

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 21, 1914

## UPWARD TREND OF MARKET STARTED

Many Factors Which Hung Over Situation Dispelled and Big Business Interests Look for Greatest Boom in History of Country

"LAST month I was pessimistic, two weeks ago I saw a betterment in conditions, but now I am an optimist and feel that the turning point has come and that general business conditions throughout the country are on the mend." Roger W. Babson, the well known statistician, expressed himself in these terms last Thursday evening, and in so doing has reflected to a very large extent the general pulse of the mercantile field throughout the United States. There are a large number of people who have not the foresight and ability to realize that the turning point in the depression actually came and was passed last August, and others, while they realize that the lowest ebb may have been passed, still do not see any prospects for immediate improvement. The general, silent hope of most business men is for a steady, healthy and normal increase in the volume of business, without any dangerous upward rush, so that the after effect, when the reaction sets in, will not be too severe.

### Trade Fluctuations.

It is a well defined principle that what goes up must come down, and in looking over the various trends during the last ten years this is very apparent. In 1904 there was a serious depression in general business conditions, but toward the latter part of 1905 the situation changed and the upward swing started and lasted until February, 1907, when another change occurred, the panic ensuing. In March, 1908, another upward movement started, lasting until 1910, after which two years and a half of normal conditions prevailed, followed by the decline, which culminated last August, after the declaration of war.

In speaking of the present situation and the outlook, Mr. Babson said: "Fundamental conditions show distinct improvement. There are several reasons to form this opinion: (1) The tremendous crops, together with the splendid prices paid abroad for grain, the increase in Kansas crops and in some other States since the war was declared. (2) The Federal Reserve law, which went into effect this week. Probably few realize that \$400,000,000 in gold will be released as reserve. The loaning capacity will be enormously enhanced. For every dollar released, a borrowing capacity of five dollars is created, or, in other words, a total increase of about \$2,000,000,000. Of course the time is coming when we must pay for this inflation, and pay dearly, but, in the meanwhile, I look for the greatest boom that the country has ever witnessed; (3) railroads are going to get their increases in rates. I could not get those in Washington to talk upon the subject until a few weeks ago, but it is now clearly known that the President and his Cabinet are going to do everything that is consistent to put the increase into effect.

"The question has been asked, 'What recourse has the President in the event of the Inter-State Commerce Commission refusing to grant the increase?'

During the last month the general business conditions throughout the country have so shaped themselves, that the "Big Business" interests are reversing their position and now consider that one of the biggest booms that the country has ever known is about to be launched. Real estate has been a sufferer during the depression, the financial situation being the principal influencing factor. With the easing of monetary conditions and renewed confidence on the part of the investment public, realty will once again come into its own.

The President can go to Congress and ask that the Commission be augmented. (4) The last election was decidedly beneficial. The results will put both parties on their good behavior.

"While foreign export business is desirable and there is every chance of increasing the South America trade, still we must not lose sight of our own country. With one-sixteenth of the surface of the globe, the United States provides 60 per cent. of the total corn grown, 61 per cent. of the cotton, 63 per cent. of the petrol, 55 per cent. copper, 42 per cent. iron, 35 per cent. tobacco, 40 per cent. coal, 30 per cent. lead, 28 per cent. silver and 20 per cent. of the gold. The possibilities of developing these industries is stupendous. The decrease in idle cars is also most important and shows the trend. The passing of the English moratorium is another forward step. While that was in force, we had to pay, but could not collect. The reserve of the Bank of England has increased from £138,000,000 to £243,000,000.

### Uplift in Bonds.

"During the last ten days, I am informed that there has been a more rapid increase in the price of bonds than at any time during the last twenty-two years. The tide has turned, and while it does not mean prosperity next week, still we have started to climb the hill."

During the period of commercial depression, real estate has also been a sufferer. During the week the Record and Guide canvassed the brokerage field and prints a number of interviews with leading brokers, who give their opinion on the outlook:

Charles Griffith Moses, of the J. Romaine Brown Company, said: "While the lack of funds for mortgage investment has had the effect of curtailing new building enterprises to a large extent, the result is not altogether unsatisfactory. We are usually pretty well supplied with enough residential and commercial space to take care of any normal renting demands in New York, and when this supply is ample the competition for tenants is so keen that owners and agents are forced to make concessions of one kind or another to fill up their buildings. The growth and ex-

pansion of the city, however, is so rapid that a very few months of inactivity in new building causes the demand to exceed the supply, resulting in a stiffening of rentals and a consequent benefit to the owners.

"The recent tremendous shrinkage of values and income on stocks and bonds has caused many investors to turn to real estate for safe and profitable investment, and with the opening of the stock market enabling people of means to dispose of such securities, there should be a very satisfactory real estate market. The chief business at present is largely exchanging of equities along the lines of consolidation of separate small and unimproved pieces for one modern apartment or commercial building to be held as a permanent investment. This form of trading is good for the market and shows a healthy condition of affairs. In spite of several months of comparative inactivity the prices and values of good properties are holding firm with strong indications of having a good market in the near future."

### In the Trade Districts.

Frank B. Lord, vice-president of Daniel Birdsall & Co., Inc.: "We consider that the liquidation of over-mortgaged and under-rented property has about run its course, and that unsettled condition of the various trade districts of the city has nearly reached its end. We believe that within twelve months there will be abundant evidence that real estate has not lost its position as a premier investment. The public has learned that the old theory 'that stocks and bonds can be liquidated at an hour's notice' is more or less untrue at all times and especially so when a supply of money is most necessary. The prime requisites for a full return of confidence in real estate are that the public shall understand its socialistic attacks on realty (which includes the 'single tax' craze) stand no chance of succeeding in this state and that the municipal government is striving honestly to reform the tangled condition of its assets, its valuations and its expenses."

Wright Barclay: "I do not look for any great revival of business in real estate until the foreign situation is sufficiently improved to warrant the reopening of the New York Stock Exchange and the loaning institutions decide to place more money at the disposal of real estate owners for investment in mortgages. I then believe there will be a considerable demand for real estate, particularly of an investment nature, as much money heretofore invested in stocks and bonds will be diverted to real estate.

"A great deal depends, however, upon the new real estate tax rate for the year 1915, as most of the modern improved properties are carrying now all the taxes they can stand, and in order to have a great demand for such properties, the fixed charges and maintenance expenses must be kept down, so that the properties can be made to net from five to seven per cent., as no property will be



sought for investment, if it nets less. The rentals in all these properties seem satisfactory. It is the fixed charges that must be kept down. I further believe there will be plenty of money available for investment in first mortgages in the near future, and, therefore, all mortgagees holding past due mortgages at the present time should be lenient until the owners of real estate have a chance to refinance their properties."

T. Rodney Berg said: "Not the least important result of the opening of the federal reserve banks is the influence these banks will have on the real estate market. Succor is badly needed in this direction. Mortgage money has never been more difficult to obtain in this city than since the European catastrophe first threatened, and the natural result has been a serious stagnation of activities in this field. The federal reserve banks, while not directly benefitting real estate, nevertheless promise great relief to this commodity in the near future. Their really salient function being to create freer circulation, the badly clogged money channels leading into realty investment must soon be purged and put back in active service. No immediate result can be expected, as the plan itself will take several months to become thoroughly effective, but property interests are sure to feel the effects by early spring. Even the most conservative expert does not hesitate to make this prediction, and so a most welcome stimulant will be given in a quarter where it is much needed."

Charles F. Noyes: "All indications point towards a better real estate market. Property conservatively purchased at the present time is certain to show buyers large profits, and many investors will be attracted to mortgages and real estate. Comparatively few investors have heretofore put their money in real estate, the majority preferring railroad, industrial, or the so-called Wall street securities. Many of the large industrial corporations and railroads have passed or reduced their

dividends, and many active stocks have depreciated 50 per cent. or more. This situation has been aggravated by the closing of the Stock Exchange. The future of this country and of New York City was never so bright from a commercial viewpoint as at the present time. With confidence renewed, I believe the profits from mercantile enterprises will largely be directed to real estate securities, at least to a much greater extent than in the past, particularly as property values are now admittedly at a low ebb."

J. Clarence Davies: "I look to see an easing up of the money situation after the first of year and look for mortgage money at 5½ to 6 per cent., which will help the situation in the Bronx to no small extent. The Bronx is ripe for a building movement of size. At the present time apartment houses are 98 per cent. filled and the demand far exceeds the supply. For the last two years there has been no building in the borough to amount to anything, as loans were hard to obtain. The result is that we cannot house the people who now desire accommodations."

Frederick M. Hilton, president of William A. White & Sons, said: "General business and the security market have materially improved within the last few weeks, and this recovery is bound soon to be reflected in real estate. Mortgage money, I believe, will be easier after Jan. 1. People are saving money and confidence will return. Then, there should be a revival of investment demand. Real estate has held as well, if not better, than other forms of investment and cases of distress largely can be traced to owners with small equities. In other words, people who purchased more heavily than their means permitted and trusted too much to easy money conditions were virtually the only ones to get into serious difficulties."

Wallace J. Hardgrove, manager of the Queensboro Corporation: "In Queens, the outlook in the real estate market is most satisfactory and I anticipate a gen-

eral enhancement in values. The number of employees in factories employing more than one hundred operators increased 40 per cent. in two years and the number of structures, now under construction, which will be opened during 1915, will make this increase about 60 per cent., for three years. I believe the following reasons account for the growth: First, proximity to Manhattan, via the Queensboro Bridge; second, the splendid water and freight facilities, and third, the fact that cheaper land can be obtained than in any other section equi-distant from the heart of the city. The population has increased faster than the production of building, although many apartments and tenements have been erected in Queens in the last year. I have the greatest faith in this section of New York City and consider it a great field of opportunity for profitable and successful building."

#### New Year's the Cynosure.

Joel S. De Selding, of De Selding Brothers: "Conditions are better. The outlook is bright. Confidence is returning. The real estate market is improving. The basic reasons for these results lie in the return of banking confidence and the consequent increase in money circulation. After the first of the year I look for moderately increased activity in all branches of the realty market. The reduction in building operations during the last few years has had a tendency of nearly equalizing the supply with the demand. Investors should therefore find New York real estate, at present prices, the most attractive market for their consideration."

Albert B. Ashforth: "The improved sentiment, which is so evident in financial circles, has spread to real estate. Merchants and manufacturers have discovered that even under present conditions there is business to be done, not only on the old volume of trade, but on an increased basis in many commodities. This feeling has a potent effect on realty. I look for no boom, but believe that vacant space gradually will be rented."

## LIMITATIONS ON BUILDING HEIGHTS

### Will Be Contained in a Separate Ordinance Framed by Aldermanic Building Committee, After Recommendations of the Bassett Commission

It is reported that at next week's meeting of the Board of Aldermen an ordinance will be introduced by Alderman Hamilton regulating the height, size and arrangement of buildings hereafter to be erected. This ordinance will embody the recommendations of the Heights of Buildings Commission which were made to the Board of Estimate last spring, but it has been prepared by the Building Committee, with the assistance of ex-Superintendent Rudolph P. Miller, and eventually will form part of the Building Code.

Nothing in the ordinance has to do with setting apart building districts, as that is a matter exclusively within the jurisdiction of the Building Districts Commission, of which Edward M. Bassett is chairman. Under the terms of the Charter, it will be necessary for the new ordinance to receive the approval not only of the Board of Aldermen and the Mayor but also of the Board of Estimate, and it is expected that a joint public hearing will be arranged for.

#### Maximum Height Limit.

The ordinance will provide that any wall bordering on a street will be limited in height to twice the width of the street, but in no case to exceed three hundred feet, except that when a street is less than fifty feet in width such wall may go to a height of 150 feet. Church spires and the chimneys of power and manufacturing plants are exempted from the limitation.

When a single building is erected upon a corner facing upon streets of different widths, the limiting height of the street walls will be determined by the street of greatest width.

Any part of a building not exceeding twenty-five per cent. of the lot may

be erected to any height, provided that it shall be distant at least twenty feet from all lot lines, other than one bordering on a street more than 150 feet wide, a public square, a park or marginal way. The set-back planes will start at the limiting heights for street walls and incline upwards from the street in the ratio of one foot horizontally for each four feet vertically.

In all buildings hereafter erected, except tenement houses, lodging houses and theatres, provisions for light and air shall be made by means of yards and courts.

#### Yards and Courts.

Every building must have a yard open from the floor level of the lowest story to the sky, except that when all rooms are otherwise adequately lighted and ventilated as prescribed by law, the yard may start at the level of the second-story floor beams. The least dimension of the depth of the yard will be ten per cent. of the depth of the lot (but not less than six feet) and the yard must contain ten per cent. of the area of the lot.

At any story above the first an additional one per cent. of the area of the lot is required to be provided in a yard for each story above the first, provided that such additional yard area may be reduced by the area of any setback or prescribed court at any story. When the building is situated on a lot fronting upon two or more streets, or on a corner, no yard will be required, but setbacks and courts will have to be provided. The least dimension of any court will be, at any specified point, not less than one and one-quarter inches for every foot of height such point is above the curb level, but not less than

six feet. Nothing in the ordinance prevents the projection of a cornice beyond the street line or setback plane.

#### Existing Buildings.

No building now existing shall be altered or enlarged so as to be in violation of the ordinance, but nothing in the ordinance will require any change in existing buildings, or buildings for which permits have been issued, or the construction of which is being diligently prosecuted within a year of the date of the permit.

Violations of the ordinance will be dealt with in the same manner as violations of the building code. Parts of the existing code in conflict with the new provisions are to be repealed.

#### An Elevator Ordinance Coming.

An ordinance regulating the construction and maintenance of elevators, under the control of the Bureau of Buildings, will be introduced in the Board of Aldermen next Tuesday. It was prepared by ex-Supt. Miller and the Building Committee of the Board of Aldermen and eventually will form part of the Building Code. A public hearing will be held.

On Thursday of this week a final public hearing was held by the Industrial Board of the State Labor Department at the Fourth Avenue Building on the tentative rules for the construction, operation and maintenance of elevators in factory buildings. Changes have been made in the rules as a result of the previous hearing held in July. Real estate interests have been represented at the sessions of the committee on elevators by George W. Olvany, special council of the Real Estate Board.



# WELL POPULATED COMMUNITY ON HEIGHTS

Fort Washington Avenue District, Sold at Auction in April, 1909, Now Improved With High Class Apartment Houses

IN April, 1909, the managers of the Fort Washington and Buena Vista Syndicates decided upon dissolution, and as a result fifty-five plots, each of sufficient size to commence the construction of substantial buildings, were offered at public auction. The property was located on Washington Heights. Twenty-nine were in the territory bounded by West 177th street, what is now Northern avenue, 181st street, and Fort Washington avenue, including also Pinehurst avenue. Within this area, at the time, there were only six apartment houses, five on Fort Washington avenue and one on Pinehurst avenue, at the northeast corner of 185th street. On

the extensive building operations which have been going on since the auction sale. Of the twenty-nine unimproved plots in the above described area, which were sold in 1909, only three are vacant at this time.

With the 181st street subway station as the medium for connecting the district with the southerly section of the city, the Broadway surface line near at hand for less distant points, and the 181st street cross-town cars extending into the Bronx, the transit question has apparently been met, for today there are on Fort Washington avenue north of 177th street to 181st street, fourteen apartment houses. There are nineteen on Pinehurst avenue and ten on North-

a contract. They were erected from plans by B. W. Levitan by the Haven Construction Company, Charles Flaum, president, which bought the property, together with an adjoining plot at the corner of 180th street and Northern avenue, last spring. The four houses have since been erected from building and permanent loans made by the Germania Life Insurance Company. The sale of the 180th street and Northern avenue building, which is also being completed, was announced by the M. Morgenthau, Jr., Company late last week, and only the 50-foot house, in 180th street, remains to be sold to complete the disposition of the entire property by the builder. According to the broker, the three houses



FT. WASHINGTON AVE., SOUTH FROM 181ST STREET.

PINEHURST AVE., SOUTH FROM 181ST STREET.

Fort Washington avenue three similar buildings were in course of construction, while in the section directly to the east a number of others were being built. To these were later added the Nathan Hale at the northeast corner of Fort Washington avenue and 181st street, a six-story structure which represents the high class construction typical of the present character of the neighborhood.

Northern avenue, then known as Haven avenue (the present Haven avenue being formerly known as Buena Vista avenue), was entirely unimproved from 177th to 181st streets. The adaptability of this section for high class apartment improvements has been demonstrated by

ern avenue. To these will be added two five-story multi-family buildings on the east side of Pinehurst avenue, 100 feet north to 180th street, which are being erected by the Riverview Construction Co., Henry M. Bloch, president, from plans by Samuel Sass, architect, at an estimated cost of \$100,000.

The two five-story apartment houses at the northwest corner of 179th street and Northern avenue, taking in 835 West 179th street, on plot 100x125, which are rapidly nearing completion, figured in cash investment transactions last week. Deeds passed from the builders to the Minuet Realty Company, Bernard Naumberg, president, without the formality of

have been sold for cash, without any element of trade. Weschler & Cohen represented the seller.

The northwest corner of Northern avenue and 180th street, 125x125, was sold at the auction sale in 1909 to Maximilian Morgenthau for \$36,000. These lots, as part of a plot 125x272, were assessed last year at \$100,000. The southwest corner of Northern avenue and 181st street, 153.8x104, was bought at the same time by the Henry Morgenthau Company for \$46,000. Today they form part of a plot 153.8x239 which is assessed at \$112,000.

Elevator apartment prices range from \$9 to \$11 a room, while in the walk-ups owners receive about \$8 a room.

## TABLE SHOWING IMPROVEMENTS IN FT. WASHINGTON SECTION OF HEIGHTS.

Location	Size	Auction Buyer	Auction Price	Apartment Improv.	1914		Cost of Construction
					Assessed Unimprov.	Assessed Improv.	
Fort Washington Av., N. W. C. 177th.....	100x127.6	Sykes Realty Corp.	64,000	six-story	\$67,000	\$220,000	\$175,000
Fort Washington Av., S. W. C. 178th.....	100x127.6	Sykes Realty Corp.	64,000	six-story	67,000	220,000	175,000
Pinehurst Av., e. s., 100 n 180th.....	75x102.3x75x101.5	Charles Lowen	21,000	course of c.	31,500	31,500	100,000
Pinehurst Av., N. E. C. 180th.....	100x101.5x100x100.4	J. Romaine Brown	38,750	six-story	47,000	170,000	120,000
Pinehurst Av., S. E. C. 180th.....	100.2x100	Leopold Weil	37,750	six-story	45,000	170,000	150,000
Pinehurst Av., N. E. C. 179th.....	100.2x100	Gutwillig Bros. & Hirsch	36,750	six-story	45,000	170,000	150,000
Pinehurst Av., S. E. C. 179th.....	100x100.1	Bendheim Constr. Co.	37,250	six-story	43,000	165,000	175,000
Pinehurst Av., N. E. C. 178th.....	85x70	Gutwillig Bros. & Hirsch	23,100	five-story	29,000	83,000	60,000
Pinehurst Av., S. E. C. 178th.....	127.6x101.1x127.6x96.3	Milton E. Oppenheimer	44,000	five-story	50,000	150,000	200,000
Pinehurst Av., N. E. C. 177th.....	127.5x96.3x127.6x90.6	W. H. Douglass	39,000	vacant	48,000	48,000	.....
Pinehurst Av., N. W. C. 177th.....	125x92.7x125.1x98	Gutwillig Bros. & Hirsch	39,250	six-story	48,000	195,000	200,000
Pinehurst Av., S. W. C. 178th.....	130x87.2x130.1x92.7	Sonn Bros.	35,500	six-story	48,000	195,000	175,000
Pinehurst Av., N. W. C. 178th.....	105x100	Lowenfeld & Prager	34,100	five-story	45,000	127,000	120,000
Pinehurst Av., N. W. C. 179th.....	100.2x106.4x100x100	Gutwillig Bros. & Hirsch	35,250	five-story	45,000	127,000	135,000
Pinehurst Av., S. W. C. 180th.....	100.2x112.8x100x106.4	Gutwillig Bros. & Hirsch	35,250	five-story	47,000	138,000	.....
Pinehurst Av., N. W. C. 180th.....	100.1x111.1x100x106.7	John F. Reid	36,100	five-story	48,500	138,000	.....
Pinehurst Av., w. s., 100 n 180th.....	100.1x115.6x100x111.1	Noailles Realty Co.	28,100	vacant	44,500	44,500	.....
Pinehurst Av., S. W. C. 181st.....	109.7x117.9x114.9x112.8	Henry Morgenthau Co.	44,250	six-story	60,000	215,000	225,000
Northern Av., S. E. C. 181st.....	97.3x114.3x114.9x112.8	Henry Morgenthau Co.	50,000	six-story	52,000	195,000	180,000
Northern Av., e. s., 100 n 180th.....	100x110	Sonn Bros.	26,500	five-story	36,000	118,000	120,000
Northern Av., N. E. C. 180th.....	100x110	D. Schackman & Co.	33,750	five-story	40,000	131,000	100,000
Northern Av., S. E. C. 180th.....	100x100	H. Raabe & Sons	30,250	six-story	36,000	163,000	150,000
Northern Av., N. E. C. 179th.....	100x100	Martin D. Fink	30,500	six-story	36,000	163,000	125,000
Northern Av., S. E. C. 179th.....	92.5x100	Sonn Bros.	27,000	six-story	31,500	150,000	.....
Northern Av., N. E. C. 178th.....	92.5x100	Sonn Bros.	27,000	six-story	31,500	150,000	.....
Northern Av., N. W. C. 179th.....	100x125	Hudson Realty Co.	33,250	five-story	42,000	42,000	310,000
Northern Av., S. W. C. 180th.....	100x125	Hudson Realty Co.	33,250	five-story	42,000	42,000	.....
Northern Av., N. W. C. 180th.....	125x125	Maximilian Morgenthau	36,000	course of c.	.....	.....	185,000
Northern Av., S. W. C. 181st.....	153.8x104.5x123.3x100	Henry Morgenthau Co.	46,000	vacant	.....	.....	.....



## CONSTRUCTIVE WORK FOR PUBLIC WEAL

### What the Real Estate Board Intends Doing During the Coming Winter — Important Amendatory Legislation To Be Sought

THE Real Estate Board of New York announced yesterday a definite program upon which it is already at work. This program, which contemplates important constructive work with relation to city departments, the Legislature, Charter amendments and the Constitutional Convention, is a continuation of activities in which the board recently has been engaged.

The most important work already accomplished along lines looking to economy in city affairs and the protection of property owners and taxpayers throughout the city, includes certain reasonable amendments to the Labor Law; crystallizing sentiment for a simpler method of building supervision; specific recommendations looking to the reduction of the enormous city Budget of more than \$210,000,000, as at first contemplated in the estimates of heads of departments.

The tentative budget forwarded to the Board of Aldermen by the Board of Estimate showed a reduction to \$199,238,000, and the Real Estate Board has suggested further reasonable economies in view of the distressing conditions in real estate. These economies, if granted, would further reduce the budget by about \$5,000,000. If these further reductions are not granted, the 1915 tax rate will not be far below the \$2.00 mark.

The Real Estate Board, however, realizes that even if these reductions are granted, this work will have to be done over again next year and in succeeding years. The board's present aim is to correct radical defects in governmental processes, and to eliminate that large proportion of waste which could be avoided if certain methods now in vogue were changed. Unless this is done, taxes will be enormously high in 1916 and will reach increasingly high points in 1917 and 1918.

While this work is primarily for the relief of property owners, it is only to a slightly less degree an important contribution to civic progress and betterment; and for this reason the Real Estate Board looks for the support and cooperation of civic and taxpayer bodies, and of broad-minded and progressive city and state officials.

The program, which the board proposes to follow vigorously, is as follows:

#### Before the Legislature.

The Constitutional Convention may provide certain remedies. Relief should also be looked for in the proposed new Charter. But both of these processes will be slow, while the need is for remedy at the earliest possible moment. The Legislature must therefore be asked to aid, and among the more important legislative efforts will be the following:

1—Secure legislation requiring that all salaries which must be provided for in the city budget be fixed by the Board of Aldermen and the Board of Estimate and Apportionment, and that all laws conflicting with such provision or fixing other than eight hours as a legal day's work be repealed.

2—Amend the State Labor Law so that the State Labor Department shall have jurisdiction only over the employees themselves and the housekeeping of the buildings in which they work.

3—Amend the tax lien law so that the interest due on a tax lien must be demanded in writing or by proper publication before the lien can be foreclosed, and limiting the cost of this notice to a fixed sum in foreclosure.

#### Charter Amendments.

Charter amendments will be sought to provide:

1—For a central purchasing bureau, by enlarging the powers of the Board of City Record.

2—For a new Department of Buildings, to have entire jurisdiction over buildings and to take over the inspection functions now exercised by other departments including the State Department of Labor, its inspectors to be the only ones charged with the enforcement of the necessary regulations. In this work the board is co-operating with the State Factory Investigating Commission.

3—That all claims against the city be audited only by the Comptroller's office or, if in the form of a contract, by the Bureau of Contract Supervision as well as the Comptroller's office.

4—That water taxes be collected by the Comptroller at periods during the year when such collections will not interfere with the work of collecting other taxes.

5—For a Board of Education small in number, with paid members, to have absolute control over all educational matters, subject only to the State Board of Education, the Board of Estimate and the Board of Aldermen.

6—For the consolidation of the Department of Bridges and the Department of Docks and Ferries. The completion of the great construction work that made these two departments necessary no longer exists.

7—For the consolidation of the Department of Charities and the Department of Corrections.

8—That all hospitals be put under one administrative head.

9—That there be one administrative head for Parks.

10—That there be one administrative head for Public Libraries.

11—That all city employees, except administrative heads, work the legal eight-hour day and be paid only the prevailing rate of wages.

#### Constitutional Amendments.

The Real Estate Board's program for proposals to the Constitutional Convention is less ambitious than some that have been suggested. Its work in this particular will necessarily be limited to such constitutional changes as intimately affect real estate, leaving it to other civic organizations particularly charged with that duty, to work out, other equally important problems. It recognizes, however, the importance of the following, which it will urge:

1—An amendment to provide for absolute home rule in cities of the first class.

2—An amendment to provide that all real estate taxes must be levied both on land and the improvements on land.

3—An amendment opposing any attempt to increase the debt limit now fixed in the constitution at 10 per cent. of the assessed valuation of real estate.

The present State constitution, and all proposed changes will be considered by a committee of which some prominent citizen will be chairman, and which will consist of business men, lawyers, real estate owners and others representing real estate interests.

The views of the committee, when adopted by the Real Estate Board, will be submitted to the Constitutional Convention by paid eminent counsel.

## ADVISORY COUNCIL AND THE CODE

### A Committee Appointed to Look After the Interests of Property While Building Ordinances Are Being Prepared

As many of the ordinances which are being incorporated into the new Building Code by Mr. Rudolph P. Miller are of vital interest to real estate owners, the Advisory Council of Real Estate interests has appointed a Building Code Committee to look after the interests of property owners as these ordinances are being drafted and promulgated. The members of this committee are Messrs. Henry W. Hodge, Otto M. Eidlitz and Julius Franke. The composition of this committee represents the best technical authority to be obtained in the city, i. e., engineering, architecture and building construction.

This committee will keep in close touch with all the building ordinances that are to be prepared by Mr. Miller for submission to the Board of Aldermen and inform the council, if, in its opinion, modifications can be suggested which will be of benefit to real estate, and at the same time providing the full measure of safety which is the first object of such a code.

Although the various real estate associations have their Building Code Committee, as yet there has been no committee appointed consisting of technical authorities which will exclusively look after the interests of property owners. The Citizens' Union has a committee upon which certain real estate associations are represented and this committee is doing excellent work, but the necessity of having a committee of technical experts to examine and analyze the various provisions of the code is re-

sponsible for the thorough consideration of the building by the Advisory Council.

The reports of this committee will be submitted to a sub-committee consisting of some of the large real estate owners and brokers. When the decisions of these two sub-committees are approved, every effort will be made by the council to have them incorporated into the code. It would appear as if several of the ordinances passed by the Board of Aldermen are rather stringent, and a very careful supervision of the sections must be maintained in order to preserve the proper counterbalance between safety and over-regulations of buildings. The importance of a proper Building Code which will meet with the approval of both the city and the real estate interests is very evident in the light of the proposed consolidation of building inspection departments into one central department, the principle of which the Advisory Council strongly favors.

The council is now devising a plan through its Law and Legislation Committee whereby it is hoped that the general principle of consolidation will be enacted into law during the next sessions of the Legislature. At the present time the council is disposed to regard the plan of having a Borough Building Department in each one of the separate boroughs as more possible of becoming law than one central department, inasmuch as the five Borough Presidents would be inclined to support and urge the passage of such a statute, although there are many commendable features to the plan of one central department.



## STANDARDIZATION OF LEGAL FORMS

### Register Hopper Calls Meeting In Effort to Minimize Work and Cost of Copying Old Documents Placed on Record

ON November 16, a conference was held at the office of the Register of New York County for the purpose of seeing if some method could not be devised for the standardization of forms used in the instruments pertaining to real property conveyancing and other documents which are placed upon record. Register John J. Hopper after calling the meeting to order, drew attention to several things that had become apparent to him, upon taking office, one in particular being the necessity of continually copying and recopying certain forms which appear in old documents.

"We have a department," said Register Hopper, "that is recopying some old records which have become faded and worn out because of their age. I commenced to study a more systematic and business-like way of copying these records. Among other things a young man in charge of the department devised a stand to keep the books upright and introduced typewriting instead of long hand. In order to make the pages and alignment agree with the old records he invented a little machine with a ratchet. The books varying from 46 to 50 lines necessitated different ratchets, and by the means of touching a button the ratchet is made to fit the number of lines on a page. We are now doing three to five times as much as was done under the old method and making a much better product.

#### Linotype Tried.

"Linotypes were tried, but we found that the present cost would be exceeded at least two or three times. Photography was also considered, but serious defects immediately became apparent, so these two methods were abandoned. The ultimate result has been to endeavor to use the present method as economically as possible."

The Register drew attention that in recopying the old records all the printed matter which appears in every document must be transcribed, and in examining these printed forms a great similarity was found; yet there was a variance of a word here and there which created a difference, though the thoughts were identical. Close examination was made of a hundred and fifty of these instruments that came in during a single month, many with trivial differences. As an example, one document will read "nineteen hundred and nine," while another will contain the words "one thousand nine hundred and nine." Many other instances of similar nature appear. The contention was made that, if the forms could be made uniform and printed, a large percentage of the work of recopying would be eliminated.

#### How Present System Works.

Attention was also drawn to the fact that during the month of June, 1914, 198 different instruments including mortgages, conveyances and miscellaneous papers came into the office for record. A booklet was compiled, for reference to those present, which indicated the variance in forms of documents dealing with the same class of records. The various title companies, law firms, and printers, who prepare legal documents have, to all intents and purposes, many clauses which are the same, though in many other instances the addition or substitution of one or more words create a condition in the Register's office which requires exhaustive clerical work.

During June the number of words in-

serted in the forms now printed amounted to about 769,000. Then appears a memorandum of the words not in form. Many papers are received which may not follow form, but assuming the latter to be true there are shown to be about 763,000 words and the total of those two items is about 1,532,000. In conveyances about 46 per cent. of the words are printed and 53 per cent. plus are inserted. In mortgages 66.4 per cent. are printed and 33.6 per cent. inserted. In miscellaneous 51 per cent. are printed and 49 per cent. inserted. It can be readily seen that if the printed words are in a standardized form a large percentage of the work of recopying will be eliminated and only those portions of documents dealing with descriptions and special clauses will have to be inserted.

#### Forms for Mortgages.

The question of devising forms for mortgages presents a much more serious and difficult problem. Mr. Walter Lindner expressed an opinion that it would be a good thing if a sort of clearing-house was established, for the purpose of receiving suggestions from various sources about mortgage forms. In that way the best ideas could be taken out of all the forms and a new one made which would compose the differences.

Attention was directed to the methods employed in other communities in New York State. But little difficulty would be experienced in standardizing the forms for the Assignment of mortgages. It was considered feasible by those present that the real solution lay in having as many standard clauses as possible, and where changes are to be made that they appear at the end of the clauses,

rather than having them inserted, as at present.

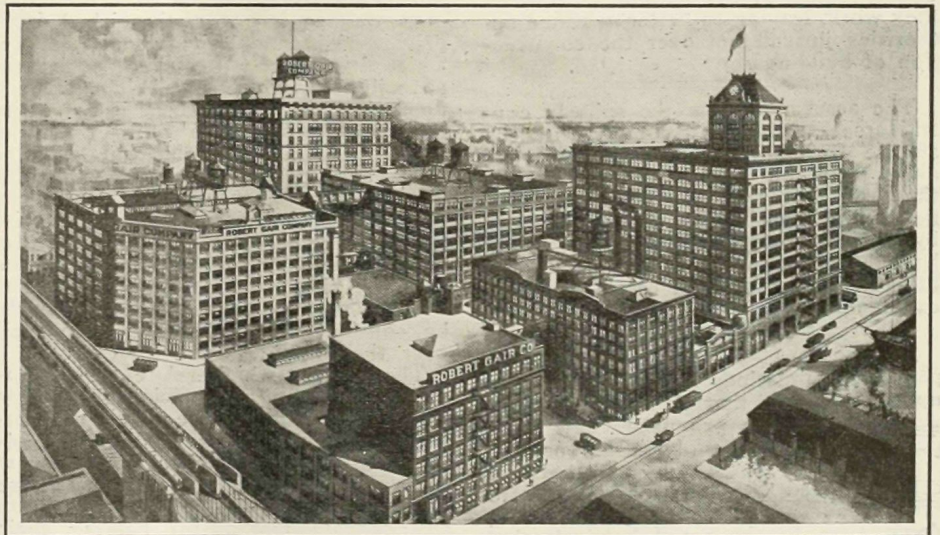
A resolution was presented and adopted that the standardization of forms should be attempted and the action of the Register in relation to the matter approved.

#### Committee Appointed.

A general discussion of the situation followed with the result that a committee comprising Mr. Walter Lindner, of the Title Guarantee & Trust Company; Henry R. Chittick, of the Lawyers Title Insurance & Trust Company, and Cyril H. Burdett, of the New York Title Insurance Company was formed to see if some equitable solution of the problems could not be formulated. Another meeting will be held at a future date when the findings of this committee will be considered.

Among those present were: Hon. John J. Hopper, Register; William Halpin, Deputy Register; Walter Fairchild, Special Deputy Register; J. Charles Walton, Assistant Deputy Register; Judge James P. Davenport, Assistant Special Deputy Register; Samuel S. Lupschutz, Chief Clerk, Department Commissioner Public Records; F. Pecora, Chief Clerk; N. D. Reich, of the Committee of New York County Lawyers Association; J. H. Hutchinson, of the Bureau of Municipal Research; Franklin A. Coles, of Nassau County; George F. Butterworth, of the Committee of Association of the City of New York, and of Cadwalader, Wickersham & Taft; Frederic J. Middlebrook, of the Committee of the Association of the Bar of the City of New York, and of Bowers & Sands.

## GAIR COMPANY BUILDS NEW STRUCTURE



WITH the completion of Building No. 7 of the Gair group, located between the termini of the Brooklyn and Manhattan bridges, on the Brooklyn waterfront, another notable structure has been added to the industrial development in that section of the borough. The structure is twelve stories in height, occupying a plot 200 x 125 feet, and measures 275 feet from curb to roof. The building, which was erected by the Turner Construction Company, will be leased largely to manufacturers, although the Robert Gair Company will use a portion for its own occupancy. All the floor spaces are free, clear and unobstructed, and are rectangular in shape, affording the maximum amount of floor space. The floors in the tower, of which

there are four, measure 50 x 50 feet, and are adapted to studio work. The building is fireproof throughout and all modern appliances have been installed. The property is a short distance from the New York Dock Company and the Jay street terminals, which connect all the railroad and steamship lines. Surface and elevated lines extend to all parts of Brooklyn, making transportation most convenient for labor. Loading platforms have been provided and a sheltered driveway where teams may unload under cover. Electrically-equipped trolleys operate between the elevators and trucks or freight cars. The driveway has also railroad tracks, which connect with the Jay street terminal.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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Important hearings will be held next Monday and Tuesday before the State Factory Investigating Commission. The tentative bill providing for the consolidation of State and city building departments, and the proposed revision of the Labor Law, will be up for criticism.

A pertinent suggestion is that the State Labor Department, which was organized to protect the interests of workmen, should be restricted to a supervision over the employees and to the housekeeping of the buildings in which they work, leaving to better qualified authorities jurisdiction over the construction of buildings.

The assurance from the subway contractors that they will comply with the statute forbidding the employment of alien labor on public works, removes the fear that the construction of the new rapid transit lines will be delayed by labor complications. This would have been too much to add to all the other troubles that real estate has been called upon to bear.

So many useless, obstructive and expensive commissions have been imposed upon the public that there is a nationwide cry for the promised "new freedom." Every sort of business has suffered in every part of the land, not real estate in New York City alone. From the big railroads, enslaved by the I.C.C., down even to the small horticulturist, who is commanded to pack his apples in a certain manner, business has been completely dominated of late years by the uplifters and their imported ideas.

Optimism has been the prevailing feeling this week. The business sky looks brighter than before the war. The Federal Reserve banks opened and inaugurated a new banking system, the Cotton Exchange resumed business, the savings banks have loosened up, the export trade is bounding forward, steel mills are resuming operations, the security markets are gaining strength, and every man seems to be looking the world in the face with courage and confidence.

### Interest in the Constitutional Convention.

A most encouraging sign is the increasing interest which real estate men all over the State of New York are taking in the constitutional convention. They are beginning to realize that if some hard work is put in during the sessions of the convention and if consequently the new constitution contains certain general provisions in the interest of the economy of public expenditure and municipal autonomy, an enormous saving can be made in subsequent traveling expenses between Albany and Buffalo, Rochester or New York. At the present time delegations of citizens are, throughout the whole legislative session, making trips to Albany, usually in relation to legislative projects of exclusively local interest which ought to be settled by the municipal government without any interference from the Legislature; and these journeys are expensive in time and money and often entirely fruitless of corresponding results. The only way to reduce the amount of this legislative interference, and thus to do away with the necessity of periodic excursions to Albany, is to establish firmly in the new constitution the principle of home rule.

Inasmuch as a large majority of the delegates elected to the convention are Republicans, it is interesting to consider what kind of a constitution the Republicans as a party are likely to favor. A certain amount of light can be obtained upon this matter by the last Republican State platform, which devoted a good deal of space to the subject of the new constitution. In some respects this platform gives a perfectly clear indication of the kind of constitution which the Republicans, under the leadership of Senator Root, are likely to favor. In other respects the indications are more ambiguous; but on the whole the real estate interests can feel assured that the majority are pledged to the enactment of the right kind of changes in the fundamental law.

The text of the platform with which we are dealing begins by asserting that the increase in population, the changes in industry and manner of life and business, and the growth of cities, have created social problems with which the State government must be prepared to deal, but it goes on to say that the necessity of placing on the government increasing burdens in the interest of social welfare, should not cloud the principle that the common welfare is not distinguished from private rights and individual welfare. This view of the increasing social responsibilities which are being imposed upon the State government is not satisfactory. It has even more than the usual ambiguity of platform declarations, and it leaves the reader wholly in doubt whether in cases of conflict between individual rights and social welfare, the Constitution will be designed chiefly to protect the former or promote the latter. This is one important matter which should seriously be considered by property owners all over the State.

The clauses which relate to governmental economy and efficiency are very satisfactory and indicate that a real improvement may be expected in the administrative organization of the new State government. The majority are pledged to afford the voters of the State an adequate method of holding their elected officials accountable for their misdeeds. To this end they propose to reduce the number of elective officials, to vest the administrative functions of the State in a limited number of departments, and to establish a system of official budgets. The property owners of the State should be cordially and unanimously in favor of these changes. The length of the present ballot makes it impossible for the voters to fasten responsibility for their misdeeds upon those who have committed them, and if New York is to obtain a really responsible government, it is essential that the number of elected officials should be very much reduced and that the Governor should have the power to appoint the incumbents to these

offices. It is extremely satisfactory also to know that a large number of the delegates have individually been pledged to the short ballot.

The platform unites an approval of the short ballot with the entire rejection of the machinery of direct government, and under their existing leadership the Republicans will undoubtedly keep out any suggestion of direct government from the new Constitution. In so doing they may well be justified on the ground that only a limited real demand for the initiative and the referendum exists in this state. On the other hand, it will be very interesting to see whether the voters will accept a Constitution which cuts down popular participation in the business of government in one direction without increasing it in any other direction. The minority could easily claim that the short ballot indicates lack of confidence in popular political intelligence, and it will not be easy to return an effective answer to this criticism unless the new Constitution does something to enlarge the scope of popular political activity.

The attitude of the Republican platform on home rule is more ambiguous and less satisfactory. It declares in general that the State must reserve for the central authority the determination of general policies equally applicable to every part of the State, but that consistently with this limitation the cities and counties should manage their own affairs without interference from Albany and should enjoy home rule to the widest practical extent. A declaration of this kind may mean anything or nothing. Of course, the Legislature must continue to legislate upon all matters connected with the general policy of the State; but the point is that it must no longer be allowed to legislate, as it now does, upon essentially local business. The Republican record has always been very bad in this essential matter. The party leaders have wished to retain the power of interference with the government of New York City because New York is normally under Democratic control, and because the Republicans can often use the power of the State Legislature to make it disagreeable for the local Democratic organization. In all probability they will wish to put in the Legislature the power to interfere in purely local affairs, and it is because they are liable to go wrong in this respect that the real estate organizations all over the State should be ready to insist upon the adoption of a sound policy. They should insist, that is, upon a real rather than a nominal increase in the control which a county or a municipality can exercise over its own affairs and they should have prepared specific provisions that will embody the measure of home rule which should, in their opinion, be granted.

### The American Way.

Two buildings of rare beauty and extraordinary costliness have just been completed that symbolize in an unmistakable manner the business and social supremacy of New York City. Nowhere else would a private firm of bankers think of building for their exclusive occupancy a comparatively small banking house to cost as much as \$1,500,000, on land worth "in the neighborhood of \$4,000,000." And not in our time in any other land than this has a private citizen ever erected so costly a dwelling as Mr. Frick. By common report he paid \$2,400,000 for his site, he has expended \$2,000,000 on the building and will adorn it with art treasures worth millions more. In neither case was the building designed to outshine any other or to win public admiration. A very evident desire in each instance was not to be flamboyant or conspicuous. Mr. Morgan, as everybody knows, built his offices to suit himself—his personal needs and ideas. The cyclopean blocks of marble, weighing twenty and thirty or more tons each, cut and fitted so accurately that the joints are almost invisible, are not particularly beautiful to the masses, but they are real marble and as solid and colossal as they seem. Quarries were almost torn to pieces to produce units of such great size. That



was Mr. Morgan's way, and it is said that Mr. Frick was actuated by much the same feeling; his house was not built to please his architects, his neighbors or to make a show place for an admiring world. In a word, these masterpieces of construction were built in the real American way and they typify American solidity, efficiency and worth.

#### Unremunerative Indebtedness.

*Editor of the RECORD AND GUIDE:*

Mr. Ernest Harvier's timely presentation of the burden of interest on city indebtedness may be somewhat extended. The total debt service for the ensuing year, according to Budget News Bulletin No. 6, just issued, will be \$7,000,000 higher than Mr. Harvier states, or \$59,832,000.

Moreover, the unproductive class of investments should include the expenditure on the Catskill water supply which is not, nor will be, productive of any new revenue. This \$160,000,000, of which upwards of \$135,000,000 have been already expended, will thus double the total presented by Mr. Harvier, and leaves the city with \$300,000,000 or non-earning capital investment.

REGINALD PELHAM BOLTON.  
55 Liberty street.

#### Unpaid Real Estate Taxes.

*Editor of the RECORD AND GUIDE:*

Various alarming statements have been given out to the newspapers of this city in regard to the amount of unpaid real estate taxes. Most of these statements have been based upon a misunderstanding of the figures in the Comptroller's report, but their whole effect (if not their avowed intention) has been to make it appear that real estate in this city was in a precarious condition because of the general system of taxation in New York.

I have before me an editorial from the Times-Union, of Jacksonville, Florida, which begins with the statement that "about one-third of the people of Jacksonville have not yet paid their city taxes, or at least those who own one-third of the property have not paid," and it appears from the remainder of the editorial that the date on which taxes become delinquent has passed. This is a far larger proportion of unpaid taxes than in the City of New York, and yet Jacksonville and the entire State of Florida still maintains the antiquated and discredited general property tax system, from which New York has gradually been freeing itself. So that the delinquency in Jacksonville cannot be ascribed to conscious efforts to "place all the burden of taxes upon real estate."

A. C. PLEYDELL.  
29 Broadway.

#### Mortgages Assessed to Make Concessions.

*Editor of the RECORD AND GUIDE:*

We would respectfully submit through the Record and Guide to the different interests which have money loaned on real estate mortgages in the Borough of Manhattan, a suggestion which we believe would greatly relieve the present depressed condition of such real estate, and would also prevent the necessity for lenders to take at foreclosure sales real estate which they do not want, and from the actual losses such as many of them have suffered. Forced sales of properties in this market have not brought, and are not likely to bring, the face of the incumbent mortgages, and once sold for less than the face of the mortgage, it is difficult to resell for enough to bring the lender out without a loss. We speak particularly of properties located in sections where the rental values have heavily declined, in many instances by not less than one-half.

We recently averted a foreclosure, and thereby benefitted all concerned, by inducing the mortgagee to reduce the interest rate from 5 per cent. to 4 per cent. The property was located south of 23d street, and was leased to one tenant for a long term. The enforcement of the full conditions of the lease meant bank-

ruptcy to the tenant, and the vacancy of the building in a neighborhood where there were already 30 per cent. of vacancies. It was necessary for the owner to reduce the rent in order that the tenant might exist. The owner was unable to do this without help from the mortgagee, who, on presentation of the facts, agreed to reduce the interest rate on the mortgage to 4 per cent. In consequence of these concessions and arrangements, the property is today in a healthy condition. Without a doubt the tenant, landlord and mortgagee each has been saved a serious loss.

We have in mind at present a case wherein, on account of the reduction of the rent, the over-valuation by the city for taxes not only leaves no net income, but an actual deficit to the owner, who is paying 5 per cent. mortgage interest. The city has assessed the property for at least 25 per cent. more than its actual value. We hope to have the assessment reasonably reduced, and by getting the mortgagee to reduce the interest rate for a couple of years to 4 per cent, to save all concerned from serious loss. The co-operation of all is necessary to prevent this. If these efforts should not succeed and the property were forced to a foreclosure sale in this market, it would not bring within 20 per cent. of the amount of its encumbrances, unless protected.

Few lenders are willing to take over real estate, and we feel in citing these facts and making an appeal for concessions, that we are in the way of benefiting and not injuring, those whose favor we strongly desire to acquire or retain.

As an inducement to the mortgagee to make concessions, it might be well that in cases wherein mortgages are extended at the present time, or the interest rate reduced for three or five years, that the mortgagor should agree to pay off each year some portion of the principal of the mortgage, thus reducing the obligation against the property and increasing the security of the loan.

We believe such a course would do much to preserve values, and give heart and encouragement to the owners of real estate, who, during the last five years, have known nothing but worry and loss, resulting from obligatory reduction of rents, the exactions of public departments, the heavy increases in taxes, and the high rates of interest.

All these conditions have caused many owners to receive from their agents statements, coupled with requests for remittance of checks to balance them, rather than with checks enclosed for net income.

GOODALE, PERRY & DWIGHT, Inc.  
1133 Broadway.

#### Tenement Law Too Restrictive.

*Editor of the RECORD AND GUIDE:*

While we would not for a moment rail against the Tenement House Law or the Tenement House Department, we do think the question of taking the three-family house out of the jurisdiction of the Tenement House Department is a matter worthy of due consideration. There may be good reasons advanced for keeping the little three-family house under the fostering care of this noble institution, for it certainly has done an immense amount of good in compelling the alteration and cleaning of a vast number of old filthy dwellings that were unfit for human habitation, as well as requiring more perfect conditions in all new tenement houses.

There are also many good reasons why the three-family house should be free from the requirements of the Tenement House Law, especially when we know the law is being interpreted technically and not liberally. As an illustration of this, we will cite a recent occurrence in our own office. A client of ours owning a three-story three-family semi-detached house occupied by only seven persons in all, wished to improve his property and give his tenants better accommodations, by building an extension containing a kitchen and bathroom on each story, but as this was a frame house within the fire limits, we

told him the law would not permit it, so we filed for an extension with a bathroom on each story; and as they were short of closet-room, we put a dish closet in the extension, opening of course from the existing rear living-room, not from the bathroom. But this closet, not being a necessary part of the bathroom, was religiously struck out as an unpardonable sin. While technically this was right (the law permitting extension for bathroom purposes only), we believe these technical hair-splittings are unworthy of the noble institutions of our great city and State. There is no hope of a liberal interpretation. The only hope is by removing the control.

There are many hundreds of three-story and three-story and basement brick and brownstone houses in this borough, all private dwellings, that are not netting 4 per cent. on the investment. Many of them are for sale at considerably less than the assessed valuation. They are in good locations, but the people who have occupied them are moving to other parts of the borough, and there is no demand for them now as private houses. Now, if the law would permit us to turn them into three-family houses, they would become a comparatively good investment; and as many families these days consist only of a man, his wife and a brindle pup, they would not be overcrowded. The Bureau of Buildings could take care of these alterations as well as new three-family houses, that there should be reasonably good light, ventilation and proper fire exits. So we are certainly in favor of this change of jurisdiction.

PHILEMON TILLION.

381 Fulton street, Brooklyn.

#### Keep Your Hall Lights Burning.

*Editor of the RECORD AND GUIDE:*

The law requires that in every house which is occupied as the residence of three or more families, lights shall be kept burning in all the halls from sunset to 10 p. m. From 10 p. m. until sunrise lights must be kept lit in the entrance hall and on the landing two flights up, where the house exceeds two stories in height. This requirement is intended to facilitate escape or rescue in case of fire.

In a recent night inspection of the Borough of Brooklyn only about one-fourth of the houses visited were lighted as required by law. Another inspection will be made soon, and if the houses are found dark a second time the Tenement House Department will be obliged to summon the owners of such houses to court and require a penalty in each case.

The publication of this notice in your paper may call some of your readers' attention to their duty under the law, and thus enable them to escape the consequences of continued violation of it.

JAMES J. MURPHY,  
Tenement House Department.

#### Who Will Say?

*Editor of the RECORD AND GUIDE:*

A discussion has arisen and the parties to the problem would ask the indulgence of your columns for your readers to settle.

"A" claims that the subways in progress of construction are a cost without compensatory value to Manhattan. "B" claims that the subways will make for added value to old New York (Manhattan). Will some of your well-informed readers decide?

A READER.

—Everybody is "rooting" for good times. The President says the future is clear and bright with the promise of the best things. The Merchants' Association advises its members to "say business is good or fair, or else say nothing." The Fifth Avenue Association has started a series of roundtable talks on prosperity. The cartoons of the day represent "Uncle Sam" handing out \$460,000,000 of credit for business interests (through the Federal Reserve banks) with the commandment to "Start Something."



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**REAL ESTATE NEWS OF THE WEEK**

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**FACTORY INVESTIGATION.**

**Series of Public Hearings by State Commission Begins Next Week.**

The New York State Factory Investigating Commission announces a series of public hearings, to be held at the County Court House (Part 17) beginning next Monday. The commission is constituted as follows:

Robert F. Wagner, chairman; Alfred E. Smith, vice-chairman; Edward D. Jackson, Samuel Gompers, Mary E. Dreier, Charles M. Hamilton, Cyrus W. Phillips, Simon Brentano and Laurence M. D. McGuire; Abram I. Elkus, chief counsel; Bernard L. Shentag, assistant counsel; Howard B. Woolston, director of wage investigation; Albert H. N. Baron, assistant director; Frank A. Tierney, secretary.

November 23, Monday.—Consolidation of departments and bureaus making inspections of buildings in New York City. The erection of a Department of Buildings for the City of New York and a Board of Standards and Appeals therein. Discussion of tentative plan on the subject issued by the commission.

November 24, Tuesday.—Hearing on the administration of the labor law. Discussion of necessary changes in the proposed Recodification of the Labor Law issued by the commission.

December 1, Tuesday.—Wage problem. Submission of findings on wages and standard of living of employees in industries investigated by the commission. Testimony of director of investigation and the agents and investigators of the commission.

December 2, Wednesday.—The wage problem and minimum wage legislation. Constitutional amendment to permit enactment of minimum wage law for women and minors. Discussion by economists, social workers and those interested in the problem generally.

December 3, Thursday.—Same subject as preceding day. Discussion by employers and representatives of labor.

December 4, Friday.—Summary of arguments for and against a minimum wage law for New York State.

If you desire to be heard at any of these hearings, notify the chief counsel, Abram I. Elkus, 170 Broadway, New York City, promptly, stating on what day you wish to appear.

**A Conference on Constitutional Amendments.**

In response to an invitation sent out by the Real Estate Association of the State of New York, a conference was held at the rooms of the Merchants' Association on Thursday afternoon, in pursuance to the program of the State Association for safeguarding real estate interests at the coming Constitutional Convention.

Representatives were present from the Advisory Council, the Real Estate Board, the Allied Interests, the United Owners, the Long Island Exchange, the Queens Chamber of Commerce, the Brooklyn Board of Brokers, the Harlem Property Owners, the Erie Basin Board of Trade and various other organizations.

The object of the meeting was to suggest possible amendments of a beneficial nature that could be made to the State Constitution. During the meeting the following topics were discussed.

1. Uniformity throughout the State in the selection and classification of objects of taxation and exemption.

2. Improvement in the system of equalization of taxation.

3. Objection to any changes in the Constitution which would operate to the detriment of real estate interests; in

other words, a policy of watchful waiting.

4. Revision of present system of county government, particularly bearing on reduction of expenses and the correction of mal-administration of local tax authorities.

5. Opposition to any amendment to the Constitution which would serve as a basis for action along the line of single tax.

Mr. Allan Robinson, who is a vice-chairman of the Constitutional Convention Committee of the Real Estate Association of the State of New York, presided at the conference.

**BROOKLYN BROKERS.**

**Elect Officers and Discuss Plans for the Future.**

The annual meeting of the Board of Real Estate Brokers at the Clarendon Tuesday night resulted in the re-election of Christopher C. Mollenhauer as president, Thomas Hovenden as vice-president. George H. Gray was elected treasurer and Isaac Cortelyou was elected secretary. There was a large attendance at the meeting of the board—in fact, much larger than at any meeting in the past five years, and in the speeches of the members it was indicated that a marked improvement in real estate has occurred.

William P. Rae stated that he had a conference with Controller Prendergast on the matter of disposing of the large quantity of real estate owned by the city, which at given times is sold. It was stated that the city at present has on hand about \$2,000,000 worth of such realty. The Controller assured the committee that as soon as the realty market improved to such an extent that it would be advisable to place the holdings on sale, Charles O'Malley, the real estate expert for the Finance Department, would announce a date for the sale.

Howard C. Pyle, chairman of the committee on transportation, announced that he and his associates had made an investigation of the work being done on the new subways for this borough. He said that the committee wanted to report that each member was astonished at the progress being made, especially along the Sea Beach route.

Other reports were read by Frank Tvler, on taxation, and A. J. Waldron, on the tenement house situation.

**Subway Extension Urged.**

Property owners and others interested in that section of the city between Yonkers and the 242d street subway station met on Wednesday to urge the extension of the subway from its present terminal to the city line. A number of prominent speakers, including Borough President Douglas Mathewson, Cyrus C. Miller and Congressman Joseph A. Goulden, addressed the meeting. H. Hudgins, a local owner, declared that if the city was not prepared at this time to undertake the project, he would arrange to finance it for the benefit of the property owners affected.

**The Fulton Street Improvements.**

A communication has been sent by the Public Service Commission to the Board of Estimate and Apportionment, asking whether the city will have funds available to defray its part of the expense in the removal of the existing elevated tracks and structure from Fulton street, Brooklyn, to Adams street. The New York Municipal Railway Corporation recently applied to the commission for such relocation, and stated that it would be willing to devote an amount equiva-



lent to the sum it would otherwise spend for the third-tracking of the line from the Brooklyn Bridge to the Borough Hall. The change, if made, will be in line with other improvements that are being made in the vicinity of Borough Hall, and was recommended by the City Plan Committee.

#### Mortgage Broker Re-enters Field.

Operators and builders on Manhattan Island and the Bronx will be glad to hear that Richard H. Gatling has returned to the mortgage field. After an extended trip to Europe, he comes back believing that financial conditions are fast beginning to mend. For fifteen years past, Mr. Gatling has been a recognized expert in the negotiation of mortgage loans. As a specialist in this line he has loaned millions of money on real estate throughout the entire city. Friends and clients can find him at his new office at 150 Broadway, where he will conduct a general real estate business.

#### Accretion on Long Island.

Long Island yearly is a heavily patronized summer territory, and hundreds of the summer tourists are prospective permanent residents. "Because of its nautical advantages and easy accessibility southern Nassau County is making steady accretions to its population," said D. Maujer McLaughlin, president of the Windsor Land and Improvement Company. "Because of New York's variegated population there is a similar demand for real property. The next ten years will demonstrate more and more that the individual home for the average man is a suburban proposition.

"During the decade from 1900 to 1910, New York City added to its total of population a number of persons equal to the entire population of Philadelphia. New York is the commercial center of the universe; no city equals it in substantial and rapid growth. Before its subway system is completed, city officials are confronted with the necessity of adding more routes. Manhattan's growth has caused the increase of values, and is still causing steady increment throughout the suburban districts."

#### PRIVATE REALTY SALES.

Coincident with the various important moves made this week in the effort to readjust the financial situation in the city there appeared to be a more noticeable tone of optimism among real estate men. Since it is too soon after the introduction and actual operation of the new banking methods, for the results on real estate to become evident, it can hardly be said that this week's business has been effected either one way or another. The fact remains that the small buyer who has not been especially active of late figured prominently in the business transacted this week.

In the Bronx particularly there was a fair demand for investment property. While there were few deals involving costly properties for large sums of money, there were, nevertheless, a number of good transactions consummated, and several of them lacked the element of exchange which has been the principal characteristic of real estate trading during the year.

Of interest in connection with recent activity on lower Fifth avenue was the announcement by a broker that an entire commercial building near 17th street had been filled with new tenants. This indication of improvement in a section which was formerly one of the most desirable in the city, but which latterly has not been particularly active, may also be taken as an encouraging development.

The total number of sales reported and not recorded in Manhattan this week was 10 as against 15 last week and 22 a year ago.

The number of sales south of 59th street was 3 as compared with 4 last week and 5 a year ago.

The sales north of 59th street aggregated 7 as compared with 11 last week and 17 a year ago.

The total number of conveyances in Manhattan was 115 as against 131 last week, 14 having stated considerations totaling \$373,900. Mortgages recorded this week number 61, involving \$1,039,408 as against 72 last week, totaling \$2,852,774.

From the Bronx 17 sales at private contract were recorded, as against 11 last week and 11 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,704,100 compared with \$631,837 last week, making a total since Jan. 1 of \$37,427,240. The figures for the corresponding week last year were \$636,650 and the total from Jan. 1, 1913, to Nov. 22, 1913, was \$45,590,420.

#### \$375,000 Taxpayer in Trade.

Mrs. Clara S. Stanchfield has purchased through Arnold, Byrne & Baumann and Leo Solomon, from the Burkam Realty Co., Wolf Burland, president, the "Bronx Centre," one-story and two-story taxpayer at the southwest corner of 160th street and Westchester avenue, a plot 246 x 125 x 109 x 200. The property is fully leased for business purposes, and was held at \$375,000. In part payment, Mrs. Stanchfield gave the five-story dwelling, 36 West 86th street, on plot 25 x 100, which has been held at about \$85,000. She bought it from the builders in 1908, for a cash consideration of \$80,000. Mr. Burland purchased the entire block on Westchester avenue from 158th to 160th street, in October, 1910, and built on the corner of 158th street a three-story building with stores, known as "The Burland Casino," which he still owns.

#### Fifth Avenue-East 69th Street Exchange.

J. Harper Poor sold through William B. May & Co. the five-story residence, 33 East 69th street, to Carl D. Jackson. It was built about two years ago, after plans by Howells & Stokes. He gave in part payment the vacant lot in the south side of 89th street adjoining the residence of Benjamin N. Duke, on the Fifth avenue corner. The property has a frontage of 23 feet and a rear of 35 feet, with restrictions as to light and air between the owner of this plot and Fifth avenue property owners in this block. Mr. Jackson purchased the lot in June, 1913, from the Paterno Construction Co., intending to build a residence.

#### Deal Pending on Seventh Avenue.

Negotiations are pending for the sale of the twelve-story loft building at the southeast corner of Seventh avenue and 14th street, on plot 100x106.11. Leslie R. Palmer, one of the owners, stated yesterday that the contracts had not yet been signed. Nothing could be learned regarding the identity of the prospective purchaser or other details of the transaction.

#### Cash Buyer for Bronx Apartment.

Richard H. Scobie sold for the P. J. Dwyer Building Company, the six-story apartment house with stores, on plot 54.9 x 128, at the northwest corner of Southern Boulevard, Crotona Parkway and Fairmount place. The structure will be completed about December 1, and has been held at \$110,000. According to Mr. Scobie, the stores and apartments are all rented.

#### Broadway Block Front Deal.

According to report yesterday a well-known operator has purchased from the Metropolitan Improvement Company, Francis M. Jencks, president, the block front on the east side of Broadway, from 88th to 89th streets, 201.5x100. It has been occupied for many years by the Thedford Coal Yards and is free and clear of encumbrances.

#### Manhattan—South of 59th St.

16TH ST.—John Finck sold for Annie Dickerson Smith estate to William Lustgarten & Co. 19 West 16th st, a 3-sty building, on lot 25x98.

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Telephone 8020 Chelsea**Manhattan—North of 59th St.**

78TH ST.—Mrs. Winchester Fitch sold, through Slawson &amp; Hobbs, the 5-sty dwelling, 320 West 78th st. on lot 18x102.2.

115TH ST.—Herman Arns Co. sold for M. MacNamara the two 5-sty flats, 258-260 West 115th st. on plot 50x100.11.

133D ST.—Cross &amp; Brown Company sold for Mary E. Miller to Percy Cole the 5-sty storage warehouse at 50 West 133d st. This property was recently obtained by Mrs. Miller in foreclosure proceedings and will now be used by Mr. Cole as a storage warehouse.

**Bronx.**

BONNER PL.—Thomas D. Malcolm Construction Co. sold through Kurz &amp; Uren, 5 Bonner pl, a 4-sty apartment house on plot 33.4x75.

MANIDA ST.—James F. Meehan sold to Frank Jewell 819 Manida st, a 2-sty dwelling, on lot 25x100.

WEIHER COURT.—The Airmor Co. has sold to Michael Alleman the dwelling 15 Weiher Court, which runs from 3d to Washington av, between 164th and 165th sts.

139TH ST.—Max Cohen sold to M. Schneider 695 East 139th st, a 5-sty tenement, on plot 37.6x100.

162D ST.—Edward Selter sold 862 East 162d st, a 2-sty dwelling, on plot 35x99.4.

163D ST.—Augusta Ruhl has sold to the Daily Realty Co. 426 East 163d st, a 5-sty new law tenement on a plot 50x100.

BAILEY AV.—The John T. Brook Co. has bought from Mrs. M. S. Claussen, 3496 Bailey av, a 3-sty house, on lot 20x85. In exchange the buyer gave a dwelling, 75x125, on Nyack av, Pelham Heights, N. Y.

BARNES AV.—George J. McCaffrey sold the northeast corner of Barnes and Morris avs, a plot 45x100.

COLLEGE AV.—W. E. &amp; W. I. Brown, Inc., sold for F. Ashton de Peyster, et al, the vacant plot, 150x85, at the northwest corner of College av and East 168th st.

ELTON AV.—Patrick J. Connelly has contracted to exchange 810 Elton av, a 5-sty apartment house, on plot 50x100, for property in Montgomery and Princeton townships, N. J., owned by Mary A. Moriarity. The Bronx property figured in the trade at a valuation of \$55,000.

GRANT AV.—Eugene J. Busher sold for the Dollar Savings Bank, the plot, 156x100, at the southwest corner of Grant av and McClellan st.

MAPES AV.—The Benenson Realty Co. purchased from Cornelius O'Keefe, No. 2120 Mapes av, a 5-sty structure, on plot 66x100. In part payment was given the plot, 43.6x116, in the north side of 151st st, 320 ft. east of Morris av. John A. Steinmetz was the broker.

SOUTHERN BOULEVARD.—Arnold, Byrne &amp; Baumann have sold for Eberhardt &amp; Podgur the southwest corner of Southern Boulevard and Tiffany st, a 5-sty apartment house, with stores, on plot 35x100. The property was held at \$60,000.

ST. LAWRENCE AV.—Jacob Cohen sold through George J. McCaffrey the 2-family dwelling 1214 St. Lawrence av, on lot 25x100.

TIEBOUT AV.—Fred Oppenheimer sold for E. Erler the 4-sty flat 2478 Tiebout av, on plot 31.6x100.

**Brooklyn.**

PRESIDENT ST.—Joseph C. Bonnadonna sold the 2-sty dwelling 623 President st to A. Rosso-mando and the dwelling, 666 Union st, for Mrs. M. Wheatley.

PULASKI ST.—James M. Hawley sold for the Columbia Trust Co., of Newburg, the dwelling 404 Pulaski st.

42D ST.—Tutino &amp; Cerny have sold for the Armstrong Estate the 2-sty 2-fam. dwelling 727 42d st, on lot 20x100.

85TH ST.—Frank A. Seaver &amp; Co. sold for William P. Hill, the two detached houses, 2422 and 2426 85th st; also for A. Shapiro to C. Drago, the 1-family house, 1269 80th st, and for the Gibraltar Construction Co., the plot, 60x100, in the south side of East 73d st, 140 ft. west of Av W.

MCDONOUGH ST.—A. J. Waldron sold the 3-sty dwelling 602 McDonough st for E. Crawford Sandford; and the 3-sty dwelling 352 Macon st for the Dela-Hoyde estate through the office of S. Noonan.

BEDFORD AV.—McInerney-Klinck Realty Co. sold for the Elinor Realty Co. the apartment house at the northwest corner of Bedford av and Lincoln pl. The seller took in exchange the plot, 121x100; at the northeast corner of Dorchester rd and East 21st st, on which will be erected two 5-sty apartment houses.

**Queens.**

COLLEGE POINT.—John Francis Smith re-sold the lot 50x120 at the northwest corner of Av F and 13th st.

RICHMOND HILL.—Sunset Development Co., Morris Bienenstock, president, bought from Emanuel G. Bullard, for about \$50,000, the block front, 210x120, on the north side of Jamaica av, between Oxford av and Waterbury st, for improvement with 3-sty flats with stores.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Sterling pl to F. H. Benaon; 40x100, in Oxford pl to A. C. Hosimer, and 80x100, in Rose pl to J. C. Ross.

**Nearby Cities.**

NEWARK, N. J.—Louis Schlesinger, Inc., has sold for the Federal Building Land &amp; Improvement Co., A. H. Hassinger, president, to Elias Berla, the dwelling, 226 and 228 Mulberry st, on plot 47x180, adjoining his present holdings, 75 and 77 Green st.

**Rural and Suburban.**

BLOOMFIELD, N. J.—Edward P. Hamilton &amp; Co. sold for George Spottiswoode the two dwellings and grounds at 76 and 84 James st.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Spruce av to O. Wetzel and 40x100 in East st to J. McFadden.

GREENACRES, N. Y.—Albert J. Mohler bought from the Scarsdale Estate 1/4 acre to round out an acre plot at the corner of Berkeley rd and Claremont av, on which he will erect a residence from plans by Herbert M. Baer.

OCEANIC, N. J.—Howard S. Borden has purchased the estate of the late Cornelius N. Bliss, consisting of about 25 acres, adjoining the Borden property on the Shrewsbury River. The estate has been held at \$150,000.

OYSTER BAY, L. I.—H. T. Gurney sold to William Loeb, Jr., the Colonel Robert Townsend place, a residence and about 5 acres, with a shore front.

PRINCETON, N. J.—The Batson Farm Agency sold to George Watson a 140-acre farm held at \$40,000.

SCARSDALE, N. Y.—Ruddington Farm, the country estate of John A. McVickar, at Quaker Ridge, has been sold through Fish &amp; Marvin to Dr. Miles J. Tierney, of New York. It contains 35 acres, with a dwelling and outbuildings and has been held at \$150,000.

WESTBURY MANOR, L. I.—Henry Pierson &amp; Co. sold for the Westbury Manor Co. the dwelling on plot 135x145, at Maple av, corner Henry st.

WESTCHESTER.—Allied Improvement Corporation has purchased four plots, each 75x150, on Berkeley rd and Claremont av, Hartsdale, three of which will be improved with dwellings; the Scarsdale Estates sold to Mrs. Edna D. Tooker 1/4 acres on Cooper rd, Murray Hill, on which she will build a 12-room house. Other sales at the Scarsdale Estates include the R. H. Meynicke residence in Gorham pl for about \$9,000; a plot 90x140 adjoining the J. E. Powers residence on Greenacres av by L. Ward Prince; and the plot 110x160 on Berkeley rd adjoining the new home of Byron C. Guerin, purchased by Arthur T. Egner; at Nepperhan Heights, Yonkers, Simon Sutta bought the 7-room Orear bungalow on Morningside rd.

YONKERS, N. Y.—Lots at Nepperhan Heights have been purchased by Mrs. Helena Nitch and H. A. Brown.

**LEASES.****\$350,000 Picture Theatre Lease.**

The Continental Motion Picture Company leased for twenty-one years, through Thomas P. C. O'Brien, from the Improved New York Property Corporation, Henry E. Coe, president, the two-story building, 2182-2186 Broadway, fronting 77 feet on Broadway, extending around the corner, with a frontage of 50 feet in West 77th street. The northerly and easterly lines measure 130.5 and 102.2 feet respectively. A moving picture theatre will be operated after the present structure has practically been rebuilt, with stores on Broadway. The aggregate rental is said to be about \$350,000.

**Cigar Box Firm Enlarges Factory.**

J. &amp; F. Eifert, manufacturers of cigar box lumber, have leased through the Douglas Robinson, Charles S. Brown Co. from the Midcity Realty Corporation, recently formed to take over the holdings of Mrs. Mary L. Barbey, the four lots at 205-211 Avenue D. The present building on the site will be razed at once and a new three-story building erected by the owner to connect with the building, 199 to 203 Avenue D, occupied for many years by these tenants and leased from the same owner. The lease on 199 to 203 Avenue D has also been renewed.

**New Post Office Branch.**

Cammann, Voorhees &amp; Floyd leased for Amos F. Eno to the Buckhout Realty Company the buildings 73-77 Pine street and 163 Pearl street, surrounding the southwest corner of Pine and Pearl streets. A two-story post office building will be erected, which will be leased to the U. S. Government, for occupancy about May 1, 1915, by the Wall Street Branch, now at 60 Wall street. No architect has yet been selected.

**Hotel Metropole to Be Re-opened.**

Rene E. Lepe and Albert C. Dulac have leased from the Berghoff Brewing Association of Fort Wayne, Ind., the 6-story building at 147-151 West 43d street, formerly known as the Hotel Metropole. The rental will be about \$27,000 per annum for ten years and the building will be re-opened as a hotel and restaurant.



**Lease Before Building of Foundations.**

Douglas L. Elliman & Co. have leased from the plans for the Fullerton Weaver Realty Co. an apartment of 15 rooms and 4 baths in the new building now in course of construction at the northwest corner of Park avenue and 54th street, to Frederick Brooks, of Brooks Brothers. An unusual feature in the transaction is the fact that the old buildings on the plot have just been torn down and the foundation for the new building has not yet been built.

**Lower Fifth Avenue Leases.**

Bastine & Company have leased in 97 Fifth avenue, northeast corner of 17th street, the third loft to I. A. Asher & Company, dealers and importers of laces, through Fred'k Southack and Alvin Ball, Jr., the fourth loft to Freedgood & Sweetgall, manufacturers of rain coats, through B. Wurtenberg, the sixth loft to Rabinowitz & Berkman, manufacturers of cloaks and suits, through M. & L. Hess. This building is now all rented.

**Manhattan.**

HERMAN ARNS CO. leased for C. Eggens the store in 2548 8th av to the Massas Floral Co.; and for the McGovern Estate the store and basement in 241 West 42d st to "Wagner" for a lunchroom.

BARNETT & CO. leased the 3-sty dwelling at 1987 Madison av to Isidore Zeldin.

CARSTEIN & LINNEKIN, INC., leased for the Goelet Estate stores at 809 and 811 Broadway to I. Weinberg and Herman Halle; space in 45 East 17th st, to William Iselin & Co., of 357 4th av; offices in 347 5th av, to F. W. Tooken, of 1 Madison av, and Isaac N. Deitsch, of 16 West 32d st, and the store in 215 Lenox av, to Harry Brown.

CARSTEIN & LINNEKIN, INC., leased the 7th loft in 110 and 112 5th av to Benze Bros., of 419 Broome st; the 1st loft in 37 West 17th st to William Malberg; offices in 347 5th av to Coolidge & Roser, Gillman & Jacobs and Mary Desti; and offices in 320 5th av to H. A. Curtis, of 320 5th av, and A. C. Dodman.

CARSTEIN & LINNEKIN, INC., leased the 2d loft in 37 East 17th st to Robert Spear; in conjunction with Goodale, Perry & Dwight, about 7,000 sq. ft. in 242 4th av, to A. Sterbelbach Sons Co of 79 5th av; the 3d loft in 19 Madison av to A. E. Papazian of 221 4th av; offices in 1161-75 Broadway to C. R. Levy, and for Lewis E. Preston in 215 4th av, to Boutwell, Fairclough & Good, Inc., of 215 4th av.

CROSS & BROWN CO. leased to Burroughs, Wellcome & Co, of 35 West 33d st, the ground floor and mezzanine in the 20-sty building of Judson S. Todds, at 18 East 41st st. The space has been held at \$15,000 a year and will be used as a salesroom.

CROSS & BROWN CO. leased a store in the 47th st side of the Strand Theatre Building to John DiPalma; the 2d floor of 212-6 West 48th st to C. J. Dryden & Co.; an apartment in 27 West 36th st to Harvey C. Sickler, and in conjunction with Pease & Elliman the 4th floor in 149 West 36th st, to Nunnally Co. of 154 West 14th st.

DUROSS CO. leased for Herman F. Eppel to John Magee the 6-sty building at 209 West 18th st for an automobile warehouse.

THE DUROSS CO. leased for Isabel K. Sone and Margaret A. Gaston the building at 44 West 15th st to the Erie Transfer Co. of New Jersey.

EARLE & CALHOUN leased the store in 387 Amsterdam av to the Sheffield Farms-Slawson Decker Co. for a branch dairy.

DOUGLAS L. ELLIMAN & CO. leased apartments in 830 Park av, furnished, for the season, for Arthur K. Bourne to Mrs. J. R. Busk of Newport, R. I.; in 875 Park av to Cleveland F. Bacon; in 901 Lexington av for Bernon S. Prentice to Mrs. J. L. Roegrs, and in 103 East 86th st to Louis H. Ingraham.

DOUGLAS L. ELLIMAN & CO. leased apartments in 969 Park av to Mrs. Richard Irvin; in 735 Park av, in conjunction with E. DeForest Simmons, to Paul A. Isler; in 375 Park av, to Mrs. O. W. Childs for Albert Rothbarth, and in 28 East 49th st to Miss Louise E. Dow.

DOUGLAS L. ELLIMAN & CO. leased 27 West 52d st, a 5-sty dwelling, for Harley T. Proctor to A. Holland Forbes, and with Pease & Elliman 125 East 38th st for Mrs. Prescott Hall Butler to Chester H. Aldrich.

DOUGLAS L. ELLIMAN & CO. rented for the Fullerton-Weaver Co. an apartment of 18 rooms and 6 baths, comprising an entire floor in the new building at 640 Park av, to R. A. C. Smith, Commissioner of Docks and Ferries.

J. ARTHUR FISCHER leased for Milwood Realty Co., Rohe & Bro., the 1st loft in 539 8th av, to Ridabock & Co. of 151 West 36th st.

HOMER FOOT, JR. leased for the estate of Joseph Milbank space on the ground floor in 6 to 10 East 43d st and connecting with 5 and 7 East 42d st, to the Corn Exchange Bank for its Grand Central branch.

FREDERICK FOX & CO. and Albert B. Ashforth leased for Tiffany & Co. the 2d loft, containing approximately 11,500 sq. ft. of space in the old Tiffany building, at the southwest corner of Union sq and 15th st. The lessees are Riemann, Seabury & Co., manufacturer's agents of American toys, who have been located for a number of years at 693 Broadway.

GOODALE, PERRY & DWIGHT, INC. leased to Brody & Funt, Inc., of 251 7th av, the 11th and 12th floors in 134 to 142 West 37th st.

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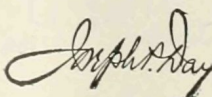
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## Wants and Offers

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

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.

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## FOR SALE

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

To settle estate

**STEUART & PERRY**

60 Wall Street, New York City

LOST: Excelsior Powder Manufacturing Company Trustee Certificate No. 21, for fifty shares, in the name of A. E. Stetson. Notice is hereby given to show cause why duplicate should not be issued.

(Signed) A. E. STETSON,  
Care N. G. Taylor, Treasurer,  
No. 131 Wyoming Avenue,  
Scranton, Pa.

LOST: Excelsior Powder Manufacturing Company Trustee Certificate No. 23, for forty shares, in the name of Frank P. Gorman. Notice is hereby given to show cause why duplicate should not be issued.

(Signed) FRANK P. GORMAN,  
Care N. G. Taylor, Treasurer,  
No. 131 Wyoming Avenue,  
Scranton, Pa.

# JANSEN'S Window and Office Cleaning Co.

38-44 SULLIVAN STREET

Telephone Spring 878

Help (Men or Women) can be engaged on any work in our line by the hour, day or week. Residential window and house cleaning. Floor waxing, polishing and staining. Expert vacuum cleaners.

**Murray Hill  
Window Cleaning  
Company**

331 Madison Ave.

TELEPHONES

Murray Hill 1962 Spring 878

Henry Jansen Mrs. A. Voshage

ERNEST F. HAFNER leased to the Pacific Motor Car Co. of 10 West 62d st, 210 West 54th st; the corner loft in 1700 Broadway to Griffith Tire and Rubber Co. of 1625 Broadway, and the basement at the northeast corner of 53d st and Broadway.

HEIL & STERN leased for Eagle Improvement Co., 10th loft in 134 to 140 West 26th st to Hamburger Bros.; for Alexander Peacock, 9th loft in 137 and 139 West 25th st, to J. Rosenfeld Co., of 34 West 27th st; for 25th Construction Co., 8th loft in 24 and 26 West 25th st, to William Kerner, and for Alland Bros., 10th loft in 14 and 16 West 17th st, to Finkelstein & Salsberg, of 54 East 8th st.

M. & L. HESS, INC., leased the 5th loft in 23 East 20th st to A. & H. Rosenberg; the store and basement in 103 5th av to Atlas & Bluhm, and the 2d loft in 542 Broadway to Samuel Schaffer.

M. & L. HESS, INC., leased the store and basement in 34 to 38 West 27th st to Lin Fong & Co., dealers in Chinese and Japanese goods, for many years located at 29 West Houston st; the first loft in 105 East 16th st to Rice & Danziger, of 26 East 22d st; the 7th loft in 95 5th av to M. L. Brandt Mfg. Co., of 42 Hudson st.

THE HOLLAND CO. leased the 2d loft in 38 Vesey st for the Voorhees Rubber Manufacturing Co.

THE HOUGHTON CO. leased for Marie L. Denner the 4-sty dwelling at 24 West 68th st to Joseph N. De Winter.

THE HOUGHTON CO. leased for the Waunegan Realty Co. the two connecting 4-sty dwellings at 113 and 115 West 88th st to Esteban Ortega.

THE HOUGHTON CO. leased for William Curtis Otterson his residence at 331 West 34th st, furnished, to T. W. Hood.

HUBERTH & HUBERTH leased offices in the New York American Building, at Columbus Circle, to Charles Newman.

JACOB A. KING rented offices in 30 East 42d st to the Liberty Grape Fruit Co. and the Royal Citrus Groves Co., both of Miami, Fla., and to the Concrete Waterproof Paint Co., of Philadelphia.

SAMUEL H. MARTIN leased apartments in 18 West 65th st to George Johns; in 29 Columbus av to Mme. Duclomb; in 33 West 65th st to P. F. Gilbert; in 43 West 61st st to Eugene Baldwin; in 14 West 65th st to Peter Maloney; in 37 West 61st st to G. F. Mullen; in 14 West 64th st to Elizabeth Klinhammer, and in 31 Columbus av to Christine Rogers.

McDOWELL & McMAHON leased a store at the southeast corner of St. Nicholas av and 191st st to Gustave Menkes for a bakery.

MOORE, SCHUTTE & CO. leased for Lillian S. Bopp 453 West 148th st, a 3½-sty dwelling.

THE MUTUAL LIFE INSURANCE CO. leased the ground floor offices in 32 Broadway to Furness, Withy & Co., steamship agents, now at 10 Broadway.

THE NEHRING CO. leased for the Schuylkill Realty Co. the store in 177 Wadsworth av.

PEASE & ELLIMAN leased, furnished, for Mrs. James Russell Soley, her 5-sty dwelling at 22 East 56th st, to Lucius K. Wilmerding; furnished, for W. R. K. Taylor, his 4-sty dwelling at 122 East 40th st, to E. Kingsley; apartments in 116 East 58th st to Mrs. Anna M. Noyes, and for the E. A. L. Construction Co. a suite in its new apartment house at 72d st, and Lexington av to L. Herman, and furnished, for Morris R. Parkes, his apartment in 103 East 75th st to Robert T. McGusty.

PEASE & ELLIMAN leased for Charles M. Connelt to L. K. Thorne the 3-sty furnished house at 119 East 81st st; for Mrs. Mary S. Perkins her dwelling at 65 East 52d st to Miss Ruth Chatterton; for Cross & Brown, as agents, a loft in 149-51 West 36th st to the Nunnally Co., candy manufacturers of 154 West 14th st; furnished apartments in 103 East 75th st for Mrs. Anna L. Thurston to Montaigu La Montagne, and in 27 East 62d st for Mrs. Eileen Boylan to Mrs. Harriet Chesebrough, and in 925 Park av for Dr. Henry S. Satterlee to W. B. Franklin.

PEASE & ELLIMAN leased for L. F. Rolston the 2-sty garage at 332 West 73d st to Ed. Schaefer; a store in 695 Lexington av to L. B. Bock and Joseph N. Capece; dwellings, Douglas Robinson, Charles S. Brown Co., as agents, for F. C. Trowbridge, at 114 East 38th st to Mrs. Murray Taylor; for Mrs. Frederick Edey, at 10 West 56th st to Mrs. Edward E. Hall; for Thomas J. McLaughlin to James N. Rosenberg, the 3-sty dwelling at 274 West 70th st; for Charles S. Butler to C. H. Aldrich, of Delano & Aldrich, the architects, 125 East 38th st, and the following apartments: For Mrs. Harriet Glover in 118 East 54th st to W. K. Brice; for F. W. Jones, Jr., in 103 East 75th st to Dr. H. S. Satterlee; in 246 West End av for Mrs. Edna V. Hutt to

Alfred W. Booth, and in 151 Central Park West, for W. H. Rosenstein to Madame Margaret Ober, and in the "Rexford," at Broadway and 79th st, to Otto Goritz.

PEASE & ELLIMAN leased furnished for Mrs. William G. Fitch a 5-sty dwelling at 113 East 40th st to Henry B. Carhart; for Mrs. George G. DeWitt to Mrs. Joseph A. Flannery the 5-sty dwelling at 37 West 51st st; and apartments in 130 West 57th st to E. H. Fitch; in 200 West 58th st to Mrs. Esther G. McKeon, and in 111 East 62d st to Leland S. Briggs.

L. J. PHILLIPS & CO. leased to Emmet McLoughlin the dwelling at 510 West 149th st.

PORTER & CO. leased for D. & J. H. Tonjes to Emil Lifshitz his store in 306 West 125th st.

PORTER & CO. leased for Harry A. Grant to Paul Bishop Miraglia the 3-sty dwelling at 25 East 130th st.

PORTER & CO. leased for Albert Van Loan to C. E. Walsh the 4-sty dwelling at 30 West 123d st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Miss Ida E. Bliss and Justine A. Stafford the 4-sty dwelling at 301 Madison av to Edward H. Proudman.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space in the New York Produce Exchange building to Dr. Siegmund A. Dober, of 28 Whitehall st; N. J. Rudolph Co., Fogg & Taylor and Ralph W. Budd; in 30 Broad st to Crim & Wemple, the 1st loft in 53 Walker st to David Fenichel and the building at 641 Lexington av to Christopher Maxwell.

W. J. SCHOONMAKER leased the top loft in 104 to 112 East 25th st, containing 10,000 sq. ft., to J. H. Fithian & Co., dry goods merchants, now at 28 Greene st. This lease completes the rental of the building.

SHAW & CO. leased for Selina L. Bloch and Clarice Engel the store in 2366 8th av to Daniel Reeves, Inc.

THE LOTON H. SLAWSON CO. leased to Roger Williams, local representative of the Simplex Electric Heating Co., of Boston, showrooms on the 3d floor of 116 to 120 West 32d st.

SPACE IN THE ADAMS BUILDING, 61 Broadway, has been leased to the Fanning Charters Fruit Co., of 204 Franklin st; Bakers Mutual Insurance Co., Clarksburg Coal Mining Co. and Stein Hirsch & Co., of 358 Washington st.

SPEAR & CO. rented for A. L. Mordecia & Son the 5th loft in 61 and 63 West 36th st to the Diamond Tea Gown Co. of 459 Broadway; for the O. B. Potter Trust the 4th loft in 92 Bleeker st to the Flora Manufacturing Co. of 1181 Broadway; for B. Falkner the building at 61 Crosby st to Mutnick Bros. of 12 1st st; for John Best the building at 163 Mercer st to the Rapid Paper Co.

TUCKER, SPEYERS & CO. leased for the Forty-second Street & Madison Avenue Co. offices on the 20th floor in 42d st and Madison av to Lehig Portland Cement Co. of 261 Broadway; and for Jackson & Stern the building at 55 West 38th st.

STEPHEN H. TYNG, JR., & CO. leased in the Fourth Av. Bldg. space on the 9th floor to Robert P. Lee, woollens, of 184 5th av; also in 331 5th av, for Martin & Martin, space on the 4th floor to the Mrs. Smith Co., ladies' neckwear, of 33 Union sq; at 19 Madison av, for Morimura, Arai & Co., the 9th floor to Max G. Cohn & Co., hair ornaments, of 693 Broadway; in the Vanderbilt Concourse Bldg. part of the 10th floor to the Pyrene Co., of Broadway and 36th st; at 470 4th av, for Hall & Bloodgood, the 12th floor to Reciprocal Jobbers, Inc.; and at 104-106 East 23d st the store and basement to Max Schlesinger, silks, of 373 4th av.

VAN NORDEN & WILSON leased for Emery L. Ferris his house at 18 East 37th st, and for the Oceanic Investing Co. space in 1 Dey st to Bernard Greenberg and Herman Pieper.

VAN NORDEN & WILSON leased in 203 Broadway, space to E. Brunel, Inc., photographic studios.

WILLIAM A. WHITE & SONS leased the store in 110 Bleeker st to Frischman & Blum; in 188 Reade st to the Fort George Express Co. of 526 West 153d st; in 34 North Moore st to Gabriel Nachman; in 390 Canal st to the Economy Ice Cream Freezer Co.; in 67 Barclay st to Mogi Momonoi & Co.; space in 132 Bleeker st to Rappaport & Rudnick and Shapiro & Goodman; in 100 Hudson st to Francis N. Giavi of 100 Hudson st, and in 10 Old Slip to the Haiti Coffee Co.

WILLIAM A. WHITE & SONS leased the store in 173 Madison av to Mrs. Mabel R. Dow.

WORTHINGTON WHITEHOUSE leased for Mrs. Charles R. Scott the residence at 34 East 52d st to Mrs. I. Townsend Burden for the winter, furnished.

THE F. R. WOOD-W. H. DOLSON CO. leased to Michael J. Drummond the 5-sty dwelling at 312 West 106th st to Oscar Arien, and the 4-sty dwelling at 124 West 75th st to Mrs. Marie Phillips.

### Bronx.

L. J. PHILLIPS & CO. leased for Schindler & Liebler the 5-sty apartment houses, 819-821 East 166th st.

### Brooklyn.

BURRILL BROTHERS leased the 3-sty house at 753 Carroll st for Robert Collier to Mrs. A. Taylor; the 3-sty house at 381 6th st for Mrs. Sarah J. Hovey to T. G. Cain; apartments in the new Cranston Court at 8th av corner 3d st to C. D. Seiver, and in 465 4th st for Mrs. J. O'Brien to F. G. Lunnon; also the store at 301 7th av for Dr. J. D. Shea to H. J. Carlson.

THE BULKLEY & HORTON CO. leased 1265 Dean st, a 3-sty residence, for Emma M. Bennett to Joseph A. Judd.

CHARLES E. RICKERSON leased 211 St. Johns pl, a 3-sty dwelling, to Samuel Z. Chesebrough, and 842 Carroll st, a 3-sty dwelling, furnished, to David Leahy.

The  
**Columbia**  
Storage  
Ware-Houses  
VALUABLES  
FOR VALUABLES

COLUMBUS AVE  
66 TO 67 STS.  
90 ST AND  
AMSTERDAM AVE.



HENRY PIERSON & CO., INC., leased the following dwellings: 158 Sterling pl., 32 Prospect pl and 175 Prospect pl.

**Suburban.**

FEIST & FEIST leased for the estate of Katherine A. Eheman to Mrs. Julia Kelly the 4-sty building at 191 Washington st, Newark, N. J.

FISH & MARVIN rented the property of H. Ward Leonard at Sagamore, Bronxville, N. Y., formerly occupied by J. W. Cowper.

PEASE & ELLIMAN rented a house and grounds at Morristown, N. J., for John C. Williams to Adrian H. Kiernan.

**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		1913	
	Nov. 13 to 19	Nov. 14 to 20	Nov. 13 to 19	Nov. 14 to 20
Total No.	115	143	115	143
Assessed value	\$6,184,862	\$14,329,200	\$6,184,862	\$14,329,200
No. with consideration	14	20	14	20
Consideration	\$373,900	\$533,565	\$373,900	\$533,565
Assessed value	\$575,600	\$307,600	\$575,600	\$307,600

	1914		1913	
	Jan. 1 to Nov. 19	Jan. 1 to Nov. 20	Jan. 1 to Nov. 19	Jan. 1 to Nov. 20
Total No.	6,293	6,911	6,293	6,911
Assessed value	\$415,035,557	\$435,124,761	\$415,035,557	\$435,124,761
No. with consideration	682	933	682	933
Consideration	\$27,827,345	\$37,952,176	\$27,827,345	\$37,952,176
Assessed value	\$29,480,721	\$41,154,362	\$29,480,721	\$41,154,362

**Mortgages.**

	1914		1913	
	Nov. 13 to 19	Nov. 14 to 20	Nov. 13 to 19	Nov. 14 to 20
Total No.	61	90	61	90
Amount	\$1,039,408	\$4,358,633	\$1,039,408	\$4,358,633
To Banks & Ins. Cos.	12	19	12	19
Amount	\$517,000	\$1,119,500	\$517,000	\$1,119,500
No. at 6%	29	35	29	35
Amount	\$746,484	\$1,190,233	\$746,484	\$1,190,233
No. at 5½%	2	4	2	4
Amount	\$17,000	\$73,000	\$17,000	\$73,000
No. at 5%	14	23	14	23
Amount	\$142,350	\$359,200	\$142,350	\$359,200
No. at 4½%	1	6	1	6
Amount	\$30,000	\$1,350,000	\$30,000	\$1,350,000
No. at 4%	.....	1	.....	1
Amount	.....	\$180,000	.....	\$180,000
Unusual rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	14	21	14	21
Amount	\$89,726	\$1,206,200	\$89,726	\$1,206,200

	1914		1913	
	Jan. 1 to Nov. 19	Jan. 1 to Nov. 20	Jan. 1 to Nov. 19	Jan. 1 to Nov. 20
Total No.	3,602	4,371	3,602	4,371
Amount	\$107,279,965	\$153,547,515	\$107,279,965	\$153,547,515
To Banks & Ins. Cos.	789	1,090	789	1,090
Amount	\$48,212,324	\$89,950,599	\$48,212,324	\$89,950,599

**Mortgage Extensions.**

	1914		1913	
	Nov. 13 to 19	Nov. 14 to 20	Nov. 13 to 19	Nov. 14 to 20
Total No.	25	34	25	34
Amount	\$1,428,000	\$6,698,250	\$1,428,000	\$6,698,250
To Banks & Ins. Cos.	11	9	11	9
Amount	\$553,500	\$5,932,750	\$553,500	\$5,932,750

	1914		1913	
	Jan. 1 to Nov. 19	Jan. 1 to Nov. 20	Jan. 1 to Nov. 19	Jan. 1 to Nov. 20
Total No.	1,760	1,695	1,760	1,695
Amount	\$97,837,730	\$74,959,668	\$97,837,730	\$74,959,668
To Banks & Ins. Cos.	634	561	634	561
Amount	\$61,805,810	\$45,892,550	\$61,805,810	\$45,892,550

**Building Permits.**

	1914		1913	
	Nov. 14 to 20	Nov. 15 to 21	Nov. 14 to 20	Nov. 15 to 21
New buildings	1	6	1	6
Cost	\$75,000	\$1,010,000	\$75,000	\$1,010,000
Alterations	\$260,338	\$113,140	\$260,338	\$113,140

	1914		1913	
	Jan. 1 to Nov. 20	Jan. 1 to Nov. 21	Jan. 1 to Nov. 20	Jan. 1 to Nov. 21
New buildings	376	521	376	521
Cost	\$42,596,065	\$54,151,715	\$42,596,065	\$54,151,715
Alterations	\$9,985,289	\$10,703,678	\$9,985,289	\$10,703,678

**BRONX. Conveyances.**

	1914		1913	
	Nov. 13 to 19	Nov. 14 to 20	Nov. 13 to 19	Nov. 14 to 20
Total No.	115	142	115	142
No. with consideration	17	18	17	18
Consideration	\$59,177	\$131,012	\$59,177	\$131,012

	1914		1913	
	Jan. 1 to Nov. 19	Jan. 1 to Nov. 20	Jan. 1 to Nov. 19	Jan. 1 to Nov. 20
Total No.	5,506	6,682	5,506	6,682
No. with consideration	480	663	480	663
Consideration	\$5,705,567	\$5,828,650	\$5,705,567	\$5,828,650

**Mortgages.**

	1914		1913	
	Nov. 13 to 19	Nov. 14 to 20	Nov. 13 to 19	Nov. 14 to 20
Total No.	59	77	59	77
Amount	\$435,099	\$471,568	\$435,099	\$471,568
To Banks & Ins. Cos.	1	8	1	8
Amount	\$40,000	\$134,000	\$40,000	\$134,000
No. at 6%	32	28	32	28
Amount	\$234,741	\$102,909	\$234,741	\$102,909
No. at 5½%	5	7	5	7
Amount	\$42,700	\$45,700	\$42,700	\$45,700
No. at 5%	6	23	6	23
Amount	\$121,950	\$186,630	\$121,950	\$186,630
Unusual rates	.....	1	.....	1
Amount	.....	\$1,094	.....	\$1,094
Interest not given	16	18	16	18
Amount	\$35,708	\$135,235	\$35,708	\$135,235

	Jan. 1 to Nov. 19		Jan. 1 to Nov. 20	
Total No.	3,354	4,963	3,354	4,963
Amount	\$28,895,079	\$35,379,803	\$28,895,079	\$35,379,803
To Banks & Ins. Cos.	313	332	313	332
Amount	\$5,864,251	\$5,823,241	\$5,864,251	\$5,823,241

**Mortgage Extensions.**

	Nov. 13 to 19		Nov. 14 to 20	
Total No.	13	13	13	13
Amount	\$193,600	\$273,300	\$193,600	\$273,300
To Banks & Ins. Co.	.....	6	.....	6
Amount	.....	\$179,000	.....	\$179,000

	Jan. 1 to Nov. 19		Jan. 1 to Nov. 20	
Total No.	603	547	603	547
Amount	\$11,410,250	\$11,937,560	\$11,410,250	\$11,937,560
To Banks & Ins. Cos.	113	101	113	101
Amount	\$3,053,650	\$3,105,900	\$3,053,650	\$3,105,900

**Building Permits.**

	1914		1913	
	Nov. 13 to 19	Nov. 14 to 20	Nov. 13 to 19	Nov. 14 to 20
New buildings	12	9	12	9
Cost	\$144,900	\$111,500	\$144,900	\$111,500
Alterations	\$9,600	\$9,900	\$9,600	\$9,900

	Jan. 1 to Nov. 19		Jan. 1 to Nov. 20	
New buildings	668	764	668	764
Cost	\$15,829,882	\$18,964,441	\$15,829,882	\$18,964,441
Alterations	\$982,350	\$1,174,068	\$982,350	\$1,174,068

**BROOKLYN. Conveyances.**

	1914		1913	
	Nov. 12 to 18	Nov. 13 to 19	Nov. 12 to 18	Nov. 13 to 19
Total No.	427	473	427	473
No. with consideration	32	38	32	38
Consideration	\$137,287	\$134,590	\$137,287	\$134,590

	Jan. 1 to Nov. 18		Jan. 1 to Nov. 19	
Total No.	20,541	21,116	20,541	21,116
No. with consideration	2,091	1,985	2,091	1,985
Consideration	\$12,512,180	\$11,736,431	\$12,512,180	\$11,736,431

**Mortgages.**

	1914		1913	
	Nov. 12 to 18	Nov. 13 to 19	Nov. 12 to 18	Nov. 13 to 19
Total No.	306	335	306	335
Amount	\$911,781	\$1,364,033	\$911,781	\$1,364,033
To Banks & Ins. Cos.	38	69	38	69
Amount	\$185,775	\$425,550	\$185,775	\$425,550
No. at 6%	182	187	182	187
Amount	\$411,796	\$464,086	\$411,796	\$464,086

No. at 5½%	78	85
Amount	\$375,905	\$627,702
No. at 5%	19	42
Amount	\$63,112	\$149,345
Unusual rates	.....	1
Amount	.....	\$75,000
Interest not given	27	20
Amount	\$60,968	\$47,900

	Jan. 1 to Nov. 18		Jan. 1 to Nov. 19	
Total No.	14,737	15,205	14,737	15,205
Amount	\$61,312,876	\$60,032,717	\$61,312,876	\$60,032,717
To Banks & Ins. Cos.	2,749	3,244	2,749	3,244
Amount	\$21,871,139	\$21,783,756	\$21,871,139	\$21,783,756

**Building Permits.**

	1914		1913	
	Nov. 12 to 18	Nov. 14 to 20	Nov. 12 to 18	Nov. 14 to 20
New buildings	49	115	49	115
Cost	\$223,400	\$879,320	\$223,400	\$879,320
Alterations	\$27,490	\$29,825	\$27,490	\$29,825

	Jan. 1 to Nov. 18		Jan. 1 to Nov. 20	
New buildings	4,035	3,292	4,035	3,292
Cost	\$35,651,831	\$27,129,629	\$35,651,831	\$27,129,629
Alterations	\$2,602,531	\$3,259,444	\$2,602,531	\$3,259,444

**QUEENS. Building Permits.**

	1914		1913	
	Nov. 12 to 18	Nov. 14 to 20	Nov. 12 to 18	Nov. 14 to 20
New buildings	120	81	120	81
Cost	\$250,750	\$332,637	\$250,750	\$332,637
Alterations	\$16,470	\$30,331	\$16,470	\$30,331

	Jan. 1 to Nov. 18		Jan. 1 to Nov. 20	
New buildings	4,101	3,894	4,101	3,894
Cost	\$17,599,846	\$13,951,668	\$17,599,846	\$13,951,668
Alterations	\$1,100,321	\$1,199,714	\$1,100,321	\$1,199,714

**RICHMOND. Building Permits.**

	1914		1913	
	Nov. 12 to 18	Nov. 14 to 20	Nov. 12 to 18	Nov. 14 to 20
New buildings	15	9	15	9
Cost	\$32,000	\$12,175	\$32,000	\$12,175
Alterations	\$1,147	\$11,025	\$1,147	\$11,025

	Jan. 1 to Nov. 18		Jan. 1 to Nov. 20	
New Buildings	990	850	990	850
Cost	\$1,630,094	\$1,987,789	\$1,630,094	\$1,987,789
Alterations	\$238,091	\$280,708	\$238,091	\$280,708

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**REAL ESTATE NOTES.**

HEIL & STERN have been appointed agents for the 12-sty loft building 43-47 West 24th st.

SAMUEL H. MARTIN has been appointed agent for the 5-sty apartment houses, 14-18, and 29-33 West 65th st.

DOUGLAS L. ELLIMAN & CO. announce that John A. LeBoutillier has been appointed manager of their Business Department.

SURREY INVESTORS has been incorporated with capital of \$100,000, the directors being J. F. Fox, W. E. Mackey and D. V. Sullivan.

BRETT & GOODE CO. has been appointed agents for the 12-sty building, 344-348 West 38th st, which is now nearing completion.

WEST HOBOKEN INVESTMENT CO. has been incorporated at Newark for \$100,000. The directors are Hugh C. Barrett, Roy F. Anthony and Michael Sugrue, Jr.

AUGUST HECKSCHER took title on Wednesday from Benjamin Stern to the block front on 5th av, from 104th to 105th st, 201.10x200, subject to a mortgage of \$266,000. Bing & Bing conveyed the property to Mr. Stern last week.

DREAMLAND PARK.—After sitting for more than two years, the condemnation commissioners for Dreamland Park in Coney Island, acquired for park purposes, have recommended that the price be \$2,179,701 for the 14 acres.

EUGENE S. BURKE, Margaret T. Burke and Catherine Pruden, are the directors of Pruden & Burke, Inc., capitalized at \$100,000, for the transaction of a real estate business at Morristown, N. J.

BRONX TERMINAL CORPORATION, which is establishing a new industrial and shipping centre in the Bronx has taken title to a 4-acre tract on the east side of Hunt's Point rd, at the junction of South pl, extending 652 ft. to Causeway Creek.

O'REILLY & DAHN were the brokers in the sale of the 6-sty flat at the southeast corner of Bradhurst av and 151st st for the Flourish Realty Co. to Barbara Feiss, who gave in exchange the tenement 441 West 53d st, and a dwelling at Cranford, N. J.

CITY PLANNING COMMITTEE of the Board of Estimate has announced that it will hold a hearing on Friday, Dec. 4, at 2.30 o'clock, at the City Hall, Manhattan, on the widening of Broadway, Flushing, Long Island, from Cemetery lane to the city line.

METROPOLITAN LIFE INSURANCE CO. loaned \$350,000 to the Broadway and 146th St. Corporation for the erection of a 10-sty elevator apartment at the northwest corner of Broadway and 146th st, from plans by Schwartz & Gross.

CITY COUNCIL OF YONKERS has passed an ordinance to take over and lay out Midwood av, Nepperhan Heights. The work was suggested and is being forwarded by City Engineer Fulton. It will be begun within a few weeks, along the lines suggested.

DANIEL L. REARDON, of the Reardon Trucking Co., took title on Wednesday from Sarah E. Sampson to the 4-sty building at 16 New Chambers st, near the proposed civic center. The property has belonged to the Sampson family since 1832.

HUGH P. SKELLY and James L. Walsh are the buyers of the 6-sty apartment house at the northeast corner of Southern Boulevard and Aldus, reported sold last week by the Podgur Realty Co. They gave in part payment the vacant plot, 80x100, on the west side of Edgecombe av, 150 ft. south of 150th st, and the 5-sty tenement at 697 1st av.

EUGENE J. BUSHER has placed the following mortgage loans: For Reinold Schultz, \$5,000 on 808 Courtlandt av; for John Cook, \$6,000 on 1531 Castle Hill av.; for Max Cohen, \$35,000 on 493-495 East 165th st.; for the Kovacs Construction Co., \$30,000 on the southwest corner of Grant av and East 165th st, and for the same company, \$50,000 on the adjoining house in East 165th st.

A WEEKLY SALESMANSHIP SCHOOL along real estate lines for the benefit of the sales force of the various companies in the Robert E. Farley Organization, will be inaugurated at the Country Life Permanent Exposition in the Grand Central Terminal. An hour will be devoted each Thursday, commencing 5 o'clock, to the analysis and discussion of various features connected with suburban residential development, salesmanship, engineering and kindred subjects.

GREATER NEW YORK TAXPAYERS.—At a regular meeting of the Greater New York Taxpayers' Association held at Stuyvesant Casino, 140 and 142 2d av. on Nov. 16, the following officers were elected: Bernard Goodman, president; Elias Diamond, vice-president; Isidor Berger, second vice-president; Maxwell Kahn, financial secretary; Simon Greenfield, recording secretary, and Barnett Levy, treasurer. Regular meetings will take place on the first and third Mondays of every month at the Stuyvesant Casino.

COURT HOUSE SITE ACTION.—A lis pendens has been filed by the city against James K. Shaw and forty-two other owners to acquire the necessary property for the court house project. This prevents any transfer of title before the condemnation commissioners are appointed by the Supreme Court. The court is expected to name these commissioners in a few days. The property to be taken includes the entire block bounded by Park st, Pearl st, City Hall pl and Duane st, the building in the south side of City Hall pl from Pearl to Duane st, and a third parcel extending from the southwest corner of Worth and Baxter sts to Park st and Pearl st.

**OBITUARY**

LEONARD ZIMMERMAN, a retired real estate operator, died, aged 81, at his home, 302 Bainbridge st, Brooklyn. He was born in Baden, Germany, and was for 60 years a resident of the Bushwick section. He is survived by three sons and seven daughters.

WILLIAM S. GREEN, Warden of the Borough and Assessor of Greenwich, Conn., died at his home on Greenwich av. He was 54 years old.

**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:

MARIE KOEHLER.—65 West 89th st, 3-sty dwelling, 18x100.8½, \$22,000.

ANNE SCHUTTE.—103 Washington st, 5-sty tenement, 25.4x91, \$32,000.

LOUIS KAHL.—147 East 63d st, 3-sty dwg, 16x100.5, \$18,500; 149 East 63d st, 3-sty dwg, 16x100.5, \$18,500; 143 West 76th st, 3-sty dwg, 17x102.2, \$21,000.

JOHN MORRISON.—358 West 30th st, 3-sty dwg, 18.4x98.9, \$13,500.

GEORGE ERFF.—56 West 114th st, 3-sty dwg, 18.4x100.11, \$12,300.

JOSEPH J. LITTLE.—425-435 East 24th st, 11-sty commercial building, 150x98.9, \$394,245; 47 West 68th st, 4-sty dwelling, 25x100, \$36,000; 473 Broadway through to 46 Mercer st, 8-sty leasehold, \$25,000.

**AUCTION SALES OF WEEK.**

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

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

**The Auction Market.**

To protect the light and air of its property at 41 to 49 West 35th street, the owners of the Collingwood Hotel contracted on Thursday to buy the four-story dwelling at 46 West 36th street on lot 16.8x98.9, which was scheduled for sale as a result of foreclosure proceedings. The broker in the deal was A. A. Hageman. They ratified their purchase at the auction sale by bidding in the property for \$55,000. Several blocks to the north, the Continental Hotel property at the southeast corner of Broadway and 41st street, a nine-story building partly on leasehold and partly on fee holdings, was sold on a single bid of \$750,000 to Florence L. Mabee, representing the Mabee family of Saratoga, N. Y., which sold the property about two years ago to the defendants in the present action. The encumbrances on the property amounted to \$930,000. It is not expected that the sale will effect the present tenants which include the Cafe Boulevard occupying a part of the building.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 20, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Goerck st, 157-61 (\*), swc 3d (Nos 390-6), 77.3x100.10x90x100, 4-sty bk loft & stable; due, \$52,160.04; T&C, \$1,500; Otto Gerdaun, 45,000

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; due, \$84,858.94; T&C, \$3,688.71; N Y Life Ins Co., 86,500

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; partition; Geo F W Poggenburg et al., 5,000

36TH st, 46 W, ss, 520.1 w 5 av, 16.7x98.9, 4-sty & b stn dwg; due, \$41,792.90; T&C, \$3,347.13; Collingwood Realty Co., 55,000

41ST st, 138 W, see Bway, 1450.  
56TH st, 50 W (\*), ss, 233 e 6 av, 20x100.5, 4-sty & b stn dwg; due, \$57,857.73; T&C, \$1,032.40; Seamen's Bank for Savgs in City N Y., 59,000

57TH st, 245-7 E, ns, 76.8 w 2 av, 33.4x100.5, 2-3-sty & b stn dwgs; due, \$23,978.82; T&C, \$886.54; adj Decl.

62D st, 219 W (\*), ns, 300 w Ams av, 25x100.5, 5-sty bk tnt & str; due, \$15,640.74; T&C, \$1,180.60; Cornelia B Schwartz, 10,000

89TH st, 72 W (\*), ss, 63.8 e Col av, 36.4x100.8, 5-sty bk tnt; due, \$44,067.31; T&C, \$854.40; Lily A G Coddington et al, trstes, 44,340



**106TH st, 127 E**, ns, 91.8 w Lex av, 16.8x 100.11, 3-sty & b stn dwg; adj Dec2.

**117TH st, 236-S E**, ss, 185 w 2 av, 50x 100.11, vacant; due, \$14,725.58; T&c, \$333.-30; R C Baker. 13,000

**131ST st, 48-50 W (\*)**, ss, 235 e Lenox av, 37x99.11, 6-sty bk tnt; due, \$43,971.27; T&c, \$2,123; Wilson M Powell. 42,000

**Av A, 63**, ws, 48.1 n 4th, 16x100, 4-sty bk tnt & str; due, \$5,768.69; T&c, \$315; sub to 1st mtg \$11,000; Morris W Rouss, party in int. 17,500

**Broadway, 1448**, see Bway, 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; due, \$918,807.15; T&c, \$11,067.50; Florence L Mabee. 750,000

**Riverside Drive, 146 (\*)**, es, 25 s 87th, 23x100, 4-sty & b bk dwg; due, \$50,395.33; T&c, \$567.80; County Holding Co. 48,000  
SAMUEL MARX.

**Allen st, 200 (\*)**, es, 97 s Houston, 25x 87.6, 5-sty bk tnt & str; due, \$17,093.14; T&c, \$2,416.91; Cicilie Namm. 19,932

**Madison st, 86 (\*)**, ss, 172.8 e Cath, 25x 100.8, 5-sty bk tnt & str; due, \$13,588.53; T&c, \$596.60; sub to pr mtg \$20,000; Betsy R Goldstein. 30,875

**122D st, 111 W (\*)**, ns, 156 w Lenox av, 19x100.11, 3-sty & b stn dwg; due, \$14,907.11; T&c, \$296.30; Farmers Loan & Trust Co. 14,000

**M. MORGENTHAU JR. CO.**  
**42D st, 201-7 W**, see Bway, 1481-3 or 7 av, 602-10.

**185TH st, 501-3 W (\*)**, nwc Ams av (No 2520), 100x53.4x100x49.4, 1-sty fr str; due, \$8,277.93; T&c, \$2,442.77; Mary C Wilson. 11,000

**Amsterdam av, 2520**, see 185th, 501-3 W.  
**Broadway, 1481-3 or 7th av, 602-10**, nwc 42d (Nos 201-77), 100.4x131, 2 & 6-sty bk theatre; leasehold; due, \$312,054.16; T&c, \$10,457.50; adj sine die.

**BRYAN L. KENNELLY.**

**25TH st, 516-24 W**, ss, 200 w 10 av, 125x 98.9, 5-sty bk loft & 4-sty bk rear loft (vol); B S Holman. 86,000

**123D st, 101 E (\*)**, nec Park av (No 1781), 35x100.11, 5-sty bk tnt; due, \$25,666.07; T&c, \$1,155; Emigrant Indust Savgs Bank. 26,000

**Park av, 1781**, see 123d, 101 E.

**HENRY BRADY.**

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

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

**5TH av, 1240-8**, es, whole front bet 105th (No 1) & 106th (Nos 2-10), runs s201.10xe 100xn100.11xe50xn100.11xw150 to beg, vacant; adj Dec15.

**JACOB H. MAYERS.**

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

**Audubon av, 247-51 (\*)**, nec 177th, 107.11 x100, 6-sty bk tnt; due, \$15,087.41; T&c, \$3,382; sub to 1st mtg \$152,500; Jeanette Goodrich. 158,453

Total ..... \$1,521,600  
Corresponding week 1913..... 543,600  
Jan 1, 1914 to date..... 31,514,826  
Corresponding period 1913.... 35,357,826

**Bronx.**

The following are the sales that have taken place during the week ending Nov. 20, 1914, at the Bronx Salesrooms, 3208-10 3d av.

**JOSEPH P. DAY.**

**Hawkstone st (\*)**, ss, 51.2 e Walton av, 62.11x51.1x35, vacant; action 1; due, \$643.-04; T&c, \$476.49; David Wallace. 100

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

**Burke av (\*)**, ns, 200 e Barnes av, 100x 47.3x102.8x70.7; also MATTHEWS AV, sec 205th, 100x42x100x40; due, \$1,307.40; T&c, \$503.17; sub to 2 pr mtgs aggregating \$1,800; Cath C Hill. 18,500

**Matthews av, sec 205th**, see Burke av, ns, 200 e Barnes av.

**Prospect av, 564-6**, es, 106.11 s Fox, 46.1 x158.3x37.6x131.5, 5-sty bk tnt & str; due, \$41,931.69; T&c, \$504.78; Constantine Wagner. 41,000

**Southern Blvd, 2321 (\*)**, ws, 35.5 n 183d, 40.6x106.4x40x112.6, 5-sty bk tnt; due, \$5,986.36; T&c, \$28,000; Adam Trillich et al. 33,000

**HENRY BRADY.**

**St Anns av, 598 (\*)**, es, 402.10 s Westchester av, 25x121.8x25x117.11, 4-sty bk tnt; due, \$5,533.65; T&c, \$163.72; Jno Bos-song. 18,000

**GEORGE PRICE.**

**175TH st, 668 E**, ss, 26.5 w Crotona av, 25x99.5, 2-sty fr dwg; due, \$1,011.89; T&c, \$150.38; Herman Veitz. 3,100

**SAMUEL GOLDSTICKER.**

**Hawkstone st (\*)**, ss, 111.11 e Walton av, runs ne15.9xnw150xne25xse175xne75xse 25xsw46.2xw85.8 to beg; vacant; action 3; due, \$1,588.25; T&c, \$1,262.78; David Wallace. 100

**CHAS. A. BERRIAN.**

**Morris Park av, 629**, ns, 1,431.11 e Walker av, 25.2x189.6x28.6x174.2; due, \$4,793.82; T&c, \$365.55; adj Dec18.

**Southern Blvd, 1486-2 (\*)**, es, 200 n Jennings, 50x100, 5-sty bk tnt & str; due, \$9,456.16; T&c, \$371.70; sub to a mtg of \$34,000; Alma Greenebaum. 34,350

**Southern Blvd, 1484-6 (\*)**, es, 250 n Jennings, 50x100, 5-sty bk tnt & str; due, \$9,443.76; T&c, \$371.70; sub to pr mtg \$34,000; Lawrence P Goldstein. 34,350

Total ..... \$182,500  
Corresponding week 1913..... 93,050  
Jan 1, 1914 to date..... 5,912,414  
Corresponding period 1913.... 6,025,672

**Brooklyn.**

The following are the sales that have taken place during the week ending Nov. 18, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

**WILLIAM P. RAE CO.**

**EAGLE ST**, ns, 350 e Oakland, 75x 200; withdrawn

**FULTON ST**, ns, 370.1 s Patchen av, 25 66.3; Frank Spaeth et al, defs..... 7,000.00

**LORIMER ST**, ws, 88 n Calyer, 17x75; withdrawn

**SUMPTER ST**, ss, 375 e Patchen av, 25x66.3; Frank Spaeth et al, defs.... 5,000.00

**W 3D ST (\*)**, ws, 730.1 n Neptune av, 40x130x irreg; Rudtke Kayser..... 2,000.00

**86TH ST**, sws, intersec ses 3 av, 100x 80; Matilda Lahm ..... 7,186.00

**MANHATTAN AV**, ws, 25 n Clay, 25x 100; withdrawn

**MONTROSE AV**, ss, 125 e Graham av, 25x100; Andrea Polo ..... 5,700.00

**NEW LOTS RD (\*)**, nes, lots 30 & 31, block 3621; 36 & 37, block 3622, and AMBOY ST, es, & HOPKINSON AV, ws, lots 23, 32, 33, 34, block 3599; Jacob Cohen ..... 2,600.00

**WILLIAMS AV**, ws, 170 n Hegeman av, 60x100; Fannie Shulman..... 500.00

**WILLIAM J. McPHILLIAMY & CO.**

**KOSCIUSKO ST (\*)**, ss, 300 w Sumner av, 18.9x100; Jos A Burr ..... 2,500.00

**LEFFERTS ST**, ss, 296.2 e Nostrand av, 20x100.6; A B Roberts..... 3,000.00

**E 9TH ST (\*)**, es, 280 s Av L, 40x100; Eliz Brown. .... 3,000.00

**W 15TH ST**, ws, 320 n Mermaid av, 40 x118.10; withdrawn

**16TH ST (\*)**, ss, bet 3 & Hamilton avs, lot 14; Donald Rathbun ..... 200.00

**W 35TH ST (\*)**, ws, 600 n Canal av, 600x237.7x irreg; Annie E McMan-amy et al..... 4,000.00

**54TH ST (\*)**, ss, 283 w 2 av, 17x100.2; Union Trust Co of N Y ..... 1,000.00

**82D ST (\*)**, sec 10 av, 8.5x65x irreg to Kings Highway; City N Y ..... 447.00

**CANARSIE AV**, ns, 20.1 e E 29th, 20x 91.7; R C Baker ..... 3,000.00

**CANARSIE AV**, ns, 40.1 e E 29th, 20.1x 92.3; R C Baker ..... 3,000.00

**MYRTLE AV**, sec Steuben, 25x100; Jas C Ryan ..... 5,300.00

**15TH AV**, nws, 40 sw 73d, 40x90; August Von Hasseln.....13,000.00

**NATHANIEL SHUTER.**

**PARK PL**, ss, 198.9 w Bedford av, 19.9 x131; withdrawn

**15TH ST**, ss, 445.3 e 8 av, 40x100; Jos Hartley ..... 25,000.00

**LOTS 129-32**, map of prop Conklin, Henderson & Remsen at Canarsie; Nathan J Levy ..... 6,300.00

**JAMES L. BRUMLEY.**

**E 15TH ST**, ws, 180 n Foster av, 20x 100; Hopkins Security Co.....13,200.00

Total ..... \$112,933  
Corresponding week 1913.....\$252,480

**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. 21.**  
No Legal Sales advertised for this day.

**NOV. 23.**

**CLINTON ST**, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & str; Frank M Tichenor et al, admrs—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.

**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**, 112 W, ss, 97 w Lenox av, 26.6x 99.11, 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, 26.6x 99.11, 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.

**NOV. 24.**  
**105TH ST**, 312 E, ss, 425 w 1 av, 25x100.11, 4-sty bk tnt; City Real Estate Co et al—Bartolomeo Palumbo et al; Harold Swain (A); 176 Bway; Jno J Halpin (R); due, \$12,046.62; T&c, \$489.25; Joseph P Day.

**NOV. 25 & 26.**  
No Legal Sales advertised for these days.

**NOV. 27.**  
**GRAND ST**, 137-9, ss, 50 e Crosby, 35.11x80, 7-sty bk loft & str bldg; N Y Trust Co—Michl Wielandt, Sr, et al; M S & I S Isaacs (A), 52 William; Wm P Schoen (R); due, \$64,547.39; T&c, \$1,503.40; Joseph P Day.

**12TH ST**, 623 E, ns, 293 e Av B, 25x103.3, 6-sty bk tnt & str; Louis G Hamersley—Jos Fine et al; Action 1; Emmet & Parish (A), 52 Wall; Jas A Donegan (R); due, \$30,209.58; T&c, \$1,805.54; Joseph P Day.

**12TH ST**, 625 E, ns, 318 e Av B, 25x103.3, 6-sty bk tnt & str; same—same; action 2; same (A); same (R); due, \$30,199.58; T&c, \$1,831.21; Joseph P Day.

**8TH ST**, 207-9 W, ns, 162.6 w Ams av, 62.6x 100.8, 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.

**96TH ST**, 151 E, see Lex av, 1491-3.

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## Legal Sales, Manhattan, Continued.

99TH ST, 70 W, ss, 100 e Col av, 25x100.11, 5-sty bk tnt & str; Annie C Cochran—Anna Galland et al; Saml T Carter, Jr, (A), 111 Bway; Peter B Olney, Jr (R); due, \$20,038.27; T&C, \$422.80; Joseph P Day.

121ST ST, 101 E, see Park av, 1741.

CLAREMONT AV, 140, es, 300 n 122d, 75x115.3x 75.3x121.2, 6-sty bk tnt; Max Mandel—Eva Trop et al; Abr A Silberberg (A), 258 Bway;

Alfred C B McNevin (R); due, \$12,721.02; T&C, \$1,500; Joseph P Day.

LEXINGTON AV, 1491-3, nec 96th (No 151) 100.11x26, 5-sty bk tnt & str; Sarah A Jefferson—Abt J Adams et al; Hart & Tompkins (A), 35 Wall; Jos D Kelly (R); due, \$48,501.29; T&C, \$1,515.78; Joseph P Day.

PARK AV, 1741, nec 121st (No 101), 20.11x75, 4-sty bk tnt & str; U S Trust Co of N Y, trustee—Anna C Larney et al; Stewart & Shearer (A), 45 Wall; Jas F Donnelly (R); due, \$15,657.52; T&C, \$173.46; Chas A Berrian.

## NOV. 28.

No Legal Sales advertised for this day.

## NOV. 30.

EAST BROADWAY, 183, ss, 78.3 w Jefferson, 26.1x100, 5-sty bk tnt & str; Wolf Cohen—Seward Park Holding Co et al; David Strausman (A), 170 Bway; Jas A Lynch (R); due, \$8,361.21; T&C, \$500; Henry Brady.

HENRY ST, 311, ns, 288.1 e Scammel, 23.6x70.8x 23.6x71.4, 5-sty stn tnt; U S Trust Co of N Y—Julius Aberman et al; Stewart & Shearer (A), 45 Wall; Manton M Wyvell (R); due, \$16,007.71; T&C, \$429.17; Joseph P Day.

2D ST, 12 E, ns, 163.2 e Bowery, 25x65.3, 2 & 3-sty bk factory; Assignee's sale for the benefit of creditors of Herman Finkelstein, Inc; Julius H Reiter (A), 277 Bway; Max Schenkman, assignee; Charles Shongood at 10.30 a. m. at 539 Bway.

## 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. 21.

No Legal Sales advertised for this day.

## NOV. 23.

COLLEGE AV, 1043, ws, abt 180 s 166th, 22x 92.6, 3-sty bk dwg; Wm H Lefferts ex—Paul B Pugh 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, 18.9x104.3x 18.9x104.5, 3-sty bk dwg; Charlotte Trubench—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 Greenebaum—Sonsin Wahlg Constn Co et al; Alex Greenebaum (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.

## NOV. 24.

139TH ST, 594 E, ss, 327.9 e St Anns av, 37.6x 100, 5-sty bk tnt; Wm Dannheim et al—Maurice H Zucker et al; Henry Meyer (A), 302 Bway; Edw F Moran (R); due, \$9,995.01; T&C, \$265.50; sub to mtg \$24,500; Henry Brady.

ANTHONY AV, 2184, es, 249.4 n 181st, 25x130, 2-sty fr dwg; David A Tower et al—Hessie C Lord et al; Martin & Howe (A), 265 Bway; Willoughby B Dobbs (R); due, \$5,570.24; T&C, \$1,089.12; Henry Brady.

COLLEGE AV, 1267, ws, 400 s 169th, 20x85, 2-sty fr dwg; Mary A Kreuter—Wm L Phelan et al; Amend & Amend (A), 119 Nassau; Thos H Keogh (R); due, \$1,670.06; T&C, \$143; Henry Brady.

WASHINGTON AV, 1718, es, 135.1 s 174th, 41.3x 109.9, 5-sty bk tnt; Isaac Leader—Harris Drusin et al; Oscar Englander (A), 302 Bway; Edw D Dowling (R); due, \$4,153.29; T&C, \$1,657; sub to 1st mtg \$27,000; Joseph P Day.

## NOV. 25 &amp; 26.

No Legal Sales advertised for these days.

## NOV. 27.

BECK ST, 822, es, 136.11 n Longwood av, 37.3x 100, 4-sty bk tnt; Isidore Kassel et al—Beck St Realty Co et al; Willard Schwartz (A), 31 Nassau; Gilbert E Roe (R); due, \$4,806.27; T&C, \$478.94; sub to 1st mtg \$18,000; Joseph P Day.

## NOV. 28.

No Legal Sales advertised for this day.

## NOV. 30.

CHESTNUT ST, es, 100 n Cornell av, 100x52.5 to 222d, x128.10x133.7; Walter W Taylor—Emilie Schmahl; De La Mare & Morrison (A), 140 Nassau; Jno J Halpin (R); due, \$5,070.57; T&C, \$112.85; Joseph P Day.

TRINITY AV, 686, es, 500 s 156th, 25x73.5x25.1x 74.5, 4-sty bk tnt; Loretta Cowan extr—Caroline A Weber et al; Tallmadge W Foster (A), 257 Bway; Michl B McHugh (R); due, \$14,431.08; T&C, \$376.75; Joseph P Day.

## Brooklyn.

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

## 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, 95.9x50; Bertha Steinberg—Clarence D Quaid et al; K C & M V McDonald (A), 189 Montague; Gilbert H Thirkield (R); Chas Shongood.

74TH ST, ss, 163.7 e 6 av, 40x100; Nicholas J McCormack—Cath Taylor et al; Gross & Surpress (A), 189 Montague; Jas Gray (R); Wm P Rae.

## NOV. 24.

NEVINS ST, es, bet Union & Sackett, Lot 6; Susan Cavanagh—Jane M Ogdin et al; Van Alen & Dyckman (A), 215 Montague; Kinnie C McDonald (R); Wm J McPhilliemy & Co.

58TH ST, nes, 170 se 16 av, 40x100.2; Theresa M Bang—Ellenor J Gillam et al; Chas A Hitchcock (A), 46 Cedar, Manhattan; W Rossiter Redmond (R); Wm J McPhilliemy & Co.

70TH ST, ss, 200 e 14 av, 30x100; Jas Pirnie—Bonaventura Suriano et al; Jos H Breaznell (A), 26 Court; I W Jacobson (R); Wm J McPhilliemy & Co.

CHURCH AV, ss, Lots 35 to 39, map of land of Trustees of Reformed Dutch Church; St John's Roman Catholic Church in the City of Brooklyn—Edw McHugh et al; Owens, Gray & Tomlin (A), 189 Montague; Robt F Manning (R); Wm J McPhilliemy & Co.

GLENMORE AV, nec Euclid av, 80x94x irreg; Carsten H Offerman—Otto Kampfe et al; Wm Watson (A), 16 Court; Wm J Mahon (R); Wm J McPhilliemy & Co.

GLENMORE AV, nwc Pine, 80x94; same—same; action 2; same (A); Thos P Mulligan (R); Wm J McPhilliemy & Co.

JEFFERSON AV, ses, intersec sws Hamburg av, 100x100; Wm Hennemann et al—Irving B Clement et al; Jno M O'Neill (A); Ridge-wood, Queens; Isidor Buxbaum (R); Nathaniel Shuter.

MYRTLE AV, ns, 64.8 w Prince, 16.2x100; Mary C Keenan et al—Delia Kelly et al; J Hunter Lack (A), 49 Court; Wm G Bushnell (R); Wm J McPhilliemy & Co.

NOSTRAND AV, ws, 100 n Av H, 20x90; Mary E Peck—Henry W Ellison et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm P Rae.

STONE AV, ws, 125 s Dumont av, 25x100; Sophie V Minasian—Saml Klein et al; Geo A Minasian (A), 132 Nassau, Manhattan; Wm Murray (R); Wm J McPhilliemy & Co.

STUYVESANT AV, nwc Jefferson av, 20x95; Louis L DeBost—Kate L McNevin et al; Ferriss & Storck (A), 165 Bway, Manhattan; Wm W Wingate (R); Jas L Brumley.

SUMNER AV, ws, 23 n Madison, 19.8x90; Wm G Wilson—Cook Realty Co et al; Chas S Taber (A), 189 Montague; Edw F Taber (R); Wm P Rae.

WYCKOFF AV, sws, 50 nw Starr, 75x96.8x75x 93.3; Katharina Shleiermacher et al—Ludwig Butzgy et al; Kiendl, Smyth & Gross, 215 Montague; Albt Firman (R); Nathaniel Shuter.

3D AV, sec 39th, 25x100; Jas Lefferts—Mary A Cronin et al; DeWitt V D Reiley (A), 160 Bway; Benj Ammerman (R); Saml Shuter.

## NOV. 25.

STATE ST, ns, 20 w 3 av, 20x100; Theophilus Olena—Mary A Kennedy et al; Merchant, Olena & Merchant (A), 149 Bway, Manhattan; Hector McG Curren (R); Wm P Rae.

## NOV. 26.

No Legal Sales advertised for this day.

## NOV. 27.

FLEET ST, swc Hudson av, 25x104.4x irreg; Julius Stern—Saml Berliner et al; Grover M Moscovitz (A), 189 Montague; Milton Hertz (R); Nathaniel Shuter.

MIDWOOD ST, ns, 105 w Rogers av, 20x100; Realty Associates—Mary A Hulett et al; Harry L Thompson (A), 175 Remsen; Harry G Anderson (R); Wm J McPhilliemy & Co.

1ST ST, sws, intersec ses 7 av, 97.10x25; David H Eisner—Fredericka L Franke et al; Jerome Eisner (A), 41 Park Row, Manhattan; Jos F Magure (R); Wm J McPhilliemy & Co.

7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Owen F Finnerty (R); Wm P Rae.

## NOV. 28.

No Legal Sales advertised for this day.

## NOV. 30.

CHRISTOPHER AV, ws, 150 s Riverdale av, 25 x100; Jos P Slater—Gittel Katz et al; Hyman Lurio (A), 61 Thatford av; Isaac Seigmeister (R); Nathaniel Shuter.

HERKIMER ST, ss, 200 w Utica av, 25x185.6; Francis L Allyn—Henrietta Hall et al; Chas S Taber (A), 189 Montague; Geo Tonkonogy (R); Wm P Rae.

NEW JERSEY AV, nwc Pitkin av, 20x85; Sarah Wertheimer—Frances Beck et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; Jacob W Kahn (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

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

## Manhattan.

NOV. 14. BLEECKER ST, 135-7; Henry B Ketcham—Howard P Denison et al; G E Kenna (A).

LEWIS ST, ws, adj land of Robt Carnley & Benj Brown, 43.7xirreg, & LEWIS ST, nwc 3d, 18.6x81.4xirreg; Metropolitan Savgs Bank—Abr Kassel et al; amended; A S & W Hutchins (A).

## NOV. 16.

9TH ST, ss, 329 w 2 av, 21x75; Chas R Pelgram—Fannie Ungar et al; Thompson, Warren & Pelgram (A).

118TH ST, ss, 316 w Lenox av, 20x100.11; Lydia Lange—Saml A Diamond et al; H C Kudlich (A).

## NOV. 17.

GREAT JONES ST, 35; Metropolitan Savgs Bank—Jno J Radley et al; A S & W Hutchins (A).

WATER ST, 502; Astor Trust Co—Elizabeth McNally et al; Cary & Carroll (A).

3D ST, ns, 275 w 2 av, 25x87; German Savgs Bank in the City of N Y—Amelia Hanford et al; M Auerbach (A).

42D ST, 229 E; Sarah A Kerr—Henry Weiss et al; Woodford, Bovee & Butcher (A).

108TH ST, 52 E; Henry C Read, Jr—Florette Realty Corp et al; Carrington & Pierce (A).

110TH ST, ss, 100 w 2 av, 16.8x100.10; Jean A Wilson—Annie M Jones et al; Cary & Carroll (A).

## NOV. 18.

CANNON ST, 66 Abraham Goldinger—Nathan Bitzick et al; Weinberg Bros (A).

78TH ST, 156 E; Benj Welles et al—Jas R Keane et al; C Wood (A).

120TH ST, ss, 84 w 1 av, 16x50.5; Henry J S Hall et al—Lillie Furst et al; Bowers & Sands (A).

148TH ST, ss, 75 e Convent av, 100x99.11; Seaman's Bank for Savgs in the City of N Y—Nellie E Peck et al; Cadwalader, Wickersham & Taft (A).

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## MANHATTAN

**NOV. 19.**  
33D ST, 311 W; Emigrant Industrial Savgs Bank—Robt E Walsh et al; R & E J O'Gorman (A).  
131ST ST, 14 E; Emigrant Industrial Savgs Bank—Annie M Ivory et al; R & E J O'Gorman (A).  
178TH ST, ns, 125 w Wadsworth av, 12.6x100; Emma E Odell—Mabel Power; amended; J C Gulick (A).  
MADISON AV, ws, 43.11 s 100th, 38x100; Excelsior Savgs Bank of the City of N Y—Marcus Rosenthal et al; J C Gulick (A).

**NOV. 20.**  
HOUSTON ST, swc Mangin, 20x75; Estelle Rymph—Ferdinand Frese et al; A J Westermayr (A).  
20TH ST, 28 E; Conrad Stein—Rough Rider Realty Co et al; Deyo & Bauerdorf (A).  
134TH ST, 247 W; Charlotte M Leleu—Frances C Conway et al; Wells & Snedeker (A).

### Bronx.

**NOV. 13.**  
SOUTHERN BLVD, ws, 184.2 s 180th, 30x149.6; Victor Stolte—Arthur G Muhlker et al; Westselman & Kraus (A).  
LOTS 28, 144, 145, 146, 147, 196, 197, 198, 199, 200, 209, 210, 211, 212, 78, 79, 176, 177, 178, 179 & 180, map of Adeo Park, 24th Ward; 7 actions; Wm C Trull—Filomena Cipolla et al; L E French (A).

**NOV. 14.**  
170TH ST, ns, 15.9 w Bristow, 23.8x91.3; Wm A Martin—Chas H Sprossig, Jr, et al; Lachman & Goldsmith (A).

**NOV. 16.**  
183D ST, nec Prospect av, 50x100; Hannah Wilhelm—Wolf Burland et al; A A Silberberg (A).  
220TH ST, ns, 50 w lot 213, on map of Wakefield, 25x114; Saml Martin—Marzian Lignoski et al; Gescheidt & Toomey (A).

**NOV. 17.**  
12TH ST, swc Av C, 105x108.6; Ebling Brewing Co—Martha Buttner et al; E Cohn (A).

**NOV. 18.**  
OAK TER, ss, 100 w Beekman av, 24x100; Mary E Elstner—Sigmond Honig et al; H C Kudlich (A).  
179TH ST, nwc Clinton av, 25x100; Arthur Sammis—Lawrence Kronenberger et al; W Sammis (A).  
CAULDWELL AV, 786; Theodore C Camp—Saml Grossman et al; Cary & Carroll (A).

**NOV. 19.**  
EVADNA ST, ss, 100 w Blondell av, 50x100; Geo Hauser—Michl J Cooney et al; Neier & Van Derveer (A).  
MACY ST, ss, 75 w Hewitt pl, 25x94.7; Mary Annie Robitzek—Nora Stanton et al; H Robitzek (A).  
177TH ST, nec Davidson av, 30x90; Wm I Seaman—Jos P Fox et al; Speir & Bertlett (A).  
LOT 30, parcel 4, map of sub-division of property of Wm B Ogden; Corporate Mtg Co—Aug Nelson et al; H D Patton (A).  
PLOT 26, map of Villa Sites, Riverdale, 24th Ward; Ruby H Popper—Jas J Devaney et al; M W Monheimer (A).

## JUDGMENTS IN FORECLOSURE SUITS.

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

### Manhattan.

**NOV. 12.**  
RIVINGTON ST, sec Lewis, 24.11x80; Robt L Roguet—Cora Kirschberg et al; Harold J Roig (A); Jno P Dunn (R); due ..... 38,478.00

**NOV. 13.**  
40TH ST, 456 W; Margt Marx—Jacob J Vogel; Albt W Venino (A); Max Altmayer (R); due ..... 13,072.37

LEXINGTON AV, ws, 100.11 n 102d, 44.11x100.11; Ver Planck Estate—Tax Payers Realty Co et al; Byrne & Cutcheon (A); Frank Cochrane (R); due ..... 12,974.70

**NOV. 14.**  
No Judgments in Foreclosure Suits filed this day.

**NOV. 16.**  
CLINTON ST, 97; Philip Klein—Morris Mandelskorn et al; F E Klein (A); Cambridge Livingston (R); due.... 11,394.00  
STANTON ST, 125; Philip Klein et al—Morris Mandelskorn; F E Klein (A); Cambridge Livingston (R); due.... 7,133.78

**NOV. 17.**  
58TH ST, 211 W; Saml Wacht—59th St Real Estate Co et al; Arnstein & Levy (A); Max Altmayer (R); due..... 11,894.24  
AMSTERDAM AV, 108; Lillian M Jauss—Anna C Erb et al; Cornelius Huth (A); Neilson Olcott 2d (R); due.... 3,868.53

CROMWELL AV, es, adj ss lot 358, map of Inwood, 86x100; Geo McCormack—Michl F Maher, Jr, et al; P Henry Delehanty (A); Jacob L Diamond (R); due ..... 7,663.82

**NOV. 18.**  
No Judgments in Foreclosure Suits filed this day.

### Bronx.

**NOV. 13.**  
LOT 228, map of Village of Mott Haven, in Manor of Morrisania; Frances H Bolton et al—Luigi Flora et al; J A Lane (A); Max Bendit (R); due... 8,232.22

**NOV. 14.**  
BROOK AV, 1528; Hyman Goldstein—Abr Goldstein et al; N H W Schutt (A); M J McCarthy (R); due..... 1,930.82

EDGEWATER RD, ws, 672.6 n Westchester av, 25x100; Bertha Beringer—Annie Nock et al; Lee & Fleischmann (A); Isaac F Cohen (R); due. 5,031.44

**NOV. 16.**  
No Judgments in Foreclosure Suits filed this day.

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*Bronx Judgments in Foreclosure, Continued.*

**NOV. 17.**  
 LOTS 45, 46, 47 & 48, map of property of the New York Chartered Bond & Mtg Co; Charlotte A O'Shea—Ellen Mary Quinlan et al; W C Arnold (A); J H Radigan (R); due..... 2,073.03

LOT 119, on revised map of Seneca Park; Chas Glore et al—M Kempf Realty Co et al; Clocke, Koch & Reidy (A); W A Keating (R); due. 3,165.50

**NOV. 18.**  
 3D AV, swc 182d, 80x102.9; Regina Hyman—Corgill Realty Co, Inc, et al; Strasbourger, Eschwege & Schallek (A); Harry N French (R); due..... 7,905.00

**NOV. 19.**  
 BECK ST, ss, 100 w Av St John, 100x125; Gerson M Krakower—Ostro Constn Co et al; Krakower & Peters (A); M P Doyle (R); due ..... 7,158.67

184TH ST, ns, 128.6 w Washington av, 16.6x100; Johann C Hofmann et al—Unexcelled Sales Corpn et al; G Frey (A); W J McKeown (R); due ..... 2,132.66

**LIS PENDENS.**

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

**Manhattan.**

**NOV. 14.**  
 CITY HALL PL, ss, bet Duane & Pearl, 380.10x119.5xirregx102.11; WORTH ST, swc Baxter, 30.4x207.4xirreg to Park, x424.8 to Pearl x367.4xirreg; and BLOCK bounded by Park st, Pearl st, City Hall pl and Duane st; City of N Y—Jas R K Shaw et al; action to acquire title; F L Polk (A).

**NOV. 16.**  
 CITY HALL PL, ss, whole front bet Duane & Pearl sts, 380.10x119.5xirregx102.11; WORTH ST, swc Baxter, 30.4x207.4 xirreg to Park x424.8 to Pearl x367.4xirreg, & BLOCK bounded by Park, Pearl, City Hall pl & Duane; City of N Y—Jas K Shaw et al; action to acquire title; F L Polk (A).

RIVINGTON ST, ss, 74.1 w Mangin, 25x75; Henry Nodell et al—Sarah Wheaton et al; partition; G P Foulk (A).

71ST ST, 67 W; Genevieve C Seely et al—Mary A Mortimer et al; amended action to vacate mtg; Clarke & Clarke (A).

AMSTERDAM AV, sec 106th, 47.10x100; W F Burns Realty Co—Postal Life Ins Co; counterclaim; C L Craig (A).

**NOV. 17.**  
 RENWICK ST, es, 267.1 s Spring, 20.6x60; City of N Y—Margt J Monds et al; foreclosure of tax lien; F L Polk (A).

24TH ST, 236 E; Lena Citron—Pietrina Battaglina et al; amended action to admeasure dower, &c; M Schleimer (A).

**NOV. 18.**  
 ALLEN ST, 91; Manhattan Ry Co—Safety Holding Co et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN ST, 94; Manhattan Ry Co—Jacob Lederer et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN ST, 103; Manhattan Railway Co—Morris Jacoby et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN ST, 128-30; Manhattan Ry Co—David Wasser et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN ST, 179-81; Manhattan Ry Co—Moritz Muhlberg et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN ST, 197-99; Manhattan Ry Co—Simon Shapiro et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 33-35; Manhattan Ry Co—Edward Winter et al; action to acquire title; J L Quackenbush (A).

1ST AV, 40; Manhattan Ry Co—Katherine Wagner et al; action to acquire title; J L Quackenbush (A).

1ST AV, 58; Manhattan Ry Co—Louis Glessler et al; action to acquire title; J L Quackenbush (A).

1ST AV, 66; Manhattan Ry Co—Louise Closins et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 68; Manhattan Ry Co—Geo G Gernannt et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 70; Manhattan Ry Co—Blima Goldberg et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 71; Manhattan Ry Co—Aug Zepf et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 76; Manhattan Ry Co—Wm E Sengens et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 78; Manhattan Ry Co—Estate of Jno Faeth, Inc, et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 83-85; Manhattan Ry Co—Jos Spektorsky et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 88; Manhattan Ry Co—Pauline Goldstein et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 90; Manhattan Ry Co—Isak Messer et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 109; Manhattan Ry Co—Heinrich F Brinckmann et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 111; Manhattan Ry Co—Christian Turck et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 112; Manhattan Ry Co—Louis Rosenswaik et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 115; Manhattan Ry Co—Margt J Koerner et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 117; Manhattan Ry Co—Pauline Nussbaum et al; action to acquire title, &c; J L Quackenbush (A).

**Bronx.**

1ST AV, 118 & 120½; Manhattan Ry Co—Louis Rosenswaik et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 124; Manhattan Ry Co—Adolph Fink-elstein et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 143; Manhattan Ry Co—Jno Munz et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 149; Manhattan Ry Co—Manuel B Berkowitz et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 153; Manhattan Ry Co—Wm Doerzbacher et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 157; Manhattan Ry Co—Jacob Finkelstein et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 160; Manhattan Ry Co—Aaron Wolgin et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 165-67; Manhattan Ry Co—Albt Valkenberg et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 175; Manhattan Ry Co—Chas A Kohl et al; action to acquire title, &c; J L Quackenbush (A).

1ST AV, 176; Manhattan Ry Co—Carmela De Benedictic et al; action to acquire title, &c; J L Quackenbush (A).

6TH AV, 169, 171 & 185; Oriental Fireproof Sash & Door Co—Rhineland Real Estate Co et al; action to foreclose mechanic's lien; Krakower & Peters (A).

**NOV. 19.**  
 19TH ST, 546 E; also Av B, 318-26; Bklyn Structural Steel Corp—Levy Dairy Co et al; foreclosure of mechanic's lien; Miller & Hart-corn (A).

112TH ST, 19-21 E, & 47TH ST, 258 W; Morris Jasper—Isidore L Berkowitz et al; action to declare deeds void, &c; Marcuson Bros (A).

**NOV. 20.**  
 BROAD ST, nec Water, 36.5x46.10xirreg; Gertrude A Vanderbeck—Gerard C Hegeman et al; partition; Stoddard & Mark (A).

ELDRIDGE ST, 17; Dora Sprung—Eva Hexter et al; amended partition; C L Hoffman & H A Friedman (A).

GRAND ST, 214-6, & 246 & property in Orange Co; Mary A Smith—Priscilla Witt et al; partition; H C Barker (A).

49TH ST, ns, 500 e 1 av, —x—, to 51st; also BEEKMAN PL, es, 49th to 51st, —x—; Beekman Estate—Mary C Foster et al; amended action to cancel deed; H L Fordham (A).

**NOV. 13.**  
 CORNELL AV, ns, 160 e Old rd, 25x100; Saml Hyman—Louise D Burke et al; action to fore-close lien; G A Moses (A).

ZULETT AV, ss, 450 w Mapes av, 25x100; Jacob Rodgiff—Louise D Burke et al; action to foreclose lien; G A Moses (A).

**NOV. 14.**  
 CORNELL AV, ns, 135 e Old rd, 25x100; Maurice S Hyman—Louise D Burke et al; action to foreclose transfer of tax lien; G A Moses (A).

LYON AV, sec Castle Hill av, 35.5x161; Thos F Walsh—Thos F Walsh et al; partition suit; T Daly (A).

UNIVERSITY AV, 1339; Wm H Caldwell, Jr—Geo Kammerer et al; action to foreclose mechanic's lien; A Knox (A).

ZULETT AV, ss, 425 w Mapes av, 25x100; Rose Hyman—Louise D Burke et al; action to fore-close transfer of tax lien; G A Moses (A).

**NOV. 16.**  
 No Lis Pendens filed this day.

**NOV. 17.**  
 OLD BOSTON RD, ws, 226.9 s Elizabeth, 25x103; Saul Domroe—Rose Gandolfi et al; action to foreclose transfer of tax lien; A Ferme (A).

UNIVERSITY AV, 1339 (\*\*); Wm H Caldwell, Jr—Geo Kammerer et al; action to foreclose mechanic's lien; A Knox (A).

**NOV. 18.**  
 FURMAN AV, es, being lot 22; Saml Isaacs—Louis Hanson et al; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).

FURMAN AV, es, being lot 23; same—same; action to foreclose transfer of tax lien; same (A).

**NOV. 19.**  
 No Lis Pendens filed this day.  
 \*\*Recorded in N. Y. County.

**NOV. 12.**  
 BARBEY ST, ws, 196.8 s Dumont av, 19.4x100; Frederic W Norris—Max Goldman et al; H J Davenport (A).

BERGEN ST, ns, 215.6 e Rogers av, 20x100; Minnie Dewar—Mary E James; Weinberg Bros (A).

BERKELEY PL, ss, 275 w 8 av, 17.6x100; Ray E Richards—Alice Sheridan et al; H L Thompson (A).

BOERUM ST, ss, 100 w Lorimer, runs s100xw50xn3xw25xn97xe75 to beg; David Shapiro—Saml Sheindelmann et al; S H Kugel (A).

CONOVER ST, nws, 25 ne Sullivan, 25x100; Walter J Minns—Grazio Gentile et al; G W Sickels (A).

DENYSES LA, swc land Geo Van Brunt (decd), runs sw429.3xnw—xn—xw220xs130xw260xn120 xw—xne—xse102.7xn19.7xse60xn100xe450.7 xse 125 to beg; Louis Wechsler—Chas S Conklin et al; J H Westcott (A).

MCDONOUGH ST, nwc Bway, 46.1x110.1; also McDONOUGH ST, swc Bway, runs w64.4xs100xe35xn29.1lxne70.2xw29.3 to beg; Fannie Moses—Moses H Moses et al; partition; Johnston & Johnston (A).

RUTLEDGE ST, 284; Ames Nostrand Realty Co—Zacharia Derschowitz et al; J A Kohn (A).

SACKMAN ST, es, 180 n Riverdale av, 95.8x100; Square Lumber Co—New Lots Constn Co et al; foreclosure of mechanics lien; A A Kotzen (A).

SUMPTER ST, ns, 125.8 w Rockaway av, 25x100; Caroline Reichert—Jno J Elfers et al; Kramer, Cohn & M (A).

E 4TH ST, es, 335.3 n Greenwood av, 25x100; Alfred G Reeves—Excelsior Bldg Loan Assn et al; W P Dalton (A).

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68TH ST, swc 10 av, 20x80; Francis M Vibbard—Safe Realty Corp et al; Hubbard & Rushmore (A).
GRAVESEND AV, ws, 439.11 n Av S, 19.6x75; Anne Mac Edward—Fanny Kahn et al; H M Bellinger, Jr (A).
SHEEPSHEAD BAY RD, ws, 174.7 n Av Y, runs w 269.11x259.11x80 to beg; Chas E Paul—Alfred Brown et al; J M Kelly (A).
SHEPHERD AV, ws, 150 n Liberty av, 25x100; Atlantic Savgs Loan Assn—Antonio Perrotta et al; C K Terry (A).
18TH AV, ses, 40 sw 70th, 20x90.7x20x90.11; So Bklyn Savgs Instn—Jacob Kaiser Impt Co et al; Coombs & Whitney (A).
18TH AV, ses, 60 sw 70th, 20x90.7x20x90.4; same—same; same (A).
18TH AV, ses, 100 sw 70th, 20x90.1x20x90.9; same—same; same (A).
18TH AV, ses, 120 sw 70th, 20x89.9x20x59.6; same—same; same (A).
18TH AV, ses, 140 sw 70th, 20x89.6x20x89.3; same—same; same (A).
LOT 1106, map of Slocum Park; Oddeu V Sigurdson—Carl Johanson & ano; J J Bakerman (A).

NOV. 13.

CANARSIE LA, nwc Bedford av, 72.10x100x70.4x100; Stephen Yates—Conrad Realty Co et al; G C Case (A).
CONSELYEA ST, ns, 225 w Manhattan av, 25x100; also N 8TH ST, ss, 175 w Bedford av, 20.10x80; Annie Manno—Jno Perasso et al; partition; Halbert & Quist (A).
DENYSES LA, swc land of Geo Van Brunt, runs sw 429.3xnw—xw—xw—xw 130xw260x130xw—xne—xse 102.7xw 19.6xse 60x100xse 450.6 xse 125 to beg; Louis Wechsler—Chas S Conklin et al; J H Westcott (A).
OAK ST ss, 277 w Franklin, 21.4x75; Mary E Des Caso—Jno W Stiles & ano; L S Goebel (A).

TEN EYCK ST, ns, 150 w Leonard, 25x100; State of N Y—Jennie Umberg & ano; to set aside deed; J C Cropsey (A).
VAN SICLEN PL, ws, 195.8 s Coney Island Plank rd, 20x100; Hyman Newman—Domenico Capone et al; H Newman (A).
WINTHROP ST, ns, 250.7 e Flatbush av, 55x106; also WINTHROP ST, ns, 230.7 e Main rd, 20x106; Louis Janson—Kath R Cusick & ano; R C Humphreys (A).
E 31ST ST, ws, 80 s Clarendon rd, 20x100; Alex A Forman, Jr—Edw Alford et al; A A Forman, Jr (A).
E 49TH ST, es, 540 s Av L, 30x100; Honora Butler—Mary J Camp & ano; G Eckstein (A).
WILLOUGHBY AV, ns, 100 e Lewis av, 16.8x100; Edw F Maloney—Regina Buchner et al; R W Maloney (A).

NOV. 14.

AMBOY ST, —c Blake av, runs s 250xe—xn— to Hunterly rd xnw—xw— to beg; Annie Kamerman—Max Resnick et al; L Rosenberg (A).
HART ST, ns, 185 w Throop av, 20x100; Mary N Scranton—Israel Goldklang et al; W H Garrison (A).
HOYT ST, es, 30.1 n 3d, 20x84x20x86.2; Mary E Lawrence—Gardner B Beecher et al; Sackett & Lang (A).
JUNIUS ST, ws, 200 s Blake av, 50x100; Homestead Bank—Golde Rabinowitz et al; Watson & Kristeller (A).
E 16TH ST, ws, 54.4 n Ditmas av, 60x75; Grace E Rupp—Henry J Armstrong et al; B R Duncan (A).

57TH ST, ss, 100 e 7 av, 20x100; Wilhelmina Bogemann—Edw M Duffy et al; Reynolds & Geis (A).
57TH ST, sws, 250 nw 15 av, 100x100.2; Gullan Ross—Mary J Drake et al; H A Ingraham (A).
61ST ST, sws, 95 se 15 av, runs sw 20xe5xsw 40 xnw5xsw 40xse 80xne 100xw 80 to beg; Homestead Bank—Willmont Realty Corp et al; Watson & Kristeller (A).

AV D, ns, 60 e E 39th, 20x90; Julius Lehrenkrauss—Nunzio Brusca et al; L Rayvid (A).
GREENE AV, ns, 104 w Patchen av, 18x100; Bklyn Hospital—Ida Casey et al; T F Redmond (A).
LEWIS AV, nec Vernon av, 25x80; Jas D Buxton—Wm H Weygardt et al; Smith, Doughty & W (A).
NOSTRAND AV, ws, 78.4 s East N Y av, 26.8x100; Sara E Perry—Marla Franzese et al; E T Horwill (A).

NOV. 16.

CHAUNCEY ST, 241A-16; Henry Lutz—Daniel J Belloff et al; J Klein (A).
FRANKLIN ST, sec Freeman, 50x95; May E Brennan—Wm J Crawford; partition; C J Carroll (A).
18TH ST, ns, 200 e 10 av, 80x100.2; May A Quilty—Ellen Gibbons et al; partition; A G Steiner (A).
CENTRAL AV, sws, 100 se Troutman, 25x100; Victor Liota—Giovanni Tumminello et al; S J Liota (A).
3D AV, es, 20 n 51st, 27.8x100; Hamilton Trust Co—Jno Dobbins et al; Cary & Carroll (A).
3D AV, es, 47.8 n 51st, 27.8x100; same—same; same (A).

NOV. 17.

BUTLER ST, ns, 100 w Saratoga av, 175x110.1x178.1x143.2; Martha Bierach—Commonwealth Impt Co et al; S A Telsey (A).
HOPKINS ST, ss, 150 e Throop av, 25x100; Minnie V Zechiel—Jacob Weiss et al; L C Willis (A).
QUINCY ST, ns, 123.4 e Classon av, 20.1x100; Eliz Scott—Thos A Scott; to correct a deed; R L Perry (A).
W 5TH ST, ws, 162 n Av T, 18x100; Zella K Dickinson—Mary J Cockle et al; Caldwell & Holmes (A).
14TH ST, nec 7 av, 40x87.10; also 12TH ST, sec 8 av, 24.6x97.10; Solomon Hyman—Louis Pellman et al; E Bittiner (A).
40TH ST, sws, 275 nw 8 av, 25x100; National Savgs Bank of Albany—Elvira Behneke et al; T F Redmond (A).
52D ST, sws, 300 se 15 av, 40x100.2; Eliz Myers—Gunder O Olsen et al; H L Thompson (A).
74TH ST, sws, 100 se 19 av, 20x100; N Y Mtg & Security Co—Herman Hassnar et al; H M Bellinger (A).

85TH ST, nes, 110 nw 10 av, 30x100; So Bklyn Savgs Inst—Mary McPartland et al; Coombs & Whitney (A).
85TH ST, nes, 140 nw 10 av, 30x100; same—same; same (A).
AV M, ns, 60 e Ryder av, 40x100; Clarence P Tompkins—Arthur L C Macconell et al; Clarke & Frost (A).
BUSHWICK AV, nes, 27.1 nw Myrtle av, runs e 100.9xw 24xw 47.8 xn—xw 60.7 x se 28.2 to beg; Title G & T Co—Anna Berger et al; T F Redmond (A).
PARK AV, ss, 193.8 w Bway, 22x100; 1/3 part Helen M Higbee—Rudolph Laber; Caldwell & Holmes (A).
PUTNAM AV, ss, 179 e Bedford av, 21x100; Bond & Mtg Guar Co—Fredk H Bagnall et al; T F Redmond (A).
7TH AV, swc 8th, 22x80; also 12TH ST, sec 8 av, 24.6x97.10; Solomon Hyman—Louis Pellman et al; E Bittiner (A).

NOV. 18.

DECATUR ST, ns, 97.6 e Reid av, 17.6x100; Mary M Post—Petra de la Cova et al; G W Pearsall (A).
HEMLOCK ST, sec Ridgewood av, 20x100; August Schilpp—Mae Druck et al; C S Heidreich (A).
56TH ST, sec 2 av, 40.2x100; Jno J Cunningham—Frank Cooper & ano; J C McEachen (A).
CATON AV, sec Stratford rd, 105.10x132.10x100x98; Wood-Harman Warranty Corp—Planadome Constn Co et al; I Roth (A).
MYRTLE AV, ss, 200 e Nostrand av, 25x100; Jno Hoffman—Andrew Schmitt et al; J Schauf (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. 14.
GREENWICH ST, 398; Saml Plotnick—Bernard Karp; renewal (75)..... 177.00
27TH ST, 148 E; Halpern & Mestel, Inc—Fannie Levy; Feinors Constn Co (79)..... 85.00
29TH ST, 39-41 W; W Y Jack Co—W J Caroline, S W & Jno O'Connor; Rockridge Realty Co (74)..... 308.00
71ST ST, 342-44 W; Barnett Narotsky—Sadie Bonwit; Ernest Tribelhorn (78)..... 277.00
71ST ST, 346-48 W; Barnett Narotsky—Edw H Litchfield; Ernest Tribelhorn (77)..... 145.10
110TH ST, 9-11 W; Jacob Efron—Louis W Manson; Jos Beacher & Louis Levine (80)..... 107.36
135TH ST, 14-28 E; Jacob Efron—Jas Everard; Jos Beacher & Louis Levine (81)..... 488.91
CENTRAL PARK W, 265; Hoffman & Elias—Estate of Fredk W Jockel (73)
WADSWORTH AV, 124-28; Jos Starobin—Wm Hobson; Aldorf Constn Co, Inc (76)..... 225.00
NOV. 16.
11TH ST, 25 E; Saml Zlot—Fredk W Whitridge; F R Weeks (87)..... 3.70
88TH ST, 47 E; Louis Goldsmith—Julius Herman; Arenal Realty Co; Louis Korn & Adjustment Realty Co; renewal (84)..... 151.50
90TH ST, 69-71 W; Frank E Wise & Son, Inc—69 West 90th St Corp; Superior Cornice & Skylight Wks (86)..... 124.11
152D ST, 610 W; Saml Robinson—Wm J Alexander; W P Anderson (88)..... 31.73
163D ST, 549 W; Harry Farber—Morris W Levine; Louis Remy (85)..... 193.30
MADISON AV, 1225; Louis Goldsmith—Nathan Hirsch; Louis Korn & Adjustment Realty Co; Arenal Realty Co; renewal (83)..... 370.50

NOV. 17.

WILLET ST, 2; David Weiner—Harry H. Ducker; Nathan Jankowitz (90)..... 85.00
122D ST, 230 W; Jacob Berson—Amelia Friedman; Victor Denny (89)..... 134.00
PARK ROW, 194; David Kestin—David Rothschild; Jacob White (90)..... 65.00
NOV. 18.
MONTGOMERY ST, 35-37; Ludowic Celadon Co—Hebrew Kindergarten & Day Nursery; Philip Repatzky (93)..... 200.00
WATER ST, nec Gouverneur, 100x75; Mildner & Wieber—Jackson Bros; Empervious Product Co (99)..... 160.00
WILLET ST, 2; Max Fleischer—H H Ducker; Nathan Jankowitz (96)..... 25.00
135TH ST, 14-28 E; Indiana Flooring Co—Jas Everard estate; Harper Richardson; Julius M Schwartz (95)..... 1,053.07
AV B, swc 19th, 90x120; J L Mott Iron Wks—Levy Dairy Co; Rutan, MacAdam & Cooper, Inc (97)..... 588.50
BROADWAY, 1676-84; 7TH AV, 808-16; S F Hayward & Co—Amos F Eno; Delta Theatre Corp (98)..... 102.00

NOV. 19.

GOERCK ST, 71-73; Nassau Iron Wks, Inc—Weyler Constn Co (108)..... 45.00
HUDSON ST, 279-81; Wm Huenerberg—Estate of Eliza M Bailey & Edw C Cammann, exr; Wm Fischer (104)..... 10.00
LAFAYETTE ST, swc White, 120.8x106.10x— to Franklin x75x80.11x28; N Fass & Co—Hallenbeck-Hungerford Realty Corp; Wells & Newton Co; Alex Karpin (105)..... 75.50
PECK SLIP, 43; Otis Elevator Co—General Fish Co; Comyns & Mayer; renewal (102)..... 220.00
92D ST, 348 E; Levine & Posner, Inc—Israel D Schalchetzki (101)..... 125.00
115TH ST, 27-29 W; Harry Klein—Johanna Herrnstadt; B Goldberger & M Rosenbaum; N Goldberger (106)..... 150.00

AV B, swc 19th, 84x120; August T Brook—Levy Dairy Co; Bklyn Structural Steel Co; Rutan, MacAdam & Cooper, Inc (103)..... 121.00
AV B, 318-26; 19TH ST, 546 E; Herrmann & Grace Co—Levy Dairy Co; Rutan & Cooper, Inc (100)..... 281.50
BROADWAY, 3134; Saml Derfner—N Y Real Estate Security Co; renewal (109)..... 95.50
WADSWORTH AV, ws, 50 n 179th, 75x100; Vita Comtesa & Co—Wm Hobson; Aldorf Constn Co, Inc (110)..... 611.45
9TH AV, 681; Berger Mfg Co—Jos Swain, estate of Jos Swain; P C Eckhardt (107)..... 52.00

NOV. 20.

23D ST, 155-9 E; E Smolka Plumbing Co—Fernando Wood, N Y College of Dentistry & L A Thole (119)..... 176.09
78TH ST, 101 W; Max Greenwald—Chas J Butterly; renewal (114)..... 451.75
148TH ST, 412-20 W; Robt Rosenberg—Nellie E Peck & H Holland (120)..... 250.00
187TH ST, 509-15 W; Geo H Storm & Co—Janpole & Werner Constn Co Co. (116)..... 1,452.61
AV A, 363 to 379; also 22D ST, 415-39 E—H M Susswein & Co—Central Crosstown R R Co, Auto Track Garage Co, Inc & Eagle Concrete Arch Engineering Co (115)..... 362.50
AV B, swc 14th, 120x84; Jos Tino & Co, Inc—Levy Dairy Co & Rutan, MacAdam & Cooper, Inc (117)..... 99.74
AMSTERDAM AV, 1627-33; Saml Derfner—N Y Real Estate Security Co; renewal (113)..... 330.50
BROADWAY, 3099; Saml Derfner—N Y Real Estate Security Co; renewal (112)..... 591.50
BROOK AV, 1502; Saml Baxter—Jas S Bryant & J Wilson Bryant; renewal (118)..... 125.00
WADSWORTH AV, 124-8; Lee Heating Co—Wm Hobson & Aldorf Constn Co, Inc (111)..... 600.00

Bronx.

NOV. 13.
No Mechanics Liens filed this day.
NOV. 14.
246TH ST, ns, 100 w Livingston av, 70x130; Wm J Nichol—G D Strayer; T F Fraser & Co (46)..... 8.25
SAME PROP; Alexander Nichol—same. 11.00
PARK AV, es, 102.2 n 167th, 38x100; Evans Kaestner—Malcke Bldg Co, Inc (47)..... 440.00
NOV. 17.
GUNTHER AV, ws, 200 s Edenwald av, 25x100; Gustav A Johnson—Louis Pugliese; Jno Marx (46)..... 50.00
VILLA AV (\*\*), es, 171.6 s Van Cortlandt av, 50x92; Mulgers Iron Wks—Monaco Constn Co; Jos Monaco; renewal (92)..... 459.85
NOV. 17.
246TH ST, ns, 100 w Livingsgton av, 70 x130; Ames Transfer Co—Geo D Strayer; F H Fraser Co (48)..... 438.87
3D AV, 4497; Wm M Ward—Chas Shapiro, Inc (47)..... 100.00
NOV. 18.
CLINTON AV, nwc 179th, 25x100; Title Guarantee & Trust Co—Lawrence Kronenberger Constn Co; Lawrence Kronenberger (49)..... 50.00
NOV. 19.
226TH ST, 828 E; Jno H Damm—Felicia Bernacchio (50)..... 16.00
GUNTHER AV, ws, 200 s Edenwald av, 25x100; Clyde F Howes—Louis Pugliese & Jno Marx & Sons (51)..... 60.00
\*\*Recorded in N. Y. County.

Brooklyn.

NOV. 12.
BOERUM ST, 90; Kahn Bros—Mary Cohen..... 1,000.00
HENDRIX ST, ws, 120 n Hegeman av, 40x100; Hartan & Hodge, Inc—Dave Bloom & Sam Nitzburg..... 110.00
HOPKINS ST, ns, 118 e Delmonico pl, 25x100; J Fetter—Estate Leo Geisman & Leo Geisman..... 26.00
JEROME ST, swc Belmont av, 50x100; S Feinsteln—Daniel Bldg Co..... 429.76
LINCOLN PL, swc Eastern pkway extn, 138.8x74.5x117; Empire City Lumber Co—Arenkay Amusement Co..... 210.70
E 39TH ST, es, 400 s Linden av, 40x100; R Musicant—Jos Grisler..... 40.00
CLARENDON RD, sec E 35th, 100x100; Jno Terrone—Comet Constn Co. 200.00
PARK AV, 704-6 1/2; S Blum—Leonard & Lucy E Colson..... 365.00
SAME PROP; P Balsam—same..... 128.86
SAME PROP; S Schmalheiser—same.. 202.30
WILLIAMS AV, es, 100 n Livonia av, 200x100; Empire City Lumber Co—Wallan & Hoffman, Inc..... 720.87
WILLIAMS AV, es, 200 s Dumont av, 100x100; Bushwick House Wrecking Co—Wallan & Hoffman, Inc..... 105.86
NOV. 13.
BARBEY ST, 619-25; Egel Light Co—Arvintz Bldg Co..... 51.24
BARRETT ST, es, 100 s Sutter av, —x—; M Ammenberg—Adolph Koeple.. 150.00
HENDRIX ST, ws, 120 n Hegeman av, 40x85.8; J Sklar—Dave Bloom, Sam & Celia Nitzberg..... 150.50
HENDRIX ST, ws, 120 n Hegeman av, 40x86.4; R Nitzberg—Dave Bloom & Sam Nitzberg..... 400.00
VERMONT ST, es, 65 n Glenmore av, 40x100; Frank Katz—Fanny & Philip Meyerowitz, Jacob & iHenry Klein.. 91.00
WARWICK ST, ws, 120 n Pitkin av, 40 x100; Egel Light Co—Solomon Agress S 9TH ST, 1440-4; Grossman Bros—Keep Constn Co & Ideal Iron Works.. 210.00
6TH ST, ns, 317.10 e 8 av, 30x100; Parshelsky Bros—I C S Realty Co & Ike Seid..... 534.50



Mechanics' Liens, Brooklyn, Continued.

GRAHAM AV, 142; G A Drake—Her- man & Isidore Balmuth & Philip Repatzky .....	185.00
ST MARKS AV, ns, 100 e Kingston av, 125x150; Turner Cont & Impt Co— Saratoga Impt Co .....	375.00
TROY AV, 159; A Chorost—Nass & Berg, Inc, & Isidor Ratner .....	150.00
WILLIAMS AV, es, 100 n Livonia av, 100x100; Powell & Gurian—Wallan & Hoffman .....	1,875.00
WILLIAMS AV, es, 200 n Livonia av, 100x100; Powell & Gurian—Wallan & Hoffman, Inc .....	1,025.00
<b>NOV. 14.</b> NEW JERSEY AV, es, 90 s Stanley av, 60x200; Square Lumber Co—Nathan & Harry Katz .....	383.85
<b>NOV. 16.</b> CHAUNCEY ST, swc Ralph av, 100x100; B Bolonik—Jas Seedman .....	521.00
COURT ST, nwc Union, —x—; H Ed- munds—Estate of E J Bowers; Thos Fisher as agent .....	860.00
DECATUR ST, ns, 100 e Knickerbocker av, 50x80; Leslie Hackett—Gus A Wagner & Dr Isaac N Strap .....	208.00
E 29TH ST, ws, 250.2 n Beverly rd, 118.6x100; V Bottega—Tilden Constn Co, Chas Stein as pres, & M Ashk .....	360.00
39TH ST, ns, 320 w 13 av, 40x100; L Sackin—G C Bldg Corpn, H Goldberg as pres, & M Moscovitz as treas .....	185.00
BEDFORD AV, 1441; J Kops—Queens House & Home Co & Wm De Govie .....	69.00
MILLER AV, 463; J Keistern—Harry Scheer .....	270.00
OCEAN PKWAY, es, 260 n E 7th, 40x 250; Coney Island Constn Supply Co —Clifton Bldg Corpn & G F Bickford .....	430.81
OCEAN PKWAY, es, 260 n Av M, 40x 250; Colonial Lumber Co—Clifton Bldg Corpn; C F Bickford .....	409.92
SUTTER AV, ss, 40 w Warwick, 40x 100; S Churgin—Chas Weismeyer .....	116.00
PROP begins 250 w land of Chas Daus & Wm C Davis, 75x200; also LAND adj Canarsie Yacht Club, 55.10x106.9 x102.8x96.8; S Gass—Canarsie Yacht Club & T H Fraser Co .....	438.20
<b>NOV. 17.</b> POWELL ST, ws, 100 s Sutter av, 50x 100; D Eisenberg—Max Kobre & Moses Ginsberg .....	325.00
E 23D ST, ws, 460 s Av M, 40x100; also E 23D ST, es, 300 s Av M, 40x100; Ross & Snyder—Wm H Sawkins, Inc, & Wm H Sawkins .....	494.00
39TH ST, es, 400 s Linden av, 40x100; M Long—Jos Gusler .....	172.00
BELMONT AV, swc Jerome, 50x100; Natl Fireproofing Sash & Door Co— Daniel Bldg Corpn & Danl Fidler .....	80.00
CATON AV, sec Stratford rd, 98x100x 132x106.10; Eddy Glickman Bldg Co —Comet Constn Co, Jacob Auerbach as pres .....	600.00
CHURCH AV, ns, 77 e Flatbush av, 165.11x97.4x155x95; Eddy Glickman Bldg Co—Borough Operating Corpn & A Newburger as pres .....	2,000.00
LEE AV, 22; Paul Glasner—Isaac & Janie Zimmerman & S Henderson & Son .....	99.00
RIVERDALE AV, nec Osborn, 30x100; Turner Cont Co—Zigmund Koeppel, Inc .....	239.00
SCHENCK AV, 573; A Klifnesky—Fanny & Max Liner & Morris Kotler .....	32.00
WILLIAMS AV, es, 100 n Livonia av, 100x200; Hyman Wolovitz—Wallen & Hoffman, Inc .....	596.50
20TH AV, ns, 20 s 58th, 80x80; A Lar- son—Up-to-Date Bldg Co & Geo Van Ordan .....	59.79
<b>NOV. 18.</b> ERASMUS ST, ns, 100.10 e Bedford av, 39x134; S A Olson—Michl Henry .....	168.33
VAN BRUNT ST, sec Bowne, runs sw 100xse100xsw100xnw400xne50 x n w 90 xne150 to bog; Thompson-Bonney Co —Potter Sloane O'Donohue Co, Ter- minal Supply Co & Hamilton Terminal Co .....	1,196.88
75TH ST, ss, 202 w 17 av, 40x100; C I Constn Supply Co—David Sokolow Constn Co & David Sokolow .....	713.49
BELMONT AV, swc Jerome, 50x100; Florence Marble Co—Daniel Bldg Co .....	725.00
BEDFORD AV, 649; I Cohen—Kessie Leibowitz & Legation Realty Corpn .....	238.50
BELMONT AV, swc Jerome, 50x100; C Baude—Daniel Bldg Corpn .....	420.00
EAST N Y AV, 1501; S Glazer—David Lewis .....	2,042.65
EASTERN PKWAY EXTN, swc Lincoln pl, —x—; Florence Marble Co—Ell Bee Cont Co & Arenkay Amusement Co .....	110.00
EVERGREEN AV, 700; D Carey—Jno J MacDonald .....	10.00
STONE AV, 388; M Annenberg—Jno Gardner & Loshin .....	41.00
SUTTER AV, ss from Amboy to Ames, 100x200; David Eisenberg—Westshore Constn Co & Jacob Goell .....	4,800.00
VAN SICLEN AV, 537; M Annenberg— Max Sholder & Hartman .....	15.00

**SATISFIED MECHANICS' LIENS.**

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

Manhattan.

<b>NOV. 14.</b> 90TH ST, 322 W; Rudolph Ooppel— Adolph Busch et al; Sept30'14 .....	220.00
97TH ST, 323-25 E; Sam Biller—Henry Frank et al; Sept15'14 .....	90.00
125TH ST, 362-72 W; F W Geiler, Inc—West End Theatre Co et al; Sept11'14 .....	216.73

SAME PROP; same—same; Sept9'14 .....	216.73
RIVERSIDE DR, sec 150th, James- town Mantel Co—Be Glad Constn Co et al; Nov10'14 .....	3,798.05
<b>NOV. 16.</b> VESEY ST, 39; Chas J Adams & Sons, Inc—Hugh L Fox et al; Aug10'14 .....	933.00
AUDUBON AV, swc 181st; Nick Tan- credi—Theodore W Myers et al; Oct 30'13 .....	499.00
5TH AV, 1362 to 1366; Jos H Haynes— Sophie Maas et al; July30'14 .....	250.00
<b>NOV. 17.</b> DUANE ST, 118-120; H W Palens Sons—Danl P Morse et al; Sept26'14 267TH ST, 502 E; Max Pollack—Thos Nugent et al; Sept2'14 .....	423.46
83D ST, 323 W; Fredk J Fleck—Jos R Savage et al; Nov16'14 .....	20.25
<b>NOV. 18.</b> 36TH ST, 141-43 W; Robt F Ludwig— Edw W Browning et al; Aug4'14 .....	39.00
57TH ST, 105-07 W; Pelham Operating Co—Freundschaft Society et al; Jan 27'14 .....	30.00
97TH ST, 323-25 E; Jno A Philbrick & Bro—Henry Frank et al; Sept15'14 .....	104.00
3D AV, 1520-22; Evans Bros, Inc—Jno Spies et al; Nov5'14 .....	91.16
<b>NOV. 19.</b> 37TH ST, 44-46 W; American Sheet Metal Lath Co—Estate of Jno McKeon et al; Nov2'13 .....	36.84
SAME PROP; Glenwood Sand & Gravel Co—Frances T Perry et al; Nov12'13 .....	111.50
SAME PROP; same—Mary A Hecker et al; Nov15'13 .....	184.85
SAME PROP; Nathan Slater—Mary A Henshaw et al; Nov13'13 .....	184.85
SAME PROP; Moskowitz & Lindner— same; Nov18'13 .....	1,661.74
SAME PROP; Philip Grossman—Fran- ces T Perry et al; Nov12'13 .....	190.00
SAME PROP; Isidore Shkolnik—Jno H Henshaw et al; Nov24'13 .....	1,600.00
SAME PROP; Union Cornice & Sky- light Wks—Jno A Henshaw et al; Nov25'13 .....	1,150.00
SAME PROP; Abram Barkan—Francis H. Perry et al; Nov26'13 .....	420.00
SAME PROP; Philip Balsam—same; Nov20'13 .....	172.00
SAME PROP; Benj H Becker— Mary Perry et al; Dec1'13 .....	150.00
SAME PROP; Louis Greenberg—Fran- ces T Perry et al; Dec8'13 .....	82.00
SAME PROP; Phillip Balsam—44-46 W 37th St, Inc, et al; Dec23'13 .....	187.67
<b>NOV. 20.</b> WHITE ST, swc Lafayette; N Fass & Co—Hallenback Hungerford Realty Corp et al; Nov19'14 .....	235.00
149TH ST, 153-5 W; Hedden Iron Con- stn Co—Chas R Hopkins et al; Nov 18'14 .....	75.50
90TH ST, 65 E; Evans Bros, Inc— Elise Ruckert et al; Nov5'14 .....	779.15
166TH ST, ns, 153.10 w Washington av; Jno Zitterer—Rafink Constn Co et al; Aug9'13 .....	27.90
200.00	

Bronx.

<b>NOV. 13.</b> No Satisfied Mechanics Liens filed this day.	
<b>NOV. 14.</b> PARK AV, 4077; S B Miller, Inc— Trabline Realty Co et al; Aug21'14 .....	324.00
<b>NOV. 16.</b> No Satisfied Mechanics' Liens filed this day.	
<b>NOV. 17.</b> No Satisfied Mechanics' Liens filed this day.	
<b>NOV. 18.</b> 217TH ST, 715 E; Alfonso Sellitto & Hugo Strauss—Congregation Ansha Amas of Williamsbridge et al; Sept 18'14 .....	132.75
217TH ST, 751 E; same—same; Sept 19'14 .....	132.75
VAN NEST AV, 510; Cahill & Cahill —Geo J Silva et al; Dec15-13 .....	55.00
<b>NOV. 19.</b> DAWSON ST, 820; Sam Klein—Max Reinitz et al; Nov5'13 .....	285.00
166TH ST, swc Webster av, 194x100; Pelham Operating Co—Sheffield Farms Slawson Decker Co et al; Jan27'14 .....	188.34
166TH ST, swc Webster av, 200x100; Lukens Iron & Steel Co—same; Feb 20'14 .....	277.42
**Recorded in Brooklyn.	

Brooklyn.

<b>NOV. 12.</b> FT GREENE PL, es, 277.10 n Fulton, 47 x100; Saml Weinberg & ano—Hart- man Constn Co; Aug3'14 .....	165.00
KOSCIUSKO ST, 557-59; Elias M Pil- ser—Ellie Arnold; Nov9'14 .....	140.00
KOSCIUSKO ST, ns, 299.7 w Reid av, —x—; Cohen & Grau—same; Nov4'14 .....	800.00
KOSCIUSKO ST, ns, 299.7 w Reid av, 50.4x100; Chas Prensky—Kahn Bros & Ellie Arnold; Nov4'14 .....	270.00
LINCOLN PL, ss, & nws Eastern pkway ext; Cohn Cut Stone Co—Aren- kay Amusement Co; Oct23'14 .....	366.25
SACKMAN ST, es, 180 n Riverdale av, 95.8x100; Square Lumber Co—New Lots Constn Co; Oct9'14 .....	747.07
S 9TH ST, 105; Thos F McEnaney— Hugh T, John J & Jos Curry; Mar30 '14 .....	42.57
59TH ST, ns, 320 e 11 av, —x—; R L Williams—Thos Pisarra; Oct7'14 .....	25.00
CLERMONT AV, 466-68; Philip Luck's & ano—Jno R & Lavinia S Sanford, F N Lebanon & Leonard N Vaughan; Jan22'14 .....	145.00
MYRTLE AV, nec Clinton av, 118x100; Peter Fraser—Slocum Amusement Co; Dec16'13 .....	107.00
SARATOGA AV, nwc St Marks av, 100 x100; also SARATOGA AV, swc St	

Marks av, 100 x100; Isaac Reiss— David Isaacovitz, Inc, & Eastern Paint- ing & Decorating Co; Sept18'14 .....	189.53
<b>NOV. 13.</b> OCEAN AV, es, 78 n Foster av, 200x 100; Michl Hellebrand—Hartman Bldg Co; Oct3'14 .....	124.00
<b>NOV. 14.</b> ALBANY AV, nwc President, 100x 114.7; Sage Bros, Inc—Aldent Corpn Nov5'14 .....	518.45
EASTERN PKWAY, nwc Lincoln pl, 117x138.8x75.5; triangular plot; Louis Shampton & ano—Arenkay Realty Co; Oct5'14 .....	175.00
<b>NOV. 16.</b> COLUMBIA PL, 25; Henry Newberger— James M Harrison; Oct26'14 .....	65.00
COLUMBIA PL, 13; Patk Sullivan— same; Oct9'14 .....	64.75
SAME PROP; Jos E Gould—Marcella Dooley & Jas M Harrison; Oct2'14 .....	98.00
SAME PROP; Jno P Roache—Jas M Harrison; Oct9'14 .....	71.80
E 95TH ST, es, 118 s Flatlands av, 127x —; United House Wrecking Co—Sol Cheifetz; Nov5'14 .....	80.36
ATLANTIC AV, ss, 80 e Eastern pkway, 40x100; Roma Contracting Co —Rosina Bonagura; Nov2'14 .....	700.00
OCEAN PKWAY, es, 260 n Av M, 40x 250 Bergen Street Co, Inc—Clifton Bldg Corpn & Somerset Lumber Co; Nov12'14 .....	150.00
OCEAN PKWAY, es, 260 n Av M, 40x 100; Colonial Lumber Corpn—Clifton Bldg Corpn; Sept29'14 .....	300.00
<b>NOV. 17.</b> KOSCIUSKO ST, 557-9; J S Sulsky— S Saloway, Ellie Arnold & I Appel- baum; Nov10'14 .....	292.50
KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; Midwood Frame & Trim Cont Co—Ellie Arnold, Dime Savgs Bank & J S Sulsky; Nov11'14 .....	292.50
59TH ST, ns, 320 e 11 av, —x—; Nathan Tilin—Pisarra Constn Co; Aug5'14 .....	130.00
SAME PROP (40x100); Jacob Drasnin —same & J Lehrenkrauss & Sons; Aug3'14 .....	275.00
DeKALB AV, ss, 325 w Lewis av, 50 x89; Atlas Steel Column Mfg Co, Inc —Ideal Iron Wks, Inc, & W B Corpn; Oct28'14 .....	50.00
FLATBUSH AV, 1504-6; David M Carr —Chas P & Henry G Schmidt & H F Charron; Nov19'13 .....	26.50
WASHINGTON AV, ss, 500 w W 1st, — x—; Hudson Wrecking & Lumber Co —Francis A Morris Realty & Constn Co; Nov6'14 .....	284.62
WILLIAMS AV, es, 280.10 s New Lots rd, 20x100; Standard Lime Co—Hy- man Mendelowitz; Oct1'12 .....	50.72
SAME PROP; Isidor Ladinsky—Hyman & Jacob Mendelowitz; Jan16'13 .....	100.00
<b>NOV. 18.</b> STUEBEN ST, 174-204; Igoe Bros— Pratt Institute, Baillie & Johnson & Edward Corning & Co; Oct29'14 .....	1,722.97
59TH ST, ns, 320 e 11 av, 40x100, Fish- er & Voorhies—Pisarra Constn Co & J Lehrenkrauss & Sons; Aug3'14 .....	525.00
OCEAN AV, es, 78.7 n Foster av, —x—; Fredk Dennington—Hartman Bldg Co; Sept21'14 .....	55.00
STUYVESANT AV, 599-601; Grafton & Son—Grace A Walsh; June10'14 .....	110.00
WILLIAMS AV, ws, 100 s Dumont av, 100x100; Progressive Realty & Impt Co—Revlis Realty Co; Oct16'14 .....	2,000.00
WYTHE AV, swc S 1st, —x—; Igoe Bros—Fulton Bag & Cotton Mills & Baillie & Johnson; Oct29'14 .....	120.87

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**ATTACHMENTS.**

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

Manhattan.

<b>NOV. 12.</b> CULLINGFORD, Howard J; Maple Amusement Corp; \$1,612.07; S H Molleson.	
<b>NOV. 13.</b> CUTHBERT, Robt L; Wall St Exchange Build- ing Ass'n; \$450; A E Ommen. NEWBURGER, Alfred; Jos B Smith; \$1,000; A L Fullman PATHE FRERES; Helen F Gorey; \$16,663.93; Horkimer & Cohen. RADIO TELEPHONE CO; J Nelson Walter; \$4,042.15; J B Wentworth. MENDEL ARTHUR & JNO BAUER; Gross Engel & Co; \$3,622; B Berger.	
<b>NOV. 14.</b> No Attachments filed this day.	
<b>NOV. 16.</b> VON SINGER, Leo; H B Marinelli, Ltd; \$5,- 000; A L Fullman. WESTERMAN, Chas H; Andean Commercial Co; \$7,310.23; Wherry & Mygatt.	
<b>NOV. 17.</b> BROWN, J Stanford; Edw B Biblet; \$50; D J Wagner. SHEBBEARE, Robt A; Clement & Whitney; \$1,778.69; Worcester, Williams & Saxe.	
<b>NOV. 18.</b> FISHER, Peter J, Jr; Benj S Jacoby; \$500; G M Congdon.	

**CHATTEL MORTGAGES.**

AFFECTING REAL ESTATE.

Manhattan.

NOV. 13, 14, 16, 17, 18 & 19. Bliss & Griffith, 16th st, 114-6 E. A B See Electric Elevator Co. Eleva- tors .....	5,170.00
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Corrado, Antonio. 8th av, 650. E Esposito. Barber Fix. ....	243.00
Di Gregorio, Antonio. Christopher st, 119. E Esposito. Barber Fix. ....	141.00
Tekalsky, Morris. 6th av, 389. Roeser-Sommer Co. Electric Fix. ....	200.00

**Bronx.**

NOV. 13, 14, 16, 17, 18 & 19.

Auditero, Giuseppe. 832 Jennings st. Ermينو Esposito. Barber Fix. ....	365.00
Co Free Realty Co. Park av, nec 174th. Benj Kaplan. Plumbing & Gasfitting, &c. ....	7,900.00
Fram Bldg Co., Faile st, ws, 155 s Aldus. Colonial Mantel & Refrigerator Co. Refrigerators. Statement that there is due .....	87.50
Friedman & Rabinowitz. 1428-32 Longfellow st. H G Vogel Co. Automatic Fire Sprinkler. ....	2,836.00
Lane, Jno E. 544-6 Westchester av. Jacob Froehlich Cabinet Works. Store Fixtures. ....	3,550.00
O'Rourke, Patk. 178th st, ns, 98.3 w Boston rd. Colonial Mantel & Refrigerator Co. Refrigerators. ....	372.00
Panettieri, Chas V. 929 Freeman st. Vinzenzo Panettieri. Fixtures, &c. ....	1,500.00
Poldow Constn Co. Washington av, e s, 90 s 183d. Colonial Mantel & Refrigerator Co. Refrigerators. Statement that there is due .....	110.00

**Brooklyn.**

NOV. 12, 13, 14, 16, 17, & 18.

Autoribel Realty Co. Flatbush av, nr Dean. Realty Associates. Machy, additional security. Secures R E Mtgs. ....	50,500.00
Bell-Junius, Inc. Junius st, c Belmont av. Louis Greenberg. Plumbing Supplies, &c. ....	750.00
Clifton Bldg Corp. Ocean pkway, bet Avs L & M. Sage Bros. Radiators. ....	450.00
Clifton Bldg Corp. E 7th st, bet Avs L & M. Sage Bros. Bolders. ....	175.00
Comet Constn Co, Inc. Caton av & Stratford rd. Barney W Rod Co. Plumbing Supplies. ....	4,300.00
Cortelyou Investing Co, Inc. Ocean av, c Cortelyou rd. General Iron Wks, Inc. Contract Iron Work. ....	4,700.00
Goverose, Giovanni (owner). Luigi Penna (contractor). 342 St Marks. av. Louis Greenberg. Plumbing Supplies. ....	164.00
Genese, Giovanni (owner) Luigi Penna (contractor). 342 St Marks av. Louis Greenberg. Plumbing Supplies. ....	600.00
Grossman, Philip. 200-2 Freeman st. Geo B Jacobs. Baths, &c. ....	550.00
I C S Realty Co, Inc. 6th av, bet 8 & 9 avs. Popkin Gas Fix Co. Gas Fix. Kaiser, Jacob. 14th av, bet 77th & 78th. Hudson Refrigerator Co. Ice Boxes. ....	256.00
Lepowsky, A M. Williams av, c Dumont av. Wm Kerby. .... (R)	674.00
Lucke, Herman H. 73d st, nr 5 av. Hudson Refrigerator Co. Consols. ....	220.00
Maxberg Constn Co & Max Greenberg. 2328 Newkirk av. Baldinger & Kupferman Mfg Co. Gas Fix. ....	400.00
Schwartz & Golden. Atkins av, nr Pitkin av. Wm Kerby. .... (R)	500.00
Schwartz, Aaron H. Blake av, c Warwick-Wm Kerby. .... (R)	502.00
Schnitman, Geo & Max Silverstein. Chester st, nr Sutter av. Isaac A Sheppard & Co. .... (R)	175.00
Seid Bros. Sackman st, c Blake av. Isaac A Sheppard & Co. .... (R)	300.00
Wallan & Hoffman, Inc. Williams av, nr Livonia av. Colonial Mantel & Refrigerator Co. Consols. ....	180.00
Wallan & Hoffman, Inc. Williams av, nr Livonia av. Spatt Plumbing Supply Co. Plumbing Supplies. ....	1,200.00
Williamsburgh Land Co. 222 Ross st. Hudson Refrigerator Co. Ice Boxes. ....	198.00
Wolffinger & Lasberg Co. Ocean av, nr Church av. Colonial Mantel & Refrigerator Co. Refrigerators. ....	520.00

**BUILDING LOAN CONTRACTS.**

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

**Manhattan.**

<b>NOV. 19.</b> BROADWAY, nwc 146th, 99.11x100; Metropolitan Life Ins Co loans Broadway & 146th St Corpn to erect a 10-sty apartment; 13 payments. ....	350,000.00
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**Bronx.**

<b>NOV. 14.</b> INTERVALE AV, es, 144.2 n 165th st, 50x100; Comity Mtg Co loans 182d St Realty Co to erect 5-sty brick bldg; 5 payments. ....	26,500.00
JACKSON AV, ws, 26.9 s 147th, 49.9 x100; Stephen G Thomas, as trustee, loans Flar Bldg Corpn to erect 6-sty apartment; 8 payments. ....	30,000.00
STEBBINS AV, es, 563.3 n 165th, 52x 189; Morris Osmansky loans Louis E Kleban Co, Inc, to erect 1-sty bldg; — payments. ....	30,000.00
<b>NOV. 18.</b> 176TH ST, ss, 150 w Prospect av, 50x 190.3; Norma Realty Co loans Chas T Streeter Constn Co to erect 5-sty apartment; 13 payments. ....	37,500.00
<b>NOV. 19.</b> LOT 188, map of lands of Estate of Jos Hudson at Clason Point; Madeline Lindner loans Eliz Dietrich to erect 1-sty frame dwelling; 2 payments. ....	2,000.00

**ORDERS.**

**Brooklyn.**

<b>NOV. 12.</b> 75TH ST, ss, 220 w 17 av, 120x100; David Sokolow Constn Co on Lawyers Title Guar & Trust Co to pay Cohen & Grau. ....	500.00
<b>NOV. 14.</b> E 23D ST, ws, 460 s Av M, 40x100; also E 23D ST, es, 300 s Av M, 40x100; Wm H Sawkins, Inc, on U S Title Guar Indemnity Co to pay Rilatt & Parker. ....	155.00
NEWKIRK AV, sec Ocean av, 125x 157; Kirknew Realty Co on Williamsburgh Savgs Bank to pay Weisberg & Baer Co. ....	6,500.00
<b>NOV. 16.</b> S 4TH ST, 252-4; Jos M Kandel on Ph Levy Cont Co to pay Kandel & Gayer, Inc. ....	—
<b>NOV. 17.</b> ATKINS ST, es, 90 s Blake av, 100x 100; Atlake Bldg Co on East N Y Savgs Bank to pay Saml Leis. ....	340.00
<b>NOV. 18.</b> 59TH ST, ns, 320 e 11 av, 40x100; Pissarra Constn Co on J Lehrenkrauss & Sons to pay Fisher & Voorhies. ....	479.00
75TH ST, ss, 220 w 17 av, 120x100; David Sokolow Constn Co on Lawyers' Mtg Co to pay Cohen & Grau. ....	700.00

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

Week ending Nov. 27.

**BROOKLYN ORDERS SERVED.**

Named Streets.

Middleton st, 133-37—Frank A Hannweber. ....	W-DR
Moore st, 203 (rear)—Dr Morris Marcus. ....	W-DR
Morton st, 22-30—Bklyn Factory & Power Co. ....	DR-W
Moultrie st, 37-39—Santi C Palletto. ....	DR-W
Nassau st, 116-32—Cary Mfg Co. ....	W-DR
Oak, Noble & West sts—American Mfg Co. ....	W-DR
Orange st, 91—Camermeier Estate. ....	W-DR
Osborne st, 247-59—Herish Silverstein. ....	DR-W
Pearl st, 58-60—Edw F Cole. ....	W-DR
Powell st, 225-27—Abraham Xoppel. ....	DR-W
Powell st, 233-35—Hydan Kornfield. ....	DR-W
Powell st, 281-3—Hyman Aaron. ....	W-DR
Powell st, 285-7—N Y State Bank. ....	W-DR
Raymond st, 65-77—Nat'l Parlor Suit Co. ....	W-DR
Rock st, 2-8—Nathan Siegel. ....	W-DR
Roebing st, 134-42—Estate Isaac B Krinsky. ....	DR-W
Roebing st, 198-204—Morris Montague. ....	W-DR
Russell st, 42-46—John H Hemmindinger. ....	DR-W
Ryerson st, 20-42 & 44-60—Mergenthaler Linotype Co. ....	DR-W
Sackett st, 324—Bernt Benson. ....	H-A-G-C-D
St Edwards st, 74—John J Latterman. ....	W-DR
Scholes st, 131—Chas Bernekopf. ....	W-DR
Smith st, 169-73—Mrs Gittle Kurtz. ....	C-SS
State st, 225-41—Mrs Bertha Ronalds. ....	W-DR
Stockton st, 32-40—John Clarke Est, Inc. ....	DR-W
Stockton st, 140-4 (rear)—S Werner & L Rabiner. ....	W-DR
Sullivan st, 137—Otto Wodischek. ....	H-A
Summit st, 2-18—N Y Dock Co. ....	W-DR
Sutton st, 99-111—International Cork Co. ....	DR-W
Taaffe pl, 52—Waterbury Estate. ....	W-DR
Taaffe pl, 282-98—Joseph Boschman. ....	W-DR
Three Mile Mill rd, 150 s B'way Turnpike, Jamaica, So—Church Christian Endeavor Union Chapel. ....	A
Troutman st, 116-36—Castle Braid Co. ....	DR-W
Wallabout st, 254-6—Lazerkowitz Rlty & Constn Co. ....	W-DR
Walton st, 36-44—John Kissel. ....	DR-W
Walworth st, 234-38—John Albert & Son. ....	DR
Warwick st, 307-13—L & M Druckerman. ....	W-DR
Washington st, 21-27—Robt Gair Co. ....	W-DR
Washington st, 292-96—William Berri. ....	W-DR
Watkins st, 1-5—Union Bank. ....	DR-W
Woodbine st, 86—John Spicer. ....	W-DR
<b>Numbered Streets.</b>	
1st st, 242 So—John O Baldwin. ....	W-DR
7th st, 168-80—Roval Metal Furniture Co. ....	DR-W
7th st, 187—Geo Carrizzo & Co. ....	H-A-D-C-G
9th st, 37-47 So—Wm H Vogel & Bro. ....	DR-W
9th st, 41-61—N Y Tartar Co. ....	D
10th st, 167-73 No—Mrs D Chase Est. ....	W-DR
44th st, 222-6—F H Levy & Co. ....	W-DR

Named Avenues.

Atlantic av, 2516-20—Gustave Lurie. ....	DR-W
Bedford av, 413-15—Est Edward Smith. ....	W-DR
Blake av, 327-29—David Schneider. ....	DR-W
Blake av, 344-46—Mrs Ethel Lack. ....	W-DR
Blake av, 375—Louis Levinson. ....	W-DR
Blake av, 377-79—Pevil Co. ....	W
Blake av, 441-47—Curtis Bros. ....	DR-W
Broadway, 97-101—Atlas Assurance Co. ....	DR-W
Broadway, 499-501—Jos Volkammer. ....	W-DR
Broadway, 640-44—Wm L Andrews. ....	DR-W
Broarway, 1752—Harry Goldberg. ....	A-G-D
Classon av, 65—J S & W R Eakins, Inc. ....	H-A-E
Classon av, 95-107—Waterbury Estate. ....	W-DR
Classon av, 345-53—Est Geo M Eddy. ....	DR-W
Dumont av, 300-06—Max Silverstein. ....	DR-W
Dumont av, 494-512—M Silverman & H Silver. ....	DR-W
East New York av, 334—Rubin Bros. ....	W-DR
East New York av, 1660—Samuel Rottenberg. ....	W-DR
Flatbush av, 1107—John R Murchison. ....	A-C
Flushing av, 309-37—J S Rockwell & Co. ....	DR-W
Flushing av, 321-7—Theron Rockwell. ....	W-DR
Flushing av, 342-8—Waterbury Estate. ....	W-DR
Flushing av, 393-401—Shetland & Hedges. ....	W-DR
Flushing av, 470-72—Sam'l Greenstein. ....	W-DR
Flushing av, 529—Joseph Reiber. ....	W-DR
Flushing av, 919-21—Rose Mantell. ....	DR-W
Franklin av, 37-61—Gutta Percha Rubber Co. ....	DR-W
Glenmore av, 18—Isaac Rudnick. ....	W-DR
Grand av, 98-100—Philip Langler. ....	W-DR
Greenpoint av, 260—Empire City Gerard Co. ....	DR-W
Hudson av, 225-29—John Sahr. ....	H-A-C
Irving av, 159—James M Hawley. ....	C
Johnson av, 18-30—Est Louis A Bossert. ....	W-DR
Kent av, 430-34—Anna A Ring. ....	DR
Manhattan av, 43—Mrs Sadie Skolietzky. ....	DR-W
Manhattan av, 80-82—Jacob Caminez. ....	W-DR
Manhattan av, 1155-1205—Chelsea Fibre Mills Co. ....	W-DR
Metropolitan av, 573-75—Annie Lurie. ....	W-DR
Montrose & Seneca avs—Robinson Bros. ....	K-A
Morgan av, 653-9—George Davis. ....	DR-W
Mott av, 107-9—Defiance Button Machine Co. ....	DR-W
Myrtle av, 587-9—Waterbury Estate. ....	W-DR
Myrtle av, 2401-33—Wagner Comb Mfg Co. ....	W-DR
Norman av, 225-37—W H Whitney & C W Griffin. ....	W-DR
Norman av, 229-37—Colonial Paint Wks. ....	W-DR
Norman av, 252-8—Kindel Bed Co. ....	W-DR
Norman av, 260-62—Leontine Klein. ....	DR-W
Norman av, 268-82—Amer Rattan & Reed Co. ....	W-DR
Norman av, 288-96—Uptegrove Cigar Box & Lumber Co. ....	W-DR
Park av, 248-52—F X Kuehler & Son. ....	DR-W
Park av, 401-11—Waterbury Estate. ....	W-DR
Pitkin av, 1884—Maurice Xappleman. ....	DR-W
Rockaway av, 503-05—H & A Arkway. ....	W-DR
Rockaway av, 580—Nathan Tabachincz. ....	A-D
St Marks av, 1614-18—Dean Realty Co. ....	W-DR
Schenectady av, 54-60—Wishert & Gardner Co. ....	W-DR
Snediker av, 322-24—Rachmiel Sohnen. ....	W-DR
Stone av, 250—The Shetland Co. ....	DR-W
Stone av, 260-6—The Shetland Co. ....	W-DR
Summer av, 106—Max Solomon. ....	A-D
Sutter av, 378-80—Kronhseimer & Oldenbusch Co. ....	DR-W
Thaford av, 159—Geo Tougonagy. ....	W-DR
Thaford av, 183-85—Jacob Napoosky. ....	W-DR
Thaford av, 183-85—Jos Napolisky. ....	W-DR
Thaford av, 207-9—Levi Mirowitz. ....	DR-W
Thaford av, 366-68—Ida Klein. ....	W-DR
Throop av, 335—Henry Roth. ....	W-DR
Tiffany rd, 26-34—F O Pierce Co. ....	W-DR
Washington av, 101-03—Wallace & Co. ....	W-DR
Waverly av, 28-32—Empire Biscuit Co. ....	DR-W
Williams av, 254-8—Morris Halpern. ....	W-DR
Willoughby av, 270—Bemmer Bros. ....	DR-W
Wythe av, 746-60—Empire State Bag Co. ....	DR-W
<b>Numbered Avenues.</b>	
3d av, 699—Meyer Goldberg & Sons. ....	W-DR
3d av, 4412—Max Kurzvol. ....	W-DR
4th av, 117-19—Martha Heywood. ....	W-DR
7th av, 96-104—Desmond Dunne Co. ....	DR-W
9th av, 51-61—N Y Tartar Co. ....	DR-W
<b>QUEENS ORDERS SERVED.</b>	
<b>Named Streets.</b>	
Front st & Pidgeon st—N Y Refinery & Nat'l Sugar Refining Co. ....	W-DR
<b>Numbered Streets.</b>	
10th st, 73-9—Andrew J Bradley. ....	DR-W
<b>Named Avenues.</b>	
Boulevard, 1015—Weisberg & Baer. ....	DR-W
Jamaica av, 2-12—Sohmer & Co. ....	W-DR
Sanford av, 281—Mrs W B Donnell. ....	H-A-G
Steinway av, 727-47—Astoria Soap Wks. ....	DR-W
<b>RICHMOND ORDERS SERVED.</b>	
<b>Named Avenues.</b>	
Board Walk (South Beach)—So Beach Land Imp Co. ....	G
New York av, 980 (Rosebank)—Morris Cohen. ....	C
<b>Week ending Nov. 14.</b>	
<b>MANHATTAN ORDERS SERVED.</b>	
<b>Named Streets.</b>	
Attorney st, 161-5 (rear)—Ignatz Rudolph. ....	G
Bleecker st, 17-19—Samuel & Harry Weltz. ....	C-A
Bleecker st, 338—Jacob Wildfeuer. ....	A-O-K
Broome st, 334-6—Samuel M Berlin et al. ....	G
Burling Slip, 19—James Farrell. ....	A-H
Centre st, 239—Est of Augustus F Trenkan. ....	C
Centre, Franklin & Leonard sts—Dept Correction. ....	SS
Chambers st, 94—St James Church. ....	G
Cherry st, 306—Hahnemann Hospital. ....	C
Cliff st, 291-331—Irvine & Wilcox, Inc. ....	DR
Cliff st, 291-331—Swift Slicing Machine Co. ....	DR
Cliff st, 291-331—Chamberlain Supply Co. ....	DR
Cliff st, 291-331—John W Griggs. ....	DR
Cliff st, 291-331—Knoepful & Bergland. ....	DR
Cliff st, 291-331—Garden & Berg. ....	DR
Crosby st, 137—Samuel B Berlin. ....	G
Dey st, 89—Est John F Hayn. ....	B-C
Division st, 127—Katzen & Meyer. ....	C
East Broadway, 101—Florence K Greenbaum. ....	E
Ferry st, 8—C W H Carter. ....	A-H



Frankfort st, 87—George Ehret. SS
Front st, 160—Tolar, Hart & Co. A-H
Front st, 229-31—Hlsley, Doubleday & Co. A-H
Goerck st, 71-3—Wyer Construction Co. A

Hester st, 25—Isaac Stark. C
Hester st, 55—Theresa Feinberg. DR-W
Hester st, 91-3—Morris Goldstein. C
Hester st, 100-112—Frederick W Devoe Est. DR-W

Hester st, 156-60—Jacob Morris. DR-W
Howard st, 22-26—Sidney Maddock. DR-W
Lafayette st, 45-55—Comptroller, City of N Y. SS
Lafayette st, 256—Michele Albano. DR

Washington pl, 4-6—Williams, Syrett & Menkinick. A
Washington pl, 4-6—Hyman Polskin & Son. G-A-C
Washington pl, 4-6—Landenheim Bros. A-C
Washington pl, 4-6—Diker & Zilvitz. A-C

3d st, 15-17 E—Est Dora Levy. G-J
3d st, 81 W—Pietro Conte. C
3d st, 174 E—Est Benj R Winthrop. C
4th st, 15-19 W—N Y Life Ins & Trust Co. SS
9th st, 811 E—Swab Brothers Co. A

19th st, 39 E—Geo Rubenstein. C-G-D
19th st, 39 E—Est Thomas Adams, Sr. D
19th st, 220-30 W—Tip Top Toy Co. DR
21st st, 39 W—Lepold Wolfson. DR-W

25th st, 418 W—The Art Color Plate Eng Co. G-A
26th st, 15-17 W—Est Katherine I D Harnett. W-DR
26th st, 19 W—Wm W Astor. DR-W

26th st, 130 W—R A S Realty Co. W-DR
26th st, 142-44 W—142 W 26th St Realty Co. DR-W
26th st, 158 W—Jeremiah W Dimick. DR-W

31st st, 112 W—Nathaniel B Beam's Sons. A
34th st, 33-39 W—Oppenheim, Collins Realty Co. SS
34th st, 46-48 W—Wm M Cruikshank et al. G

41st st, 242-4 W—Dessery & Co. D
41st st, 242-4 W—Ludin Realty Co. D
42d st, 155-57 E—George Belehass. D
42d st, 215-17 E—St Bartholomew's Church. SS

Named Avenues.

Av A, 1559—Joseph Wimmer. M
Bowery, 108—Emma G Townshend. C
Bowery, 108—The M Propp Co. G
Bowery, 111—Max Mandel. B

Numbered Avenues.

5th av, 99-101—U S Life Insurance. W-SS
5th av, 414-20—Franklin Simon. G
5th av, 580—Empire Trust Co. SS-W

BRONX ORDERS SERVED.

150th st, 365 E—Joseph F Panzer. A-C-L
154th st, 349 E—William Osterholz. G-C
Bergen av, 675—Albert Blechner's Sons. C

BROOKLYN ORDERS SERVED.

Ainslie st, 5-7—E S Belknap, McSherry, Moran & Co. C
Ainslie st, 5-7—Bklyn Union Gas Co. C
Ainslie st, 5-7—Est James Moran & Chas W Allen. C

Clinton pl, 24—Jens Bros. J
Concord st, 215—Sterling Place Home. A
Dean st, 190—Samuel S Moore. H-A-G

64th st, 213 W—The Ludum Auto Co, Inc. D-G-K-C
72d st, 437 E—De Luxe Motor Cycle. A
82d st, 246 E—Robert Muller. C
83d st, 150-6 W—Bretton Hall Garage. L

3d st, 141-51 So—Eastern District Industrial School Assn. F
4th st, 1466 E—Louis Gigenheimer. H-A-G-D
5th st, W, w, s, 200 n Surf av—Bklyn Rapid Transit Co. A

8th st, 315—Edmond Frougera. C
9th st, 41-61—N Y Tartar Co. C
13th st, 423-25—Ansonia Clock Co. SS
14th st, 232—Mary Shaughnessy. C

Named Streets.

Av J, 919—H C Beckman. H-C
Bath av, 1931—Nathan Ferber. C
Bedford av, 293-97—Mrs Fannie Klauber. C
Bedford av, 1476—Ford Motor Co. L

Named Avenues.

Av J, 919—H C Beckman. H-C
Bath av, 1931—Nathan Ferber. C
Bedford av, 293-97—Mrs Fannie Klauber. C
Bedford av, 1476—Ford Motor Co. L

QUEENS ORDERS SERVED.

Austin st, n e c Windsor pl—Geo Goetzelman. M
Crescent st, 826—Cong Mishakou Israel. A
Temple st, 223-29—Church of the Redeemer. A

Bayview av & Strand av (Far Rockaway)—A Stein. H-A-G-K
Blackwell, Riker av—Steinway & Sons. D-DR
Boulevard, 110-12—Thomas Garmon. C



# BUILDING MANAGEMENT

## TO CHECK BUILDING OVER-REGULATION

By RUDOLPH P. MILLER

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

**C**ONFLICT of jurisdiction over buildings of various city departments is a real one, and as an example the case of plumbing and drainage in buildings in which the Bureau of Buildings is directed by law to prepare rules and regulations for the installation of plumbing and to enforce the same can be cited. At the same time the Tenement House Law makes certain requirements as to plumbing in tenement houses and as a matter of fact, the Tenement House Department is issuing orders with respect to plumbing.

The Health Department in the Sanitary Code has a number of provisions affecting the plumbing, and it still assumes the right to regulate plumbing, as shown by the fact that they recently revised one of the sections of the code. The Labor Department also assumes certain jurisdiction over plumbing in factories. Similar conditions exist to some extent in matters of elevator installation, and other things.

### Present Situation.

The present situation seems to be somewhat similar to that which existed prior to 1892, in which year the Building Department was created by combining the functions previously exercised by the Health and Fire Departments. This, it will be recalled, was done at the instance of the building interests. Since that date, the Building Department has been gradually stripped of its powers, at one time by the passage of the tenement house law and the creation of the Tenement House Department. Later on provisions of the Labor Law were made covering construction and arrangements of factories; then the transfer of jurisdiction by the Hoey law over exit facilities from the Bureau of Buildings to the Fire Department.

The heads of the different departments now having jurisdiction over buildings report to different elective officials. There are, in the first place, five different Superintendents of Buildings who each report to an independent Borough President. There are the Fire and Tenement House Commissioners who report to the Mayor. There is the Labor Department, which reports to the Governor. With the best intentions, co-operation under the circumstances is difficult, if not impracticable. Two officials may differ honestly as to how certain provisions may be interpreted or enforced. If each feels his responsibility, one is unwilling to yield to the other anything that seems material. If, however, both of these men were under the jurisdiction of a single commissioner there would be a responsible head who could decide as to whose judgment was to prevail.

### Consolidation Solution.

The logical solution seems to be consolidation of these various different departments having jurisdiction over building into one city department and charging this department also with the enforcement of the provisions of the Labor Law within the city limits, so far as they affect buildings or building construction. This proposed department should consist of three great divisions, which I will call, for convenience sake, the Construction Division, Maintenance Division and Fire Extinguishment Division.

The Construction Division should have the supervision over all new buildings and alterations to existing structures and enforce requirements of the Building Code so far as they apply to new construction and such parts of the Tenement



RUDOLPH P. MILLER.

ment House and Labor Laws as affect new buildings for alterations.

The Maintenance Division, the most important of the three, should look after the building when completed, alterations finished, the lawful conditions maintained and to see that exit facilities are adequate in old buildings, and that the newer ones are kept available at all times. It would also be in the province of this division to see that ordinary housekeeping conditions are properly observed. In this way the dangers from fire would be lessened. This division would also have the inspection force of the Tenement House Department, which now looks after old buildings; the inspection force of the Fire Prevention Bureau; the inspection force, so far as there is any, of the Department of Water Supply—meaning by this those inspectors who are sent around to see that there is no water waste and those who look after the electrical wiring of buildings.

The inspection work, so far as it applies to buildings, now under the Board of Health would also be included in the work of the Maintenance Division, which would also take care of the special inspection work, such as elevators, plumbing, boiler and the supervision over combustibles.

As a matter of administration, the inspectors of this division could be divided into groups, each unit limiting their work to the inspection of tenement houses, for instance, others theatres, factories, and so on. It may be found that such an arrangement would lead to a greater efficiency, but these details should be left to the departmental heads to arrange.

### Fire Division.

The Fire Extinguishment Division would be designed to look after putting out of fires. At the present time there is a very important division, and if the department were thoroughly organized and the other two divisions raised to a high standard of efficiency this third division would lose much of its importance, for if buildings are properly constructed and maintained the causes and chances of fires should be reduced materially.

One of the greatest advantages to accrue from a consolidated department would be the possibility of transfer of inspectors from one division to another as would be necessary. It has been maintained by many that the most efficient inspections for fire prevention can be obtained by the employment of firemen. I am not in accord with this idea. Firemen are employed and are trained primarily for the extinguishment of fires, and it does not make for efficiency to have their duty interfered with by re-

quiring them to do inspection work. While there is an advantage in firemen becoming familiar with buildings through inspection, such work should be restricted to the lightest form, namely, merely to see that places are kept free from rubbish and matters of that kind. If, however, it is true that the firemen make better inspectors than others, as these men grow older in the service they could be transferred from the Fire Extinguishment Division to the Maintenance Division, where they could be utilized as inspectors. There they could act as a reserved force to be called upon by the Fire Extinguishment Division when there is a special stress, such as occurred at the time of the Equitable fire, when men were kept on duty for extended periods, day and night.

### Inspectors Transferable.

Within the Maintenance Division transfers of inspectors could be made from one group to another, as may be found desirable. In the Construction Division transfers of inspectors from one borough to another could be made as conditions warrant. Under the present arrangements this is practically out of the question. At the present time structural operations in Manhattan are at an ebb, while in Brooklyn and Queens the Building Department is not sufficiently well equipped. With the consolidated department it would be a simple matter to transfer some of the inspectors at a time like this from Manhattan to Queens. This adjustment of the inspection force should prove economical.

It is essential that the head of the proposed department be efficient in every respect. Any machine, no matter how well designed and constructed, would fail to give satisfactory results if in the hands of an incompetent. The New York Building Managers' Association might well consider it one of its functions to exercise its influence to obtain the appointment of satisfactory men to administer departments.

### IMPROVED CONDITIONS.

With the gradual improvement in general conditions witnessed during the last few weeks, realty brokers are taking a much more hopeful stand.

C. A. McDonald, who specializes in the Park Slope section: "An anomalous condition exists in the realty market today, owing to an abundance of well-rented properties of every description and paucity of buyers. Not for years has there been such a prolific renting season, a condition that the long-suffering landlord patiently has awaited, and one to which he is by right entitled. Probably never before was afforded such splendid opportunities to obtain choicely located, well-rented realty at absurdly low figures."

J. Archer Fischer: "When the small number of vacancies in the section between 30th and 50th streets is taken into consideration there is little to be said about the renting market. Applications for space during the last few months have been greater than the supply and rentals are maintained to a satisfactory point. From present indications the spring renting period should be an active one. There has been a good demand from investors during the last few months and several properties in this section have changed hands, and many applications have been filed for large properties on and adjacent to Sixth avenue, for the erection of structures for mercantile purposes."



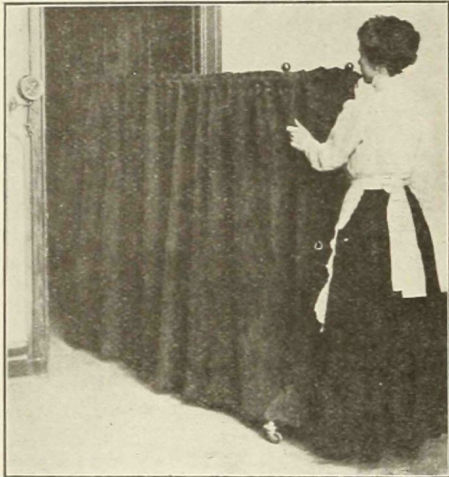
## USEFUL APPLIANCES

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 Space-Saving Bed.

HIGH cost of living and the necessity for many families, accustomed to moderate home comforts and luxuries, to retrench, combine to attract attention to a disappearing bed that is being introduced by the Johnson Metallic Bed Co., of 278 Johnson avenue, Jersey City. A glance at the accompanying cuts tell the story regarding this device.

The lower cut shows a living-room complete with bookcases and a curtained mantle. The next illustration shows the



same room with the curtain drawn back and a double bed set into the room. The smaller picture shows how the bed folded into its original position as a curtained mantle can be wheeled from one room to another. Plans are now under way to develop this idea still further, especially in apartment house construction. The bed in this case will be built into the concealed wall and in the day time the curtain or other covering will hang flush with the wall. It will appear in the daytime as an ordinary blind mantle, but at night the bed can be drawn from the wall and the sitting room made available for sleeping purposes.



The device is known as Wylie metal folding bed. Besides the ordinary sanitary features embodied in a metal bed it is an ornamental piece of furniture and lends to rather than detracts from the appearance of a room. The beds are 3 feet, 3 feet 6 inches, 4 feet and full width, and their lengths are in ac-

cordance with the standard sie matress. They are put on the market complete with the spring, mantle and curtain rod.

The manufacturers claim for these beds that they are safe, as they cannot close up while occupied. The bed itself occupies a space of 15 inches when folded up.

### Fog Prevention.

LYONS, France, has set aside a certain sum to carry on experiments for preventing local fogs. George Onofrio, Director of the Fourvière Observatory of that city, who has devoted much study to the fogs that cover Lyons for many days during the cold season, has become convinced that these may be lessened, if not entirely obviated. Lyons, situated at the confluence of the two navigable rivers—the Rhone and the Saone—has a population of more than half a million, and, although containing with its suburbs many manufacturing establishments, can in no wise be considered smoke-infested. Frequently in winter the fog rises and filters through the streets, shutting out sunshine and causing discomfort to the inhabitants.

Various facts have been collected from different points, showing the efficacy of the oil coats in reducing the roughness of water, escape of unhealthy odors, and the prevention of rapid evaporation. Experiments have been made in Lyons on a small scale with a long vat, at the end of which very hot water was introduced. At the other end there was an opening, so that there was a rapid and regular current. From the entire surface thick steam constantly arose. At about one-quarter of the distance from the inlet a dividing partition was let down in the form of a double sieve, holding tow moistened with a small quantity of oil. Following the current, an oily coating extended over the lower three-quarters of the vat, and immediately vapor ceased to rise. It is estimated that a coating of oil of 1/1,000,000 millimetre (the millimetre = .039



of an inch) in thickness is sufficient to cause the disappearance of the vapor from the boiling water.

This experiment was carried out with water at the temperature of about 185 degrees F., whereas the temperature of the two rivers on which Lyons is situated averages about 59 degrees F.; so it is believed that an exceedingly thin sheet of oil will be still more efficacious when spread over a cold surface, even should it attain the thinness of 1/200,000 millimetre. The thickness proposed for the rivers is 1/150,000 millimetre, which will require about .8 of a gallon for about every 460,000 square metres (552,000 square yards). The oil best suited to this work has not yet been determined.

Trials are being made with as many as fourteen different oils—animal, vegetable and mineral—to find one that will come nearest to fulfill the required conditions. It should be an oil that will spread rapidly and easily over the surface of the water, and at the same time it must be an oil with the strongest possible power of resistance and tenacity.

An oil film that will readily break on the water is of little value. These two qualities are more or less opposed, and it will require some study to find the oil that will spread most easily and still not break. It is thought that an animal or vegetable oil will be found preferable to a mineral oil, though the mineral oils would probably be a good deal cheaper. It is not possible to give the probable cost of keeping the entire city free of fog before an effective oil has been determined upon, although a rough estimate for both rivers puts the expenditure within \$30 a day for the cold season. It is hoped, through the exhaustive experiments now beginning, to replace the average sixty-two days of fog with which Lyons is annually troubled by sixty-two days of normal weather.

### How Coal Is Wasted.

MORE than one-fourth of the yearly coal bill in factories is directly controlled by the firemen. A single fireman will burn \$40 to \$50 worth of coal a day in a 500-horse-power plant. That is \$12,000 to \$15,000 worth of coal a year. This man receives from \$1.75 to \$3.00 a day for his work. Depending upon the skill with which he handles his

shovel, he will waste or save \$3,000 to \$4,000 a year of his employer's money.

Forty-nine managers out of fifty are quite ignorant as to the disposal of this fourth part of their coal bill. A frequent attitude on their part is: "We employ 'good men' and we can't be losing much," and, "I guess you will find we are doing as well as the next fellow."

"In a recent case of this kind," says David M. Myers, in The Engineering Magazine, "I found one firm wasting over one-quarter of its fuel by wrong operation alone. When the matter was set right, which was quickly done, it expressed itself as undecided whether to be pleased with the saving or to be overcome with remorse that it had been losing such a large sum of money annually for so long a time.

"With the exception of the fireman, I know of no other class of worker who is intrusted with the expenditure of \$12,000 to \$15,000 a year of the firm's money who in the first place receives so little as \$2 to \$3 a day, and in the second place goes wholly unchecked as to the return he makes to his employers for the amount expended."

About 12,000,000 tons of soft and hard coal are handled annually in New York by 18,000 firemen.



# CURRENT BUILDING OPERATIONS

## Modern School and Church Development in Course of Construction in Harlem—To Broaden and Take in Many Educational Features

**D**URING the last four months there has been a notable building development of an educational nature in 137th and 138th streets, west of Fifth avenue, and probably in no better way can the far-reaching effect of the movement be realized than by walking through these thoroughfares. Not so long ago the blocks were devoted entirely to residences and flat-houses, but now they are being supplanted rapidly by buildings of a modern educational tendency, such as schools and churches.

Situated in the central part of Harlem, in the midst of the negro population, these institutions will be devoted for the exclusive use of negroes. The tendency of modern church and school development in this district is to broaden and take in many features heretofore neglected.

The St. James Presbyterian Church for Negroes, with the assistance of the church extension committee of the Presbytery of New York, has broken ground at No. 59 West 137th street for a church building, to contain an auditorium and facilities for social work. The building is planned to fulfill the requirements of the modern church, which must attract and hold its people not only by services for worship, but also through classes for cultural work, by lectures, social gatherings, men's and women's clubs and gymnasium facilities. Besides the housing of all of these activities the roof will be utilized for a recreation garden for children, also for evening entertainments and open-air services.

In establishing an architectural style, the architects, Ludlow & Peabody, of 101 Park avenue, felt that the traditions of the negro race in this country are affiliated perhaps more with the Southern colonial than with any other architectural mode. The materials employed are red brick laid with wide white joints, with stone and terra cotta trim. The auditorium is trimmed in white and mahogany and has a seating capacity of four hundred and fifty persons. The barrel-vaulted ceiling is supported on a double row of Corinthian columns which border the aisles. The chancel, with its lectern and pulpit, accommodates the choir, and over a reredos screen is a large muntin window with the typical colonial fan ribs and folding white blinds. The wall stones will be in light yellow, the glass of amber tone and the entire interior in accord with the colonial feeling. The basement is devoted to the

gymnasium, which has at one end a stage, and in close connection are locker rooms, shower baths, etc., for men and women.

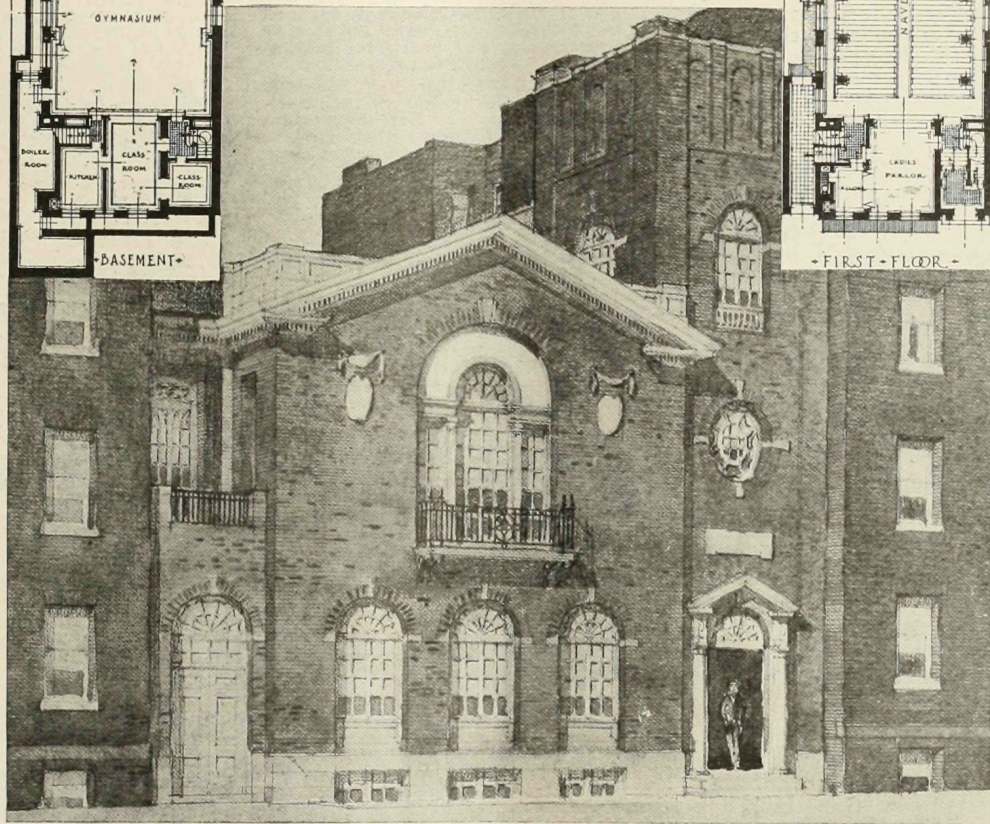
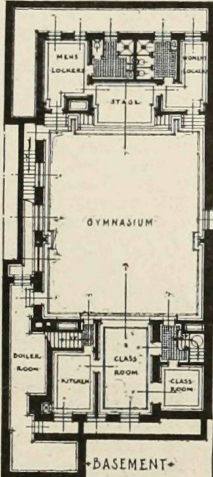
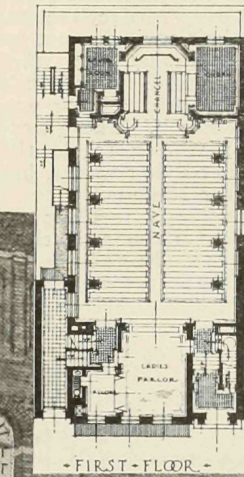
The women's rooms on the first story are connected with the kitchen in the basement by dumb-waiter and are fitted for social gatherings and classes. The rooms on the second story are devoted to men and comprise the club-room, reading-room, etc. These rooms will be used also, in the day time, for children.

In 138th street, at No. 61 West, between Fifth and Lenox avenues, the Sisters of the Blessed Sacrament of Cornwells, Pennsylvania, have just completed a school building for the welfare of negroes. The building is entirely fireproof, four stories in height, exclusive of the basement, and contains beside the school a residence for the sisters conducting the school. There are seven classrooms, boys' and girls' play-rooms in the basement, boys' and girls' playgrounds in the yard, and also adjoining staircases for boys and girls,

138th street has been designed by N. Ser-racino, of 1170 Broadway.

The additions of these institutions to the negro colony is indicative of the tendency of these people to enlarge their educational activities whenever possible. That section of Harlem roughly bounded by 132d street, Eighth avenue, 138th street and Madison avenue, has become one of the most thickly populated negro districts in the city, and for their enlightenment, numerous institutions have sprung up, not only in 138th street, but also in the streets to the south. Throughout the district may be found many clubs, political organizations, theatrical associations, etc., indicating an intention to remain permanently located.

The colony is unique in many ways, not only on account of its location in a central section of the city, but because it is hemmed in on every side by white population. To the south is residential Harlem with block after block of dwellings and apartment houses. To the north and west are similar neighborhoods, while to the east, towards the Harlem river, there is the industrial and manufacturing development characteristic of nearly all waterfront districts. Residents of the colony gain their livelihood in other sections of the city and not in their own immediate locality. This may be considered unusual when it is noted that in most cases moderate-waged workers try to live as near as possible to the places where they work, in order to save carfare.



Ludlow & Peabody, Architects.

ST. JAMES' PRESBYTERIAN CHURCH.

all entirely separated from each other.

The residence contains the living quarters in the upper stories, including a club-room on the fourth story and an infirmary on the second story; the chapel parlors and entrance hall are on the first story; and boiler room, refectory, kitchen and visitors' quarters are in the basement. This building is one of a group, which, when completed, will include the rectory and church of St. Mark's, St. Mark's Hall, and St. Mark's School and residence.

St. Mark's Hall is now in course of erection and will be located to the east of the school, between the residence and church. Mother Mary Katherine Drexel is Superior, Mother Mary Katherine is founder of the order and is the present Mother Superior. Ballinger & Perrot, of 1328 Broadway, are the architects for the residence and school at 57 West 138th street, and the hall at 61 West

formation of an association which has for its purpose the improvement of the interests of owners and tenants in north Harlem. It will attempt an equitable and non-partisan solution.

### Plans for New Race Track Started.

Koehler, Spyr & Farrington, of 489 Fifth avenue, have been engaged to prepare plans for a new race track at Sheepshead Bay, Brooklyn, including a steel grandstand, affording a seating capacity of 90,000 people. The work contemplated is expected to be completed by June 1, 1915, and will cost approximately \$1,000,000. Reports have been circulated for some months or more that the old Sheepshead Bay race track in all probability would be made over into a large motordrome. The owner is a syndicate, whose officers have not yet been elected.



## SUBWAY CRISIS.

## Ninety Per Cent. of Alien Labor Causes a Protest from Trade Unions.

With ninety per cent. of the workmen employed in building subways aliens, while American workmen are left idle, it was inevitable that there should be a protest from the local trade unions. A State law, whether constitutional or not, prohibits the employment of aliens, under severe penalties. For two years the local unions have been protesting against this condition of affairs without definite results.

Responsibility for the discrimination against citizen workmen was disclaimed at every door where the union officers sought redress. They had no money to carry a case through the civil courts. They have charged from time to time that the contractors were not paying the prevailing rate of wages and were violating the law as to working hours, as well as employing alien union labor.

It was said at the office of the Building Trades Council that of all the carpenters employed on the works not one has a union card. Utility men instead of regular craftsmen were being largely employed. Fully ninety per cent. of the eighteen thousand total of workmen of all trades were aliens, it was said. Italians seemed to have the preference, and the post office money order records would show where their savings went to.

It was further said that the wage question was of course the fundamental one in the case. The Italian labor was cheaper than the American. There were plenty of the latter willing to do the work if they could get living wages, but they cannot live as the Italians do.

The contractors after a meeting on Wednesday evening announced their purpose to obey the law. None have followed the lead of the Oscar Daniels Company in shutting down their works. Hundreds of Italians are daily taking out naturalization papers, which proceeding may indicate what is likely to be the principal solution of the case.

## \$4,000,000 Water Supply System.

The City of Yonkers, James T. Lennon, Mayor; T. A. Brogan, clerk, is having preliminary plans prepared by City Engineer Daniel Fulton, City Hall, for a new water supply system, including a reservoir, enlarging the present reservoir; also the construction of a storage reservoir at East View and pumping station on Saw Mill River Road. The cost of the operation is placed at \$4,000,000.

## Erminio Parodi &amp; Co., Inc., to Build.

Erminio Parodi & Company, Inc., importers, 161 Perry street, Manhattan, Marcelle M. Erminio, president; Dino U. Copello, secretary, will soon start the erection of a four-story (mill construction) brick cigar factory, 200 x 75 feet, at State and Grand streets, Jersey City. The owners will select an engineer about December 15.

## Montefiore Home Pavilion.

Buchman & Fox, 30 East 42d street, have plans in progress for a fireproof pavilion to be erected on Gun Hill Road, Bronx, for the Montefiore Home of Broadway and 138th street, to cost about \$200,000. The construction will be of reinforced concrete and brick. The architects will call for estimates about Dec. 15.

## Twelve Apartments for the Bronx.

A. J. Schwarzler, builder, 1340 Brook avenue, contemplates the erection of twelve five-story apartment houses at the northeast corner of Morris avenue and 168th street, Bronx. Plans will be prepared by the Tremont Architectural company, 401 East Tremont avenue. Further details are not available for this issue.

## Architect for New Jersey Penitentiary.

The Board of Freeholders of Hudson County, New Jersey, have commissioned Joseph Lugosch, architect, of Kossuth street, Union Hill, New Jersey, to design plans for the new county penitentiary to be constructed at Snake Hill, Hudson county, New Jersey.

## NO ARCHITECTS SELECTED.

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

**BROOKLYN.**—The Elinore Realty Co., 44 Court st., contemplates the erection of two 5-story apartments at the northeast corner of Dorchester rd and East 21st st. No architect selected.

**HUNTINGTON, L. I.**—Sammis & Downer Co., New York av, owner and lessee, is receiving competitive sketches for a 2-story brick garage, 54x230 ft. and 54x100 ft., on New York av, to cost about \$25,000.

**LOCKPORT, N. Y.**—The Harrison Radiator Co., O. M. Drall, general manager, 101 Elm st., contemplates making additions to the brick plant near 101 Elm st. No architect selected.

**NORTH TONAWANDA, N. Y.**—The North Tonawanda Firemen's Benevolent Association, Chas. Ray, president, contemplates the erection of a 2-story brick firemen's hall at the corner of Oliver and Robinson sts, to cost about \$20,000. No architect selected.

**NEWBURGH, N. Y.**—Joseph Chadwick & Sons, Lake st., contemplates the erection of another factory building. No architect has been retained.

**AVON, N. Y.**—Mrs. Herbert Wadsworth, Ashantee Farm, is receiving competitive sketches for a hotel near the old race track, to cost about \$50,000.

**ELMIRA, N. Y.**—Chester E. Howell, 79-95 Penn. av., contemplates the erection of a 2½-story frame residence here. No architect selected.

**ELMIRA, N. Y.**—Dr. F. W. Adriance, care of Adriance & Howland, 306 Lake st., contemplates the erection of a 2½-story frame and stucco apartment here. No architect retained.

**POMPTON, N. J.**—Frank M. Taylor, 160 Main st., Hackensack, N. J., contemplates the erection of a residence here. No architect selected.

**ROME, N. Y.**—The City of Rome, Albert McMaster, Clerk, City Hall, contemplates the erection of a fire station here. No architect retained.

**HILTONIA, N. J.**—J. Dunn, 65 Clinton av., Jersey City, contemplates the erection of a residence here. Hiltonia is a suburb of Newark. No architect selected.

**NORTH PELHAM, N. Y.**—Thomas A. Spafford, 5th av, North Pelham, contemplates the erection of a 3-story brick store and apartment building at 5th av and 2d st. No architect selected.

**CALDWELL, N. J.**—The Board of Education of Caldwell, Fred R. Cook, president, 303 Bloomfield av., Caldwell, is receiving competitive sketches for a brick school on Arlington av, to cost about \$14,000. Competition will close about Dec. 12.

**SCHROON LAKE, N. Y.**—Hon. James S. Emerson and L. W. Emerson, Schroon Lake, contemplate rebuilding the frame hotel here (Essex County). No architect selected.

**LYONS, N. Y.**—Coffey Garage, Chas. Coffey, manager in charge, 59 Water st., contemplates the erection of a 2-story brick tile and steel garage to cost between \$12,000 and \$15,000. No architect selected.

**LINDEN, N. J.**—The Board of Education of Linden, Thomas H. Keyes, clerk, contemplates the erection of a public school building at Cranford and Hackensack avs. No architect retained.

## PLANS FIGURING.

## APARTMENTS, FLATS AND TENEMENTS.

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

## CHURCHES.

**BROOKLYN.**—Tandy & Foster, 1931 Broadway, Manhattan, architects, are taking bids for a 1-story frame and stucco church, 50x71 ft., on the north side of Belmont av, 27 ft. east of Elton av, for the Protestant Episcopal Diocese of Long Island, St. Barnabas Church, care of architects.

## DWELLINGS.

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

**LONG BEACH, L. I.**—Kirby & Petit, 103 Park av, Manhattan, architects, are taking bids for a 3-story brick drug store and residence, 20x91 ft., on the Boardwalk, near Riverside Boulevard, for Dr. Julius Bierwith, Beach st. Cost about \$10,000.

**BROOKLYN.**—Plans are being figured for the 6-story rectory, 30x60 ft. at 296-298 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.

## FACTORIES AND WAREHOUSES.

**BROOKLYN.**—Dugan Bros., 287 Broadway, owners and lessees, are taking bids on the general contract for a 2-story reinforced concrete bakery, 56x100 ft., in Rutledge st from plans by L. S. Beardsley, 38 West 32d st., Manhattan.

**SANDY HOOK, N. J.**—Bids will close Dec. 1 at 11 a. m. for a 1-story brick frame and terra cotta warehouse, 150x50 ft. for the U. S. Government. Sheldon E. Townley, 32 State st., East Orange, N. J., architect. Cost, about \$20,000.

## MUNICIPAL WORK.

**MANHATTAN.**—The Department of Docks & Ferries, Pier A, foot of Battery pl, North River, is taking bids to close November 25 at 12 m. for extending Pier 43 and depositing rip rap thereat. Security \$12,000.

**MANHATTAN.**—Bids will close at 10 a. m., November 25, at the Bookkeeper's office, New York City Police Department, 240 Centre st, for making and completing repairs at the 66th Precinct Station House. Security 30 per cent.

**BROOKLYN.**—The City of New York, Lewis H. Pounds, President Borough of Brooklyn, is taking bids to close Dec. 9, at 11 a. m., for mechanical equipment, storm water and sanitary sewers and pumping station, pump well and appurtenances, at Greenpoint av and Jewett st, North Henry st intersection of Greenpoint av and Jewett st.

**MANHATTAN.**—The U. S. Government, Navy Department, is taking bids to close Dec. 19 at 11 a. m., for the reinforced concrete, wood piling Pier C, 650x80 ft., at the N. Y. Navy Yard, to cost about \$150,000. Private plans.

## PUBLIC BUILDINGS.

**TOMPKINSVILLE, S. I.**—Bids will close at 2 p. m., November 24, at the office of the Light Inspector, Jos. Yates, Tompkinsville, for furnishing and delivering to the general lighthouse depot 10,000 pounds of brass castings and 2,000 of gun metal castings from January 2 to June 30, 1915.

**MORRISTOWN, N. J.**—Bids will close December 5 for the post office building here for the U. S. Government. Oscar Wenderoth, Washington, D. C., supervising architect. Cost, about \$125,000.

**PORT JERVIS, N. Y.**—Oscar Wenderoth, Treasury Department, Washington, D. C., architect, is taking bids on substituting sand stone for ornamental terra cotta now required at the northwest corner of Sussex and Hammond sts, for the post office. Benidetto, Clark & Nugent, Inc., 423 East 115th st., Manhattan, general contractors. Cost about \$65,000.

## SCHOOLS AND COLLEGES.

**NEWFANE, N. Y.**—Bids will close Nov. 27 at 8 p. m. for the construction of a school on West av, for the Board of Education of Union Free School District No. 12, W. S. Brickell Swain Co., 595 Ellicott sq, Buffalo, N. Y., architect. Cost about \$20,000.

**HUDSON, N. Y.**—Bids will close at 2 p. m., Dec. 19, for the construction, heating, plumbing and electric work of storehouse and for construction, heating, plumbing and electric work and equipment of refrigerating plant at the New York Training School for Girls, for the Board of Managers of the New York State School of Girls, Miss Mary Hinkley, president. Lewis F. Pilcher, Capitol, State architect.

**KEW GARDENS, L. I.**—The Board of Education, Park av and 59th st, Manhattan, and 69 Broadway, Flushing, L. I., is taking bids to close Nov. 30 at 3 p. m., for the general construction and for plumbing and drainage of a portable school building on the south side of Cuthbert pl, about 125 ft. east of Lefferts av.

## STORES, OFFICES AND LOFTS.

**NEWARK, N. J.**—Bruce P. Kitchell 207 Market st., architect, is taking bids on general contract for a 4-story and basement or 12-story and basement store and office building, 44x125 ft., at the southwest corner of Market and Halsey sts for the T. B. Peddie Estate, James E. Cressley, manager, on premises.

## THEATRES.

**JERSEY CITY, N. J.**—E. C. Horn Sons, 1476 Broadway, Manhattan, architects, are taking bids on separate contracts for alterations to the moving picture theatre and dance hall at 57-59 Newark av for the Hill Arcade Realty Co., Union Trust Building, 75 Montgomery st. Cost, about \$80,000.

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

**BROOKLYN.**—Plans are being figured for the 1-story brick moving picture theatre 55x103 ft. at the southeast corner of Wyckoff av and Bleeker st for Ray Riess, 612 Broadway. Goodman Amusement Co., corner Willoughby and Knickerbocker avs, lessee. W. B. Wills, 1181 Myrtle av, architect. Cost about \$12,000.

**CORONA, L. I.**—William H. McIntyre, this place, architect, is taking preliminary estimates for a 2-story brick theatre, 168x66 ft., on the south side of Kingsland av, 38 ft. east of Wey av, to cost about \$25,000. Sheer Bros., this place, lessees.

## MISCELLANEOUS.

**BROOKLYN.**—Plans are being figured for six elevated stations and two trainmen's buildings on the Liberty av line for the New York Municipal Railway Corporation, a subsidiary of Brooklyn Rapid Transit Railway Co., 85 Clinton st. Plans prepared privately.

## CONTEMPLATED CONSTRUCTION.

## Manhattan.

## APARTMENTS, FLATS AND TENEMENTS.

**PARK AV.**—Warren & Wetmore, 16 East 47th st, have completed plans for the 12-story apartment house, 125x90.5 ft., at 400 Park av, through to 67-75 East 54th st, for the 400 Park Av. Co., Inc., 30 East 42d st. Cost, about \$500,000.

**THOMPSON ST.**—Louis A. Sheinart, 194 Bowery, is preparing plans for a 6-story tenement, at 101-103 Thompson st, to cost about \$45,000.

## HOTELS.

**71ST.**—Edward W. Browning, 110 West 40th st, contemplates the erection of a 13-story hotel at 31 West 71st st, from plans by Buchman & Fox, 30 East 42d st.

## MUNICIPAL WORK.

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

## SCHOOLS AND COLLEGES.

**MANHATTAN.**—The Board of Education opened bids November 16 for steel cases, etc., for the Auditing Bureau, in the hall of the Board of Education. The Watson Mfg. Co. was low bidder at \$985.



**MANHATTAN.**—Bids were opened November 16 by the Board of Education for rebuilding cages over the roof playgrounds at P. S. 61 and P. S. 91. Lazere & Kaplan, low bidders at \$2,833 and \$2,889.

#### THEATRES.

**MANHATTAN.**—B. S. Moss, theatrical enterprises, 701 7th av, contemplates the erection of a brick and stone theatre in the Longacre Square section. Plans will be prepared by Thomas W. Lamb, 644 8th av.

**BROADWAY.**—Thomas W. Lamb, 644 8th av, is preparing sketches for a 2-sty moving picture theatre with stores at 2182-2186 Broadway, through to 227-231 West 77th st for the Coe Estate, 69 Wall st. Continental Motion Picture Co., lessee. Cost, about \$15,000.

#### Bronx.

**APARTMENTS, FLATS AND TENEMENTS.**  
**GRANT AV.**—William Koppe, 830 Westchester av, has been commissioned to prepare plans for a 5-sty flat at the northwest corner of Grant av and McClellan st for the Kovacs Construction Co., Sherman av and 163d st.

#### HOTELS.

**CITY ISLAND.**—Lewis R. Kaufman, 373 4th av, Manhattan, has been commissioned to prepare plans for alterations to the hotel and bath houses here for a syndicate, care of Julius Keller, 108 West 38th st, Manhattan. Figures will be called about January 15.

#### MISCELLANEOUS.

**GUN HILL RD.**—Buchman & Fox, 30 East 42d st, are preparing plans for a 4-sty pavilion, 150x150 ft., on Gun Hill rd for the Montefiore Home, Broadway and 138th st. Cost, about \$200,000. Plans will be completed about December 15.

#### Brooklyn.

**APARTMENTS, FLATS AND TENEMENTS.**  
**GRAVESEND AV.**—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for ten 3-sty brick tenements, 37x69 ft., on the east side of Gravesend av, 337 ft. north of Av C, for the Brooklyn Heights Land Co., 44 Court st. Cost, about \$100,000.

**EAST NEW YORK AV.**—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for two 4-sty tenements at the southeast corner of East New York and Saratoga avs for A. Voletsky, Inc., 80 Amboy st, owner and builder. Cost, about \$40,000.

**56TH ST.**—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 40x89 ft., in the south side of 56th st, 140 ft. west of 7th av, for the Brooklyn Investors Corporation, 1336 40th st, George Schumer, president. Owner will handle general contract. Cost, about \$35,000.

#### CHURCHES.

**DUFFIELD ST.**—Henry C. Pelton, 8 West 38th st, Manhattan, is preparing plans for a 1-sty brick church and Sunday school, 61x100 ft.,

in Duffield st, 125 ft. south of Myrtle av, for the Concord Baptist Church, Duffield st. Dr. W. M. Moss, pastor, 346 Grand av. Cost, about \$35,000.

**CLINTON AV.**—Dodge & Morrison, 135 Front st, Manhattan, have been commissioned to prepare plans for rebuilding the 1-sty stone church and chapel, 150x200 ft., on the west side of Clinton av, between Fulton st and Atlantic av, for St. Luke's P. E. Church, Rev. H. C. Swentzel, pastor, 528 Clinton av.

#### DWELLINGS.

**1ST PL.**—Cannella & Gallo, 60 Graham av, are preparing plans for alterations and extensions to the 3-sty brick residence 98 1st pl for B. Bischoff, 90 1st pl, owner, who will take bids on general contract about November 26. Cost, about \$3,500.

**21ST ST.**—Wortmann & Braun, 114 East 28th st, Manhattan, are preparing plans for four 2½-sty frame residences, 20x55 ft., at the northeast corner of East 21st st and 14th av for C. Alterie, builder, 2750 Ocean Parkway. Cost, about \$4,000 each.

#### MUNICIPAL WORK.

**BROOKLYN.**—Bids were received by the City of New York Fire Department, Municipal Building, for the extension of the fire alarm telegraph system. Knight & De Micco, Inc., 4441 Park av, Manhattan, low bidders at \$11,422.

#### STABLES AND GARAGES.

**3D AV.**—Raphael Coporale, 1929 63d st, Brooklyn, is revising plans for the 2-sty brick garage, 32x100x40 ft., on the west side of 3d av, 28 ft. north of 7th st, for Geo. Carrizzo, 200 6th st, Brooklyn. Cost, about \$8,000.

#### THEATRES.

**FLATBUSH AV.**—Max Hirsch, 391 Fulton st, is preparing plans for a 2-sty theatre with stores, 50x145 ft., on the west side of Flatbush av, 36 ft. south of Parkside av, for the G. K. Z. Amusement Co., Sol. Goldberg, president, 120 Flatbush av. Cost, about \$20,000.

#### Queens.

#### DWELLINGS.

**ROCKAWAY PARK, L. I.**—J. J. Cromwell, Centre st, Woodmere, L. I., has completed plans and bids are about in for the 2½-sty hollow tile and stucco residence at Boulevard and 122d st for Antonia Zucca, Franklin av. Cost, about \$9,000.

#### STABLES AND GARAGES.

**FAR ROCKAWAY, L. I.**—Excavating is under way for a 1-sty brick garage, 50x210 ft., on Atlantic av, opposite Norton's Dock, for Franklin C. Norton, Far Rockaway. Arne Dehl, 1368 President st, Brooklyn, architect. Peter Guthy, 926 Broadway, Brooklyn. Cost, about \$15,000.

#### THEATRES.

**ROCKAWAY PARK, L. I.**—Axel Hedman, 367 Fulton st, Brooklyn, is preparing plans for a 1-sty frame moving picture theatre and open air theatre, 35x100 ft., on 5th av, 150 ft. from the Boardwalk, for the Matinecock Realty Co., William C. Ormond, president. Lubin & Wolf, 334 East 50th st, Manhattan, lessees. Cost, about \$7,000.

#### Richmond.

#### CHURCHES.

**WEST BRIGHTON, S. I.**—J. O. Johnson, 200 Lafayette av, Port Richmond, has completed plans for a 1-sty frame church, 24x40 ft., on the north side of Henderson av, 220 ft. west of Broadway, for the Shiloh Av. M. E. Zion Church, West Brighton, S. I. A. Haugland, West Brighton, general contractor.

#### DWELLINGS.

**WEST BRIGHTON, S. I.**—Plans have been prepared privately for a 2½-sty frame residence, 30x38 ft., on the west side of Oakland av, 228 ft. north of Forest av, for F. J. Nettleton, owner and builder. Cost, about \$4,500.

**CLIFTON, S. I.**—Delano & Aldrich, 4 East 39th st, Manhattan, have completed plans for a 2½-sty tile block and stucco residence for Cornelius G. Kolff, 128 Stuyvesant pl, New Brighton. Cost, about \$6,000.

#### MUNICIPAL WORK.

**TOMPKINSVILLE, S. I.**—Bids were received by the U. S. Government, Joseph Yates, Light-house Inspector for boilers, uptake and smoke-stack. John Baizley Iron Works, 514 South Delaware st, Philadelphia, Pa., low bidder at \$10,756.

#### Nassau.

#### CHURCHES.

**LONG BEACH, L. I.**—Gustave E. Steinback, 15 East 40th st, Manhattan, has been commissioned to prepare plans for a summer chapel for the R. C. Diocese of Long Island, Geo. W. Mundelein, bishop, 367 Clermont av, Brooklyn. Cost, about \$10,000.

#### DWELLINGS.

**WESTBURY, L. I.**—Chas. Vogt, 9 West 45th st, has completed plans and will take bids at once for a 2½-sty brick and frame residence on Yale av, south of Jericho av, for John R. Hill, Post av, owner and builder. Cost, about \$10,000.

#### Suffolk.

#### DWELLINGS.

**SHELTER ISLAND, L. I.**—Walker & Gillette, 128 East 37th st, Manhattan, are preparing plans for a 2½-sty brick and frame residence, 40x75 ft., for Chas. Lane Poor, care of architects.

**QUOGUE, L. I.**—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing sketches for a 1½-sty frame summer bungalow for George Stevens, care of architects. Cost, about \$7,500.

**EASTHAMPTON, L. I.**—Harry T. Lindeberg, 2 West 47th st, Manhattan, is preparing sketches for a 2½-sty frame residence at Lilly Pond lane for William Thaw, 930 Lynddale st, Pittsburgh, Pa.

#### Westchester.

#### DWELLINGS.

**YONKERS, N. Y.**—DeRose & Cavalieri, 2333 1st av, Manhattan, have completed plans for a 2-sty brick residence, 24x37 ft., at 82 Midland av, for Carlo Ferrari, 2350 1st av, Manhattan, owner and builder. Cost, about \$5,000.

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#### Contemplated Construction—Continued.

**HARTSDALE, N. Y.**—Geo. H. Chichester, 30 East 42d st, Manhattan, is preparing plans for a 2½-sty residence at Greenacres for William Douglas Welsh, care of architect, who will be ready for estimates from a selected list of bidders about November 26.

**BRONXVILLE, N. Y.**—Herbert Godwin, 4 East 39th st, Manhattan, is preparing plans for a 2½-sty stone residence, 70x20 ft., on Dellwood rd for Dr. J. Roswell Hasbrouck, 171 West 71st st, Manhattan. Cost, about \$15,000.

**NEW ROCHELLE, N. Y.**—Ludwig Lindenmeyer, 37 East 28th st, Manhattan, is preparing plans for a 2½-sty brick residence at Wykagyle Park for E. C. Wettlaufer, care of Wettlaufer Bros., 44 East 26th st, Manhattan. Cost, about \$12,000.

#### FACTORIES AND WAREHOUSES.

**PEEKSKILL, N. Y.**—The Fleischman Yeast Co., 701 Washington st, Manhattan, and Charles Point, Peekskill, contemplates the erection of a brick power house at Charles Point, from plans by Naylor Bros., 30 Church st, Manhattan.

#### HALLS AND CLUBS.

**YONKERS, N. Y.**—The Westchester Land Exchange, C. C. Mullaly, in charge, 4 Hudson st, contemplates the erection of a 1½-sty frame clubhouse, from private plans, at Nepperhan Heights.

**YONKERS, N. Y.**—George T. Kelly, 20 John st, Yonkers, was low bidder at \$122,268 for the 6-sty brick Y. M. C. A. building, 148x75 ft., 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, Yonkers, architect. Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., consulting engineer. Cost, about \$100,000.

#### SCHOOLS AND COLLEGES.

**YONKERS, N. Y.**—George Howard Chamberlain, 18 South Broadway, Yonkers, has been commissioned to prepare plans for a 4-sty brick high school, 175x200 ft., for the Board of Education of Yonkers. Site not selected.

#### THEATRES.

**TARRYTOWN, N. Y.**—Benton & Russell, Main st, are preparing sketches for a 3-sty brick moving picture theatre and meeting hall in Cortlandt st. Owner's name for the present withheld.

#### CONTRACTS AWARDED.

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

#### CHURCHES.

**CLIFTON, N. J.**—Michael Conroy, Clifton, has received the general contract to erect a 1-sty frame church, 36x89 ft., at the northwest corner of Union av and 2d av for St. Paul's R. C. Church, Rev. Father Kiernan, pastor. John F. Kelly, P. O. Building, Passaic, N. J., architect.

#### DWELLINGS.

**HARTSDALE, N. Y.**—J. J. Kennedy, Riverdale, N. Y., has received the general contract to erect a brick veneer residence, 30x70 ft., on the east side of Greenacres av, south of Colvin pl, for Eleanor M. Stone, this place. Beverly S. King, 103 Park av, Manhattan, architect. George Pentecost, Darien, Conn., landscape architect.

#### FACTORIES AND WAREHOUSES.

**CAMDEN, N. J.**—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has the concrete pile contract for the foundation of a power house for the Victor Talking Machine Co., Ballinger & Perrot, Marbridge Building, Manhattan, architects and engineers.

**SPARROWS POINT, MD.**—(Sub.)—The contract for the reinforced concrete ore trestle for the Maryland Steel Co. building has been awarded to the Raymond Concrete Pile Co., Manhattan. Quincy Bent, assistant to president.

**BROOKLYN.**—P. H. Palmer, 89 Powell st, has received the general contract to erect a 1-sty brick rendering building, 22x104 ft., at 358 Johnson av for Robert Plant & Son, 334 Johnson av. Joseph Himmelsbach, 90 West st, Manhattan, architect. Cost, about \$6,000.

**MANHATTAN.**—J. J. Hearn Construction Co., 69 West 46th st, has received the general contract for alterations to the 7-sty brick factory and loft building, 40x100 ft., at 432-34 East 71st st for the Leissner Realty Co., Edward Leissner, 432 East 71st st. Gustave E. Steinback, 15 East 40th st, architect. Cost, about \$15,000.

**BUFFALO, N. Y.**—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract to erect the warehouse for the Robertson Electric Construction Co. The building will be of reinforced concrete throughout, 115x40 ft. and 3-stys and basement. Work will go ahead at once.

#### HOSPITALS AND ASYLUMS.

**ENGLEWOOD, N. J.**—(Sub.)—Daniel McGrath, 185 Moore st, Hackensack, N. J., has received the steel metal work for two brick and terra cotta additions, 40x80 ft., in Engle st, to the Englewood Hospital Association, A. L. Mason, secretary. Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects. Cost, about \$50,000.

#### HOTELS.

**SOUTHAMPTON, L. I.**—(Sub.)—C. E. Smith, Jobs lane, Southampton, has received the roofing contract, Martin & Lefevre, Jobs lane, heating, and Herman Maurhard, Main st, wiring for the 3-sty frame and stucco hotel, 40x116 ft., at Roses Grove, for William F. Jones, this place. E. Elmer Smith, Jobs lane, architect. Cost, about \$20,000.

#### MUNICIPAL WORK.

**CORNWALL, N. Y.**—Oscar Daniels Co., Woolworth Building, Manhattan, has received the contract at \$365,926 for contract 160 of the Catskill Aqueduct, for the Board of Water Supply, Municipal Building, Manhattan. Private plans. The work consists of a shaft 400 ft. deep to be sunk from an existing tunnel 370 ft. from the surface of the ground. The tunnel, 900 ft. long, will be in solid rock lined with concrete and will have a finished diameter of about 14 ft.

#### STABLES AND GARAGES.

**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.

#### STORES, OFFICES AND LOFTS.

**BROOKLYN.**—William Kennedy Construction Co., 215 Montague st, has received the general contract to erect a 1-sty brick shop, 200x100 ft., in the south side of 53d st, 75 ft. east of 1st av, for the E. W. Bliss Co., 1 Adams st. Walter Pfaendler, 75 Pineapple st, architect. Cost, about \$35,000.

**MANHATTAN.**—(Sub.)—The Pietrowski & Konop Co., Inc., 418 East 91st st, Manhattan, has obtained the contract to install the Clinton Fireproofing System of floor and roof arches and finished floors in the new building at 6-8 West 40th st, Starrett & Van Vleck, architects, Geo. A. Fuller Co., general contractor.

#### MISCELLANEOUS.

**OHIO.**—The Stewart Engineering Corporation, 17 Battery Place, Manhattan, has received the general contract for the completion of the Perry Memorial Terrace and Parking of grounds at Put-in-Bay. Appropriations aggregating \$800,000 have been made by the United States Government and by various State Legislatures for the completion of this memorial. The work comprises a raised terrace or plaza of reinforced concrete, resting on concrete piles; granite and sandstone masonry; brick paving; a large amount of dredging, excavating and filling, and all the landscape gardening necessary for the completion of this work. Work will be commenced at once. J. H. Freedlander and C. D. Seymour, Jr., 244 5th av, Manhattan, associate architects.

#### PLANS FILED FOR NEW CONSTRUCTION WORK.

##### Manhattan.

##### CHURCHES.

114TH ST, 24-26-28 West, 1-sty brick synagogue, 53x93; cost, \$75,000; owner, Congregation Kol Israel Anchai Poland, 24-26-28 West 114th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 355.

##### STORES, OFFICES AND LOFTS.

BROADWAY, 1140-1146, 16-sty brick loft, 105 x116; cost, \$400,000; owner, Fredk. Ayer, Beverly, Mass.; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 356.

##### Bronx.

##### DWELLINGS.

211TH ST, n s, 188.2 w Barnes av, 2-sty brick dwelling, slag roof, 21x34; cost, \$2,300; owner and architect, Maria Colonna, 3529 Barnes av. Plan No. 533.

LIEBIG AV, e s, 100 n 259th st, 2-sty frame dwelling, 21x28, tin roof; cost, \$1,500; owner and architect, Robt. H. Murphy, Fieldstone rd. Plan No. 540.

##### FACTORIES AND WAREHOUSES.

162D ST, n s, 341.9 e Melrose av, 1-sty brick storage, tin roof, 22x38.6; cost, \$5,000; owners, Pierce, Butler & Pierce Mfg. Co., 3103 3d av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 534.

HARLEM RIVER, e s, 195 s 177th st, 2-sty brick shop, 50x105, tile roof; cost, \$7,000; owners, The New York Yacht, Launch & Engine Co., J. A. Nickelsen, 16 East 177th st, president and architect. Plan No. 538.

##### STABLES AND GARAGES.

180TH ST, s s, 100 w Bronx Park av, 2-sty brick stable, tar and gravel roof, 125x100; cost, \$35,000; owner, Louvaire Const. Corp., Arthur J. Peck, 27 William st, Sec.; architect, Frank A. Rooke, 489 5th av. Plan No. 536.

##### STORES AND DWELLINGS.

169TH ST, s s, 93.6 w Fox st, two 2-sty brick stores and dwellings, plastic slate roof, 30x77, 30x73.7; cost, \$18,000; owner, A. Walkenburg, 764 Beck st; architect, G. F. Pelham, 30 East 42d st. Plan No. 535.

##### STORES AND TENEMENTS.

193D ST, s s, from Webster to Decatur av, 6-sty brick stores and tenement, 108.15/16x75.11/8, slag roof; cost, \$65,000; owners, Wedgewood Co., Henry F. Keil, 401 East 163d st, president; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 542.

225TH ST, s s, 336.33 w Paulding av, 3-sty brick store and tenement, 25x56, tin roof; cost, \$7,000; owner, Anna Covelli, 815 East 223d st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 541.

##### MISCELLANEOUS.

176TH ST, junction Tremont av, 1-sty frame gymnasium, 71x24, shingle roof; cost, \$2,500; owners, Young Women's Christian Association, Miller Bldg.; architect, L. H. Parker, Miller Bldg. Plan No. 537.

OLINVILLE AV, e s, 250 n Rosewood av, 1-sty frame shed, 20x40; cost, \$100; owners, O'Connell Const. Co., 3320 Olinville av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 539.

CROMWELL AV, e s, 237.11 s 151st st, 1-sty frame shed, 36x80; cost, \$1,000; owner, Vincent Astor, 23 West 26th st; architects, Marcy & Swartwout, 244 5th av. Plan No. 543.

##### Brooklyn.

##### DWELLINGS.

COLERIDGE ST, w s, 280 s Oriental blvd, 2-sty frame dwelling, 26x47, shingle roof, 1 family; cost, \$6,000; owner, Louis Schnibbe, 611 Quincy st; architect, Jos. F. McKenney, 1509 Emmons av. Plan No. 7875.

W 35TH ST, w s, 240 n Mermaid av, two 2-sty frame dwellings, 31x19, tar roof, 2 families each; total cost, \$4,900; owner, Benj. Cohen, 8 West 19th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7882.

E 40TH ST, e s, 180 s Overbaugh pl, six 2-sty brick dwellings, 16.4x43, tin roof, 1 family each; total cost, \$21,000; owner, Getahome Bldg. Co., 375 Fulton st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7881.



64TH ST, s s, 100 w 13th av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$4,000; owner, Rocco Smonette, 6401 13th av; architect, Angelo H. Martin, 6005 14th av. Plan No. 7880.

WEST 15TH ST, e s, 560 n Neptune av, 2-sty frame dwelling, 19x50; gravel roof, 2 families; cost, \$2,000; owner, Pasquale Balzano, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7933.

EAST 16TH ST, es, 100 n Av Z, two 2-sty frame dwellings, 21x56, composition roof; 2 families each; total cost, \$8,000; owner, Francis E. Brady, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 7939.

ATLANTIC AV, s s, 150 n Beach 40th st, 3-sty brick dwelling, 34x44, tile roof, 1 family; cost, \$9,000; owner, Emil F. Hemberger, Surf av and West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7932.

50TH ST, s s, 260 w 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Morris Wolok, 1212 39th st; architect, S. Gardstein, 1268 45th st. Plan No. 7909.

CROPSEY AV, n w cor Bay 47th st, 2-sty brick dwelling, 19.4x50, gravel roof, 2 families; cost, \$3,800; owner, Frank Falloite, 33 East 105th st, Manhattan; architect, Domenick Salvati, 525 Grand st. Plan No. 7911.

CROPSEY AV, n s, 19.4 w Bay 47th st, three 2-sty brick dwellings, 19.4x50, gravel roof, 2 families each; total cost, \$10,500; owner, Frank Falloite, 33 East 105th st, Manhattan; architect, Domenick Salvati, 525 Grand st. Plan No. 7912.

78TH ST, n s, 204.4 e 17th av, four 2-sty frame dwellings, 14x44, slag roof, 1 family each; total cost, \$12,000; owner, Ethel Brill, 132 Bay 31st st; architects, Kallich & Lubvath, 186 Remsen st. Plan No. 7914.

WEST 1ST ST, e s, 100 n Park pl, six 2-sty frame dwellings, 15.6x35, shingle roof, 1 family each; total cost, \$15,300; owner, Paul Schmidt, 3044 Ocean parkway; architect, F. C. Mitschar, 2834 West 2d st. Plan No. 7999.

FACTORIES AND WAREHOUSES.  
59TH ST, n s, 280 East 13th av, 1-sty brick storage, 60x50, slag roof; cost, \$2,500; owner, Dennis Donegan, 5904 14th av; architect, Angelo Adamo, 1526 71st st. Plan No. 7886.

STABLES AND GARAGES.  
COLERIDGE ST, s s, 280 s Oriental blvd, 1-sty frame garage, 12x20, shingle roof; cost, \$500; owner, Louis Schnibbe, 611 Quincy st; architect, Jos. F. McKennee, 1509 Emmons av. Plan No. 7874.

PITKIN AV, s w c Fountain av, 1-sty brick garage, 20x20, tin roof; cost, \$300; owner, Eliz Wedmyer, on premises; architect, Gottfried Eicholz, 266 Montauk av. Plan No. 7873.

NORWOOD AV, e s, 153 n Fulton st, 1-sty brick garage, 82.2x20, gravel roof; cost, \$1,800; owners, Bernard Schuleck & Son, 155 Jamaica av; architect, L. Schillinger, 167 Van Siclen av. Plan No. 7950.

11TH AV, n w cor 50th st, 1-sty brick garage, 20x20, gravel roof; cost, \$600; owner, Thos. Landingan, 4924 11th av; architect, F. W. Eisenla, 16 Court st. Plan No. 7948.

MALBONE ST, s s, 150 e New York av, 1-sty brick garage, 20x19.1, slag roof; cost, \$500; owner, Jas. Cowel, 412 Malbone st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7910.

ATLANTIC AV, s s, from Cleveland to Ashford sts, 1-sty brick stable, 26x64.10, gravel roof; cost, \$5,000; owner, Brooklyn Union Gas Co., 176 Remsen st; architect, same. Plan No. 7894.

WAVERLY AV, e s, 178 n Greene av, 2-sty brick garage, 45x22, tin roof; cost, \$5,000; owner, Dr. Jas P. Warbasse, 384 Washington av; architect, Adam E. Fischer, 862 Bushwick av. Plan No. 8006.

STORES AND DWELLINGS.  
LINCOLN PL, n s, 290 e Rochester av, 3-sty brick store and dwelling, 20x62, gravel roof, 3 families; cost, \$5,000; owner, Howard Investing Co., 1934 Prospect pl; architect, Morris Rothstein, 601 Sutter av. Plan No. 7992.

STORES AND TENEMENTS.  
DIVISION AV, n s, 85 w Rodney st, 6-sty brick store and tenement, 40x93.5, tin roof, 23 families; cost, \$28,000; owner, Victor Mishkin, 29 West 119th st, Manhattan; architect, Chas. M. Straub, 147 4th av, Manhattan. Plan No. 7891.

BARRETT ST, w s, 460 n Sutter av, 4-sty brick tenement, 50.5x88, slag roof, 23 families; cost, \$28,000; owners, Slutsky & Brimberg, 1575 Eastern Parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7985.

BARRETT ST, w s, 510.5 n Sutter av, 4-sty brick tenement, 50.5x88.11, slag roof, 23 families; cost, \$28,000; owners, Slutsky & Brimberg, 1575 Eastern Parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7973.

MISCELLANEOUS.  
BLAKE AV, s w cor Rockaway av, 1-sty frame shed, 54x38.6, iron roof; cost, \$600; owner, Bertha Frichtel, 598 Rockaway av; architect, Wm. S. Berres, 404 Saratoga av. Plan No. 7942.

CHESTER ST, e s, 80.7 s Pitkin av, 1-sty brick shed, 15x18, slag roof; cost, \$500; owner, Barruch Perlman, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7916.

WYCKOFF AV, e s, 25 n Troutman st, 1-sty brick wagon house, 25x95, slag roof; cost, \$4,000; owner, Frank Keim, 409 Troutman st; architect, John Burke, 372 Union st. Plan No. 7966.

**Queens.**

**CHURCHES.**

ELMHURST.—Horton st, s s, 122 e Court st, 1½-sty brick church, 39x70, tar and gravel roof; cost, \$13,000; owner, German Zion Reformed Church, premises; architect, C. Gebele, Maurice av, Elmhurst. Plan No. 3565.

L. I. CITY.—Grand av, e s, 100 e Van Alst av, 2-sty brick Masonic Temple, 34x100, slag roof; cost not given; owner, Advance Lodge, No. 635 Astoria, L. I. City; architect, G. M. Nelson, Jamaica av, Richmond Hill. Plan No. 3517.

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## PROPOSALS.

## New Buildings, Queens, (Continued).

## DWELLINGS.

**BAYSIDE.**—7th st, e s, 150 n Montauk av, 2½-sty frame dwelling, 22x39, shingle roof, 1 family; cost, \$3,000; owner, Locust Building Co., Co., 12 Park av, Jamaica, South; architect, J. F. D. Beball, Jamaica. Plan No. 3538.

**BELLE HARBOR.** Dennon av, e s, 120 n Newport av, 2½-sty frame dwelling, 24x26, shingle roof, 1 family; cost, \$3,200; owner, Mary Trass, Oceanus av, Rockaway Beach; architect, Wm. A. Hogan 116th st, Rockaway Park. Plan No. 3508.

**DOUGLAS MANOR.**—Beverly rd, n s, 150 e East drive, 2-sty frame dwelling, 27x54, shingle roof, 1 family, steam heat; cost, \$6,500; owner, Jos. Gill, 770 Fairmont pl, Bronx; architect, R. R. Clark, 1031 Trinity av, Bronx. Plan No. 3516.

**DUNTON.**—Ward st, e s, 90 s Broadway, three 2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, \$6,600; owner Harry Konetzky, 545 Bushwick av, Brooklyn; architect, owner. Plan Nos. 3503-4-5.

**DUNTON.**—Otto pl, s s, 127 e Van Wyck av, two 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$5,000; owner, L. A. Thompson, Dunton; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 3520-21.

**EDGEEMERE.**—Rockaway av, w s, 120 n Boulevard, two 1-sty frame dwellings, 16x35, shingle roof, 1 family each; cost, \$3,000; owner, L. H. Clark, 80 Maiden lane, Manhattan; architect, A. D. Hough, Edgemere. Plan Nos. 3543-44.

**ELMHURST.**—Gerry st, s s, 111 n Junction av, 2-sty frame dwelling, 21x30, shingle roof, 1 family, water heat; cost, \$2,500; owner, J. M. Robinson, 78 Grand av, Corona; architect, I. P. Card, Corona. Plan No. 3548.

**ELMHURST.**—19th st, w s, 280 n Kensington terrace, 2-sty frame dwelling, 20x47, shingle roof, 2 families, steam heat; cost, \$4,000; owner, A. G. Steiner, 716 Tinton av, Bronx; architect, I. P. Card, Corona. Plan No. 3595.

**ELMHURST.**—Gerry st, s s, 100 w Hanover av, 2½-sty frame dwelling, 22x48, tin roof, 2 families; cost, \$3,800; owner, Herman Mertins, 101 Maurice av, Elmhurst; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 3588.

**DURLAND PL.** w s, 95 s Glenwood rd, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$300; owner, John H. Schnell, East 94th st and Av K; architect, C. Infanger, 2634 Atlantic av. Plan No. 7867.

**WEST 31ST ST.** w s, 180 s Mermaid av, 1-sty frame dwelling, 24x24, shingle roof, 1 family; cost, \$1,500; owner, Cath. Powers, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7859.

**AV J.** s s, 40 e East 26th st, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$4,500; owner, Christian Muller, 467 Van Buren st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7865.

**WILLIAMS AV.** s e cor Newport av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$4,000; owner, Herman Wisun, 635 Snediker av; architect, Morris Rothstein, 601 Sutter av. Plan No. 7849.

**CORONA.**—Edson st, n s, 300 w Myrtle av, 2½-sty frame dwelling, 19x33, shingle roof, 1 family, steam heat; cost, \$2,800; owner, John Nelson, 80 Edson st, Corona; architect, W. C. Johnson, Corona. Plan No. 3566.

**JAMAICA SOUTH.**—Martha av, w s, 93 n Baisley st, 1½-sty frame dwelling, 18x26, shingle roof, 1 family; cost, \$1,500; owner, Louis H. Pink, 44 Court st, Brooklyn; architect, G. Francis Leonard, 5 Beekman st, Manhattan. Plan No. 3547.

**JAMAICA.**—Cottage av, e s, 278 n Jamaica av, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$3,000; owner, A. Brenzinski, Cottage av, Jamaica; architect, Herman Spinken, 1 Fulton st, Jamaica. Plan Nos. 3561-62-63-64. Four houses cost \$12,000.

**JAMAICA.**—Compton ter, n s, 91 e Warwick av, 2½-sty frame dwelling, 22x28, shingle roof, 1 family steam heat; cost, \$2,200; owner, H. J. Fallesen, Welling st, Richmond Hill; architect, Benj. Farrell, Rockaway Park. Plan No. 3553.

**KEW GARDENS.**—Beverly rd, n w cor Richmond Hill av, 2-sty brick dwelling, 68x30; tile roof; cost, \$12,450; owner, Robert L. Reeves, Penn. Station, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 3567.

**MALBA.**—4th av, e s, 540 n Boulevard, 2-sty frame dwelling, 23x37, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Malba Estates Corporation, 60 Liberty st, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 3568.

**ROCKAWAY BEACH.**—Washington av, n s, 50 e Center st, twenty-one 1-sty frame dwellings 15x19, shingle roof, 1 family each; cost, \$10,500; owner, Mrs. N. Stanton, Bronx; architect, T. J.

Applegate, Rockaway Beach. Plan Nos. 3570 to 3583.

**ROCKAWAY BEACH.**—Eldred av, n w cor Railroad av, six 2-sty frame dwellings, 10x30, shingle roof, 2 families each; cost, \$7,500; owner, Oscar Lax, 44 Boulevard, Rockaway Beach; architect, P. Caplan, Rockaway Beach. Plan No. 3559.

**WOODHAVEN.**—Lott av, w s, 50 s Simpson st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each, steam heat; cost, \$6,000; owner, Wilmot D. Losee, 726 Hatch av, Woodhaven; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 3557-8.

**FLUSHING.**—Norwood av, s w cor 26th st, 2-sty brick dwelling, 20x40, tar roof, 2 families; cost, \$2,900; owner, Kasimer Hrostoski, 14 Sylvester av, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3542.

**FLUSHING.**—Lawrence st, e s, 200 n Broadway, 2-sty frame dwelling, 18x36, shingle roof, 2 families, steam heat; cost, \$3,000; owner and architect, M. O. Fowler, Flushing; architect, I. P. Card, Corona. Plan No. 3549.

**HOLLINGSWOOD PARK.**—Palerino av, w s, 350 n Palerino av, 3-sty brick dwelling, 28x33, shingle roof, 1 family; cost, \$8,000; owner, Mrs. E. Promis, Kew; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 3507.

**MIDDLE VILLAGE.**—Pulaski st, n s, 2,500 w Hinman st, 1½-sty frame dwelling, 20x46, tin roof, 1 family; cost, \$1,500; owner, Sam Branberg, 28 Cooper av, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3519.

**QUEENS.**—Lynn av, n w cor Ascot pl, 2½-sty frame dwelling, 21x35, shingle roof, 1 family, steam heat; cost, \$4,800; owner, Queens Court Realty Co., 200 Broadway, Manhattan; architect, J. D. Tillack, 50 Church st, Manhattan. Plan No. 3514.

**QUEENS.**—Queens Blvd, n s, opp 4th av, three 2-sty frame dwellings, 17x40, tin roof, 2 families; cost, \$6,000; owner, Gilbert S. Rhodes, Ithaca, N. Y.; architect, Gustave Brush, Queens. Plan No. 3540.

**QUEENS.**—Sherwood av, e s, 120 s Seymour av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, \$2,100; owner, Robert Moffet, 65½ East 85th st, Manhattan; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3551.

**QUEENS.**—Sherwood av, s w cor Seymour av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, \$4,800; owner, Jas. Nicoll, 65 East 85th st, Manhattan; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3550.

**RIDGEWOOD HEIGHTS.**—Sandol st, n e cor Cooper av, five 2-sty brick dwellings, 25x50, tar and gravel roof, 2 families each; cost, \$15,000; owner, New Kersey Realty Co., 819 Blake av, Brooklyn; architect, owner. Plan No. 3515.

**ROCKAWAY BEACH.**—Ward av, e s, 43 n Boulevard, four 1-sty frame dwellings, 20x32, shingle roof, 1 family; cost, \$2,800; owner, Maria Baggiano, 131 Vermont st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan Nos. 2499 to 2502.

**ROCKAWAY BEACH.**—70th st, e s, 678 s Boulevard, five 1-sty frame dwellings, 17x58, shingle roof, 1 family each; cost, \$10,000; owner, Carlton Summerfield Co., 35 Nassau st, Manhattan; architect, W. T. Kennedy Co., Rockaway Beach. Plan Nos. 3531 to 3535.

**ROCKAWAY BEACH.**—71st st, w s, 460 s Boulevard, eight 1-sty frame dwellings, 17x58, shingle roof, 1 family each; cost, \$16,000; owner, Carlton Summerfield Co., 35 Nassau st, Manhattan; architect, W. T. Kennedy Co., Rockaway Beach. Plan Nos. 3522 to 3530.

**ROCKAWAY BEACH.**—Ward av, e s, 96 n Boulevard, four 1-sty frame dwellings, 20x16, shingle roof, 1 family each; cost, \$1,400; owner, Maria Baggiano, 131 Vermont st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan Nos. 3494 to 3497.

**ROCKAWAY BEACH.**—Ward av, e s e cor Boulevard, 2-sty frame dwelling, 97x40, shingle roof, 1 family; cost, \$6,000; owner, Maria Baggiano, 131 Vermont st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan No. 3498.

**FOREST HILLS.**—Continental av, w s, 116 s Queens boulevard, two 2½-sty brick dwellings, 22x43, tile roof, steam heat, 1 family; cost, \$8,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City Plan No. 3586.

**JAMAICA.**—Fleming pl, n s, 181 e Rockaway rd, four 2-sty frame dwellings, 37x49, tin roof, 2 families; cost, \$10,000; owner, H. A. O'Brien, 215 Rockaway rd, Jamaica; architect, H. T. Jeffreys, Lefferts av, Richmond Hill. Plan Nos. 3598-99.

**ROCKAWAY PARK.**—Washington av, n e cor West End av, 2½-sty brick dwelling, 35x47, shingle roof, 1 family, steam heat; cost, \$9,500; owner, Antonia Zucca, Woodmere, L. I.; architect, J. J. Cromwell, Woodmere. Plan No. 3594.

**WHITESTONE.**—7th av, e s, 150 n 22d st, 2-sty frame dwelling, 23x30, shingle roof, 1 family, air heat; cost, \$3,000; owner, Harry D. Groot, 33 23d st, Whitestone; architect, M. Hein, 95 16th st, Whitestone. Plan No. 3590.

**WHITESTONE.**—9th av, e s, 75 s 11th st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,000; owner and architect, Peter Grotz, Whitestone. Plan No. 3589.

**STABLES AND GARAGES.**  
**RIDGEWOOD AV.** s s, 82.8 w Richmond av, 1-sty brick garage, 12x10, gravel roof; cost, \$300; owner, John Dieker, 310 Richmond st; architect, C. Infanger, 2634 Atlantic av. Plan No. 7866.

**FLUSHING.**—Central av, 176, 1-sty frame garage, 17x20, tin roof; cost, \$295; owner, A. F. W. Wiggers, on premises. Plan No. 3556.

**FLUSHING.**—Burling av, w s, 300 n Forest av, 1-sty frame garage, 12x16, shingle roof; cost, \$50; owner, T. Carlson, premises. Plan No. 3560.

**DOUGLAS MANOR.**—Ridge rd, s s, 250 e Central dr, 1-sty brick garage, 15x18; cost, \$350; owner, F. C. Ward, Great Neck. Plan No. 3539.

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JAMAICA.—Church st, e s, 80 s Catherine st, 2-sty frame barn, 16x46, tar roof; cost, \$800; owner, Guilford Construction Co, Fulton st, Jamaica. Plan No. 3545.

L. I. CITY.—Boulevard, w s, 104 n Camelia st, 1-sty brick garage, 22x20, metal roof; cost, \$200; owners, Clonin & Messenger, 757 Boulevard, Rockaway Beach. Plan No. 3506.

COLLEGE POINT.—4th av, n s, 50 w 16th st, 1½-sty frame stable, 28x37, tar and gravel roof; cost, \$900; owner, John Hoffmann, premises; architect, H. T. Morris, 321 13th st, College Point. Plan No. 3591.

DUNTON.—Poplar st, s e cor Morris av, 1-sty frame garage, 16x16; cost, \$100; owner, R. VonLehr, premises. Plan No. 3596.

RICHMOND HILL.—Vine st, n e cor Central av, 1-sty frame garage, 12x16, tin roof; cost, \$250; owner, J. Johnston, premises. Plan No. 3587.

STORES AND DWELLINGS.

WINFIELD.—Woodside av, s e cor Arlington av, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$6,000; owner, Harry Simon, 1481 Eastern pkway; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3554.

WINFIELD.—Woodside av, s s, 20 e Arlington av, 2-sty brick store and dwelling, 20x50, tin roof, 2 families; cost, \$3,500; owner, Harry Simon, 1481 Eastern pkway, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3555.

MORRIS PARK.—Broadway, n s, 36 w Johnson av, 2-sty brick store and dwelling, 19x55, tin roof, 2 families; cost, \$4,000; owner, Nicola Cemeranno, Atlantic av, near Lefferts av, Morris Park; architect, Louis F. Schillinger, 167 Van Sicten av, Brooklyn. Plan No. 3584.

JAMAICA.—Jamaica av, n w cor Waterbury av, 3-sty brick store and dwelling, 21x58, slag roof, 2 families; cost, \$6,000; owner, Morris Bienenstock, 1258 47th st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3510.

JAMAICA.—Jamaica av, n w cor Prospect st, 3-sty brick store and dwelling, 21x51, tar and gravel roof, 2 families; cost, \$6,000; owner, Morris Bienenstock, 1258 47th st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3511.

JAMAICA.—Jamaica av, n s, 21 w Waterbury av, eight 3-sty brick store and dwellings, 21x35, tar and gravel roof, 2 families each; cost, \$28,000; owner, Morris Bienenstock, 1258 47th st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3513.

STORES, OFFICES AND LOFTS.

RIDGEWOOD HEIGHTS.—Sandol st, n e cor Cooper av, 1-sty brick store, 13x16, slag roof; cost, \$400; owner, New Jersey Av Realty Co., 819 Blake av, Brooklyn. Plan No. 3509.

JAMAICA.—Hoffman boulevard, w s, 116 n Jamaica av, 1-sty frame store, 16x25, tin roof; cost, \$400; owner, Albert Lips, 15 North Washington st, Jamaica; architect, J. F. D. Bebal, Jamaica. Plan No. 3593.

MISCELLANEOUS.

L. I. CITY.—Railroad av and Howard st, 2-sty brick boiler house, 12x15, slag roof; cost, \$500; owners, Holbrook Cabot & Rollins Co., 331 Madison av, Manhattan. Plan No. 3522.

L. I. CITY.—12th av, w s, 240 n Newtown av, 1-sty brick shop, 15x20, tar roof; cost, \$900; owner, Mathews Building Co., 468 Grand av, L. I. City. Plan No. 3537.

QUEENS.—L. I. R. R., s s, 98 w Hempstead & Jamaica rd, 2-sty frame lumber shed, 59x21, tar and gravel roof; cost, \$600; owner, Gilbert S. Rhodes, Ithaca, N. Y. Plan No. 3541.

RIDGEWOOD.—Silver st, n s, 63 w Forest av, 1-sty brick carriage shed, 20x18, tar roof; cost, \$500; owner, Mary M. Golly on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3552.

L. I. CITY.—10th av, w s, 383 n Jamaica av, 1-sty frame shed, 13x28, tar roof; cost, \$50; owner, C. Simon, premises. Plan No. 3597.

METROPOLITAN.—Metropolitan av, s s, 400 e Mt. Olivet av, 1-sty brick boiler house, 20x33, gravel roof; cost, \$200; owner, Frank P. Lang, 1790 Metropolitan av, Metropolitan. Plan No. 3600.

RICHMOND HILL.—Compton terrace, n s, 100 e Warwick av, 1-sty frame shed, 12x16, paper roof; cost, \$60; owner, H. J. Fallsen, premises. Plan No. 3592.

WOODHAVEN.—Jamaica av, s s, 152 w Suydam st, erect cesspool; cost, \$50; owner, J. Gehan, premises. Plan No. 3585.

Richmond.

CHURCHES.

RICHMOND TURNPIKE, e s, 140 s Grand av, Port Richmond, 1-sty frame Sunday school, 18x53; cost, \$650; owner, Church Extension Committee, Port Richmond; builders, Hisse & Offerjost, Stapleton. Plan No. 922.

DWELLINGS.

ELM COURT, e s, 211 s Richmond terrace, Port Richmond, 2-sty frame dwelling, 24x29; cost, \$3,200; owner, Mrs. Ingeborg Jensen; architect, John Davies; builder, H. Hermausen. Plan No. 925.

STH ST, e s, 100 n Beach st, New Dorp, 2½-sty brick dwelling, 38x28; cost, \$7,000; owner, J. M. Tolbott, New Dorp; architect and builder, E. H. Lockhart, New Dorp. Plan No. 928.

CLINTON AV, s s, 175 w Lafayette av, Port Richmond, 2-sty frame dwelling, 18x40; cost, \$2,300; owner, architect and builder, J. O. Johnson, Port Richmond. Plan No. 927.

MAIN AV, s s, 658 e Virginia pl, Westerleigh, 2½-sty frame dwelling, 28x27; cost, \$3,700; owner, architect and builder, Jas. Whitford, St. George. Plan No. 923.

STEWART AV, e s, 380 s Watchogue rd, Port Richmond, 2½-sty frame dwelling, 24x36; cost, \$3,000; owner, Carl G. Nordstrom, 524 East 118th st, Manhattan; architect and builder, O. Carlson, Port Richmond. Plan No. 921.

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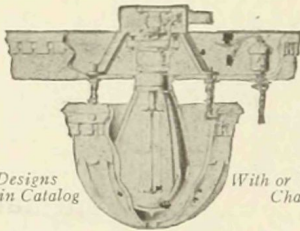
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### Plans Filed, Construction, Richmond, Continued.

SUMMIT AV, w s, 625 n Richmond rd; New Dorp, 2-sty brick dwelling, 22x28; cost, \$1,200; owner, Albert Dreisch, New Dorp; architect, J. E. Grunert, New Dorp. Plan No. 929.

SUMNER AV, n s, 270 w Livingston st, Granite Park, 2-sty brick dwelling, 22x30; cost, \$2,600; owners, Marc & Conte; architect, Nicola Vittacco. Plan No. 926.

#### STABLES AND GARAGES.

RICHMOND AV, e s, 75 n Cost av, Port Richmond, 1-sty brick stable, 10x25; cost, \$400; owner, Vincent Portero, 11 Harrison av, Port Richmond; builder, R. H. Teadley, Port Richmond. Plan No. 931.

#### STORES AND DWELLINGS.

SHORE RD, s s, 150 e Winant av, Rossville, 1-sty frame barn, 18x22; cost, \$150; owner, H. P. Heitmann, Rossville; builder, Jacob Poillon. Plan No. 919.

RICHMOND AV, e s, 75 n Cost av, Port Richmond, 2-sty brick store and dwelling, 25x41; cost, \$6,950; owner, Vincent Portero, 11 Harrison av, Port Richmond; builder, R. H. Leadley, Port Richmond. Plan No. 932.

#### MISCELLANEOUS.

RICHMOND AV, e s, 75 n Cost av, Port Richmond, 1-sty frame wagon shed, 16x14; cost, \$150; owner, Vincent Portero, 11 Harrison av, Port Richmond; builder, R. H. Leadley. Plan No. 930.

7TH AV, s s, 55 e Jersey st, New Brighton, 1-sty frame saloon, 28x40; cost, \$650; owner, R. Newman, New Brighton; architect, John Davies, Tompkinsville; builder, W. A. Eadie, New Brighton. Plan No. 924.

### PLANS FILED FOR ALTERATIONS.

#### Manhattan.

BEACH ST, 11-13-15-17, openings providing communication between 10-sty brick warehouse and 10-sty brick addition to be erected; cost, \$175,000; owner, Seth M. Milliken, 990 Madison av; architect, Charles P. H. Gilbert, 1123 Broadway. Plan No. 3989.

BLEECKER ST, 192, new store front to 6-sty brick tenement; cost, \$300; owner, Giuseppe Macaroni, 192 Bleeker st; architect, Max Hirsch, 391 Fulton st. Plan No. 4024.

BOND ST, 20, remove staircase to 7-sty brick loft; cost, \$68; owner, Estate of Emily F. M. Braem, F. M. Bacon, exr., 14 Wall st; architect, Ed. Cohen, 447 Canal st. Plan No. 4017.

BROOME ST, 54, cut skylight, rearrange partitions to 3-sty brick dwelling; cost, \$100; owner, Estate of Adolphus Ottenberg, 23 Cannon st, L. D. Block, excc., 23 Cannon st; architect, H. L. Young, 1204 Broadway; lessee, Nathan Messing, 14 Lewis st. Plan No. 4029.

CLEVELAND PL, 23, stairs, door to 4-sty brick cafe and tenement; cost, \$200; owner, Domenica Cario, 23 Cleveland pl; architect, Howard A. Welsh, 293 West 11th st. Plan No. 3980.

CROSBY ST, 78, remove elevator, build elevator shaft, fireproof doors to 5-sty brick loft; cost, \$1,000; owner, Estate of T. Lewis, 299 Broadway, W. D. Bloodgood, 1 Madison av, trustee; architect, H. N. Paradies, 231 West 18th st. Plan No. 4013.

EAST HOUSTON ST, 319, reopen door to 5-sty brick tenement; cost, \$20; owner, J. S. Eile, 319 East Houston st; architect, Otto Reissmann, 147 4th av. Plan No. 4007.

ELIZABETH ST, 194, mason work, fire-escape to 4-sty brick shop; cost, \$250; owner, Happersberger Estate, 194 Elizabeth st; architect, Morris Schwartz, 194 Bowery. Plan No. 4020.

GRAND ST, 374, steel beams, plumbing, stairs, fireproof dumbwaiter (Bell plaster blocks), fireproof doors, steel lath, cement plaster to 3-sty brick bakery and dwelling; cost, \$900; owner, Lulu A. Griffin, 401 Grand st; architect, Geo. Dress, 1436 Lexington av. Plan No. 3978.

GREENE ST, 72, stairs, partitions to 5-sty brick lofts; cost, \$1,500; owner, Alfred R. Conkling, 14 Wall st; architect, Nash & Springsteen, 21 West 45th st. Plan No. 3976.

MADISON ST, 88, erect partitions, cut window opening to 3-sty brick tenement; cost, \$150; owner, Alice Arnoldi, 88 Madison st; architect, Morris Schwartz, 194 Bowery. Plan No. 4030.

MULBERRY ST, 240, fireproof windows, toilet room to 5-sty brick tenement; cost, \$400; owner, Thos. Farese, 2004 Washington av; architect, Ferdinand Saviguano, 17 Cleveland pl. Plan No. 3981.

MURRAY ST, 64-66, erect new fire-escapes, stairs, fireproofing windows and doors to 6-sty brick loft; cost, \$1,500; owner, Wm. Engel, 119 West 96th st; architect, H. Regelmann, 133 7th st. Plan No. 4016.

NASSAU ST, 20-24, tanks, fireproof enclosures to two 6-sty brick office building; cost, \$5,000; owner, Mechanics & Metals National Bank, G. W. McGarrath, Pres., 20-24 Nassau st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 3985.

NASSAU ST, 53, balcony to 4-sty brick stores and tenement; cost, \$100; owner, Sarah Frank, 18 1st pl, Brooklyn; architect, Geo. Rainhard, 53 Nassau st. Plan No. 3988.

PRINCE ST, 159, erect steel partitions, coal bins and stairs to 5-sty brick tenement; cost, \$300; owner, Strum Model Co., Inc., 409 Halsey st, Newark, N. J.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4028.

RUTGERS ST, 8, window, steel beams to 4-sty brick tenement; cost, \$150; owner, Rev. Jas. McIntyre, 241 Henry st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 3984.

ST. MARKS PL, 116, partition, c. i. ventilation box to 4-sty brick tenement; cost, \$1,000; owner, Herman Waldman, Arverne, L. I.; architects, Berger & Son, 121 Bible House. Plan No. 3977.

STUYVESANT ST, 15, new partitions, cut new scuttle opening to 4-sty brick tenement; cost, \$300; owner, R. Stuyvesant, 30 East 42d st; architect, Otto Reissmann, 147 4th av. Plan No. 4006.

WASHINGTON ST, 34, stairs, stair enclosure (metal lath), metal-covered doors, fire escapes, fireproofing to 6-sty brick store and lofts; cost, \$800; owner, Elbridge T. Gerry, Newport, R. I.; architects, Jno. E. Snook Sons, 261 Broadway. Plan No. 3990.

WASHINGTON ST, 38, erect new partitions, enlarge door opening, cut new doors in wall to 6-sty brick tenement; cost, \$2,500; owner, The Stewart Estate, E. Leroy Stewart, excc., Beacon, N. Y.; architect, H. Regelmann, 133 7th st. Plan No. 4025.

WEST ST, 142, mason work, steel beams, c. i. columns, partitions, skylight, metal-covered store front to 3-sty brick store and tenement; cost, \$1,000; owner, Isaac Charak, 142 West st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 4019.

WORTH ST, 114-116, fireproofing window frames and sashes, stairs to 5-sty brick loft; cost, \$350; owner, A. & W. H. Dougherty, 43 Cedar st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 4003.

3D ST, 388 East, water closet compartments to 3-sty brick tenement; cost, \$300; owner, Samuel Greenfield, 417 East Houston st; architect, Abraham Lipner, 20 East 2d st. Plan No. 4018.

4TH ST, 165 East, stair, mason work, fireproof door to 5-sty brick store and tenement; cost, \$125; owner, Joseph Horner, 316 Etna st, Brooklyn; architect, Wm. Kurtzer, 192 Bowery. Plan No. 3991.

14TH ST, 30-32, wood platforms, bulkheads, tin roofing, mineral wool, stairways, plastering to 5-sty brick lofts; cost, \$300; owner, Evelyn D. Rea, 15 East 14th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 4021.

26TH ST, 119 West, removal of partition to 5-sty brick stores and tenement; cost, \$50; owner, Joseph Guffanti, 274 7th av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3999.

26TH ST, 125 West, flooring, removal of partition and stairs to 4-sty brick store and lofts; cost, \$50; owner, John A. Weser, care Ames & Co., 26 West 31st st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4023.

31ST ST, 157 West, remove railing and encroachment to 4-sty brick tenement; cost, \$150; owner, Jas. A. O'Gorman, 318 West 108th st, care Huberth & Huberth, 253 West 58th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 4014.

36TH ST, 161 West, terra cotta block curtain wall, enamel brick curtain wall, marble wainscot to 15-sty brick hotel; cost, \$750; owner, Mills Hotel, Ogden Mills, trustee, 15 Broad st; architect, F. M. Wittemore, 161 West 36th st. Plan No. 3974.

38TH ST, 113 West, new partitions, new door frames and steel doors, new window frames and sash rails, cable hole opening to 7-sty brick fireproof telephone central office; cost, \$10,000; owner, N. Y. Tel. Co., 15 Dey st; architect, E. A. Munger, 15 Dey st. Plan No. 4004.

40TH ST, 3 East, partitions, iron work, store front to 5-sty brick store and show rooms; cost, \$800; owner, Louise Inglis, Princeton, N. J.; architect, F. W. Ullman, 1431 Lexington av. Plan No. 3993.

58TH ST, 50 East, to enlarge base of 12-sty brick hotel by covering over yards and courts with new walls (to four additions); cost, \$10,000; owner, Swetland Realty Co., Inc., Horace B. Swetland, president, 239 West 39th st; architects, Denby & Nute, 333 4th av. Plan No. 4001.

110TH ST, 62-64 East, to widen extension to 5-sty brick factory, store and tenement; cost, \$250; owner, Sam Gordon, 62 East 110th st; architect, Wm. Huenerberg, 1114 Forest av. Plan No. 3996.

111TH ST, 107-111 East, windows, water closet compartments to three 3-sty brick dwellings; cost, \$400; owner, Josephine Niccio, 107 East 111th st; architects, Cohen & Felson, 329 4th av. Plan No. 3987.

120TH ST, 3 West, cut window opening to 5-sty brick dwelling; cost, \$40; owner, J. K. Levy, 161 West 86th st; architect, A. S. Wexler, 329 West 13th st. Plan No. 4011.

124TH ST, 271-75 West, store front, partition, entrance to 5-sty brick store and tenement; cost, \$475; owner, Geo. Ehret, 235 East 92d st; architect, Hans P. Hansen, 321 West 16th st. Plan No. 3986.

125TH ST, 149 West, reconstruct stairs, new trap doors to 4-sty brick hotel; cost, \$35; owner, F. Hollander, 123 Lafayette st; architect, J. P. Voelker, 979 3d av. Plan No. 4009.

125TH ST, 211 West, remove walls, new fireproof floor and ceiling to 5-sty brick theatre; cost, \$2,500; owner, Estate of B. Lichtenstein, A. Lichtenstein, excc., s e corner Willow av and 135th st; architect, Wm. H. McElPatrick, 701 7th av. Plan No. 4027.

148TH ST, 300 West, new store front to 4-sty brick tenement; cost, \$250; owner, Jones Woods Realty Corp., 535 East 68th st; architect, Ole Axelsson, 542 45th st, Brooklyn. Plan No. 4015.

151ST, 740 West, partitions, fire-escapes to 6-sty brick tenement; cost, \$800; owner, Raltan Realty Co., Ralph Stotts, 233 Broadway; architect, Christian H. Lang, 131 West 58th st. Plan No. 3979.

219TH ST, 416 West, toilet rooms, plumbing fixtures, skylight, concrete work to 4-sty brick tenement; cost, \$1,200; owner, Emma C. Carroll, care Henry B. Riecke, 1737 Broadway; architect, Adrian L. Beineif, 432 West 160th st. Plan No. 4000.

BOWERY, 272, flues (terra cotta lining) to 3-sty brick lofts; cost, \$250; owner, Emma B. Redfield, 796 6th av; architect, Max Muller, 115 Nassau st. Plan No. 3973.

BOWERY, 156, changing smoke and ventilation pipe to 4-sty brick residence; cost, \$750; owner, L. Rankin, 124 East 62d st; architects, Duparquet, Huot & Moneuse Co., 43-45 Wooster st. Plan No. 4002.

BROADWAY, 648, erect steel tank support to 10-sty brick loft; cost, \$500; owner, S. P. Tull, 309 Broadway; architect, F. H. Quinby, 99 Nassau st. Plan No. 4010.

BROADWAY, 2182-6, dividing front portion of building into stores and offices, erect new trusses to 2-sty brick moving pictures and stores; cost, \$15,000; owner, Improved N. Y. Properties Corp., 69 Wall st; architect, T. W. Lamb, 644 8th av. Plan No. 4012.



BROADWAY, 136 East, toilets fire escapes to 3-sty brick stores and lofts; cost, \$300; owner, Meyer Vessel, 41 Division st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3998.

BROADWAY, 1327-39, change of door and windows to 5-sty brick store and theatre; cost, \$100; owner, Bijou Realty Co., 52 William st; architect, August C. Depepe, 779 Curtis av, New Brighton, S. I. Plan No. 3994.

COLUMBUS AV, 90, erect new show window to 5-sty brick tenement; cost, \$100; owner, Eli Green, 90 Columbus av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3972.

LENOX AV, e s, between 136th and 137th sts, two new openings cut in storage room to 1-sty brick power house and dormitory; cost, \$6,000; owner, City of N. Y., Bellevue & Allied Hospitals, foot of East 26th st; architect, J. H. Freedlander, 244 5th av. Plan No. 4008.

LEXINGTON AV, 357, to install new area with iron grating to 4-sty brick club; owner, Mary L. Tonetti, 135 East 40th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 3997.

PARK AV, 1118-24, cellar stairway to 7-sty brick stores and apartments; cost, \$50; owner, Herman Strauss, 73 East 90th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4022.

1ST AV, 1429, 1-sty brick and terra cotta extension, metal store front to 5-sty brick store and tenement; cost, \$3,000; owner, Albert Winternitz, 237 East 72d st; architect, Adolph Balschun, 2678 Creston av. Plan No. 3992.

8TH AV, 500-14, arc lamp brackets to 4-sty brick furniture store; cost, \$75; owner, Palmer Estate, 852 Broadway; architect, Richard H. Abbott, 197 Park Hill av, Yonkers, N. Y. Plan No. 3975.

8TH AV, 364, metal cornice, metal store front to 4-sty brick store and tenement; cost, \$350; owner, Jas. Aspell, 375 West 56th st; architects, Seifert & Webb, 104 West 42d st. Plan No. 3982.

9TH AV, 332, shore up wall, remove lintels and columns, new columns, new store front and iron cornice to 4-sty brick tenement; cost, \$500; owner, J. C. Smith, 332 9th av; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 4026.

12TH AV, 1297, galvanized iron skylight, steel work, mason work, terra cotta tile, to 1-sty brick gas producer room; cost, \$1,000; owner, Geo. F. Hinrichs & Co., Inc., 33 Hewitt av; architect, J. G. Glover, 222 Navy st, Brooklyn. Plan No. 3995.

BLACKWELL'S ISLAND (Solarium), partition, waterproof floor covering to 1-sty frame hospital building; cost, \$2,000; owner, City of New York, Dept. of Public Charities, John A. Kingsbury, Comm., Municipal Bldg.; architect, Sylvester A. Taggart, Municipal Bldg. Plan No. 3983.

BLACKWELL'S ISLAND, opposite East 70th st, new window cut in toilet tower to 2-sty brick hospital ward; cost, \$9,000; owner, City of N. Y., Dept. of Public Charities, Municipal Bldg; architect, S. A. Taggart, Municipal Bldg. Plan No. 4005.

**Bronx.**

MAIN ST, w s, at Belden's Point, 1-sty frame extension, 51x9.6, new partitions to 3-sty and attic frame hotel; cost, \$2,000; owner, Mrs. Archer Huntington, 1083 5th av; lessees, Monte Carlo Hotel & Restaurant Co., 110 West 38th st; architect, L. R. Kaufman, 373 4th av. Plan No. 565.

TACOMA ST, 1782, new partitions, new stairs, &c., to two 3-sty frame stores and dwellings; cost, \$1,000; owner, Jas. A. Clynes, 27 Cedar st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 559.

161ST ST, s w cor Hewitt pl, new partition to 6-sty brick tenement; cost, \$75; owners, Westchester Hewitt Realty Co., Geo. F. Johnson, Jr., 558 Westchester av, president; architects, Geo. & Edw. Blum, 565 5th av. Plan No. 561.

162D ST, n s, 341.9 e Melrose av, 1-sty frame built upon 1-sty frame stable and dwelling; cost, \$500; owners, Pierce, Butler & Pierce Mfg. Co., 3103 3d av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 558.

165TH ST, 693, enlarge show window to 3-sty brick store and dwelling; cost, \$100; owner, Mrs. Karl Mildenerger, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 560.

165TH ST, s s, 45.3 e Kelly st, 1-sty frame extension, 5x8.6, to 3-sty frame stores and dwelling; cost, \$400; owner, Morris Flasterstein, on premises; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 563.

ARTHUR AV, 2333, new partitions, new plumbing to 2-sty brick dwelling; cost, \$500; owner, Louis Melillo, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 557.

ARTHUR AV, 2335, new partitions, new plumbing to 2-sty brick dwelling; cost, \$500; owner, Frank Pitrone, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 556.

MORRIS AV, e s, from 143d to 144th sts, 1-sty brick extension, 22.4x4, new foundation walls, new partitions to 3-sty frame stores and dwelling; cost, \$4,000; owner, Patrick Murphy, 371 East 144th st; architects, Moore & Landsiedel, 3d av and 149th st. Plan No. 555.

MORRIS AV, w s, 60 s Belmont st, 1-sty of frame built upon 1-sty frame extension of 2-sty frame dwelling; cost, \$400; owner, Mollie Katzen, 1956 Crotona Parkway; architect, Frank P. Sciuaine, 4182 Park av. Plan No. 564.

HARLEM RIVER, e s, 150 s 177th st, 1-sty frame extension, 44.7x22.3, to 1-sty frame mill and shed; cost, \$125; owners and architects, N. Y. Yacht, Launch & Eng. Co., on premises. Plan No. 562.

**Brooklyn.**

ADELPHI ST, 490, exterior alterations to 4-sty tenement; cost, \$500; owner, M. Di Clemente, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7920.

CHESTER ST, 272, extension to 2-sty dwelling; cost, \$1,000; owner, Morris Glazer, on premises; architect, Benj. Cohen, 361 Stone av. Plan No. 7978.

CONOVER ST, 140, extension to 4-sty tenement; cost, \$2,000; owner, Wm. Ulmer Bwg. Co., 31 Belvedere st; architect, C. C. Wagner, 26

COURT ST, 156, interior alterations to 4-sty tenement; cost, \$350; owner, Wm. Ulmer Bwy., 31 Belvedere st; architect, Chas. C. Wagner, 26 Court st. Plan No. 7986.

HART ST, 168, interior alterations to 3-sty dwelling; cost, \$300; owner, Jacob Demovitch, 322 Hart st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7964.

HAWTHORNE ST, 126, plumbing to 3-sty tenement; cost, \$250; owner, Mary A. Timony, 163 Rutland rd; architect, Jas. R. Herzog, 359 Hawthorne st. Plan No. 7852.

HENRY ST, 561, interior alterations to 4-sty tenement; cost, \$1,000; owner, Antonio Gallairi, 38 President st; architect, John Burke, 372 Union st. Plan No. 7897.

HINSDALE ST, 234, interior alterations to 2-sty dwelling; cost, \$350; owner, Sam Wiener, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7957.

HOPKINS ST, 114, interior alterations to 3-sty tenement; cost, \$200; owner, Ami Suiger, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7934.

HOOPER ST, 394, exterior alterations to 3-sty tenement; cost, \$250; owner, J. & J. Realty Co., 790 Riverside Drive, Manhattan; architect, Geo. W. Springstein, 21 West 45th st, Manhattan. Plan No. 7854.

LEONARD ST, 19, interior alterations to 3-sty tenement; cost, \$350; owner, Lena Kaminsky, on premises; architect, Hy M Entlich, 29 Montrose av. Plan No. 7962.

LOGAN ST, 50, extension to 2-sty dwelling; cost, \$350; owner, Wm. Thurston, on premises; architect, Wm. C. Winters, 106 Van Sicken av. Plan No. 7968.

MADISON ST, 535, interior alterations to 3-sty dwelling; cost, \$200; owner, Mrs. Mary H. Hahf, on premises; architect, W. C. Winters, 106 Van Sicken av. Plan No. 7857.

MORRELL ST, 70, interior alterations to 3-sty stores; cost, \$200; owner, Jacob Muovitz, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 7949.

PACIFIC ST, 867, interior alterations to 3-sty dwelling; cost, \$350; owner, Maria H. Wilcox, on premises; architect, John H. Knubel, 305 West 43d st, Manhattan. Plan No. 7853.

POWERS ST, 166, interior alterations to 3-sty dwelling; cost, \$400; owner, Harry J. Werner, 717 Grand st; architect, E. J. Messenger, 394 Graham av. Plan No. 7938.

SCHOLES ST, 200, interior alterations to 3-sty tenement; cost, \$400; owner, Rose Honig, 202 Scholes st; architects, Kalich & Lubroth, 186 Remsen st. Plan No. 7936.

TEN EYCK ST, s e cor Waterbury st, interior alterations to 2-sty stable; cost, \$1,000; owner, Standard Assets Co., 45 Cedar st, Manhattan; architect, Nathan Langer, 81 East 125th st, Manhattan. Plan No. 7915.

TILLARY ST, 112, interior alterations to 4-sty school; cost, \$700; owner, City of N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 7876.

TROUTMAN ST, 196, interior alterations to 2-sty dwelling; cost, \$300; owner, E. Messini, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 8003.

WEST 15TH ST, 1427, extension to 2-sty dwelling; cost, \$1,000; owner, Rosina Aldonelli, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7860.

W. 15TH ST, ws, 288 n Neptune av, 1-sty frame dwelling extension; cost, \$200; owner, Jos. Schiro, 2838 West 15th st; architect, Max Hirsch, 391 Fulton st. Plan No. 7887.

EAST 16TH ST, e s, 100 n Av Z, extension to 3-sty dwelling; cost, \$1,500; owner, Francis E. Brady, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 7940.

WEST 36TH ST, 2941, move four 1-sty dwellings; cost, \$1,200; owner, Anna Jacobs, Oceanic walk and Surf av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7895.

48TH ST, 1446, extension to 1-sty garage; cost, \$500; owner, Sol Creder, on premises; architect, W. Rea, 1421 48th st. Plan No. 7998.

BROADWAY, 584, exterior alterations to 3-sty tenement; cost, \$300; owner, H. C. Karpen, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 7855.

CENTRAL AV, 105, extension to 3-sty tenement; cost, \$900; owner, Giovanni Palermo, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 7882.

CHRISTOPHER AV, 287, extension to 2-sty dwelling; cost, \$600; owner, Abr. Goldberg, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7917.

CHURCH AV, 2210, extension to 3-sty cafe; cost, \$3,900; owner, Wm Oetjen, 636 East 26th st; architect, Jas. A. Elliott, 1043 Rogers av. Plan No. 7883.

DE KALB AV, 1089, plumbing to 3-sty dwelling; cost, \$125; owner, Jenetti Musset, on premises; architect, Harry A. Kresch, 7505 13th av. Plan No. 7847.

HUDSON AV, 338, interior alterations to 3-sty tenement; cost, \$400; owner, Rachel Rubin, 340 Hudson av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7919.

HUDSON AV, 301, plumbing to 3-sty tenement; cost, \$200; owner, Serapina Ambriasi, 84 Navy st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7943.

LEE AV, 48, interior alterations to 3-sty dwelling; cost, \$500; owner, Louis Rubenstein, 141 Rodney st; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 7900.

NOSTRAND AV, 1678, interior alterations to 3-sty tenement; cost, \$100; owner, Angelo Tusa, 1678 Nostrand av; architect, Tobias Goldstone, 49 Graham av. Plan No. 8002.

PITKIN AV, 2234, interior alterations to 3-sty dwelling; cost, \$200; owner, Carl Dudenreich, 2772 Fulton st; architect, W. C. Winters, 106 Van Sicken av. Plan No. 7861.

PITKIN AV, 1655, extension to 2-sty dwelling; cost, \$450; owner, Solomon Leibowitz, 1241 Eastern parkway; architect, Benj. Cohen, 361 Stone av. Plan No. 7980.

PITKIN AV, 1653, extension to 3-sty dwelling; cost, \$1,000; owner, Solomon Leibowitz, 1241 Eastern parkway; architect, Benj. Cohen,

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*Plans Filed, Alterations, Brooklyn Continued.*

PROSPECT AV, 178, extension to 3-sty dwelling; cost, \$500; owner, Wm. Hefferman, 398 4th av; architect, Joseph Harting, 548 2d st. Plan No. 7953.

RALPH AV, 407, interior alterations to 4-sty tenement; cost, \$500; owner, Adolf Karp, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 7941.

VAN SICLEN AV, 211, plumbing to 2-sty dwelling; cost, \$175; owner, Richard Be Vere, Montgomery, Orange Co., N. Y.; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 7908.

WYTHE AV, 782, exterior alterations to 6-sty loft building; cost, \$2,200; owner, Saml. J. Stanfield, 117 Rutledge st; architect, R. J. Mansfield, 135 Williams st. Plan No. 7961.

5TH AV, 380, extension to 3-sty dwelling; cost, \$500; owner, Frederica Pruss, on premises; architect, E. J. Messinger, 394 Graham av. Plan 7885.

**Queens.**

ARVERNE.—Boulevard, n w cor Gaston av, plumbing in dwelling; cost, \$75; owner, S. Schnurmacher, premises. Plan No. 2640.

BAYSIDE.—1st st, w s, 150 n Lawrence bld, plumbing to dwelling; cost, \$200; owner, J. W. Cain, on premises. Plan No. 2597.

CORONA.—46th st, e s, 100 n Jackson av, gas piping in dwelling; cost, \$10; owner, J. Deventer, premises. Plan No. 2626.

CORONA.—Fraench pl, s s, 200 e 51st st, new foundation under dwelling; cost, \$300; owner, F. Bissenye, premises. Plan No. 2632.

DOUGLSTON.—Ridge rd, s s, 250 e Center dr, 1-sty frame extension, 14x9, rear dwelling, tin roof; cost, \$400; owner, C. M. Basley, on premises; architect, G. Barne, Great Neck. Plan No. 2614.

EAST ELMHURST.—45th st, e s, 100 s Astoria av, 1-sty frame extension, 22x14, rear dwelling, tin roof, interior alterations; cost, \$1,000; owner, Jas. Lynch, on premises; architect, S. Lindelblom, 1416 Broadway, Manhattan. Plan No. 2605.

EAST ELMHURST.—Bayshore ter, s s, 150 e Manhattan bld, new foundation to dwelling; cost, \$600; owner, H. A. Hansen, on premises. Plan No. 2613.

EVERGREEN.—Weirfield st, s s, 300 e Irving av, new chimney to dwelling; cost, \$75; owner, T. Brengel, on premises. No. 2585.

EVERGREEN.—Covert av, s s, 450 w Cypress av, plumbing to dwelling; cost, \$140; owner, James Burke, on premises. Plan No. 2620.

FAR ROCKAWAY.—Remsen av, n s, 800 w McNeil av, plumbing to dwelling; cost, \$50; owner, C. Mazzo, on premises. Plan No. 2595.

FAR ROCKAWAY.—Seneca av, e s, 175 n State st, plumbing to dwelling; cost, \$230; owner, F. R. Smith, Far Rockaway. Plan No. 2591.

GLENDALE.—Sherman st, w s, 137 n Myrtle av, plumbing in two tenements; cost, \$150; owner, H. G. Schaeskm, premises. Plan No. 2621.

HOLLIS.—Seminole av, w s, 200 s Fulton st, plumbing in dwelling; cost, \$35; owner, P. J. Tague, premises. Plan No. 2628.

JAMAICA.—Napier av, n w cor Atlantic av, 2-sty frame extension, 20x20, rear dwelling, tin roof, interior alterations; cost, \$1,500; owner, Julian Rose, 849 Benedict av, Jamaica; architect, H. M. Enthlich, 29 Montrose av, Brooklyn. Plan No. 2623.

JAMAICA.—New York av, e s, 160 n Pacific st, 1-sty frame extension, 16x16, front dwelling; cost, \$600; owner, Aug. Koepficus, on premises; architect, R. Kurz, Fulton st, Jamaica. Plan No. 2600.

JAMAICA.—South st, n s, 200 e Brenton av, 2-sty frame dwelling, 8x9, front, dwelling, new foundation, interior alterations; cost, \$1,000; owner, C. Johnson, Thompson av, Rockaway Beach; architect, R. Kurz, Fulton st, Jamaica. Plan No. 2601.

JAMAICA.—Jamaica av, s s, 91 e Foley av, 2-sty frame extension, 25x15, side and rear dwelling, tin roof, general interior alterations; cost, \$3,500; Frank-Saviero, 667 Silkworth av, Richmond Hill; architect, T. Otto Thomas, Jamaica. Plan No. 2615.

L. I. CITY.—6th st, near Vernon av, new elevator factory; cost, \$2,500; owner, F. Woodruff Co., on premises. Plan No. 2588.

L. I. CITY.—Flushing av, s s, 80 w 18th av, 1-sty frame extension, 14x15, side dwelling, slag roof; cost, \$300; owner, E. S. Schneider, on premises. Plan No. 2607.

L. I. CITY.—10th av, 257, interior alterations to store; cost, \$400; owner, N. Friedman, on premises. Plan No. 2616.

MIDDLE VILLAGE.—Pulvis av, e s, 300 n Metropolitan av, 1-sty frame extension, 16x12, rear dwelling, tin roof, interior alterations; cost, \$800; owner, Mrs. Mary Rhodes, on premises; architect, W. Von Felde, 2190 Metropolitan av, Metropolitan. Plan No. 2602.

MIDDLE VILLAGE.—Furman av, w s, 200 s Juniper Swamp rd, 1-sty frame extension, 7x20, rear stable, tar roof; cost, \$300; owner M. Krouth, on premises. Plan No. 2604.

RICHMOND HILL.—North st, w s, 325 n Grant av, 1-sty frame extension, 9x16, rear dwelling, tin roof; cost, \$150; owner, J. F. Haynes, on premises. Plan No. 2603.

RICHMOND HILL.—Briggs av, e s, 160 s Ridgewood av, plumbing to dwelling; cost, \$200; owner, Thomas Hutchinson, on premises. Plan No. 2592.

RICHMOND HILL.—Jamaica av, s e cor Haven pl, erect new cesspool and new plumbing to dwelling; cost, \$300; owner, Mrs. Anna Weiss, on premises. Plan Nos. 2611-12.

ROCKAWAY BEACH.—87th st, w s, 163 n L. I. R. R., alter roof of dwelling; cost, \$300; owner, Thos. Corning, on premises. Plan No. 2584.

ROCKAWAY BEACH.—87th st, e s, 280 n R. R., 1-sty frame extension, 14x4, rear dwelling, tin roof; cost, \$200; owner, F. Schmidt, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 2622.

**Richmond.**

BROAD ST, n e cor Riker st, Stapleton, frame barn alteration; cost, \$160; owner, John Zschirner, Stapleton; builder, Thos. Cummings. Plan No. 489.

BROAD ST, n s, 300 w Brook st, Stapleton, alteration to frame store; cost, \$150; owner, Worth Estate; architect, John Davies, Tompkinsville; builder, Hy. Langworthy. Plan No. 485.

JERSEY ST, 436, New Brighton, alteration to dwelling; cost, \$100; owner, T. P. Bauman, New Brighton; builder, A. Dimajo, Rosebank. Plan No. 486.

RICHMOND TURNPIKE, n s, 135 Old st rd, Bull's Head, alteration to frame dwelling; cost, \$572; owner, Mrs. Bertha Hetzel, Stapleton; builder, Ben Beinert, Stapleton. Plan No. 488.

**NEW JERSEY NEWS.****Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.**

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending, Nov. 14. The location is given, but not the owner's address:*

NEWARK.—Connelly & Smith, 350 Warren st, 3-sty brick, \$6,000; Harry Barkhorn, 337 Peshine av, 3-sty frame, \$5,000; Louisa D. Askew, 20 Grand av, 3-sty frame, \$6,000; Simon Lowy, 371 Springfield av, 3-sty frame, alteration, \$800; Angelo Pennella, 478 Mulberry st, 3-sty frame, alteration, \$400; Colagero Torre, 511 12th av, 3-sty frame, alteration, \$800.

JERSEY CITY.—Nicholas DeAugust, 343 7th st, 3-sty frame, alteration, \$500; Ross Panish & Benj. Winer, 366 Bergen av, 3-sty brick, \$9,000.

PLAINFIELD.—Morris Rabinowitz, 538 West 3d st, 3-sty brick, \$12,000.

ELIZABETH.—Enos H. Grupe, 538 Franklin st, 3-sty frame alteration, \$400.

NEWARK.—Adolph F. Hensler, 417-419 Market st, 3-sty brick alteration, \$3,000.

JERSEY CITY.—James Billington, e s Boulevard, 100 ft. s of Cottage st, 4-sty brick, \$24,000; Rose Bargoff, 74 and 76 Van Wageningen av, 3-sty brick, \$16,000; David Feingold, 43 Colgate st, 3-sty frame alteration, \$400; Joseph Berkowitz, 7 Skillman av, 3-sty brick, \$7,000.

EAST ORANGE.—Antonio Lannelli, 303 Shepard av, 3-sty brick, \$9,000; I. Vanden Van-Avedale, e s Midland av, near Dodd st, 2-sty frame, \$5,000.

IRVINGTON.—Pauline Kramer, 555 20th st, 3-sty frame alteration, \$200.

EDGEWATER.—Ferdinand Phitzner, 327 Underdoff av, 3-sty frame alteration, \$600.

CALDWELL.—Giuseppe Prestofilippo, n e c Parasonette st and Kirkwood pl, 3-sty frame, \$5,000.

**APARTMENTS, FLATS AND TENEMENTS.**

JERSEY CITY, N. J.—Abraham Davis, 59 Newark av, is preparing plans for ten 3-sty brick tenements, 25x71 ft., on Skillman av for Joseph Berkowitz, 95 Cottage st. Cost, about \$8,000. Owner will handle general contract and will soon take bids on subs and materials.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two 3-sty brick and limestone flats, 32x62 ft., on Van Wageningen av, near Sip av, for Julius and Rose Bergoff, corner of Bergen and Claremont avs, Jersey City. Cost, about \$10,000 each.

NEWARK, N. J.—J. B. Accocella, Union Building, Newark, is preparing plans for a 4-sty brick flat, 32x76 ft., at 303 Bank st, for Antonio Bruenza, on premises. Cost, about \$16,000.

JERSEY CITY, N. J.—W. A. Tilton, 76 Montgomery st, is preparing plans for a 4-sty apartment, 24x75 ft., at Boulevard and Stuyvesant av for H. J. Wackerbart, 2709 Boulevard. Cost, about \$30,000.

**CHURCHES.**

JERSEY CITY, N. J.—John T. Rowland, Jr., 2174 Boulevard, has been commissioned to prepare plans for fire repairs to the church at Summit and Jewett avs for the vestrymen of St. John's P. E. Church, Rev. Dr. Geo. D. Hadley, rector, 118 Summit av. Cost, about \$12,000.

**DWELLINGS.**

RED BANK, N. J.—Jos Swannell, Broad st, will soon start new plans for a 2½-sty frame residence in Broad st for Mrs. Sarah Hadden, this place. Cost, between \$10,000 and \$12,000.

DUNELLEN, N. J.—John Fenner, Somerville, N. J., contemplates the erection of two 2½-sty frame residences here from private plans. Cost, about \$4,000 each.

ELIZABETH, N. J.—Hans Petersen, Ege av, near Bergen av, Jersey City, contemplates the erection of two 2-sty frame residences on Hillside rd, from private plans.

ENGLEWOOD, N. J.—Carette & Foster, 30 East 42d st, Manhattan, are preparing plans for a 2½-sty brick residence for Reginald Holiday, care of architects. Cost, about \$7,000.

RIDGEFIELD PARK, N. J.—T. M. Brewster, Little Ferry, N. J., contemplates the erection of two 2½-sty frame residences, about 22x35 ft., on Hackensack rd, from private plans. Cost, about \$3,000 each. The owner will soon be ready for bids.

**FACTORIES AND WAREHOUSES.**

MORRISTOWN, N. J.—Walter B. Pierson, 72 Trinity pl, Manhattan, has been commissioned to prepare plans for rebuilding the 1 and 2-sty concrete and steel factory at 32 Woodland av for V. R. Wulf, 33 South st. Cost, about \$50,000.

PASSAIC, N. J.—Brighton Mills, William Lysall, president, contemplates the erection of an addition to the 4-sty plant, 100x80 ft., on Brighton av from private plans. Cost, about \$20,000.

NEWARK, N. J.—J. W. Beardsley's Sons, 474 Greenwich st, Manhattan, contemplate making alterations to the 4-sty plant, 125x550 ft., at 710 Frelinghuysen av, from private plans.



## MUNICIPAL WORK.

UPPER MONTCLAIR, N. J.—E. S. Classon, City Hall, Montclair, engineer, is preparing plans for a sewer system and pumping station on Bellevue av for the city of Montclair. Cost, about \$30,000.

WEST HOBOKEN, N. J.—Bids were received by the Town Council of the town of West Hoboken for steam heating boiler for the Friendship Fire House. J. S. Phillips, West New York, N. J., was low bidder.

HACKENSACK, N. J.—Lemuel Lozier, Barker Building, is preparing plans for two sewage disposal plants for the Borough of Hackensack Improvement Commission. Cost, about \$600,000.

## PUBLIC BUILDINGS.

SNAKE HILL, N. J.—Joseph Lugosch, Kosuth st, Union Hill, N. J., has been commissioned to prepare plans for a brick county penitentiary for the Board of Freeholders of Hudson County, J. J. O'Melia, supervisor, Jersey City.

## SCHOOLS AND COLLEGES.

WEST HOBOKEN, N. J.—Hensel & Weir, 809 Savoy st, are preparing plans for a 4-sty brick and terra cotta parochial school, 65x125 ft., at Traphagon st and Central av for St. Joseph's R. C. Church. Cost, about \$75,000. Architects will take bids on separate contracts.

BELLEVILLE, N. J.—Chas. Granville Jones, 280 Broadway, Manhattan, has completed tentative plans for a brick high school on Washington av and Holmes st for the Board of Education of the town of Belleville. Cost, about \$106,000. B. R. Bacon, 30 Church st, heating and ventilating engineer.

## MISCELLANEOUS.

NEWARK, N. J.—The Wayne County Mausoleum Co., of Newark, contemplates the erection of a 1-sty granite, concrete and marble mausoleum at the Willow Av. Cemetery. Plans will be prepared by the owner.

## Other Cities.

## APARTMENTS, FLATS AND TENEMENTS.

SUFFERN, N. Y.—Neilson Kinnear, Tuxedo, N. Y., is preparing preliminary plans for a 3-sty brick store, apartments and lodge room, 61x75 ft., on the east side of Lafayette av. Owner's name for the present withheld.

## CHURCHES.

ALBANY, N. Y.—S. Stuart Douglas, 100 State st, has completed plans and is taking bids for a 1-sty brick, hollow tile and stone church and Sunday school on Central av, opposite Main av, for the West End Presbyterian Church, Rev. L. F. Mayle, 132 North Pine av, owner. Cost, about \$30,000.

## DWELLINGS.

GREENWICH, CONN.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing plans for a 2½-sty terra cotta block residence, 40x58 ft., to cost about \$12,000. Owner's name for the present withheld.

WILLIAMSVILLE, N. Y.—W. S. Brickell Swain Co., 595 Eliott sq, Buffalo, is preparing plans for a 2-sty frame residence, 26x50 ft., for Mrs. M. Kleason, 186 Oxford st, Buffalo. Cost, about \$4,000.

## FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—The Ford Motor Co., Henry Ford, president, contemplates the erection of a reinforced concrete factory and store building at Hertel av and N. Y. C. H. R. R. Plans will be prepared privately.

JAMESTOWN, N. Y.—Freeburg & Fidler, 505 Chadakoin Building, Buffalo, are preparing preliminary plans for a 3-sty brick factory addition at Harrison and Foote avs for the Crescent Tool Co., Carl Peterson, manager. Cost, about \$50,000.

## HALLS AND CLUBS.

HARTWICK, N. Y.—Daniel Borst, 19 Maple st, Oneonta, N. Y., has completed plans for a 2-sty hollow tile and stucco clubhouse, 50x100 ft., for the Otsego & Herkimer Employers' Building Association, Chas. Keeler. Cost, about \$10,000. The owner will take bids in February.

JAMESTOWN, N. Y.—C. C. Pederson, 119 Lakeview av, is preparing preliminary plans for a 3 and 4-sty brick lodge and office building at 4th and Pine sts for the B. P. O. E. Lodge of Jamestown, corner of Main and 3d sts. Cost, about \$35,000.

## HOTELS.

HORNELL, N. Y.—A. company, of which J. M. Chase is interested, contemplates the erection of a brick and steel hotel and moving picture theatre at 167-177 Main st, to cost about \$125,000. Lee Chase, 388 Lafayette av, Buffalo, N. Y., architect; winter address, Miami, Fla.

LAKE GEORGE, N. Y.—Ludlow & Peabody, 101 Park av, Manhattan, have been commissioned to prepare plans for rebuilding the 4-sty frame and stucco hotel at Sagamore Landing, for the Green Island Improvement Co., J. B. Simpson, president, care of Estev Co., 23 West 42d st, Manhattan. Cost, about \$50,000.

## PUBLIC BUILDINGS.

HERKIMER, N. Y.—The U. S. Government contemplates the erection of a post office building here from plans by Oscar Wenderoth, Treasury Department, Washington, D. C. Cost, about \$75,000.

## STABLES AND GARAGES.

ROCHESTER, N. Y.—A. M. Zimbrick, at site, contemplates making fire repairs to the 2-sty brick garage, 80x152 ft., at 25 Plymouth av. No architect selected.

MADINA, N. Y.—The Bennett Sprayer Co., D. D. Bennett, 132 East Centre st, contemplates the erection of a 2-sty brick and stone garage in East Centre st near Church st, from private plans.

## THEATRES.

WILSON, N. Y.—H. L. Treichler, contractor, and Arthur A. Housel, hardware, owners, are preparing plans for a 1-sty brick or frame moving picture theatre in Main st.

GENEVA, N. Y.—Leon H. Lempert & Son, Cutler Building, Rochester, have been commissioned to prepare plans for a brick, steel and stone moving picture theatre in Exchange st for T. H. Sweeney & Son, 81 Seneca st. Hooven & De Graff, Scranton, Pa., lessees. Cost, about \$50,000.

## PERSONAL AND TRADE NOTES.

JANOVSKY & FALITZ, parquet and hardwood flooring of all description, have removed from 1406 Fulton st to 523 Nostrand av, Brooklyn.

WALKER & GILLETTE of 128 East 37th st, Manhattan, have completed plans for interior alterations in the yacht "Noma," owned by Vincent Astor.

WILLIAM H. COOKMAN, architect for the Pennsylvania Railroad Company, won the competition recently held for the new station at Wilkingsburg, Pa.

KENNETH M. MURCHISON, architect, 101 Park av, N. Y. C., recently won the competition held by the Pennsylvania Railroad Company for the new station to be erected at Johnstown, Pa.

ROBINSON & WEBBER, builders and general contractors of 1368 Broadway, have dissolved partnership owing to the ill health of Mr. Webber. The business will be continued at the same address under the name of Bernard Robinson.

BUREAU OF SEWERS.—The Board of Estimate has named three of its members—Mayor Mitchel, President Pounds and President McAneny—as a committee to formulate a definite policy for the betterment of the city's sewer system.

GEORGE W. RECTOR, INC., who conducts the restaurant at Broadway and 48th st, has won the right to use the name "Rectors." A decision just handed down from the Appellate Division of the Supreme Court favors the defendant and allows him to continue the restaurant under its present name.

NATIONAL SASH & DOOR CO., Inc., has removed its factory and office from New Lots and Hopkinson avenues to 137-139 Bayard street, Brooklyn, N. Y., where it will continue the manufacturing of kalamein doors, windows and mouldings, and also continue to specialize in standard fire doors and labor law windows.

EXHIBIT OF NORTH CAROLINA PINE.—Arrangements are being made for a permanent exhibit of North Carolina pine at the Country Life permanent exhibition, Grand Central Terminal. The exhibit will be in the form of a complete building of the bungalow type. Different styles of finish will be used in the several rooms—some being painted and others stained, while one or two will be finished in the natural color of the wood.

DAVID J. HAVENS, for eleven years vice-president and secretary of the Rapp Construction Company, of 30 East 42d street, erectors of patent fireproof floor arches, has withdrawn from the firm and organized a new company, known as the Jefferson Concrete Company, with offices at the same address. Mr. Havens will continue along the same line, the installation of reinforced concrete arches for hotels, loft buildings and apartment houses, etc.

STATE WORKMEN'S COMPENSATION COMMISSION announced that it intends to declare dividends averaging 15 per cent. on the first six months' business, and to reduce rates of the State Insurance Fund, effective January 1. The new rates will average 20 per cent. below present rates of the liability companies. The reduction will not be a general horizontal cut, but a systematic downward revision, based on the experience developed by the different classes of risks. As the present rates of the State fund are 8 1/3 per cent. lower than those of the companies the contemplated reduction will mean a net cut averaging 11 2/3 per cent., according to the State Commission's report.

M. TSCHERNER has resigned as president of the Clifton Porcelain Tile Company, of 51 Clifton st, Newark, N. J., and Henry A. Pike has been elected a member of the board. Mr. Tscherner remains as a director. Mr. Pike was formerly connected with the American Vanadium Company and the Flannery Belt Company of Pittsburgh. The Clifton Porcelain Tile Company has begun to market the non-lead glaze porcelain faced wall tile and vitrified floor tile under the Stegmeyer process which makes a non-crazing product at a lower cost than was possible, it is said, with lead.

## OBITUARY

GEORGE L. FELT, the contractor, and president of the Twenty-fifth Street Construction Company, died last Friday at his home, 485 Central Park West, of a complication of diseases. He was forty-seven years old and is survived by his widow. Mr. Felt was a member of Marble Lodge No. 702 F. and A. M., Knights Templar, Mecca Temple, Mystic Shrine and the Republican Club.

## TRADE AND TECHNICAL SOCIETY EVENTS.

THE EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

AMERICAN SOCIETY OF REFRIGERATING ENGINEERS. Annual meeting, New York City, November 30-December 1. Secretary, W. H. Ross.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Courtlandt st, N. Y. C.

THE ANNUAL RECEPTION AND BALL of the Master Plumbers of Manhattan will be held at Terrace Garden, 58th st, near 3d av, on November 30.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y., December 12 to 19, 1914.

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

INTERNATIONAL EXPOSITION OF INVENTIONS will open at the Grand Central Palace, New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned, which will be delivered by competent authorities, on the interests of American inventors and patentees.

THE WEIGHTS AND MEASUREMENTS ASSOCIATION OF THE STATE OF NEW YORK has accepted an invitation from the Merchants' Association and Commissioner Jos. Hartigan of the Mayor's Bureau of Weights and Measurements, to hold its Eighth Annual Convention in this city next spring. Commissioner Hartigan arranged the conference in which ten states will be represented to discuss uniformity in rules, regulations and specifications with the idea of ultimately securing the passage of New York legislation in this subject.

NATIONAL BRICK MANUFACTURERS' Association will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paying Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

ARCHITECTURAL LEAGUE.—At a meeting of the League this week, with Cass Gilbert presiding, resolutions offered by Thomas Hastings were passed deploring the destruction of great architectural triumphs in the European war zone and further saying: That the Architectural League of New York voices its most profound regret for the dire misfortune which has already befallen the Cathedral of Rheims, as well as the library of Louvain and other noble edifices in the war zone; and, further resolved That we hereby make record of the hope that all belligerents will hereafter respect the master works of past generations which belong to the whole world, and which no indemnity can replace, and the ruins of which can stand only as a perpetual disgrace to their destroyers. Moving pictures taken in the war zone and photographs of the wrecked and ruined cities were shown.

## TRADE LITERATURE

## New Brick Catalogue.

If anybody wants to get a reliable and concise idea of the modern range of brick shapes, sizes and colors for facade or decorative purposes a perusal of the catalogue just coming from the press and soon to be issued by the Sayre & Fisher Co., 261 Broadway, at Warren street, will give all the information a prospective builder, owner or architect may desire. Incidentally figuring sizes of special types of moulded enamel brick shapes are given. One rather unique feature about this catalogue is the specific instances of where various types of brick manufactured by this concern have been used.

The value of this information in an architect's library consists in the fact that whenever a client comes in and asks for a building erected of a certain type, cut or shape of brick, he can be directed by the architect to a building already erected where that particular brick forms the facade surfaces. Many prospective builders decide regarding the type of brick they will use in seeing a panel or a single sample brick. The finished building with this type of brick employed may not agree with the conception the client had of his structure, but by the aid of this directory the architect easily can make sure that his client has a correct perspective of his finished building by looking at an actual structure so adorned.

The catalogue, which is illustrated, contains a short sketch of the brick company, which was established in Sayreville, on the Raritan river, near South Amboy in 1851. The company owns 2,500 acres of clay deposits and supplies this market direct. The company has shipping capacity of more than a million brick a day. Copies of this catalogue will be available about the first of the month.



**BUILDING MATERIALS AND SUPPLIES**

**PARTIAL STIFFENING IN TONE OF MARKET FOLLOWS INCEPTION OF FEDERAL RESERVE BANKING SYSTEM—MONEY TO BE FREER**

Talk of Bringing Newark Clay Products Exhibit Here to Encourage Domestic Buying

It is too early to expect a change for the better in building material buying as a result of the introduction of the federal reserve banking system on Monday, but there are many signs that indicate an impending change for the better. Raritan brick has stiffened on winter deliveries. Quotations are being made at \$6 bottom. Hudson common brick is bringing from \$6 to — for covered winter supply. Current quotations were reported to firmer at \$5 to \$5.25. Raritan brick on current orders are at about the same level.

All materials closed the week in a firmer tone. The trend of prices were steady to stiffer rather than toward lower levels. Building money lenders said they were breathing more freely than they have been in nearly three months. They could see where the relinquishment of more than \$150,000,000 for business purposes would soon make it possible to fulfill engagements and to permit building construction to proceed. Labor unions reported inquiries from contractors as to the number of men there were available as though they expected to be able to resume operations at an early date. Linseed oil advanced two cents. One Buffalo pig iron furnace withdrew its quotation of \$12 on deliveries over the first half of 1915, but stood on its quotations for the first quarter. Certain lines of hardwood, hemlock, spruce and yellow pine are believed to have reached their lowest price levels.

Any change in current demand for materials will be immediately reflected in prices, according to the best sources of trade information. Building stone orders have reflected the general state of building construction in the past, but the activity injected into the marble trade by the practical shutting off of imports from the Italian marble quarries is spreading to other branches of

the stone trade. Quarries are reported to be taking on more hands.

There was some talk in the trade this week of bringing the proposed Newark clay products exhibit to this city under the auspices of the Building Material Exchange in March when the Newark Museum Association starts it on its way around the country. It is to be hoped that something of this kind may be brought about. It should benefit building material interests here as it is hoped it will do elsewhere. There is no better organization to introduce the innovation than the Building Material Exchange. Vice-President Miller is a Newarker and will have a chance to study the success of the idea at close hand, so there is good ground for entertaining a hope that it will be brought to the Exchange in the Woolworth building or located in the Building Material zone in the Grand Central terminal district where architects and prospective home builders will find it convenient to drop in and look over the ideas presented.

The museum calls for modest, inexpensive exhibits of products from common brick plants, tile, architectural terra cotta, decorative building pottery and their components. It is a good opportunity for all building material interests to pull together for better and more attractive buildings.

Plan filings for the week just closed follow. In the corresponding week last year there were 220 new building plans filed, valued at \$2,345,622.

	Week Ending			
	Nov. 13		Nov. 20	
	No.	Value	No.	Value
Manhattan.....	4	\$ 205,800	1	\$ 75,000
Bronx.....	6	85,100	12	144,900
Brooklyn.....	60	451,796	49	233,400
Queens.....	54	487,721	120	250,750
Richmond.....	20	13,330	15	32,000
	144	\$1,243,747	197	\$936,050

**COMMODITIES.**

**Building Materials Had Part in Shrinking Index Number.**

There is nothing startling in the statement that building materials have had an important influence in the bear movement on commodity prices in the recent past. Builders and building material manufacturers have been fully aware of this fact, but the extent of it is illuminating, not so much for its volume as for its meagerness.

In an analysis of the entire commodity market Bradstreets shows that the price of basic building materials dropped from Index .0831 on November 1, 1913, to .0816 on November 1, 1914, that being the same level for October 1 of the current year. In August of this year the basic building material index figure was .0822, showing that since the war broke out the prices of building materials in this market have dropped .0006 points.

The only increase was in anthracite coal, a supply and not a building commodity. The decreases were brick, pig iron, steel beams, linseed oil, nails, hemlock timber and plate glass. Bituminous coal, lime, ordinary window glass, yellow pine and spruce timber are put down as unchanged.

One reason why building materials do not figure heavier in the detraction of general commodity values is because the market was weak and severely shaded on many lines when the war broke out. Materials are closing the weakest price year they have known since 1893. When the stock exchange closed and business became stagnated the prices of all building materials save only structural steel, were as low as it was profitable to sell and in the case of common brick sales were actually being made below cost of manufacture and towage. In certain lines quotations remained nominal as far as published lists and surface selling were concerned, but there were many instances reported of competition developing shading where good business was offered.

**LUMBER.**

**Despite Disturbed Conditions in Finance and Business Western Lumber Trade Is Developing.**

Building lumber in the wholesale market shows signs of strengthening. The change in sentiment seen last week which seems to be permeating all lines of business, has made itself felt in the building lumber department. So far, however, it has not yet reached the point of

heavier buying by consumers, the change being principally felt in the freer inquiry from dealers. The protracted spell of clear weather has permitted what little construction work contemplated to proceed without interruption, which has reduced dealers stocks further than they had expected.

**LINSEED OIL.**

**Strengthening of Prices at Duluth for Flaxseed May Boost Oil.**

Advices from Duluth to the paint and oil trade yesterday morning indicated that the market for flaxseed there was strong and further advances in prices occurred over the gain of 2 3/4 to 3 cents per bushel reported on Thursday. The local market for linseed oil continued firm at 47 and 48 cents, but indications late yesterday afternoon were to the effect that an increase would be reported early next week in this city.

**PETROLEUM.**

**Lubricants in Moderate Demand—Crude Petroleum at 1.45.**

Oils and lubricants are in a moderate market. Crude petroleum is quoted at \$1.45 at the wells, whereas a year ago at this time it was listed at \$2.50. All floor dressings are in moderate demand. Mineral lubricants are quoted at 13 and 13 1/2 for black refined, while crude wax is selling at 3 1/2 @ 3 3/4 c a pound.

**CLAY PRODUCTS EXHIBIT.**

**Building Material Exchange May Bring Newark Museum Here.**

If success crowns the attempt of the Newark Museum Association, of which former Governor Franklin Murphy, of New Jersey, who is also president of the Murphy Varnish Company, is the chief executive, and John Cotton Dana, the Newark librarian, is director, to arouse popular interest in the subject of more artistic, as well as safer and saner homes in city and suburbs, the Building Material Exchange may bring part of the museum to New York next spring.

Vice-President Thomas C. Miller of the Exchange is a Newarker and is active in the campaign for better buildings. This exhibit is designed primarily to lift an industry up to the level of art to study different materials from an ordinary common brick to an intricate piece of faience, in the light of an art object as well as its economic value in house construction,

seems to open to building material interests of the metropolitan district a splendid opportunity to help in popularizing fire resistive materials not only in cities, but in the suburbs.

The idea, according to Secretary Dana, has been borrowed from Germany, where the Werkbund, a union of artists, artisans and merchants, has done a similar thing in a small way for years. In the present case it is planned to send this museum to every city and district in the United States, to show what products can be "Made in America" and the poor economy of erecting homes that are not safe to live in and have high upkeep costs.

The clay products field has been selected for the first experiment because New Jersey is only second in value of pottery products for the whole country and because the clay and brick industries are so scattered from the north to the extreme south end of the State that a concentration of interest may do good. It is thought that such an exhibit will not only permit specifiers to see for themselves not only that as good and as artistic tile, architectural terra cotta and faience are made in this country as were formerly made abroad, but that it will give the consumer a chance to appreciate what artistic combinations can be effected in building construction and decoration by tile and its components like cement and lime, in bonds, stuccos, etc.

The disposition of the Building Material Exchange is to note what success the Newark museum meets with. It will open in February and continue for six weeks. At the end of that time the exhibits will be available to any city desiring their use.

A. Wilfred Tuthill, manager of the red brick department of the Sayre & Fisher Company, and a former president of the Exchange, said he thought the idea was a good one, especially at this time when improved merchandising systems were forcefully in the American business mind.

Vice-President Miller, James S. Higbee, of the James R. Sayre, Jr., Company of Newark, one of the members of the Newark Museum Association, and former Presidents A. W. Tuthill, of Sayre & Fisher Company of this city, and A. V. C. Genung, Jr., of Cook & Genung, and others, are interesting themselves in the project. Exhibits will be shown from some of the most prominent manufacturers of common brick, hollow tile and drain pipe in New Jersey. Exhibits from New York will also be received and listed as exhibits.

**BRICK.**

**Unloading Drops Off and Wholesale Movement Declines.**

OPERATING under the impression that the brick manufacturers up the Hudson will soon be shipping down a large quantity of brick to be held on speculation under cover for a possible winter rise in the brick market, the dealers did not come into the buying market this week very actively. The arrivals totaled only 21 barges and the sales 25, an unusually low record. Even unloading fell off, although the distribution was apparently wider because 161 boats reported as against only 117 last week.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 19, 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.		
Left over, Friday A. M., Nov. 13—2.		
	Arrived.	Sold.
Friday, Nov. 13.....	2	4
Saturday, Nov. 14.....	6	5
Monday, Nov. 16.....	8	5
Tuesday, Nov. 17.....	2	5
Wednesday, Nov. 18.....	2	5
Thursday, Nov. 19.....	1	1
Total.....	21	25

Reported en route, Friday, Nov. 20— Condition of market, weak. Prices: Hudsons, \$5 to \$5.25 (shaded); Raritans, \$5.25 to (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, to \$6.75 (yard). Nominal. Left over, Friday a. m., Nov. 20—16.

**HUDSON RIVER BRICK UNLOADED.**

(Current and last week compared.)			
Nov. 6 32*	846,000	Nov. 13 19*	591,500
Nov. 7 15	367,500	Nov. 14 24	443,500
Nov. 9 32	819,000	Nov. 16 27	440,500
Nov. 10 33	746,500	Nov. 17 30	895,500
Nov. 11 33	859,000	Nov. 18 37	995,000
Nov. 12 32	713,000	Nov. 19 24	219,500
Total.117	4,351,000	Total.161	3,585,500

\*Boats reporting.

1913.		
Left over, Friday A. M., Nov. 14—63.		
	Arrived.	Sold.
Friday, Nov. 14.....	9	3
Saturday, Nov. 15.....	0	1
Monday, Nov. 17.....	8	11
Tuesday, Nov. 18.....	2	2
Wednesday, Nov. 19.....	10	9
Thursday, Nov. 20.....	9	4
Total.....	38	30

Condition of market, stiffening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Nov. 21—71.

**OFFICIAL SUMMARY.**

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Nov. 19, 1914.....	1457
Total No. bargeloads sold Jan. 1 to Nov. 19, 1914.....	1462
Total No. bargeloads left over Nov. 20, 1914.....	16
Total No. bargeloads left over Jan. 1, 1913.....	113
Total No. bargeloads arrived, including left over, Jan. 1 to Nov. 20, 1913.....	1960
Total No. bargeloads sold Jan. 1 to Nov. 20, 1913.....	1889
Total No. bargeloads left over Nov. 21, 1913.....	71