim et al—Jas Lowerre et al; Bowers & Sands (A).
144TH ST, ns, 450 e Lenox av, 100x99.11; B Aymar Sands—Louis Lese et al; M S Borland (A).
177TH ST, ns, 170 w Wadsworth av, 100.2x91.2 xirreg; N Y Life Ins Co et al—Howard C Weaver et al; Cook & Carroll (A).
AMSTERDAM AV, nwc 186th, 107.10x100; Amsterdam av, swc 187th, 107.5x100; Hyman Sarnar—Johanna Realty Co, Inc, et al; E Jacobs (A).

NOV. 11.
SPRING ST, ns, 50 e Greene, 37.6x100; Greenwich Savgs Bank—Wm C Runyon et al; Bowers & Sands (A).

NOV. 12.
SOUTH ST, 187; Adele L Colman—Julia Volckhausen et al; W S Newhouse (A).
64TH ST, 131 W; Chas J Fitzpatrick, admr—Jas J Hagan et al; Price Bros (A).
86TH ST, 319 W; Bowery Savgs Bank—Lizzie L George et al; Cadwalader, Wickersham & Taft (A).
108TH ST, ss, 139.3 e 2 av, 39.3x125; Excelsior Savgs Bank of the City of N Y—Israel Lippman et al; J C Gulick (A).

108TH ST, ss, 178.6 e 2 av, 39.3x125; Excelsior Savgs Bank of the City of N Y—Israel Lippmann et al; J C Gulick.
134TH ST, ss, 85 e Madison av, 100x99.11; Wm Crawford—Louis Lese et al; Bowers & Sands (A).

NOV. 13.
45TH ST, 21 W; Chas A Moran—Midville Realty Co et al; C A Moran (A).
130TH ST, 17 E; Fannie Catz—Emma A Mayhew; I Levison (A).
AV A, 1743; Mabel M Johns—Tilmil Realty Co et al; Winslow, Keenan & Budd (A).
BRADHURST AV, sec 153d, 39.11x100; Mutual Life Ins Co of N Y—Palisade Bldg Co et al; F L Allen (A).

Bronx.

NOV. 6.
BUSH ST, ns, 100 e Grand Blvd & Concourse, 43.9x86.5; Wm D Lent—Frank A Schorer; J H Shaffer (A).
TIEBOUT AV, ws, 109.9 n 182d, 18.2x66.5; Wm D Lent—Hagemann Consn Co et al; J H Shaffer (A).

LOT 157 & 158, block D, map of Mapes estate; Arthur F Probst—Jas J Cahill et al; Friend & Friend (A).
LOT 443 & 444, map of Mapes estate; Julia S Brown—Dorothy Reutler; Clocke, Koch & Reidy (A).

NOV. 7.
FOREST AV, ws, 110 s 161st, 36x100; Sigmund Reutlinger—Lewis Realty & Consn Co et al; L & A Zinke (A).

SOUTHERN BLVD, es, 270.4 s Aldus, 42x150; American Real Estate Co—Oval Consn Co et al; R T Wood (A).

NOV. 9.
MAPES AV, 2077; Elizabeth K Upham—Giosue Galiani et al; Merrill & Rogers (A).

NOV. 10.
No Foreclosure Suits filed this day.

NOV. 11.
HUGHES AV, es, 254; 6 n 181st, 36.3x90.8; Stephen H Jackson—Lottie Goldberg et al; S H Jackson (A).

NOV. 12.
No Foreclosure Suits filed this day.

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

NOV. 5.
GRAND ST, ns, 75 w Wooster, 25x100; Metropolitan Life Ins Co—Hyman Horwitz et al; Woodward, Bovee & Butcher (A); Philip A Carroll (R); due.....36,690.78
ST NICHOLAS AV, 41-47; Fernando Wood—Nellie E Peck; Benj Trappnell (A); Marcel Levy (R); due.....15,747.50

NOV. 6.
86TH ST, ss, 198 w East End av, 20.3x 102.2; W Wilton Wood—Jost Habermacher et al; Harrison, Elliott & Byrd (A); Lewis J Conlan (R); due.....8,674.94

NOV. 7.
No Judgments in Foreclosure Suits filed this day.

NOV. 9.
14TH ST, 211 E; Jacob Manheimer—Henrietta Allen et al; Wm R Hill (A); Richard R Lydon (R); due...31,378.77
29TH ST, 510 W; Jacob Kaplan—Hearne Realty Co, Inc, et al; Cohen Bros (A); Wm I Quinn (R); due...6,855.03

NOV. 10.
99TH ST, ss, 285 e 3 av, 25x100.11; American Mtg Co—Wm Gluck; Bowers & Sands (A); Jas A Lynch (R); due.....19,849.72

135TH ST, ss, 525 w Bway, 75x99.11; Henry F Schutte—Alex Allen Realty Co et al; Wm B McNiece (A); Theron G Strong (R); due.....19,362.05

135TH ST, 17 W; Clarence Tucker et al—Felix Comyn; C P & W W Buckley (A); Jas C Connell (R); due.....9,443.57

NOV. 11.
No Judgments in Foreclosure Suits filed this day.

Bronx.

NOV. 6 & 7.
No Judgments in Foreclosure Suits filed these days.

NOV. 9.
WALTON AV, ws, 1,545 s Grand Blvd & Concourse, 25x100; Emly Stehr—Cath L Doran et al; A & H Bloch (A); E F Moran (R); due.....61,100.83

NOV. 10.
142D ST, ss, 59 w Morris av, 50x100; Scotch Presbyterian Church in City of New York—Jacob Leventhal et al; H F Miller (A); R H Bergman (R); due.....21,644.58

207TH ST, ws, 75.9 s Perry av, 25.3x 115.6; Warren B Sammis—Louis J Sice et al; W E Sammis (A); P Ingraham (R); due.....1,560.00

207TH ST, ws, 126.6 s Perry av, 25.3x 102.6; Warren B Sammis (A); P Sice et al; W E Sammis (A); P Ingraham (R); due.....1,560.00

FULTON AV, 1719; Addie B Seligman—Rebecca Barr et al; S Weschler (A); E D Dowling (R); due.....5,645.14

NOV. 11.
179TH ST, nwc Belmont av, 1.6x81.7; also HUGHES AV, nec 179th, 96.7x 66.5; Jos Rosenzweig—Wm Seidman et al; F D W Searing (A); W H Steinkamp (R); due.....4,880.37
LOT 1004 (westerly half), map of Village of Wakefield; Rose Frey—Andrew Braun et al; J S Bernstein (A); P Ingraham (R); due.....4,427.80

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

LIS PENDENS.

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

Manhattan.

NOV. 7.
MORNINGSIDE AV, 56; Chas Salutin—Bertha Beck et al; action to foreclose mechanic's lien; H M Levin (A).

NOV. 9.
66TH ST, 118 E; Adin G Pierce Co—Sandhop Cont Co, Inc, et al; action to foreclose mechanic's lien; H G Pierce (A).

136TH ST, 161 W; Ernest Bonagur—Ernestine M De Lyons et al; action to foreclose mechanic's lien; Menken Bros (A).
MOUNTAIN RD, cl, 60 n 208th, 199.11x203.2x irreg to Hudson River; also PARCEL of land beg at a point 112.10 n cl of 208th, adj land of Isaac Dykman, —x—; Ursula C Burns et al—Postal Life Ins Co; counterclaim; C L Craig (A).

NOV. 10.
LEROY ST, 19; Michele Brescia—Margarita Campiglia et al; action to foreclose mechanic's lien; N Selwaggi (A).

WASHINGTON ST, sec Duane, —x—; Esther G O'Sullivan—Vincent A Clark et al; partition; J J K O'Kennedy (A).

WADSWORTH AV, ws, 50 n 179th, 75x100; Jos Landi et al—Aldorf Consn Co, Inc, et al; action to foreclose two mechanics' liens; A Goodman (A).

NOV. 11.
MADISON AV, 1270; S Frank Coddington—Jos Kronenthal; notice of levy of 1/3 interest; Dykman, Oeland & Kuhn (A).

NOV. 12.
HOUSTON ST, ns, 140 nw Av C, 22x64.7; also 60TH ST, ns, 43 w Lexington av, 21x100.5; Fannie Moses—Moses H Moses et al; amended partition; Johnston & Johnston (A).

112TH ST, 310-12 E; 118TH ST, 335-37 E; Henrietta Vickers—Walter J Sheridan et al; action to compel conveyance, &c; F B Colton (A).

NOV. 13.
WADSWORTH AV, nwc 183d, 74.11x50; Alex Burgess—Augustus V H Ellis; action to foreclose mechanics lien; T F Keogh (A).

Bronx.

NOV. 6.
LOT NOS, 1254, 1255 & 1256, map of village of Wakefield; Mary M De Revere—Mary M De Revere et al; partition suit; G A Moses (A).

NOV. 7.
MACLAY AV, ss, being lot 14; Lillian White—Danl J Daily et al; action to foreclose transfer tax lien; S Williamson (A).

MACLAY AV, ss, being lot 15; Lillian White—Michl J Hogan et al; action to foreclose transfer of tax lien; S Williamson (A).

NOV. 9.
139TH ST, ss, 290.2 e St Anns av, 37.6x100; Barнет Zam—Sarah E Techt; action to foreclose mechanic's lien; Marks & Marks (A).

ELLIS AV, nwc Zerega av, 105x216; Wm Schlemeier—Geo Crosby et al; action to foreclose transfer of tax lien; C R Allison (A).

NOV. 10.
No Lis Pendens filed this day.

NOV. 11.
LEGGETT AV, swc Barry, 100x100; Meyer Grilithas—Jacob Leitner et al; action to foreclose mechanic's lien; Abramson & Rose (A).

NOV. 12.
229TH ST, ss, 25x114, known as 1/4 part of Lot 129, on map of Village of Wakefield; Lillian W White—George C Mulqueen et al; action to foreclose transfer of tax lien; Williamson & Bell (A).

LOT 791, Ward 24, map of Tremont Terrace; Dora Pines—Washington Savgs Bank et al; action to foreclose transfer of tax lien; T I Schwartzman (A).

Brooklyn.

NOV. 5.
INDIA ST, sec Oakland, 62.6x100; Mary C Greene—Greene Mtg Co et al; H G Friedmann (A).

WARWICK ST, ws, 120 s Dumont av, 29x100; Hyman Bogin—Feinstein & Schwartz Consn Co et al; to set aside deed; I Solomon (A).
E 21ST ST, ws, 100 n Farragut rd, 50x100; Lottie A Cobb—Minnie Tepper & ano; E R Vollmer (A).

44TH ST, ns, 240 e 13 av, 20x100.2; Abraham I Tamor—Mary L Berhrens et al; H Salant (A).
 44TH ST, ns, 260 e 13 av, 20x100.2; same—same; same (A).
 BROADWAY, 158-66; Anna M Nelson—Chas R Myers et al; J A Seidman (A).
 BROOKLYN AV, ws, 257.6 n Av I, 40x100; Awilda Matthews—Christian A Benneche et al; Harman & Howell (A).
 CLARENDON RD, ns, 40 w E 26th, 20x80; Bklyn Trust Co—Moses A Rountree et al; Dykman, Oeland & K (A).
 LINCOLN AV, ws, 290 n McKinley av, 20x100.1; Eva Kelm—Michl Wojnarowski et al; I M Kelly (A).
 MERMAID AV, ns, 45.4 w W 32d, 21x100; McFerran Bldg & Realty Co—Maggie Tierney et al; to obtain a judgment; W E Butler (A).
 MERMAID AV, ns, 24.3 w W 32d, 21x100; McFerran Bldg & Realty Co—Maggie Tierney et al; to obtain a judgment; W E Butler (A).
 OCEAN AV, ws, 250 n Av L, 50x151.6; Paul F Lahm—Ella M Haight et al; P F Lahm (A).
 5TH AV, es, 45.6 s 54th, 20.10x80; Albt Finley—Warren E Golden; specific performance; J J Bakerman (A).
 LOT 21 on map of real estate of Jas T Tapscott; Saml Margules—Ellen O'Brien; L Lipskin (A).

NOV. 6.
 BERRIMAN ST, es, 154 n Pitkin av, 18x100; Eberhard Clausen—Berrilen Realty Co et al; S Seiderman (A).
 BERRIMAN ST, es, 136 n Pitkin av, 18x100; Fred Kattenhorn—same; same (A).
 BERRIMAN ST, es, 118 n Pitkin av, 18x100; Henry Wilcken—same; same (A).
 BERRIMAN ST, es, 100 n Pitkin av, 18x100; Vincent Weezerzick—same; same (A).
 BERRIMAN ST, es, 172 n Pitkin av, 18x100; Frank Kelk—same; same (A).
 ESSEX ST, ws, 175 s Sutter av, 25x96; Annie Sibbern—Jno J Ryan et al; H C Babcock (A).
 FULTON ST, 514; Chas Lamphear—Amos S Lamphear et al; partition; H P Queal (A).
 MIDDLETON ST, ss, 210 e Harrison av, 25x100; Eliz Finken—Henry Kneuer et al; partition; C H McCarty (A).
 MONITOR ST, 81; Louis Janson—Simon Schwartz et al; C & T Perry (A).
 MONITOR ST, 79; Lionel J Salomon—same; same (A).
 SHERMAN ST, ns, 281 e 11 av, 17x100; East River Savgs Instn—Cornelius J Hayes et al; O F Hibbard (A).
 LEONARD ST, es, 24.6 s Jackson, runs e61xn 24.6xxe39xs75xw100xn50 to beg; Antonio Rullo—Josie Di Candia et al; to set aside deed; C J Ryan (A).
 E 4TH ST, es, 280 s Caton av, 18x100; Morris Florea—Annie Tropauer & ano; Hayes & Keingood (A).
 22D ST, ss, 166.8 w 6 av, 16.8x100; Caroline Hillmann—Jos Kowalski et al; Harman & Howell (A).
 BAY 35TH ST, nws, 620 sw Benson av, runs sw 60xnw96.8xne60xsw96.8 to beg; Wm H Stryker—Lewis S Mitchell et al; M B Campbell (A).
 66TH ST, ns, 120 w 12 av, 60x100; Jas J Gormley—Thos W Delaney et al; Remsen & Parsons (A).
 CROPSEY AV, nes, 29 se Bay 23d, 20x97.8x20 x97.5; Edw C Philip—Saml Brill et al; J H Breaznell (A).
 ROGERS AV, ws, 150.5 s St Johns pl, 27.7x100; Jno Heidebach—Bklyn Realty Sellers et al; G H Hyde (A).
 ROGERS AV, ws, 122.10 s St Johns pl, 27.7x100; same—same; same (A).
 ROGERS AV, ws, 95 s St Johns pl, 27.10x100; same—same; same (A).
 15TH AV, ec 65th, 16.4x100; Ellen A Fitzsimmons—Michl J Grady et al; McGuire, Delaney & N (A).
 LOT 73, map of prop of estate Wm Devoe; Chas Schaefer—Adolph Leffert & ano; R M Johnston (A).

NOV. 7.
 S 1ST ST, ns, 25 e Hooper, runs n96xe—xse—x s73.6xw25 to beg; also LOT 7668, on assessment map of village of Williamsburgh; Francis Co—Henry Segelke et al; Levy Gutman & G (A).
 S 1ST ST, nes, 25 se Hooper, runs ne96xse—xs—xsw73.6xw25 to beg; also LOT 7668, on assessment map of village of Williamsburgh; same—same; same (A).
 E 10TH ST, es, 350 n Av P, 30x100; Wm R Fellyster—Jno J Cashen & ano; Brewster & Farries (A).
 83D ST, ss, 100 w 19 av, 70x100; Globe Constn Co—Aranka Balassa & ano; I Schwärtz (A).
 GLENMORE AV, ss, 40 e Sheridan av, 20x80; Emil T Palmenberg—Abraham Frankel et al; Sackett & Lang (A).
 GLENMORE AV, ss, 120 w Grant av, 20x80; Frank C Lang—Ella A Hoppel et al; Sackett & Lang (A).
 MARLBOROUGH RD, es, 700 s Beverly rd, 50x 75; Eliza C Swainson—Nils Anderson et al; Cannon & Cannon (A).
 RAILROAD AV, es, 269.3 s Jamaica av, runs s 45xe90xs160xw90xs20xe175xn225xw175 to beg; Geo Specht—Theophile Henky & ano; C S Heidenrich (R).

NOV. 9.
 LINWOOD ST, ws, 85 s Stanley av, 40x100; also STANLEY AV, ses, 80 sw Linwood, 20x85; Harry Listerneck—Joe Wolf et al; A Waxenbaum (A).
 5TH ST, ns, 197.10 e 8 av, 20x100; Nina Ward—Wm P Scully et al; Cary & Carroll (A).
 BEDFORD AV, sec Quincy, 20x55; Jane Boland—Jno S Klinger et al; R D Ireland (A).
 BEDFORD AV, es, 20 s Quincy, 20x55; same—same; same (A).
 BEDFORD AV, es, 40 s Quincy, 20x55; same—same; same (A).
 BEDFORD AV, es, 60 s Quincy, 20x55; same—same; same (A).
 BEDFORD AV, es, 80 s Quincy, 20x55; same—same; same (A).
 BEDFORD AV, ss, 55 e Quincy, 30x100; same—same; same (A).
 LIBERTY AV, ss, 50 e Linwood, 50x100; Giuseppe Fraumeni—Antonio Fraumeni et al; partition; S Chugerman (A).
 OVERTON AV, nwc 11 av, 92.4x100x91x100; Timothy Holland—Johanna Anderson et al; to create a title; W C Rosenberg (A).

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Lis Pendens, Brooklyn, Continued.

NOV. 10.

FULTON ST, 442-44; BRIDGE ST, 405; also LINCOLN PL, 228; Robt F Manning—Wm G H Smith et al; to set aside deed; J T Crane (A).
JEROME ST, swc Belmont av, 50x100; Roth-Bell, Inc—Daniel Bldg Co et al; I J Schwartz (A).
WALLABOUT ST, nec Walton, runs e89.5xn 22.8xw48.6xsw48.1 to beg; Maria Vaccaro—Kath Becker et al; to create a lien; G J Liota (A).
E 48TH ST, es, 97.6 s Av N, 30x100; Josephine Burger—Robt F Pratt et al; G L Stamm (A).
74TH ST, ns, 102.4 w 18 av, 18.4x100; So Bklyn Savgs Inst—Sol Fromm et al; Coombs & Whitney (A).
74TH ST, ns, 120.8 w 18 av, 17x100; same—same; same (A).
74TH ST, ns, 171.8 w 18 av, 17x100; same—same; same (A).
74TH ST, ns, 188.8 w 18 av, 16x100; So Bklyn Savgs Inst—Saml Brill et al; Coombs & Whitney (A).
CENTRAL AV, ec Gates av, 50x100; Cath Ibert—Jos Stehlin et al; F Obernier (A).
GRAHAM AV, 142; Philip Rapatzky—Herman Balmuth et al; foreclosure of mechanic's lien; A Deutsch (A).
ST MARK'S AV, ss, 300 w Saratoga av, 60x 127.9; Nellie S Sprenger—Rose Lefkowitz et al; Wood, Cooke & S (A).
LOTS 1, 2 & 3, map of 101 lots of Geo C Tillyou, A. D. Bushman & W Kramer; Felippo Ponci—Cath F Salomon et al; M B Campbell (A).
LOTS 3 to 6, map Ocean Park, Lower Bay View Realty Co—Frank C Goulding et al; foreclosure of equitable lien; Howell, McChesney & C (A).

NOV. 11.

TEMPLE CT, 16, Susan Connelly—Michl Feely & wife; to set aside deed; R K Jacobs (A).
ATLANTIC AV, ns, 225 e Smith, 25x90; Title G & T Co—Yetta Abrahams et al; H L Thompson (A).
RAILROAD AV, es, 280 n Glenmore av, 20x100; Mary V Newbegin—Examiners Realty Co et al; Cary & Carroll (A).
5TH AV, ws, 45.6 s 54th, 20.10x80; Albt Finley—Warren E Golden; specific performance; J J Bakerman (A).
18TH AV, es, 200 n Bath av, 49.11x117.8x50x 115.2; Simon Wolf—Augusta Stern et al; Lewis & Lewis (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.

NOV. 7. 145TH ST, 549-53 W; E Greenfeld Iron Works—Fred L Martin; Rosen Bldg Co & H W Rudolph (27) 300.59
NOV. 9. 30TH ST, 28 W; Wm Henderson—August Jensen; Feinberg & Feinberg, Inc (32) 49.30
46TH ST, 216 W; Knickerbocker Chandler & Electrical Supply Co—Marion F Turner & Helen B Lugar; Jas Moore & Annie Moore (28) 119.00
105TH ST, 234 E; Nathan Goldberg—Jno Doe; Elias A Cohen (33) 55.00
SAME PROP; Raphael Kaplan—same (34) 35.00
111TH ST, 40-50 W; Jamestown Mantel Corp—111th St Constn Corp (36) 879.05
116TH ST, 123 E; Ike Greenbaum—Isadore Zagon; Louis Berney (38) 26.84
HAVEN AV, ws, 375 n ss 170th, 86.7x 103.3xirreg; Joe Dollan—Filrose Constn Co; Philip Krulewich (35) 177.56
MORNINGSIDE DR, swc 121st, 101.1x 167.2; Bklyn Fireproof Sash & Door Co, Inc—88 Morningside Drive Co; renewal (29) 420.00
WADSWORTH AV, 124; Sanders & Burnett, Inc—Aldorf Constn Co, Inc; Max Liebeskind (31) 1,050.00
WADSWORTH AV, ws, 50 n 179th, 75x 100; D Colasuonno & Co—Wm Hobson; Aldorf Constn Co, Inc (30) 1,413.30
NOV. 10. WILLET ST, es, 62 n Grand, 19x50; Max Barth—Henry D Ducker; Nathan Jankowitz (41) 575.00
27TH ST, 148 E; Victor Crefetz et al Fannie Levy; Feinrose Constn Co (42) 400.00
27TH ST, 148 E; Koslow Iron Works, Inc—Fannie Levy; Feinrose Constn Co & Jos Feinberg & Louis Rosenberg (39) 405.00
74TH ST, 336 E; Leopold Schwartz—Bohemian Ben & Lit Assn; J Klein (43) 75.00
KATONAH AV, nwc 237th; Ruggero Stanchina—Hibbert C Simmonds; renewal (44) 145.00
MORNINGSIDE DR, swc 121st, —x—; Harris H Uris Iron Works—88 Morningside Drive Co, renewal (46) 2,000.00
RIVERSIDE DR, sec 150th, 103.4x125; Jamestown Mantel Co—Be Glad Constn Corp (40) 3,798.05
ST NICHOLAS AV, 1081-89; Slavok Radiogivitch—164 Bldg Co, Inc; General Bronzing Co & Abraham Friedman (45) 24.00
NOV. 11. 28TH ST, 42-46 E; Mauro Pizzutiello—Borough Realty Co; Jos J Zimmerman (53) 84.43
49TH ST, 126-28 W; Glenwood Sand & Gravel Co—Caroline M Swiney; renewal (54) 103.70

AV D, 78; Bushwick House Wrecking Co, Inc—Klinger & Frankfurter; J Klinger (51) 57.50
AMSTERDAM AV, 1109 to 1111; Jos Rubenstein et al—Pochontas Realty Corp; A C Bosselman (52) 195.00
WADSWORTH AV, 124; Patis Marble & Tile Works—Wm Hobson; Adolf Constn Co, Inc; Max Liebeskind (47) 160.00
WADSWORTH AV, 124 to 128; Geo H Storm & Co—Wm Hobson, Aldorf Constn Co; Jno Wanderman (48) 520.69
SAME PROP; same—Wm Hobson; Aldorf Constn Co (49) 852.33
WADSWORTH AV, 124; Saml Zucker—Wm Hobson; Aldorf Constn Co; Max Liebeskind (50) 125.00

NOV. 12.

GRAND ST, 484; WILLET ST, 4; Saml Gauber—Harry H Ducker (60) 75.00
ORCHARD ST, 18; Grossman Bros & Rosenbaum—Isidore Abraham; Ideal Iron Works (68) 240.00
SNIFFEN CT, 4; Clinton M Cruikshank et al—Jas M Tolfree; Adolph Treidler (63) 2,566.96
19TH ST, 546 E; also AV B, 318-26; Brooklyn Structural Steel Co—Levy Dairy Co; Rutan & Cooper, Inc (55) 4,080.44
27TH ST, 148 E; Nathan C Solomon—Fannie Levy; Feinrose Constn Co (61) 155.00
27TH ST, 148 E; Max Rothbart—Fannie Levy; Feinrose Constn Co; Jos Feinberg; Louis Rosenberg (59) 120.00
57TH ST, 436 W; Anna Lewis—Fredericka Ordemann; Jack Buris (62) 23.45
101ST ST, 120 W; Harry Berman et al—Murray Estate (67) 83.75
102D ST, 72 W; Harry Berman et al—Murray Estate (64) 58.00
102D ST, 151 W; same—same (65) 72.00
117TH ST, 61 E; Harry Berman et al—Murray Estate (66) 76.75
MADISON AV, 563; Pennsylvania Cement Co—Robt E Bonner; Helene Seifert; Wm P Ellison (57) 95.95
MADISON AV, 2162; Jno R Sharpstein—J Sergeant Cram; Jacob O'Kin; Sigmund Moresky (58) 23.00
PARK AV, 555; Davis, Laheny & Co—Edinburgh Realty Corp (56) 173.62
NOV. 13. WILLET ST, 2; Harry Bader—Henry D Ducker; Nathan Jankowitz (69) 101.00
13TH ST, 36 W; Manhattan Sand Co—Thos L King; renewal (71) 24.30
90TH ST, 69-71 W; Superior Cornice & Skylight Works—69 W 90th St Corp & Saml Block, Pres (72) 3,735.00
1ST AV, 1033-5; Benj Thier—Augusta Sultan & Mary Rosenblatt (70) 74.75

Bronx.

NOV. 6. DAWSON ST, 820, Sam Klein—Max Reinitz (21) 285.00
246TH ST, ns, 150 w Fieldston, 75x150; Pasquale Costaldo—Jno & Jas Strayer; T H Fraser & Co (11) 719.13
246TH ST, ns, 100 w Livingston av, 70x130.3; Indiana Flooring Co—G D Strayer; T H Fraser & Co (12) 570.00
SAME PROP; E W Atchison—same (13) 350.00
SAME PROP; Tony Laspia—same (14) 75.00
SAME PROP; I S Thomsan—same (15) 82.00
246TH ST, ns, 100 w Livingston av, 130x100; Sargent & Co—same (16) 250.00
SAME PROP; Jas P Brady, Robt B Miller—same (17) 500.00
SAME PROP; same—same (18) 123.00
BRYANT AV, 818; Frank & Angelo Rocco—Albt Gerhards (20) 188.00
ELY AV, es, 97.6 s Boston rd, 25x100; Michl Lagana—Fred Byron (19) 41.00
NOV. 7. 246TH ST, ns, 100 w Livingston av, 70x 130; Chas K Barnum & Son—Jno & Jas Strayer; T H Fraser (22) 338.88
SAME PROP; T H Fraser—Geo D Strayer; T H Fraser Co (23) 265.00
SAME PROP; Jos Miller—J D Strayer; T H Fraser Co (24) 880.24
SAME PROP; D A Linsky Co—same (25) 228.28
BEAR SWAMP RD, 1805-07; Meyer Shapiro—Nellie Parfitt, Henry Parfitt (26) 271.00
PARK AV, es, 102.2 n 167th, 38.1x100; Ignazio F Cavaluzzo—Maleke Bldg Corp (27) 1,209.75
NOV. 9. KELLY ST, ws, 100.4 s 165th, 25x100; Mugler's Iron Works—Keilbert Constn Co (30) 345.75
173D ST, ns, 58.1 e Webster av, 50x 92.7; Mugler's Iron Works—Simplex Impt Co; Angelo Pederillano; Bauman & Greenfeld Co (28) 230.25
246TH ST, ns, 100 w Livingston av, 70x130; Paul Wolff—Geo D Strayer; T H Fraser & Co (32) 128.00
ELY AV, es, 100 s Boston Post rd, on Arden estate, —x—; Henry Bonhagen—Fred Byron; Jno Marxs (31) 28.00
3D AV, 4495; Jos Castaldo—Chas Shapiro & Co, Inc; Chas Shapiro (29) 50.00
NOV. 10. 173D ST, ns, 58.9 e Webster av, 50x95; Chas Izmirian Cornice & Roofing Co—Simplex Impt Co (33) 125.00
246TH ST, ns, 100 w Livingston av, 70 x130; Irving Iron Works Co—G D Strayer; T H Fraser Co (37) 39.75
BRONX BLVD, es, 200 s Post, 100x125; Elvira Sellitto—Cath Reilly (35) 511.70
LAYTON AV, nec Dean av, 25x100; Max Kriendel—Francesco & Grazia; Santamarena (36) 1,560.00
STEBBINS AV, 1006-8; Jos Gallo, Jos Lagindara—Michl Ginto (34) 871.00
NOV. 11. 230TH ST, S19 E; Dominick Marmicci, Giovanni Ciampoli—Benedict Luizzo (38) 440.00

DEAN AV, nec Layton av, 25x100; Mugler's Iron Works—Frank Santamarena; Max Kriendel (39) 75.00
PARK AV, es, 102.2 n 167th, 38.1x 100; Wm Mensch—Malcke Bldg Co, Inc (40) 6,290.00
PARK AV, es, 102.2 n 167th, 38.1x83.3; Mugler's Iron Works—Malcke Bldg Co, Inc; Nicholas Gregou & Co (41) 660.00
PARK AV, es, 102.2 n 167, 38x100; Albert Blechner's Sons, Inc—Malcke Bldg Co, Inc (42) 415.00

NOV. 12.

246TH ST, ns, 100 w Livingston av, 70x130; White Steel Sanitary Furniture Co of Grand Rapids—Geo D Strayer & T H Fraser (44) 19.20
SAME PROP; Willett R Skillman—same (45) 154.15
PARK AV, es, 102.2 n 167th, 40x100; David Brandt & Harry Sibbald—Malcke Bldg Co, Inc (43) 2,700.00

Brooklyn.

NOV. 5.

E 95TH ST, es, 118 s Flatlands av, 27x 126; United House Wrecking Co—Sol Cheifetz 80.36
ALBANY AV, nwc President, 100x114.7; Sage Bros—Aldert Corp 518.45
BELMONT AV, swc Jerome, 50x100; P Freidin—Daniel Bldg Co 850.00
TROY AV, es, 102.6 s St Marks av, 50 x80; Louis Marx & Son—Nass & Berg, Inc 292.50
VERNON AV, ns, 304 e Lewis av, 20x 100; V Hartman—Saml Lansman 100.00
WASHINGTON AV, sec Lincoln pl, 41x 130; R Bonagura—Harold C Stowe, Thos A Clarke & Herbert Amusement Co 1,400.00

NOV. 6.

BOERUM ST, 24; Steinberg Steam Cut Stone Co—Saml Shindelman Co 175.00
BOERUM ST, 24; Trussed Concrete Steel Co—Saml Shindelman Co 282.34
PARKSIDE CT, es, 144.7 n Parkside av, 20x100; M Luther—Jno C Austin 100.25
E 10TH ST, 1059; S Albanese—Victoria M Price 41.00
BAY 17TH ST, ws, 50 n Benson av, 50x 96.8; H Mollin—Chas Askin, Nathan & Julius Shostock 220.00
E 24TH ST, es, 250 s Av K, 37.6x100; M G Williams & Co—Kate C & J H Roberts 13.00
ALABAMA AV, nec Dumont av, 100x 100; Wm F King—Alabama-Dumont Realty Co & Mr Friedlander 8.00
GEORGIA AV, ws, 175 s Fulton, 25x100; Steinberg Steam Cut Stone Co—Severino Mason Cont Co & Felomina Janace HEGEMAN AV, ns, 80 w Hinsdale, 20x 90; H Chessnovitch—Lena Litovich 69.30
PUTNAM AV, sec Classon av, 100x100; Realty Supply Corp—Bklyn Auto Co; Crescenzo & Salvatore Simonelli & Tony Sammese 349.95
WASHINGTON AV, ss, 500 w W 1st, 100x100; Hudson Wrecking & Lumber Co—Francis A Norris Realty & Constn Co & Francis A Norris as pres 284.62
WILLIAMS AV, ws, 100 s Dumont av, 100x100; Wm F King—Relvis Realty Co & Mr Friedlander 44.00
LOT 31, map of Prop belonging to Herman Lohman at Canarsie; also PROP on Jamaica Bay, 250 w land of Chas Davis & Wm C Davis, 75x200; Realty Supply Corp—Canarsie Yacht Club & Fraser Co 543.15

NOV. 7.

JEROME ST, swc Belmont av, 50x 100; Sanitary Fire Proofing & Cont Co—Daniel Bldg Co 160.00
61ST ST, nec 5 av, 100x100; H Perez—Chas Borios, Edw Siegman, Jacob Levy & Philip Wachler 20.00
SAME PROP; C Schwenk—same 36.00
CORTELYOU RD, swc Ocean av, 176x 120.7; R C Purvis—Cortelyou Inv Co 500.00

NOV. 9.

BOERUM ST, 18-22; R G White—Saml Shindelman Co 210.00
STOCKTON ST, 146-8; E M Pilzer—New Hebrew School 140.00
BAY 23D ST, ns, 106.10 sw Bath av, 61.1x159.3x58.6x162; E F Hurlbert—Bay 23d St Constn Co 46.90
E 29TH ST, ws, 250.6 n Beverly rd, 118.6x95; General Iron Works—Tilden Constn Co 67.50
GRAHAM AV, 142; Philip Repatzky—Herman & Isidor Balmuth 1,955.00
LOHMANS RD, nec Sand Bay rd, 75x 200; Henry C Quartius—Canarsie Yacht Club & T A Fraser Co 48.92
LOHMANS RD & Jamaica Bay, —x—; Berger Mfg Co—Canarsie Yacht Club & T H Fraser Co 251.55
PROP on border of Jamaica Bay at a point 250 w from a stake dividing land of Chris Davis & Wm C Davis, 75x 200; Basilo Graziano—Canarsie Yacht Club & T H Fraser Co 105.00
SAME PROP; Antonio Graziano—same 33.25
SAME PROP; Guisepe Graziano—same 50.00
SAME PROP; Salvatore Graziano—same 32.00
SAME PROP; Jacimo Riabeto—same 25.75
SAME PROP; Rosario Nigri—same 26.64
SAME PROP; Angelo Messina—same 50.00
SAME PROP; Francisco Scarano—same 28.00
SAME PROP; D A Linsky Co—same 558.00
SAME PROP; Carmel Ansolita—same 28.00
SAME PROP; Antonio Frisani—same 22.75

NOV. 10.

FREEMAN ST, 200-2; R Preta—Louis Raskin & I Blinky 425.00
KOSCIUSKO ST, 557-9; J S Sulsky—S Soloway, Ellie Arnold & J Appelbaum 292.50
W 10TH ST, 1760-76; Richmond Radiator Co—Danl W Moore Realty Co & Wm L Brown 232.00
E 16TH ST, 490; Jas A Lynch—Henry J & Mary Armstrong 8.00

40TH ST, 252; Gowanus Wrecking Co—Jno E Sullivan & Sunset Iron Wks.	55.29
40TH ST, 768; M Heller—Morris & Rosie Daniels.	50.00
80TH ST, ns, 100 w 13 av, 160x100; Geo Rasmussen—Emanon Bldg Corp	412.50
CORTELYOU RD, s/wc Ocean av, 176.5x130; Dellon & Watnik Co—Cortelyou Inv Co, Hyman Singer & J Silbermuntz	4,399.00
WILLIAMS AV, es, 200 s Dumont av, 100x100; Isidore Krassner—Wallan & Hoffman, Inc	74.96
NOV. 11. ADELPHI ST, ws, 84 s Myrtle av, 103.9 x100; M R Dowdeswell Co—Hartman Constn Co	400.00
LINCOLN PL, sec Washington av, —x—; Peter Guthy—Herbert Amusement Co; Thos A Clarke & Salvatore Benagura.	316.38
MELROSE ST, 102; S Blum—Lizzie & Jacob Rosen.	200.00
6TH ST, ns, 317.10 e 8 av, 30x100; Parshelsky Bros—I C S Realty Co & Ike Seid	534.50
E 14TH ST, es, 300 n Av X, 100x100; C T Willard Co—Ceegold, Inc, Frank Sabetti & Chas Goldwasser.	238.75
44TH ST, ns, 200 w 15 av, 120x100.2; B Getzhoff—Diaz Bldg Co	193.00
ATKINS AV, es, 90 s Pitkin av, 100x60; F Katz, Inc—Docket Impt Co & Isaac Skulnick & Hyman Rosenthal.	418.00
CLARENDON RD, sec E 35th, 100x100; S Chodish—Comet Constn Co	409.00
FLATBUSH AV, n/wc Newkirk av, 79.6x120; M Hullehant—Hanabel Constn Co & Toris Gold & David Jaret	100.00
OCEAN AV, 1029-49; M R Dowdeswell Co—Hartman Bldg Co	300.00

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.

NOV. 7. No Satisfied Mechanics' Liens filed this day.	
NOV. 9. WATER ST, n/wc Beekman; Hydro Bar Waterproofing Co—Volunteer Hospital et al; Nov6'14	470.63
39TH ST, 257-61 W; Jos Prushansky—Strom & Block et al; Oct14'14	73.00
BROADWAY, 2708; Frank Scolaro—Henry Lowenthal et al; Oct29'14	104.70
NOV. 10. FULTON ST, 191; Coco Bros Inc—estate of Jas D Phyfe et al; Sept 15'14	119.69
159TH ST, ss, 277 e 1 av; Gowanus Wrecking Co—Orthopaedic Hospital et al; Nov6'14	20.00
2201ST ST, Harlem River and Academy st; S Wolf's Sons—United Electric Light & Power Co et al; Oct9'14	99.03
3D AV, 2076-80; Louis Di Giulio—Mary E Jones et al; Aug3'14	180.00
5TH AV, Madison av, 34th & 35th sts; W Keck Co—B Altman & Co et al; Oct13'14	5,851.50
NOV. 11. 21ST ST, 301 E; Jno Hankin & Bro—Hamilton Fish Corp et al; Oct 13'14	200.00
46TH ST, 64 W; Rudolph Kast—Sidney P Henshaw et al; Apr16'14	39.50
AUDUBON AV, es, whole front bet 185th & 186th; Aug Kampfner—Aspinwall Apartments, Inc, et al; Sept 29'14	101.20
LEXINGTON AV, 1201; Frank E Wise & Son, Inc—Mortimer G Baldwin et al; Oct1'14	75.40
5TH AV, Madison av, 34th and 35th sts; Sutphen & Mayer—Otto E Eldlitz et al; Nov9'14	327.32
NOV. 12. ORCHARD ST, 34; Jos Fagan—Freiman & Volsky et al; June13'14	150.00
ORCHARD ST, 34; Israel Freiman—Saml Hammer et al; Oct19'14	375.00
45TH ST, 119 W; Christian Bauer, Jr—Jas Hebron et al; May4'14	860.00
45TH ST, 121 W; Eisenkrath et al—Jas Hebron et al; June20'14	1,200.00
NOV. 13. JONES ST, 8-12; Adolpf Kloff—Jno Doe et al; Oct6'14	35.00
60TH ST, 128 E; Sandhop Contracting Co—128th E 60th St Co et al; Dec 31'13	173.25
81ST ST, 35 W; Triumph Column Co, Inc—McMorrow Engineering & Constn Co et al; Sept14'14	120.00
MINNIFORD AV, ws, 125 n Beach; Unionport Lumber & Mfg Co—Helen G Stage; July18'12	300.00
Bronx.	
NOV. 6. No Satisfied Mechanics' Liens filed this day.	
NOV. 7. No Satisfied Mechanics' Liens filed this day.	
NOV. 9. No Satisfied Mechanics' Liens filed this day.	
NOV. 10. No Satisfied Mechanics' Liens filed this day.	
NOV. 11. TREMONT AV, E, 259; ** Marco Tega—Berta Rabas et al; Dec4'13	25.00
NOV. 12. 167TH ST, whole blk front, West Farms rd & Hoe av, —x—; Pratt & Lambert, Inc—Absar Realty Co et al; Oct 28'14	37.38
**Recorded in N. Y. County.	

Brooklyn.

NOV. 5. HINSDALE ST, es, 200 s Dumont av, 150x100; Jacob Kurlandchick—Willmont Realty Corp; Oct9'14	82.00
OAKLAND ST, 313, Vincenzo Polito—Michele Laria & Maria Cavello; Sept2'13	250.00
BAY RIDGE PKWAY, ns, 295 w 17 av, 126x100; Saml Gruber—Arcadia Bldg Co; Oct20'14	129.99
OCEAN AV, es, 174.11 s Newkirk av, —x—; Chas J Weibert—Hartman Bldg Co; Sept23'14	450.00
OCEAN AV, es, 78 n Foster av, 200x100; American Metal Ceiling Co—same; Sept19'14	289.96
PITKIN AV, ns, 30 e Bristol, —x—; Sam Weinstein—Gittel Bronitzky; Sept15'14	111.40
NOV. 6. INDIA ST, ns, 150 w Provost, 25x100; Hyman Wolovitz—Annie Craven, Morris Baron, Jno Mankin & Jacob Mankin; July28'14	148.35
EASTERN PKWAY, sec Schenectady av 100x100; Sexauer & Lemke—Luke A Burke & Sons Co; Sept9'14	1,098.00
GEORGIA AV, ws, 175 s Fulton, —x—; Bernhard Goetz & ano—Filomena Jannace; Oct22'14	85.90
NOV. 7. 19TH ST, 360; Victoria Bldg & Cont Co—Dorchester Bldg Co; Oct29'14	2,500.00
BAY 33D ST, 8604; Patrick J Walsh—Lillian & Haskel J Freeman; Sept 12'13	92.00
144TH ST, 1449-67; Liberty av, sec Van Siclen av, 100x100; Davidson & Borshaw—Diaz Bldg Co; Oct14'14	98.51
ATLANTIC AV, ss, 80 e Eastern Pkway, —x—; Chestnut Ridge White Brick Co—Salvatore Bonagura; Aug25'14	137.50
NOV. 9. HINSDALE ST, es, 200 s Dumont av, 100x100; Elias Burak—Willmont Realty Corp, Barnet Steinfeld, Tema Kramer & Kramer Cont Co; Oct23'14	57.75
E 15TH ST, 1082; Jacob Davies—Laura Engelke; Jan14'14	39.00
W 35TH ST, es, 260 s Mermaid av, 40x118.10; Chas H Finch & Co—Rachael P Panken & Edw S Phillips; Aug20'14	105.44
W 35TH ST, es, 260 s Mermaid av, —x—; Sebastiano Salerno—same; Aug14'14	260.00
SAME PROP; Max Schwartz & ano—same; Aug20'14	30.00
SAME PROP; Sadie Rosen—same; Aug 18'14	19.30
SAME PROP; Chas Rosenberg—same; Oct15'14	22.50
SAME PROP; John Mullin—same; Aug 20'14	204.87
SAME PROP; Andrew D'Angelo—same; Aug18'14	40.00
W 36TH ST, ws, 100 s Mermaid av, 20x118.10; Chas H Finch & Co—Anna Herzstein & Edw S Phillips; Aug20'14	138.59
W 36TH ST, ws, 100 s Mermaid av, —x—; Chas Rosenberg—same; Oct15'14	20.40
SAME PROP; Frank J Byrne—same; Sept15'14	64.00
SAME PROP; Geo R McGuire—same; Aug20'14	105.50
SAME PROP; Max Schwartz & ano—same; Aug20'14	25.00
SAME PROP; John Mullin—same; Aug 20'14	118.63
SAME PROP; Sadie Rosen—same; Aug 19'14	5.78
SAME PROP; Andrew D'Angelo—same; Aug18'14	25.00
SAME PROP; Sebastiano Salerno—same; Aug14'14	300.00
E 98TH ST, 999; Rem Rose—Aloysius Moses; July15'14	173.02
SAME PROP; Jno Tisch—same; Aug 11'14	50.00
ROCKAWAY AV, 412; L & H Holland—Saml Palley, Jno Zummich & S Rodnofsky; Sept9'14	175.00
SAME PROP; Simon Rodnofsky & ano—Saml Palley; Oct1'14	691.50
NOV. 10. GALATIEN PL, nec Livingston, 214x326xirreg; W & R. Iron Works—Abrast Realty Co, Albt B Hager & ano, "N Y Structural Co" & Geo F Driscoll Co; Oct3'14	1,034.00
HINSDALE ST, es, 90 s Vienna av, 80x100; Wm Trieb & ano—Harry Sacks; Sept29'14	1,646.00
BELMONT AV, n/wc Junius, 100x100; Simon Gasner & Sons Co—Bell-Junius, Inc & Max Wasserman & Jos Feldman; Sept15'14	1,000.00
SAME PROP; Canadian Bldg Material Co—Bell-Junius, Inc, & Abr Koppel; Sept16'14	417.18
SAME PROP; Curtis Bros Lumber Co—Bell-Junius, Inc; Sept14'14	2,286.50
PROSPECT PARK W, 207; Jno M Todd—Wilhelmine Muller, Beadleston & Woerz & Patk McNabb & Vogel Cabinet Co; Oct7'14	200.00
ST MARK'S AV, ss, 350 e Underhill av, 25x100; Sturrock Cut Stone Co—Jno Generosa; Sept1'14	270.00
NOV. 11. W 10TH ST, 1760-78; Richmond Radiator Co—Wm L Brown & Danl W Moore Realty Co; Nov6'14	232.00
E 21ST ST, n/wc Newkirk av, 40x120x27 x110.5; Michl Hellebrand—Peru Realty Co; Oct3'14	422.00
GREENE AV, n/wc Provost, —x—; Albt Ullrich—Jno C Wiarda & Co; Dec 29'13	767.00
SCHENCK AV, 572-74; Hyman Senzer & ano—Abram Canter; July23'14	95.00

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.

NOV. 5, 6 & 7. No Attachments filed these days.	
NOV. 9. DUNBERG, Jos; Merritt, Elliott & Co, Inc; \$215.15; S N Haberman.	
WOLF, Edwin N; Balloffet Baszanger Die Co; \$3,250; Wing & Wing.	
NOV. 10 & 11. No Attachments filed these days.	
CHATTEL MORTGAGES. AFFECTING REAL ESTATE.	
Manhattan.	
NOV. 6, 7, 9, 10, 11 & 12.	
Andreakos, Jas & ano. Madison st, 30	
F Lohmann & Sons. Bar Fix.	650.00
Cohen, Isaac. 181st st, sec St Nicholas av. Raisler Heating Co. Heating Apparatus	(R) 1,600.00
Flatiron Bar Corp. 5th av, nec 22d	
L Kern. Fixtures	3,750.00
Kern, Geo. 38th st, 344-8 W. Gurney Elevator Co. Elevator	10,806.00
Suma, Tony. Cherry st, 388. E Esposito. Barber Fix.	585.00
Bronx.	
NOV. 6, 7, 9, 10, 11, 12.	
Angel Constn Co. Prospect av, swc 167th, —x—. Colonial Mantel & Refrigerator Co. Refrigerators	777.60

Brooklyn.

NOV. 5, 6, 7, 9, 10, 11.	
Blake-Miller Co, Inc. Miller & Blake avs. Jno C Newton. Boilers, &c.	1,650.00
Boyd Constn Co. West st, nr W 35th. Oliver B Taylor, Inc. Furnaces	398.00
Brooklyn Court Square Co, I Bloomgarden. Jamaica av & Wyona st. Baldwin & Kupferman Mfg Co. Gas Fix.	205.00
Boyd Constn Co. West st, nr W 35th. Oliver B Taylor, Inc. Furnaces	239.00
Daniel Bldg Corp. Jerome st, c Belmont av. Colonial Mantel & Refrigerator Co. Consols.	250.00
Daniel Bldg Corp. Belmont av c Jerome. Graff Furnace Co. Ranges	378.00
Diaz Bldg Co. 44th st, nr 15 av. Graff Furnace Co. Ranges	390.00
Grisler, Jos E. 39th st, nr Church av. Colonial Mantel & Refrigerator Co. Consols.	50.00
Jacobs, Harry. 15th av, bet 42d & 43d. Louis Greenberg. Plumbing Supplies	3,975.00
Jacobs, Harry. 17th av, bet 65th & 67th. Louis Greenberg. Plumbing Supplies	3,140.00
M & J Constn Co. Sterling pl, nr Bedford av. Blest & Emery Co. (R)	850.00
Sharon Constn Co. Bay 25th st, nr 86th. Sharon Constn Co, Inc. Ranges	500.00
Siegmund Koepfel, Inc. Osborn st, c Riverdale av. Simon Gasner & Sons Co. Bath Tubs	700.00
Soloff Constn Co. E 15th st, nr Av I. A Entenman, Inc. Doors, &c.	1,110.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

NOV. 13. 123D ST, ss, 240 w Lenox av, 59.11x100.11; City Mtg Co loans P McMorrow Sons, Inc, to erect a 9-sty apartment; 5 payments.	115,000.00
Bronx.	
NOV. 11. EDISON AV, es, 175 s Tremont rd, 25 x100; Jos Peidl loans Margt Darby to erect one 2-sty frame dwelling; 3 payments	2,500.00

ORDERS.

Brooklyn.

NOV. 5. S 4TH ST, ss, 140 n Havemeyer, 40x100; Hyman S Sulsky on Title G & T Co to pay Clara Wiseglass	316.50
NOV. 9. KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; Ellie Arnold on Dimes Savgs Bank to pay Elias M Pilzer	140.00
20TH AV, ws, 20 s 58th, 80x80; Up-to-Date Bldg Co on Home Title Ins Co to pay Audley-Clarke Co	545.00
NOV. 10. E 29TH ST, ws, 250.6 n Beverly rd, 118.6x94; Tilden Constn Co on Home Title Ins Co to pay Canadian Bldg Material Co	425.00
NEWKIRK AV, sec Ocean av, runs s 124.11x106.2x1157.5xw45.11 to beg; Kirknew Realty Co on Williamsburgh Savgs Bank to pay Square Lumber Co	342.24
NOV. 11. KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; J S Sulsky on Dime Savgs Bank to pay Midwood Frame & Trim Cont Co	292.50
20TH AV, ws, 20 s 58th, 80x80; Up-to-Date Bldg Co on Home Title Ins Co to pay Audley-Clarke Co	545.11

DEPARTMENTAL RULINGS.

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.

MANHATTAN ORDERS SERVED.

Week Ending Nov. 2. Named Avenues.

- Bowery, 334-6—Isaac Barrett...C-G
Bowery, 334-6—Isaac Goldstein...C-G
Bowery, 334-6—Sam'l Newman...C-G
Bowery, 334-6—Garfunkel & Sirotky...C-G
Broadway, 176—Title Guarantee & Trust Co...SS
Broadway, 446-50—Campbell, Metzger & Jacobson...DR
Broadway, 476—Adams Land & Bldg Co...DR-W
Broadway, 604-08—Harriet G Coogan...SS
Broadway, 628-30—Friedman Bros...C
Broadway, 699—David L Newberg...C
Broadway, 722—John A Keller...DR-W
Broadway, 722—H Gottfried, Inc...DR
Broadway, 722—Block & Miller...DR
Broadway, 722—Aaron Brode...DR
Broadway, 722—Henry Wolburg...DR
Broadway, 1147—Robinson Mfg Co...G
Broadway, 1147—James D Black...C
Broadway, 1275—Gimbel Bros...C
Broadway, 1904—Hardman Tire Co...G
Central Pk W, 416-20—N Y Real Estate Security Co...SS
Lexington av, 544—N Y C & H R R Co...SS
Madison av, 176—Stephen W Phoenix Est...C
Park av, 1901-05—Edelbert S Nichols...DR-C-W
Park av, 1901-05—Henry Hass & Son...C
Park av, 1916-38—Eastern Pkway Co...SS
Park av, 2572-4—Wm Toop...C
Numbered Avenues.
2d av, 57-59—Harry G Rouse et al...SS
2d av, 104-06—Annie Rose...SS
2d av, 984—Louisa Slotzenberg...C
3d av, 1554-56—Benj Nathanson...G
3d av, 1554-56—Julius Pezenik...G-L-C
3d av, 2340—Est Leopold Sinsheimer...C
4th av, 79—Isidore Cohen...DR-W
4th av, 53-55—Hospital Supply Co...A-L
4th av, 96—Est Henry Spingler...A
4th av, 99-101—Lee Levy...G
4th av, 99-101—J Borgennicht & H Davis...G-A
4th av, 99-101—Steinfeld & Co...G-DR
4th av, 99-101—Jacob Borgennicht & Harry Davis...DR
4th av, 99-101—Louis Sittner...DR-A
4th av, 99-101—The Hand Embroidery Co...G-A-DR
4th av, 99-101—Harry F Barry...DR
4th av, 99-101—Langfeldt Bros & Co...DR
4th av, 99-101—Harry Sachs & Louis Sachs...G-DR
4th av, 99-101—Julius Kornfeldt...DR
4th av, 99-101—Philip Blaskoff & Co...DR
4th av, 99-101—Mortiz Fuhs...G-DR
4th av, 99-101—Fannie Schwartz...A-G-DR
4th av, 99-101—J Wild Mannen Co...DR
4th av, 99-101—U S Life Ins...DR-SS-C
4th av, 99-101—Consolidated Gas Co...I
4th av, 99-101—Lee Levy...DR-A
4th av, 508—Est Chas F Hoffman...SS
4th av, 562—Jos W Harper Est...C
4th av, 562—Arnold Gantha...DR-A
4th av, 562—Chas Silver...G-DR
4th av, 562—Dudley Lavimore...DR
4th av, 562—Ida M Smith...G-DR
4th av, 562—Chas Thorley...C-G-DR
4th av, 580—Empire Trust Co...SS-DR
4th av, 580—Norah Leyden...A-C-G-DR
4th av, 580—Pearson & Co...G-A-C-DR
4th av, 580—Earl R Van Sickle...DR-G-A-C
4th av, 580—Wm T Hardy...DR-G
4th av, 580—McBirnle & Goran...G-DR
4th av, 580—Mary Lust...DR-G-C
4th av, 580—Jacob Goldsmidt...DR
4th av, 580—Falk Studios...DR-A
4th av, 106-10The Opalescent Bent Glass Co...K-G
7th av, 106-10—Julius Heyman...G
7th av, 191-95—J E Pearce & Co...C-DR-G
7th av, 277—Henry Cohen...G
7th av, 277—James Voyion...G
7th av, 277—Ross Boyovsky...E
7th av, 279—Harris Braus...G
7th av, 279—Joseph Auringer & Altman...G
7th av, 279—Abr Spielman...G
7th av, 291-93—7th Av Meat Co...DR-A
7th av, 291-93—Sands & Appel...DR
7th av, 291-93—Fawcett & Levine...DR
7th av, 291-93—Aurania Lagomaroini, Inc...DR
7th av, 291-93—Lafcourt & Laner...DR-G-A-C

- 7th av, 291-93—Safety Fire Extinguishing Co...DR
7th av, 291-93—Flasher & Bleier...A-C-G-DR
7th av, 291-93—Chas B Byron...D-DR
7th av, 291-93—Sam'l Jacobs...C-G-DR
7th av, 291-93—Wallach & Reis...C-DR
7th av, 291-93—Aurelia Hollander...DR-C-G
7th av, 291-93—Louis Diamond...DR-C-G-A
7th av, 291-93—Reis & Becker...A-G-DR
7th av, 291-93—Gitelman & Co...C-G-DR
7th av, 291-93—Renrew Rity Corp...A-C-DR
7th av, 560—H L Messmore...C-G

BRONX ORDERS SERVED.

Named Streets.

- Van Buren st, 1634—Frank Vielli...G-D
Named Avenues.

- Brook av, 631—Morris Beef Co...G
Nelson av, 1401—Herbert N Chute Bros...G-C
Sedgwick av, 334—Harry G Somers...A-G
So Blvd, nwc 145th st—Globe Fireproof Door & Sash Co...G
Westchester av, 549—I Baer...G-A
Westchester av, 710—Solomon Weiner...K-A-C

BROOKLYN ORDERS SERVED.

Named Streets.

- Adams st, 301-303—Kings & Westchester Land Co...D
Bergen st, 55—Mrs Mary Keller...C
Bergen st, 62 (rear)—Abr Schwartz...C
Clinton, nwc Union st—City of N Y...A-C
Coffey st, ft of—N Y Dock Co...A
Concord st, 205—John R Taafe...A
Commercial st, 93-99—Gleason, Trebout Co...D-R
Commercial Wharf, sec Summit st—B Z Toy Co...A
Commercial Wharf, sec Summit st—Cork Mfg Co...A
Commercial Wharf and Summit st—Amer Metal Cup Co...A
Commercial Wharf, bet Verona & Pioneer sts—N Y Dock Co...A-C
Congress & Warren sts & E R—N Y Dock Co No 113...C
Congress & Warren sts & E R—N Y Dock Co No 112...C
Cook st, 103 (rear)—Max Tenen...C-G
Cook st, 103 (rear)—Cong Bernah Hiam Azar...A-F-C
Cook st, 140—Morris Pomerantz...A
Court st, 24-30—Metropolitan Rity Co...C
Emerson pl, 35-37—Rudolph Vagh...C-G
Emerson pl, 35-37—Bklyn U Gas Co...C
Ferris st, swc King st—Diamond Cook Co...DR
Ferris st, swc King st—N Y Dock Co...DR
Ft Richards st, S H, 23—Amer Molasses Co...A
Ft Sedgwick st, S H, 144—N Y Dock Co...C
Fulton st, 28-44—Eagle Warehouse & Storage Co...C
Fulton st, 197—Hastings Estate...F-A
Greene st, 142-56—C H Jensen & M Collard...C
Grand st, 1001-13—Robt Chapman Co...DR
Grand st, 1001-13—Stockinger Photo Eng Co...DR
Grand st, 1001-13—Sackett & Wilhelms Co...DR
Harrison st, 104—Chas W & F O Walthers...DR-C
Kosciusko st, 608—L Fink & Sons Co...B
Livingston st, 220—Wood, Harmon Co...C
Moultrie st, 37-39—Santi C Paletto...DR
Moultrie st, 37-39—Mirror Works...DR
Moultrie st, 37-39—New Metal Bed Co...DR
Pacific st, 445—Mrs Virginia Stenhaus...G
Pierrepont st, 132-34—L I Historical...C-D
Plymouth st, 195—Frank A Saddler...C
Poylur st, 72-150 Precinct Police Station...A-K

- Powell st, 225-27—Harry Tenichel...D-R
Powell st, 225-27—Powell Embroidery Co...D-R
Powell st, 225-27—Sam'l Berger & I Stein...D-R
Powell st, 225-27—Glenmore Knitting Wks...DR
Powell st, 225-27—Isaac & Abr Liberman...DR
Powell st, 225-27—David Fenichel...DR
Powell st, 225-27—Abr Koppel...DR
Pulaski st, 470-72—Chas E Bowman Co...A-B
Sidney pl, 18—Bklyn City Mission Tract Soc...C
Smith st, 169-73—J Kurtz & Sons, Inc...A-G-E
Smith st, 430-34—L A Rockwell & Co...A-C
Sterling pl, 617—Mrs Mary Kent...C
Sterling pl, 627—Louis Rogers...C
Stauben st, 213-17—Cooke-Cobb & Co...D-DR
Taaffe pl, 49—Michele Nicolette...H-A
Van Buren st, ft. S H, 340-43—N Y Dock Co...A
Van Dyke st, 324-8—Geo Alexander...A
Van Dyke st, 319-27 & 313-18—N Y Dock Co...A
Van Dyke & Conover sts—N Y Dock Co...A
Van Dyke st, n e c Ferris st—N Y Dock Co...A
White st, 82-100—F H Kalbfleisch Co...C
Woodhall st, 15—Bernhard Simonson...C

Numbered Streets.

- 3d st, 131-37—Grason, Son & Dalzell...C
3d st, 167 N—Wm Natutewith...G-A
4th st, 104-14 S—Fred Gretsche...D
4th st, 280-8—Empire State Dairy Co...A
9th st, 40-42 So—Kept Iron & Steel Corp...A
9th st, 40-42 So—Thos B Campbell...A
9th st, 40-42 So—Albert Voight...A
9th st, 41-61—N Y Tartar Co...DR
11th st, 118 N—Hecla-Winslow Co...D
12th st, 445—Ansonia Clock Co...A
47th st, 111-17, S H 80—Bush Terminal Co...A
47th st, 119-27, S H 81—Bush Terminal Co...A-E
47th st, 129-35, S H 82—Bush Terminal Co...A
47th st, 137-45, S H 83—Bush Terminal Co...A
47th st, 147-53, S H 84—Bush Terminal Co...A
47th st, 155-63, S H 85—Bush Terminal Co...A
52d st, 1272—Sam'l Rubin...B
67th st, s s, 345 ft w 18th av—McKeever Bros, Inc...C

Named Avenues.

- Atlantic av, 278—Harris Witkin...H-A
Bay Ridge av, 1423—John D H Bergen & Son...C
Bedford av, 1842—Phillip A Fairbault...A-G
Bowery, s w c Henderson's Walk—Bklyn House Co...F
Bowery, s w c Stratton's Walk—Louis Stauch...SS-F
Clinton Wharf, bet Ferris & Conover sts—N Y Dock Co...A-C
Clinton Wharf, bet Ferris st & N Y Bay—N Y Dock Co...A-C
DeKalb av, 860—Isidor M Sarem...D
DeKalb av, 1096—Morris Selzman...C
DeKalb av, 1098—Mrs Geo H Smith...C
Driggs av, 261—Nat'l Hall of the Polish Society...A
Dumont av, 494-512—M Silverstein & H Silver...D-DR

- East N Y av, 334—Menys Mittleman...DR
East N Y av, 334—Sam'l Dwalkin...DR
East N Y av, 334—M Sheli & J Mazurkowitz Bros...DR
East N Y av, 334—L Krisel & B Kalb...DR
East N Y av, 334—Louis Feiner...DR
East N Y av, 334—Morris Buchman...DR
East N Y av, 334—Jos Buschieri & Sons...DR
East N Y av, 334—Toney Bittdeer...DR
East N Y av, 334—Rubin Bros...DR
Graham av, 545—Joseph Socha...C-A
Hudson's Walk, n e c Beach—Thomas Cox...E
Hudson av, 231-35—Howard S Jones...C-A
Lawrence av, 260—Geo Hassler...C-A
Lexington av, 604-6—Sidney F Bedell...A
Liberty av, 550—Frank Kendle...G
Liberty av, 590—Isaac Shtier...G
Marcy av, 333-65—Bd Armory Commissioners...E-A-C

- Maspeth & Gardner avs—Peter Cooper's Glue Factory...H-A
Morgan av, 651 1/2-57—Albert Paper Box Co...C
Morgan av, 651 1/2-57—Geo Davis...C-M
Myrtle av, 354—Jennie Blumenthal...C
Ocean Front & W 33d st—Adolph Shapiro & H Lowenthal...A
Oceanic Walk, n e c Beach—Geo W Hoch...A
Pennsylvania av, 140-42—Y M C A...A
Poplar av, n s, bet Hyland & Sea Gate avs—Atlantic Yacht Club...E
Reid av, 163—Feildhaus Estate...I
Rochester av, 86-94—Hugh Kennedy...A
Rogers av, 51—Samuel Tegger...C
Sea Breeze av, n e c W 5th st—Sam'l Richter...D
Sea Gate & Oceanic avs—Mrs Mary E Felt...E-A
Sheepshead Bay rd, n w c W 5th st—Bklyn Rapid T Co...A
Shore Front, 44-47th sts, S H 54, 50, 47, 55, 42, 52, 45, 39—Bush Terminal Co...A-C
Shore Front, 44-47th sts, S H 56, 46, 48, 49—Bush Terminal Co...A
Shore Front, 44-47th sts, S H 41, 51, 40—Bush Terminal Co...C
Shore Front, 44-47th sts, S H 53—Bush Terminal Co...A-C
Stone av, 250—Shetland Co...DR-D
Stone av, 250—Louis Shrege...DR
Stone av, 250—Nicola Borono...DR
Stone av, 250—John Cohen...DR
Stone av, 250—Internat'l Curtain Co...DR
Stone av, 250—Wm Sharko...DR
Stone av, 250—Sam'l Kalsch & Sam'l Supnik...DR

- Stone av, 250—H Lieberman & A Dorfeld...DR
Surf av, n w c Cooks la—Edw Morrissey...C
Sweickerts Walk, n w c Beach—Jos Gandino...E
Thatford av, 207-09—Levi Merowitz...D
Thatford av, 207-09—Sam'l Patrick...DR
Thatford av, 207-09—H Klein & H Berkowitz...DR
Thatford av, 207-09—H Turkeltau & D Yadofsky...DR
Thatford av, 207-09—Indep Wet Wash Laundry Co...DR
Thatford av, 207-09—Levi Merowitz...DR
Thatford av, 366-68—Sam'l Teingersek...DR
Thatford av, 366-68—Mayer Gellis...DR
Thatford av, 366-68—M Roth & H Brodsky...DR
Thatford av, 366-68—Bernard Alpher...DR
Thatford av, 366-68—H Resch & Isidor Kantrowitz...DR
Thatford av, 366-68—Saul Kellner & Sons...DR
Thatford av, 366-68—B Edelman & A Levine...DR
Thatford av, 366-68—A Bernstein & J Russek...DR

- Thatford av, 366-68—Aron Friedenson...DR
Thatford av, 366-68—Ida Klein...DR
Van Sinderen av, 273-87—Levin-Kronenberg & Co...DR

Numbered Avenues.

- 1st av, 4455-65—Bush Terminal Co...E-A
1st av, e s, 46-47th sts, S H 64, 65, 66, 67, 68, 69—Bush Terminal Co...A-E
1st av, e s, 46147th sts, S H 70—Bush Terminal Co...A-E
1st av, s e c, 70 ft s S H 31—Bush Terminal Co...A
2d av, 4420-30, S H 92—Bush Terminal Co...A
2d av, w s, adj S H 70—Bush Terminal Co...A
3d av, 4412—Max Kurzook...DR
3d av, 4412—J Liberman & I Lichtenstadter...DR

QUEENS ORDERS SERVED.

Named Streets.

- Crescent st, 705 (L I City)—John McQueeney...C
Grove st, 142-48—Mem House Grace Parish...A
North Henny st, 15—Henry Poggi...C
Prospect st, n e c Grove st—St Jacobus Lutheran Church & School...A

Named Avenues.

- Ammerman av, 108—Lewis Solomon...E
Bradford av, w s, nr Lawrence st (Flushing)—Cluses W Copp...A
Brandeth av, 44-46—Jacob Seidman...A
Brandeth av, 44-46—Timothy J Kiely...B
Broadway, s w c Clarke av—John E Spillet...B
Hammels av, 83-7 (Rockaway)—Adeline Sandhoffer...A-F
Lexington av, e s, bet Maurice rd & Jefferson st—Manhattan Fireproof Door Co...A
Lincoln av, 24—Mrs Elizabeth Dorsey...A
Parson av, w s, Forest & Elm avs—Flushing Hospital & Dispensary...E
South Hammels av, 83-7—Jan N Brown...B
South Park av, 21-25—Emanuel F Cojean...A-E
Undine av, 33-35—Wm J Greene...A

RICHMOND ORDERS SERVED.

Named Avenues.

- Boardwalk, So Beach—Max Schaffer...A-D
Boardwalk, So Beach—Hotel Waldorf...C-I
Boardwalk, So Beach—Thos Nunley...SS-G
Boardwalk, So Beach—Hergenham Amuse Co...D-C-A
Boardwalk, So Beach—Miller's Hotel...A
Boardwalk, So Beach—Louis Harris...A
South Beach, S I—Stern House...A

Week Ending Nov. 7.

MANHATTAN ORDERS SERVED.

Named Streets.

- Baxter st, 147-51—Jennie Bardsley et al...W-DR
Beekman pl, 15—Rachel Levy...I
Bleecker st, 91—Schlessel & Droga...G
Bleecker st, 155-7—Puritan Dress Co...C
Bond st, 40—Est Geo E Kitchings et al...W-DR
Bond st, 42-44—John C Martin...D
Broome st, 4—Robert Hoe & Co...C

Broome st, 344-6—Selig Kors...C-G
Broome st, 344-6—Meyer Jacobs...C-G-A
Broome st, 344-6—Davis Gumanow...C-G
Broome st, 344-6—Chas Levins...A-G
Broome st, 344-6—Finegold & Spero...A-C
Broome st, 351—Domenick Saidino...C
Broome st, 495—Chas Schwartz...C
Canal st, 125-31—Nathan Badd...A-G
Canal st, 125-31—Abraham Golden...G-A
Canal st, 342—John J Worden...C
Canal st, 342—Anna Schmiedeskemp...C-G
Cherry st, 360—Nathan Garfield...W-DR
Church st, 321—Adolph Morgenstein...C-G
Cliff st, 12-4—Est Maria L Campbell...C
Clinton st, 180—Congregation Austerlenker...E
Clinton st, 180—Congregation B'nai...E
Clinton st, 180—K & G Amus Co...J-C-B-E
Clinton st, 180—Cong B'nai & Jacob Shatzk...J
Cortland st, 79—Davids Mfg Co...C-G
Cortland st, 79—Joseph Packard...C
Cortland st, 79—Est Wm Martin...C
Cortland st, 53—Walter Davids...C
Downing st, 53—J & R Lamb...C
Dyckman st, 308—Wm T Veige...C-G-A-O
East Broadway, 45—Wolf Bomzou et al...W-DR
East Broadway, 262—Abraham Kamler...C
East Houston st, 111-17—Max D Steuer et al...SS
Elizabeth st, 49-51—Lorence Realty Co...W-DR
Fulton st, 73-79—F Winkler...C-G
Grand st, 615-25—M Franklin Feather Co...C
Greene st, 78—Solomon Cohen...W-DR
Greene st, 101—George Kip...DR-W
Greene st, 104—Rosa Brown...DR
Greene st, 104—Rose Brown...W
Greene st, 106—Mary Bennett...W-DR
Greene st, 107—Abr Gutman est...DR-W
Greene st, 111—Sanders Gutman et al...DR-W
Greene st, 113—Hannah Colgate et al...W-DR
Greene st, 125—Sylvester Brush Est...W-DR
Greene st, 127—Amelia W Boardman et al...DR-W
Greene st, 136—Robert A Nathan...W-DR
Greene st, 138-40—Catherine E Strong...DR-W
Greene st, 175-77—Julius Fishman...C
Greene st, 215-17—S & C Bernstein...G
Greene st, 215-17—Sable Bros...G
Greene st, 222-24—Bullman & Kalekow...G
Greene st, 222-24—Joshua Lipshitz...G
Henry st, 86-88—Isaac Goodstein...W-DR
Henry st, 142-4—Progressive School Com-merce...E-C
Henry st, 142-4—Nathan Fink...A-C
Henry st, 142-4—Morris Bugino...G
Henry st, 142-4—Sam Oskowitz...A
Henry st, 142-4—Jack Bernstein...A
Henry st, 142-4—Benenson & Cohen...A
Henry st, 142-4—The Jewish Nation...A-G
Henry st, 142-4—Morris Ray...C-G-A-I
Henry st, 142-4—Mayer Cohen...G-I-C-A
Henry st, 142-4—Louis Rubin...G-I-A-C
Henry st, 142-4—Vincenzo Cirruncione...C-G-I-A
Henry st, 142-4—Wolf Simon...G-C-A
Henry st, 142-4—Sam Goldstein...G
John st, 43—Phillip H Zeitlin...I
Leonard st, 85—Helen C Juilliard...C
Leonard st, 85—Samuel Levy...C
Ludlow st, 188—Myrtle L Jones...E
Maiden la, 54—Fahys Watch Case Co...SS
Market st, 30—Louis Swetnick...C
Mulberry st, 93—Est John R Graham...W-DR
Orchard st, 17—Harris Miller...I-C
Orchard st, 63—Edward Ridley...DR-W
Pearl st, 321—John F Webandorfer...C
Pearl st, 321—Geo F Coalbridge...C
Pelham st, 7-9—Jacob Flatow...C
Prince st, 102-4—Robert M Loeser...W-DR
Prince st, 121—Isaac Goldowitz...D
Rivington st, 236—Joseph Freidberg...G-C
University pl, 24-34—Sailors' Snug Harbor...W-DR
Washington pl, 4-6—Williams, Syrett & Men-kinick...DR
Washington pl, 4-6—Hyman Polskin & Son...DR
Washington pl, 4-6—Landenheim Bros...DR
Washington pl, 4-6—Diker & Zilevitz...DR
Washington pl, 4-6—Abraham L Stone & Son...DR
Washington pl, 4-6—Jacob Samuels & Bro...DR
Washington pl, 4-6—Solis Cohen Q M Lang...DR
Washington pl, 4-6—Levinson Bros & Co...DR
Washington pl, 4-6—Mark Davis Sons Co...DR
Washington pl, 4-6—D H Arnold Co...DR
Washington pl, 13-15—Samuel Levy...C
Waverly pl, 24-26—Chas Remsen...SS
Willett st, 29—Elizabeth Mandel...W-DR
Wooster st, 120-26—Est Henry Brunner...W-DR
Wooster st, 176-78—Chas Devoe et al...C
Wooster st, 176-78—Star Cap Co...A-C-G
Wooster st, 176-78—Paul Prato, Jr...C-G
Wooster st, 176-78—Simon Janov...A-C-G
Wooster st, 176-78—Melin, Inc...A-C-G
Wooster st, 176-78—John S Gordon...C-G-A
Worth st, 113—Interstate Land Holding So...SS
Numbered Streets.
3d st, 106 W—Samuel Hochstein...C
6th st, 322 E—Chas Rubinger...C
12th st, 32 E—Consolidated Gas Co...C
12th st, 32 E—Isadore Berkner...C-I
12th st, 32 E—Isaac Berkner...C-I-G
12th st, 32 E—Isaac Hoffman...C-I-G
12th st, 32 E—Israel Schuffman...C-I
15th st, 30-32 W—American Raincoat Co...C-I
15th st, 30-32 W—Ehrensall & Deutch...C-A
15th st, 30-32 W—Jones Brundage & Co...C-A
15th st, 30-32 W—Edw M Weinstein...C-I-A
15th st, 30-32 W—Moll Brothers...G-A-C
15th st, 30-32 W—Bernard Brown...C-I
15th st, 30-32 W—Louis Turoff...I-A
15th st, 30-32 W—Photographic Advert Co...G
15th st, 30-32 W—Polo Construction Co...SS
15th st, 30-32 W—Madame X Mfg Co...C
15th st, 425 W—Bradish Johnson Est...W-DR
15th st, 444 W—American Can Co...DR-W
16th st, 410-16 W—Andrew T McCullagh...W-DR
16th st, 448 W—Bradish Johnson Est...DR-W
17th st, 11 W—Edward W Browning...W-DR
17th st, 11 W—Ernest Bucker...DR
17th st, 11 W—Lebowitz & Kantrowitz...DR
17th st, 11 W—Louis Rosers...DR
17th st, 11 W—Ever Right Dress Co...DR
17th st, 11 W—S H Fine Cloak Co...DR
17th st, 11 W—Polonaise Waist & Dress Co...DR
17th st, 11 W—Eaele Petticoat Co...DR
17th st, 11 W—Zurlen & Zurlen...DR
17th st, 11 W—Majestic Costume & Dress Co...DR
17th st, 11 W—B Grossman & Bro...DR
17th st, 11 W—Olin & Moses...DR
17th st, 11 W—S J Hartsfeld Co...DR
17th st, 11 W—Gottfried Dress Mfg Co...DR

17th st, 11 W—Weissman & Weintraub...DR
17th st, 11 W—Schlesel & Wilner...DR
17th st, 15 W—Ruberstein & Levine...DR
17th st, 15 W—B Braunheim & Co...DR
17th st, 15 W—Wohl-Raeder Co, Inc...DR
17th st, 15 W—Edgar Company...DR
17th st, 15 W—Rosenstein & Wachtel...DR
17th st, 15 W—Hornick & Weiss...DR
17th st, 15 W—Wilward Realty Corp...W-DR
17th st, 18 W—Emily M R Spencer...DR-W
17th st, 20 W—20 West 17th St Co...DR-W
17th st, 24 W—Umanoff David...G
17th st, 24 W—Solomon Weitz...G
17th st, 24 W—Myer Kannack...G
17th st, 26-32 W—Philip Braender...W-DR
17th st, 37 W—Jennie E Dunn...DR-W
17th st, 50 W—Metropolitan Life Ins Co...W-DR
17th st, 141-5 W—Wilberth Realty Co...DR-W
17th st, 223-5 W—Monahan Express Co...W-DR
17th st, 227-39 W—227 West 17th St Co...W-DR
17th st, 430-44 W—Fred Kruzman...DR-W
18th st, 10 W—Chas B Faher...W-DR
18th st, 356-62 W—Fendac Realty Co...W-DR
19th st, 9 W—Henry Corn...W-DR
19th st, 16-20 W—David Spevo...W-DR
19th st, 23 W—Henry C Lytton et al...W-DR
19th st, 29 W—Robert Hoe Estate Co...DR-W
19th st, 37 W—Morris Shalita...W-DR
19th st, 124 W—Greenhut, Siegel Cooper Co...DR-W
19th st, 151-53 W—Builders' Protective Co...DR-W
19th st, 205-09 W—Wyanoke Realty Co...DR-W
19th st, 211-15 W—Percival Ketterer et al...DR-W
19th st, 435 W—Elizabeth A Halligan...DR-W
20th st, 13-15 W—Courtland H Young...W-DR
20th st, 27-33 W—27 West 20th St Corp...W-DR
20th st, 211-15 W—Clarence H Phipps...W-DR
21st st, 29 W—Acme Building Co...W-DR
21st st, 37 W—Wm H Jeffers...W-DR
21st st, 54-62 W—Arthur A Carey...DR-W
22d st, 4 W—James McCutcheon...W-DR
22d st, 6-8 W—Gertrude Vanderbeck...W-DR
22d st, 26 E—Cecile Dress Co...G-C
22d st, 26 E—Stern Bros...A-I-C-G
22d st, 48 W—Estate Mary G Hoffman...W-DR
22d st, 118-24 W—Ewald Mommer...DR-W
22d st, 126 W—Henry R Drowne...W-DR
22d st, 127 W—Max Webber...C
22d st, 132-34 W—Victoria Bldg & Contg Co...W-DR
22d st, 150-54 W—J J Steindler Co...W-DR
22d st, 545 W—Francis L Ogden...W-DR
22d st, 54 W—Anna W Gould...DR-W
23d st, 71-77 W—Trustees Masonic Hall & Asylum Fund...W-DR
23d st, 119-21 W—Isaac H Clothier...DR-W
23d st, 133 W—Elmer A Darling...W-DR
23d st, 147 W—Grace F Lester...DR-W
24th st, 13-15 W—Emma A Mayhew...SS
24th st, 19-21 W—Koenigsberg & Block Co...C
24th st, 19-21 W—Marcus & Millstein...A-C
24th st, 19-21 W—William Schlusel...G
24th st, 19-21 W—Schulman & Sherman...G
24th st, 19-21 W—Pellman Bros...G
24th st, 19-21 W—Heneyman Co...G
24th st, 19-21 W—Ginsberg & Fisher...G-A
24th st, 19-21 W—Safran & Kreeger...G
24th st, 19-21 W—Boston Cloak Co...C
24th st, 142-6 W—Goodman Bros...DR
24th st, 142-6 W—Butterfly Dress Mfg Co...DR
24th st, 142-6 W—Brill & Wechsler Bros...DR
24th st, 142-6 W—Chas Harris...DR
24th st, 142-6 W—S Ellis & Sons...DR
24th st, 142-6 W—District Realty Co...W-DR
24th st, 142-6 W—Baron & Heitner...DR
24th st, 142-6 W—Aaron Littman...DR
24th st, 142-6 W—Alexander & Greenberg...DR
24th st, 142-6 W—Nasrallah & Meenan...DR
24th st, 142-6 W—The Foster Mfg Co...DR
24th st, 142-6 W—Dilloff & Zimmerman...DR
24th st, 148-50-52 W—Security Mortgage Co...G
27th st, 40-42 W—Bruno Gumprich...C-G
27th st, 40-42 W—Louis Hirschowitz...G
27th st, 40-42 W—Gluck & Weingold...G
27th st, 40-42 W—Harry Seher & Co...G
27th st, 40-42 W—Gray Realty & Dev Co...C
27th st, 135-7 W—Feldman Bros...C
27th st, 135-7 W—Louis Cohen...G-C-I
27th st, 135-7 W—S B Co...C
27th st, 135-7 W—Herman Gerstener...I-C
27th st, 135-7 W—Bagedonow Bros...I
27th st, 135-7 W—Berkman, Bass & Co...G
37th st, 531-5 W—The J F Tapley Co...L
37th st, 531-5 W—Jacques Kahn...A-G-SS
41st st, 242-44 W—Dessert & Co...C-S-A
41st st, 242-44 W—Ludin Realty Co...A-C
49th st, 606 W—Pabst Brewing Co...C
50th st, 124 W—Packard Acme Garage Co...C-D-G-L
53d st, 315 E—Jos Feinberg...G-A
57th st, 614-640 W—Chas A Appleby...W-DR
61st st, 303 E—Emma A Mayhew...C-G
72d st, 437 E—De Luxe Motor Cycle...G
75th st, 120 E—Seth M Milliken...O-C
77th st, 210 E—Howard Conkling...J
82d st, 35 W—Hennessy Realty Co...SS
82d st, 127 W—Merritt, Ferguson Co...SS
87th st, 166 W—West Side Construction Co...SS
89th st, 69-75 E—Niagara Livery & Motor Co...A-C-O
92d st, 433 E—Daniel Hornberger...C
92d st, 422-26 E—George Ehret...SS
11th st, 17-19 E—Laura Franklin...B
116th st, 234-6 E—Henry Kennel...C
122d st, 331 E—Louise Egler et al...C
123d st, 180 E—Jacob Marks...K-O-G-A
137th st, 174 W—Isabella Runk...C-A
166th st, 508-10 W—Albert Krumenaker...C-A-G
Named Avenues.
Amsterdam av, 366—Fredk H Hettling...C
Amsterdam av, 1121-7—Peter Ohlkers...G
Amsterdam av, 1947—James Butler...G
Av B, 228—Rosehill Realty Co...G-C
Av D, 123—Est S Sidney Smith...C
Bowery, 4—Chinese Baptist Mission...E
Bowery, 4—Tuxedo Restaurant Co...E
Bowery, 4—Est Isaac Pouker...B-C
Broadway, 362—James N Jarvie...B
Broadway, 368—William Bruce Brown...SS
Broadway, 388—John E Parsons...SS
Broadway, 428-32—Lettia A Poillin Est...SS
Broadway, 476—Adams Land & Bldg Co...W-DR
Broadway, 529-33—Eagle Glove Co...DR
Broadway, 529-33—Max Applebaum...DR
Broadway, 529-33—Abe Wolfson...DR
Broadway, 529-33—Carl Taylor...DR
Broadway, 529-33—Emil Rohner...DR
Broadway, 529-33—Karl Guggenheim...DR
Broadway, 529-33—Perk Bros...DR
Broadway, 529-33—Tamor Bros...DR
Broadway, 529-33—Abr Steefel...DR
Broadway, 529-33—Family & Feigenbaum...DR
Broadway, 529-33—Louis Finkelstein...DR
Broadway, 529-33—Arthur Brower Co...DR
Broadway, 529-33—Schorr & Shapiro...DR
Broadway, 529-33—Albert Metter...DR
Broadway, 529-33—Berger & Zetler...DR
Broadway, 529-33—Henry Goodman...DR
Broadway, 529-33—Adolph Raduzmir...DR
Broadway, 529-33—Alfred Guggenheim...DR
Broadway, 529-33—The Ray State Corp...W
Broadway, 529-33—Regal Shoe Co...DR
Broadway, 529-33—United Cigar Store...DR
Broadway, 529-33—Moses Scheinblum...DR
Broadway, 529-33—Jacob Reiss...DR
Broadway, 529-33—Adam Beslor...DR
Broadway, 529-33—August Raggi...DR
Broadway, 529-33—Fishbein Bros...DR
Broadway, 529-33—Basket Cafe Co...DR
Broadway, 529-33—Meyer Alter...DR
Broadway, 529-33—Price & Weiler Co...DR
Broadway, 529-33—Herbert Cohen...DR
Broadway, 529-33—Edwin Dresser...DR
Broadway, 529-33—Morris Stern...DR
Broadway, 529-33—Samuel Lachman...DR
Broadway, 529-33—Nathan Tanenheiser...DR
Broadway, 529-33—Moe Munzesheimer...DR
Broadway, 529-33—Robert August...DR
Broadway, 529-33—Roth Bros...DR
Broadway, 529-33—Morris Brodsky...DR
Broadway, 529-33—Samuel Mannel...DR
Broadway, 529-33—Abr Latner...DR
Broadway, 529-33—Hellincke Bros...DR
Broadway, 529-33—Adolph Hoffman...DR
Broadway, 529-33—Harris Schwartz...DR
Broadway, 529-33—Joseph Ketter...DR
Broadway, 529-33—Ida Levin...DR
Broadway, 653-55—Robert Lindheim...C
Broadway, 722—John A Keller et al...C
Broadway, 2297—John C Graus...D
Broadway, 2528—John J Comry...F
Lenox av, 334—Henry Mayer...G
Park av, 840—76th St & Park Av Co...SS
Park av, 1901-05—Adelbert S Nichols...W-DR
Park Row, 128—McGown Silsbee...C-G-A
Park Row, 128—Washington H Taylor...G
West Broadway, 395—International Metal Sawyer Co...A-G
West Broadway, 563—Est Catherine Stevens...C
West Broadway, 563—Harry Frank...C-G

Numbered Avenues.
1st av, 394-6—Roth & Co...G-A-L
1st av, 394-6—Henrietta Hirsch et al...C
1st av, 583—Est Henry E O'Brien...C
3d av, 440—Robert Bernstein...G
3d av, 480—Carrie Freund...G
6th av, 183—Wm Thomans...G
6th av, 186—Andrew Papadina...C-G
6th av, 186—John Hays...C
6th av, 531-35—Est Chas F Hoffman...SS
7th av, 270-74—M Abrahams Realty Co...E
7th av, 445—Margaret Byrne...E
8th av, 2234—Leopold Jonas...G

BRONX ORDERS SERVED.
Named Streets.
Timpson pl, 539—North Sand Co...G-C
Named Avenues.
Fordham rd, 561—Rodgers & Stahl...C-D-A-G
Marmion av, 1945—Bronx County Constn Co...C
Tremont av, 408—Paul Bechtel...G
Tremont av, 822—Samuel Litvin...G-A-O-C
Washington av, 1204—Henry J Mandel...A-C-O
Numbered Avenues.
3d av, 3396—David I Tobias...B
3d av, 3396—Herman Kromplotz...B
3d av, 3396—Alice E Mullen et al...C
3d av, 3781—John Allen...I-K

BROOKLYN ORDERS SERVED.
Named Streets.
Adams st, 1-19—Edward Bliss Co...W-DR
Bartlett st, 67-9—Herman Kaminester...W-DR
Bergen st, 2118-24—Kurzrok Bros...W-DR
Boerum st, 157 (rear)—Isaac Voelbel...DR-W
Columbia st, 150-2—Nettie Harrison...DR-W
Commercial st, 93-99—Gleason, Trehout Co...DR-W
Commercial Wharf & Summit st—N Y Dock Co...DR-W
Cook st, 103—Louis Lafsky...C
Cook st, 103 (rear)—Meyer Luria...W-DR
Debevoise st, 39—Jacob H Werbelovsky Est...W-DR
DeGraw st, 196—Decorative Metal Art Mfg Co, Inc...W-DR
Emerson pl, 139-47—Emil Hamburger...W-DR
Ferris st, s w c King st—N Y Dock Co...DR-W
Franklin st, 30—Otto C Meyer...H-A-L
Front st, 55-65—A Zeregas Sons...W-DR
Front st, 95-215—Hanan & Co...DR-W
Front st, 174-92—Boorum & Pease Co...W-DR
Fulton st, 361—Stephen S Pettit...W-DR
Fulton st, 425-45—Rothschild Rlty Co...DR-W
Fulton st, 482—Edw Geo & Jno P Smith...W-DR
Fulton st, 1333-35—Mrs Jennie Murphy...DR-W
Grand st, 1001-13—Sackett & Wilhelms Co...D
Grand st, 1013—Sackett & Wilhelms Co...DR-W
Greene st, 127—Greenpoint Metallic Bed Co...W-DR
Greene st, 142-56—Chas H Jensen & Mary H Collard...W-DR
Greene st, 252-54—Manhattan Steam Dye Wks...W-DR
Hall st, 25-37—Mergenthaler Linotype Co...W-DR
Havemeyer st, 132—John O Baldwin...DR-W
Hicks st, 408—Arbuckle Bros...W-DR
Himrod st, 111-13—Jos Schumacher...W-DR
Himrod st, 111-13—Standard Lock Co...DR
Himrod st, 111-13—Kingly Pants Co...DR
Himrod st, 111-13—Herman Feigert...DR
Himrod st, 111-13—Jos Schumacher Est...D
Himrod st, 117-19—Ulmer Brewing Co...D-DR-W
Himrod st, 117-19—Dominick Avignone & T Rodi...DR
Himrod st, 117-19—Morris Cedarbaum...DR
Hope st, 9-17 & 53-65—Jas Cavanagh Corp...DR-W
Hope st, 155—Abr Bleistift...W-DR
Humboldt st, 55-7—Oscar Fichtenbaum...W-DR
Humboldt st, 109—Alex Diker & B Zalewitz...DR-W
Humboldt st, 106-16—National Linotype Co...D-DR
Kosciusko st, 141—Samuel Adelson...W-DR
La Grange st, 5-9—Karl Lieb Webber & Co...DR-W
Lorimer st, 727-9—William Salmon...DR-W
Menahan st, 17-21—Jos Peckel & Co...DR-W
Moore st, 188—Phillip Greissman...W-DR

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Safe Distributing Panel.

ALL danger of a person's fingers coming into contact with dangerous wires and switches in electrical distributing panels is removed in a panel box being introduced by the Bryant Electric Company, of Bridgeport, Conn.

All connections and conductors are concealed and separated from the front of the panel by a continuous sheet of insulating material. There are no live parts exposed. In case a switch mechanism requires adjustment the cover of the particular unit affected can easily be removed, and the switch mechanism can be replaced or a new one substituted just as quickly.

"On" and "off" appear in plain English; the former is in black letters on a white background, and the latter in white letters on a black background; so that the condition of each switch may be distinguished at a distance. The fuses are self-indicating and can be replaced by anyone without the slightest danger of contact with the circuit, and without the use of screw-drivers or other tools and the attendant danger of using them.

With a quantity of these units in stock, the contractor is ready to make up lighting panels of any size, thus avoiding delays or expensive stock. The case with which the parts are assembled minimizes installation cost, and the device itself, on account of its simplicity, is inexpensive. It is shown in the next column.

Oxy-Acetylene Welds.

CONTRACTORS having to do with fractured steel members in equipment or in structural parts may, in the past, have doubted whether the broken parts could be assembled safely by welding. Some tests made recently by Professor A. Campion and William C. Grey on oxy-acetylene welding of steel have demonstrated that such welding may be almost as strong as the original fabric. The American Gas Light Journal reports the tests and observations as follows:

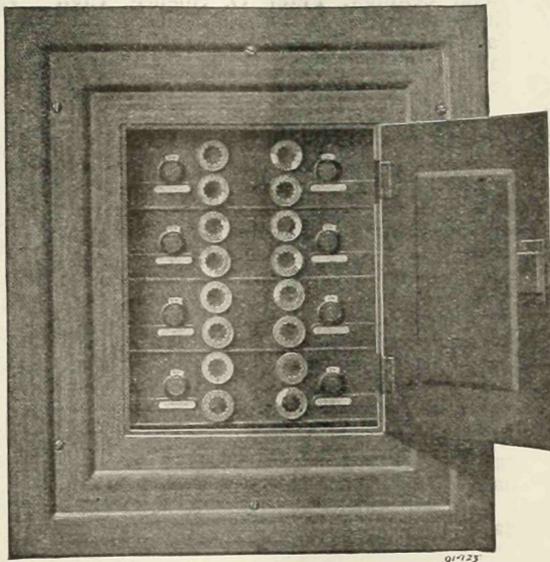
"The material used was mild steel, containing about 0.25 per cent. of carbon. For the first series, bars $\frac{3}{8}$ -inch in diameter were turned down for a length of $1\frac{1}{2}$ inches at the weld to $\frac{3}{16}$ -inch in diameter, the elongation being taken on a 1-inch length. Contraction of area was not recorded because most of the fractures were much too ragged to measure.

The results indicated that an average weld had about four-fifths of the strength of unwelded steel, while the ductility is only about one-fifth. There was no great variation in maximum tensile strength but ductility varied widely from the average, for the lowest strength of welded metal was about 80 per cent. of that of the original steel and the lowest elongation was only 9 per cent. Ductility was increased by hammering; but the strength was lowered. Reheating after hammering improved both the ductility and the maximum stress. Reheating at the same temperature without hammering caused a comparatively large rise in ductility and a small rise in the strength. Quenching in water and reheating brought the strength up almost to that of the unwelded steel, but diminished the elongation.

For the impact tests bars $6\frac{1}{4}$ inches long and $\frac{1}{2}$ inch in diameter were notched in the center of the welded part to a diameter of 0.4 inch. The results showed great variation and suggested that an average weld would resist only half as much fatigue as unwelded metal. Hammering improves the weld in this respect, but the metal should be reheated at a full red heat— 800° C.—to avoid production of strains or brittleness. Reheating or annealing without hammering

has but little effect. The treatment which produced the best results in the tensile tests gave the worst in the impact tests. Further experiments with the bars notched at the edge of the weld instead of at the center were made to ascertain the influence on the whole weld of the overheated zone produced during welding, and the results varied still more than those given by centrally notched bars; but while hammering specimens of the latter gave 84.4 per cent. of the original strength, the hammered side-notched bars gave only 57.7 per cent. Impact tests on plates of different thicknesses showed conclusively that the reliability of the weld and the strength decreased as the thickness increased.

The authors conclude that very serious responsibility is incurred by using autogenous welding in parts which may be subjected to any considerable strain.

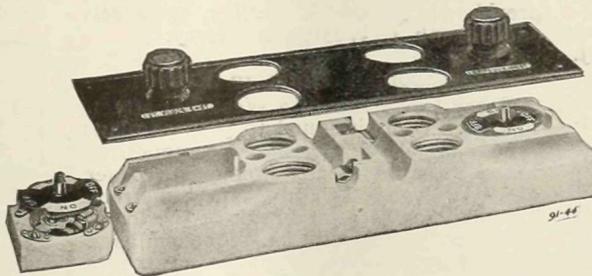


Water-Glass.

UNDER the name of "water-glass" a new system of damp-proofing concrete surfaces is being developed. It has a use in the prevention of dust arising from concrete floors, it is a preservative of remarkable powers, but, according to J. T. Dennison, an expert, who has been making a study of this material for a long while, the possibilities of its use in steel construction and other lines are not now fully known.

"Water-glass" is a compound of silicate of soda or silicate of potash or mixtures of both. The silicates are prepared by melting together mixtures of quartz or white sand and soda ash or potash as the case may be. These mixtures, when melted in proper portions, form a glassy mass which is soluble in hot water.

The process of manufacture consists



essentially in melting the above materials, usually in the presence of charcoal or other form of carbon, then pulverizing and bleaching out the material with hot water. The silicate or "water-glass" is made of different strengths, and is sold according to percentage of dry silicate present in the solution, usually 33 to 66 per cent.

It seems to offer more advantages when used as a paint vehicle than any other material known to science. At first glance, it would appear to be a very cheap material. Secondly, when used in a paint, it would make one which could be more readily applied. Third, it would dry quickly and is entirely odorless and non-poisonous. Fourth, it would prevent the formation of mould or fungus. Fifth, it would also prevent worms or dry rot in wood; and, lastly, it would be a fire retardant.

But, like every other new thing, it has its primary drawbacks. It can, so far, be used only with a very limited number of pigments, because most of the pigments have some action of the "water-glass," causing it usually to coagulate. It does not remain smooth, but forms a slight efflorescence of white powdered soda on the surface. It has a tendency to chip, crack or peel off. Atmospheric changes have a deleterious effect on it as have also acids and gases of various kinds.

In mixing colors with "water-glass," many changes take place. Sometimes the color changes entirely, due to the action of the alkali in the "water-glass." Then, again, the color may act upon the silicate of soda or potash, forming therewith an insoluble silicate, such as lead silicate or zinc silicate, so that when the color is mixed with "water-glass" it immediately causes the entire mass to become solid instead of remaining in a paint consistency. As a matter of fact most pigments have this action to a greater or less degree.

The lead compounds and zinc compounds have this action to a very marked degree, so that it takes place immediately. The iron oxides, ochre and umbers work slowly; and a very few materials like chromium, barium chromate, ultramarine blue, and the graphite blacks work very slowly upon the "water-glass," and can be mixed for some considerable time. Whiting and clay have a decided action upon this material. It will be seen, therefore, so far as the use of "water-glass" with pigments is concerned, it is almost impossible to make a mixture which will keep any length of time.

A number of attempts have been made to make use of "water-glass" by applying first the pigment bound with glue or some other material of a similar nature, and then applying over this material a solution of "water-glass." This has a disadvantage in necessitating two operations; and it is also necessary to overcome the action of the "water-glass" of the colors, especially those colors that are readily affected by alkali.

Silicate of soda or "water-glass" is largely used for the purpose of fireproofing various materials. Wall paper has been fireproofed by the use of "water-glass;" but precaution must be taken with regard to colors, as mentioned heretofore. Scenery and similar products have been treated with "water-glass" for the purpose of fireproofing.

"Water-glass" is a very useful material as a binding substance, and is used very largely in the manufacture of boiler coverings and all of the asbestos products, as it acts as a fireproof glue for the purpose of binding the fine fibers together. It has also been used for mending various materials, and it is extremely useful for that purpose. It is also extensively used in the manufacture of artificial stone and similar substances.

As a fireproof material, silicate of soda or "water-glass" is probably equal to any other substance used for that purpose. It has the disadvantage of being alkaline in its action and in its nature. It is always used thinned down with water, and should not be applied too heavily, otherwise it will only collect on the surface and flake off when dry.

Treatment of Wax Wood.

WAXED floors can be cleansed by washing off thoroughly with turpentine and benzine, after which they can be rewaxed if desired. Desks, chairs, etc., in offices which have been scratched or damaged by wear may be made almost as good as new by washing thoroughly with lukewarm water and then rub with a piece of cheese cloth in which some prepared wax has been placed. After this has been applied, if a vigorous rubbing is administered by hand the surface will become perfectly smooth and its original gloss will be restored. Floors finished in plain oil only can be refurbished with a mixture of turpentine and linseed oil.

CURRENT BUILDING OPERATIONS

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

A FIRE TEST.

The Fire-resisting Qualities of Metal Ceilings Compared with Plaster Ceilings.

The Associated Metal Ceiling Contractors of Greater New York conducted a test on Wednesday, November 11, at the Columbia Testing Station, Greenpoint, Brooklyn, by Prof. James S. McGregor, for determining the fire-resisting qualities of metal in comparison with plaster ceilings. The reinforced concrete structure in which these tests are made at Norman avenue and Monitor street, had been put in readiness for the occasion, with six different panels, two plaster and four metal ceilings, specified in the following manner:

Plaster on wood lath; plaster on metal lath; metal ceiling on wood furring; metal ceiling on metal-covered furring; metal ceiling on $\frac{7}{8}$ -inch wood sheathing; metal ceiling on wood furring and plaster boards nailed to wood beams.

At the end of the test, which lasted exactly one hour and fifteen minutes, with a heat of 1,700 degrees, inspectors of the various departments having representatives present, rendered decisions in order of their superiority. No. 1, metal ceiling on plaster boards on wood furring; No. 2, metal ceilings on sheathing $\frac{7}{8}$ -inch thick; No. 3, plaster ceiling on wire lath; No. 4, metal ceiling on metal-covered furring; No. 5, metal ceiling on wood furring; No. 6, plaster ceiling on wood lath. The plaster ceiling on wood lath fell twelve minutes after the start of the test.

The members of the association conducting the test were: The Acme Metal Ceiling Co., Baerlocher & Ohman, Berger Manufacturing Co., H. A. Berger, Brown Metal Ceiling Co., Canton Steel Ceiling Co., East Side Metal Ceiling Co., J. A. Manneck, New York Metal Ceiling Co., Northrup, Coburn & Dodge Co., Julius Oehrlein, S. Shanker, Standard Metal Ceiling Co., Sterling Ceiling & Lathing Co., Wheeling Corrugated Co., Garry Iron & Steel Co., all of New York, and the American Metal Ceiling Co., and Brooklyn Metal Ceiling Co., of Brooklyn.

The committee in charge of the test was W. O. Butler, of the Berger Manufacturing Co.; Charles J. Dodge, of the Garry Iron & Steel Company, J. Randall of the Brooklyn Metal Ceiling Co., and H. S. Northrop of Northrop, Coburn & Dodge. Among those attending were G. Y. Langestro, Jr., inspector N. Y. B. F. U.; J. C. Upton, New York Metal Ceiling Co.; L. Berliant, Standard Metal Ceiling Co.; S. Shanker, metal ceilings; J. D. Halley, Brooklyn Metal Ceiling Co.; George C. Baerlocher, of Baerlocher & Ohman; Max Rothbart, Acme Metal Ceiling Co.; Thomas F. Egan, Bureau of Combustion; Robert J. Moorehead, Superintendent of Buildings, Bronx; Thos. Heatley, Special Inspector; John Ritter, of Garry Iron & Steel Co.; A. Doerfling, Wheeling Corrugated Co.; W. R. Lyman, Canton Steel Ceiling Co.; Julius Oehrlein, metal ceilings; Wm. H. McCord, Department of Education; George D. Glass, Berger Manufacturing Co.; John W. Yohe, Canton Ceiling Co.; W. H. Gardner, Canton Art Metal Co.; S. D. Neale, J. B. King & Co.; J. Dixon, N. Y. F. D., B. of F. P.; W. Wolf, of Northrop, Coburn & Dodge Co.; B. J. Corcoran, Chief Inspector, Tenement House Department; W. A. Robertson, Chief Inspector, Tenement House Department; George E. Strehan, Building Department, Manhattan Borough; E. Wilkinson, Brooklyn Building Department; Ira H. Woolson, of National Board Fire

Underwriters; H. E. Perrine, engineer, Columbia University; Harold K. Hughes, engineer, testing S. F. D.; E. Fickinger, R. W. Van Horn and Ray T. Langenbach, Berger Manufacturing Co.; Edgar Biechele, metal ceilings; Safety Engineering, publishers; J. A. Manneck, metal ceilings; Peter G. Spence, Civil Engineer, Chief Div. Eng.; Henry G. Sad, advertising. The association has for its president A. Doerfling, and for secretary and treasurer, M. Wolf.

Encouraging News.

During the last few years the necessity of having switchboards in buildings of all classes has been growing, until today there is hardly a structure of size in which this device cannot be found. In speaking on this subject Mr. Charles L. Eidlitz, president of the Metropolitan Electric Manufacturing Company, said: "In 1902 our company was incorporated under the laws of the State of New Jersey with a capital of \$25,000, but since that time the business of the company has grown to such an extent that it was found necessary to increase the capitalization to \$300,000, all of which has been subscribed.

"In addition to switchboards the company also manufactures panel boards, detachable mechanism, switches, receptacles and various other appliances. The company has a large plant in Long Island City, near the terminal of the Queensboro bridge. Our company is thoroughly equipped and we consider the plant one of the best in the country.

"We have installed our appliances in many notable structures, including the Altman store, Lord & Taylor's, the Hall of Records, Mount Sinai Hospital, Bankers Trust Company, Grand Central Terminal, State Capital, Albany; Woolworth Building, American Express Building, Western Union Building, Adams Express Building, National Biscuit Company's Building, Hill Publishing Building, J. P. Morgan & Company Building, New York Telephone Building, H. C. Frick's residence, Andrew Carnegie residence, and many others. The company owns and controls valuable patents covering their products."

The officers are Charles L. Eidlitz, president; Patrick J. Shelley, treasurer, and Joseph J. Wesley, secretary.

Cosmopolitan Hotel to Reopen.

Oscar Lowinson, of 5 West 31st street, has been commissioned to prepare plans for remodeling the old Cosmopolitan Hotel situated at the northeast corner of West Broadway and Chambers street. The building is a landmark of the lower West Side and will be reopened as a first-class hotel as soon as necessary alterations can be made. Joseph Weintraub, of 704 West End avenue, has taken a long-term lease and will conduct a saloon business in the corner of the building, sub-letting the hotel proper. The general interior will be renovated throughout with a new heating plant, electric lights and wiring, new elevator and sidewalk lifts, floors, trim and decorations. There will be a new direct subway connection in the building and entrance to the Sixth avenue elevated railway line. Plans will be ready in about one week and operations will be undertaken at once. The cost is placed at between \$75,000 and \$100,000.

Haven Avenue Apartments.

George and Edward Blum, 505 Fifth avenue, have been commissioned by Harry and Joseph Falk, known as the Strathcona Construction Company, 3785

Broadway, to prepare plans for a six-story apartment house, to be erected at the northeast corner of Haven avenue and 180th street. The same owners are at present building a ten-story apartment at 155th street and Riverside Drive, from plans by the same architects.

Jewb Memorial at Newark to be Rebuilt.

Crow Lewis & Wickenhoefer, 200 Fifth avenue, Manhattan, have been retained to design plans for rebuilding the Jewb Memorial Church at Clinton avenue and Wright street, Newark, N. J. The building, which is situated in the center of the residential section, was destroyed by fire last August. The walls are still standing and will be used in the reconstruction, which will be of Gothic style. Meeting and class-rooms, gymnasium, bowling alleys and billiard-rooms will be installed in the basement.

Broadway and 26th Street Building.

Maynicke & Franke, of 25 East 26th street, architects for the twenty-story store and loft building which the estate of Frederick Ayer, of 141 Milk street, Boston, Mass., is to erect at the northeast corner of Broadway and 26th street, Manhattan, expect to have plans ready for bids on the general contract by about December 10. The building will have dimensions of 105x51 feet and cost in the neighborhood of \$800,000.

L. C. Holden to Plan Warehouse.

The Dochtermann Van & Express Company, Charles Dochtermann, Jr., president, 469 East 10th street, has commissioned L. C. Holden, of 103 Park avenue, to prepare plans for a modern fireproof warehouse, probably nine stories in height with dimensions of 79x159 feet, to be erected at 1922 Webster avenue, the Bronx. Details have not yet been determined.

Loft Building for Division Street.

Levine & Smith (cloaks and suits), 20 Division street, contemplate the erection of a six-story fireproof loft building, at 20 to 24 Division street, on a plot 40x100 feet. An architect will be selected about November 29.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Levine & Smith, 20 Division st., contemplate the erection of a 6-sty loft building, 40x100 ft., at 20-24 Division st. An architect will probably be selected about Nov. 29.

HUNTINGTON, L. I.—Summis & Downer, New York av, owners and lessees, are receiving competitive sketches for a 2-sty brick garage on New York av, to cost about \$25,000. No architect selected.

PLATTSBURGH, N. Y.—Clinton County Board of Supervisors, A. E. LaMarche, clerk, contemplates the erection of a brick and stone county building in Margaret st, between Court and Cornelia sts, to cost about \$25,000. No architect selected.

FULTON, N. Y.—The Massaro Macaroni Co., at site, contemplates the erection of a 3-sty brick and steel addition to its factory in North 2d st. No architect selected.

WANAMASSA HEIGHTS, N. J. (Ocean Township).—William Griffin, this place, contemplates rebuilding the frame bottling house, stable and wagon shed here near Amboy Park, to cost about \$6,000. The buildings were recently destroyed by fire. No architect selected.

PEARL RIVER, N. Y.—The Board of Education of Pearl River, James Moore, contemplates the erection of a school here. Project will be discussed at meeting to be held November 16. Cost, about \$50,000. No architect selected.

AVON, N. Y.—Mrs. Herbert Wadsworth, Ashantee Farm, Avon, contemplates the erection of a hotel here. No architect selected. Cost, about \$500,000.

YONKERS, N. Y.—The Estate of J. L. Simon, 53 East 25th st, Manhattan, contemplates rebuilding barns recently destroyed by fire on Central av. No architect selected.

BEACON, N. Y.—The City of Beacon, J. A. Frost, president, is considering and desires information on the installation of a water filtration and liquid chlorinating plant here. The engineer has not been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, architect, is taking bids on separate contracts 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.

WHITE PLAINS, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, architects, are taking bids for a 3-sty frame and stucco apartment, 40x70 ft., at Longview av and South Post rd, for Dr. P. F. Hoffman, 26 South Lexington av.

CHURCHES.

WALMON, N. Y.—Chester Phelps, 161 Gluck Building, Niagara Falls, N. Y., architect, is taking bids for a Medina stone church, 45x100 ft., for the German Lutheran Congregation, Gus Wendt, chairman of building committee. Cost, about \$12,000.

DWELLINGS.

BROOKLYN.—Plans are being refigured for the 6-sty brick and limestone rectory, 30x60 ft., at 296-98 Vanderbilt av for the R. C. Church of All Saints, Bishop George W. Mundelein, 368 Clermont av. Gustave Steinback, 15 East 40th st, Manhattan, architect.

NEWARK, N. J.—Nathan Meyers, Court Theatre Building, Newark, architect, is taking bids for a 2½-sty frame and stucco residence at 44-46 Farley av for Theodore Grotta, 224 Halsey st. Cost, about \$12,000.

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

JERSEY CITY, N. J.—Chris H. Zieler, 75 Montgomery st, architect, is taking bids on separate contracts for a 2-sty frame residence, 22x50 ft., on Wilkenson av for John Johnson, care of architect.

PELHAMWOOD, N. Y.—F. X. Rousseau, 2 East 23d st, Manhattan, architect, is taking bids on general contract to erect a 2½-sty frame and stucco residence, 40x35 ft., for Henry S. Weltmer, care of architect. Cost, about \$12,000.

MIDDLETOWN TOWNSHIP, N. J.—Frederick M. Truex, 1170 Broadway, Manhattan, architect, is taking bids for a 2½-sty frame residence, 41x38 ft., on Pringle rd, along the Shrewsbury River, to cost about \$10,000.

SOUTH ORANGE, N. J.—Joseph Marsh, 16 Cone st, Orange, N. J., architect, is taking bids on separate contracts for a 2-sty frame residence, 33x36 ft., on Melrose av, for O. S. Thompson, Jr., care of architect.

WEST ORANGE, N. J.—J. J. Lamb, 222 Main st, Orange, architect, is taking bids on separate contracts for a 2-sty frame cafe and residence, 22x70 ft., at the corner of Washington st and Watchung av, for William Colclough, on premises. Cost, about \$6,500.

FACTORIES AND WAREHOUSES.

BROOKLYN.—E. M. Adelson, 1776 Pitkin av, architect, is taking bids on general contract for a 4-sty brick laundry and stable, 65x100 ft., in the east side of Ames st, near Riverdale av, for the Independent Wet Wash Laundry Co., Nathan Boslefsky, 207 Thatford st, owner.

SANDY HOOK, N. J.—Plans are being figured and bids will close at 11 a. m., Dec. 1, for the 1-sty brick, frame and terra cotta warehouse, 150x50 ft., for the U. S. Government. Oscar Wenderoth, Washington, D. C., architect. Cost, about \$20,000.

HALLS AND CLUBS.

YONKERS, N. Y.—Plans are being figured for the 6-sty brick Y. M. C. A. building at the southwest corner of Riverdale av and Hudson st for the Y. M. C. A., Alfred Bunker, president. George H. Chamberlain, 18 South Broadway, architect. Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., consulting engineers. Cost, about \$100,000.

HARMON, N. Y.—Bids will close November 18 for the 3-sty frame R. R. Y. M. C. A. for the New York Central R. R. Co., 70 East 45th st. G. W. Kittredge, care of owner, chief engineer. Cost, about \$20,000.

WHITE PLAINS, N. Y.—Edward I. Shire, 373 4th av, Manhattan, architect, is taking bids for an addition to the clubhouse on Landers rd, for the Century Country Club, White Plains, N. Y., Alfred Jaretzki, president. Chas. Butler, care of Butler & Rodman, 16 East 23d st, Manhattan, advisory architect. Cost, about \$30,000.

PUBLIC BUILDINGS.

BELVIDERE, N. J.—Bids will close November 16 at 11.45 a. m. for alterations and additions to the court house for the Committee of the Board of Chosen Freeholders of Warren County, J. R. Thatcher, director. F. W. Salmon, Netcong, N. J., county engineer.

MORRISTOWN, N. J.—Bids will close Dec. 5 for the brick and marble facing post office building, 84x74 ft., for the U. S. Government. Cost, about \$125,000. Oscar Wenderoth, supervising architect.

SCHOOLS AND COLLEGES.

WEST HOBOKEN, N. J.—Hensel & Weir, 809 Savoye st, architects, are taking bids on separate contracts for a 4-sty brick and terra cotta parochial school, 65x125 ft., at Traphagen st and

Central av, for St. Joseph's R. C. Church, Rev. Father Conrad Eiben, 269 Central av, pastor. Cost, about \$75,000.

BLOOMFIELD, N. J.—A. P. Clark Co., 264 Claremont av, Montclair, general contractor, is taking bids on subs for the 2-sty brick and terra cotta school in Grove st, near Bloomfield av, for the Board of Education of the town of Bloomfield. W. W. Rasmussen, 1133 Broadway, Manhattan, architect. Cost, about \$45,000.

LEONARDO, N. J.—The Board of Education of Middletown Township, owner, is taking bids to close Nov. 17 for a school here from private plans.

RAMSEY, N. J.—Fred J. Schwartz, 113 Ellison st, Paterson, N. J., architect, is taking bids to close Nov. 20 for heating and plumbing of additions and alterations of hotel for school and dormitory purposes about two miles from station for the Salecian Fathers, 29 Mott st, Manhattan. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The New York Telephone Co., 15 Dey st, Union N. Bethell, president, is taking bids on general contract for alterations to the telephone building at 111-115 West 38th st, from plans by E. A. Munger, care of owner. Cost, about \$10,000.

THEATRES.

BROOKLYN.—Ray Riess, 612 Broadway, Brooklyn, owner, is taking bids on general contract for a 1-sty brick moving picture theatre, 55x103 ft., at the southeast corner of Wyckoff av and Bleecker st, from plans by W. B. Wills, 1181 Myrtle av. Goodman Amusement Co., lessee. Cost, about \$12,000.

JERSEY CITY, N. J.—Walter Hankin, 28 Del View av, Trenton, N. J., architect, is taking bids for a brick and reinforced concrete theatre at Fairmont av and Monticello av, for the Fairmont Amusement Co., care of architect.

BROOKLYN.—Dodge & Morrison, 135 Front st, Manhattan, architects, are taking bids for a 2-sty brick moving picture theatre on the west side of Sheepshead Bay, 100 ft. south of Jerome av, for the Brighton Construction Co., 2690 Kenmore pl. Cost, about \$10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
MADISON AV.—Chas. Thain, 1181 Broadway, is preparing plans for alterations to the residence at the northwest corner of Madison av and 54th st for store and apartment purposes. The 342 Madison Av. Co., care of Pease & Elliman. Cost, about \$10,000. Bids will be received on general contract about Nov. 27.

191ST ST.—Gronenberg & Leuchtag, 303 5th av, will have plans ready about Dec. 21 for a 12-sty apartment house, 27x127 ft., at the northeast corner of 101st st and Riverside Drive, for

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Another instance—the 8 West 40th Street Building, a 20-story office structure, embodying the very latest in Building Art.

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the Freehold Estates, Inc., 20 Liberty st, Manhattan, owner and builder. Cost, about \$200,000.

111TH ST.—Cohen & Felson, 329 4th av, have completed plans for the 6-sty tenement at 66-70 East 111th st for Gerson B. Citron, 66 East 111th st. Cost, about \$52,000.

AV C.—Otto Reissmann, 147 4th av, has completed plans for alterations to the tenement 165 AV C for Adele Backhaus, 152 East End av.

25TH ST.—Ellwood Williams, 114 East 28th st, has completed plans for alterations to two 4-sty tenements at 417-419 East 25th st for the New York University, 100 Washington sq.

96TH ST.—Raphael Prager, owner and architect, 149 Broadway, has completed plans for alterations to the 5-sty tenement 153 East 96th st.

BANKS.

NASSAU ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for alterations to the old Fourth National Bank building 20 Nassau st for the Mechanics & Metals National Bank, 50 Wall st, owner and lessee. Marc Elditz & Son, 30 East 42d st, general contractors. Work consists of changes to the basement and second floors.

HOTELS.

5TH AV.—Jas. C. McGuire & Co., 50 Church st, are preparing plans for a 12-sty brick hotel, 50x100 ft., at 44-46 5th av, southwest corner of 11th st, for John W. T. Nichols, of Cove Neck rd, Oyster Bay, L. I. Cost, about \$165,000.

MUNICIPAL WORK.

GOVERNOR'S ISLAND, N. Y.—Robbins-Ripley Co., 50 Church st, Manhattan, architect and engineer, is preparing plans for rebuilding the wharf at Harbor Arsenal for the U. S. Government. Cost, about \$20,000.

STABLES AND GARAGES.

75TH ST.—Edward Hahn Bridge Plaza, L. I. City, has completed plans for alterations and additions to the 5-sty shed and stable at 412-414 East 75th st, for John Donahue, 412 East 75th st. Cost, about \$20,000.

STORES, OFFICES AND LOFTS.

23D ST.—Starrett & Van Vleck, 17th st and 4th av, are preparing plans for alterations to the department store in the south side of 23d st, between 5th and 6th avs, for a market building for the Cosmopolitan Garden, care of A. B. Ashforth, 10 East 33d st. E. Ashley, 4th av and 17th st, engineer for mechanical equipment. Cost, about \$300,000.

MANHATTAN.—J. Schlesinger, general contractor, 1269 Broadway, Manhattan, is remodeling the residence 106 West 52d st from plans by Charles F. Rose for office purposes. Mrs. Agnes Meenagh, White Plains, N. Y., owner.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ARTHUR AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for two 5-sty apartments, 50x95 ft., on the west side of Arthur av, 269 ft. north of 184th st, to cost about \$100,000.

PROSPECT AV.—Goldner & Goldberg, 391 East 149th st, have been commissioned to prepare plans for a 5-sty apartment house, 50x100 ft., on the west side of Prospect av, between 178th and 179th sts, for Rubin & Marcus, 1480 Washington av.

FACTORIES AND WAREHOUSES.

WEBSTER AV.—L. C. Holden, 103 Park av, has been commissioned to prepare plans for an 8 or 9-sty warehouse at 1922 Webster av for the Dochtermann Van & Express Co., Chas. Dochtermann, Jr., president.

MUNICIPAL WORK.

153D ST.—Connors Bros. Co., 64 West 88th st, were low bidders at \$23,370 for bridge repairs, cleaning and painting, in East 153d st, between Sheridan av and Park av, for the City of New York, Douglas Mathewson, president Borough of Bronx.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened by the Board of Education Nov. 10 for alterations and repairs to heating and ventilating apparatus in Morris High School. The Otis Elevator Co. was low bidder at \$1,584 for installing elevator control.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EASTERN PARKWAY.—Farber & Markwitz, 189 Montague st, have completed plans for a 3-sty brick apartment, 20x80 ft., on the south side of Eastern Parkway extension, 200 ft. east of Howard av, for Jacob Simon, care of architects. Cost, about \$15,000.

BUTLER PL.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty brick apartments, 100x100 ft., on the south side of Butler pl, 100 ft. west of Sterling pl, for the Butler Place Corporation, P. I. Ansoerge, president, 414 Broadway, Manhattan. Cost, about \$70,000.

DWELLINGS.

46TH ST.—Cannella & Gallo, 60 Graham av, are preparing plans for two 2-sty brick residences, 20x53 ft., in the east side of East 46th st, 320 ft. north of Snyder av, for William Herod, Jr., 1209 Sterling pl, owner and builder. Cost about \$5,000 each.

MUNICIPAL WORK.

ATLANTIC AV.—The N. Y. Dock Co., 8 Bridge st, Manhattan, will soon be ready for bids for the steel and corrugated iron pier shed, 685x50 ft., at the foot of Atlantic av.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education Nov. 10 for alterations, repairs, etc., at P. S. 16, A. W. King, low bidder at \$4,080; P. S. 17, Newman & Siegler at \$880; P. S. 19, P. S. 22, Edward Theriault at \$2,719 and \$2,238; P. S. 23 and P. S. 37, A. W. King at \$2,172 and \$2,720. (Forfeited contracts of Glantz & Bernson.)

BROOKLYN.—Bids were received by the Board of Education for electric equipment at P. S. 178, in the north side of Dean st, 140 ft. east

of Saratoga av, from plans by C. B. J. Snyder, 500 Park av. Libman Contracting Co., 107 West 46th st, Manhattan, general contractor. Janceus Electric Equipment Co., 109 West 31st st, low bidder, at \$12,428. Other bidders were: Peet & Powers, 45 West 34th st, \$12,460; New York Const. Co., 1328 Broadway, Manhattan, \$12,038; T. Frederick Jackson, Inc., 99 John st, Manhattan, \$12,668. All bids laid over.

STABLES AND GARAGES.

MADISON ST.—L. Alimendinger, 926 Broadway, has completed plans for a 2-sty brick private garage, 36x100 ft., in Madison st, near Ralph av, for Henry J. Wieman, 128 Linden st. Cost, about \$7,500.

LOGAN ST.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 1-sty brick garage, 50x125 ft., in the east side of Logan st, 69 ft. south of Etna st, for Walter W. Doud, 117 Shepard av, owner and lessee. Cost, about \$12,000.

PRESIDENT ST.—L. Danancher & Co., 370 Fulton st, Jamaica, L. I., have completed plans for a 1-sty brick garage, 58x110 ft., in the south side of President st, 200 ft. west of Utica av, for Abraham Koeppel, 330 Utica av, to cost about \$10,000.

THEATRES.

FLATBUSH AV.—Max Hirsch, 391 Fulton st, is preparing plans for a 2-sty brick theatre and store, 50x145 ft., on the west side of Flatbush av, 36 ft. south of Parkside av, to cost about \$20,000.

50TH ST.—Thos. Bennett, 3d av and 52d st, is preparing plans for a 1-sty brick moving picture theatre, 48x100 ft., in the south side of 50th st, 100 ft. east of 33d av, for John Dobbin, owner and builder, 3d av and 50th st, Brooklyn. Cost, about \$20,000.

Queens.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, is preparing sketches for a factory here. Owner's name for the present withheld.

MUNICIPAL WORK.

JAMAICA, L. I.—The Borough Asphalt Co., 1301 Metropolitan av, Brooklyn, contemplates the erection of an asphalt plant at Lawrence st and North Hempstead Plank rd, from private plans. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids Nov. 10 for installing temperature regulation in Flushing High School. National Regulator Co., low bidder at \$1,750.

CONTRACTS AWARDED.

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

MANHATTAN, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.)—The National Bridge Works, 1123 Broadway, has received the steel contract for the 12-sty apartment at 1066-1067 5th av for the 1067 5th Av. Co., Inc., Bainbridge F. Clark, president, 45 Cedar st. C. P. H. Gilbert, Broadway and 25th st, architect. Chas. A. Cowen & Co., 1123 Broadway, general contractors. Cost, about \$260,000.

DWELLINGS.

ENGLEWOOD, N. J.—James L. Bried, West st, has received the general contract to erect a hollow tile residence at Lincoln st and Booth av for Mrs. C. I. Kitchel, this place. Murphy & Dana, 331 Madison av, Manhattan, architects. Cost, about \$30,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Nevins-Perelman Co., Inc., 200 Broadway, Manhattan, has received the general contract to erect a 1-sty brick factory and shop, 91x107 ft., at the northwest corner of Atlantic av and Logan st for Kampfe Bros., 8 Reade st, Manhattan. C. Infanger & Son, 2634 Atlantic av, architects. Cost, about \$20,000.

BROOKLYN.—Warwick & Collins, 108 South 8th st, have received the general contract to erect a 2-sty brick factory, 35x47 ft., at 120 Stanhope st for F. Specht & Sons, on premises, owners and lessees. F. J. Meisinger, 394 Graham av, architect. Cost, about \$8,500.

RIDGEWOOD, L. I.—Robert T. Buttelman, 1930 Myrtle av, has received the general contract to erect a 3-sty brick, concrete and steel ice plant, 32x175 ft., at Van Cortlandt av and South Fresh Pond rd, for the Dietz Coal Co., Fresh Pond rd. Friedman, Robertson & Keeler, 90 West st, Manhattan, engineers.

SCHOOLS AND COLLEGES.

BLOOMFIELD, N. J.—A. P. Clark Co., 264 Claremont av, Montclair, has received the general contract to erect a 2-sty brick and terra cotta school in Grove st, near Bloomfield av, for the Board of Education of the town of Bloomfield, Chas. W. Martin. W. W. Rasmussen, 1133 Broadway, Manhattan, architect. Cost, about \$45,000.

FARMINGDALE, L. I.—Frank A. Sibernaler, 61 Dewey av, New Rochelle, has received the general contract to erect a 3-sty brick dormitory for the Board of Managers of the New York State School of Agriculture. Lewis F. Pilcher, Capitol, Albany, state architect. Cost, about \$37,000.

STABLES AND GARAGES.

MILLINGTON, N. J.—J. V. Corbett, 69 Ridgedale av, Madison, N. J., has received the general contract to erect a 2-sty hollow tile and stucco barn and stable, 21x51 ft., for Norman Schultz, Prospect st, Summit. R. S. Shapter, Maple st, Summit. Cost, about \$16,000.

MANHATTAN.—John Kennedy & Co., 1133 Broadway, have received the general contract to erect a 3-sty brick, steel and concrete stable, 66x100 ft., at 356-360 West 11th st, for Donovan & Son, 370 Washington st. James S. Maher, 431 West 14th st, architect. Cost, about \$60,000.

TUXEDO, N. Y.—W. S. Fitzrandolph, 1328 Broadway, Manhattan, has received the general contract to erect a 2 1/2-sty local stone and frame stable and garage, 29x63 ft., at Lookout rd, for Mrs. Stanley Mortimer, Tower Hill rd. Alfred Hopkins, 101 Park av, Manhattan, architect. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—David Morrison, 119 West 33d st, has received the general contract to make alterations to the loft building 29-33 East 19th st for the Daniel Estate, 21 Liberty st. D. Scott, 119 West 33d st, architect. Cost, about \$7,000.

BOSTON, MASS. (Sub.)—W. G. Cornell Co., Everett Building, 4th av and 17th st, Manhattan, has been awarded the contract for the installation of plumbing at the 199 Massachusetts Avenue Building, Boston.

WORCESTER, MASS. (sub.)—The Clinton Fireproofing Co. of N. E., Inc., 101 Park av, Manhattan, has secured the contract to install the Clinton Fireproofing System of floor and roof arches and finished floors in the Park Building, Worcester, Mass. Cross & Cross, Manhattan, architects. Geo. A. Fuller Co., Manhattan, contractor.

MISCELLANEOUS.

BUTLER, PA.—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has recently secured the contract for the concrete piles for foundations of abutments of Wayne st viaduct, H. O. Carson, engineer. Fred M. Harper, general contractor. Also concrete piles for the foundation of the building which will be erected as a Memorial to Women of the Civil War, Washington, D. C., Trowbridge & Livingston, architects. Boyle-Robertson Construction Co., general contractor. And concrete piles for foundation of North Hill School, Burlington, La. Eckland & DeArment, architects.

CLIFTON, S. I.—Hans Hermansen, 340 Oakland av, West Brighton, S. I., has received the general contract to erect a 1½-sty frame gate lodge and office building on New York av for the Clifton Harbor View Co., Clifton, Cornelius G. Kolf, 128 Stuyvesant pl, West New Brighton. Delano & Aldrich, 4 East 39th st, Manhattan, architect.

BROOKLYN.—Chas. Walden, East 7th st and Ditmas av, has received the general contract to erect a 2-sty brick bath house, 52x450 ft., in the east side of West 25th st, from Surf to Ocean avs, for John A. Cook, Jr., 2235 79th st. Benj. F. Hudson, 319 9th st, architect. Cost, about \$50,000.

UPPER MONTCLAIR, N. J.—Fred Kilgus, 13 South 6th st, Newark, has received the general contract to erect the 3-sty brick, hollow tile and stucco "Edw. Russ Memorial" hall and dormitory building adjoining the State Normal School, for the State of New Jersey, Board of Education, Melville A. Rice, 690 Broadway, Manhattan. Estate of Edward Russ, Hoboken, N. J., donor. Guilbert & Botelle, 665 Broad st, Newark, architects. Chas. M. Lowrie, 101 Park av, Manhattan, landscape work. Cost, about \$100,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

146TH ST, 229-37 West, 2 and 1-sty brick fireproof studio and film factory, 100x99; cost, \$35,000; owner, Chas. Rosenthal, 160 Broadway;

architect, Benj. W. Levitan, 20 West 31st st. Plan No. 352.

HOTELS.

5TH AV, 44-46, s w cor 11th st, 12-sty brick fireproof hotel, 50x100; cost, \$165,000; owner, John W. T. Nichols, Oyster Bay, L. I.; architect, Jas. C. McGuire & Co., 50 Church st. Plan No. 354.

STORES AND TENEMENTS.

6TH ST, 502 East, 1-sty brick store, 25x97; cost, \$5,000; owner, Jos. Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 351.

MISCELLANEOUS.

51ST ST, 311 West, 1-sty brick service room, 20x14; cost, \$800; owner, G. Oatman, 311 West 51st st; architect, H. G. Wiseman, 644 8th av. Plan No. 353.

Bronx.

DWELLINGS.

NEEDHAM AV, w s, 501.6 n Fish av, 2-sty brick dwelling, tin roof, 20x36; cost, \$3,500; owner, Bendetta Ceretta, 414 East 115th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 531.

FACTORIES AND WAREHOUSES.

WEBSTER AV, e s, 375 n Claremont pkway, 1-sty brick storage, 20x40; cost, \$1,500; owners, N. Y. C & H. R. R. Co., 70 East 45th st; architect, Max Kriendel, 1314 Prospect av. Plan No. 529.

STABLES AND GARAGES.

239TH ST, s s, 350 e Katonah av, 1-sty frame garage, 11x13; cost, \$100; owner and architect, Ehrich Peterson, 2254 Ryer av. Plan No. 527.

STORES AND TENEMENTS.

FOX ST, s w cor Av St. John, 5-sty brick tenement, slag roof, 50x90; cost, \$50,000; owners, J. W. Cornish Constn. Co., J. W. Cornish, 805 Tremont av, president; architect, Frank J. Schefcik, 4163 Park av. Plan No. 530.

MISCELLANEOUS.

228TH ST, n s, 150 e Bronxwood av, 1-sty brick power station, rubberoid roof, 30x29.6; cost, \$5,000; owners, Schloss & Metzger, 229th st and Bronxwood av; architects, Lockwood, Greene & Co., 101 Park av. Plan No. 528.

COMERCE ST, w s, 50 n 174th st, 1-sty brick electric station, 98.4x49; cost, \$25,000; lessees, United Electric Light & Power Co., 130 East 15th st; architect, W. Weissenberger, Jr., 130 East 15th st. Plan No. 522.

Brooklyn.

CHURCHES.

DUFFIELD ST, e s, 125.4 s Myrtle av, 1-sty brick church, 61.4x100.3, tile roof; cost, \$35,000; owner, Concord Baptist Church, on premises; architect, Henry C. Pelton, 8 West 38th st, Manhattan. Plan No. 7655.

FACTORIES AND WAREHOUSES.

ESSEX ST, w s, 177 s Atlantic av, 1-sty brick storage, 12x20, gravel roof; cost, \$256; owner, Ignazio Catepano, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 7672.

DWELLINGS.

WEST 27TH ST, w s, 100 s Mermaid av, 1-sty frame dwelling, 16x60, shingle roof, 1 family; cost, \$350; owner, Eliz. Fehr, 2934 West 25th st; architect, B. F. Hudson, 319 9th st. Plan No. 7729.

EAST 46TH ST, w s, 320 n Snyder av, two 2-sty brick dwellings, 20x53, slag roof, 2 families each; total cost, \$9,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architect, Chas. Gallo, 60 Graham av. Plan No. 7734.

49TH ST, n s, 120 w 15th av, three 2-sty brick dwellings, 30x48, tile roof, 1 family; cost, \$8,500; owner, Oscar Sherman, 3708 15th av; architect, M. A. Cantor, 373 Fulton st. Plan No. 7717.

SHEPHERD AV, e s, 120 s New Lots rd, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$4,000; owner, Biagio Raspanti, 449 West Broadway, Manhattan; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7731.

52D ST, s s, 80 w 7th av, 2-sty brick dwelling, 20x51, slag roof, 2 families; cost, \$4,000; owner, Hyman Goldberg, 666 Dumont av; architect, J. C. Wandell, 4 Court sq. Plan No. 7687.

53D ST, ns, 80 w 7th av, 2-sty brick dwelling, 20x51, slag roof, 2 families; cost, \$4,000; owner, Hyman Goldberg, 666 Dumont av; architect, J. C. Wandell, 4 Court sq. Plan No. 7688.

DITMAS AV, s s, 172.11 w E 12th st, 2-sty frame dwelling, 26x30.8, shingle roof, 1 family; cost, \$5,000; owners, H. W. & A. M. Buckley Co., 1044 East 15th st; architects, Slee & Bryson, 154 Montague st. Plan No. 7704.

ASHFORD ST, w s, 190 s New Lots rd, two 2-sty brick dwellings, 20x44.6, gravel roof, 2 families each; total cost, \$7,000; owner, Aaron Raskin, 99 Christopher st; architect, Benj. Cohen, 361 Stone av. Plan No. 7666.

47TH ST, s s, 160 w 15th av, 2-sty frame dwelling, 24x37, shingle roof, 1 family; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 7660.

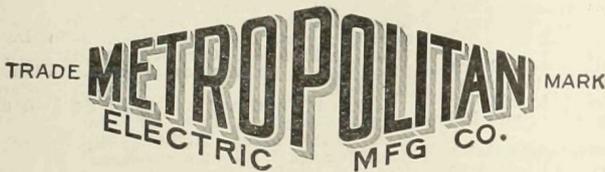
SHORE RD, e s, 197 s 99th st, 2-sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$5,000; owner, Bessie Morris, 7416 3d av; architect, Francis W. Stork, 7416 3d av. Plan No. 7651.

15TH AV, e s, 69 n 47th st, 2-sty frame dwelling, 20.6x48, shingle roof, 2 families; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 7661.

15TH AV, e s, 38 n 47th st, 2-sty frame dwelling, 20.6x48, shingle roof, 2 families; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 7662.

15TH AV, w s, 69 n 46th st, 2-sty frame dwelling, 20.6x48, shingle roof, 2 families; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 7663.

15TH AV, w s, 38 n 46th st, 2-sty frame dwelling, 20.6x21.6, shingle roof, 2 families; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 7659.



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PROPOSALS

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TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., November 2, 1914.—Sealed proposals will be opened in this office at 3 p. m., December 22, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States Post Office at Canton, Miss. The building is two stories and basement; ground area, 3,600 square feet; stone and stucco facing; fireproof construction. Drawings and specifications may be obtained, after November 10, 1914, from the Custodian of site at Canton, Miss., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Oct. 31, 1914.—Sealed proposals will be received in this office until 3 p. m., Dec. 2, 1914, and then opened, for coal-handling apparatus, etc., in the United States Mint at Philadelphia, Pa., in accordance with drawing and specification, copies of which may be had at this office or at the office of the custodian, United States Mint, Philadelphia, Pa., in the discretion of the Supervising Architect. O. Wenderoth, Super-

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Plans Filed, Construction, Brooklyn, Continued.

WEST 2D ST, e s, 147 n Neptune av, 1-sty frame dwelling, 40x55, gravel roof, 2 families; cost, \$3,500; owner, Hugo Kunz, 221 Sherman av; architect, Rocco Mega, 2857 West 5th st. Plan No. 7784.

BARBEY ST, e s, 140 s Blake av, two 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$8,000; owner, Solomon Agress, 487 Hendrix st; architect, W. S. Berres, 404 Saratoga av. Plan No. 7825.

WEST 36TH ST, e s, 110 n Mermaid av, 1-sty frame dwelling, 34x50, gravel roof, 1 family; cost, \$3,000; owner, Fanny Barnett, 2054 West 30th st; architect, R. T. Schafer, 1526 Flatbush av. Plan No. 7820.

FACTORIES AND WAREHOUSES.

53D ST, s s, 75 e 1st av, 1-sty brick shop, 200x100, concrete roof; cost, \$35,000; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfandler, 75 Pineapple st. Plan No. 7833.

STABLES AND GARAGES.

NELSON ST, 13, 1-sty brick stable, 16x25, gravel roof; cost, \$400; owner, Frank Delmonico, on premises; architect, Chas. Maresca, 249 Columbia st. Plan No. 7724.

49TH ST, n s, 120 w 15th av, 1-sty frame garage, 12x18, tile roof; cost, \$300; owner, Oscar Sherman, 3708 15th av; architect, M. A. Cantor, 373 Fulton st. Plan No. 7718.

STONE AV, 327, 1-sty brick garage, 20x18, gravel roof; cost, \$300; owner, Barnet Cohen, on premises; architect, C. A. Mele, 37 Liberty av. Plan No. 7738.

47TH ST, s s, 340 e 13th av, 1-sty brick garage, 18x18, — roof; cost, \$700; owner, Harris Wilner, 13th av and 48th st; architect, F. W. Eisenla, 16 Court st. Plan No. 7683.

GREENE AV, n s, 275 w Lewis av, 1-sty brick garage, 22x25, tin roof; cost, \$160; owner, Mrs. Otto Vonan, on premises; architect, Adam Fischer, 373 Fulton st. Plan No. 7679.

SHORE RD, e s, 197 s 99th st, 1-sty frame garage, 16x20, felt roof; cost, \$400; owner, Bessie Morris, 7416 3d av; architect, Francis W. Stork, 7416 3d av. Plan No. 7652.

3D AV, w s, 28 n 7th st, 1-sty brick garage, 32x100, gravel roof; cost, \$5,000; owner, Geo. Carrizzo, 200 6th st; architect, Raphael Coporale, 1929 63d st. Plan No. 7665.

ELM ST, n w cor Liberty st, 1-sty frame garage, 22x18, — roof; cost, \$150; owner, Wm. H. Benjes, on premises; architect, W. H. Benjes, on premises. Plan No. 7787.

STORES AND DWELLINGS.

BLAKE AV, s e cor Cleveland st, 2-sty brick store and dwelling, 19.4x50, gravel roof, 2 families; cost, \$3,000; owner, Rosenhorn Realty Co., 1776 Nostrand av; architect, Henry Dorp, 614 Kosciusko st. Plan No. 7759.

BLAKE AV, s s, 19.4 s Cleveland st, four 2-sty brick stores and dwellings, 19.10x45, gravel roof, 2 families each; total cost, \$12,000; owner, Rosenhorn Realty Co., 1776 Nostrand av; architect, Henry Dorp, 614 Kosciusko st. Plan No. 7758.

PARK PL, s s, 266.8 e Howard av, 3-sty brick store and dwelling, 20.10x55, slag roof, 2 families; cost, \$5,000; owner, Samuel Ellenbaum, 1470 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7844.

STORES AND TENEMENTS.

51ST ST, s s, 220 e 7th av, three 3-sty brick tenements, 20x79, gravel roof, 6 families each; total cost, \$19,500; owner, Daniel J. Lynch, 428 51st st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7810.

56TH ST, s s, 140 w 7th av, 4-sty brick tenement, 40x89, gravel roof, 16 families; cost, \$16,000; owner, Geo. Schumer, 1336 40th st; architect, S. Millman, 1780 Pitkin av. Plan No. 7827.

ALABAMA AV, e s, 200 s Dumont av, two 4-sty brick tenements, 50x89, slag roof, 23 families each; total cost, \$50,000; owner, Henry Fredland, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7843.

ATLANTIC AV, s s, 100 w Hopkinson av, two 4-sty brick tenements, 50x89, gravel roof, 20 families each; total cost, \$70,000; owner, Harry Marcus, 237 Van Sinderen av; architect, Benj. Cohen, 361 Stone av. Plan No. 7836.

FLATBUSH AV, e s, 109.10 n Hanson pl, 2-sty brick store, 20x45, — roof; cost, \$3,500; owner, Jennie A. Fowler, 1415 Glenwood rd; architect, A. W. Pierce, 59 Court st. Plan No. 7711.

NEW UTRECHT AV, e s, 22 s 69th st, 4-sty brick store and tenement, 44.6x87.3, gravel roof, 14 families; cost, \$22,000; owner, Halyard Realty Co., 150 Broadway, Manhattan; architect, A. E. Parfitt, 1066 82d st. Plan No. 7664.

ELTON ST, w s, 100 n Dumont av, three 3-sty brick tenements, 25x68, slag roof, 6 families each; total cost, \$42,000; owner, Hadrian Realty Co., 674 Hendrix st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7768.

THEATRES.

FLATBUSH AV, w s, 36.2 s Parkside av, 2-sty brick theatre, 49.2x99, tin roof; cost, \$20,000; owner, G. K. Z. Amusement Co., 120 Flatbush av; architect, Max Hirsch, 391 Fulton st. Plan No. 7769.

MISCELLANEOUS.

STANHOPE ST, n s, 275 e Evergreen av, 1-sty frame shed, 50x54, tin roof; cost, \$500; owner, Edw. Cone, 57-9 Stanhope st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7710.

DUMONT AV, s s, 150 w Thatford av, 1-sty frame shed, 12x40, gravel roof; cost, \$350; owner, Julius Donn, 292 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7722.

WEST 8TH ST, e s, 230 s Sheephead Bay rd, 1-sty frame carousal, 75x106.8, iron roof; cost, \$3,000; owner, L. I. R. R., Penn. Terminal; architect, E. N. Brewster, 2721 Henry st. Plan No. 7673.

EAST 102D ST, e s, 520 n Sea View av, 2-sty frame boat house, 16x22, slag roof; cost, \$1,000; owner, John Schnupp, 1392 Madison av; architect, Albert C. Kunzie, 182 Harmon st. Plan No. 7654.

BLAKE AV, s w cor Rockaway av, 1-sty frame shed, 58x38, gravel roof; cost, \$600; owner, Bertha Frechtel, 598 Rockaway av; architect, W. E. Berres, 404 Saratoga av. Plan No. 7677.

EAST 3D ST, w s, 260 e Av D, 1-sty frame shed, 20x16, shingle roof; cost, \$180; owner, Rose Glockner, on premises; architect, Henry Glockner, 610 East 3d st. Plan No. 7767.

SCHENECTADY AV, e s, 99.1 n Atlantic av, 1-sty brick shed, 50x50, gravel roof; cost, \$3,500; owner, Joshua Honocks, 39 Schenectady av; architect, Wm. Stone, 325 President st. Plan No. 7753.

ASHFORD ST, e s, 285 s Hegeman av, 1-sty frame shed, 28x15, gravel roof; cost, \$300; owner, Antonio Pellepe, on premises; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 7790.

WEST 29TH ST, s e cor Surf av, 1-sty brick bathroom, 52x25.2, gravel roof; cost, \$10,000; owner, John A. Crook, Jr., 2235 78th st; architect, B. F. Hudson, 319 9th st. Plan No. 7779.

TILDEN AV, 2530, 1-sty frame shed, 25x30, gravel roof; cost, \$350; owner, Thos. F. Healy, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7794.

Queens.

DWELLINGS.

FAR ROCKAWAY.—Rochester av, e s, 130 n Edgemere av, 2-sty frame dwelling, 20x43, slag roof, 1 family; cost, \$3,000; owner, Geraldine Githens, 340 St. Nicholas av, Manhattan; architect, A. G. Muro, Lawrence, L. I. Plan No. 3448.

DOUGLAS MANOR.—Hollywood av, n s, 90 e East rd, 2½-sty frame dwelling, 33x27, shingle roof, 1 family, water heat; cost, \$5,000; owner, Edw. L. Wertheim, 318 West 59th st, Manhattan; architect, G. H. Chichester, 30 East 42d st, Manhattan. Plan No. 3454.

ROCKAWAY BEACH.—Eldert av, e s, 536 n Boulevard, 2-sty frame dwelling, 26x22, tar and gravel roof, 2 families; cost, \$2,000; owner, M. Greenberg, 420 Boulevard, Rockaway Beach; architect, H. Hohauser, 5 Kneer av, Rockaway Beach. Plan No. 3456.

ROCKAWAY BEACH.—Hollywood av, e s, 150 n Boulevard, 2-sty frame dwelling, 17x28, shingle roof, 2 families; cost, \$800; and Hollywood av, e s, 150 n Boulevard, four 1-sty frame bungalows, 20x19, shingle roof, 1 family; cost, \$1,000; owner, Thos. Rodman, 861 Putnam av, Brooklyn. Plan Nos. 3457-58-59-60-61.

ROSEDALE.—Washington av, s e cor Union av, 2-sty frame dwelling, 22x34, shingle roof, 1 family; cost, \$2,000; owner and architect, Niels C. Mortinson, Rosedale. Plan No. 3450.

WOODSIDE.—3d st, w s, 580 n Anderson av, 2-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$2,500; and 3d st, w s, 542 n Anderson av, four 2-sty frame dwellings, 32x38, tin roof, 1 family; cost, \$10,000; owner, Chas. Willi, 30 State st, Flushing; architect, Edw. Hahn, Bridge plaza, L. I. City. Plan Nos. 3445-46-47.

BAYSIDE.—Bismark av, s e cor Warmurton av, 2-sty frame dwelling, 14x30, shingle roof, 1 family, steam heat; cost, \$3,000; owner, —. Burdet, Lamartine av, Bayside; architect, C. Stringren, 153 45th st, Corona. Plan No. 3480.

CORONA.—50th st, e s, 246 n Jackson av, three 2-sty brick dwellings, 20x54, tin roof, 2 families; cost, \$10,500; owner, John DeBlasi, West Jackson av, Corona; architect, A. DeBlasi, West Jackson av, Corona. Plan Nos. 3468-9-70.

L. I. CITY.—Grand av, s s, 80 e 11th av, 3-sty brick dwelling, 20x60, slag roof, 2 families; cost, \$5,500; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, E. Geo. Smart, 13 Wicks st, Richmond Hill. Plan No. 3464.

CORONA.—Albertus av, e s, 25 n Darvall st, 2-sty brick dwelling, 22x50, tin roof, 2 families, steam heat; cost, \$3,700; owner, T. Tischen, 508 East 68th st, Manhattan; architect, A. Magnoin, 112 50th st, Corona. Plan No. 3493.

FLUSHING.—Percy st, s w cor Delevan st, 2½-sty frame dwelling, 37x53, shingle roof, 1 family, water heat; cost, \$9,000; owner, Emil Ringe, 13 Beech st, Flushing; architect, G. S. Appleton, 14 Ash st, Flushing. Plan No. 3491.

MASPETH.—Clinton av, s s, 240 e Clermont av, 2-sty frame dwelling, 21x36, tin roof, 2 families; cost, \$3,000; owner, Paul Kerye, Clinton av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3488.

NEWTOWN.—Locust st, s s, 25 e Adams st, 2½-sty frame dwelling, shingle roof, 1 family, steam heat; cost, \$2,000; owner and architect, Chas. Muller, 83 So. 9th st, Brooklyn. Plan No. 3490.

RICHMOND HILL SOUTH.—Seattle st, e s, 255 n Roanoke av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, \$3,000; owner, not given; architects, Nelson & Bosworth, Jamaica av, Richmond Hill. Plan No. 3481.

ROCKAWAY BEACH.—Oceanus av, e s, 200 s Lefferts av, 1-sty frame dwelling, 16x53, shingle roof, 1 family; cost, \$1,500; owner, Bella Rosenfeld, premises; architect, P. Caplan, Rockaway Beach. Plan No. 3486.

ROCKAWAY BEACH.—Hammels av, e s, 407 n Bayside av, 2½-sty frame dwelling, 25x42, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Wm. J. Oberdorfer, 729 Hancock st, Brooklyn; architect, Robert Morris, 720 Decatur st, Brooklyn. Plan No. 3484.

WOODSIDE.—Benson st, s s, 240 e Betts av, 1-sty frame dwelling, 20x29, tin roof; cost, \$1,500; owner and architect, C. Kranz, Benson st, Woodside. Plan No. 3482.

FACTORIES AND WAREHOUSES.

RIDGEWOOD.—Van Cortlandt av, s s, 126 e Fresh Pond rd, 3-sty brick ice storage, 35x92, slag roof; cost, \$15,000; owner, P. Dietz, on premises; architect, F. S. Keeler, 90 West st, Manhattan. Plan No. 3451.

SCHOOLS AND COLLEGES.

RIDGEWOOD HEIGHTS.—Forest av, bet Woodbine and Madison sts, 5-sty brick school, 190x94, slag roof; cost, \$315,000; owner and architect, Board of Education, Manhattan. Plan No. 3489.

STABLES AND GARAGES.

RICHMOND HILL.—Vine st, 345, 1-sty frame garage, 10x45, shingle roof; cost, \$96; owner, Wm. McMuran, on premises. Plan No. 3455.

WOODHAVEN.—Manor av, w s, 40 n Elmwood av, 1-sty frame garage, 12x16, shingle roof; cost, \$100; owner, W. Horn, on premises. Plan No. 3453.

CORONA.—Albertus av, n e cor Darvall st, 1-sty brick barn, 25x50, tin roof; cost, \$1,000; owner, T. Tischan, 508 East 68th st, Manhattan; architect, A. Mognoin, 112 50th st, Corona. Plan No. 3492.

COLLEGE POINT.—10th st, w s, 100 s 6th av, 2-sty brick stable, 27x39, shingle roof; cost, \$2,000; owner, Max Imwonder, 219 12th st, College Point. Plan No. 3473.

JAMAICA.—Norris av, w s, 50 s Pacific st, 1-sty frame garage, 11x16, tin roof; cost, \$75; owner, Paul Swenson, on premises. Plan No. 3472.

JAMAICA.—Chestnut st, w s, 103 s Hillside av, 1-sty brick garage, 24x20, tin roof; cost, \$800; owner, Wm. Reed, premises; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 3487.

WOODHAVEN.—Shipley st, s s, 180 e Forest parkway, 1-sty frame garage, 12x16, tin roof; cost, \$150; owner, W. J. Schwer, premises. Plan No. 3483.

STORES AND DWELLINGS.

CORONA.—Shopoler av, n w cor Rapelje av, two 3-sty brick store and dwellings, 25x44, tin roof, 2 families; cost, \$10,000; owner, T. Oliveri, on premises; architect, C. L. Varrone, Corona av, Corona. Plan No. 3479.

WOODHAVEN.—Jamaica av, s s, 49 e Woodhaven av, five 3-sty brick store and dwellings, 16x52, tin roof, 2 families; cost, \$15,000; owner, Muller Clarendon Co., Oxford st, Brooklyn Hills; architects, Nelson & Bosworth, Jamaica av, Richmond Hill. Plan No. 3471.

STORES AND TENEMENTS.

L. I. CITY.—Grand av, s e cor 11th av, 3-sty brick tenement, 25x84, slag roof, 4 families; cost, \$11,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 13 Wicks st, Richmond Hill. Plan No. 3463.

L. I. CITY.—Grand av, s s, 25 e 11th av, two 3-sty brick store and tenements, 27x68, slag roof, 6 families; cost, \$14,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 13 Wicks st, Richmond Hill. Plan No. 3465.

L. I. CITY.—Grand av, s s, 85 w 10th av, 3-sty brick tenement, 30x60, tin roof, 6 families; cost, \$8,000; owner, Albert P. Hoder, 496 Grand av, L. I. City; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3466.

L. I. CITY.—Grand av, s s, 65 w 10th av, 3-sty brick tenement, 20x60, tin roof, 3 families; cost, \$5,000; owner, Albert P. Hoder, 496 Grand av, L. I. City; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3467.

L. I. CITY.—Payntar av, n s, 25 w Sunswick st, 4-sty brick tenement, 25x71, slag roof, 1 family; cost, \$11,500; owner, Donota Bove, 7 Sherman st, L. I. City; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 3449.

MISCELLANEOUS.

WOODHAVEN.—Suydam st, w s, 40 n 4th st, 1-sty frame shed, 20x19, tin roof; cost, \$100; owner, F. Dovieve, on premises. Plan No. 3452.

CORONA.—Shopoler av, n w cor Rapelje av, 1-sty frame shed, 5x14, tin roof; cost, \$500; owner, T. Oliveri, on premises. Plan No. 3478.

L. I. CITY.—Vernon av, w s, 100 n Webster av, 1-sty brick shed, 62x200, tar and gravel roof; cost, \$4,500; owner, Bottlers' & Mfgs. Supply Co., 218 East 37th st, Manhattan. Plan No. 3462.

WOODHAVEN.—Dumont st, s s, 50 e Oswego av, 1-sty frame shed, 15x25, tin roof; cost, \$400; owner, F. Goldstein, on premises. Plan No. 3474.

ROCKAWAY BEACH.—Burchal pl, e s, 165 n Boulevard, 1-sty frame shed, 16x40, galvanized iron roof; cost, \$500; owner, Heer Bros., Seaside, Rockaway Beach. Plan No. 3485.

Richmond DWELLINGS.

5TH ST, w s, 180 n Monroe av, Midland Beach, 1-sty frame bungalow, 30x14; cost, \$350; owner, Thos. Kearney, 197 West 10th st, Manhattan; private plans; owner builds. Plan No. 911.

SOUTH ST, n s, 100 w Burgher av, West New Brighton, two 2-sty frame dwellings, 21x46; cost, \$3,500 each; owners, Levy & Fleischman, Jersey st, New Brighton; architect, John P. From; architect, builds. Plan No. 918.

VAN DUZER ST, n s, 69 e Baring pl, Stapleton, 1½-sty frame dwelling, 20.6x27; cost, \$3,150; owner, A. Keller, 89 Boyd st, Stapleton; architect, Wm Schild, Broad st; builder, C. Baker, 38 Beach st. Plan No. 912.

FINGERBOARD RD, n s, 250 e Home av, Fort Wadsworth, 2½-sty frame dwelling, 20x46; cost, \$4,200; owner, Edward Tisnee, Fort Wadsworth; architect, John A. B. Larsen, Port Richmond; architect builds. Plan No. 909.

SEASIDE BLVD, 600 s Burgher av, Midland Beach, 1-sty frame bungalow, 14x20; cost, \$150; owners, McCourt Bros., Inc.; owner builds. Plan No. 916.

SEASIDE BLVD, 1,000 n Burgher av, South Beach, ten 1-sty frame bungalows, 16x18; cost, \$100 each; owner, Ivan May; no architect; owner builds. Plan No. 913.

STABLES AND GARAGES.

RICHMOND TER, 2288, Port Richmond, 1½-sty frame stable, 12x22; cost, \$500; owner, I. Cohen; builder, M. Martino, 85 Grove av, P. R. Plan No. 917.

MISCELLANEOUS.

AMBOY RD, s s, 100 e Annadale rd, Annadale, 1-sty frame hayshed, 12x25; cost, \$50; owners, Slight & Decker, Seaside Blvd; builder, F. J. Vaughan. Plan No. 914.

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ROSE AV, s s, 100 w 8th st, Oakwood Beach, 1-sty concrete storage, 22x100; cost, \$300; owner, E. Petersen, New Dorp; no architect; owner builds. Plan No. 910.

SEASIDE BLVD, w s, 200 s Sand la, Midland Beach, 1-sty frame tool house, 6x6; cost, \$30; owners, McCourt Bros., Inc., Rosebank; owner builds. Plan No. 915.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST, 105, partitions, window to 6-sty brick stores and tenement; cost, \$200; owner, Hyman S. Eisman, 481 Park av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3934.

BOND ST, 51, 2-sty brick extension to 5-sty brick lofts and offices; cost, \$2,000; owner, Lewhenwill Co., Daniel Fraud, president, 225 Lexington av; architect, Thos. Brogan, 225 Lexington av. Plan No. 3937.

BROAD ST, 25-33, window openings to 20-sty brick office building; cost, \$300; owner, Broad Exchange Co., 115 Broadway; architects, D. S. Hess & Co., 453 5th av. Plan No. 3921.

CARMINE ST, 35, plaster-board ceiling, terra cotta block partition, wire lath and plaster to 5-sty brick stores and tenements; cost, \$250; owner, Elizabeth Schmid, 1031 Tinton av; architect, Otto L. Spannhaake, 233 East 78th st. Plan No. 3914.

CHERRY ST, 335, fireproof windows to 5-sty brick lofts; cost, \$400; owner, Teresa Wallach, 335 Cherry st; architect, Otto L. Spannhaake, 233 East 78th st. Plan No. 3912.

ELDRIDGE ST, 66, partitions, fireproof stair, plumbing, mason work, steel work to 5-sty brick store and lofts; cost, \$1,800; owner, Jacob Richmond, 234 West 134th st; architect, Wm. Huenerberg, 1114 Forest av; general contractor, Meyer Cohen, 40 Hopkins av, Brooklyn. Plan No. 3961.

GRAMERCY PARK, 5 West, fireproof elevator shaft (terra cotta block), Sedgewick hand-hoist elevator, galvanized iron skylight to 4 and 5-sty brick dwelling; cost, \$800; owner, John Hone, 5 Gramercy Park, West; architect, Walter G. Jones, 165 Broadway. Plan No. 3933.

GRAND ST, 314-16-18-20, metal store front to 3-sty brick stores and hall; cost, \$400; owner, Cadwallar estate, Edw. J. Hancy, 40 Wall st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 3953.

GREENWICH ST, 196, mason work, entrance, partitions, stairs to 5-sty brick restaurant and hotel; cost, \$500; owner, Kingsland estate, Danl. K. De Beixodon, trustee, 44 Wall st; architects and general contractors, John H. McCullough's Sons, 148 West 4th st. Plan No. 3938.

HOUSTON ST, 210 East, extension of lift to 4-sty brick storage house; cost, \$300; owner, Louis Minsky, 210 East Houston st; architect, Otto Reissmann, 147 4th av. Plan No. 3923.

MORRIS ST, 21, partitions, enlargement of window openings, steel fire escapes, toilet compartments to 6-sty brick tenement; cost, \$1,000; owner, Stewart estate, E. Leroy Stewart, ex, Beacon, N. Y.; architect, Henry Regelman, 133 7th st. Plan No. 3918.

MULBERRY ST, 84, metal-covered partitions to 3-sty brick store and tenement; cost, \$100; owner, Leo V. Dougherty, 95 St. John's pl, Brooklyn; architect, Frank G. Malzone, 88 Mulberry st. Plan No. 3924.

NASSAU ST, 141-45, store front to 11-sty brick stores and offices; cost, \$250; owner, The O. B. Potter Properties, Inc., 71 Broadway; architect, Lester P. Gribus, 435 West 56th st. Plan No. 3910.

PERRY ST, 155-159, plaster block partitions to 8-sty brick factory; cost, \$300; owner, Colonial Real Estate Association, 309 Broadway; architect, Patrick C. Hanbury, 15 East 40th st. Plan No. 3931.

VARICK ST, 67, mason work, fireproofing to 3-sty brick tenement; cost, \$250; owner, Harmon W. Hendricks, 53 3d av; architects, Berger & Son, 121 Bible House. Plan No. 3957.

WASHINGTON ST, 264, shed (steel frame work) to 4-sty brick store and lofts; cost, \$345; owner, Frederic Foster, 44 Wall st; architect, Frank J. W. Wiesner, 601 West 26th st. Plan No. 3954.

WASHINGTON, 833, replacing staircase and handlift 2-sty brick store; cost, \$50; owner, H. P. Lawless, 53 Little West 12th st; architect, Theo. Cammeau, 232 West 16th st. Plan No. 3908.

WATER ST, 142, to alter elevator shaft of 5-sty brick loft building, terra cotta blocks, skylight, doors, steel beams; cost, \$3,500; owners, A. Cohn & Co., Julius Lichtenstein, president, 142 Water st; architect, John A. Silberman, 104 West 42d st. Plan No. 3932.

WAVERLY PL, 10, gravity tank, pressure tank, steel supports, fireproof enclosure to 10-sty brick factory lofts; cost, \$1,800; owner, Carl Benjis, 82 East 2d st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 3948.

44TH ST, 152 West, new storm doors to 4-sty brick dwelling; cost, \$250; owner, L. Stecker, 261 Broadway; lessee, Louis Bonnot, 152 West 44th st; architect, Frank Hausle, 81 East 125th st. Plan No. 3968.

18TH ST, 50-58 West, store front to 2-sty brick store; cost, \$100; owner, J. G. McCrory Co., 621 Broadway; architect, Chas. C. Straub, 621 Broadway. Plan No. 3911.

22D ST, 150-54 West, gravity tank, pressure tank, steel supports, enclosure to 12-sty brick store and lofts; cost, \$2,500; owner, J. J. Steindler & Co., 814 West 38th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3952.

24TH ST, 46-54 West, removal of encroachments, wrought iron gratings, marble steps and platform, granite steps, bronze-covered transom

and grille, bronze pipe railing, marble floor tiling, cast bronze bracket lamps to 12-sty lodge building and offices; cost, \$2,500; owner, Masonic Hall & Asylum Fund, Geo. J. Jackson, president, 46-54 West 24th st; architect, H. P. Knowles, 1170 Broadway. Plan No. 3959.

31ST ST, 102-104 West, brick party wall, partitions, passenger elevator, stairs, fire escapes, toilet rooms, vent shaft to 4-sty brick stores and show room; cost, \$10,000; owner, Torinac Corporation, John T. Smith, president, 43 Cedar st; architect, Clarence S. Howell, 550 West 174th st. Plan No. 3963.

32D ST, 34-36 East, cement sidewalk, blue-stone steps, ornamental iron marquise, vault lights, limestone check-plates, removal of encroachments to 10-sty brick hotel; cost, \$1,000; owner, Lewisohn estate, Fredk. Lewisohn, trustee, 11 Broadway; architect, Patrick C. Hanbury, 15 East 40th st; general contractor, Edmund D. Broderick, 15 East 40th st. Plan No. 3930.

33D ST, 137 West, metal-covered store front to 4-sty brick hotel; cost, \$200; owner, Dorothy J. Oakley, 141 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 3941.

36TH ST, 516-20 West, fireproof stairway (terra cotta block on steel beams) to 8-sty brick factory; cost, \$2,000; owner, Ludin Realty Co., John E. Ludin, president, 259 West 34th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 3947.

36TH ST, 417 West, toilets, partitions, window opening to 5-sty brick tenement; cost, \$1,000; owner, Edw. Loux, 318 West 30th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3929.

36TH ST, 119 East, 2d floor divided by stud partitions to 4-sty brick dwelling; cost, \$450; owner, Herbert G. Pell, Tuxedo Park, N. Y.; architect, H. H. Holly, 38 West 32d st. Plan No. 3971.

38TH ST, 8-14 West, wood, fireproof and office partitions, dumbwaiter, two gas-fired steam boilers, steam piping, dyeing vats, steam tables, radiators, plumbing to 12-sty brick offices and factory lofts; cost, \$3,000; owner, J. J. Steindler Co., 8 West 38th st; architect, John J. Kaber, 225 5th av. Plan No. 3955.

42D ST, 1 West, metal-covered store front, partition, steel beams to 8-sty brick stores and offices; cost, \$300; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3928.

44TH ST, 210-226 West, install partition, staircase to 2-sty brick fireproof music hall and roof garden; cost, \$400; owner, The 44th St. Realty Co., 216 West 44th st; architect, H. J. Krapp, 116 East 16th st. Plan No. 3970.

46TH ST, 237 East, brick extension to 5-sty brick tenement; cost, \$400; owner, Mary Cregan, 237 East 46th st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 3950.

50TH ST, 501-3 West, erect partitions, cut opening to 5-sty brick fireproof neighborhood house; cost, \$250; owner, Y. W. C. A., 600 Lexington av; architect, Wm. S. Miller, 141 East 40th st. Plan No. 3909.

56TH ST, 164 West, remove brick pier to 2-sty brick garage and loft; cost, \$500; owners, John May & Patrick Finn, 879 8th av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 3969.

72D ST, 351-53 East, door opening to 4-sty brick tenement; cost, \$25; owner, Fred Lesser, 1686 Av A; architect, John H. O'Rourke, 137 East 47th st. Plan No. 3951.

100TH ST, 164 East, steel beams, windows, partitions, bath rooms, stairway, bulkhead (metal and mineral wool), fire escapes to 5-sty brick tenement; cost, \$3,000; owner, Rose Perlmutter, 4-6 West 117th st; architect, Otto Reissmann, 147 4th av. Plan No. 3944.

111TH ST, 16-18-20-22 West, partitions to 5-sty brick tenement; cost, \$400; owner, John Volz, 131 East 86th st; architects, Gronenberg & Leuchttag, 303 5th av. Plan No. 3926.

122D ST, 402 East, roof to 1-sty frame shop; cost, \$150; owner, Wm. Austin, 2406 1/2 1st av; architect, Adolph Balschun, 2698 Creston av, Plan No. 3927.

125TH ST, 129 West, floor lights in concrete to 4-sty brick stores and offices; cost, \$80; owner, Robert Reid Co., 32 New Chambers st; architect, Chas. T. E. Dieterlen, 41 West 127th st. Plan No. 3919.

134TH ST, 181 West, partitions, enlargement of window openings, doors, plumbing, fue connections to 5-sty brick tenement; cost, \$3,000; owner, Henry D. Brewster, 44 West 71st st; architect, Otto L. Spannhaake, 233 East 78th st. Plan No. 3915.

AV B, 15, erect stairs to 7-sty brick loft; cost, \$125; owner, Estate of I. Sprung, 277 Broadway, Samuel Sprung, exec.; architect, L. A. Sheinart, 194 Bowery. Plan No. 3964.

AMSTERDAM AV, 1842-44-46, metal-covered store fronts to three 3-sty brick stores and tenements; cost, \$500; owner, Harriet C. Bailey, 556 West 162d st; architect, Frank J. Schefcik, 4158 Park av. Plan No. 3917.

BOWERY, 75, partition, stairs to 5-sty brick store and lofts; cost, \$100; owner, Ralph Meedy, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 3913.

BROADWAY, 661, tank, steel supports to 8-sty brick lofts; cost, \$750; owner, Moses Sahle, 71 Nassau st; architect, Maxwell A. Cantor, 373 Fulton st, Brooklyn. Plan No. 3920.

BROADWAY, 3542, store front to 6-sty brick store and tenement; cost, \$150; owner, T. Edwin Ward, 190 Riverside drive; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3916.

BROADWAY, 2551-57, store front, steel columns, removal of brick piers to 2-sty brick stores and offices; cost, \$500; owner, Jesse W. Ehrich, 31 Liberty st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3925.

BROADWAY, 1914-16, stairway, marquise, removal of stairways and dumbwaiter shaft, door, window to 4-sty brick store and office; cost, \$7,000; owner, Kenneth W. Wood, care Thos T. Crimmins, 21 West 64th st; architect, Richard H. Lockwood, 1st av and 28th st. Plan No. 3947.



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BROADWAY, 1757-1765, new store fronts, fireproof enclosure, new entrance to 3, 4 and 5-sty brick fireproof loft; cost, \$1,500; owner, The O. B. Potter Properties, Inc., 71 Broadway; architects, Kimball & Roosa, 71 Broadway. Plan No. 3966.

LENOX AV, 70-78, metal store front to 6-sty brick stores and tenements; cost, \$125; owner, Chester W. Cuthill, 516 5th av; architect, Nathan Makstein, 7 East 14th st. Plan No. 3956.

LXINGTON AV, 41, partitions, bath rooms, galvanized iron ducts to 5 and 7-sty brick hotel; cost, \$1,000; owner, Fricke Realty Co., Chas. F. Addie, treasurer, 128 William st; architects, Berger & Son, 121 Bible House. Plan No. 3935.

MADISON AV, 503-05, to convert 2-sty brick stable into a tea room; office partitions, toilet room, maple floor, plumbing; cost, \$1,287; owner, Cornelius Vanderbilt, 30 Pine st; architect, William R. Wright, 306 East 59th st. Plan No. 3939.

MADISON AV, 532, to remove basement and 1-sty walls, floors and partitions, substitute steel beams and columns, install stairway; convert present 4-sty brick dwelling into stores, mezzanine and apartments; cost, \$10,000; owner, 532 Madison Av. Co., Inc., W. E. Connor, president, 42 Wall st; architects, Thain & Hewlett, 1181 Broadway. Plan No. 3946.

MANHATTAN AV, 138, door, skylight, removal of partitions to 3-sty brick dwelling; cost, \$148; owner, Chas. P. Grappe, 138 Manhattan av; architect, Alfred C. Weiss, 188 West 101st st. Plan No. 3940.

PARK ROW, 229-31, mason work, partitions, stairway, store front, water closet compartment to 5-sty brick stores and lofts; cost, \$5,000; owner, Nickitas P. E. Conomon, 279-31 Park Row; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3949.

1ST AV, 334, brick extension (toilet compartment), to 4-sty brick tenement; cost, \$300; owner, James R. Candler, 208 East 79th st; architect, Arthur Weiser, 271 West 125th st. Plan No. 3945.

2D AV, 133, mason work, steel, change of entrance, removal of wall to 4-sty brick moving picture theatre and hall; cost, \$6,000; owner, Jacob Rosenthal, 100 5th av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3922.

2D AV, 742, mason work, fire proofing to 5-sty brick stores and tenement; cost, \$100; owner, Herbert A. Treat, Plandome, L. I.; architect, Albert W. Treat, 314 West 47th st. Plan No. 3958.

3D AV, 690, new show window, new door to 5-sty brick tenement; cost, \$400; owner, Estate of H. Herold, 30 East 42d st; architect, J. Gescheidt, 212 East 52d st. Plan No. 3905.

3D AV, 692, new show window, new door to 5-sty brick tenement; cost, \$400; owner, Estate of H. Herold, 30 East 42d st; architect, J. Gescheidt, 212 East 52d st. Plan No. 3906.

3D AV, 694, new show window, new door to 5-sty brick tenement; cost, \$400; owner, Estate of H. Herold, 30 East 42d st; architect, J. Gescheidt, 212 East 52d st. Plan No. 3907.

3D AV, 959, partition to 3-sty brick loft; cost, \$100; owner, James Wilson, 301 West 91st st; architect, Otto Fisher, 405 West 44th st. Plan No. 3967.

4TH AV, 242-50, fireproof partitions to 12-sty brick stores and lofts; cost, \$500; owner, Wm. T. Evans, 322 West 100th st; architect, Richard Rohl, 128 Bible House. Plan No. 3962.

5TH AV, 110-112, cut wall, new toilet room, partitions to 11-sty brick fireproof loft; cost, \$200; owner, Estate of Ogden Goelet, R. Goelet, trustee, 9 West 17th st; architect, John Cox, Jr., 30 East 42d st. Plan No. 3965.

8TH AV, 2801, partitions, toilets, tile floor, window, fireproofing, beams to 5-sty brick stores and tenement; cost, \$500; owner, Max Ullmann, 51 West 119th st; architect, Leon Fleischmann, 7 East 42d st. Plan No. 3960.

8TH AV, 334, partitions, plumbing, bath rooms, sinks, wash tubs, windows, enlargement of vent shaft, galvanized iron refrigerator waste, fire repairs, fireproofing to 5-sty brick store and apartments; cost, \$3,200; owner, Chas. Appell, 53 West 104th st; architect, Wm. H. Dusenberry, 31 East 27th st. Plan No. 3943.

9TH AV, 735, copper store front, fireproof cellar ventilation, wood partitions to 4-sty brick store and tenement; cost, \$1,000; owner, Annie K. Schade, 243 West 99th st; architects, Berger & Son, 121 Bible House. Plan No. 3938.

Bronx.

BROWN PL, 142 & 144, new partitions to 4-sty brick garage; cost, \$500; owner, Henry Liesmann, 1291 Chisholm st; architects, Moore & Landsledel, 3d av and 148th st. Plan No. 552.

144TH ST, s e cor Walton av, 1-sty frame factory increased 8 ft. in height; cost, \$300; owner, C. J. Briedenbach, Madison, Conn.; architect, Arthur Warren 150th st and Mott av. Plan No. 551.

205TH ST, s w cor Matthews av, move 2-sty frame stable; cost, \$1,000; owner and architect, Michael J. Mack, 205th st and Barnes av. Plan No. 554.

INWOOD AV, 1315, new ceiling, new windows, &c. to 1-sty frame stable and dwelling; cost, \$500; owner, Nichola Sabatine, 410 East 115th st; architect, Nathan Langer, 81 East 125th st. Plan No. 553.

MULFORD AV, 1928, new doors, new partitions to 2-sty frame dwelling; cost, \$700; owner, Eliz Schmidt, on premises; architect, E. A. Wiggers, 811 East 217th st. Plan No. 550.

VAN NEST AV, n e cor Barnes av, remove projections from 2-sty frame dwelling; cost, \$700; owner, Bertha Garmise, 2025 Surf av, Coney Island; architect, Anton Pirner, 2069 Westchester av. Plan No. 549.

Brooklyn.

BERGEN ST, 1446, extension to 3-sty dwelling; cost, \$400; owner, Benj. Traktman, 433 9th st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7755.

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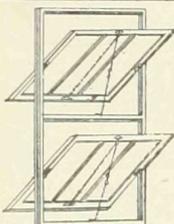
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Plans Filed, Alterations, Brooklyn—Continued.

BRIDGE ST, 34, extension to 2-sty dwelling; cost, \$8,000; owners, Lembeck & Belts, 173 9th st, Jersey City; architect, E. L. McCracken, College Point. Plan No. 7736.

DEAN ST, 2399, plumbing to 1-sty stable; cost, \$150; owner, Pasquale Nicolette, 197 Stone av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 7668.

DELMONICO PL, 55, interior alterations to 2-sty dwelling; cost, \$200; owner, Saml. Schmulker, 980 Myrtle av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7746.

FLOYD ST, 310, interior alterations to 3-sty tenement; cost, \$350; owner, Lewis Amelkin, 244 Boerum st; architect, Leo Koen, 9 Debevoise st. Plan No. 7817.

FREEMAN ST, 209, extension to 3-sty tenement; cost, \$475; owner, Chas. Wolf, 542 Graham av; architect, Jas. McKillopp, 154 India st. Plan No. 7743.

GARFIELD PL, 72, extension to 2-sty dwelling; cost, \$300; owner, Nicolla-Erulli, 236 4th av; architect, W. J. Conway, 400 Union st. Plan No. 7685.

GRAFTON ST, 78, interior alterations to 3-sty tenement; cost, \$300; owner, Peter Karp, 5001 15th av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7750.

HENRY ST, s w cor Atlantic av, interior alterations to 4-sty tenement; cost, \$3,000; owner, Alex Deker, 4 Washington pl, Manhattan; architect, Otto Reissmann, 147 4th av. Plan No. 7839.

JEFFERSON ST, 142, extension to 2-sty dwelling; cost, \$300; owner, Appalonia Schewerer, on premises; architect, Frank V. Laspia, 525 Grand st. Plan No. 7745.

JEFFERSON ST, 172, extension to 3-sty tenement; cost, \$300; owner, Pasquale Nacciralo, on premises; architect, Frank Adams, 216 Boerum st. Plan No. 7799.

NORTH ELLIOTT PL, 148, interior alterations to 3-sty dwelling; cost, \$3,500; owner, Louis Del Gaudio, 76 Carlton av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7681.

PARK PL, 1774, extension to 1-sty storage; cost, \$350; owner, Saml. Ellenbaum, 1470 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7841.

PRESIDENT ST, 470, exterior alterations to 1-sty storage; cost, \$1,000; owner, John Morton, Carroll st and Gowanus canal; architect, W. J. Conway, 400 Union st. Plan No. 7715.

REMSEN ST, 98, elevator; cost, \$1,500; owner, Timothy S. Williams, on premises; architects, Otis Eli Co., 250 11th av, Manhattan. Plan No. 7707.

ROCKWELL PL, 78, interior alterations to 10-sty storage; cost, \$500; owner, Louis Firusti, 86th st and Riverside drive, Manhattan; architect, J. G. Glover, 273 Quincy st. Plan No. 7760.

ST. JOHN'S PL, 1082, exterior alterations to 3-sty dwelling; cost, \$350; owner, Fredk. Haskin, 1078 St. Johns pl; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7732.

SMITH ST, 64, interior alterations to 6-sty store; cost, \$1,500; owner, John L. Whalen, 1158 Dean st; architect, Jacob Lubroth, 186 Remsen st. Plan No. 7726.

VANDERVEER ST, 115, interior alterations to 2-sty garage; cost, \$1,500; owner, Godfrey Wintle, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 7674.

WATER ST, 312, interior alterations to 4-sty tenement; cost, \$600; owner, Guiseppi Tuotti, 451 East 119th st, Manhattan; architect, M. Del Gaudio, 401 East Tremont av. Plan No. 7838.

WEST ST, 74, interior alterations to 2-sty factory; cost, \$200; owner, J. E. Sparrow, 83 Greenpoint av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 7809.

SOUTH 3D ST, 312, extension to 4-sty tenement; cost, \$650; owner, Harry Landau, 177 South 2d st; architect, Lew Koen, 9 Debevoise st. Plan No. 7811.

SOUTH 5TH ST, 37, extension to 1-sty shed; cost, \$1,000; owner, Empire Tinware Co., 171 Cherry st, Manhattan; architects, Shampman & Shampman, 772 Broadway. Plan No. 7698.

SOUTH 5TH ST, 37, extension to 2-sty storage; cost, \$2,000; owner, Empire Tinware Co., 171 Cherry st, Manhattan; architects, Shampman & Shampman, 772 Broadway. Plan No. 7699.

6TH ST, 375, plumbing to 2-sty dwelling; cost, \$200; owner, Ellen Ludroth, 375 6th av; architect, M. Rosenberg, 350 Fulton st. Plan No. 7819.

EAST 12TH ST, 1874, exterior alterations to 2-sty dwelling; cost, \$500; owner, L. P. Churchill, 1874 East 12th st; architect, Harry N. Case, 203 Bay 35th st. Plan No. 7837.

ATLANTIC AV, 914, exterior alterations to 1-sty store; cost, \$150; owner, Wm. J. Joyce, 562 Carlton av; architect, D. A. Lucas, 98 3d st. Plan No. 7725.

FLATBUSH AV, 1144, interior alterations to 3-sty dwelling; cost, \$350; owner, Albert Rosen, 416 Park pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7692.

GREENE AV, 873, interior alterations to 3-sty dwelling; cost, \$400; owner, Jack Greenblatt, 44 Court st; architect, F. L. Laspia, 525 Grand st. Plan No. 7676.

HUDSON AV, 491, interior alterations to 2-sty saloon; cost, \$250; owner, Wm. T. Cowenboyer, 3 So. Elliott pl; architects, Voss & Lauritzer, 65 DeKalb av. Plan No. 7658.

HUDSON AV, 161, interior alterations to 3-sty tenement; cost, \$350; owner, Nicolla Gatti, on premises; architect, D. Salvati, 525 Grand st. Plan No. 7792.

LAFAYETTE AV, 158, plumbing to 3-sty dwelling; cost, \$175; owner, Areola Realty Co., 752 Fulton st; architect, A. A. Levy, 752 Fulton st. Plan No. 7824.

LEXINGTON AV, 126, interior alterations to 3-sty cafe and dwelling; cost, \$600; owner, Wm. Ulmer, 31 Belvedere st; architect, Arthur R. Koch, 26 Court st. Plan No. 7702.

LOCUST AV, 1408, extension to 2-sty boiler house; cost, \$3,000; owner, Vitagraph Co., 116 Nassau av; architect, W. S. Stoddard, 116 Nassau av. Plan No. 7716.

MARCY AV, 639, interior alterations to 3-sty dwelling; cost, \$2,000; owners, Kahn Bros., 771 Lafayette av; architect, Lew Koen, 9 Debevoise st. Plan No. 7682.

MESEROLE AV, 164, interior alterations to 2-sty dwelling; cost, \$150; owner, John Buck, Yonkers, N. Y.; architect, Charles J. Ahlborn, 981 Manhattan av. Plan No. 7776.

NORMAN AV, 162, interior alterations to 3-sty dwelling; cost, \$200; owner, Francis O'Reilly, 160 Norman av; architect, Max Cohen, 280 Bedford av. Plan No. 7748.

NOSTRAND AV, 751, interior alterations to 1-sty stable; cost, \$1,000; owner, Borough Development Co., 186 Remsen st; architect, Wm. F. Donovan, 186 Remsen st. Plan No. 7751.

NOSTRAND AV, 813, interior alterations to 3-sty dwelling; cost, \$500; owner, T. Frideman, 250 Kingston av; architect, Gustave Erda, 826 Manhattan av. Plan No. 7826.

PITKIN AV, 1548, interior alterations to 3-sty dwelling; cost, \$200; owner, Isaac Livingston, 1772 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7842.

PITKIN AV, 1822, extension to 3-sty tenement; cost, \$600; owner, Chas. Rosenberg, Stapleton, S. I.; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7830.

PORTER AV, 22, interior alterations to 3-sty tenement; cost, \$450; owner, H. S. Levy, 918 Eastern pkwy; architect, H. J. Nurick, 830 Putnam av. Plan No. 7783.

ST. MARK'S AV, 1067, interior alterations to 3-sty tenement; cost, \$300; owner, Tony Devito, on premises; architect, John Nigro, 1796 Atlantic av. Plan No. 7744.

STONE AV, 443, extension to 3-sty store and dwelling; cost, \$200; owner, Nathan Golobe, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7766.

STONE AV, 459, interior alterations to 2-sty dwelling; cost, \$750; owner, Saml. Gottereren, on premises; architect, M. Whinston, 459 Stone av. Plan No. 7780.

UNION AV, 296, extension to 1-sty shop; cost, \$1,000; owner, Thos. Murcott, 296 Union av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 7684.

WYTHE AV, 463, plumbing to 3-sty tenement; cost, \$200; owner, Louis Schiller, 1974 Webster av, Manhattan; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 7740.

Queens.

BAYSIDE.—Bayside rd, e s. 400 n Waverly av, repair tool shed; cost, \$100; owner, R. B. Everett, premises. Plan No. 2581.

COLLEGE POINT.—2d av, n w cor 5th st, new store front; cost, \$300; owner, Chas. Gauss, on premises. Plan No. 2537.

COLLEGE POINT.—12th st, w s. 250 n 5th av, 2-sty frame extension, 13x2, to front of dwelling, tin roof; cost, \$900; owner, Mrs. Mary Martin, 121 12th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 2549.

EAST ELMHURST.—Ditmars av, n s. 120 w Columbus blvd frame extension, 12x18, rear garage; cost, \$350; owner, L. B. Bleekman, on premises. Plan No. 2541.

EAST ELMHURST.—Ditmars av, n s. 120 w Columbus blvd, new foundation to dwelling; cost, \$400; owner, L. B. Bleekman, on premises. Plan No. 2452.

EAST ELMHURST.—Bayshore ter, s s. 300 e Manhattan blvd, new brick foundation to dwelling; cost, \$340; owner, H. Hanson, on premises. Plan No. 2526.

FAR ROCKAWAY.—Ostend av, n s. 100 s Rue De St. Felix, new foundation to dwelling; cost, \$300; owner, W. E. Gallagher, premises. Plan No. 2567.

FAR ROCKAWAY.—John st, n s. 315 n William st, 2-sty frame extension to dwelling, tin roof; cost, \$300; owner, Max Borchardt, premises. Plan No. 2576.

FLUSHING.—Broadway, n s. 175 e Prince st, dig new cellar area; cost, \$60; owner, J. F. P. Morris, premises. Plan No. 2577.

FLUSHING.—Central av, e s. 100 n Cypress av, plumbing in dwelling; cost, \$125; owner, M. Keeley, premises. Plan No. 2557.

GLENDALE.—Fresh Pond rd, n s. 446 w Myrtle av, 1-sty frame extension over present extension to dwelling, tin roof; cost, \$300; owner, Adelaide Denton, premises. Plan No. 2562.

JAMAICA.—Fulton st, n s. 50 w North Washington st, 1-sty frame extension, 11x38, rear dwelling, interior alterations; cost, \$1,000; owner, W. P. Thompson, premises; architect, Hans Liebau, Jamaica. Plan No. 2580.

JAMAICA.—Fulton st, 347, interior alterations to dwelling; cost, \$800; owner, J. M. Wilson, premises. Plan No. 2568.

L. I. CITY.—Flushing av, 25, 2-sty brick extension, 33x40, side store and dwelling, interior alterations; cost, \$2,000; owner, S. Heilreich, premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 2571.

L. I. CITY.—Marion st, 115, interior alterations to dwelling; cost, \$200; owner, J. Napolitano, premises. Plan No. 2559.

L. I. CITY.—Borden and Van Alst avs, elevator in factory; cost, \$100; owner, Am. Drug-gists' Syndicate, on premises. Plan No. 2535.

L. I. CITY.—Webster av, s e cor 2d av, new plumbing to factory; cost, \$300; owner, Chauncey Marshall, on premises. Plan No. 2538.

L. I. CITY.—6th st, n s. 100 e West av, interior alterations to foundry; cost, \$550; owner, Fredk. Russell, on premises. Plan No. 2530.

L. I. CITY.—9th st, s s. 150 w Vernon av, new store front; cost, \$200; owner, John Weldon Trucking Co., on premises. Plan No. 2531.

L. I. CITY.—Newtown av, 141, water closet compartments to dwelling and store; cost, \$150; owner, F. A. Savok, 72d st and 2d av, Manhattan. Plan No. 2453.

L. I. CITY.—7th av, n e cor Webster av, install new elevator in factory; cost, \$2,000; owner, Anna Anabel, Morristown, N. J. Plan No. 2545.

MIDDLE VILLAGE.—Juniper Swamp rd, s w cor Furman av, 1-sty added to stable; cost, \$100; owner, M. Krout, premises. Plan No. 2563.

MORRIS PARK.—Lefferts av, s w cor Liberty av, new foundation to dwelling; cost, \$500; owner, C. Kaufmann, premises. Plan No. 2572.

MORRIS PARK.—Lefferts av, 1118, plumbing to dwelling; cost, \$100; owner, S. W. Stoothoff, on premises. Plan No. 2548.

OZONE PARK.—Lawn av, w s, 200 s Chichester av, plumbing in dwelling; cost, \$140; owner, P. Bassi, premises. Plan No. 2569

OZONE PARK.—McCormack av, e s, 75 n Jerome av, plumbing in dwelling; cost, \$150; owner, T. Reger, premises. Plan No. 2570.

RICHMOND HILL.—Johnson av, 228, extension to garage, 16x8; cost, \$150; owner, F. H. Dordmigguler, on premises. Plan No. 2550.

RICHMOND HILL.—Jerome av, n s, 75 w Herald av, plumbing to dwelling; cost, \$75; owner, A. Dietz, on premises. Plan No. 2546

RICHMOND HILL.—Kimball av, n s, 75 w Freedom av, plumbing to dwelling; cost, \$75; owner, F. Scottie, on premises. Plan No. 2547.

RICHMOND HILL.—Broadway, n s, 60 w Johnson av, general interior alterations to store and dwelling; cost, \$1,500; owner, Nicol Cammerano, on premises. Plan No. 2533.

RICHMOND HILL.—Myrtle av, s w cor Napier av, 2-sty frame extension, 5x27, on side hotel, tin roof; cost, \$500; owner, estate of Katherine Ulmer, 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 2534.

RICHMOND HILL.—Brandon av, s s, 60 e Herald av, plumbing to dwelling; cost, \$90; owner, J. J. Lenihan, on premises. Plan No. 2527.

RIDGEWOOD.—John st, 36, water closet compartments to dwelling, new plumbing; cost, \$250; owner, Katherine Heuther, premises. Plan No. 2574.

RIDGEWOOD.—Putnam av, 2319, new foundation to dwelling; cost, \$1,500; interior alterations; owner, P. Muller, premises. Plan No. 2560.

ROCKAWAY BEACH.—Brandreth av, w s, 325 n Boulevard, dwelling to be raised, 1-sty built underneath and interior alterations; cost, \$4,000; owner, Ida Steinberg, 27 Brandreth av, Rockaway Beach; architect, Ed. Berrian, 19 North Thompson av, Rockaway Beach. Plan No. 2536.

ROCKAWAY BEACH.—87th st, w s, 175 n Boulevard, new brick foundation to dwelling; cost, \$250; owner, J. S. Beaty, on premises. Plan No. 2539.

ROCKAWAY BEACH.—95th st, w s, 170 s Boulevard, 3-sty frame extension, 30x11, front and side dwelling, shingle roof, interior alterations; cost, \$5,000; owner, Mrs. R. O. Smith, on premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 2540.

WOODSIDE.—8th st, s w cor Woodside av, plumbing to dwelling; cost, \$90; owner, Mrs. E. Gaton, on premises. Plan No. 2543.

WHITESTONE.—28th st, s s, 160 e 14th av, 1-sty frame extension, 14x13, rear dwelling, tin roof; cost, \$175; owner, A. E. Meeker, on premises. Plan No. 2544.

Richmond.

CHESTNUT ST, n s, 100 e Van Duzer st, Rosebank, alteration to frame dwelling; cost, \$250; owner, R. Engelhecht; builder, H. Christansen. Plan No. 478.

5TH ST, 133, New Dorp, alteration to frame dwelling; cost, \$100; owner, Peter DeLece, 5th st; builder, Jos. Bindetto. Plan No. 481.

SUNRISE TER, w s, 150 n Trossach rd, Stapleton, alteration to frame dwelling; cost, \$125; owner, L. A. Stein, Howard av; builder, C. Baker, 38 Beach st. Plan No. 476.

DECKER AV, 54, Port Richmond, alteration to dwelling; cost, \$250; owner, Minnie O'Neill; builder, Frank Nettleson. Plan No. 477.

JEWETT AV, n w cor Elm av, West New Brighton, brick dwelling alteration; cost, \$150; owner, Paolo Lattanzie; builder, Tony Perosi. Plan No. 479.

OCEAN AV, s s, 1,500 e Mill rd, Oakwood Beach, alteration to frame bungalow; cost, \$60; owner, E. R. Fuchs, 205 East 9th st, Manhattan; owner builds. Plan No. 475.

RICHMOND TPKE, n s, 25 s Hamilton av, Linoleville, alteration to frame dwelling; cost, \$125; owner, Jos. Prosh; owner, builds. Plan No. 474.

ROSSVILLE AV, s s, Princes Bay, alteration to frame dwelling; cost, \$180; owner, Mr. Garretson, 73 Calyer st, Brooklyn; builder, Geo. B. Carr, Tottenville. Plan No. 473.

SEASIDE BLVD, e s, 1,000 n Burgher av, alteration to frame dwelling; cost, \$300; owner, Irvan May; owner builds. Plan No. 482.

VISTA AV, s s, 90 w Averlook av, Dongan Hills, alteration to dwelling; cost, \$120; owner, Phillip Licht, Jr., 72 3d av, West New Brighton; owner builds. Plan No. 480.

PERSONAL AND TRADE NOTES.

EDMUND REISDORFF, architect, has opened offices for the practice of his profession at 1123 Broadway.

THE NORTH SIDE BOARD OF TRADE will shortly issue a directory of Bronx manufacturers and merchants only.

ERNEST F. GUILBERT, of Newark, is to give a course of lectures at Teachers' College, Columbia University on "School Buildings and Their Equipment."

ARCHITECTURAL CORNICHE & SKYLIGHT WORKS (A. Sommerfeld, president), formerly at 4121 Park av, have removed their offices and factory to 4077-4085 Park av.

APPLICATIONS for the position of engineer inspector, architect, grades engineer inspector, architectural grades C and D, will be received by the Civil Service Commission until four o'clock next Tuesday.

ROY E. GUARD, architect, Masonic Building, Norwich, N. Y., desires information at once on imitation marble and interior marble columns, kitchen equipment, steam tables, broilers, plate warmers and dish washers.

GENERAL ELECTRIC has entered the next to the last month of its 1914 fiscal year with virtually no improvement in business. Bookings are running about 70 per cent, of last year's average, which means for the present something like \$6,500,000 a month.

THE MANUFACTURERS' AND DEALERS' PROTECTIVE ASSOCIATION has moved its headquarters from 20 Broad st to the Liberty Tower Building, 55 Liberty st, where is also located the offices of the secretary, Raymond Hull Noble.

BRICK MANUFACTURERS.—At the recent joint meeting of the Refractory Brick Manufacturers' Association, the National Paving Brick Manufacturers' Association and the American Face Brick Association, held in the Fort Pitt hotel, Pittsburgh, Pa., the subject of cost accounting was given much attention.

PIERCE, BUTLER & PIERCE MFG. CO. have purchased from the Colwell Lead Co., its jobbing houses at 32 Forster st, Worcester, Mass., 3103 3d av, Bronx, and 359 Pearl st, Brooklyn. All sales, contracts and orders previously placed with the Colwell Lead Co., will be carried out and filled without delay or confusion. The Colwell Lead Co. will continue as a manufacturing concern with plants at Elizabeth, N. J.; Detroit, Mich., and Windsor, Can.

C. S. RINDSFOOS, secretary-treasurer of the Foundation Company, and N. C. Failor, manager of the machinery department of the Canadian Fairbanks Morse Company, have resigned from these companies and they have now associated in the formation of the United States Purchasing Company, the object of which is to effect the economical purchase of machinery and supplies for large buyers, both domestic and foreign. They announce that, among other clients, they have arranged to continue to act for the Foundation Company and the Canadian Fairbanks Morse Company.

STEINWAY TUNNEL.—According to information given out by the Public Service Commission, the Steinway Tunnel, now being reconstructed, will not be ready for use until long after the contract time limit has expired. The contract for this work was delivered to the Rapid Transit Subway Construction Company, a subsidiary of the Interborough Rapid Transit Company, on April 13, 1914. The contract period within which the work is to be finished is nine months, which means that the completion of the job is set for January 13, 1915. Only forty per cent. of the work has been done.

THE KNICKERBOCKER PORTLAND CEMENT COMPANY has issued an interesting booklet, profusely illustrated, dealing with the results obtained by the company in the construction of the new Montefiore Home, on Gun Hill road and 210th st, Bronx. The operation consists of nine buildings, of modern construction covering several city blocks, including administration building, service building, synagogue, servants' pavilion, four patients' pavilions and medical director's home. Buchman & Fox and Arnold W. Brunner are the associated architects.

OBITUARY

WILLIAM C. PARKER, a well-known building contractor, of Newark, N. J., died at his home 12 Miller st, Newark, N. J., aged 43 years. Mr. Parker was a member of the Eureka Lodge, F. & A. M. He is survived by a widow, three sons and one daughter; also a brother, John Parker, of Montclair, N. J.

PAUL PHILIPPE CRET, professor of architecture at the University of Pennsylvania, was killed recently in a recent battle in Northern France, while fighting as a reservist. Mr. Cret was a former member of the Art Jury of Philadelphia and was the designer of the Valley Forge Soldiers' Memorial Arch. Professor Cret was 38 years old and is survived by his widow.

CLARENCE BURNS, for many years prominent in the iron and steel industry, died Monday afternoon at his home, No. 3 West 93d st. He was sixty-two years old and for many years was connected with the Gates Iron Works, in this city. When that firm was consolidated with the Allis-Chalmers Company he continued in the employ of the latter company.

JOHN MURRAY, a contractor and builder, who had charge of the construction of the sewer which was laid from the Battery to the city line many years ago, died Wednesday of a complication of diseases at his home, No. 2464 De Voe terrace. He was born in this city sixty-six years ago and was an Assemblyman during 1886 and 1887.

EMIL KUICHLING, a consulting civil engineer, died of heart disease Monday night at his home, No. 68 Irving place, aged sixty-six years. He had been engineer of the Rochester, N. Y., water works and sanitary engineer of the State Board of Health. He was a member of the American Society of Civil Engineers and the Engineers' Club of New York. His widow survives him.

U. S. SENATOR JOHN KEAN died at his home, Liberty Hall, Ursino, N. J., near Elizabeth, N. J., on November 4. Senator Kean was at different times vice-president of the Manhattan Trust Company, trustee of the Atlas Insurance Co., of London, director of the Chicago Junction Railway and the Union Stock Yards Company, Lawyers' Assurance Co., the Standard Rope & Twine Co., the Twin City Rapid Transit Co., the Equitable Securities Co., the North Hudson County Railway, president of the National State Bank of Elizabeth, director of the Elizabeth Port Banking Co. and owner of the Elizabeth Town Gas Co. His sister was Mrs. W. Emlen Roosevelt.

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BUILDING MATERIALS AND SUPPLIES

ANALYSIS OF EASTERN SITUATION SHOWS IMPROVED SENTIMENT REFLECTED IN BUILDING ORDERS—MONEY EASING

Some Startling Facts with Reference to Local Building

BIG thinkers in the business world are more unanimous in their belief that conditions are improving, especially during the last ten days. Collections are better because the average business man expects that the introduction of the Federal Reserve bank system next week will ease the general money situation and permit building operations that have been stalled since the outbreak of hostilities abroad, to proceed.

On the first of the month building operations east of the Mississippi were calling for materials as follows: Clay products, 58 per cent. of normal; cement, 70 per cent.; steel and iron, 43 per cent.; paints and oils, 52 per cent.; naval stores, 47 per cent.; lime and plaster, 68 per cent., and roofing material, 55 per cent. At the end of the first ten days clay products were moving at 60 per cent., largely through activity in the lakes section, cement 78 per cent.; steel and iron, 47 per cent., mainly through improvement in foreign orders for barbed wire and similar products; paints and oils, 59 per cent.; rope and other naval stores, 49 per cent.; lime and plaster, 70 per cent., and roofing material, 57 per cent.

In some of these lines sharp cuts in prices have been made. Notable among them are iron and steel and linseed oil. The cut in common brick prices has stimulated trade here only slightly. All through New Jersey, Connecticut, New York state and Pennsylvania brick prices are being held firmly and so is the 90 per cent. mill base in Portland cement. Natural cement is said to have an expanding market since the beginning of the war.

The most startling changes have been made in lumber, according to November lists. The spruce market in both Eastern and Virginia stock is under heavy competition and short spruce has eased

off \$1 to \$1.50. Pacific coast lumber, while there is no particular change in price in full carload lots for Eastern delivery, larger orders and water schedules are lower in price and, in fact, some business is being booked at low prices. Long leaf yellow pine lumber has dropped off another 50 cents to \$1 on certain items. Competition is keen on all business offered. Short leaf market rules on about the same basis as a month ago. Yellow pine flooring is fairly firm on A, B and A Heart rift and flat flooring, but other items have eased about 50 cents.

There has been no change in the base price of Hemlock, but prices fluctuate, depending upon the size of inquiries given out in the market.

Prices of hardwoods show a drop of \$1 to \$2 in thick ash. About \$1 to \$2 on certain grades of chestnut and maple. Plain oak is fairly firm, but common oak has eased off. As a matter of fact, No. 1 common lumber of all kinds is lower on all prices than thirty days ago. Mahogany is bringing about the same prices as a month ago. Maple flooring in clear and No. 1 has eased off \$1 to \$2. Factory flooring, 13-16 by 2-inch has stiffened about \$1 to \$2. Prices on cypress lumber show no change from a month ago. In regard to the supplies of cypress, some items are reported short, but others are as usual.

Plan filings in the five boroughs this week follow. In the corresponding week last year there were 172 new building plans filed, valued at \$1,486,900.

	Week ending		Nov. 13	
	No.	Value.	No.	Value.
Manhattan	1	\$2,000	4	\$205,800
Bronx	2	1,200	6	85,100
Brooklyn	36	261,600	60	451,796
Queens	47	127,066	54	487,721
Richmond	5	4,300	20	13,330
Total	91	\$396,166	144	\$1,243,747

COMMON BRICK.

Unloading Is Moderate, But Prospective Demand Good.

WHILE unloading of common brick does not indicate any marked improvement in building construction in the week just closed the fact that 8,950 tons of structural steel requirements have come to the surface in the last few days indicates that an improvement in brick buying is not far distant. Such a tonnage insures requirements of at least 2,950,000 common brick. With the 42,000 tons now being fabricated for local delivery in the remainder of the year brick orders covering approximately 13,860,000 may be expected.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 12, 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., Nov. 6—18.		Left over, Friday A. M., Nov. 7—11.	
	Arrived.		Sold.
Friday, Nov. 6	4	Friday, Nov. 7	7
Saturday, Nov. 7	5	Saturday, Nov. 8	4
Monday, Nov. 9	7	Monday, Nov. 10	9
Tuesday, Nov. 10	3	Tuesday, Nov. 11	2
Wednesday, Nov. 11	9	Wednesday, Nov. 12	9
Thursday, Nov. 12	5	Thursday, Nov. 13	6
Total	33	Total	37
Reported en route, Friday, Nov. 13—2.	31		45

Condition of market, weak. Prices: Hudsons, \$5 to \$5.25 (shaded); Raritans, \$5.25 to \$5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.25 to \$7.25 (yard). Nominal. Left over, Friday a. m., Nov. 13—20.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

Oct. 30	31	827,500	Nov. 6	32	846,000
Oct. 31	19	288,000	Nov. 7	15	387,500
Nov. 2	30	865,500	Nov. 9	32	819,000
Nov. 3	11	369,500	Nov. 10	33	746,500
Nov. 4	30	1,210,500	Nov. 11	33	859,000
Nov. 5	33	1,233,500	Nov. 12	32	713,000
Total	154	4,794,500	Total	117	4,351,000

*Boats reporting.

BUILDING DEMAND.

Manhattan and Bronx Show 49 Per Cent.

Plan Filing Gain Over Last Year.

STARTLING revelations regarding the buildings projected in the city during October are made in an analysis of the weekly October building statistics. Perhaps the greatest surprise is the discovery that Manhattan and the Bronx show together a gain in value over the new building plans filed in October a year ago. Manhattan alone shows a gain of 46 per cent. Bronx developed a gain of 60 per cent.

In Manhattan nineteen new buildings projected to cost more than did thirty-six buildings projected in the same month in 1913. There were no plans filed for dwellings in this borough.

Brooklyn filed 37 less plans for new buildings than in the same month last year. Queens dropped back 43 and Richmond 8. The fact that Brooklyn and Queens showed decreases will be no more surprising to the trade than the announcement that it fell away 30 per cent. from the value of buildings projected in October, 1913. In that year 273 buildings were projected to cost \$2,172,360, as compared with 236 buildings costing only \$1,510,300 last October.

Queens projected 343 new buildings in October, 1913, as against only 300 last month, representing a loss in the current year of 72 per cent. In October last year that borough's new building estimates ran up to \$1,212,328, whereas they are scheduled to cost only \$876,347 this year. The net decrease for October, 1914, was \$335,981.

Richmond, in October, 1913, planned 68 new buildings and in the same month this year only planned 60. A year ago the value of the 27 buildings was estimated to be \$1,790,237, whereas 60 buildings planned last month will cost only \$61,422, a loss of 94 per cent.

In all the city the number of new buildings projected was 80 less than in the same month a year ago, October, 1913, brought out 748 new buildings valued at \$7,560,215. Last month developed 668 new buildings valued at \$7,161,578, or a loss of only 6 per cent.

IRON AND STEEL.

Inquiry Somewhat Livelier—Heavy Cast-Iron Pipe Buying.

ASIDE from the fact that Boston was actively in the market for cast iron pipe to the extent of 7,000 tons of 60-inch size, and the Rupert Brewery came into the market for 1,200 tons of fabricated steel for a stock house, and apartment at 61 Park avenue and another at 409-413 Park avenue, requiring in all about 1,500 tons, there was a strong undertone which indicated early orders as soon as the financial strain is relieved.

The Bethlehem Steel Company will furnish 300 tons of steel shapes for the apartment house at 96th street and West End avenue, and Levering & Garrigues will supply 600 tons for additional terminal area structural work at the New York Central Terminal. The George A. Fuller Company announces that the Bowery Y. M. C. A. building will call for 300 tons of structural steel and Sanders & Barnett will furnish 150 tons of shapes for the Santine warehouse in this city. The American Bridge Company, through Post & McCord, will supply 800 tons of steel for the Rockefeller Institute, and the Hay Foundry & Iron Works will supply 400 tons of steel required for the subway approach in Newark.

Large contracts still pending include 1,100 tons for a high school in The Bronx, 200 tons for P. S. 100 in Brooklyn, 400 tons for the St. Giles Hospital in Brooklyn and about 2,000 tons pending on local apartment houses. This volume is said to be within thirty per cent. as large as that pending in the middle of November last year.

The total tonnage in sight up to Wednesday on current work was 8,950 tons, which will involve the use in actual construction of approximately 2,953,500 common brick.

CLAY PRODUCT EXPORTS.

Showing State of Foreign Business Prior To Outbreak of the War.

ACCORDING to a Government report covering the fiscal year ending June 30, 1913, there was exported by American clay product interests 7,415,000 common building brick valued at \$64,955, as against exports in the year ending June 30, 1914, of 5,294,000, valued at \$66,240. There were exported by American face brick interests 58,525,000 building brick, the total value of which was \$623,115. This was a decrease in value over brick exports for the fiscal year ending June 30, 1913, of \$162,561. American fire brick manufacturers reported the fiscal year ending June 30, 1913, as being the best in the history of this type of brick. The total value was \$1,098,893, representing 50,601,000 pieces.

Authoritative data concerning exports of clay products for building purposes since June have been received. Exports have been practically nil, especially since July. At the same time there is a growing inquiry not only for available bottoms, but also a desire on the part of foreign investors to know whether building material deliveries can be made at the close of the war. From the more authoritative source intimation is given that American manufacturers are as keen for possible business in the export line and are already keenly alive to any proposition that will cut the cost of manufacture.

GLASS.

General Assortments Broken—Factories Operating at Moderate Headway.

WINDOW glass factories resumed operations on November 1 for their winter run. Factories have shown that stocks were badly broken and it is the intention of the manufacturing interests to even these up before the first of the year. Distributors here do not expect over production because the building market will not require heavy shipment of stock.

HARDWARE.

Low Price of Iron and Steel Keeps Cost of Manufacturing Down.

HARDWARE manufacturers report a strengthening tone in import inquiry but no sign of immediate change in domestic business. Factory outputs are being maintained at approximately the capacity ruling for last year, especially since the low prices ruling in iron and steel have made the market attractive to equipment companies. Building hardware enters the winter in a dull market. Carpenters' tools are more in demand. In the equipment department radiators, fire escapes and architectural iron are reporting restricted business. Inquiry is extremely light. The trade, however, has noted the improved sentiment in business and hopes for a freer buying movement before long.