

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, DECEMBER 5, 1914

## CITY PLANNING IN NEW YORK CITY

The City Controlling Its Own Destinies—A Recent Charter Amendment Has Placed the Movement Under Official Auspices

By GEORGE B. FORD\*

THE City of New York has officially recognized city planning. In fact, city planning work has become an integral part of the city government. A little over a year and a half ago, in March, 1913, Hon. George McAneny, then President of the Borough of Manhattan, took the first official step toward the recognition of city planning by the appointment of a commission of nineteen citizens to advise with the Board of Estimate and Apportionment on the regulation of the height, size and arrangement of buildings.

They presented suggestions for an ordinance limiting the maximum height of all buildings. This is now before the Board of Aldermen. Furthermore, they urgently recommended two amendments to the Charter of the City of New York. One of these charter amendments granted the Board of Estimate and Apportionment the power to district the city by different height and area regulations in different parts of the city, and the other amendment allowed them to district the city according to use of property. These amendments also provided that the Board of Estimate and Apportionment should appoint an advisory commission of citizens who would study the subject in detail, hold conferences and hearings, and report back to the Board of Estimate and Apportionment a plan for their consideration. These two amendments passed the Legislature at Albany and became a law in May, 1914.

### Inception of the Movement.

Meanwhile, when the new administration of New York came into power on January 1, 1914, Mr. McAneny, now President of the Board of Aldermen of New York, recommended that one of the standing committees of the Board of Estimate and Apportionment be a committee on the City Plan and that all larger matters which affected the map of the city, other than those relating to transit and port and terminal facilities, should be referred to this committee. It consists of Mr. McAneny, as chairman, and the five borough presidents as members.

Each of the five Borough Presidents has had since 1902 a topographical bureau in his own borough, and all matters of purely local improvement, or changes in the map of the borough, have been worked out and passed upon by the local bureau. Furthermore, the Board of Estimate and Apportionment has had since the consolidation of the city a Bureau of Improvements in charge of Nelson P. Lewis as chief engineer. He passes upon all the local improvements from the standpoint of the interest of the whole city and presents a plan for the distribution of the paying for the work. In addition, he has developed a broad plan of general thoroughfares for the whole city.

All of the above bureaus continue, but now all the more important improvements which are of more than local character are referred to the new committee on the City Plan. This committee has offices in the Municipal Building, where a staff is employed on its work with Robert H. Whitten, formerly librarian-statistician of the Public Service Commission, as secretary, and George B. Ford, secretary of the Heights of Buildings Commission of 1913, as its consultant.

Under the authority granted it by the charter amendments, the Board of Estimate and Apportionment appointed a commission called the Commission on Building Districts and Restrictions. This commission of sixteen members, of which Edward M. Bassett is the chairman, is the direct successor of the Heights of Buildings Commission of 1913, and its function is to continue the program of the former commission. An appropriation has been put at its disposal and when it has reached definite conclusions, it is to report back to the Committee on the City Plan of the Board of Estimate and Apportionment. Meanwhile the latter committee has placed at the disposal of the commission its staff and rooms and material in the Municipal Building.

### The New Advisory Commission.

The Committee on the City Plan has also appointed an advisory commission of twenty-four members, which is known as the Advisory Commission on City Planning. Charles D. Norton, who took a prominent part in the working up of the great plans for Chicago under the auspices of the Commercial Club there, is the chairman of this commission, and Frederic B. Pratt, of Brooklyn, who has been chairman for a number of years of the City Planning Committee of Brooklyn, is vice-chairman. The functions of this commission are to consider and report back to the Committee on City Plan on such matters as the latter committee may refer to them and also the commission is at liberty to consider and report upon such other city planning matters as it believes should be brought to the attention of the Committee on the City Plan. In other words, it is free to do creative city planning work.

As in the case of the Commission on Building Districts and Restrictions, the Committee on the City Plan has put its offices and staff at the disposal of the Advisory Commission on City Planning.

### Tendencies of City Growth.

Aside from the routine work, which is coming up constantly before the Committee on the City Plan of the Board of Estimate and Apportionment, the staff is devoting most of its attention to the collection and presentation in graphic form of fundamental data showing the tendencies of growth of the city. For example, they are taking the population data from the censuses of 1910, 1905, 1900 and 1895, in as small units as they exist, and are showing upon comparative maps by dots and otherwise the

distribution of population at these periods with a view to showing the tendencies of change and growth.

On a corresponding series of maps they are showing from data obtained from real estate and insurance atlases of the city at different periods the trend of distribution of buildings by different kinds of use and size throughout the city. Again they are showing the distribution of transit and transportation facilities at periods corresponding to those of the building and population data with a view to showing the effect of transit on the growth of the city.

Again, they are making complete time zone and fare zone maps of the city to show the effect of the distance and the time people have to travel and the fare they have to pay on the character of development in any given district.

Again, they are showing the distribution of property values throughout the city on a series of maps based upon the assessed valuation per foot of property and, in conjunction with this, they are showing the relative value of improvements as compared with value of land in different parts of the city.

They are also showing the distribution of factories of different kinds and the distribution of the working or day population of the city from data secured from the Department of Labor. They are also showing the distribution and intensity of use of the various waterfront and terminal facilities of the city, and the facilities for the transportation of goods.

Again they are showing on a series of maps the distribution of buildings throughout the city by height; the distribution by percentage of lot occupied, and the distribution by character of construction.

### Usefulness of the Data.

It is felt that the preparation of data such as the above is of the greatest use not only to the Commission on Building Districts and Restrictions and the Advisory Commission on City Planning, but to a number of the other departments of the city in connection with the extension of their systems or work, and also to all such citizens or citizen bodies as are brought into contact with problems which are dependent on a knowledge of the tendencies of growth of the city.

In closing, I wish to say a word about the character of the above three commissions. In each case the members of these commissions are men of recognized standing, leaders and authorities in their respective lines. The commissions were intentionally made large, partly so that there could be representatives upon them from each of the five boroughs of the city and partly so that all of the leading types of professions and business and points of view could be amply represented.

The appointment of these commissions has been justified, for, at almost no expense to itself, the city has been and is securing the best thought and time of a number of its leading citizens.

\*Consultant to the Committee on City Plan of the Board of Estimate.—Paper read at the annual meeting of the American Civic Association, at Washington, December 2.



## GRIEVOUS INJUSTICE TO NEW YORK CITY

In the Over-Assessment of City Properties by the Adjacent Counties—Activities of the Real Estate Bodies—A New Secretary

**D**URING the summer a sub-committee of the Staff of Experts of the Advisory Council of Real Estate Interests made a very complete investigation into the assessments imposed upon the city's aqueduct property in the counties of the State, outside of Greater New York. As a result of the work of this committee, the Advisory Council has concluded that it would be wise for taxpayers to endeavor to obtain through the Legislature a more equitable assessment upon such property. In order to be thoroughly advised upon this question, William P. Burr, a member of the Board of Counsel of the Advisory Council, and former Assistant Corporation Counsel of the city, has prepared a comprehensive brief relative thereto. Because of Mr. Burr's knowledge of taxation problems, and his wide experience in the office of the Corporation Counsel, it was considered that a brief prepared by him upon the legal aspects of this question, as well as his advice, would be the best that could be obtained in the city.

Apparently there is a very grievous injustice done to the city of New York by many of the up-State towns through which the aqueducts of the city pass, in assessing this aqueduct property at not only an extremely high rate, but also including within the assessment the value of the property on the surface, as well as dams, and also aqueducts and tunnels beneath the surface, in taking the actual cost of construction to the city as a basis for the assessment. The increased assessment due to this standard of valuation rises almost as high as thirty million dollars, and consequently makes a large item in the tax budget of the city.

There has been considerable legislation from 1840 to 1901 relating to exemption from taxation of property belonging to the City of New York, situated outside of the municipal limits, and used for the introduction and maintenance of a water supply. The general Tax Law of 1896 took away this exemption, which had theretofore existed by right of Common Law. In 1897 the Legislature restored to the city such exemption from taxation and in 1901 the Legislature withdrew the exemption from taxation, and left municipal property not within the city limits subject to assessment from taxation, exclusive only of the aqueducts. Consequently, it is evident that merely the land through which these aqueducts run is legally subject to taxation, and not the property upon it, or the aqueducts through it.

### High Tax Rates.

But within recent years it has even been the custom for many of the up-State towns to charge a very high tax rate on this city aqueduct property compared to the tax rates on similarly situated property belonging to their local taxpayers. For example, in the town of Southeast the assessment of the city aqueduct property was increased immediately after its acquisition by the City of New York from \$100 per acre to \$612 per acre, with a result that the City of New York owning in that town in 1910 but 16½ per cent. of the total area of the town (most of it acreage property lying outside of the thriving village of Brewster) paid, nevertheless, 45 per cent. of the taxation of the entire town.

In the town of Mt. Pleasant there is a plot of ground now included within the city's aqueduct property that is assessed at an average of \$500 an acre, but a year before the city acquired it

the rate was \$100 an acre. In the town of Cortland the average assessment per acre is approximately \$700, while the assessment against the City of New York is \$4,348. In the town of Gardiner the assessment was \$18.74 per acre, but after the City of New York took title to the property the assessment increased to \$275 per acre. In Phillipstown an assessment of \$68,803 was increased to \$303,203 after the city acquired the property. In the City of Yonkers the assessment increased from \$750,000 in 1913 to \$19,000,000 in 1914. The city owns 5 per cent of the land and pays 50 per cent of the taxes in the town of Kent. In the town of North Salem the city owns 10 per cent. of the land and pays 55 per cent. of the taxation. In the town of Olive parcels were assessed before the city acquired the property at \$1,500 and after the city acquired it at \$17,700.

### Co-operation Urged.

The United Real Estate Owners' Associations have been planning to effect some readjustment in the inequalities of assessment of the city property outside of Greater New York. The Advisory Council feels that it would be advisable for every association to re-enforce the work of the United Real Estate Owners' Associations in this respect. If amendments to the General Tax Law are obtained, as indicated in the report and brief of Mr. Burr, to the Council, the tax budgets of the City of New York and three hundred other municipal corporations will be vitally affected.

Such amendments will also eliminate the costly litigation which is pending in the courts with reference to a review of these inequalities and over-valuations of assessments of the lands of the City of New York in fifteen different tax districts. To-day one town finds its tax burden cut in two by its ability to raise the assessment on the dams and structures of the City of New York, while a neighboring town in which there are no structures, tries to achieve the same result by assessing the land of the City of New York at abnormal and ridiculous valuations, in comparison with adjacent and similar lands.

Thus, we have an unusual spectacle of municipal corporations, creatures of the State government, and controlled by the Legislature, engaged in bitter and costly litigation at the expense of the taxpayers of each community, all of whom are citizens and residents of this State, and each of whom is entitled to exact and equal justice at the hands of the Legislature. The question is simply this: Shall the villages and cities of the State which, by reason of the growth of population within their boundaries, are obliged to go into neighboring tax districts for a sufficient supply of water, be compelled to pay more than their just proportion of the tax burdens in such tax districts?

### The State Association.

The first smoker of the New York City members of the Real Estate Association of the State of New York was held at the Hotel Astor this week. About fifty members attended and brought with them friends who they thought would be interested in the work of the association. The meeting was of an informal character, and the members grouped themselves around small tables and enjoyed the tobacco provided by one of their thoughtful colleagues.

The meeting was opened with an al-

legorical skit in the form of a dialogue between a real estate broker and an investor who had wandered into the land of "Topsy-Turvy," otherwise known as the Real Estate World. This skit was read by its author, Arthur M. Bier.

The president, M. Morgenthau, Jr., made a report on the work of the association to date and said that he had adopted as his motto, "Deeds, not words." He said that there had been some misunderstanding as to the character of the State Association and its purposes, and that this had led to a certain amount of opposition on the part of certain local organizations, which he felt was entirely unjustified. He made it clear that there is no desire on the part of the Real Estate Association of the State of New York to encroach on the province of the local real estate boards, whether in New York City, Rochester, Albany, or elsewhere in the State. He said:

"We have such a vast amount of work to do of a state-wide character that it is getting almost impossible to do it all and do it right. On such matters as are primarily of local concern, such as matters of particular interest to this city, which, however, require action by the State Legislature, our association would very much prefer to have the local organizations take the initiative, and we merely lend our assistance when the matters come up for legislative action."

President Morgenthau stated that he had had two meetings with Mr. McGuire, president of the Real Estate Board of the City of New York, this week, and had made the position of the State Association clear to him. He said further that the stronger the State Association becomes, the better it will be for the Real Estate Board; and the stronger the Real Estate Board, the better it will be for the State Association. Each must, therefore, assist the other in its development. Mr. Morgenthau said that he had received assurances from Mr. McGuire that this met with his earnest approval.

The work of the association was explained by Mr. Morgenthau. He said he felt that the most important work to be done at the present time is along the line of devising additional sources of revenue, so as to relieve real estate of the tremendous burdens under which it is laboring. No active canvass for members in New York City had been made, but in spite of this the membership in New York City had grown since his election to the presidency last month from about twenty to nearly one hundred. He explained "if the work of the association is to be carried forward, a very large membership is absolutely necessary, especially as the dues are only \$5 per annum."

Other speakers were Clifford B. Harmon, Judson G. Wall, Tax Commissioner; Joseph M. Brody, of the firm of Brody, Adler and Koch, H. Fred Silleck, president of the Erie Basin Board of Trade, and State Senator J. F. Duhamel.

### New Secretary for the United Owners.

J. Bleecker Miller has accepted the position of executive secretary of the United Real Estate Owners' Associations, with headquarters at 170 Broadway. Mr. Miller is a member of the bar and is an authority on real estate titles. Years ago he was connected in a prominent way with one of the title companies. As secretary of the League to End Death Avenue he was prominent in the campaign for West Side terminal improvements.



## TWENTY-THIRD STREET ENTERS NEW ERA

Wholesale Houses Supplant Retail Dry Goods Concerns—Projected Market a Unique Operation, Which Should Attract New Line of Buyers

WITH the filing of plans this week another step was taken in the new market operation, to occupy the building for many years tenanted by Stern Brothers, prior to the removal to West 42d street. As announced last July in the Record and Guide, Starrett & Van Vleck, Fourth avenue and 17th street, were commissioned to prepare the designs, which call for an entire remodeling of the old structure, so as to make it practical for the sale of foodstuffs. The top floor will be glassed over and converted for the use of those selling plants and cut flowers. If the present scheme is carried out the floor will be occupied for restaurant purposes. A seating capacity of 2,500 has been provided for. The cost of the alteration is \$300,000.

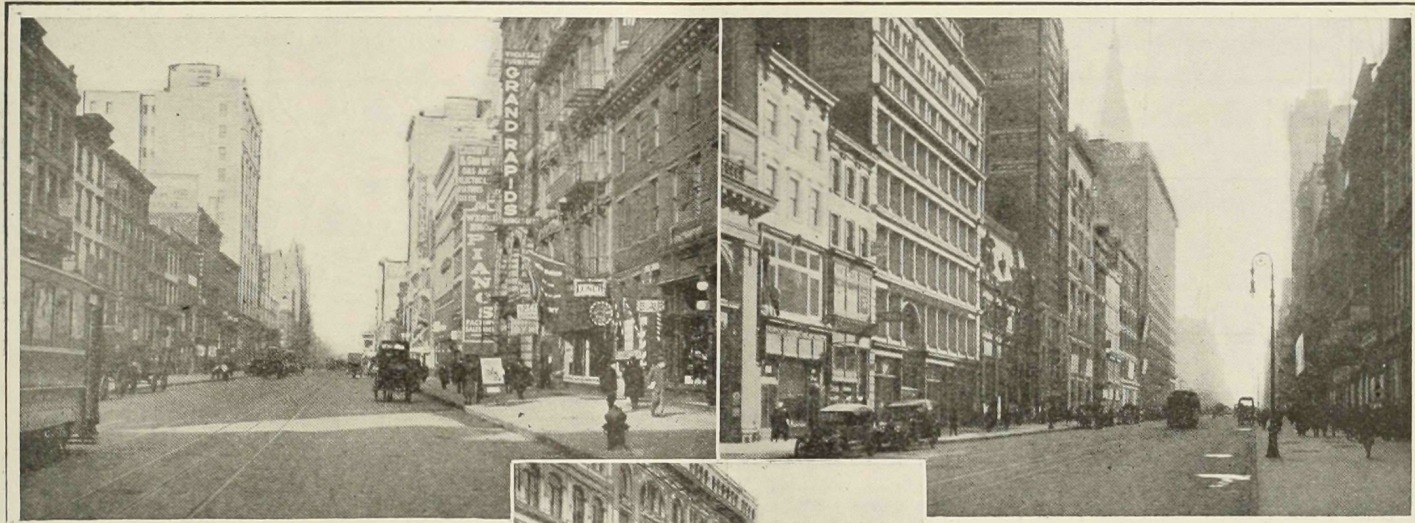
time. I feel that the project will be successful."

A. M. Cudner, real estate broker, summed up the situation when he said: "The exodus of several firms in one particular line of business has not taken away its value as a commercial center, and the time will come when there will be a turn. Best evidence of the fundamental strength of the district lies not only in recent important trade removals into the street, but also in the confidence which the local owners still retain. They refuse to acknowledge that present business conditions are anything but temporary and they are holding their property at what they consider good commercial values in both the selling and renting branches."

A notable phase in 23d street's new

building are located the Stewart Glass Company, the Irving Cut Glass Company and the Peters & Reed Pottery Company.

The Loeb & Schoenfeld Company, a prominent lace firm, now at 451 Broadway, has taken large space further west, at No. 31. S. Steinfeld & Company, jobbers and importers, also leased, several weeks ago, from the estate of William C. Schermerhorn, the store, basement and the first three lofts in 43 and 47 West 23d street, through to 24th street, formerly occupied by the furniture firm of George C. Flint Company. The lessees are now located at 600 Broadway and have been identified with the old wholesale district for over thirty years. At No. 49, in the new twelve-story loft building occupied by firms dealing in



WEST FROM SIXTH AVENUE.

"While Twenty-third street has lost its prestige as a retail dry goods centre," said Albert B. Ashforth last week, "still a new era has commenced which should bring this thoroughfare once again into its own. During the last year or so several important leases have been closed which assure the future of the section for many years to come. Large mercantile structures, which were occupied in their entirety by large merchants, have been sub-divided and are being taken by wholesalers. On the site of the old Stern Brothers' establishment a unique operation is about to be undertaken, which should have the tendency of drawing to the section an entirely new class of trade. I speak of the market project, already announced. Unless all present signs fail, work will be started in the near future and the altered structure ready for occupancy by May 1, 1915. At the present time a large number of leases have been signed and there is every indication of the success of the enterprise.

### Unique Floor Arrangement.

"The floor arrangement is unique and has been so laid out that the tenants will obtain the maximum amount of space for the minimum rental. Wide aisles have been provided and as many 'corners' laid out as practical. On the first floor it will be possible for one tenant to lease more than one booth space, should necessity warrant. On the second floor practically all the space has been so divided that each tenant has four frontages, or a small block square. The advantage of this is two-fold. (1) That a larger amount of display space has been provided, and (2) that more customers can be handled at a single



HOME OF NEW MARKET.

development, particularly between Fifth and Sixth avenues, is the tendency for the creation of a center of the glassware and crockery trades. The five-story building at No. 14, occupied for many years by the linen firm of James McCutcheon & Company, was leased last February for a term of fourteen years by the china and glassware firm of Lazarus & Rosenfeld, who moved from Murray street. The old Scribner Building, at 155 Fifth avenue, had already been taken over by L. D. Bloch & Company, in the same line of business. In 23d street, just west of Lazarus & Rosenfeld, are Bates & Ledden, pottery. On the same side of the street is the Colonial Cut Glass Company.

### Glass Concern's Lease.

On the opposite side, the entire building at No. 37 is taken up by cut glass and crockery firms, the store being occupied by the S. Herbert Cut Glass Company. Just east, at No. 23, another entire building has become tenanted by similar firms, with the exception of the store, which is used by the Tower Brothers Stationery Company. In this

LOOKING TOWARD FIFTH AVENUE.

ladies' wearing apparel, there is only one loft vacant. The store and two upper floors houses the furniture firm of Geiger & Braverman.

That section of 23d street which lies between Sixth and Seventh avenues has apparently not been affected as much as the section to the east. Both sides of the street are filled with a miscellaneous assortment of retail establishments typical of all New York's East to West thoroughfares with crosstown trolley lines. The buildings are in the main old-fashioned dwellings which have been remodeled into stores, with the upper floors utilized for loft and light manufacturing purposes. Furniture firms are conspicuous, among them being the Cowperthwaite's Furniture Company, Lennon Company, Manages Brothers and the L. W. Ott Manufacturing Company. Other firms on this block are Weser Brothers, pianos; the Basket Importing Company, and Cassidy & Son, manufacturers of lighting fixtures.

### Good Shipping Facilities.

One of the advantages of property in 23d street is that a large number of the holdings have frontages in 22d and 24th streets. This condition is specially favorable to the wholesale trade, as it affords splendid shipping facilities and relieves congestion. Another good feature is that the frontages are large and can be subdivided, should the occasion demand. There are also a large number of office buildings in the immediate neighborhood, such as the Fifth Avenue Building, the Flatiron Building and the Metropolitan Tower, which bring a vast army of people daily to the neighborhood. This in itself should create a demand and provide a purchasing power.



## PROBLEMS IN DEVELOPING TRACTS

### Relative Merits and Demerits of the "Checkerboard" and "Park" Plans Discussed—Architect Favors Latter Scheme

**P**ROBLEMS relative to the proper subdivision of suburban tracts into building sites are continually facing the developer and upon the proper solutions hang the success or failure of the undertakings. Roughly speaking, the methods of improvement are divided into two classes, called for convenience sake, the checker-board and serpentine or park systems. Of course the size of the property must be considered and in some instances it is possible to combine both arrangements, though this is rather an isolated case than the general rule.

John Theodore Hanemann, the architect, has prepared two sketches of a property measuring 1,000 by 1,000 feet, which explains the typical problems usually to be overcome by the developers. The small tract has been taken rather than a large one, as all the principles

and monotonous repetition is avoided, better results are accomplished.

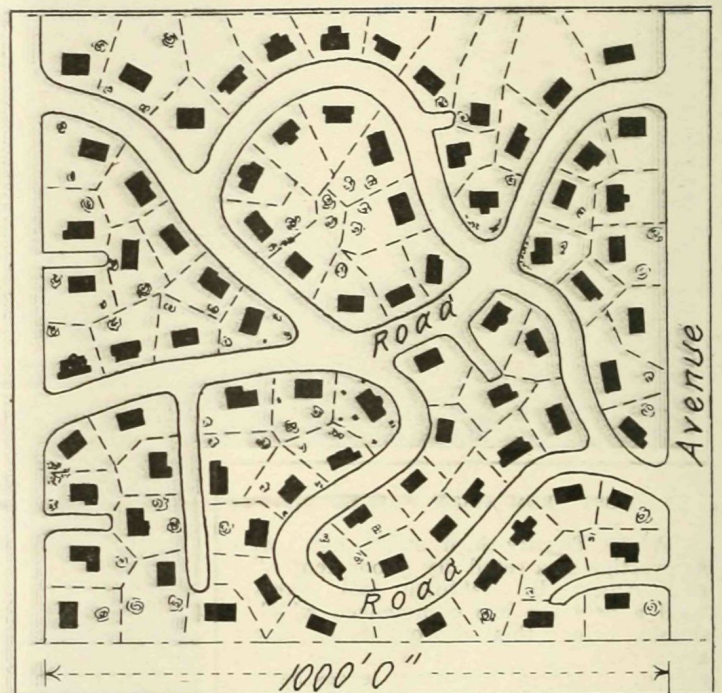
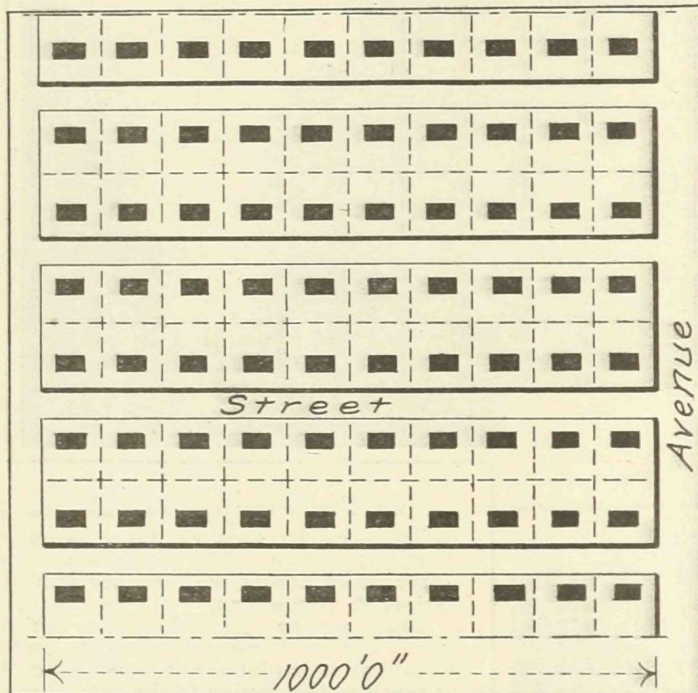
"In answer to the usual complaint that a serpentine development involves too much outlay of money I will attempt to settle the question, for the benefit of the future unplanned developments and the conservation of the rapidly disappearing scenic beauty along our suburban railways.

"Given a tract 1,000 by 1,000 feet, I have prepared two plans. In the checkerboard scheme lots 25 by 100 feet have been laid out, so that it may be seen how many lots can be disposed of. For the sake of argument, I have imposed the condition that no owner may build under a certain sum and also that no structure can be erected on a site less than 100 by 100 feet in size, for the desire is to keep the development at least semi-urban in character. Fifty-foot roadways have also been provided.

dividual effort. The increased expenditure necessitated by the longer line of sewers, seems to be the only disadvantage that the second scheme possesses. Much more could be said about the moral effect due to environment, etc., but the best results will be obtained by careful individual study—the question of dollars and cents and common sense. The two plans have equal restrictions and are drawn to the same scale, to facilitate comparison, the only dissimilarity being their respective treatment."

#### Conditions in the Suburbs.

Many observers of real estate conditions within the city declare that one of the most salient features of municipal growth is that the city is now rounding its growth instead of extending it lengthwise. Their consensus of opinion is borne out by the rapid growth of Queens



are involved. This tract has been laid out in both ways and the advantages and disadvantages shown.

"That any development is a modest undertaking financially," said Mr. Hanemann last week, "should not necessarily mean that everything must proclaim it so, by poorly designed and second-rate habitations. The eternal dividing of property into oblong lots, with avenues at right angles, stretching to infinity is unfortunate and short-sighted. Yet, in many sections of the suburbs, this is the rule rather than the exception.

"The chief cause for this in the development schemes scattered about, is the lack of proper expert opinion at the outset. Due to the fear that this consultation of expert opinion is prohibitive for their finances, the course adopted seems to be to design and lay out tracts without the aid of men trained for the purpose, or where conditions seem insurmountable to employ a young professional man of unestablished reputation. For the sake of what? Economy.

"It seems extremely difficult, almost impossible, to dispel the prevailing opinion that the 'checker-board' lay-out is the most economical for the small property development. Personally I hold a contrary opinion. I believe where a settlement is grouped in a picturesque manner, where all mechanical

Highways are laid out and eighty houses can be built, row upon row, rigid, uninteresting and extremely monotonous. This scheme will always be unsatisfactory from the aesthetic standpoint no matter how much money is invested in shade trees, concrete walks, gate posts and all the other 'fixings and findings.'

"On the other hand the same property can be made much more attractive. Winding roads gracefully leading to all corners are built and cottages are erected along the roadside to the best advantage. In the scheme eighty-five dwellings are possible, an increase of five over the 'checker-board' plan, which in itself is a consideration. Picturesqueness, privacy, character and individuality are assets which also must be considered.

"In the first plan 4,000 feet of roadway fifty feet wide must be built, while in the second, though there is some increase in the amount of roadways, still the cost can be equalized, as all the roads need not measure fifty feet wide. Sidewalks are not essential in the latter plan, which is an additional saving.

"The planting and landscape possibilities are distinctly in favor of the 'park' plan, because the individuality of each cottage adds materially to the appearance of the whole park. There is no endless repetition or killing of in-

borough, which six years ago hardly knew the presence of an apartment house or a two-family house; whereas now, there are hundreds of them built or in course of construction. Previous to the opening of the Queensboro bridge there was but fragmentary construction in Queens; here and there an improvement was made; but, now, the borough is rife with construction. The immense industrial establishments that have come into Long Island City, too, have augmented residence in the borough, as well as house building operations in order to meet the demand for living space.

Brooklyn is also a strong factor in the rounding process. Its suburban area is fast being abridged by urban living demands. The borough has grown in all directions. Its eastward boundary is so completely built up with homes that there is no structural line of demarcation between Brooklyn and Queens; and, when the extension of the Kings County elevated railroad is finished and in operation to Woodhaven, early next year, the southerly part of Queens will sink its structural identity with Brooklyn almost completely.

Since the subway routes through Queens and Brooklyn were determined upon, and the Queens trolley roads had their mileage extended, the perfect rounding of the city has been hastened.



## THE LATE JOHN G. WENDEL

Prominently Identified With Manhattan Realty—  
Had Unbounded Faith in Future of City

**J**OHN G. WENDEL, prominently identified with real estate in Manhattan and the Bronx, died last Monday at Santa Monica, Cal., at the age of eighty years. Mr. Wendel was a large holder of property on Broadway, and, when taken together with other parcels under his control, ranked among the foremost property owners on this thoroughfare. It has been estimated that his holdings aggregated about \$55,000,000.

Born in the residence of his father, John D. Wendel, in Maiden Lane, near William street, Mr. Wendel received his early education in private schools, and subsequently went to Columbia College, graduating from that institution in 1855. He also was a student at the University of Heidelberg and completed his education at Goettingen, Germany.

Following his return from Europe, Mr. Wendel went into the real estate business, and continued in this line until the time of his death. Following the rule established by his father and grandfather, Mr. Wendel never sold a piece of property, and continually added to his holdings as opportunity offered. Among the holdings in which he was interested was the block front on Broadway, between 38th and 39th streets, extending west to Seventh avenue. Half of the Broadway block front to the south was also under his control.

### Playground for Dog.

Mr. Wendel's country residence was at Irvington-on-Hudson, and his town house was at the northwest corner of Fifth avenue and 39th street. Adjoining the residence on the north is a plot 50 feet front, enclosed by a board fence, which prevents people from looking in. The lot, valued at almost \$1,000,000, was kept as a playground for his pet dog. The stock answer that Mr. Wendel gave realty brokers who desired to buy this plot was to the effect that while the breed of the dog was uncertain, still it was absolute that his playground never would be disposed of. Almost \$20,000 a year in taxes was paid to maintain this playground.

Mr. Wendel would not have a telephone either in his residence or at his office, at 175 Broadway. Sixteen or so safes line the walls of his office, and opposite the main entrance is a sign, "No Property for Sale." It was a standing joke among real estate brokers to send some new and uninitiated clerk to call on Mr. Wendel and offer large sums for his holdings. Mr. Wendel invariably took the jest good-naturedly and gave the young man some good advice about real estate in general and Manhattan in particular.

### Opposed to Concessions.

One of the things that Mr. Wendel was strongly opposed to was the free rent concessions, and all his leases were dated from the time of signature. Many interesting anecdotes are related in this connection. Friendship and fair dealing played a large part in his business transactions. In one instance he rented a store in Maiden Lane to a merchant who paid \$5,000 annually. When the lease expired, an offer was received for the same store, at \$10,000 a year. Mr. Wendel called upon the old tenant and asked him how his business affairs were progressing, and upon hearing that he was barely making a living the offer of \$10,000 was refused and the old lease renewed.

It was Mr. Wendel's boast that neither he, his father, nor his grandfather ever sold a piece of property voluntarily, and at the time of his death he was engaged

in litigation with the Hudson Terminal Company over condemnation proceedings, successfully begun, against the property at 40 Dey street, which he owned at one time, and which is now a portion of the Hudson Terminal Building.

When the company's officers asked his price, it is said that Mr. Wendel offered to dispose of the property providing that it was to be used for railroad purposes. When the condemnation commission awarded the property to the Terminal company, the matter was taken into court, Mr. Wendel contending that instead of it being used for railroad purposes it was occupied as part of an office building. He said recently that, if he could, he would take the matter to the Supreme Court of the United States. It is said that the award, \$75,000, is deposited in gold in a safe deposit box, Mr. Wendel refusing it when tendered.

The grandfather of Mr. Wendel, who bore the same name, and the first John Jacob Astor were young men together in New York City. The elder Mr. Wendel also was in the fur business, as was his son, father of the late Mr. Wendel. It is related that whenever Mr. Astor would buy a parcel the elder Mr. Wendel would acquire as much property as possible in the same locality. Both had faith in the future of the city, and this trust has been handed down in both families for several generations.

### Wendel Properties.

The following is a list of properties the owners of record of which are members of the Wendel family:

Georgianna G. R. Wendel, 27 Carmine st., 53 Spring st., 118 Sullivan st.; Georgianna G. R. Wendel, et al, 119 Mulberry st., 1393 Broadway, 133-9 West 38th st., 477 Sixth ave.;

John D. Wendel Estate, 235 Lafayette st., 39 Bedford st., 51-3 Beekman st., 51-7 Carmine st., 225 Grand st., 313 Grand st., 815-7 Greenwich st., 287-9 Hudson st., 213-7 Lewis st., 8-20 Little West 12th st., 8 Maiden Lane, 73-5 Maiden Lane, 61 Spring st., 298-300 Spring st., 37 Spruce st., 99 William st., 188 William st., 357 East 3d st., 352 and 6 West 11th st., 331-7 West 26th st., 136-50 West 38th st., 7 East 37th st., 529-31 West 50th st., 60-4 Ave. D, 79-87 Ave. D, 78 Ave. D, 703-5 Broadway, 711 Broadway, 1625 Broadway, 513-19 Seventh Ave., 1-7 Ninth Ave.; John G. Wendel, 562 Seventh ave., 49-51 Ann st., 45 Bond st., 235 Centre st., 83 Division st., 147 Fulton st., 93 Grand st., 158-62 Grand st., 405-7 Grand st., 144 Hester st., 55 Maiden Lane, 378 Pearl st., 77-9 Tompkins st., 379 West 63d st., 101-3 West 47th st., 211-13 West 50th st., 136-44 West 39th st., 87-9 William st., 223-7 West 50th st., 218-32 West 51st st., 1385-91 Broadway, 1401-9 Broadway, 246 West Broadway, 344-8 West Broadway, 386 Columbus ave., 182 Third ave., 529-35 Seventh ave., 560-2 Seventh ave., 13 Essex st., 3-5 Bleecker st., 1 Bleecker st., 322-4 Bowery;

Josephine J. S. Wendel, 81 Division st., 15 Essex st., 38-40 Grand st., 69 Washington st., 322 East 3d st., 141-51 West 38th st., 47 West 63d st., 783 Lexington ave., 327 West Broadway; Mary E. A. Wendel, 435 Grand st., 67 Washington st., 324 East 3d st., 59 Spring st., 203 East 37th st., 329 West Broadway, 784 Lexington ave.;

Mary E. A. Wendel, et al, 95 Grand st., 442-4 Fifth ave.; Mary E. A. Wendel, et al, trustee, 561-63 Third ave., 567 Third ave., 77-79½ Maiden Lane, 31-3 Mercer st., 70 West 51st st., 1395 Broadway, 457-61 West Broadway, 17 Avenue D;

Philip Wendel, 359 East 3d st.; Rebecca A. D. Wendel, 127 Division st., 138 East Broadway, 26-8 Thompson st., 489 West st., 1-3 East 3d st., 1900-6 Broadway, 785 Lexington ave. and 584-6 Eighth ave.

## NEW "MOVIES" IN UPPER BROADWAY



Gaetan Ajello, Architect.

**A**S time goes on, more and more moving picture theaters are erected and leased, and, judging from the attendance, it would seem that the projects are profitable. Among the latest of these structures is the "Claremont," occupying the block front in the east side of Broadway, between 134th and 135th streets. The building extends 199.11 feet on the avenue and 90 feet in each of the streets. The theater proper will seat 1,500 people, occupying 52x165 feet. It has just been leased to the Wallington Amusement Company, for ten years, at an annual rental of \$30,000. The dance hall, on the second floor, including the

roof garden, and store, in 135th street, has been leased to Ira Lester Wood, for ten years, at an aggregate rental of about \$130,000. Gaetan Ajello, the architect, has provided a facade of the Italian Renaissance type, of limestone and white enamel brick. The building is absolutely fireproof, and should prove one of the safest structures of its type in the city. The land is owned by the Riverside Drive Realty Company. A. C. & H. M. Hall, and is held free and clear. It has been leased, for twenty-one years, to the Wayside Realty Company, which has a renewal privilege for a similar period. Slawson & Hobbs are the agents for the property.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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Civil service employees accustomed to make educational tours to Europe every summer have imported many ideas that appealed to them and which have proved more or less expensive to New York City taxpayers. But the great and predominant idea in the civil service of foreign cities, namely, economy, they have not attempted to transplant.

The daily papers are beginning to take cognizance of the great economic movement among the taxpayers for relief from the consequences of misgovernment in the past and over-regulation in the present. The Sun says the city is trying to do too much. The Mail declares the government is over-manned. The Telegram observes that the people are naving an awful lot of money to legislators to make trick laws.

Everybody knows the real cause of the financial difficulties of the corporation of New York City. The government is over-manned. There are too many departments, commissions and committees; too many clerks, statisticians, inspectors, managers and foremen; and most of them receiving inordinate wages. That there are too many is apparent to every citizen visiting a municipal building. Many have hard work to keep busy. But there is one good thing in their favor: they are courteous and patient with the inquiring public.

Commenting on a remark by Cyrus C. Miller, of New York, that the United States is on the eve of the greatest real estate movement in its history, the Detroit Free Press says: "It is certain as any proposition can be that farm lands must steadily enhance in value, and perhaps within a decade the owner of 160 acres of tillable soil will be considered an enviable man." If we get our marketing conditions in the cities changed as they should be, it will have a very good effect on farm values. We wish the outlook were as good for New York City property.

### Unemployment in New York City.

Although indications still point to a steady and general business improvement, the immediate effect of its improvement is not so widespread and considerable as could be wished. The improvement depends chiefly on three factors. In the first place, the financial system of the country has recovered its balance, capital has resumed its normal process of accumulation and of being invested, and by the middle of the winter the wastes of the war will not prevent money from being obtainable for all legitimate business purposes.

In the second place, certain branches of manufacturing have been enormously stimulated by the foreign demand, and as the war continues the volume and exigencies of this demand will be likely to increase.

Finally, American food products are being sold and will continue to be sold in large quantities, and at high prices. All of these sources of increasing business will eventually react favorably upon general trade conditions; but up to date they have not had time to do so. As a consequence of the war many particular industries which depended on foreign markets or foreign materials have been very much injured. Other industries have felt severely the effects of a diminution of demand, due to a prevailing disposition to economize.

For these and other reasons a great many people have been thrown out of employment, and the unemployed from all over the East have tended to drift to New York. The situation in this city is extremely serious. The charitable societies have an enormously increased number of cases with which to deal, while at the same time their resources have been curtailed.

Let us hope that it will not be an unusually severe and rigorous winter. The suffering will be great in any event, but intense cold will largely increase it. The emergency is one which calls for the exhibition of self-denial and an active desire to help others on the part of those who have the money to do so. Landlords who can afford to carry deserving tenants should avoid the alternative of eviction, except as a last resort. Families who are turned out on the streets just at the beginning of the winter are in a peculiarly pitiable and desperate condition. Everybody should contribute to relief funds according to his means; and if his means are small, he should keep the money for his own countrymen rather than for the Belgians.

Finally, good citizens should not become panic-stricken in case the unemployment leads to anti-social agitation and even to disorder. The people who are suffering from want of employment will have a real grievance. They are thrown out of work, because of no fault of their own, and the State has neglected to adopt any sufficient measures which might distribute over a larger area the burden of loss and deprivation. The negligence of the State is no sufficient reason for anti-social agitation, but the existence of a real grievance should make good citizens look with tolerance upon any orderly expression of discontent. As long as such expressions are not stifled, they do little harm and may do some good, but if they are repressed they merely encourage agitators to adopt more violent tactics. Fortunately, the present Mayor of the city and the head of its Police Department can be depended upon to treat this dangerous question with a proper mixture of toleration, good nature and firmness.

### Cheapening the Food Supply.

Several years ago the person who predicted that 23d street would soon become the home of the largest private market in the city would have been considered crazy. This most improbable event is, however, coming to pass, and everybody who appreciates the importance of the arrangement of a better and cheaper food supply for Manhattan will watch the success of the experiment

with keen interest. What is being started is a big co-operative provision store, which should be able both to obtain its supplies at a smaller cost, handle them with a less amount of waste, and deliver them promptly and economically. It would have been difficult to secure a much more central location without the investment of a considerable larger sum of money. This aspect of the matter must have been carefully considered by the managers of the enterprise, and they must have figured out a practical method of attracting customers by supplying a better service at the same or a smaller cost than the local dealer could. It is very much to be hoped that such is the case.

Every successful attempt to cheapen the food supply of New York adds just so much to the industrial efficiency of the city and serves to check the rising tide of discontent at the increasing cost of living. In the end the city will have to create a system of municipal markets, situated in the vicinity of railway terminals which bring the producer of food more directly in touch with the consumer. The success of the new East Side markets shadows what can be done on a vastly larger scale as soon as better sites are secured and a more efficient method of collection and distribution devised. But market sites which are convenient for the producers are not equally convenient for the consumers. A producer's market is naturally situated somewhere on the margin of the city, so that it will be accessible by rail, steamboat or trucks. The buyer of provisions often prefers to pay somewhat more for his purchases in case he can make them at some convenient location.

Doubtless the originators of the 23d street market are counting on a motive of this kind. It will have to compete with the small local dealers in residential sections, on the one hand, and with the public markets on the other. The small local dealers have the advantage of being very accessible, but they are also very high in price. The public markets are cheap, but they are inaccessible for the majority of people and it is not easy to secure prompt and cheap delivery. The provision market in 23d street will probably have to charge more than the public markets and less than the local dealers, but it should have an enormous variety and an attractive display of its products, and it should be able to deliver with unusual efficiency. If it succeeds, it should have the same effect on the local dealers as the opening of the public markets have had. It should force them to meet the competition with cheaper prices.

### On New Sources of Revenue.

President Morgenthau of the Real Estate Association of the State of New York has received from a lady who did important work for the City Economy League during Mr. Chesebrough's presidency, a letter containing among other matters suggestions as to other sources of taxation than real estate, from which the Record and Guide has permission to quote:

"As for other sources of taxation than realty, the most obvious and the one that has been proven thoroughly effective in many States is by a tax on merchandise. Throughout the South and West merchandise is taxed at the same rate and proportion as realty, regardless of debts, just as realty is taxed regardless of mortgages. Under the personal tax in New York, merchandise is supposed to be taxed, but as debts are offset results are negligible. It is as obviously fair to tax merchants for the privilege of doing business in New York and obtaining the splendid advantages of terminal facilities, subways, etc., that brings the world to their doors, as it is to tax realty for city improvements. And if the tax were placed on the whole stock it would be fair, as merchants do business with this stock in advance of payment, thereby giving them the same advantage the realty owner has through mortgages.

"Some of the objections to taxing merchandise are that the consumer will



have to pay, thereby increasing the cost of living. But the tax on realty works the same way, by raising rents and thereby increasing the cost of commodities. Another objection is that the merchant pays rent, but so does the realty owner, mechanic, professional man, etc. Then the merchant is an expense to the city in police and fire protection and wear and tear of city streets through delivery wagons, and he pays the city nothing in return. According to statistics the combined profits of the merchants of New York State during a normal year amounts to between three and four billions of dollars, not one cent of which goes towards local taxation. Special legislation has guarded certain interests that come under the personal tax. But merchandise is as tangible and visible as real estate and should pay its proportionate share for benefits derived.

"It would need an act of the Legislature to change the law taxing merchandise in full and properly enforcing it, but it would need legislative action to introduce any of the reforms suggested in order to raise revenue from other sources than real estate. For instance, the repeal of the 'Secured Debts Law' sounds splendid, but if you study it closely, there is every possibility that should this be done, an annual tax would be imposed on mortgages, as it would be hard to differentiate and know where to draw the line. Then the standardization and equalization of taxation throughout the State would require legislative action. A tax on occupation is being considered, which would also have to be legislated. This latter suggestion would, I believe, be experimental, whereas the tax on merchandise has been rigidly enforced for many years throughout the South and West with excellent results. Instead of working in the dark on such a tax it would be an easy matter to find out from the tax commissioner of Denver and Galveston or other Western cities how the tax is applied in those cities. It is an absolutely just tax. And if the people of other cities pay for the privileges of doing business why should not the merchants of New York, who have wonderful advantages found nowhere else, do the same?"

"RACHEL ELLISON."

### Why Not Untax Farm Buildings as Well as City Buildings?

Editor of the RECORD AND GUIDE:

It is claimed by the advocates of the proposed Single Tax law that the untaxing of improvements will be an inducement to owners to improve their property. In other words, if an owner of vacant property knows that if he makes an improvement on it, no tax will be levied on the improvement, but a tax will be levied on the value of the land alone, it will furnish him with an incentive to improve his vacant property.

This is a specious argument, for the reason that there is always an incentive, without any law, to improve vacant property, providing the contemplated improvement will pay when made. There can never be an incentive to improve vacant property, where the property will not pay after the improvement has been made.

To illustrate: Let us assume that one owns some vacant land in one of the streets of the Borough of Manhattan, where the locality is changing from a residential into a business section. Let us assume that the erection of a private residence on this property would not pay, because it could not be rented after it was erected. Would anyone think of erecting a private residence on the property in question, knowing that it could not be rented after it was erected, and knowing that his property would thereby sustain a very great loss in value? Unquestionably, he would not.

Nor would he erect a suitable business structure on the property until the time became ripe for it.

As soon as the time became ripe for the erection of a suitable business structure, which, when erected, would pay the owner handsomely on his investment, he would erect this structure, regardless of whether there was any law untaxing improvements or not. He

would do this, because the very object of owning vacant land is to sell it to someone who will improve it. Land itself is of no value. It cannot be eaten or carried around with one. The rents, issues and profits arising from the land are what the owner desires to obtain.

No man buys land with the intention of just holding it. He buys it either to sell it at a profit to someone who can utilize it and obtain profits out of it, or to improve it himself. Therefore, the incentive to improve vacant land always exists when the owner can see that he can make a profit out of it, by erecting a suitable improvement.

The untaxing of this improvement would not alter the case one iota.

No owner of vacant property desires to hold the property for any great length of time in its unproductive state, and to pay out taxes, and to lose the interest on his investment, as well as the carrying charges and the interest on these outlays. No human being is fond of holding the bag. The inducement or incentive to improve all vacant land exists as soon as one can see a profitable investment from the improvement.

This proposed law, if extended to its logical conclusion, as it must be, will be seen to be absurd, for the reason that if it applies only to improvements in cities, it should also apply to improvements in the country.

The planting and raising of forests, for the purpose of obtaining timber, the labor and expense of agriculture in planting and raising vegetables and farm produce, are as much improvements on country property, as the erection of buildings from which profits may be obtained is on city property. Why, then, should not the value of the growing timber on forest lands, which timber was planted, cared for and raised at the expense, and through the labor of the owner, be untaxed, as well as an improvement on a city lot?

Why should not all vegetables planted by the hand of man, for the purpose of improving agricultural property, be untaxed? Is not this timber and these vegetables, regarded in law as being real estate, and improvements to the land on which they are grown?

Could a constitutional law be passed which would untax one kind of improvements on real estate and not untax another kind, both kinds of improvements being part of the real estate?

If permanent improvements on land are regarded as real estate, why should one part of an owner's real estate be exempted from the payment of a tax, and the other part be subjected to the tax? If these permanent improvements be regarded as personal property, for the purpose of argument, why should this part of an owner's personal property be exempted from the payment of a tax, when all of his other personal property (with certain exceptions, based on reason, such as secured debts) be subjected to a tax?

Above all, a tax should be uniform. Uniformity in taxation is equity. The property of one man should not be taxed either more or less than identically similar property of another man. To untax the improvements on real estate would be to levy no tax on part of an owner's real estate (assuming these improvements to be real estate) and to levy the same tax on another part of a man's property; also, real estate. No valid reason has yet been advanced for such an arbitrary discrimination.

E. A. ALEXANDER.

165 Broadway.

### Why the City Has a \$200,000,000 Budget.

Henry Bruère contributes an article to the December Bulletin of the Real Estate Board, giving reasons for New York City's \$200,000,000 budget. The principal reason stated is that New York is a city of five million, developing necessary public improvements to serve a vast territory; that it is constructing the largest water system and the largest municipal transportation system that have ever been built in the world; and that it wants the best of everything, and this costs money. Furthermore, the annual budget does not represent merely

the running expenses of the city, it represents as well each year's part payment on costly public improvements which have been bought on the installment plan.

The reader will get the idea early that the author's attitude is more defensive than critical. Mr. Bruère's point of view has changed since he wrote his series of articles on city expenditures in the Record and Guide. It will not be possible to make a material reduction in the city debt, with its enormous annual interest charge, for ten or fifteen years, he plainly says. But there are possible economies, and to some of the least known of these he alludes. When the Gary system is in full operation in the public schools, it may be possible to cut a million or two from the budget. Under the Gary system, school buildings are made to render a larger service; the hours during which they are in use are extended, and space heretofore little used in assembly-rooms, libraries, playgrounds and shops is utilized to the full for purposes of instruction. But Mr. Bruère agrees that it will never be possible to hold school expenditures down to a thoroughly efficient basis until it is somebody's business to give a continuous attention to the business side of spending \$40,000,000 annually for education.

Mandatory legislation has cost the City of New York during the last few years a great deal of money. The largest item was the increase in teachers' salaries. The erection of the new county of the Bronx, for which Mr. Bruère can see no justification, cost the city \$600,000. An effort should be made during the coming winter, Mr. Bruère advises, to obtain from the Legislature home rule powers for the City of New York that will be as unequivocal and as broad as the home rule powers granted the second and third class cities. The City of New York should be privileged to prepare its own charter. Concerted action by taxpaying and civic bodies urging their distinction during the coming session should bring about home rule for the City of New York by 1915; failing this, the next constitution, if taxpayers are vigilant and active, should bring this relief.

Mr. Bruère points out that never before has anything resembling the present effort of the city to bring about economy been put forth. In 1915 the administrative budget of the city, exclusive of education, will be \$1,604,000 less than for 1914 for the departments under the jurisdiction of the Mayor; \$33,000 less for the combined Borough President's offices; and \$14,000 less for the Department of Finance under the Comptroller.

The year 1916 may see still further reductions in the budgets of these departments. To bring them about, however, it will be necessary to continue salary standardization of department methods, to eliminate present waste in supply purchases, all of which are recognized and are being effected, and to check for the time being postponable expansions in government service. In this program taxpayers can be of best help and mighty influence, in the City Chamberlain's opinion, if they will take the pains to acquaint themselves with any outline inaugurated and will support sincere effort to make these plans effective. No amount of personal invective, no general opposition to city social activities, will effect the retrenchment that the taxpayers' organizations demand. The city must continue to care for the sick, it must operate its hospitals, it must care for its poor. It must complete its subway construction and waterworks extension. It must have schools. From his experience of 8 years in the Bureau of Municipal Research, and nearly a year in the city government, Mr. Bruère says that the best plan which taxpayers as such can produce for themselves is the support of some such agency as the bureau to co-operate continuously and effectively with officials with their coats off and their sleeves rolled up, in the work of pulling government out of the morass of inefficiency up to the efficient levels achieved by the finest and cleanest American business enterprise.



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## REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits  
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### SIXTH AVENUE EXTENSION.

#### Taken Under Advisement by the City Plan Committee.

A hearing was held on Friday afternoon by the Committee on City Plan of the Board of Estimate and Apportionment at City Hall, on a petition for the extension of Sixth avenue southerly to Varick street (or Seventh avenue extended). Two principal plans are under consideration. The first contemplates extending Sixth avenue through Carmine street to the junction of Carmine with the new Seventh avenue, which would be accomplished by widening Carmine street. There would be an elbow at the intersection of Sixth avenue and Carmine, and another at the intersection of Carmine with (new) Seventh avenue. Estimates of cost exceed one million dollars.

The other principal plan provides for cutting a straight course in a southerly direction through all the blocks now intervening between the present terminus of Sixth avenue to Varick street (Seventh avenue extended) coming out at the intersection of Broome street. The estimated cost runs into the millions. The Central Mercantile Association, an organization of West Side merchants, favors this route, which would affect about two hundred real estate parcels. Many short and irregular blocks would be created by following this line.

The matter was referred to the City Plan Committee by the Board of Estimate last June, and hearings were appointed and postponed at different times until July 9, when it was postponed indefinitely.

At yesterday's hearing, J. E. Kean, representing the Central Mercantile Association, stated that while the organization was interested in the project, it did not consider this an opportune time. It would be preferable, he said, to either entirely dismiss the proposition or lay it over indefinitely.

A representative of Trinity Corporation expressed the same sentiment.

In opposition C. C. Hickok stated that through a canvass which he had made, he had learned that 90 per cent. of the affected owners were in favor of the improvement and no good could be accomplished by withholding action further.

Mr. McAneny, for the committee, said that they would hold the matter under advisement and consider it in executive session. The same action was taken with reference to the proposed opening of the southerly end of Crotona Parkway in the Bronx.

### QUEENS AND BRONX.

#### Where They Have Transportation Interests in Common—The Connecting Railroad.

The next regular meeting of the Chamber of Commerce of the Borough of Queens might almost be termed a "Bronx Meeting," for both Douglas Mathewson, President of the Borough of the Bronx, and Hon. Robert C. Wood, the new Public Service Commissioner, who resides in the Bronx, will be the guests of the Chamber on Wednesday afternoon, December 9th, and speak in regard to important improvements that will be of benefit to both boroughs.

The most pretentious railroad project that is now under way in New York City will give direct railroad connections between Queens and the Bronx. This is the New York Connecting Railroad, which will connect the New York, New Haven and Hartford R. R. system in the Bronx with the Pennsylvania-Long Isl-

and R. R. system in Queens. The massive bridge across Hell Gate, with its approaches, is over three miles long, and will cost approximately \$25,000,000 to complete. This work is scheduled to be completed in July, 1916. The concrete archways ranging in height from 50 to 100 feet are finished, and the steel is now being placed on them. The massive abutments for the bridge are all completed, and the big steel arch, 140 feet above the East River, is now being started. This railroad will be a very important factor in the industrial growth of both Brooklyn and Queens.

The Dual Subway System will also give rapid transit connections between the two boroughs for a 5-cent fare on both the subway and elevated lines of the Interboro Rapid Transit Co. Travel between the two boroughs as a result will be made very convenient, and bring the residents of same in closer touch.

An important improvement of interest to both boroughs is the ferry service that has been established between College Point in Queens, and Classon Point in the Bronx. The Twin City Ferry Co. operates during the Summer months a ferry service between these points, and many employees of the large industrial plants in College Point go back and forth to their homes in the Bronx by this ferry, this being a shorter route than taking trolley cars into Long Island City, crossing the Queensboro bridge, and then traveling many miles northward to the Bronx. The ferry, however, stops operation during the winter months, as there is but very little auto service to help make it profitable. The Queens Chamber of Commerce believes that the city should make some annual payment to keep this ferry in operation throughout the entire year, just as the city pays an annual deficit for the operation of ferries between Manhattan and Staten Island.

### Title Company's Calendar.

Following its usual custom, the Title Guarantee & Trust Company has distributed a calendar containing many features designed to appeal to the real estate broker, owner and others interested in realty. Red letter days are indicated on the calendar—those days which are of importance, for the property owner, to keep in mind. On the face of the calendar is a picture representing the embarkation of the Princess Amelia on August 16, 1647, an ill-fated ship. The subject was chosen because it was possible to group so many of the pioneer investors in Manhattan real estate. On the back of the calendar is a complete story of the incident, and subsequent events. The picture is reproduced from the painting by John Ward Dunsmore, owned by the Title Guarantee & Trust Company.

### New Station Project.

Because of the active real estate movement at Baldwin, L. I., for several years past and a consequent building movement and increase in the number of commuters, the Long Island Railroad has prepared plans for a new station building at that place, composed of brick and stone, and surrounded with a concrete promenade. The crossing for passengers will be through a subway so as to eliminate accidents to passengers, while vehicles will pass under a viaduct carrying the tracks over the highway. The present station at Baldwin has long outlived its usefulness.

Running through the place is the large water main of the Brooklyn waterworks which extends from Queens to the Suf-



folk County line. Three blocks of the land under which this water course extends will be transformed into a public park, from Milburn avenue to Grand avenue.

Within the last two years seventy-five detached dwellings have been built at Baldwin Harbor alone; and plans are in course of completion for the building of seventy-five more suburban homes. An unusual feature of the new houses will be the installation of salt water for bathing.

Baldwin Harbor comprises both sides of Milburn Creek which is being deepened and straightened to Merrick road—while Parsonage Creek also penetrates the property. More than ten miles of streets and parkways are built through the property, while a bathing beach affords aquatic sports for residents.

#### W. R. Messenger a Delegate.

Governor Glynn recently appointed W. R. Messenger, of New York City, a delegate to represent the State of New York at the National Rivers and Harbors Congress to be held in Washington, December 9 to 11. Mr. Messenger was also appointed a delegate to represent the Atlantic Deeper Waterways Association.

—There are 7,202 vacant parcels in Manhattan, 34,337 in the Bronx, 50,381 in Brooklyn, 82,065 in Queens, and 19,092 in Richmond.

#### PRIVATE REALTY SALES.

Last Tuesday the first part of the Federal War Tax for raising additional revenue, was levied. Every deed now recorded has to be stamped to the equivalent of fifty cents for every \$500 equity in the property to be conveyed. There was a considerable increase in the number of documents recorded at the register's office on last Monday, the day before the new law went into effect, 103 transfers having been filed in Manhattan and 46 in the Bronx. A number of the deeds were dated back several years, and included documents drawn in 1905, 1908, 1911, 1912 and one in 1901.

Among the properties conveyed during the week was the four-story dwelling at 16 East 69th street, by Alice G. Vanderbilt to Cettie G. Shepherd, and the five-story dwelling at 1071 Fifth avenue, by the Charter Realty Company to Herbert T. Parsons.

The largest transaction of the week was an exchange aggregating about \$2,500,000, and involving the twelve-story apartment house at the northeast corner of Broadway and 81st street, and the Law Building, at 259 Fifth avenue, and a loft building at 35 West 31st street. An interesting lease was consummated during the week in the Herald Square section. A firm of jewelers leased a small store, 16x65, at the southwest corner of Broadway and 37th street, for \$8,000 a year, or about \$7.50 a square foot.

The total number of sales reported and not recorded in Manhattan this week was 16 as against 8 last week and 18 a year ago.

The number of sales south of 59th street was 8, as compared with 3 last week and 6 a year ago.

The sales north of 59th street aggregated 8, as compared with 5 last week and 12 a year ago.

The total number of conveyances in Manhattan was 262 as against 100 last week, 21 having stated considerations totaling \$2,220,000. Mortgages recorded this week number 95, involving \$5,577,319, as against 49 last week, totaling \$753,292.

From the Bronx 8 sales at private contract were recorded, as again 7 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,323,385, compared with \$585,917 last week, making a total since Jan. 1 of \$39,336,542. The figures for the corresponding week last year were \$715,001 and the total from Jan. 1, 1913, to Dec. 6, 1913, was \$47,290,887.

#### \$2,500,000 Exchange.

Tucker, Speyers & Company have sold for the Brogan Building Company, which is controlled by Klein & Jackson, to William Flinn, the Pittsburgh, Pa., capitalist, the twelve-story apartment house, with stores, at the northeast corner of Broadway and 81st street, fronting 102.2 feet on Broadway and 182.7 feet in 81st street. Mr. Flinn gives in part payment the Law Building at 259 Fifth avenue, a five-story commercial building on a plot 49.4x100, and the Standard Building at 35 to 37 West 31st street, and eleven-story mercantile structure on plot 33.4x98.9. The apartment house was erected by the sellers from plans by Gaetan Ajello at an estimated cost of about \$1,000,000. There is a court on the 81st street side and a large entrance hall decorated with tapestry panels and Caen stone. An impressive archway leads into a reception room. The apartments are arranged in suites of 4, 5, 6, and 7 rooms and one, two and three baths. The transaction involves about \$2,500,000 and is the largest deal since the outbreak of the war. Title passed to all the parcels on Monday.

#### Private Sale of Auction Offering.

M. Morgenthau, Jr., Company, and Joseph P. Day, sold at private contract for the estate of Wolf Kronethal, Hugh C. Murray, trustee, the elevator apartment house at the southwest corner of Madison avenue and 91st street, a seven-story building, with two stores, on plot 100.8x66.8. The property was advertised to be sold at auction by Joseph P. Day on Tuesday. The reported buyer is Angelo A. Cole. The property is located in the block where Andrew Carnegie's mansion occupies the Fifth avenue block frontage.

#### Greenwich Village Deal.

J. Irving Walsh sold for Josephine A. Budke the northeast corner of West and Perry streets, known as 417, 418 and 419 West street, and 173 Perry street, three three-story buildings and a two-story frame house, having a frontage of 73 feet in West street and 86.3 feet in Perry street, to the St. John's Park Realty Company, of James H. Cruikshank and W. Douglas Kilpatrick. In exchange the company gave 315 to 323 West 69th street, three six-story new law houses, each on plot 41.6x100.5. Messrs. Cruikshank and Kilpatrick acquired the houses last July from the Greenwich Savings Bank.

#### Loft Building in Trade.

W. Emlen Roosevelt and others have bought from the Rexton Realty Co., through William B. May & Company, the modern seven-story loft building at 110 West 17th street. In part payment the buyers gave the property at 131 Maiden lane, which, until quite recently had been in the Newgass family since 1894.

#### Sale near Longacre Square.

J. B. English and S. Albert sold for George Bickelhouse the five-story loft building on plot 50x100.5 at 243-245 West 47th street, to Ambrose Hill who gave in part payment the four-story dwelling, 52 West 37th street, on lot 21.6x98.9.

#### Manhattan—South of 59th St.

THOMPSON ST.—Amos F. Eno sold, through E. H. Ludlow & Co., the 5-sty building, 101-103 Thompson st, on plot 50x100. It is reported that the buyer will erect a 6-sty model tenement.

28TH ST.—William H. Archibald sold the 5-sty flat, 319 West 28th st, on lot 20x98.9. Herman F. Bauer is the owner of record. Last month Mary A. O'Garry acquired from Catherine B. Cleary the adjoining house at 321.

44TH ST.—Martin P. Lodge bought from the estate of Lawrence Hughes, the vacant lot, 25x100, at 530 West 44th st. The buyer owns the adjoining three parcels at 532 to 536, and now controls 100 feet frontage near the middle of the block.

#### Manhattan—North of 59th St.

68TH ST.—Rev. Nathan A. Seagle, as executor of the estate of Anna J. Dode, sold the 4-sty dwelling, 61 West 68th st, on lot 18x100.5, to Dr. Shirley E. Sprague.

78TH ST.—F. R. Wood, W. H. Dolson Co. sold for Mrs. Blanche P. Flanagan, 221 West 78th st, a 3-sty dwelling, on lot 20x102.2, to Susan Daly.

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521-523 West 23d Street, New York  
Telephone 8020 Chelsea**106TH ST.**—Selvin Realty Co., Sigmund Levine, president, has purchased from Morris Williamson 314 East 106th st, a 6-sty tenement, on plot 37.6x100.11.**122D ST.**—Mrs May Knowles is reported to have sold the 6-sty apartment house at 502 West 122d st, on plot 50x95.11.**144TH ST.**—Perkins Realty Co. of New Jersey sold 104-106 West 144th st, two 6-sty apartment houses, on plot 75x99.11, to J. B. Smith of Montclair, who gave in part payment 150 lots on West End av, Newark.**184TH ST.**—Ennis & Sinnott have bought through McDowell & McMahon from the Aldus Construction Co. the 5-sty apartment house, 649 West 184th st, on plot 50x100.**COLUMBUS AV.**—The estate of R. O. Iver is reported to have sold 629 Columbus av, a 5-sty flat on plot 25.8x75.**Bronx.****BONNER PL.**—Kurz & Uren, Inc., sold for the Thomas D. Malcolm Construction Co., 7 Bonner pl, a 4-sty apartment house, on plot 33.4x75.**160TH ST.**—Dr. O. Weissman sold 419-421 East 160th st, 3 and 4-family dwellings, on plot 47.6x100, to Emil Deschwander.**FULTON AV.**—John W. Cornish Construction Co. sold through John F. Fetzler the 6-sty apartment house now nearing completion on the east side of Fulton av, 206 ft. north of 169th st, on plot 50x205. The building will be finished about Dec. 15.**JEROME AV.**—B. H. Weisker has sold for the Hartford Realty Co., to Henry U. Singhi, the southeast corner of Jerome av and 183d st, 68 ft. on Jerome av and 100 ft. in 183d st. The southerly lot of the plot has a depth of 195 ft., and runs through to Walton av. This is a station corner for the Lexington av subway and the 6th and 9th av elevated railroads. Mr. Singhi will improve with a tax-payer.**RIVERDALE AV.**—M. Hannigan is reported to have sold the 3-sty dwelling, on lot 25x100, on the west side of Riverdale av, between 259th and 260th sts.**ST. ANN'S AV.**—John S. Fetzler has sold for C. Goll to Harry Silber 479 St. Ann's av, a 5-sty flat, on lot 25x100.**SOUTHERN BOULEVARD.**—The Ebling Co., Louis M. Ebling, president, has purchased from the Winnie Realty and Construction Co. the 4-sty apartment, on plot 37.5x100, at the northeast corner of Southern Boulevard and Timany st.**VYSE AV.**—The Mott Av Realty Co., Hyman Barnett president, purchased a plot 50x125 ft. on the west side of Vyse av, 94 ft. north of 180th st. Recently the same company acquired from the Arc Realty Co. six lots on the adjoining corner of 180th st. Three apartment houses will be erected on the combined site, which has a frontage of 144 ft. on the av and 150 ft. in the st.**Brooklyn.****HAMBURG AV.**—Frank Jewell has sold for Hugh McKenzie 159 Hamburg av, a 3-sty store building, on lot 25x100.**PUTNAM AV.**—Bauer & Stier, builders, sold seven 6-family houses at 1701, 1711, 1715, 1717, 1719, 1721 and 1725 Putnam av to Helena Bruderle, Fred Meyer, Charles Wegenthal, Charles and Fred Hulmuth, Henry E. Grein, Gustave Markert and Rosa Efinger respectively.**12TH AV.**—Frank A. Seaver & Co. sold for Henry Finch the plot 120x100 at the northwest corner of 12th av and 79th st.**13TH AV.**—Frank A. Seaver & Co. sold for E. R. Norwood the 1-family cottage, 7710 13th av.**Queens.****BAYSIDE.**—John D. Runeke has purchased a plot 100x100, at the northeast corner of 4th st and Lamartine av, adjoining his residence.**LONG ISLAND CITY.**—The Long Island City Lodge, Fraternal Order of Eagles, has bought 50x100 on the east side of Steinway av, 100 ft. south of Wilson av, as a site for a 3-sty club house.**ROSEDALE.**—New York Suburban Land Co. sold 60x100 on President st to C. H. Yates; 40x100 on Union av to D. C. Potter; and 60x100 on Park av to J. F. Curly.**Rural and Suburban.****GARWOOD, N. J.**—New York Suburban Land Co. sold 60x100 on Pine av to E. Pritchard; 40x100 on Hemlock av to John Greene, and 20x100 on Willow av to R. A. Linden.**HARTSDALE, N. Y.**—Fish & Marvin have sold a portion of the Dickel property to Otto Meyer, adjoining his holdings.**IRVINGTON-ON-HUDSON, N. Y.**—Nichols & Hobbie have sold for the heirs of the Worthington estate property the southerly cottage and several parcels on Broadway to Dr. O'Neill. The property was sold subject to a lease expiring next May.**MANHASSET, L. I.**—L'Ecluse, Washburn & Co. sold to Dr. L. A. Van Kleeck about an acre on the south side of the North Hempstead turnpike; also a plot of the same size adjoining to James M. Gehrig.**MONTCLAIR, N. J.**—T. J. Hughes bought from the estate of Susan Geddes, for about \$35,000, the residence in Christopher st.**VALLEY STREAM, L. I., ETC.**—The Windsor Land and Improvement Co. sold to Martin Mulaney the plot 64x110x60x125 at Franklin av, Corona av and St Marks pl; at Rockville Centre to M. T. Regan 60x100 on Columbus av; at Hempstead to Matthew Durand, Herman Olsen, M. O'Rourke and Andrew Vincent each 40x100 on Homan boulevard.**WHITE PLAINS, N. Y.**—Fish & Marvin sold a plot on Lester Hill to William H. Whitall, a New York architect.**YONKERS, N. Y.**—Through the Westchester Land Exchange Caleb Hyatt bought 6 building lots in Block 19 at Nepperhan Heights; William Jackson bought 2 lots; Henry Brown 2 lots on Fairview av, and Maurice Fitzgibbon 2 on Morningside rd.**Nearby Cities.****JERSEY CITY, N. J.**—The Jersey City Lodge of Elks has sold the old De Mott homestead, on plot 75x192, at the southeast corner of Bergen av and Bergen sq, to the United States Theatre Co. of Hoboken. A theatre with a seating capacity of 1,800 will be erected.**NEWARK, N. J.**—Louis Schlesinger, Inc., sold for Mrs. Mary E. Jenkinson, the 3-sty residence, 57 Avon av; also sold for the Clinton Realty & Improvement Co., 24 lots in Demarest and Hobson sts, between Hawthorne and Nye avs, to George J. Edwards, who gave in exchange, four 1-family dwellings, 86-92 Broad st. Mr. Edwards was represented by Charles W. Beardsley.**LEASES.****Bronx Apartment Houses Leased.**

Joseph Schenck leased through Leo. M. Mosauer, from George F. Johnson, twenty-one apartment houses in the vicinity of the Prospect avenue subway station, at an aggregate rental of about \$350,000. The properties include 871, 879, 883, 913 and 917 Longwood avenue; the northwest corner of Longwood avenue and Hewitt place; the northeast corner of Longwood avenue and Hewitt place; the northwest corner of Dawson street and Longwood avenue, and 814-862 Hewitt place, inclusive. The properties were later subleased for the same term of five years to Cohen &amp; Klionsky.

**Printer in \$100,000 Lease.**

Lipshitz Press, of 49 Lafayette street, has leased through M. &amp; L. Hess, Inc., and Charles F. Noyes Company, from the Hallenbeck-Hungerford Realty Company, a floor in the seventeen-story structure now in course of construction at 80 Lafayette street, which has been constructed to meet the requirement of the printing and allied trades. The Lipshitz Press will occupy about 20,000 square feet and will pay an aggregate rental of about \$100,000.

**Victoria Building Tenant.**

Strawbridge &amp; Clothier, dry goods merchants of Philadelphia, have leased through Daniel Birdsall &amp; Company a space in the Victoria Building, at Broadway and 27th street, built on the site of the old Victoria Hotel, where they will establish a branch. The selection of this part of the city, not only by this firm, but by a number of others in the same business, seems to indicate that it will be the location for the wholesale trade of the city.

**New Broadway Dance Hall.**

Slawson &amp; Hobbs leased for the Salle de Danse to Ira L. Wood the dance hall and roof garden occupying the second floor of the Claremont Theatre Building, on Broadway between 134th and 135th streets, for ten years. The same tenant has also taken the store on the first floor, and the store and basement which will be connected with the dance hall by a staircase. The aggregate rental will be about \$130,000.

**Antique Furniture Firm Moves.**

N. Brigham Hall &amp; William D. Bloodgood, Inc., and Elwood O. Roessle, leased for Mrs. Josephine H. Coggeshall, of London, England, the five-story building at 1 East 40th street to the Antique Furniture Exchange. The lessees are now located at Nos. 6-8 East 40th street, which will shortly be demolished for the new establishment of Arnold, Contable and Company.

**Broadway Store Lease.**

Nelson, Lee &amp; Green and Corn &amp; Co. leased for Sarnoff Brothers, the store they formerly occupied in the Regal Building, at the northwest corner of Broadway and 37th street, to Misl &amp; Warshaw, jewelers, at an annual rental of about \$8,000. The store adjoins the entrance to the building, the corner being occupied by the Regal Shoe Company.



**Manhattan.**

BARNETT & CO. leased the dwelling at 64 East 124th st to L. Hendke.

DANIEL BIRDSALL & CO. leased for the Alan Realty Co. the store, basement and 1st loft at 134 to 142 West 37th st to Morris, Mann & Reilly, of Chicago, fancy and notion goods, at an aggregate rental of about \$150,000. This completes the renting of the building.

C. C. BOHN leased to Dr. G. E. Marshall, of 100 West 46th st, one-half of the 2d floor and the 3d floor in 829 6th av.

THE BRETT & GOODE CO. leased the east-erly store in 416 West 33d st for Albert B. Ashforth, representing the Liggett Drug Co., to the Munro & Harford Co., printers, of 416 West 33d st.

CARSTEIN & LINNEKIN, INC., leased at 37 West 17th st the 6th loft to I. W. Marmelstein, of 44 West 11th st; and in conjunction with Spear & Co., the 4th loft to Weinstein Bros.; in 85 East 10th st, the 5th loft to the Uneda Art Embroidery Co., of 414 Broadway; in 1161 to 1115 Broadway offices to Louis Haber and Samuel Meyers; in 221 4th av to the Beck Engraving Co. and H. A. Caesar & Co.

CARSTEIN & LINNEKIN, INC., leased offices in 347 5th av to David J. Campbell and Thomas E. Smith; in 1161 to 1175 Broadway offices to S. & M. Shapiro and E. A. Schwerdtfeger & Co.; in 229 4th av space to the Harris Bros. Corporation; apartments in 100 West 121st st to Max Kaplan; in 21 West 8th st to Miss Eleanor Wood; in 12 West 12th st to Harford T. Marshall and Marion Powys.

CROSS & BROWN CO. leased to Kleine & Nussbaum the 4th and 5th floors in 11-13 West Houston st; to Jenny Johnston, milliner, the 4th floor in 12-14 West 37th st, and space on the 7th floor to Leon J. Schiller.

CROSS & BROWN CO. leased the store in 1765 Broadway to Hopkins & Rutland; the 3d floor in 242 West 41st st to S. Rozarik, of 15 East 8th st, and for Stephen S. Johnston, as agent, the 2d floor in 14 and 16 Wooster st to Wallace Novelty Co., of 18 East 41st st, and for Tucker, Speyers & Co., as agent the westerly half of the 10th floor in 28 and 30 West 38th st, to the Paris Importing & Manufacturing Co.

WILLIAM CRUIKSHANK'S SONS leased offices in 112 Front st to Philip D. Clark.

THE DELAFIELD ESTATE leased 604 West 114th st to Miss Mary Heinsohn.

DOUGLAS L. ELLIMAN & CO. have leased apartments furnished for the season, in 850 4th av for Mrs. H. V. C. Homans to Daniel E. Seybel; in 122 East 82d st, furnished, for E. H. Wands to Col. Henry L. Harris; in 103 East 86th st to David Kass; in 26 East 49th st to Edgar B. von Glatz, and in 128 East 57th st to John Heath.

DOUGLAS L. ELLIMAN & CO. leased the house portion of 216 Madison av for the Billings estate to Dr. Henry M. Silver.

DUFF & BROWN CO. leased for Geo. D. Sherman to the T. J. Murray Van Co. the 3-sty loft buildings at 411 and 413 West 150th st, and for William Hobson to James Cossman the store in 1723 Amsterdam av.

DUFF & CONGER leased for Mrs. Alice D. Conger to Frederick Henry the 3-sty dwelling at 411 East 84th st.

THE DUROSS CO. leased the building at 203 West 16th st to Louise Porter.

THE DUROSS CO. leased the 1st loft in 106-108 6th av to A. Hollander for 3 years.

J. ARTHUR FISCHER leased for the Hygrade Wine Co. the basement store in 663 6th av to A. Connor, and the 4-sty building at 204 West 40th st to E. Bergeur for a restaurant.

JULIUS FRIEND, EDWARD M. LEWIS CO., leased for 32d-33d Street Corporation, a floor in 2 to 16 West 33d st, and 5, 7 and 15 West 32d st, to Adler & Ast, of 13 East 22d st.

JULIUS FRIEND, EDWARD M. LEWIS CO. leased for the Antler Realty Co. the 8th floor in 51-61 West 38th st to John Trinner, of 39 West 38th st; for Francis Siebel, store and basement in 158 Wooster st to Liebowitz Wool Stock Co.; for B. Crystal & Son, 8th floor in 143-145 West 17th st to Jacob Sonn; for B. Jaffin & Co., 8th floor in 145-149 West 30th st to Seader Bros., of 129 West 22d st; for the 32d-33d Street Corporation, space on the 12th floor in 2-16 West 33d st, and 5, 7 and 15 West 32d st to Edwin Potosky, of 31 West 26th st; and space on the 12th floor to the Hartman Trunk Co.; for Cuneo & Fogliasso, 2d floor in 80 University pl to Public Dress & Waist Co.; store in 350 6th av to S. Miller & Sons, of 127 West 26th st, and in conjunction with Bastine & Co., part of the 8th floor in 15 and 17 West 26th st to the Jonas Wolff Co.

HECKSCHER & DE SAULLES rented for the Barney estate an apartment in 777 Madison av, to H. I. Judson; and in conjunction with Albert B. Ashforth, an apartment in 124 West 55th st to Frederick Herreshoff.

SETON HENRY & DOUGLAS GIBBONS and WORTHINGTON WHITEHOUSE leased the Todd dwelling, furnished, at 23 East 73d st, for the winter to Charles E. F. McCann.

M. & L. HESS, INC., leased the 9th loft in 147 and 149 West 25th st to L. Rubin & Co., of 130 West 37th st; the 2d loft in 36 East 22d st, to Shavelson & Jacobson; the front part of the 11th loft in 143 and 145 West 20th st, to Heller & Co., of 35 East 12th st.

JULIA BEVERLEY HIGGINS leased for Reginald Fincke his house at 21 East 81st st to William Sloane.

C. F. W. JOHANNING leased for A. Silverstone to Ferd. Elingshausen the store in 2098 8th av for 5 years; for A. King to Moritz Herz the store in 2072 8th av for 5 years; for Louis S. Brush to the Central Shoe Repairing Co the building at 2134 8th av; for Mary T. Casey to Mrs. Dempsey the store in 2083 8th av, and sub-

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**GEORGE J. HEALEY & CO., Inc.**  
1482 Broadway New York

leased for Washington Market Co., A. Andre & Co., to M. Engel the southwest corner of 8th av and 114th st.

**JAMES KYLE & SONS** leased apartments in 128 to 130 East 51st st to J. M. Richmond, C. J. Gallagher, W. J. Stanley, Anna Kay, Nancy Butler, Adaline De Selding and Richard Copley and the building at 147 East 40th st. It will be converted into an automobile school and garage.

**EDGAR A. MANNING** leased to I. Epstein, millinery, the 1st loft in 57 West 38th st, and the 3d floor in 365 Lexington av to Mrs. Alfred de Villers.

**SAMUEL H. MARTIN** leased apartments in 16 West 65th st to George Robinson; in 20 West 65th st to Theodore Bain; in 14 West 64th st to Lillian McGregor; in 33 West 65th st to Miguel Beressa and John Johns; in 9 West 64th st to Francis Frineser; in 33 Columbus av to J. J. Barry, and in 105 West 77th st to Hamlin & Van Volse.

**WILLIAM B. MAY & CO.** leased for Mrs. F. H. Markoe, 15 East 49th st to Helena Rubenstein, of London, where she will open a branch of her London and Paris establishments also leased apartments in 60 West 58th st to J. D. Trenholm and Mrs. C. M. Fox.

**J. HERBERT MORGANSTERN** and **SOL. STERN** leased for Arthur Tooth & Sons, of London, England, the store, basement and rear of 1st loft in 537 5th av to Florette, of 453 5th av, millinery.

**THE NEHRING CO.** leased for the Stratford Avon Co. the store in 1274 St. Nicholas av.

**PEASE & ELLIMAN** rented, furnished, for Philip Lehman, as attorney for Mrs. Isidor Wormser, Jr., to George V. Coe, the 4-sty dwelling at 26 West 54th st; furnished, to Colonel Frederick Newbold Lawrence for Bayard Tuckerman the 4-sty house at 118 East 37th st; apartments for the E. A. L. Construction Co., in its new house at 72d st and Lexington av, to Mrs. Isabel Valle Austen and to Mrs. Jessie V. Ewing; and furnished, for J. F. B. Mitchell in 20 Washington sq to John P. Munn.

**PEASE & ELLIMAN** leased, furnished, for Mrs. W. Adams to Mrs. Warren S. Crane the 4-sty dwelling at 114 East 30th st; apartments for the Jekyll-Walker Corporation in 829 Park av to Mrs. Grace G. McCarrroll; in 130 West 57th st for John Mead Howells of Howells & Stokes, architects, to Louis V. Ledoux; furnished, for Potter & Brother, in the Wyoming, at 7th av and 55th st, to John C. Haxton; for Mrs. K. R. Welch in 330 West 95th st to a Mrs. Mola, and 40 East 62d st to W. R. Farquhar.

**PEASE & ELLIMAN** rented for the Aeolian Co. offices in 29-33 West 42d st to Dr. F. N. Davenport; furnished apartments in 24 West 59th st for F. H. Fayant to Mrs. Mary K. Miller; furnished for Mrs. James T. Leavitt in the "Knickerbocker," at 5th av and 28th st, to Mrs. Jean L. Milholland; and in 200 West 58th st to Miss Suzanne Carpenter; and the 4-sty garage 532 West 30th st for Mrs. M. E. Ham-mill to W. T. Fenety.

**PEASE & ELLIMAN** rented apartments for H. Seaton Frank in 222 Riverside dr to William Newell; for W. H. Fain in 340 West 86th st to Mrs. F. B. Sheffield; in 829 Park av for the Jekyll-Walker Corporation to Lowry Gillette, and for Mrs. K. R. Welch in 330 West 95th st to a Mrs. Mola.

**PEASE & ELLIMAN** rented the 12th floor apartment, furnished, in 540 Park av, for William J. Matheson to James A. McCrea; also apartments in 830 Park av to Cecil Lyon; in 465 Central Park West to J. B. Crockett; in 116 West 59th st to Arthur H. Betts, and for the E. A. L. Construction Co. one in the new house at Lexington av and 72d st to Mrs. Mary A. Benedict.

**PEPE & BRO.** leased for Cleveland Moffett, space in 43 West 9th st, recently altered, to the following tenants: Allen Dunn, William J. Scott, Lucy E. Gilbert, M. C. Parr and Miss Stranton, 4th floor rear.

**PEPE & BRO.** leased for Cleveland Moffett 43 West 9th st to C. Heflin, the 4-sty building that has recently been altered into studio apartments.

**L. J. PHILLIPS & CO.** leased the dwelling at 522 West 149th st for the Union Real Estate Co. to C. M. Barrows.

**PORTER & CO.** leased for John H. Van Tine to Slemmer J. Peterson the store in 121 West 125th st.

**LEWIS B. PRESTON, INC.**, leased to Ess-Arr Knitting Mills space on the 8th floor in 377 Broadway.

**DOUGLAS ROBINSON, CHARLES S. BROWN CO.** and Harris & Vaughan rented for the Goelet Realty Co. the store and basement at 8 East 47th st to Miss A. V. Stevenson, interior decorator.

**WALTER SHERWOOD** leased the store in 52 Broadway to the H. C. Dann Corporation and for Charles B. Van Valen as agent the store in 50 John st to Thomas & Eron, Inc., for 10 years.

**WILLIAM A. WHITE & SONS** rented the store and basement in the 10-sty building owned by John Armstrong Chanler at 298 Broadway, to the United Cigar Stores Co. A new store front will be installed and the premises occupied by the cigar stores company.

**WORTHINGTON WHITEHOUSE** rented for the estate of Warner Van Norden the 5-sty dwelling at 8 East 62d st for the winter, furnished, to Edwin A. Macpherson.

## Brooklyn.

**T. A. BAFFA & CO.** leased space to the Greater New York Metal Bed Co. in the factory building at 661 to 667 Norman av; to the John J. Beyerle Co. in the new building being erected by the Gretch Co. at the corner of South Fifth and Berry sts; to the Realty Paper Co. a loft at the corner of Kent av. and Rodney st. and to the F. & T. Transportation Co. a plot in Rutledge st, near Wythe av.

**THE BULKLEY & HORTON CO.** leased 316 Greene av, a 3-sty dwelling to Phoebe Mulready.

**CHARLES E. RICKERSON** leased 49 Montgomery pl, a 3-sty dwelling, and 22 Sterling pl, a 2-sty dwelling to Oscar Wentzel.

## Suburban.

**HUGHES & WHITBY** leased at Montclair, N. J., the house at 75 Elm st to Mrs. Margaret Fitzpatrick for Mrs. Ruth Tiemann; and to Frank S. Harold the dwelling at 92 Midland av.

**NICHOLAS & HOBBIE** leased for the Abram Hyatt estate house and 3 acres at Ossining-on-the-Hudson to George E. Roberts of Washington, O. C.

**BURKE STONE** rented for Carl H. Kreig his country place, The Pines, on Desmond and De-Witt avs, Bronxville, to Myron Holmes.

## 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. 27 to Dec. 3	Nov. 28 to Dec. 4
Total No.	262	170
Assessed value	\$24,430,300	\$12,617,600
No. with consideration	21	15
Consideration	\$2,105,182	\$630,950
Assessed value	\$2,220,000	\$676,000

	1914	1913
	Jan. 1 to Dec. 3	Jan. 1 to Dec. 4
Total No.	6,655	7,181
Assessed value	\$447,547,857	\$451,070,961
No. with consideration	715	959
Consideration	\$31,106,197	\$38,931,349
Assessed value	\$33,239,721	\$42,190,862

#### Mortgages.

	1914	1913
	Nov. 27 to Dec. 3	Nov. 28 to Dec. 4
Total No.	95	88
Amount	\$5,577,319	\$2,222,877
To Banks & Ins. Cos.	12	24
Amount	\$3,167,500	\$585,000
No. at 6%	45	38
Amount	\$2,663,272	\$570,950
No. at 5½%	3	4
Amount	\$812,000	\$67,000
No. at 5%	19	25
Amount	\$689,500	\$749,350
No. at 4½%	7	—
Amount	\$452,747	—
No. at 4%	—	1
Amount	—	\$225,000
Unusual rates	—	—
Amount	—	—
Interest not given	21	20
Amount	\$959,800	\$610,577

	1914	1913
	Jan. 1 to Dec. 3	Jan. 1 to Dec. 4
Total No.	3,746	4,528
Amount	\$113,610,576	\$156,750,603
To Banks & Ins. Cos.	811	1,041
Amount	\$51,722,824	\$90,839,099

#### Mortgage Extensions.

	1914	1913
	Nov. 27 to Dec. 3	Nov. 28 to Dec. 4
Total No.	57	24
Amount	\$7,153,500	\$1,009,500
To Banks & Ins. Cos.	29	3
Amount	\$6,338,500	\$325,000

	1914	1913
	Jan. 1 to Dec. 3	Jan. 1 to Dec. 4
Total No.	1,843	1,751
Amount	\$105,965,730	\$78,322,418
To Banks & Ins. Cos.	671	572
Amount	\$68,551,310	\$47,980,550

#### Building Permits.

	1914	1913
	Nov. 28 to Dec. 4	Nov. 29 to Dec. 5
New buildings	5	5
Cost	\$134,000	\$960,000
Alterations	\$203,468	\$143,173

	1914	1913
	Nov. 27 to Dec. 3	Nov. 28 to Dec. 4
Total No.	140	277
No. with consideration	23	11
Consideration	\$310,225	\$100,575

	1914	1913
	Jan. 1 to Dec. 3	Jan. 1 to Dec. 4
Total No.	5,739	7,096
No. with consideration	523	689
Consideration	\$6,175,937	\$6,020,319

#### Mortgages.

	1914	1913
	Nov. 27 to Dec. 3	Nov. 28 to Dec. 4
Total No.	65	215
Amount	\$487,656	\$891,730
To Banks & Ins. Cos.	3	9
Amount	\$54,000	\$161,000
No. at 6%	28	35
Amount	\$210,150	\$132,962
No. at 5½%	4	9
Amount	\$84,000	\$64,450
No. at 5%	12	153
Amount	\$118,000	\$604,437
Unusual rates	2	1
Amount	\$2,000	\$1,856
Interest not given	19	17
Amount	\$72,906	\$88,025



	Jan. 1 to Dec. 3	Jan. 1 to Dec. 4
Total No.....	3,473	5,267
Amount.....	\$29,602,871	\$37,134,163
To Banks & Ins. Cos....	319	347
Amount.....	\$5,926,951	\$6,239,641

Mortgage Extensions.

	Nov. 27 to Dec. 3	Nov. 28 to Dec. 4
Total No.....	13	13
Amount.....	\$141,360	\$266,000
To Banks & Ins. Co.....	1	1
Amount.....	\$4,500	\$6,000

	Jan. 1 to Dec. 3	Jan. 1 to Dec. 4
Total No.....	642	569
Amount.....	\$12,526,110	\$12,367,060
To Banks & Ins. Cos....	122	110
Amount.....	\$3,465,150	\$3,111,150

Building Permits.

	1914	1913
	Nov. 27 to Dec. 3	Nov. 28 to Dec. 4
New buildings.....	8	9
Cost.....	\$21,600	\$207,875
Alterations.....	\$1,700	\$5,000

	Jan. 1 to Dec. 3	Jan. 1 to Dec. 4
New buildings.....	685	778
Cost.....	\$16,020,882	\$19,191,216
Alterations.....	\$988,025	\$1,193,618

BROOKLYN.

Conveyances.

	1914	1913
	Nov. 25 to Dec. 2	Nov. 26 to Dec. 3
Total No.....	691	520
No. with consideration..	36	56
Consideration.....	\$444,487	\$248,258

	Jan. 1 to Dec. 2	Jan. 1 to Dec. 3
Total No.....	21,562	21,995
No. with consideration..	2,153	2,096
Consideration.....	\$13,103,143	\$12,265,993

Mortgages.

	1914	1913
	Nov. 25 to Dec. 2	Nov. 26 to Dec. 3
Total No.....	400	332
Amount.....	\$1,499,777	\$1,409,585
To Banks & Ins. Cos....	41	83
Amount.....	\$194,300	\$683,300
No. at 6%.....	238	177
Amount.....	\$610,145	\$481,574
No. at 5 1/2%.....	85	80
Amount.....	\$612,950	\$432,780
No. at 5%.....	45	60
Amount.....	\$161,415	\$431,100
Unusual rates.....	3	2
Amount.....	\$2,187	\$23,400
Interest not given.....	29	13
Amount.....	\$113,080	\$40,731

	Jan. 1 to Dec. 2	Jan. 1 to Dec. 3
Total No.....	15,370	15,811
Amount.....	\$63,692,107	\$62,589,060
To Banks & Ins. Cos....	2,818	3,386
Amount.....	\$22,352,539	\$22,895,306

Building Permits.

	1914	1913
	Nov. 25 to Dec. 3	Nov. 28 to Dec. 4
New buildings.....	49	64
Cost.....	\$474,175	\$857,000
Alterations.....	\$71,959	\$74,137

	Jan. 1 to Dec. 3	Jan. 1 to Dec. 4
New buildings.....	4,123	3,414
Cost.....	\$36,208,106	\$28,299,149
Alterations.....	\$2,687,960	\$3,379,656

QUEENS.

Building Permits.

	1914	1913
	Nov. 25 to Dec. 3	Nov. 28 to Dec. 4
New buildings.....	54	109
Cost.....	\$179,550	\$328,402
Alterations.....	\$22,845	\$16,810

	Jan. 1 to Dec. 3	Jan. 1 to Dec. 4
New buildings.....	42,12	4,094
Cost.....	\$18,068,646	\$14,652,270
Alterations.....	\$1,134,151	\$1,228,969

RICHMOND.

Building Permits.

	1914	1913
	Nov. 25 to Dec. 3	Nov. 26 to Dec. 3
New buildings.....	15	14
Cost.....	\$26,805	\$29,275
Alterations.....	\$2,085	\$5,435

	Jan. 1 to Dec. 24	Jan. 1 to Dec. 3
New Buildings.....	\$1,017	885
Cost.....	\$1,675,174	\$2,061,689
Alterations.....	\$245,046	\$288,578

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:

STEPHEN UPSON.—85 Chambers st and 67 Reade st, 5-sty loft building, 25.8 in each street x150, \$110,000.  
MARIE F. ULRICH.—145 East 116th st, 3-sty dwg, 18x80, \$22,500.

OBITUARY

CHARLES J. CANDA, aged seventy-six, president of the Canda Real Estate Co., of 11 Pine st. and former business associate of Samuel J. Tilden, died on Sunday at his home in Summit, N. J. Mr. Canda, who was born in Paris, began his business career in this country with Arnold, Constable & Co. In 1865 he entered the foreign banking business in Chicago,

after which he became interested in railroad enterprises. He became a Rapid Transit Commissioner in this city in 1875, and later became president of the Cleveland, Akron and Columbus Railroad Company. For many years he was treasurer of the Democratic National Committee, and was appointed Assistant United States Treasurer at New York city in 1886.

JOHN MILLER, a real estate broker, with an office at 767 Lexington av, died on Wednesday of a complication of diseases, at the Presbyterian Hospital. Mr. Miller was a member of the 7th Regiment Veterans' Association. He was sixty-three years old and unmarried.

EUGENE F. TERPENY, who retired six months ago as a battalion chief of the New York Fire Department, after a service of thirty-four years, died on Monday at Jamesport, L. I., aged fifty-five. He was appointed to the department in March, 1880, became a lieutenant in 1886, a captain in 1896 and was appointed a battalion chief in March, 1900.

GEORGE C. TILYU, head of the corporation which operates a number of amusement enterprises along the Atlantic coast, died on Monday, aged fifty-three, at his home, 37 Prospect Park West, Brooklyn. He was prominent in the development of Coney Island, as the founder of Steeplechase Park.

CHARLES E. WHARTON, aged forty-five, an insurance adjuster, at 85 Maiden la, and residing at 500 West 150th st, died at the Hudson Street Hospital on Sunday.

REAL ESTATE NOTES.

HEIL & STERN have been appointed agents for 36-40 West 29th st.

NEHRING CO. has been appointed agent for 605 West 177th st.

LEO M. MOSAUER has moved his office from 951 Westchester av to 1165 Broadway.

HEIL & STERN have been appointed agents for the 11-sty loft building, 520-522 Broadway.

SCHINDLER & LIEBLER have combined their Washington Heights and Yorkville branches at their new offices, 1393 3d av, at 79th st.

WILLIAM A. WHITE & SONS have been appointed agents for 703-705 West 180th st, 50 West 56th st, 390 Broadway and 242 Canal st.

CHARLES F. NOYES CO. has been appointed agent for the 8-sty building at the northwest corner of White and Centre sts.

GAINES & DRENNAN CO. placed a loan of \$14,500 at 5 per cent for 5 years on 13 West 90th st for J. C. Forster; also \$14,000 at 5 per cent for 3 years on 237 Broome st for I. Cohen.

HENRY WACKER was the broker in the recently-recorded sale of 54 West 106th st, a 10-family flat, on lot 25x100, for George and John

Kraus to John H. Muller. The sellers have held the property for twenty years.

HOME OF THE SONS AND DAUGHTERS OF ISRAEL has bought 230 East 10th st, a 4-sty building, on lot 25x92.2, adjoining its property at No. 232, and now controls a frontage of 50 feet.

CITIZENS of Boonton, N. J., have decided to exercise, in January, their option to purchase the plant of the United Water Supply Company, which now provides the town with water. The town officials are authorized to take over the plant at a cost not to exceed \$175,000.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION has taken title to the plot fronting 204.1 in the north side of 176th st, 169 ft, east of Anthony av, subject to a mortgage of \$44,500. It is said that the Bronx headquarters of the association will be established in a new building to be erected on the site.

GARFIELD REAL ESTATE CO., of Rochester, has issued Bulletin No. 35, "Farms for Sale in New York State," a twelve-page illustrated pamphlet. It gives the locations, sizes, prices and describes the features of a hundred different farms in a concise and informing manner.

HARVEY R. LINBARGER bought from John H. McCullough the real estate and insurance business at 197 North av, Plainfield, N. J. Mr. Linbarger formerly conducted an office at 146 Park av, and for fifteen years was manager of Elston M. French's real estate and insurance office.

EASTERN WAREHOUSE & REALTY CO., which has a 63-year lease on the McClure factory building in Long Island City, near the Queensborough Bridge plaza, has been acquired by new interests, the new officers being Jacob Freeman, president; Morris Rosenwasser, vice president, and Harry Rosenwasser, secretary-treasurer. The majority of stock of the company was owned by the late Colonel William De Hartburn Washington, whose estate has now disposed of it.

THE VAN SICKLEN TAXPAYERS, at a meeting held December 1 at their headquarters, favored the appointment of one examination or inspection bureau to replace the work of the various State and city departments in the inspection of buildings. It was the opinion of the members that one inspector assigned to a building, making periodic investigations, would do better work than that which is now accomplished by the separate inspections conducted by each department. Secretary David Gross was instructed to write to the State Insurance Department requesting that all territory from Sea Breeze av to Sheepshead Bay rd and from West 5th st to Ocean parkway be omitted from the conflagration zone. The purpose of the organization is to reduce the insurance rates.

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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.**

Sixty-two properties were offered for sale at the Manhattan and Bronx Exchange Salesrooms this week and there were several interesting developments. While a majority of the offerings went to plaintiffs or other parties in interest there were enough outside bidders and buyers present to inject some of the old-time interest into the proceedings. The properties were of a wide and varied character and included a number of desirable investment holdings which attracted a large and representative crowd of well-known operators and speculators.

Among the holdings scheduled for sale by Joseph P. Day was the seven-story elevator apartment house owned by the Wolf Kronenthal Estate, at the southwest corner of Madison avenue and 91st street, in the block where the Andrew Carnegie mansion occupies the Fifth avenue frontage. The M. Morgenthau, Jr., Company announced that the property had been sold at private contract. The property is assessed at \$180,000 and rumor had it that the buyer was Andrew Carnegie. Among the outside buyers who made purchases were Jacob J. Tabolt, who paid \$17,100 for the tenement at 64 West 100th street, and Augustus S. Frazee, who bought a Marble Hill plot for \$4,900.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 4, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Barclay st, 28, ss, 49.3 w Church, 24.2x 101.10, 5-sty bk loft & str bldg (exrs);** bid in at \$60,000.

**Bond st, 42-4 (\*), ns, 216.9 w Bowery, 51.10x100.3x52x100.3, 7-sty bk loft & str bldg; due, \$124,081.52; T&c, \$9,131.33; Seamen's Bank for Savgs in the City of N. Y.** 125,000

**Henry st, 311 (\*), ns, 288.1 e Scammel, 23.6x10.8x26.6x11.4, 5-sty stn tnt; due, \$16,007.71; T&c, \$429.17; U S Trust Co of N. Y.** 15,000

**Minetta st, 4, ws, 131.1 n Bleeker, 22.1x 75x21.1x17.5, 2-sty fr dwg; due, \$1,178.75; T&c, \$323; adj sine die.**

**53D st, 42 W, ss, 295 e 6 av, 25x100.5, 4-sty & b stn dwg (exrs); Emily H. Moir Est Inc.** 62,000

**57TH st, 245-7 E, ns, 76.8 w 2 av, 33.4x 100.5, 2-3-sty & b stn dwgs; due \$23,978.82; T&c, \$886.34; withdrawn.**

**58TH st, 227-9 E, ns, 230 w 2 av, 25x 100.4, 2-3-sty & b bk dwgs; adj Dec30.**

**74TH st, 120 W, ss, 200 w Col av, 22x 100.2, 4-sty & b stn dwg (exrs); bid in at \$50,000.**

**100TH st, 64 W, ss, 174.6 e Col av, 25x 100.11, 5-sty bk & stn tnt (exrs); Jacob J. Tabolt.** 17,100

**100TH st, 127 E, ns, 91.8 w Lex av, 10.8x 100.11, 3-sty & b stn dwg; due, \$3,634.61; T&c, \$75.69; Chas L. Huston for a client.** 8,950

**106TH st, 227 E (\*), ns, 250 w 2 av, 25x 100.11, 5-sty bk tnt & str; due, \$17,398.65; T&c, \$542.45; Edw L. Coster.** 5,000

**120TH st, 169 W (\*), ns, 170 w Lenox av, 20x100.11, 3-sty & b stn dwg; due, \$17,101.34; T&c, \$678.25; Seamen's Bank for Savgs in City N. Y.** 17,800

**125TH st, 17-9 E (\*), ns, 130 e 5 av, 30x 99.11, 3-sty bk office & str bldg; due, \$68,945.46; T&c, \$1,981.77; J Rutgers LeRoy et al.** 70,000

**125TH st, 551 W (\*), ns, 75 e Bway, 25x 99.11, 5-sty bk tnt & str; due, \$28,670.10; T&c, \$431.50; Bway Savgs Instn of City N. Y.** 27,000

**135TH st, 626-30 W (\*), ss, 525 w Bway, 75x99.11, 6-sty bk tnt; due, \$19,805.13; T&c, \$1,112.50; sub to 1st mtg \$93,000; Henry F. Schutte.** 103,000

**228TH st W, ns, 429.10 w Marble Hill av, 40x70x46.1x70, vacant; due, \$4,381.45; T&c, \$374.03; Augustus S. Frazee et al.** 4,900

**Av C, 213, nwc 13th (Nos 649-51), runs n 22.9xw63x146xw25x88.9xe88 to beg, 2-5-sty bk tnts (exrs); bid in at \$27,000.**

**Central Park W, 385-9, on map 385-6 (\*), ws, 25.2 s 99th, 55.6x100, 9-sty bk tnt; due, \$157,807.39; T&c, \$6,775.00; Union Dime Savgs Bank.** 125,000

**Columbus av, 27, es, 75.5 n 60th, 25x100, 5-sty stn tnt & str (exrs); adj sine die.**

**Madison av, 1270, swc 91st, 100.8x62.2, 6-sty & b bk stn tnt (trstes); withdrawn.**

**4TH av, 108, ws, 98.8 s 12th, 25.1x115.6x 25.1x115.9, 4-sty & b bk loft bldg & str (exrs); bid in at \$40,000.**

HENRY BRADY.

**East Broadway, 183 (\*), ss, 78.3 w Jefferson, 26.1x100, 5-sty bk tnt & str; due, \$8,361.21; T&c, \$500; Wolf Cohen.** 38,000

**109TH st, 240 E (\*), ss, 125 w 2 av, 25x 100.10, 5-sty bk tnt & str; due, \$15,118.47; T&c, \$762.42; Clarence Tucker et al trstes.** 14,000

**109TH st, 242 E (\*), ss, 100 w 2 av, 25x 100.10, 5-sty bk tnt & str; due, \$15,166.32; T&c, \$808.09; Clarence Tucker et al trstes.** 14,000

**112TH st, 327 W (\*), ns, 70 e Manhattan av, 16.8x100.11, 3-sty & b bk dwg; due, \$9,655.69; T&c, \$286.45; Louis Stahl.** 9,000

**114TH st, 211 E (\*), ns, 206 e 3 av, 29x 103.3, 5-sty bk tnt & str; due, \$31,789.51; T&c, \$165.20; Jacob Manheimer.** 30,000

**122D st, 110 E, ss, 90 e Park av, 22.6x 100.11, 4-sty bk tnt; due, \$1,205.44; T&c, \$387.95; Knollwood Park Co.** 3,550

BRYAN L. KENNELLY.

**Waverly pl, 28 & 30 (\*), ss, 62.9 w Greene 3.10x80.6x37.10x80.9, 8-sty bk loft & str bldg; due, \$7,148.47; T&c, \$4,952.54; Greenwich Savgs Bank.** 65,000

**64TH st, 169 W (\*), ns, 150 e Ams av, 25 x100, 5-sty bk tnt; due, \$21,456.42; T&c, \$493.25; Josephine K. Barber et al.** 20,000

D. PHOENIX INGRAHAM.

**Jones st, 9 (\*), ns, 95 w 4th, 25x100, 7-sty bk loft & str bldg; due, \$31,708.29; T&c, \$1,497.07; Jno L. Tonnele, trste.** 35,000

L. J. PHILLIPS &amp; CO.

**29TH st, 510 W (\*), ss, 175 w 10 av, 25x 95.9, 5-sty stn tnt & str; due, \$7,103.05; T&c, \$96.71; sub to 1st mtg \$18,000; Jacob Kaplan.** 19,680

M. MORGENTHAU, JR., CO.

**Madison st, 147 (\*), ns, 109.6 w Pike, 25.3 x100, 5-sty bk tnt & str; due, \$5,000.35; T&c, \$639.90; Max Kobre.** 28,150

J. H. MAYERS.

**St Nicholas ter, 41-7 (\*), nwc 129th (No 401), 99.11x143, 6-sty bk tnt & str; due, \$15,881.30; T&c, \$8,075.50; sub to 1st mtg \$15,000; Fernando Wood.** 188,750

**129TH st, 401 W, see St Nicholas ter, 41-7.**

Total .....	\$1,075,880
Corresponding week 1913.....	454,901
Jan 1, 1914 to date.....	33,074,206
Corresponding period 1913....	36,634,273

**Bronx.**

The following are the sales that have taken place during the week ending Dec. 4, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Chestnut st (\*), es, 100 n Cornell av, 100 x52.5 to 222d, 128.10x133.7; due, \$5,070.57; T&c, \$112.89; Walter W. Taylor.** 3,000

**Jennings st, 206 (\*), ss, 75 e Chisholm, 50x99, 2-sty fr dwg; due, \$6,682.38; T&c, \$430; City Real Estate Co.** 5,000

**222D st, E, ws, abt 110 n Cornell av, see Chestnut st, es, 100 n Cornell av.**

**Bainbridge av, nec 205th, 26.2x73.7x25x 81.3, vacant; adj to be readjusted.**

**Intervale av, 133-3 (\*), ws, 227.10 s Jennings, 42.6x110, 5-sty bk tnt; due, \$5,609.67; T&c, \$92.92; sub to mort \$30,000; Abr Dorb et al.** 35,000

**Intervale av, 1357 (\*), ws, 185.4 s Jennings, 42.6x110, 5-sty bk tnt; due, \$5,607.67; T&c, \$92.92; sub to mort \$30,000; Max Moskowitz et al.** 35,000

**Trinity av, 686 (\*), es, 500 s 156th, 25x 73.5x25.1x74.5, 4-sty bk tnt; due, \$14,431.08; T&c, \$376.75; Loretta Cowan extrx.** 12,000

HENRY BRADY.

**175TH st, 534 E (\*), ss, abt 35 e 3 av, 39 x100, 6-sty bk tnt; due, \$37,771.50; T&c, \$853.30; Michael Piel.** 35,000

**184TH st, 208 W (\*), ns, 6.7 e Fordham rd, 69x46, 4-sty bk tnt; due, \$25,048.19; T&c, \$817.71; Carlton R. Mabley trste et al.** 18,000

**Coster st, 642 (\*), es, 340 s Spofford av, 20x100, 2-sty bk dwg; action 2; due, \$5,981.13; T&c, \$229.40; Kate L. Bower.** 5,000

**Tinton av, 1080, es, 60 s 166th, 20x80, 3-sty fr tnt; due, \$4,481.39; T&c, \$122.12; Annie L. Freyman.** 4,850

**Walton av, 1015, ws, 154.5 s 165th, 25x 100, 2-sty & b fr dwg; withdrawn.**

GEORGE PRICE.

**Ittner pl, 413, ns, 90 w Park av, 90x102, 2-sty bk factory; Morris Robinson.** 16,400

**Walnut st, es, 100 n Cornell av, 50x100; due, \$2,866.74; T&c, \$329.37; Walter Dean.** 3,450

**Ellis av, 2340 (\*), ss, 405 e Havemeyer av, 33.4x108, due, \$750.91; T&c, \$486.75; sub to pr mtg \$2,000; Arthur Cahn.** 2,100

M. MORGENTHAU, JR., CO.

**Jerome av, 2351 (\*), ws, 54 n North, 18x 79.11, 3-sty bk tnt & str; action 1; due, \$7,615.69; T&c, \$130.98; Harlem Savings Bank.** 7,000

**Jerome av, 2353 (\*), ws, 72 n North, 18x 79.11, 3-sty bk tnt & str; action 2; due, \$7,629.10; T&c, \$126.25; Harlem Savings Bank.** 7,000

D. PHOENIX INGRAHAM.

**183D st, 789 E, nwc So Blvd, 117.10x35x 112.6x35.5, 5-sty bk tnt; due, \$7,174.97; T&c, \$376.13; sub to 1st mtg \$32,000; Pollack & O'Neill.** 41,000

**Southern blvd, nwc 183d, see 183d, 789 E.**

SAMUEL MARX.

**Clarke pl, 1 (\*), nwc Jerome av (Nos 1301-5), runs n50.6xnw12.8xsw103.9xw75x sw25xse76.10xell17.1 to beg, 2-2-sty fr dwgs & str; due, \$2,790.28; T&c, \$415; sub to 1st mtg \$9,000; Wells Holding Co.** 12,480

**Jerome av, 1301-5, see Clarke pl, 1.**

JAMES J. DONOVAN, INC.

**Olinville av, 3744 (\*), es, 425 n 216th, 25 x100.1; due, \$4,961.00; T&c, \$225.00; Mary K. Owen.** 5,225



## CHAS. A. BERRIAN.

135TH ST, 228 & 230 E (\*), ss. \$9,3 w 3 av, runs s30xw10.9x80xw33.3x110x45 to beg, 4-sty ir tnt & str & 3-sty ir tnt & str; due, \$2,408.99; T&c, \$120.00; Margt A Demarest. 6,600

Total ..... \$247,505  
Corresponding week 1913..... 200,100  
Jan 1, 1914 to date..... 6,262,336  
Corresponding period 1913..... 6,449,672

## Brooklyn.

The following are the sales that have taken place during the week ending Dec. 2, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM J. McPHILLIAM & CO.  
BALTIC ST, ss, 200 e Smith, 25x100; withdrawn .....  
COMMERCIAL (\*) sws, 56 nw Van Brunt, 17x10; Atlantic Savgs & Loan Assn 2,000.00  
HERBERT ST, ss, 191 w Humboldt, 20.6x1; withdrawn .....  
HERALMER ST (\*), ss, 163 w New York av, 20.6x185.6; Adaline B Sad dington ..... 5,750.00  
MIDWOOD ST, ss, 105 w Rogers av, 20 x100; withdrawn .....  
PARK PL, ss, 129 w Kingston av, 21x125; Action 1; Geo H Crowder..... 12,600.00  
PARK PL, ss, 87 w Kingston av, 21 x125; action 10; Geo H Crowder..... 12,600.00  
PARK PL, ss, 87 w Kingston av, 21 x125; Action 3; Geo H Crowder..... 12,600.00  
PARK PL, ss, 66 w Kingston av, 21x 125; action 4; Geo H Crowder..... 12,600.00  
PARK PL, ss, 45 w Kingston av, 21x 125; action 10; Geo H Crowder..... 12,600.00  
PARK PL, ss, 24 w Kingston av, 21x 125; Action 11; Geo H Crowder..... 12,600.00  
STERLING PL, nwc Kingston av, 100 x25.1; Action 6; Geo H Crowder..... 18,100.00  
STERLING PL, ns, 133.4 w Kingston av, 16.8x130.7; Action 7; Geo H Crowder ..... 4,600.00  
STERLING PL, ns, 116.8 w Kingston av, 16.8x130.7; Action 8; Geo H Crowder ..... 4,600.00  
STERLING PL, ns, 100 w Kingston av, 16.8x130.7; Geo H Crowder..... 4,600.00  
1ST ST (\*), sws, intersec ses 7 av, 97.10x25; David H Eisner ..... 25,000.00  
41ST ST, ss, 235 e 13 av, 25x100.2; Toluca Incorporation..... 6,200.00  
57TH ST (\*), nes, 150 se 14 av, 50 x100.2; Letitia J Miller ..... 5,100.00  
KINGSTON AV, ws, 25.7 n Sterling pl, 21x100; action 5; Geo H Crowder..... 11,100.00  
KINGSTON AV, ws, 46.7 n Sterling pl, 21x100; Action 4; Geo H Crowder..... 11,100.00  
KINGSTON AV, ws, 109.7 n Sterling pl, 21x100; action 1; Geo H Crowder..... 11,100.00  
KINGSTON AV, ws, 88.7 n Sterling pl, 21x100; action 2; Geo H Crowder..... 11,100.00  
KINGSTON AV, ws, 67.7 n Sterling pl, 21x100; action 3; Geo H Crowder..... 11,100.00

## WILLIAM P. RAE.

DEAN ST (\*), ss, 175 e Rogers av, 20x 114.5; Ernest Arnold ..... 11,000.00  
HERKIMER ST, ss, 200 w Utica av, 25x 185.6; Julius Warborg ..... 3,253.00  
STATE ST (\*), ns, 20 w 3 av, 20x100; Theophilus Olena ..... 7,250.00  
BROOKLYN AV, es, 177.6 n Av I, 40x 100; A B Roberts ..... 3,000.00  
GLENMORE AV, ss, 50 w Bradford, 50x100; Agnes Greener ..... 2,175.00

## NATHANIEL SHUTER.

FLEET ST (\*), swc Hudson av, 25x 104.4x irreg; Julius Stern ..... 4,000.00  
BAY 11TH ST (\*), es, 280 s Benson av, 40x100; Jas J Nevins ..... 1,000.00  
CHRISTOPHER AV (\*), ws, 150 s Riverdale av, 25x100; Jos P Slater.. 6,150.00  
NEW JERSEY AV (\*), nwc Pitkin av, 20x85; Sarah Wertheimer ..... 4,125.00  
TROY AV (\*), es, 186.1 s Sterling pl, 26.4x100; Maddalene D'G Martorella. 8,500.00  
WYCKOFF AV (\*), sws, 50 nw Starr, 75x96.8x75x93.3; Katharina Schleiermacher et al ..... 3,000.00

## JAMES L. BRUMLEY.

COLUMBIA HEIGHTS, 107, es, 80.10 s Orange, 20x101.6, 3-sty & b bk & stn dwg (trstes); Ella M Lane ..... 7,400.00  
HERKIMER ST (\*), swc Saratoga av, 58x98; Caroline Smith ..... 5,000.00  
MIDDAGH ST, 11-13, ns, 58.7 w Wil low, runs w43.5x102.8x24x8—xe19.5 xs78.8 to beg; 2-4sty bk & stn tnts (trste); Mary Torre ..... 18,000.00  
E 8TH ST, es, 110 n Av U, 40x100; withdrawn .....  
41ST ST, ss, 210 e 13 av, 25x100.2; Toluca Incorporation..... 6,500.00

## CHAS. SHONGOOD.

10TH ST, nwc 5 av, 95.9x50; withdrawn .....  
Total ..... \$307,400.00  
Corresponding week 1913..... 450,179.00

## ADVERTISED LEGAL SALES.

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

## Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 18 Vesey Street, unless otherwise stated:

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

## DEC. 7.

113TH ST, W, ss, 100 w 7 av, 50x100.11, vacant; Robt C Sands—Mathilda M Mertens et al; Bowers & Sands (A), 46 Cedar; Jas W Hyde (R); due, \$24,523.04; T&c, \$1,077; Bryan L Kennelly.  
12TH ST, 126 W, ss, 275 w Lenox av, 25x99.11, 6-sty bk tnt; Equitable Trust Co of N Y, sub-

trste—Emma Barnett et al; Murray, Prentice & Howland (A), 37 Wall; Percival H Gregory (R); due, \$31,036.48; T&c, \$667; S Gold-sticker.

1ST AV, 2123, ws, 25.11 n 109th, 25x75, 4-sty bk tnt & str; Giuseppe D'Allesio—Michele Battiloro et al; Jacob I Berman (A), 346 Bway; Orson A Raynor (R); due, \$2,357.36; T&c, \$330.40; sub to prior mtg of \$15,000; Henry Brady.

## DEC. 8.

86TH ST, 538 E, ss, 198 w East End av, 20.3x 102.2, 3-sty stn tnt; W Wilton Wood—Jost Habermacher et al; Harrison, Elliott & Byrd (A), 59 Wall; Lewis J Conlan (R); due, \$9,097.14; T&c, \$653.84; Joseph P Day.

116TH ST, 353 E, ns, 100 w 1 av, 16.8x100.11, 3-sty & b bk dwg; Hanny Rosen—Jos P Zuria et al; Lindsay, Kalish & Palmer (A), 27 William; Jos V Mitchell (R); due, \$5,368.96; T&c, \$97; Henry Brady.

128TH ST, 119 E, ns, 232 e Park av, 16x99.11, 3-sty & b stn dwg; Emilie J Murray—Michl K O'Neil et al; Olcott, Gruber, Bonyng & McManus (A), 170 Bway; Edw L Parris (R); due, \$8,916.55; T&c, \$42.07; Joseph P Day.

135TH ST, 11 W, ns, 216.8 w 5 av, 18.4x99.11, 4-sty & b bk dwg; Clarence Tucker et al trste—Louis Rosner et al; Chas P & Wm W Buck-ley (A), 141 Bway; Jas C Connell (R); due, \$9,792.81; T&c, \$457.95; mtg recorded May 8, 1905; Henry Brady.

3D AV, 2356, ws, 49.11 s 127th, 24.11x100, 4-sty bk tnt & str; Jno D Hass adm—Adolf H Landecker et al; Chas A Flammer (A), 51 Chambers; W S Keiley (R); due, \$31,424.31; T&c, \$890.03; M Morgenthau Jr Co.

8TH AV, 464, es, 49.1 n 33d, 24.8x100, 4-sty stn tnt & str & 4-sty bk rear tnt; Jas A Trowbridge—Wm J Connors et al; Thos H Baskerville (A), 46 Cedar; Macdonald De Witt (R); due, \$11,250.16; T&c, \$3,565.60; sub to 1st mtg \$45,000; Joseph P Day.

## DEC. 9.

22D ST, 28-30 W, ss, 441.9 w 5 av, 50.1x98.9, 6-sty stn lort & str bldg; Bank for Savgs in City N Y—Leo Silver et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Phoenix Ingraham (R); due, \$188,885.62; T&c, \$6,888.20; Joseph P Day.

32D ST, 128 E, ss, 80 w Lex av, 20x89.8, 2-sty bk stable; Maimie E Cohen et al exrs—Yosta Rosenberg et al; Elkus, Gleason & Proskauer (A), 170 Bway; Jno H Rogan (R); due, \$24,932.64; T&c, \$525.10; Joseph P Day.

117TH ST, 508 E, ss, 98 e Pleasant av, 25x 100.10, 3-sty bk lort & str bldg & 3-sty bk rear lort bldg; Helen H Steele—Annie M Keenan et al; Jas L Barger (A), 45 Bway; Jas M Don-ohue (R); due, \$16,120.64; T&c, \$1,989.77; Henry Brady.

129TH ST E, nwc Madison av, see Madison av, 2034.

MADISON AV, 2034, nwc 129th, 18x75, 3-sty & b stn dwg; Lee W Groves trste et al—Dominion Trust Co, Pittsburgh, Pa, et al; Henry T Randall (A), 149 Bway; Carl Ehlermann, Jr (R); due, \$13,015.41; T&c, \$377.65; Joseph P Day.

## DEC. 10.

163D ST, 442 W, ss, 200 e Ams av, 25x112.6, 5-sty bk tnt; Emigrant Industrial Savgs Bank—Johanna Strack et al; R & E J O Gorman (A), 51 Chambers; Henry F Rabbe (R); due, \$21,218.79; T&c, \$1,203.49; Joseph P Day.

5TH AV, 1489, es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & str; Jas R Roosevelt et al trste—Inter-City Land & Securities Co et al; Cary & Carroll (A), 59 Wall; Jos M Edelson (R); due, \$48,303.88; T&c, \$1,077.50; Joseph P Day.

## DEC. 11.

35TH ST, 29-33 W, ns, 405 w 5 av, 65x98.9, 12-sty bk lort & str bldg; Union Mortgage Co—Arnel Realty Co et al; Merrill & Rogers (A), 100 Bway; Isidor D Morrison (R); due, \$667,001.97; T&c, \$4,597.35; Joseph P Day.

99TH ST, 218 E, ss, 285 e 3 av, 25x100.11, 5-sty bk tnt & str; American Mtg Co—Theo I Jacobus et al; Bowers & Sands (A), 46 Cedar; Jas A Lynch (R); due \$20,254.14; T&c, \$366.10; mtg recorded May 23, 1907; Henry Brady.

LEXINGTON AV, 1626-8, ws, 100.11 n 102d, 44.11x100, 6-sty bk tnt; Ver Planck Estate—Tax Payers Realty Co et al; Byrne & Cutcheon (A), 24 Broad; Frank Cochran (R); due, \$13,344.52; T&c, \$458.35; sub to 1st mtg \$30,000; mtg recorded Nov 16, 1912; Joseph P Day.

2D AV, 1911, ws, 42 s 99th, 28x100, 5-sty bk tnt & str; Excelsior Savgs Bank of City N Y—Israel Jacobson et al; Jno C Gulick (A), 132 Nassau; Chas J Carroll (R); due, \$19,389.43; T&c, \$366.79; Henry Brady.

## DEC. 12.

No Legal Sales advertised for this day.

## DEC. 14.

CLINTON ST, 97, ws, 225.4 s Rivington, 25.4x 100, 5-sty bk tnt & str; Philip Klein et al exrs—Rachel Melzer et al; F E Klein (A); Cambridge Livingston (R); due, \$11,790.34; T&c, \$1,182.91; sub to mtg \$32,000; Samuel Marx.

STANTON ST, 125, ss, 50 e Essex, 25x75, 5-sty bk tnt & str; Philip Klein et al exrs—Bernard Kohn et al; F E Klein (A); Cam-bridge Livingston (R); due, \$7,538.17; T&c, \$747.60; sub to mtg \$22,000; Samuel Marx.

AMSTERDAM AV, 108, ws, 100.2 n 64th, 25.3x 100, 5-sty stn tnt & str; Lillian M Jauss—Anna C Erb et al; Cornelius Huth (A), 34 Nassau; Neilson Olcott 2d (R); due, \$4,418.82; T&c, \$300; sub to 2 mtgs aggregat-ing \$28,000; mtg recorded Feb 24, 1909. Jo-seph P Day.

## 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:

## DEC. 5 &amp; 7.

No Legal Sales advertised for these days.

## DEC. 8.

219TH ST, 643 E, ns, 205 e Carpenter av, 50x 114; Rose Frey—Andw Braun et al; J Sidney Bernstein (A), Woolworth Bldg; Phoenix In-graham (R); Samuel Marx.

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(Legal Sales Bronx—Continued.)

ARNOW AV, nwc Eastern blvd, 3x715.10x280.3x —; Barbara Rosenberg—Saml Cohen et al; Herman Joseph (A), 115 Bway; Cornelius J Earley (R); due, \$6,452.10; T&C, \$1,000; sub to 1st mtg \$10,000; Joseph P Day.  
EASTERN BOULEVARD, nwc Arnov av, see Arnov av, nwc Eastern blvd.  
ELTON AV, 899, ws, 63.8 s 162d, 31.10x105.4x25 x124.8, 6-sty bk tnt; Sarah E Furnald et al exrs—Jas C Corbett et al; Richd Kelly (A), 233 Bway; Matthew P Doyle (R); due, \$26,602.61; T&C, \$1,106; Jas J Donovan.  
FULTON AV, 1719, ws, 36.10 s 174th, 18x86.3x 18.1x86.11, 2-sty bk dwg; Audie B Seligman et al adms—Rebecca Barr et al; Sigmund Wechsler (A), 233 Bway; Edw D Dowling (R); due, \$5,926.49; T&C, \$274.27; Samuel Marx.

**DEC. 9.**

LORING PL, 2226, es, 387.8 n Hall of Fame ter, 79.4x127.11x77.11x113.5, 2-sty fr dwg; Franklin Savgs Bank in City N Y—Wm E Smith et al; Wilson M Powell, Jr (A), 7 Wall; Ernest Hall (R); due, \$8,383.40; T&C, \$1,806.87; Jas L Wells.  
GLEASON AV, ss, 555 e Olmstead av, 49.11x 103.1; Fred Judge—Chas Heimstadt et al; Eugene L Brisach (A), 391 E 149th; Francis X Kelly (R); due, \$663; T&C, \$473.63; Geo Price.

**DEC. 10.**

HALL PL, 1069, on map 1077, ws, 124.11 s 167th, 25x102.2x28.2x103.5, 2-sty fr dwg; Chas A Willets—Nellie O'Connell et al; Wm C Roe (A), 375 Fulton, Jamaica, L I; Bernard H Sandler (R); due, \$2,646.06; T&C, \$327.61; Joseph P Day.  
179TH ST, 641 E, nec Hughes av (No 2014) 96.1 to Belmont av (No 2013) x80.9x95x66.5 two 5-sty bk tnts; Jos Rosenzweig—Wm Seidman et al; Fredk D W Searing (A), 99 Nassau; Wm H Steinkamp (R); due, \$5,123.25; T&C, \$5,714.41; sub to 1st mtg \$6,500; Joseph P Day.

ANDREWS AV, 2229, ws, 161.8 s 183d, 75.11x 100x27.11x110.11; Anna M Hobbs trste—Eliz J Wellwood et al; Ronald K Brown (A), 320 Bway; Phoenix Ingraham (R); due, \$16,353.57; T&C, \$1,062.17; D Phoenix Ingraham & Co.

BELMONT AV, 2013, see 179th, 641 E.  
HUGHES AV, 2014, see 179th, 641 E.  
POWELL AV, ns, 178.11 w Olmstead av, 49.11x 103.1; Sidney B Hickox—Alice F Browne et al; Eugene L Brisach (A), 391 E 149th; Francis X Kelly (R); due, \$619.01; T&C, \$443.67; Jas J Donovan.

**DEC. 11, 12 & 14.**

No Legal Sales advertised for these days.

**Brooklyn.**

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

**DEC. 5.**

No Legal Sales advertised for this day.

**DEC. 7.**

EAST 2D ST, es, 140 n Av N, 26.8x113; Elizabeth R Lake et al—Caroline E Lacy et al; Hubbard & Rushmore (A), 26 Court; Thos C Whitlock (R); Wm J McPhilliamy & Co.  
49TH ST, sws, 100 se 12 av, 40x100.2; Emil Reineking—Francis C Fry, Jr, et al; Kiendl, Smyth & Gross (A), 215 Montague; Howard E Greene (R); Nathaniel Shuter.

**DEC. 8.**

HICKS ST, ws, 75 s Union, 25x75; Jos Martini—Gelsomina Valentine et al; Robt V Mathews (A), 30 E 42d, Manhattan; Robt H Koehler (R); Wm J McPhilliamy & Co.

NAVY ST, es, 100 s Lafayette, 25x100; Ottillie Moser et al—Ferdinando Russo et al; Gustavus S Smith (A), 134 Bway; Harris G Eames (R); Wm P Rae.

PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x 100; Brooklyn Trust Co—Lawrence C Carleton et al; Dykman, Oeland & Kuhn (A), 177 Montague; Geo C Buechner (R); Wm P Rae.

PENN ST, ss, 265.4 w Lee av, 20x100; Saml Newman—Yetty Scharf et al; Stewart Engel (A), 197 Havemeyer; Ira L Rosenson (R); Nathaniel Shuter.

UNION PL, ns, 147.4 w Locust, 50x203.5; Gertrude E Clarkson et al—Thos F Connelly et al; Lewis C Grover (A), 44 Court; Wm J Mahon (R); Wm J McPhilliamy & Co.

BAY 39TH ST, nws, 201 sw Bath av, 86.2x96.8; Title Guarantee & Trust Co—Emma A Mayhew et al; Harry L Thompson (A), 175 Remsen; Barker D Leich (R); Wm P Rae.

48TH ST, sws, 220 nw 13 av, 20x100.2; Jno Nolty—Conrad Carlson et al; Henry A Ingraham (A), 189 Montague; Warren I Lee (R); Jere Johnson Jr Co.

E 48TH ST, es, 536 s Av L, 18x100; Stephen D Pyle et al—Jacob D Ranck et al; Harvey O Dobson (A), 189 Montague; Calvin McClelland (R); Wm J McPhilliamy & Co.

58TH ST, ns, 180 w 4 av, 26.8x100.2; Marketable Title Co—Jno E Sullivan et al; Watson & Kristeller (A), 100 William, Manhattan; Augustus J Koehler (R); Wm J McPhilliamy & Co.

58TH ST, ns, 233.4 w 4 av, 26.8x100.2; Marketable Title Co—Bridget Rice et al; Watson & Kristeller (A), 100 William, Manhattan; Abr H Kesselman (R); Wm P Rae.

BAY RIDGE AV, nwc Bay, —x290 to 68th x irreg; Dime Savgs Bank of Brooklyn—Jeremiah E Tracy et al; Dykman, Oeland & Kuhn (A), 177 Montague; Almet R Latson (R); Wm P Rae.

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 Mc Hugh et al; Owens, Gray & Tomlin (A), 189 Montague; Robt F Manning (R); Wm J McPhilliamy & Co.

CLARENDON RD, sec E 29th, 20x100; Spencer Aldrich—Geo Potts et al; Frank D Wynn (A), 29 Bway; DeWitt V D Reiley (R); Wm P Rae.

JOHNSON AV, ns, 100.8 e Scott av, 37.1x131.7x irreg; Patk J McEnroe et al—Jno O'Grady et al; Robt M Johnston (A), 375 Fulton; Jno C L Daly (R); Wm J McPhilliamy & Co.  
3D AV, sec 39th, 25x100; Jas Lefferts—Mary A Cronin et al; DeWitt V D Reiley (A), 160 Bway; Benj Ammerman (R); Saml Shuter.

**DEC. 9.**

FULTON ST, sws, 25.2 nw Henry, 14.6x59.11x irreg; Cyrus V Bunce et al—Chas G Cronin et al; Brussel & Beebe (A), 41 Wall, Manhattan; Alex McKinny (R); Wm J McPhilliamy & Co.

PACIFIC ST, nwc Hopkinson av, 100x100; Jennie S Blair—Waverly Associates et al; Henry M Bellinger Jr (A), 135 Bway; Frank H Field (R); Wm J McPhilliamy & Co.

ROSS ST, nws, 72.4 sw Wythe av, 18.6x38; Williamsburgh Savgs Bank—Frances A Drew et al; S M & D E Meeker (A), 217 Havemeyer; Wm J Smith (R); Wm J McPhilliamy & Co.

11TH ST, sws, 62.3 nw 6 av, 15x100; Rector, Churchwardens, &c, of St Luke's Church of the Borough of Brooklyn in the City of N Y—Annie Fleming et al; Cary & Carroll (A), 59 Wall, Manhattan; Francis J Sullivan (R); Wm J McPhilliamy & Co.

44TH ST, sec, 358.8 e 3 av, 16.8x100.2; Geo P Griffing—Cornelius Keaven et al; Harry L Thompson (A), 175 Remsen; Chas H Fuller (R); Nathaniel Shuter.

18TH AV, nwc 81st, 182.5x102x irreg; Wm S Pendelton—Wm P Bennett et al; Henry J Davenport (A), 375 Pearl; Geo Eckstein (R); Wm J McPhilliamy & Co.

**DEC. 10.**

BARNEY ST, sec Belmont av, 100x25; Roth Bell Inc—Barnell Building Corp et al; Jos J Schwartz (A), 361 Stone av; Amy Wren (R); Nathaniel Shuter.

61ST ST, ns, 380 w 11 av, 20x100; Equitable Co-operative Building & Loan Ass'n et al—Wm L Anderson et al; Jas P Judge (A), 189 Montague; Jas P Collins (R); Jas L Brumley.

EASTERN PARKWAY EXTENSION, ses, 416.1 ne Sterling pl, 40x110; Ida T Handler—Louis M Lipshitz et al; Jos J Schwartz (A), 361 Stone av; Abr Rockmore (R); Nathaniel Shuter.

NEW LOTS RD, ss, 21.2 w Williams av, 21.2x 82.9x20x89.10; Ray Lashewitz—Vermont Bldg Co et al; Alex Sachs (A), 366 Stone av; Harris G Eames (R); Wm J McPhilliamy & Co.

LOTS 230 to 235, 260 to 265, map of land of Asa W Parker at Bath Beach; Geo D Gilmore—Jno H Richman et al; Wm E Buckley (A), 391 Fulton; Morris A Vogel (R); Wm J McPhilliamy & Co.

**DEC. 11.**

LAWRENCE ST, ns, 200 e 3d, 100x100; Edw F Gundrum—Emma L Robinson et al; Harrison C Glore (A), 391 Fulton; Jas Gray (R); Nathaniel Shuter.

LOGAN ST, ws, 110 n Sutter av, 40x100; also MILFORD ST, es, 190 s Glenmore av, 40x 100; Sinclair Tousey et al—Nathan Drucker et al; Harry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm J McPhilliamy & Co.

WEST ST, es, 180 n Av C, 36x100; Boyd H Wood Co—Bristol Bldg Co et al; Matthew W Wood (A), 233 Bway; Meier Steinbrink (R); Wm P Rae.

WEST ST, es, 91.5 s Av U, —x120.8xirreg; also ROAD from Gravesend Beach to Gravesend Village, cl intersec nes 86th, 670.5x615.5x 967.10; also HIGHWAY from Gravesend Beach to Gravesend Village, intersec highway along the west of the said village, 183 x349.6x313.11x383.3; also ROAD from Gravesend Beach to Gravesend Village, cl, adj ws lot 1, 503.9x504.11x515.10x313.11; also Av V, nwc Van Sclen, 85.3x17.6x irreg; United Cities Realty Corp—Wm B Lake Constn & Supply Co et al; Isaac Roth (A), 261 Bway; Fredk A Drake (R); Wm J Philliamy & Co.

67TH ST, nec 13 av, 100x20; Josephine J Viering—Margt Petersen et al; Geo Eckstein (A), 44 Court st; David Hirshfield (R); Nathaniel Shuter.

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.

DEC. 12. •  
No Legal Sales advertised for this day.

**DEC. 14.**

DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7 x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

4TH AV, ws, 58 n President, 56x80; Sheriff's sale of all right, title, &c, which Giuseppe Radosta had on July 21, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

**FORECLOSURE SUITS.**

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

**Manhattan.****NOV. 28.**

107TH ST, 67 W; Gustavus Sidenberg et al—Ethel R Orager et al; Lachman & Goldsmith (A).

112TH ST, ns, 400 e Lenox av, 25x100.11; Valentine E Macy et al—Sadie S Birnbaum et al; Davison & Underhill (A).

WEST END AV, es, 82.4 n 76th, 19.10x90; Greenwich Savgs Bank—Mary E Gardiner et al; B A Sands (A).

5TH AV, 85; Greenwich Savgs Bank—Walter D Lewisheim et al; B A Sands (A).

8TH AV, ws, 28.3 n 21st, 22.6x100; Geo H Smyth et al—Martha Jauncoy et al; H Baer (A).

**NOV. 30.**

BROAD ST, 46-52; also NEW ST, 48-50; N Y Life Ins Co—Tubes Realty & Terminal Co; amended; G W Hubbell (A).



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CANNON ST, es, 125 s E Houston, 25x100; Isabella Schwab et al—Louise Fox et al; Hirsch, Scheuerman & Limburg (A).  
NORFOLK ST, 180; Jonas Weil et al—Jennie Jatz et al; I S Heller (A).  
39TH ST, ns, 275 e 2 av, 25x98.9; J Henry Alexandre, Jr, et al—Chas Rosentover et al; R K Brown (A).  
239TH ST, swc Katonah av, 105x100; Harry Lippman—Josie Bevans et al; amended; S H Schwarz (A).  
ST NICHOLAS AV, swc 178th, 94.11x100; Jos E Marx—Brendan Trading Co et al; Lese & Connolly (A).  
LOT 229, map of North Marble Hill; Chas Himmel—Chancey A Frees et al; A & H Bloch (A).

#### DEC. 1.

7TH ST, 270 E; Caroline Hurry et al—David Shapiro et al; L S Hulse.  
36TH ST, ss, 200.2 w 5 av, 24.10x98.9; Equitable Trust Co of N Y—12 West 36th St Corp et al; Murray, Prentice & Howland (A).  
119TH ST, 8 E; Caroline M Child et al—Margo Gordon et al; S Riker, Jr (A).  
132D ST, 132 W; Jos Ziskind & Margaret E Napier et al; T A Keppler (A).  
134TH ST, 50 E; Kathn R Jackson et al—Wm R Appleby et al; M S Borland (A).  
135TH ST, 105 W; Thomas F O'Brien et al—Moses Hess et al; A H Mittlemann (A).  
CENTRAL PARK W, nwc 99th, 25.2x100; Benj C Faulkner et al—Fredk Van Wyck et al; Thompson, Koss & Warren (A).

#### DEC. 2.

SUFFOLK ST, 18; Janet L McVickar et al—Esther Salzman et al; G N Whittlesey (A).  
8TH ST, 30 W; Blanche W Meyer—Wm F Donnelly et al; Weed, Henry & Meyers (A).  
71ST ST, 58 W; East River Savgs Inst—Jas L Woodend et al; O F Hibbard (A).  
107TH ST, 67 W; Gustavus Sidenberg et al—Ethel R Prager et al; amended; Lachman & Goldsmith (A).  
112TH ST, 314-16 E; Edwin C E Lord et al—Barnet Weinberg et al; E Lord (A).  
113TH ST, 306 E; Henry Roes—Raphael Vana-core et al; Bowers & Sands (A).

#### DEC. 3.

MADISON ST, 145; Susan D Griffith—Abr Lewis et al; Duer, Strong & Whitehead (A).  
50TH ST, ns, 250 w 9 av, 25x100.5; Reinhard Seidenberg—Abr J Benaim et al; Cary & Carroll (A).  
57TH ST, ns, 83.4 e 11 av, 16.8x100.5; Rutger B Miller—Fredk Van Wyck; A W Clement (A).  
167TH ST, ss, 175 w Amsterdam av, 50x85; Saml Bloch—Chas Meisel et al; Weschler & Kohn (A).  
WEST END AV, 485; Evangeline Rockhill—483 West End Av Co et al; Miller & Bretzfelder (A).  
1ST AV, 1843; Bertha M Johnson—Aschel Sigalov et al; Wells & Snedeker (A).  
5TH AV, 85; Greenwich Savgs Bank—Walter D Lewisheim et al; B A Sands (A).

#### DEC. 4.

10TH ST, 13-9 E; Columbia Trust Co—Mayfield Constn Co et al; amended; Zabriskie, Murray, Sage & Kerr (A).  
39TH ST, ss, 275 e 2 av, 25x98.9; Jas H Aldrich et al—Moses Feinberg et al; J L Berger (A).  
29TH ST, 39-41 W; Michl J O'Connor et al—Rockbridge Realty Co et al; H Swain (A).  
61ST ST, 207 W; Morris Jaffe—S & J Realty Co et al; S S Kegan (A).  
111TH ST, ns, 100 w 7 av, 50x100.11; German Savgs Bank in City of N Y—United Boros Real Estate Co; M Auerbach (A).  
AMSTERDAM AV, swc 188th, 94.10x100; Edmund J Levine et al—Napoleon Constn Co et al; S C Steinhardt (A).  
OLD BROADWAY, 2340-42; also 7TH AV, 2525-35; also 154TH ST, 248-60 W; also 106D ST, 320 E; also 8TH AV, sec 145th, 40x100; Farmers Loan & Trust Co, trste—Fleischmann Realty Co et al; Geller, Rolston & Horan (A).  
PARK VIEW AV, ws, 176.7 n St Vincent av, 160.11x200 to Suydam av x irreg; Douglas Mathewson et al—Esther A Wheaton et al; R C Brikhahn (A).

#### Bronx.

#### NOV. 27.

CEDAR ST, ws, 150 s Chester av, 25x100; Charl-lotte Recke—M Kempf Realty Co et al; J Eisner (A).  
CEDAR ST, ws, 125 s Chester av, 25x100; Charl-lotte Recke—M Kempf Realty Co et al; J Eisner (A).  
CEDAR ST, ws, 175 s Chester av, 25x100; Charl-lotte Recke—M Kempf Realty Co et al; J Eisner (A).  
CEDAR ST, ws, 200 s Chester av, 25x199; Rebecca Fuhr—M Kempf Realty Co et al; J Eisner (A).  
175TH ST, swc Eastburn av, 9.3x126.7; Geo W Dibble et al—Nathan E Levin Co; T F Keogh (A).  
176TH ST, sec Crotona av, 50x80; State Investing Co—Barnet Levy et al; Bowers & Sands (A).  
176TH ST, ss, 80 e Crotona av, 40x91.1; State Investing Co—Jacob Gordon et al; Bowers & Sands (A).  
BRIGGS AV, 2576; Jno Allen—Florence I J Mayes; C B Augustine (A).  
LOT 19, parcel 17, map of Estate of Wm B Ogden; Commonwealth Savgs Bank—Plympton Constn Co et al; G H Hyde (A).  
LOT 94, map 2, of Olinville; Sadie Kramer—Cath Reilly; Kramer & Bourke (A).  
LOT 119, map of Section A, Vyse Estate; Jessie Neil—Patk J Tierney et al; Blandy, Mooney & Shipman (A).

#### NOV. 28.

BEACH AV, ws, 101.5 s 156th, 13.6x41.1; Herman C Kudlich—Morris Holstein et al; C Putzel (A).  
JACKSON AV, 600-2; The Public Bank of N Y—Brocavel Realty Co et al; Stroock & Stroock (A).  
PERRY AV, ses, 139.6 sw 205th, 20x100; Jacob Marx—Mary Lee et al; A O Ernst (A).  
PERRY AV, ses, 139.6 sw 205th, 20x100; Jacob Marx—Mary Lee et al; A O Ernst (A).



## (Foreclosure Suits Bronx Continued.)

WASHINGTON AV, ws, 70 s 165th, 50x93; Emma C Linson—Louis Schwitzer et al; Stoddard & Mark (A).

**NOV. 30.**  
238TH ST, ns, 125 w Keppler av, 25x100; North New York Savgs & Loan Association—Ridgefield Constn Co et al; J H Hildreth (A).

MACLAY AV, es, 96.9 n Zerega av, 18.6x92.6; Rafael Diez de la Cortina—Danl J Daily et al; Williamson & Bell (A).

MACLAY AV, es, 115.6 n Zerega av, 18.2x92.6; Smith Williamson—Danl J Daily et al; Williamson & Bell (A).

WEBSTER AV, es, 43.8 s 171st, 18.8x95.6; Wm H Schumacher—Ella Weiss et al; J Kadel (A).

WHITLOCK AV, es, 353 s Tiffany, 39x90; Jno M King—Lockwhit Co et al; King & Williamson (A).

**DEC. 1.**  
KELLY ST, ws, 100.4 s 165th, 25x100; Jacob Mendelsohn et al—Keilbert Constn Co, Inc; M Arens (A).

CEDAR AV, 1799; Annie C Haley—Plympton Constn Co et al; M S Marden (A).

PROSPECT AV, 980; Anna Scheer—R G Realty Corp et al; Straus & Dworsky (A).

**DEC. 2.**  
TIFFANY ST, ws, 243.7 s 167th, 23x100; Bertha C M Johnson—Jos Klapholz et al; A L Bragaw (A).

47

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**DEC. 3.**  
TIFFANY ST, 941; York Constn Co—Narrogansett Wine & Liquor Co, Inc, et al; Siegel-tuch & Silverman (A).

WASHINGTON AV, ws, 103.4 s 175th, 25x100; Thos H Keck—Dora Wiebke et al; Creevey & Rogers (A).

### JUDGMENTS IN FORECLOSURE SUITS.

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

#### Manhattan.

**NOV. 27.**  
65TH ST, 45 W; National Savgs Bank of City of Albany—Clarence E Anderson, exr, &c; Rosendale, Hessberg & Haines (A); Edgar H Rosenstock (R); due .....18,872.50

104TH ST, 312 E; Casimir de R Moore—Vincenza Messuri et al; Frank L Holt (A); Jno F McIntyre (R); due .....6,275.00

**NOV. 28.**  
WEST ST, es, 43.10 n Vesey, 37.5x 60.11; Bowery Savgs Bank—Cath Steljes et al; Cadwalader, Wickersham & Taft (A); Herman Joseph (R); due .....25,912.50

10TH ST, ns, 154 e University pl, 24.10 x94.9; Greenwich Savgs Bank—Martin M Maze et al; B Aymar Sands (A); Wm C Arnold (R); due.....58,411.87

73D ST, 228 E; Edw Ridley et al—Leopold Kaufman et al; Uterhart & Graham (A); Saml Strasbourger (R); due .....17,833.47

**NOV. 30.**  
FORSYTH ST, 39-39 1/2; Saml Wacht—Dora Frankenstein et al; Arnstein & Levy (A); Albert Ritchie (R); due. 7,972.50

**DEC. 1.**  
111TH ST, 86 E; Franklin Savgs Bank in City of N Y—Belle Bloch; Wilson M Powell, Jr (A); Isidor Cohn (R); due .....6,763.61

137TH ST, 178 W; Rebecca S Jacobus Dora Oppenheimer et al; Wilson M Powell, Jr (A); Chas A Runk (R); due .....21,061.11

10TH AV, sec 211th, 99.11x100; Jno M Rice—Apthorp Co et al; Clark B Augustine (A); Rudolph A Sellgmann (R); due .....17,892.00

**DEC. 2.**  
No Judgments in Foreclosure Suits filed this day.

#### Bronx.

**NOV. 27.**  
No Judgments in Foreclosure Suits filed this day.

**NOV. 28.**  
187TH ST, ss, 26 e Prospect av, 34.2x70; Matilda A Bucking—Mary Peterson et al; E P Orrell, Jr (A); H N French (R); due .....15,652.08

**NOV. 30.**  
LOT 227, map of Ryer Homestead, 24th Ward; Grant Squires—Giosue Galiani et al; J M Rider (A); J J O'Brien (R); due .....2,271.37

**DEC. 1.**  
CITY ISLAND AV, es, adj land of Sarah Boule at City Island, 25x100; also LOT 13, map of prop of Levina E Bell, on City Island; Edw Robitzek—Mary L Roeder et al; H Robitzek (A); F S McAvoy (R); due.....7,227.50

SOUTHERLY boundary line of King Estate, 104.3 s Ditmars, 170.6x253; Edw Robitzek—Mary L Roeder et al; H Robitzek (A); F S McAvoy (R) due .....2,065.00

**DEC. 2.**  
LOTS 503 & 504, map of Van Nest Park, 24th Ward; Bronx Borough Bank—Rosa Maurer et al; B F Gerding (A); E A McShane (R); due .....4,533.80

**DEC. 3.**  
HUGHES AV, ws, 41.9 n 179th, 32.8x 85.7; Chas P Buckley—Mary E John et al; W W Buckley (A); Jas C Brady (R); due .....16,931.10

LOT 568, map of Gleason prop, 24th Ward; Camille Zurla—Christina Ring-singer et al; Stoddard & Mark (A); Jno Davis (R); due .....3,731.29

### LIS PENDENS.

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

#### Manhattan.

**NOV. 28.**  
No Lis Pendens filed this day.

**NOV. 30.**  
1ST AV, 235; Manhattan Ry Co—Morris Seling-er et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 229; same—Jacob Weinberg et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 231-3; same—Harris Lurie et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 259; same—Johanna Martin et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 271; same—Henriette Frank et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 273; same—Herman H Boehling et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 275-7; same—Max Carno et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 300; same—Lizzie Kreutner et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 798; Manhattan Ry Co—Sarah Hirsch et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 2423; same—Mayer Jacobs et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 2449; same—Chas J Kroehle et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 106-8; Manhattan Ry Co—Morris Weinstein et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 123; same—Morris Morsky et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 126; same—Congregation Tefereh Israel of N Y et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 131; same—Sol Henig et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 161; same—Conrad Konig et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 169-71; same—Fulton Av Realty Co et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 182-4; same—Yetta Green et al; action acquire title, &c; J L Quackenbush (A).

34TH ST, 123 E; Saml B Dewsnap—Geo G Dewsnap et al; partition; Hirsh & Ehrhorn (A).

NEW BOWERY, 17; Manhattan Ry Co—Jno Taylor et al; action acquire title, &c; J L Quackenbush (A).

NEW BOWERY, 18-22; same—Jno Taylor et al; action acquire title, &c; J L Quackenbush (A).

NEW BOWERY, 13-5; same—Bartholomew Mitchell et al; action acquire title, &c; J L Quackenbush (A).

NEW BOWERY, 15; same—Jno Taylor et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 93; Manhattan Ry Co—Saling Simon et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 181-7; same—De Witt Fox et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 227-9; also NEW BOWERY, 66-8; Manhattan Ry Co—Nickitas P Economder et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 1-3; Manhattan Ry Co—Israel Wein et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 5-9; same—Arabella D Goulet et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 13-5; same—Israel Rotkowitz et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 22; same—Elizabeth McColgan et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 25; same—Mary Houser et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 32-8; same—Wilhelmina Miller et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 47-9; same—Thomas R Sager et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 49 1/2; same—Morris Freedman et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 54; same—Jno V Klemann et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 69; same—Edw C Schmidt et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 102-4; same—Fredk Flaccus et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 116; same—Eliz McColgan et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 128; same—Jno V Klemann et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 147; same—Saml E Jacobs et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 181; same—Pietro Fiumefreddo et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 185-7; same—Henry C Reed et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 190; same—Wm Goetz et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 189-91; same—Jacob Safran et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 202-4; same—Frances Volkenberg et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 206-8; same—Louis Goldstein et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 209; same—Grazia F Giglio et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 220; same—Max Carno et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 228-32; same—Morris Dworetzky et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 223-7; same—Isaac Stiegerwald et al; action acquire title, &c; J L Quackenbush (A).

**DEC. 1.**  
HAMILTON ST, 15; Bessie Schwartz—Jno Beekman et al; foreclosure of transfer of tax lien; T I Schwartzman (A).

13TH ST, 521 E; Sigmund Hornichter et al—Abr Kame et al; partition; J Manheim (A).

CONVENT AV, 470; Saml Fishkin et al—May C Knowles; action to foreclose mechanic's lien; B S Deutsch (A).

**DEC. 2.**  
13TH ST, 209-33 E; also 14TH ST, 214 E; Michl Nocenti Co, Inc—Irvington Constn Co et al; action to enforce lien; W F Kimber (A).

22D ST, 237 E; Ford Roof Constn Co—Geo H Kelly et al; action to establish mechanic's lien; Atwater & Cruikshank (A).

33D ST, 42-52 W; Lydia H Kane et al—Mary J Odell et al; action to remove cloud, &c; Pressinger & Newcombe (A).

45TH ST, ns, 210 e 3 av, 16.8x100.5; Chas O Robitaille—Alice J Robitaille et al; partition; H McKennis (A).

158TH ST, ss, 400 w Amsterdam av, 50x99.11; 158TH ST, ss, 350 w Amsterdam av, 50x99.11; Marie Steinberg—Rose Simon et al; accounting, &c; J Rosenzweig (A).

BROADWAY, nec 146th, 99.11x225xirreg; Michl Nocenti Co, Inc—Bradhurst Amusement & Bldg Co et al; action to enforce lien; W F Kimber (A).

**DEC. 3.**  
GRAND ST, 43-45; Edw T Harmon—Nancy H Hitchcock et al; partition; Strouse & Strauss (A).

CENTRAL PARK W, nwc 90th, 201.5x100; Clarence F Birdseye—Henry G King et al; action to recover amount; C F Birdseye (A).

**DEC. 4.**  
122D ST, 502-4 W; Dave Lager—May C Knowles action to foreclose mechanics lien; I Witkind (A).

#### Bronx.

**NOV. 27.**  
CONCORD AV, es, 51.3 n 151st, 50x94; Anna Sasna—Antoine Bohaty et al; action to declare conveyance void; Hymes, Woytisek & Schaap (A).



LOTS 39 & 40, blk 3221; Lots 74 to 81, 112 to 114, blk 3228, map of 134 lots at University Heights, 24th Ward; Jno F Kaiser et al—Forbes J Hennessy et al; action to compel sale of premises; Todd & St John (A).

**NOV. 28.**  
228TH ST. E, ns, being lot 25 on tax map; Saml H Kupferman—J C Cameron et al; action to foreclose transfer of tax lien; E Jacobs (A).

**NOV. 30.**  
LOT 3, plot 417, map of Unionport, 24th Ward; Danl J White—Anna B Buckley et al; action to foreclose transfer of tax lien; W C Daly (A).

**DEC. 1.**  
176TH ST, sec Carter av, 27.1x255.6; Gilbert Franchlyn—Northern Union Gas Co et al; action to foreclose tax lien; Sherman & Sterling (A).

BRONX BLVD, ws, 167.2 n Becher av, 50x100; Danl London—Mary Crotty et al; action to foreclose transfer of tax lien; J Gans (A).

GRANT AV, ss, bet Garfield and Unionport rd, known as Lot 530, district of Van Nest, 24th ward; Land & Lien Co—Carrie Scheer et al; action to foreclose transfer of tax lien; M Frank (A).

**DEC. 2.**  
No Lis Pendens filed this day.

**DEC. 3.**  
No Lis Pendens filed this day.

#### Brooklyn.

**NOV. 25.**  
BERGEN ST, ss, 100 e Howard av, 20x100; Ethel B Weston—Magdelene T Younghaus et al; Gould & Wilkie (A).

HERKIMER ST, ss, 37 w Ocean pl, 17x89.6; G X Mathews Co—Henrietta Steimann et al; F F Adel (A).

MACON ST, ss, 84 w Ralph av, 18x100; Farmers' Loan & Trust Co—Annie Turner; Geller Rolston & H (A).

MADISON ST, nc Irving av, 20x80; Henry V Sand—Fredk Schoenemann et al; to set aside deed; C T Kunkel (A).

ST JOHN'S PL, ss, 487 w 6 av, 19x130.7x19x 131.1; Geo Slescher—Fredk A Ecks; specific performance; Jones, McKinny & S (A).

SULLIVAN ST, ss, 200 w Conover, 50x100; Margaret McNeer—Annie Sullivan; to set aside deed; E F Flanagan (A).

UNION ST, ns, 336.6 e Buffalo av, 100x120x77x 51; Emil Hetkel—Marion B Cothren & ano; Reynolds & Gels (A).

68TH ST, sws, 100 nw 16 av, 20x100; Bklyn Trust Co—Lillian La Moyne et al; Dykman, Oeland & K (A).

GLENMORE AV, nec Railroad av, 20x80; Lawyers' Mtg Co—Examiners Realty Co et al; Cary & Carroll (A).

**NOV. 27.**  
BRISTOL ST, ws, 362.1 s Livonia av, 20x100; Francis T Ingraham—Frederic M P Pearce et al; H L Thompson (A).

MONROE ST, ss, 325 e Patchen av, 16.8x100;

Lizzie E Flower—Almira E White et al; E Van Beuren (A).

18TH ST, ec 3 av, 25x100; 3D AV, es, 25 n 18th, 25x100; Chas Hoerschgen—Bertha Peterson et al; partition; J Zurn (A).

E 26TH ST, ws, 132 n Newkirk av, 34x100; Foreman Stella—Flatbush Constn Co et al; Davison & Underhill (A).

E 28TH ST, ws, 240 s Av L, 40x100; Louis Lindemeyer, Jr—Rosalie Baurhyte et al; J M Lipschitz (A).

39TH ST, ns, 100 w 6 av, 25x100.4; Simon Shapiro—Harris Nevin et al; Kugel & Saxe (A).

CHURCH AV, ns, 77.6 e Flatbush av, 91.4x155.7 x—x165.11; Grossman Bros & Rosenbaum—Borough Operating Co et al; foreclosure of mechanic's lien; S B Pollak (A).

KNICKERBOCKER AV, 416; Chas Kaufman—Saml Salz et al; foreclosure of mechanic's lien; A Levitt (A).

**NOV. 28.**  
HERKIMER ST, ns, 116.8 w Hopkinson av, 16.8x 100; Anna W Woodbridge—Pauline F Madden & ano; H L Thompson (A).

ALABAMA AV, es, 100 s Dumont av, 100x100; Morris Dubroff—Domicile Realty & Constn Co et al; foreclosure of mechanic's lien; I Solomon (A).

CATON AV, sec Stratford rd, 105.10x132.9x100x 98; Wood-Harmon Warranty Corp—Plan-dome Constn Co et al; I Roth (A).

**NOV. 30.**  
BEAVER ST, nes, 582.2 se Flushing av, 20x 100; Henry Blossy—Fannie Piatoff; J G Snyder (A).

BERGEN ST, ss, 391.8 e Kingston av, 33.4x125.3; Ulster Co Savgs Inst—Nellie S Barker et al; T F Redmond (A).

CLARK ST, nwc Willow, 100x101.1; National Savings Bank of Albany—Willow Court Holding Corp et al; H L Thompson (A).

DECATUR ST, 596; Barbara Bierach—Johanna H Gorth et al; partition; E J Fandrey (A).

ELBERT LA, ws, 160 n Blake av, runs n100xw 163.7xse50.4xse59.2x120.7 to beg; also BLAKE AV, nwc Elbert la, runs n120xw108.4xse54.11x se67.5xe90 to beg; Mary F Hammond—Emma L Robinson et al; to set aside deed; Baruth & Goodman (A).

JEROME ST, ws, 200 n Dumont av, 20x100; Gabriel Debany—Jas Grand et al; C C Clark (A).

OSBORN ST, es, 100 s Blake av, 25x100; Chas Rebholz—Isaac Lasko & wife; C S Heidenreich (A).

17TH ST, nes, 350 nw 8 av, 28x90.2; Sadie Campbell—Mary L Behrens et al; T F Redmond (A).

E 32D ST, es, 107.6 s Av G, 50x102.6; N Y Investors' Corp—Emily E Riordan et al; H L Thompson (A).

47TH ST, ss, 100 e 6 av, 20x100; A Evans Swartnout—Antonio Dalessandro et al; H L Thompson (A).

72D ST, 101; Nathan Friedman—Max Aufrecht et al; S Bitterman (A).

79TH ST, ns, 192.6 w 14 av, 18.6x100; Jennie S Mason—Sim Realty Co et al; Stett & Phillips (A).

79TH ST, ns, 174 w 14 av, 18.6x100; same—same (A).

HOWARD AV, es, 250.5 s Pitkin av, 50x100.7; Jas D Sory, Jr—Mornat Realty Co; foreclosure of mechanic's lien; Chilton & Levin (A).

NOSTRAND AV, ws, 20 n Fenimore, 26.8x100; Maria F Ogden—Maria Franzese et al; E T Horwill (A).

LOT 26, block 328, assessment map; Barney Zirinsky—American Steel Barrel Co et al; D Zirinsky (A).

**DEC. 1.**  
GATLING PL, ws, 180 n Atlantic av, 20x100; Jennie Simon—Josie Lundquist et al; G M Moscovitz (A).

GATLING PL, ws, 140 n Atlantic av, 20x100; same—same; same (A).

GATLING PL, ws, 160 n Atlantic av, 20x100; same—same; same (A).

HEMLOCK ST, sec Ridgewood av, 33x100x20x 100.11; Aug Schilpp—Moe Druck et al; C S Heidenreich (A).

S 4TH ST, ss, 157.10 nw Marcy av, runs se19.7 xsw—xnw20xne— to beg; Benj Traktman—W G Hoyt et al; A A Weinstein (A).

16TH ST, ss, 185.4 e 5 av, 22x100; Patk J Tully—Michl J Tully et al; partition; T M Simartar (A).

BEDFORD AV, nes, 45.2 se Ross, 22x100; Israel Feinstein—Bernatto Thomasso et al; J Burnstone (A).

BEVERLY RD, ns, 68 w E 4th, 32x100; Flora L Davenport—Kath Perez et al; H J Davenport (A).

NOSTRAND AV, ws, 201.3 n Myrtle av, 19.1x 100; Mortimer N Newman—Frank Krefetz, Inc., et al; S Rosenthal (A).

**DEC. 2.**  
SIEGEL ST, ss, 265 e Bushwick av, 50x100; Natl Savgs Bank of Albany—Sarah Barfeld et al; H L Thompson (A).

TROUTMAN ST, nws, 275 sw Hamburg av, 25x 100; Rosa Campiciano—Felice Rotolo et al; partition; H C Glore (A).

WYONA ST, es, 350 s Fulton, 50x100; Christian Loeffler—Jacobina Howatt; C S Heidenreich (A).

E 4TH ST, es, 460.3 n Greenwood av, 25x100; Jas Ritchie—Phebe J Ritchie; J Logomasini (A).

49TH ST, sws, 212.10 nw New Utrecht av, 20x 100.2; Jas W Teets—Wm MacBain et al; H L Thompson (A).

CLARENDON RD, sec E 35th, 100x100; El-toma Realty Co—Comet Constn Co; J Stewart (A).

HOPKINSON AV, ws, 100.3 s Livonia av, runs s150xw100xn23.3xne—xe46.11 to beg; Browns-ville Assn—Veneer Bldg Co et al; H L Thompson (A).

HOPKINSON AV, ws, 100.3 s Riverdale av, 100x 150; same—same; same (A).

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Lis Pendens, Brooklyn, Continued.

SARATOGA AV, es, 103.3 s Dumont av, 21x100; Essex & Lee Co—Elm City Impt Co et al; G Elliott (A).  
13TH AV, ws, 75th, 60x100; Fannie Oestreich—Chadwick Constn Corp et al; Cary & Carroll (A).  
13TH AV, ses, 40 sw 75th, 20x80; Mary D Buxton—Collective Holding Co et al; Smith, Dougherty & W (A).  
15TH AV, ses, 16.4 ne 65th, 20.11x100; Alice M Mennie—Anna C Grady et al; Cary & Carroll (A).  
PARCEL 5, 6 & 11a; on map of land of heirs of Anthony R Schenck, in Canarsie; Diedrich H Behrmann—Optimus Co & ano; H P Burr (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. 28.  
93D ST, 4 W; Louis H Apirian et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (156). 548.75  
111TH ST, 136-42 W; Benj Malat—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (155). 129.36  
111TH ST, 507-9 W; Hyman Ruech et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (153). 211.25  
111TH ST, 521 W; Hyman Urach et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (153). 743.00  
115TH ST, 620 W; West Star Roofing Co, Inc—M & P Realty Co (159). 143.00  
116TH ST, 236-S E; Acme Metal Ceiling Co—J S Thompson, Fredk W & Wm H Flint, Jesse F Morgan & Rosen Bldg Co (160). 160.00  
136TH ST, 528-30 W; Benj Malat—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (155). 920.25  
136TH ST, 522 W; same—same; renewal (155). 600.93  
BROADWAY, 262; Sterling Ceiling & Lathing Co—Estate of Maillard F Smith et al, Truly Warner, Jno Vogel & C Tinchetti (157). 102.00  
BROADWAY, nec 162d, 100x99.11; Benj Malat—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (155). 75.00  
CENTRAL PARK W, 385; Louis H Apirian et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (156). 274.80  
CENTRAL PARK W, 448; Louis H Apirian et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (156). 203.50  
CLAREMONT AV, 190; Hyman Urach et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (153). 138.50  
CLAREMONT AV, 182; same—same; renewal (153). 163.50  
CLAREMONT AV, 180; Hyman Urach et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (153). 276.00  
PINEHURST AV, swc 181st, 108x117; Geo Colon et al—Comfort Realty Co; renewal (158). 1,350.00  
NOV. 30.  
60TH ST, 108 E; Abr Miller—Milton J Ballin & Saml Abramowitz (163). 260.00  
110TH ST, 207 E; Jos Warm—H Ames Gudelman, Abr Bedeck, Philip Elterman, Jno Sherwin, Gussie Sherwin, Fannie Bedeck & Annie Elterman or Alterman (162). 285.00  
113TH ST, 501 W; Theo Thylstrup—Hannah Elias (164). 173.25  
140TH ST, 600 W; David Hamburger—N Y Real Estate Security Co; renewal (161). 1,171.75  
141ST ST, 601 W; David Hamburger—N Y Real Estate Security Co; renewal (161). 716.75  
142D ST, 605 W; David Hamburger—N Y Real Estate Security Co; renewal (161). 1,411.25  
5TH AV, 429; Hyman Zerman—Henry Willie C & Marie D Bergh, exrs, &c, & Thos Coulson & Sons; renewal (165). 450.00  
DEC. 1.  
23D ST, 449 W; C Edward Reid—Agnes D Cloud (4). 1,872.00  
29TH ST, 219 E; David Bleier—Julia Singer (2). 438.45  
136TH ST, 677-81 E; Louis Guerr—Jos Buelllesbach Constn Co, Inc; renewal (3). 2,200.00  
DEC. 2.  
27TH ST, 148 E; Louis Baronoff et al—Fanny Levy; Jos Feinberg & Louis Rosenberg (6). 355.00  
30TH ST, 131 E; Jacob Klein—Henry R Carse; Jane Eou Durant (10). 210.00  
55TH ST, 24 E; Vito Silvester et al—Larimore & Co; Breines & Reiner (9). 154.15  
136TH ST, ns, 100 w So Blvd, 100x105; Murray & Hill Co—Jos Buelllesbach Constn Co; renewal (7). 2,400.00  
PINEHURST AV, swc 181st, 110x118; Lee Heating Co—Comfort Realty Co; renewal (5). 1,250.00  
2D AV, 104-6; Twinvolute Pump & Mfg Co—Annie Rosen (8). 202.50  
DEC. 3.  
BROAD ST, sec Wall, 113.5x82.7; Yale & Towne Mfg Co—J P Morgan & Co; Marc Eldlitz & Son; U S Metal Products Co (15). 421.17

CATHEDRAL PKWAY, ns, 400 e Lenox av, 100x100; Weisz & Co, Inc—Young Women's Hebrew Assn; Jacob Zimmerman, Inc (27). 216.24  
43D ST, 241-47 W; Chas Steiber—48th St Co; Courtlandt Iron Wks, Inc (22). 238.00  
59TH ST, 208 W; Jos Cordani et al—Ida E Daly; estate of Ida E Daly, Michl J O'Connor & Jno O'Connor; E L Gorman (21). 370.00  
66TH ST, 118 E; Adin G Pierce Co—estate of Theodore Schumacher; 66th St Garage Co, Inc; Sandhop Cont Co, Inc; renewal (19). 700.00  
86TH ST, 144-46 E; Henning Minte—Aschendroedel Verein; Jos Field & Edward Nussbaum (11). 220.00  
110TH ST, 9-11 W; Louis Fishman—Louis W Morrison; Rosewin Amusement Co, Inc; Joe Bicher & Louis Levine (12). 155.00  
122D ST, 502-4 W; Dave Lager—May C Knowles; Mrs H B Dinkelspiel, agent (13). 362.25  
125TH ST, 211 W; I A Adler Co—B Lichtenstein estate; Jos Freiman; renewal (18). 285.00  
126TH ST, 240-58 W; I A Adler Co—Jno Cromwell estate; Saml D Lit; Stumpf & Langhof; Jos Freiman (20). 250.00  
133D ST, 5 & 7 E; Acme Metal Ceiling Co—Jas Everards Brewery; Genl Cont Co & Julius M & Katie Schwartz (26). 280.00  
AMSTERDAM AV, 206-8; Jacob Keller Cont Co—Bessie T Houghton; Kodak Theatre Co; Theodore Bepke (25). 3,660.00  
BROADWAY, 1651-65; 51ST, 215 W; 52D ST, 224 W; Jno McKiernan et al—Gerard Trust Co, trsts; Albany Apartments Corp; renewal (14). 245.00  
CENTRAL PARK W; 447 & 448; Saml Tessler—N Y Real Estate & Security Co; McVickar Gaillard Realty Co; renewal (24). 150.00  
MADISON AV, 180; Sam Gartner—Jane Lang; Jno J Campbell (23). 51.00  
8TH AV, 342-44; Muglers Iron Wks—Dorothy A Conklin, Wm I Roe; Homer B Chace (16). 146.75  
DEC. 4.  
73D ST, 182 E; Benj Smith et al—Bella Kayton & Acme Wood Carpet Flooring Co (30). 55.00  
110TH ST, 515 W; S Wolf's Sons—St Albans & Dartmouth, Inc & Jos A Conzonery (32). 437.56  
124TH ST, 62 W; S Desowitz, Inc—N Y Real Estate Security Co, McVickar Gaillard Realty Co; renewal (29). 323.00  
ANTHONY AV, 1640-42; Raisler Heating Co—Marie Davis & Bernard Davis; renewal (31). 90.00  
MADISON AV, 180; Morris Levin—W W Astor, Mrs Jane Lang & Jno J Campbell (28). 68.00  
RIVERSIDE DR, 431; S Wolf's Sons—Cabot Real Estate Co Jos A Conzonery (34). 819.57  
3D AV, 801-3; City Kalamein Co, Inc—Estate Geo A Hagerty & Thos J Brady, Jr (32). 927.00  
Bronx.  
NOV. 27.  
149TH ST, 428-30 E; Michl Cerussi—Christian Kuhner & Wm G I Roeder (66). 125.00  
NOV. 28.  
144TH ST, 560 E (\*\*); Nathan L Strauss—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (155). 248.00  
INTERVALE AV, ws, 293.8 n Westchester av, 50x100; Title Guarantee & Trust Co—Angel Constn Co, Inc & Chas Lopard (67). 25.00  
NOV. 30.  
UNDERCLIFF AV, 1521-3; Louis Cantor & Sol Sussman—Constn Mtg Co & E Maurice Butler (68). 61.90  
DEC. 1.  
173D ST, ns, 59 e Webster av, 50x92; Corp (1). 83.34  
Superior Glass Co, Inc—Simplex Impt 173D ST, ns, 58.9 e Webster av, 50x100; G Goldberg & Sons, Inc—Simplex Impt Corp (2). 157.35  
DEC. 2.  
DAWSON ST, 820; David Goros—Max Reinitz (4). 31.79  
149TH ST, 428-30 E; Jno S Di Pace—Christian Kuhner; Wm G I Roeder. 110.00  
185TH ST, 771-75 E; City Kalamein Co, Inc—Nicol Bldg Corp & Ferdinand Cioffi (3). 150.00  
DEC. 3.  
136TH ST, 677-81 E; Louis Gueer—Jos Buelllesbach Constn Co, Inc; renewal (6). 2,200.00  
136TH ST, 677 & 681 E; Gus Schlaler Eagle Wrought Iron Wks—Jos Buelllesbach Constn Co; renewal (17). 1,827.90  
185TH ST, ns, 120.1 w Southern Blvd, 80x130; Gersman & Lozner, Inc—Nicol Bldg Corp & Ferdinand Cioffi (7). 200.00  
SHAKESPEARE AV, 1260; Dominick Salvatore—Bell Realty & Constn Co, Inc & Thos H Bell (5). 60.00  
WESTCHESTER AV, sec Park, 62x58; Henry Heil—Eliz Wright & Fred Carl (8). 140.00  
WESTCHESTER AV, 620-26; Salvatore Naccarato—Eliz Wright & Fred Carl (9). 176.25  
SAME PROP; same—same (10). 300.00  
\*\*1Recorded in N. Y. County.

Brooklyn.

NOV. 25.  
PARK PL, ss, 125 e Rogers av, 75x112; O M Greiner—Walter Ryan. 275.45  
CYPRESS AV, nwc 37th, 100x100; G O'Shea—Maud E Kimball. 493.00

KNICKERBOCKER AV, 395-99; C Meyer—Sola Roth & Chas Schneider. 1,370.90  
KNICKERBOCKER AV, 416; C Meyer—Chas Schneider & Saml Salz & Gussie Salz. 347.49  
5TH AV, 5504; Kawneer Mfg Co—Jno Blohn & Jas Larkin. 315.00  
NOV. 27.  
E 7TH ST, ws, 260 n Av M, 40x100; M Moscarelli—Clifton Bldg Co. 23.75  
9TH ST, 289; Bloomfeldt & Rapp Co—Jno H E Sand. 700.00  
E 17TH ST, nec Beverly rd, 100x200; Expanded Metal Eng Co—Jos M Cathcart & Thos J Meagher. 104.59  
39TH ST, ns, 40 e 14 av, 40x95; S & S Woodworking Co—F & R Realty Co. 205.05  
ALABAMA AV, es, 100 s Dumont av, 100x100; M Dubroff—Domecile Realty Co; Abr Rothfeld & Jacob Berman & David Senft. 140.00  
ALABAMA AV, es, 100 s Dumont av, 50x100; M Dubroff—Domecile Realty & Constn Co, David Senft, Abr Rothfeld & Jacob Berman. 140.00  
NOV. 28.  
BARBEY ST, es, 60 s Dumont av, 80x100; J Goldstein—Arvintz Bldg Corp; Abr Arvintz. 140.00  
DEAN ST, ss, 140 w Kingston av, 60 x100; S Dorf—H L Devel Co. 107.00  
E 28TH ST, sec Newkirk av, 50x100; Colonial Art Glass Co—St Stephens Evan Luth Church & Luther D Gable as pastor. 400.00  
CLASSON AV, 635; F W Mergenthaler—Tony Prudent & Walter Ryan. 501.00  
GATES AV, sec Patchen av, 19x80; E F Warurck—Premier Realty Corp. 700.79  
NOV. 30.  
DECATUR ST, nwc Knickerbocker av, 50x100; V Grimm—Ray Streip & Gus A Wagner. 900.00  
UNION ST, sec Rogers av, 100.4x87.9; H Glassman—Union Rogers Co. 122.25  
VAN BRUNT ST, 147; V Scala—Concetta Paolillo. 1,476.00  
WARREN ST, 493; H Gash—Emma Krevulin & Jos A McGarry. 83.00  
E 18TH ST, 150; J Egan—Edw W Irwin & Franklin Sanders. 99.00  
CLARENDON RD, nec E 35th, 100x100; J Di Accardo—Comet Constn Co. 160.00  
KNICKERBOCKER AV, 416; P Balsam—Gussie Salz & Chas Schneider. 135.00  
KNICKERBOCKER AV, 416; A Blathesher—Saml Salz & Chas Schneider. 135.00  
OCEAN PKWAY, es, 100 n Beverly rd, 100x150; B Goetz—O P & B Co. 250.00  
OCEAN PKWAY, es, 100 n Beverly rd, 100x150; C Carratino—O P & B Co. 1,975.00  
DEC. 1.  
STOCKTON ST, 167; H Godick—Saml J Jaffe. 190.00  
VERMONT ST, 247; J Klein—Fannie Mirowitz & Jacob Klein. 80.11  
VERMONT ST, es, 65 n Glenmore av, 40x100; Gustav Rader Co—Fanny Mirowitz & Jacob Klein. 80.11  
CATON AV, sec Stratford rd, 195.10 x100; R Purvis—Comet Constn Co. 1,350.00  
CLARENDON RD, sec E 35th, 100x100; E G Hitchings, Inc—Comet Constn Co. 1,332.03  
GRAVESEND AV, 2345; G Rodolico—Rebecca Sable & Antonio Aspromonte. 49.00  
OCEAN PKWAY, es, 100 n Beverly rd, 100x150; Bell Fireproofing Co—O P & B Co. 103.58  
DEC. 2.  
BOERUM ST, 18-22, Clinton Wire Cloth Co—Saml Sheindelman Co & Eddy Glickman Bldg & Concreting Impt Co. 548.30  
DECATUR ST, 1327-9; G A Wagner—Isaac N & Ray Streep. 3,653.75  
BAY 17TH ST, 209; S Hochman—Borska De Uffalusey. 109.00  
52D ST, 757; I Cohen—Andrew Rorig. 43.60  
CLARENDON RD, sec E 35th, 100x100; Brodtkin Bros—Comet Constn Co. 225.00  
KNICKERBOCKER AV, 416; V Grimm—Chas Schneider & Gussie Salz. 475.00  
TOMPKINS AV, 185; N Baskin—Jacob Panemone & Isaac Price. 131.85  
Satisfied Mechanics' Liens.  
First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.  
Manhattan.  
NOV. 28.  
78TH ST, 258 E; Alex Glatte—Jennette Rogers et al; Apr28'14. 147.00  
RIVERSIDE DR, 725; Stanislaus Colankie—Be Glad Constn Co et al; Nov27'14. 286.63  
NOV. 30.  
MONTGOMERY ST, 35-7; Louis Levine, Inc—Hebrew Kindergarten Day Nursery et al; Aug21'14. 510.00  
28TH ST, 42-6 E; Mauro Pizzutiello—Borough Realty Co et al; Nov11'14. 84.43  
75TH ST, 331 E; Aaron Schonberger—Friedman Bros & Son et al; July23'14. 274.00  
97TH ST, 823-5 E; National Sash & Door Co—Henry Frank et al; Oct 13'14. 87.00  
CENTRAL PARK W, 236; Thos Costello—Hannah Elias et al; Oct31'14. 222.00  
DEC. 1.  
44TH ST, 243 E; Marcus Schlossman—Jno W Phillips et al; Aug26'14. 35.05  
140TH ST, 151-9 W; Louis Napoleon—Moore Simon Realty Holding Corp; June22'14. 175.00  
163D ST, 549 W; Harry Farber—Morris W Levine et al; Nov16'14. 193.30  
HAVEN AV, ws, 375 n 170th; Joe Dolan—Filrose Constn Co et al; Nov 9'14. 177.50  
VAN NEST AV, 510; Wm J Keough—Geo J Silva et al; Dec15'13. 100.00



<b>DEC. 2.</b> 157TH ST, 329 W; Jacob Efron—Real Realty Co et al; Oct4'14 .....	115.95
119TH ST, 37 W; Henry Depue—Congregation Mount Zion of City of N Y et al; July30'14 .....	154.00
155TH ST, ns, 125 w Bway; Wm H Jackson Co—Museum of the Hispanic Society of America et al; Nov23'14 .....	2,203.50
17TH AV, swc 59th; Berger Mfg Co—Sol Bloom et al; Dec1'14 .....	334.00
19TH AV, 736; J H Levin—Julia Coberg et al; May13'14 .....	29.65
<b>DEC. 3.</b> 155TH ST, 421-25 E; Chesebro Whitman—Peter Doelger Brewing Co et al; Apr16'14 .....	225.00
155TH ST, 421-25 E; Chesebro Whitman—Peter Doelger Brewing Co et al; Apr16'14 .....	225.64
155TH ST, 421-25 E; Chesebro Whitman—Peter Doelger Brewing Co et al; Apr16'14 .....	432.18
155TH ST, 421-25 E; Chesebro Whitman—Peter Doelger Brewing Co et al; Apr16'14 .....	70.00
<b>DEC. 4.</b> 5TH AV, 230; Superior Cornice & Skylight Works, Inc—230 5th Av Corp et al; Nov5'14 .....	1,900.00

Bronx.

<b>NOV. 27.</b> No Satisfied Mechanics Liens filed this day.	
<b>NOV. 28.</b> FOX ST, 1074; Barnett Brolnitsky—Martha Perna et al; Feb28'14 .....	85.00
FREEMAN ST, 952; Barnett Brolnitsky—Martha Perna et al; Feb28'14 .....	35.00
173D ST, 560 E; Barnett Brolnitsky—Martha Perna et al; Feb28'14 .....	669.65
SOUTHERN BLVD, 1239; Barnett Brolnitsky—Martha Perna et al; Feb28'14 .....	8.50
SOUTHERN BLVD, 1239; Barnett Brolnitsky—Martha Perna et al; Feb28'14 .....	10.85
<b>NOV. 30.</b> No Satisfied Mechanics Liens filed this day.	
<b>DEC. 2.</b> 246TH ST, ns, 100 w Livingston av, 70x 130.3; Jas P Brady, Robt B Miller—Geo D Strayer et al; Nov5'14 .....	123.00
NO CHESTNUT DR, ss, 460 e Barnes av, 40x100; Anthony Polzella—Vita D'Armoro & Frank D'Armoro et al; Jan19'14 .....	215.00
<b>DEC. 3.</b> No Satisfied Mechanics Liens filed this day.	

Brooklyn.

<b>NOV. 25.</b> HINSDALE ST, ws, 175 n Liberty av, 25x100; Wm Nathony—Louis Kelmansky, Ida Goldberg & John Goldstein; Oct27'14 .....	63.00
1UNION ST, nec Albany av, 100x100; Herman Hochhausen & ano—Kellner Constn Co & Lupa & Jacob Greenblatt; Oct1'14 .....	183.70
9TH ST, 327; Morewood Standard Safety Exit Door Co, Inc—B F Keith New York Theatres Co, B F Keith & W W Brady Standard Lock Co; Oct 26'14 .....	140.00
<b>NOV. 27.</b> 17TH ST, ss, 140 e 4 av, 20x100.2; Martin Behrer—Henry J Cohen & Frank Hogan; Feb6'14 .....	151.85
<b>NOV. 28.</b> MACON ST, 69; McLoughlin & Donovan, Inc—Philip M Knight; Sept4'14 .....	77.15
BUSHWICK AV, 1180; Jno Lyon—Aug W Zeiss; April 17'14 .....	30.41
<b>NOV. 30.</b> 1FREEMAN ST, ss, 250 w Oakland, 50 x100; Jno Stark—Max Belinsky & Louis Raskin; Nov20'14 .....	140.00
PRESIDENT ST, nwc Albany av, —x —; Beaver Board Sales Co—Aldent Corp, Percy Ansoorge, pres; Nov24'14 .....	39.08
S 4TH ST, ss, 95 w Havemeyer, —x—; Louis Greenberg—Philip Levy Cont Co & Jos M Kandel; Sept18'14 .....	870.00
E 40TH ST, es, 80 s Overbough pl, —x—; Salvatore Marceca & ano—Gethahome Bldg Co; Nov24'14 .....	112.00
ATKINS AV, es, 90 s Blake av, 160x 100; Saml Less—Atlake Bldg Co & East N Y Savgs Bank; Nov17'14 .....	340.00
CLARENDON RD, ws, 40 s E 26th, 20x 80; Harold Hanson—Valentine & Ida Ebel & Valentine Kelly; Feb3'13 .....	60.00
GEORGIA AV, ws, 175 s Fulton, 25x 100; Steinberg Steam Cut Stone Co—Felmina Jannant & Saverino Mason Cont Co; Nov6'14 .....	50.00

<b>DEC. 1.</b> HERBERT ST, nwc Monitor, 50x129; Katz & Kanter, Inc—Concordia Cont Co & Jno Kroder & Harry Reubel Co; Nov20'14 .....	450.00
MAPLE ST, sec Albany av, 50x129; R L Williams—C Beckman & Fahie Berkely; Oct7'14 .....	30.00
WYCKOFF ST, 225A; J Lyon—Margt Kelly; Apr17'14 .....	130.00
NOSTRAND AV, c Tilden av, 100x100; C Schneider—Mary Wainwright & Veronica Grupp; Aug24'14 .....	596.33
PUTNAM AV, sec Classon av, 100x 100; Realty Supply Corp—Bklyn Auto Co, E T Feldenhauer & Simonelli & Sammese; Nov6'14 .....	349.95
STONE AV, c Riverdale av, —x—; Jno Lally et al—Stone Av Bldg, Hyman Kotler as pres, & Chervon Iron Wks; Nov20'14 .....	200.00
2STONE AV, es, 105 s Livonia av, 62.6x 100; Atlas Steel Column Eng Co—Frank Rabinowitz; Rachel Melnick & Stone & Powell Impt Co; Aug20'14 .....	315.00
STONE AV, es, 105 s Livonia av, 62.6x 100; Pfotenhauer-Nesbit Co—Rachel Melnick, Harry Topp & Stone—Powell Impt Co; Oct29'14 .....	436.00

STONE AV, es, 105 s Livonia av, 62.6 x100; Pfotenhauer-Nesbit Co—Stone-Powell Impt Co; Sept8'14; release from lien .....	295.30
<b>DEC. 2.</b> HINSDALE ST, es, 100 s Blake av, 100x100; Progressive Realty & Impt Co—W F S Constn Co; Oct13'14 .....	1,000.00
SAME PROP; Interborough Sash & Door Co—W F S Constn Co & Third United Cities Realty Co; Nov25'14 .....	600.00
SAME PROP; Pirozzi & Son—W F S Constn Co; Oct31'14 .....	255.00
HOPKINS ST, 161; Jos Felner—Estate of Leon Geisman & Leon Geisman; Nov12'14 .....	26.00

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

ATTACHMENTS.

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

Manhattan.

<b>NOV. 27.</b> CAROLINA & YADKIN RIVER RY; Jno Peyton Clark; \$3,006.68; Brown, Cooksey & Myers. FORSTER & GREGORY, Ltd; Import Chemical Co; \$3,028.02; Niles & Johnson. VALLEY BANK; Margerite L Ames; \$2,217.48; Parsons, Closson & McIlvaine. VINCENTE BARLETTA & CO; Samstag & Hilder Bros; \$2,327.12; N Lieberman.	
<b>NOV. 28.</b> AUGUSTA-AIKEN RY & ELECTRIC CORPN; Utilities Securities Co, Ltd, trste; \$10,600; Noble, Estabrook & McHarg. SAME; same; \$11,700; same. ORANGEBURG MFG CO; Hanover National Bank of City of N Y; \$14,218.93; P S Dudley.	
<b>NOV. 30.</b> No Attachments filed this day.	
<b>DEC. 1.</b> ILLINOIS SURETY CO; Jane Carter; \$3,000; Alex A Mayer.	
<b>DEC. 2.</b> BARQUET, JUAN & NARCISCO; Samstag & Hilder Bros; \$3,179.16; N Lieberman. FELT, Geo A; Polack Tire & Rubber Co; \$930.06; M Dammann. LATTA, Wm J; Walter T Bradley; \$10,604.54; T M Rowlette. TABARD CIGARETTE & TOBACCO CO, Ltd; Jas A Cook; \$6,665.12; Ward, Wilson & Hayden.	

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

NOV. 27, 28, 30, DEC. 1, 2 & 3.	
Alexion, Tom, 8th av, 415..E Esposito. Barber Fix. ....	559.24
Brown Bros, Inc, 6th av, 782-86. Teran Mahoney & Munro, Inc. Steam Heating Plant. ....	3,925.00
Pagano, Emilio, 2d av, 125..E Esposito. Barber Fix. ....	145.00
Pagano, Emilio, 2d av, 125..E Esposito. Barber Fix. ....	60.00

Bronx.

NOV. 27, 28, 30, DEC. 1, 2 & 3.	
Ostra Constn Co, Beck st, ss, 100 w Av St John, 200x125..Eureka Chandelier Co. Chandeliers. ....	3,850.00

Brooklyn.

NOV. 25, 27, 28, 30 & DEC. 1, 2.	
Barrow, I. Barrett st, nr Sutter av.. Louis Greenberg. Plumbing Supplies. ....	2,585.00
Bel-Junius, Inc, Junius st, nr Belmont av..Louis Greenberg. Plumbing Supplies. ....	750.00
Bon Ton Constn Co, Bath av, nr Bay 12th..Elsie E Kerby as extrx....(R) Dellon-Watnik Co, 111-3 S 3d st.. Louis Greenberg. Plumbing Supplies. ....	387.00
Hartman Bldg Co, Inc, Ocean av, nr Foster av..Audley Clark. Doors, &c. ....	2,000.00
Heights Bldg Corp, 189 Montague st.. McElreavy & Hauck Co. Plumbing Supplies. ....	400.00
I C S Realty Co, Inc, 6th st, nr 8 av ..General Iron Wks. Iron Work. ....	700.00
Levinson & Kaiser Realty Co, Benson av c Bay 14th..Elsie E Kerby as extrx. ....(R) Levinson, Louis, Bay 21st st, c Benson av..Elsie E Kerby as extrx.(R) Lirock, Inc, Rockaway av, nr Livonia av..Eastern Mantel Co. Consols....	377.00
Manning & D'Alossia, Liberty av & Cleveland st..Wm Kerby Estate..(R) Moskowitz Bldg Co, E 23d st, nr Av D. Leibovitz & Stark East N Y Cornice Wks, Inc, Marquise. ....	644.00
Purvis & Shelton, 241 Plymouth st.... Natl Radiator Co. Radiators. ....	182.00
Ralphs, Inc, Ralph Cohn, 133 Sands st..Ely J Rieser & Co. Doors, &c....	75.00
Saladino, Jos, New York av, c Martense st..Elsie E Kerby as extrx.(R) W F S Constn Co, Inc, Hinsdale st, nr Blake av..Frank Katz, Inc, Bath Tubs	2,550.00
	1,035.00
	2,050.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

<b>NOV. 30.</b> 41ST ST, ss, 260 w 6 av, 40x98.9; Metropolitan Life Ins Co loans West 40th & 41st Sts Realty Co to erect a 4-sty store & lofts; 6 payments. ....	130,000.00
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BROADWAY, nwc 84th, 102.5x133.5; Metropolitan Life Ins Co loans Paterno Constn Co to erect a 13-sty apartment; 11 payments. ....	750,000.00
WEST END AV, nwc 97th, 126.2x100; Metropolitan Life Ins Co loans Princeton Constn Co to erect a 12-sty apartment; 14 payments. ....	525,000.00

<b>DEC. 1.</b> PARK AV, sec 61st, 100.5x99; Metropolitan Life Ins Co loans E A L Park Av Co, Inc, to erect a 12-sty apartment; 12 payments. ....	600,000.00
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Bronx.

<b>NOV. 30.</b> COTTAGE PL, es, 171 n 170th, 57x127; Jacob Sobel loans Jos & Eliz Brinkworth to erect 2-sty brick stable; 3 payments. ....	6,000.00
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<b>DEC. 1.</b> WEBSTER AV, ws, 129.8 n Fordham rd, 25x80.7; James G Wentz loans Hitchcock Bldg & Constn Co, Inc, to erect 2-sty brick building; 3 payments. ....	12,000.00
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ORDERS.

Brooklyn.

<b>NOV. 25.</b> HINSDALE ST, es, 100 s Blake av, 100 x100; W F S Constn Co on 3d United Cities Realty Co to pay Interborough Sash & Door Co .....	250.00
SAME PROP; same on same to pay same .....	350.00
OCEAN AV, es, 78.7 n Foster av, 200 x100; Hartman Bldg Co on Lawyers' Mtg Co to pay Globe Sash & Door Co. ....	3,500.00
ST MARK'S AV, 342; Jno Generosa on Title Guar & Trust Co to pay Realty Supply Corp .....	567.86
<b>NOV. 27.</b> LIBERTY AV, sec Van Siclen av, —x —; Diaz Bldg Co on Williamsburgh Savgs Bank to pay Aaron Benjamin..	1,500.00
<b>DEC. 2.</b> E 40TH ST, es, 80 s Kings Highway, 120x100; Gethahome Bldg Co on Home Mtg Inv Co ta pay Benj G Hitchings, Inc .....	1,900.00

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

Week ending Nov. 28.

MANHATTAN ORDERS SERVED.

Named Streets.

Barclay st, 34—Protestant Episcopal Society..B	
Barclay st, 35—Columbia College Trustees...E	
Beekman st, 29—Potter & Brother.....C	
Broome st, 201—Est Francis O'Callaghan...F	
Broome st, 591—Est John T Pyle.....G-C	
Canal st, 198-200—Cohen & Lifshitz.....A-C	
Canal st, 198-200—Boderman & Goldberg...A-C	
Canal st, 219—Est Catherine O'Neill.....F	
Chatham Square, 10—Louis E Laroque Est..SS	
Cherry st, 41-43—Ferdinand A Webb.....A-G	
Columbia st, 65—Ignatz Schneider et al....C	
Columbia st, 81—Max Spiser.....C	
Courtlandt st, 66—James Bieler.....E	
East Broadway, 123—Chas Lipschinsky.....I	
East Broadway, 185-87—Ezekiel Sarasohn & Leon Kamaiky .....	D
Eldridge st, 236-44—Phillip Weiman.....C-I	
Eldridge st, 236-44—Morris Glickman.....C-A-I	
Eldridge st, 236-44—Solomon Goldstein.....C-I	
Eldridge st, 236-44—Obeloff Zukerman.....C	
Eldridge st, 236-44—Consolidated Gas.....C	
Eldridge st, 236-44—Zedi Stainer.....C	
Eldridge st, 236-44—Isidore Masch.....A	
Eldridge st, 236-44—Elias Rosch.....A	
Eldridge st, 236-44—Wm Schulman.....G	
Eldridge st, 236-44—Nathan Cohen.....A	
Eldridge st, 236-44—Tobias Blatter.....A	
Eldridge st, 236-44—Menasche Schaeckter.....A	
Eldridge st, 236-44—Meyer Finkelstein.....A	
Eldridge st, 236-44—Jacob Eisenberg.....C-I	
Eldridge st, 236-44—Samuel Shapiro.....I	
Eldridge st, 236-44—Harry Edelstein.....A	



Eldridge st, 236-44—Abraham Ackman.....A-I  
 Eldridge st, 236-44—Sam Starobinsky.....C-A-I  
 Eldridge st, 236-44—Alta Zamachowsky.....C-I  
 Eldridge st, 236-44—Alex Oestreich.....C-I  
 Eldridge st, 236-44—Max November.....C-A-I  
 Eldridge st, 236-44—Chas Shkulnik.....C-I  
 Eldridge st, 236-44—Bernard Oestreich.....C-I  
 Front st, 201—Frederick Dermer.....A-G  
 Front st, 244—Wm E Treadwell.....C  
 Fulton st, 60—William Barclay.....A-G  
 Gansevoort st, 32—Angelino Sartirano.....C  
 Greenwich st, 220—Agnes Hall.....C  
 Jacob st, 2—Duler Robeson.....C  
 Jacob st, 5-7-9—The U S Leather Co.....C  
 John st, 41—Taners C Colgate.....SS  
 Lafayette st, 318-22—Louis Ettlinger.....SS  
 Lafayette st, 419-21—William Rau et al.....SS  
 Ludlow st, 67—Kalmin Sommer.....C-G-A-I  
 Maiden lane, 145—Albert G Beldin.....G  
 Marginal st, bet 18th & 19th sts—Carroll Box  
 & Lumber Co.....G  
 Mercer st, 217-19—Wolfe, Greenberg & Co.....G-C  
 Mercer st, 217-19—Friedman & Gottlieb.....C-G  
 Mercer st, 217-19—Louis Rosenbluth.....C-G  
 Montgomery st, 39-41—Jacob R Schiff.....C  
 Morton st, 82-92—Edward P Meany.....SS  
 Mulberry st, 5-9 (rear)—Est Wm Nelson.....C  
 Norfolk st, 80—Max Salzstein.....A-F  
 Norfolk st, 80—Simon Cohen.....F  
 Municipal Ferry Terminal—Dept Docks &  
 Ferries.....SS  
 Orchard st, 17—Max Seidman.....C  
 Orchard st, 126-30—New York Telephone Co.....F  
 Pearl st, 441-47—Daniel F Mahoney.....SS-C-E  
 Pearl st, 460—Catherine Viemeister.....C  
 Pearl st, 460—Henry Risciman.....C  
 Prince st, 109-11—Helen McSmith.....SS  
 South st, 47—South Street Corporation.....F  
 South st, 183—Joseph Diaz.....F  
 Stanton st, 334-40—Zodekon Frame Co.....C-G  
 Stanton st, 334-40—Louis Lampel & Son.....C-G  
 Stanton st, 334-40—Wm Leiberman & P Scheir.....C  
 Stanton st, 334-40—Morris & David Mulz.....C-G  
 Stanton st, 334-40—Schumer, Needle & Kan-  
 ofsky.....C-G  
 Stanton st, 334-40—Samuel H Lehrer.....C  
 Stanton st, 334-40—S Blatt & Co.....C-G  
 Stanton st, 334-40—Guterman Press.....C  
 Stanton st, 334-40—Graft Realty Co.....C-G  
 Suffolk st, 155—Abraham Steeman.....A-C-G  
 Suffolk st, 155—Jones Cohen.....A-C-G  
 Sullivan st, 121-23—Moses Baumgarten.....B  
 Union Square, 10—Isaac C Delaplaine.....C  
 Vesey st, 32-34—Chas M Russell.....B  
 Vesey st, 38—St Michael's P E Church.....B  
 Vesey st, 48—Corporation of Trinity Church.....B  
 Vesey st, 58—Adam W Spies Estate.....E-B-C  
 Walker st, 24—New York Telephone Co.....E  
 Washington sq, 100—New York University.....SS  
 Washington st, 328—Frederic W Rhinelande.....F  
 Washington st, 336—R B Shimer & Co.....F  
 Washington st, 336—Chas E Rhinelande.....F  
 Waverly pl, 3-5—W Bourke Cochran.....C  
 West Houston st, 29-35—Henry Brunner Est.....SS  
 Wooster st, 64-68—Greene St Realty Co.....SS  
 Wooster st, 64-68—Veit Son & Co.....G  
 Wooster st, 64-68—Leo Schlesinger & Co.....C-G  
 Wooster st, 186-88—Steffen Dieckmann.....C

#### Numbered Streets.

3d st, 55 E—Society Music School Settlement.....C-B-F  
 3d st, 106 W—Abraham Rappapolt.....G  
 3d st, 106 W—Paul Lauria.....G-C  
 4th st, 340-56 W—Elmer A Darling.....W-DR-SS  
 10th st, 34-36 E—Friedlander & Serin.....C-G  
 10th st, 89 E—Galchinsky Bros.....A-C  
 12th st, 16-20 E—The Bell Butler Co.....L-C-G  
 12th st, 16-20 E—E Pauly & Co.....A  
 12th st, 16-20 E—Glassburg Clothing Co.....G  
 12th st, 16-20 E—Samuel A Friedman.....C  
 12th st, 16-20 E—Horowitz Bros.....A-G  
 12th st, 16-20 E—Astor Dress Co.....I-C-G  
 12th st, 16-20 E—Gold Brand Waist Co.....G-C  
 12th st, 16-20 E—Silver Waist Co.....C  
 12th st, 16-20 E—Frank Schwartz.....G  
 12th st, 16-20 E—Primrose Waist Co.....G  
 12th st, 16-20 E—Julia Fitzgerald.....C  
 12th st, 32 E—Ida Kempner.....C  
 14th st, 420-22 W—Adeline S Fink.....C  
 16th st, 5-7 E—Walter D Lewisheim.....DR-W  
 16th st, 629 E—F Rudnick, Inc.....L-G-C  
 17th st, 12 W—Brody, Adler & Koch Co.....SS  
 17th st, 24 W—Louis L Delafeld.....C  
 17th st, 34 W—Samuel Bergmann.....SS  
 17th st, 54 W—Metropolitan Life Insur Co.....SS  
 17th st, 114-18 W—John A Stewart et al.....C  
 17th st, 243-7 W—Philip Lewisohn.....SS  
 18th st, 7-9 W—Slafkes & Toskar.....C  
 18th st, 7-9 W—Michael Feldman.....G-C  
 18th st, 7-9 W—Allwin Dress Co.....C  
 18th st, 7-9 W—Consolidated Gas Co.....C  
 18th st, 7-9 W—Menczer & Nadler.....C  
 18th st, 7-9 W—Seasonwein & Rabinowitz.....A-C-G  
 18th st, 7-9 W—Louis Stern.....SS-C  
 18th st, 30 W—John M Bowers.....G  
 18th st, 255 W—Gertrude Gunshor.....G-C  
 19th st, 139 E—City Real Estate Co.....C  
 20th st, 254 W—H A Collins.....G  
 21st st, 33-35 E—George D Wick.....SS  
 22d st, 29-31 E—Selkirk Realty Co.....C  
 22d st, 313-23 E—Jacob Michaelowitz.....G  
 22d st, 313-23 E—David Diamond.....G  
 22d st, 313-23 E—Lorenz Licht.....G  
 22d st, 313-23 E—Suifet & Co.....G  
 22d st, 313-23 E—Bernard Cowan.....G  
 22d st, 313-23 E—Joseph Simke.....G  
 22d st, 313-23 E—Rocco A Mango.....G  
 22d st, 313-23 E—Angelo Piano.....G  
 22d st, 114-20 E—Weinstein Bros.....G-A  
 23d st, 114-20 E—Beach Casper Co, Inc.....SS  
 23d st, 114-20 E—Edelson & Shapiro.....SS  
 23d st, 114-20 E—Louis Greenberg & Bros.....G  
 23d st, 133-35 W—Elmer A Darling.....SS  
 23d st, 151-53 E—East 23d St Realty Co.....C  
 25th st, 41-3 W—Gray Realty & Dev Co.....SS-C  
 25th st, 247 W—Helen Walter.....C  
 26th st, 331-3 E (rear)—August E Erhsam.....A  
 26th st, 357 W—A J Ferguson.....SS  
 27th st, 40-2 W—Gray Realty & Dev Co.....SS  
 27th st, 142 W—Manhattan Photogravure Co.....A  
 28th st, 130 W—Hakaliti Realty Co.....C  
 29th st, 163 W—A Bernstein & Co.....A  
 29th st, 541-47 W—W J Sloane.....G-D-L  
 32d st, 1 W—Egerton L Wintrop Estate.....SS  
 32d st, 14-18 E—John J Geraty.....G-A  
 32d st, 151-9 W—M G Picture Frame Co.....G-A  
 32d st, 151-9 W—Isaac Farle.....G-A  
 32d st, 151-9 W—N Y Poster Mounting Co.....A-G-C  
 32d st, 151-9 W—James Jalon.....A-C-G

32d st, 151-9 W—Cowdry & Son.....G-A  
 32d st, 151-9 W—Julius C Krause.....A-G  
 32d st, 151-9 W—Penn Terminal Real Estate  
 Co.....C  
 32d st, 151-9 W—R H Holts & Co.....A-G  
 32d st, 151-9 W—Colonial Mirror & Novelty  
 Co.....G-C-A  
 32d st, 151-9 W—Beck Contracting Co.....A-G  
 32d st, 157-9 W—New York Poster Co.....G  
 35d st, 35-39 W—Maria L Fahys.....SS  
 35th st, 29-33 W—Whiting Development Corp.....D  
 35th st, 157 W—Innovation Realty Co.....G  
 36th st, 260-6 W—F M B Realty Co.....SS  
 37th st, 232 W—Louis Bochet.....C  
 38th st, 221 W—Marie Gesidino.....C  
 40th st, 224 E—Hannah Kempner.....C-G  
 42d st, 19 E—James J Belden.....SS  
 42d st, 350 W—F W Merk.....G  
 42d st, 643 W—Harry Fredericks.....A  
 43d st, 3-7 E—Henry Phipps et al Estate.....SS  
 44th st, 47-49 W—Iroquois Realty Co.....SS  
 45th st, 65-67 W—Wm & Frank E Rafel.....SS  
 45th st, 169-71 W—Thomas B Hidden.....C  
 47th st, 243-5 W—Columbia Lamp Works.....C  
 47th st, 243-5 W—Geo Bickelhaupt et al.....C  
 47th st, 243-5 W—John N Spring.....C-G  
 47th st, 243-5 W—Kelly, Springfield Tire Co.....A  
 47th st, 243-5 W—Zimmerman & Seber.....A-C-G  
 47th st, 436 W—Est Daniel Lavery.....C-G  
 49th st, 220-22 W—The Towell Realty Co.....C  
 49th st, 329-331 W—Equitable Auto Machine.....D-H-A-G  
 49th st, 536-38 W—Patrick J Frawley.....J  
 50th st, 116-18 W—Singer Sewing Machine.....G  
 50th st, 341-47 W—N Y Polyclinic Medical  
 School & Hospital.....F  
 51st st, 247 E—Augusta Push.....A  
 56th st, 230 W—Times Square Automobile.....G-H  
 57th st, 31 W—Jacob Rothschild.....DR  
 57th st, 31 W—Dunstan, Inc.....DR  
 58th st, 225-7 W—Cutting Larson Co.....C  
 59th st, 430-32 E—Samuel Heyman et al.....C  
 59th st, 430-32 E—Greater Eagle Wet Wash  
 Laundry.....G  
 59th st, 430-32 E—Comfort Sandal Mfg Co.....G  
 64th st, 243-45 W—Minerva Motors Co.....A-H-G  
 72d st, 446 E—Associate Alumnae of Normal  
 College, City of New York.....C  
 83d st, 46-8 W—Hennessy Realty Co.....SS-A  
 83d st, 165 W—The Wesley Realty Co.....SS  
 90th st, 130 W—Siegfried Willershausen.....C  
 96th st, 36 W—Frankie E Herman.....G-C  
 112th st, 118 E—Jacob Anschlowitz.....A-C  
 113th st, 6-8 W—Samuel Williams et al.....W  
 115th st, 111½ W—Isaac J Greenwood et al.....C  
 116th st, 96-102 W—B Lenox, Inc.....D  
 116th st, 100-02 W—Wurtzberger & Sadir.....A-I-C  
 116th st, 100-02 W—Sam Rudner.....E-C  
 116th st, 100-02 W—Louis Panama.....C  
 116th st, 100-02 W—Stell Markontonia.....C  
 116th st, 100-02 W—Robert E Crall et al.....G-F-C  
 119th st, 86 W—Mayer L Half.....SS-A  
 125th st, 223 E—Charles Neukirch.....B  
 133d st, 12 W—Ellen McGuire.....C  
 176th st, 100 ft from Haven av—Roxton Real-  
 ty Co.....L

#### Named Avenues.

Av A, 1559—Otto Hille et al.....C  
 Amsterdam av, 318-32—Est Wm T Walton.....C  
 Bowery, 19—John Cipriano.....C  
 Bowery, 19—Estate Chas A Chesebrough.....C  
 Bowery, 20—Hyman Schnitzer.....C  
 Bowery, 21—Sidney J Colford.....C  
 Bowery, 25—Estate Wm H Burr.....C  
 Bowery, 42—Jacob Goldfman.....A-C-G  
 Bowery, 88—Chas H Shulman.....C  
 Bowery, 100—Michael Flynn et al.....C  
 Bowery, 108-08½—Emma G Townshed.....E  
 Bowery, 125-7—Estate Sylvester Brush.....C  
 Bowery, 171—Estate Ann L Underhill.....C  
 Bowery, 173—George Homer.....D  
 Bowery, 212—Anna R Morris.....C  
 Bowery, 219—Margaret A Jackson et al.....B  
 Bowery, 221—Joseph H Schwartz.....B  
 Bowery, 268—Wm H Lyons.....C  
 Bowery, 269—Michael J Adrian, Inc.....SS  
 Bowery, 274—Estate Martin Herman.....B  
 Bowery, 280—Mt Aetna Realty Co.....G  
 Bowery, 289—Western Job House.....G  
 Bowery, 300—Jacob Nusbaum.....A-G  
 Bowery, 354-58—Charles Schlang.....C  
 Broadway, 170—Broadway Building Co.....SS  
 Broadway, 336—Estate George Bliss.....SS  
 Broadway, 398—R & R Handkerchief Co.....A  
 Broadway, 398—M Lippit Co.....C-G  
 Broadway, 398—Geo J Molloy.....G  
 Broadway, 398—John E Parsons.....SS  
 Broadway, 529-33—Ray State Corporation.....C  
 Broadway, 653-55—Robert Lindheim.....C  
 Broadway, 653-55—Roggen Bros.....G  
 Broadway, 682—Abraham Adelson.....G  
 Broadway, 2080-94—Edelstein Bros.....A  
 Broadway, 2080-94—Hannah J Hull Estate.....A  
 Central Park West, 33-39—Ethical Culture  
 Society.....L  
 Columbus av, 474—Gabriel Lloyd & John Mc-  
 Cahan.....G-A  
 West Broadway, 396—Chas A Gould.....B  
 West Broadway, 510—Est Catherine C Stevens.....C

#### Numbered Avenues.

1st av, 850—John Skalla.....C  
 2d av, 1936—Isaac Lerman.....G  
 3d av, 131—Katherine Sherwood.....F-A  
 3d av, 131—Rutherford Stuyvesant Est.....B  
 3d av, 1398—Jacob Wertheim.....F  
 4th av, 80-2—Margaret H Green et al.....SS  
 5th av, 71—A Rosenberg & Co.....C  
 5th av, 71—Stein, Heineman & Huff.....C  
 5th av, 84-90—Beerman & Frank.....C  
 5th av, 506—Est Louise M Livingston.....W-DR  
 5th av, 506—A Simonson.....A-H  
 7th av, 528-30—John Chaveller.....A-D  
 8th av, 806—Andrew Murphy.....L  
 10th av, 441—Jos Kaplon & Son.....A-H

#### BRONX ORDERS SERVED.

##### Numbered Streets.

156th st, 499 E—Gustav W Beck.....C  
 158th st, 466 E—J Archibald Murray.....B  
 159th st, 451 E—Henry L Phillips.....B  
 259th st & Liebig av—Wm L Purcell.....A-G-H  
 Named Avenues.  
 Anthony av, 2090—Bartelstone Bros.....H-G-A  
 Concord av, 631—Levi Brenner.....L-G  
 Elton av, 843—Peter Daly.....B  
 Lincoln av, 146—Adolph Muller.....C  
 Marion av, 2985—August Ganzemuller.....A-G-D  
 Morris av, 2763—Wm T Trand.....A-G

Rhinelande av, 685—Garvey Bros.....A-G  
 University & Tremont avs—Henry A Dewey.....G  
 Valentine av, 2968—Louis Joek.....A-G-D  
 Westchester av, 2126—J B Braithwart.....O

#### Numbered Avenues.

3d av, 2902—Samuel Held.....G-A

#### BROOKLYN ORDERS SERVED.

##### Named Streets.

Anslie st, 5-7—E S Belknap, McSherry &  
 Moran Co.....A-C  
 Bayard st, 100-102—A Guerrierre & J Seguinio  
 H-A-G  
 Bergen st, 480—Gabb Bros.....H-A-G  
 Emerson pl, 35-7—Rudolph Vagt.....C  
 Enfield st, 432—Chas Fremdling.....H-A  
 Fulton st, 2586—Morris Miller.....G  
 Harts pl, w of W 17th st—Coney Island Con-  
 struction Supply Co.....H-A-G  
 Hope st, 53-65—Jas Cavanagh Corp.....W  
 Hunts Alley, 11—Jas H Mairs.....M  
 Kosciusko st, 141—S & L Shoe Co.....DR  
 Kosciusko st, 141—Alex Bernstein.....DR  
 Kosciusko st, 141—Philip Garfinkel.....DR  
 Livingston st, 352-4—Richard Ready.....C-G  
 Livingston st, 352-4—Wisconsin Milk Co.....G  
 Luquer st, 65½—Jacob Byalick.....A  
 McKibbin st, 67—Morris N Ratzan.....H-A-G-C  
 Moore st, 188—Louis Richnitz.....DR  
 Moore st, 188—J Marcus.....DR  
 Moore st, 188—Harry Silverburg.....DR  
 Moore st, 188—B & S Underwear Co.....DR  
 Moore st, 188—Chas Fello.....DR  
 Morton st, 22-30—Bklyn Factory & Power Co.....W  
 Nassau st, 16-20—Braunworth & Co.....DR  
 Nassau st, 16-20—Barnes Real Ass'n Co.....DR-W  
 Navy st, 56-60—Patrick Leary.....O-G-A-C  
 Navy st, 218-24—John G Glover.....H-A  
 Pierrepont st, 113—Church of the Saviour.....A  
 Rodney st, 28-30—Henry Simon.....L-C  
 Roebeling st, 132—Samuel Grand & Co.....H-A-E  
 Sands st, 148-58—American Chicle Co.....W-DR  
 Sands st, 148-58—Frederick Bischoff.....DR  
 Siegel st, 196-8—A Zelanowsky.....DR-W  
 Stockholm st, 142-44—Kasper Ruefer.....W  
 Russell st, 42-46—John H Hemmendinger.....W-DR  
 Union st, 745—Simon Cohn.....H-A-G

#### Numbered Streets.

6th st, 58 N—Vilo Brancato.....A  
 6th st, 192-200—George Carrizzo.....C  
 31st st, 325 E—L Breckheimer.....H-A-G  
 50th st, 1324—A J Diamon.....H-A-G  
 54th st, 1434—Leon Blower.....H-A-G  
 57th st, 104—H C Grannerman.....A-G

#### Named Avenues.

Argyle rd, 511—Hadley Hilborn.....H-A-G  
 Atlantic av, 337—Warner E Randall.....L-G-C  
 Broadway, 34—Max Brown.....A-H  
 Broadway, 499-501—Jennie & Chas Kotin.....DR  
 Broadway, 499-501—Chas Goldberg.....DR  
 Bushwick av, 358—Rose Mantell.....W-DR  
 Caton av, 202—John J McGrath.....L-A-C  
 Coney Island av, 712-14—Kensington Garage.....D  
 DeKalb av, 518—John R Woods.....H-A-D  
 Drew av, 37—George Lott.....H-A-G  
 Dumont av, 356—Julius Freedman.....A  
 Flushing av, 529—Joseph Reeber.....W-DR  
 Glenmore av, 350—A P Stags.....C-G  
 Greenpoint av, 260-8—Empire City Gerard Co.....DR  
 Kent av, 99—Amer Kalamain Works, Inc.....H-A  
 Lenox rd, 82—C G Ruckett.....H-A  
 Manhattan av, 1155-1205—Chelsea Fibre Mills  
 Co.....W-DR  
 Marcy av, 595—Isidor Stark.....A-H-G  
 Park av, 574-84—Morgan Casket Co.....C-G  
 Prospect Park W, 221—Joseph Kenner.....G  
 Ridgewood av, 260—Valentine Noe.....H-A-G  
 Rockaway av, 503-5—Joseph Zwierling.....C-DR  
 Rockaway av, 503-5—Max Weingast.....DR-G  
 Rogers av, 1295—Adolph Anderson.....H-A-G  
 Sheephead Bay, Boat "Baltic"—Standard Oil  
 Co of New York.....H-A-L-G  
 Throop av, 94-96—Herman Kaminester.....W-C  
 Throop av, 335—Long Island Knitting Mills  
 Co.....DR  
 Union av, 227—J Corcione & Co.....H-A-M-D  
 Willoughby av, 270—Allison Co.....DR  
 Willoughby av, 270—M Gootman & Co.....DR  
 Willoughby av, 270—Montague City Rod Co.....DR  
 Willoughby av, 270—Gleason Peters Air Pump  
 Co.....DR  
 Willoughby av, 270—Wetter Numbering Ma-  
 chine Co.....DR

#### Numbered Avenues.

7th av, 260-62—Greenwood Baptist Church.....C  
 15th av, 5520—Hans Johansen.....H-A-G

#### QUEENS ORDERS SERVED.

##### Named Avenues.

Boss av, 17 (So Ozone)—J G Howard, M.D.....H-A-G  
 Burnside av, 52 E (Corona)—L Kaminski.....H-A-G  
 Forest Parkway, 10 (Woodhaven)—Dorothy  
 Anderson.....H-A-G  
 Jackson av, 72 E (Corona)—Paul Giano.....H-A-G  
 Lott av, 81 S (Union Course)—Gustave Eich.....H-A-G  
 Myrtle av, 2401-33—Sackman Bros Co.....DR  
 Myrtle av, 2401-33—Fannie Bessin.....DR  
 Myrtle av, 2401-33—Arctic Knitting Mills.....DR  
 Myrtle av, 2401-33—Peerless Silk Mills.....DR  
 Myrtle av, 2401-33—Isaac Gleitman & H Cohen  
 DR  
 Myrtle av, 2401-33—Wagner Comb Mfg Co.....W-DR  
 Polk av, 103 E (Corona)—Chas Rye.....H-A-G  
 Queens Blvd, n w c Hull st (Elmhurst)—J S  
 Schneider.....H-L-K-J-C  
 Shaw av, 92 (Union Course)—John Schnetzer  
 H-A  
 Sound View Terrace, nr Manhattan Blvd (East  
 Elmhurst)—Hjalmar V Barclay.....H-A-G

#### RICHMOND ORDERS SERVED.

##### Named Streets.

Cedar st, 3-5-7-9 (Stapleton)—Rubsam &  
 Horrmann.....G-L  
 Jersey st, 327 (New Brighton)—Isaac Morris.....C  
 Richmond Terrace, 466 (New Brighton)—Chas  
 Rosenberg.....G

#### Named Avenues.

Fingerboard rd, 146 (Rosebank)—Jacob Koch.....L  
 Huguenot av, 668 (Huguenot)—B K Ellis.....C  
 New York av, e s, opp Belair rd (Rosebank)  
 —St John's Episcopal Church.....A-F



# BUILDING MANAGEMENT

## INTERIOR ILLUMINATION OF TODAY

By CHARLES W. MacMULLEN, Consulting Engineer

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

INTERIOR illumination represents a realization of the value of ceremonial and decorative use of light sources. When, a quarter of a century ago, the carbon-filament incandescent lamp came into general use, there followed a period characterized by an increasing tendency to flood everything with light. With the advent of the wire-drawn tungsten lamp, however, came an opportunity to demonstrate the value of decorative interior illumination. The undesirable effects due to the high intrinsic brilliancy, the glare, of excessive direct light had become recognized; also that suitably diffused and softened light produced a favorable psychological reaction on the individual under its influence. As a result of the development based on this theory there are in use today three systems of interior illumination: Direct (open and enclosed); Semi-Indirect and Indirect.

### Direct Light.

Direct light is obviously that obtained from the light units (the lamps and their equipment) directly, without reflection from the ceilings or walls. This will be recognized at once as a most efficient form of lighting. The open direct lighting fixture as supplied to industrial plants or business buildings is often made up of a single tungsten unit ranging in size from 60 to 500 watts. For general lighting, the ceiling fixture is usually hung with a short stem and the illumination is figured at from half a watt to 1.3 watts per square foot of floor area, depending on the conditions.

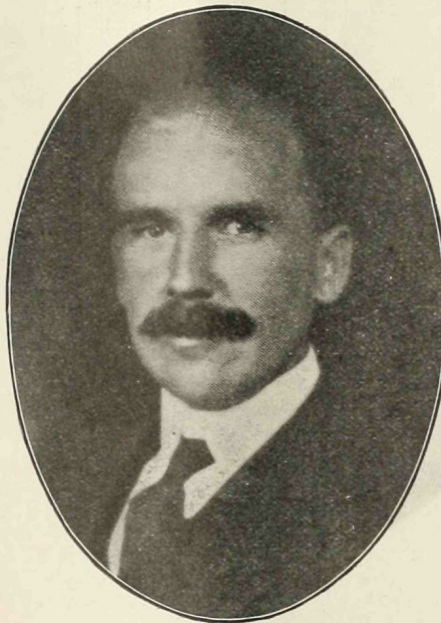
Reflectors have been developed principally in two types, the prismatic glass diffuser, and the steel reflector with an aluminum or porcelain reflecting surface or with corrugated silvered-glass to break up and diffuse the light. The reflectors are usually of sufficient depth to hide the lamp from side view and to control and direct the light at the most useful angles.

### Enclosed Fixtures.

A further modification of the direct light is secured by the enclosed direct fixture, where the lamp is surrounded by an envelope of ground or art glass, the upper part being in some cases a prismatic reflector. The enclosing glass is made up in a one or two-piece design of varying forms. The fixture, which is of dustproof design, serves to soften and diffuse the light, at the expense of an increased loss of efficiency over the direct open fixture, varying in proportion to the nature of the envelope. Mere efficiency is not, however, the final desideratum, and direct lighting even with the enclosed fixture has failed to meet entirely the aesthetic requirements of modern illumination.

In the department store, for example, there is an increasing demand that the complete interior scheme shall present a refined and attractive setting. The prospective customer must not be met by a concentrated light. The psychological reaction produced on the individual should be rather that due to a refined and harmonious blending of soft illumination and decoration.

To meet this requirement there have been developed lighting fixtures from which the light is directly thrown wholly or in part against a light-colored ceiling, and reflected to the floor. In the semi-indirect fixture, the lamp is placed back of a bowl of ground or art glass, a small portion of the light coming through the glass to the floor, the rest being thrown upon the ceiling, to be



CHARLES W. MacMULLEN.

redistributed. The effect produced is that of a softened and thoroughly diffused light. The shadow projections are less pronounced and the visual depression of the observer reduced. The artistic quality of the illumination is heightened and a number of effects are made possible through varied designs of bowl. There is, of course, a loss in efficiency as compared with the direct lighting fixture.

### Semi-Indirect Lighting.

The light from a semi-indirect fixture can, however, be so effectively distributed that the actual increase in wattage for a given space need not be more than 25 per cent. to 50 per cent. greater than for direct lighting, in semi-indirect lighting the number of lamps per fixture may vary with the proportions of the bowl. With the high-intensity non-vacuum tungsten lamps, which will be referred to later, it is possible in many instances to use one lighting unit per fixture even in cases where large spaces are to be illuminated.

It is not easy to fix the relative proportions of the direct and indirect components of light from a semi-indirect fixture. It is usually considered that from 10 per cent. to 20 per cent. of the light should constitute the direct illumination, the remainder being cast upon the ceiling and redistributed. The obvious advantage of the semi-indirect design is that it combines the attractive features of direct lighting with the advantages of reflected distribution from the ceiling.

### Indirect Fixtures.

The indirect fixture as originally designed, allowed for no direct component of light. The increase in wattage required for the indirect fixture as compared with the direct for the same conditions, may run as high as 60 per cent., depending on the conditions. An opaque bowl entirely shuts off from view the light source. The interior of the bowl may be white porcelain enamel or silvered glass, the surfaces being so designed as to break up and diffuse the light which is cast on the ceiling. The characteristic effect produced by the indirect form of light is that of uniform illumination, the absence of brilliancy, and excellent diffusion which eliminates sharp shadows and the glare from glossy surfaces. This form of lighting lends itself to soft and restful effects.

The indirect lighting fixture has been criticized because of the dark under surface of the bowl, which stands out disproportionately black against the light on the ceiling. To meet such criticism the so-called Luminous-Bowl, indirect fixture has been produced. In this fixture, the bowl is designed with a metal band to which is attached a translucent glass bowl. If the light source is simply one tungsten lamp, its end-on light is utilized to illuminate the bowl, the opaque reflector being so designed as to include an opening for this purpose, directly under the lamp. If several lamps make up the light source, a separate opaque reflector is provided under each lamp and a single, small-wattage lamp is placed in a central position under these, to provide illumination for the bowl.

### Cove Lighting.

The success of this design draws attention to the fact that the gap between the semi-indirect and the indirect types is gradually closing. The possibilities and limitations of each form are being more clearly recognized and the conditions imposed by modern decorative standards cause the designer to lean now to one type and now to the other. Before leaving the field of indirect illumination, mention should be made of what is called cove lighting. The lamps in this case are concealed in a cove which runs around the room usually at the level of the cornice, the light being thrown from individual or continuous reflectors back of the lamps, to the ceiling of the room and thence to the floor. This design is applicable to a corridor or to a banquet hall.

The consumption of energy by an indirect light source is, other things being equal, greater than in the other forms of fixture. Approximations indicate that in the neighborhood of fifty per cent. or more of the light thrown on the ceiling is redistributed depending on the color of the ceiling. In allowing the necessary watts per square foot of floor area for indirect lighting, it is necessary to assume from .75 to 2.5 watts per square foot of floor area, the lower figure being suitable for lobby and corridor lighting, and the high figure applying to special display rooms. Owing to the collection of dust in the bowls, the semi-indirect and indirect fixtures should be cleaned at short intervals in order to avoid a material loss in efficiency of the reflecting surfaces.

### Non-vacuum Lamps.

A factor of considerable importance in the success of the most recent indirect or luminous bowl installations has been the use of the non-vacuum tungsten lamp. In seeking a remedy for the black deposit from the filament which forms on the inside of the tungsten bulb after it has burned for five or six hundred hours, manufacturers discovered that a lamp of large wattage with a concentrated filament could be burned at very high temperature and efficiency in a gas such as nitrogen, without perceptible disintegration of the filament. A lamp of this type will show a life of 1,000 hours with but a negligible deposit on the inside of the bulb. These lamps are now produced commercially in certain sizes from 200 watts to 1,000 watts and with efficiencies ranging from .8 watts per candle-power to .55 watts per candle-power. The filament of this lamp is so wound that the light is concentrated in a small space. The lamp

(Continued on next page, third column.)

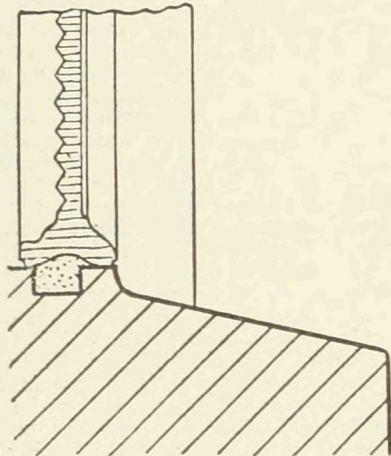
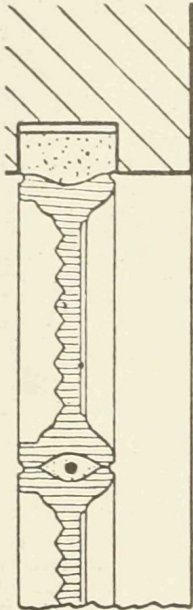


USEFUL APPLIANCES

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.

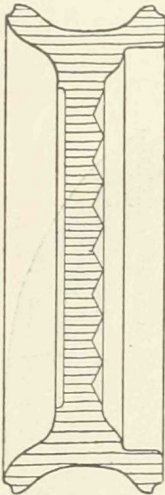
Fireproof Wall Windows.

WINDOWS that are fireproof in a larger sense than has generally been known in this country prior to the war are now being introduced by Fred-

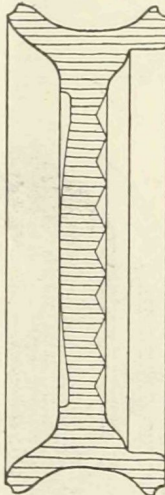


erick L. Keppler, 101 Park avenue. They are shown in the accompanying illustrations, one of which show the fire resistive ability of this system. One side indicates the window as installed and the other after a hot fire had been

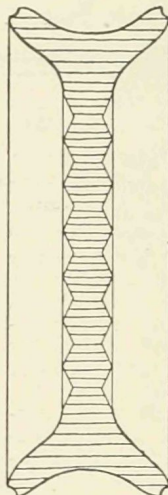
The system of glazing now being introduced here has been in actual practice for some time in Russia, Paris and Berlin. It has been installed in the Chase National Bank of this city, of which R. B. Bowles was architect. The principal somewhat resembles that employed in making ferro-glass sidewalk vaults, being built up with cement and reinforcing rods. The lights are translucent and admit a maximum of light,



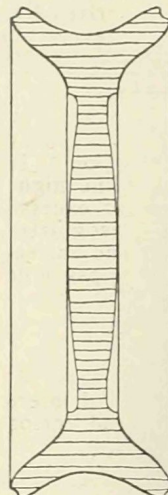
Smooth.



Vaulted curved one side.



Diamonded.



Vaulted curved on both sides.

but it takes the idea and makes it into walls and partitions and even goes so far as to make floors of lofts light carrying. But the application of the idea in exterior window glazing is somewhat new, especially in congested districts where the fire-spreading hazard is particularly great.

The concrete in the window frame protects the iron and keeps it from warping, thus retaining the glass and gives full protection even under extreme conditions. At the same time more and better light is said to be obtainable because the glass plates are prismatic. The sketch shows how the light is intensified.

Tilting Base for Flagpoles.

STEPPLE JACK services usually are costly and when the cloud-scraping job is done who is there to inspect the work to see how well it has been executed? With the idea in mind of saving this maintenance cost, a Chicago inventor has perfected a flagpole base that, counterweighted, permits the flagpole itself to be lowered and raised into position again with little effort. It has especial virtue in tall buildings where the danger is always great of high winds breaking off poles far above the sidewalk.

The socket is in two parts, bolted together so as firmly to clamp the butt of the pole for its entire length. It carries counterweights at its lower end,

the base castings, and secured by a pin at the end and a key at the other. To lower the pole, the key is removed and the bar withdrawn, the pole being then readily swung down by hand. It can be secured in horizontal position if desired, to carry a flag in front of the building.

The device is made in several sizes, for poles 25 to 50 feet high, and weighs from 1,800 to 2,000 pounds. For a 40-

foot pole, the side castings are 5 feet high, and the socket casting is nearly 6 feet high, with 3-inch trunnions and three sets of clamp bolts. The counterweights are cast-iron plates of suitable weight, bolted to the flat ends of the socket castings.

Considerable merit exists in the character of the base. It is so reinforced that the weight of the pole and the pull of the flag when aloft in a gale is perfectly distributed so that the anchorage is better and less destructive to the roof than rigid flagpole anchorages.

INTERIOR ILLUMINATION.

(Continued from previous page.)

is an admirable auxiliary to the indirect fixture because of the concentration of large candle-power in a short filament.

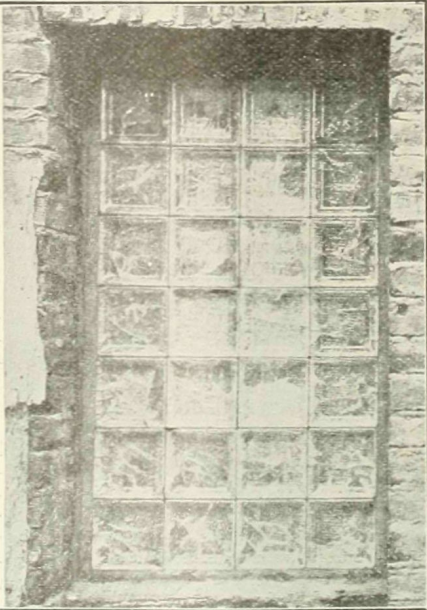
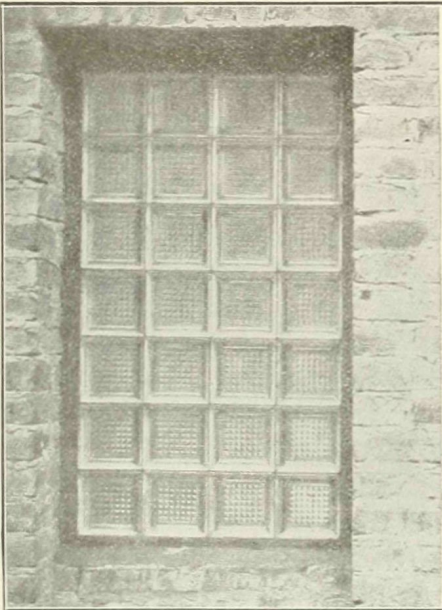
It is not easy to lay down a set of rules governing the selection of fixtures for varying conditions of illumination. It is, however, possible to indicate some of the cases where the different types may be used to advantage. Direct lighting finds its greatest field of usefulness in loft buildings and in industrial work. The lighting of factories, of warehouses and yards, also highly localized work, such as printing, the lighting of show cases, garages and shops can be satisfactorily accomplished by the direct system. In general, direct lighting may be considered suitable in utilitarian surroundings, where the prime object is to secure highly efficient illumination.

The indirect forms of lighting find their use where aesthetic and decorative requirements are the deciding factors. Churches, department stores, hotels and clubs, theatres and the living rooms of residences offer a field for the indirect and semi-indirect light.

No Fixed Rule Can Apply.

A decision as to the use of semi-indirect or indirect is not easily reached by the application of a general rule. The conditions surrounding each case must determine the question. It can be said, however, that the indirect fixture with opaque bowl may be used with propriety for the illumination of churches where subdued light is desired, also in class rooms, draughting rooms and places where decorative display is not essential. The semi-indirect and the luminous bowl fixtures meet the demand for the lighting of theatres, fine department stores, hotels, clubs, places where there is a need for artistic effects with the impression of cheerful illumination.

There is every reason to anticipate great advance in future interior lighting for there is today an appreciative realization by the architect and the owner of the results secured by the illuminating engineer. They have encouraged the expert and are co-operating with him, which should bring valuable results.



applied to it for a considerable period. It will be seen that there was no positive fracture of the glass, although it checked. It was not possible for the fire to penetrate this frame.

as stated, which are mounted by trunnions in the base which consists of a pair of castings. The pole is secured in vertical position by a flat bar running through holes in the socket and



## CURRENT BUILDING OPERATIONS

### New City Hall Project, at Bayonne, N. J., to be Thoroughly Modern Structure, Involving Cost of About \$400,000

**B**AYONNE as a community is growing rapidly and many improvements of different types, both public and private, have recently been completed, or are contemplated for the near future. The business activities of the city have completely outgrown the present facilities of the old City Hall and has made necessary the erection of a new and modern home for the city government and its various branches and departments.

John H. and Wilson C. Ely, architects, Fireman's Building, Newark, N. J., have been retained to prepare plans and specifications for the proposed new Municipal Building. Their preliminary plans were approved some time ago by the City Hall Commission, D. J. Murphy, president. It is proposed to erect this building within an appropriation of \$400,000, which has already been voted upon and approved. Bayonne's new Municipal Building will occupy the block front on Avenue C, between 27th and 28th streets. The general dimensions of the plot allow for the recessing of the building on the front and both sides and affords ample space for lawns and landscape effects. The structure will be set back about seventy-five feet from the building line on Avenue C and will leave about thirty feet in both the 27th and 28th street sides.

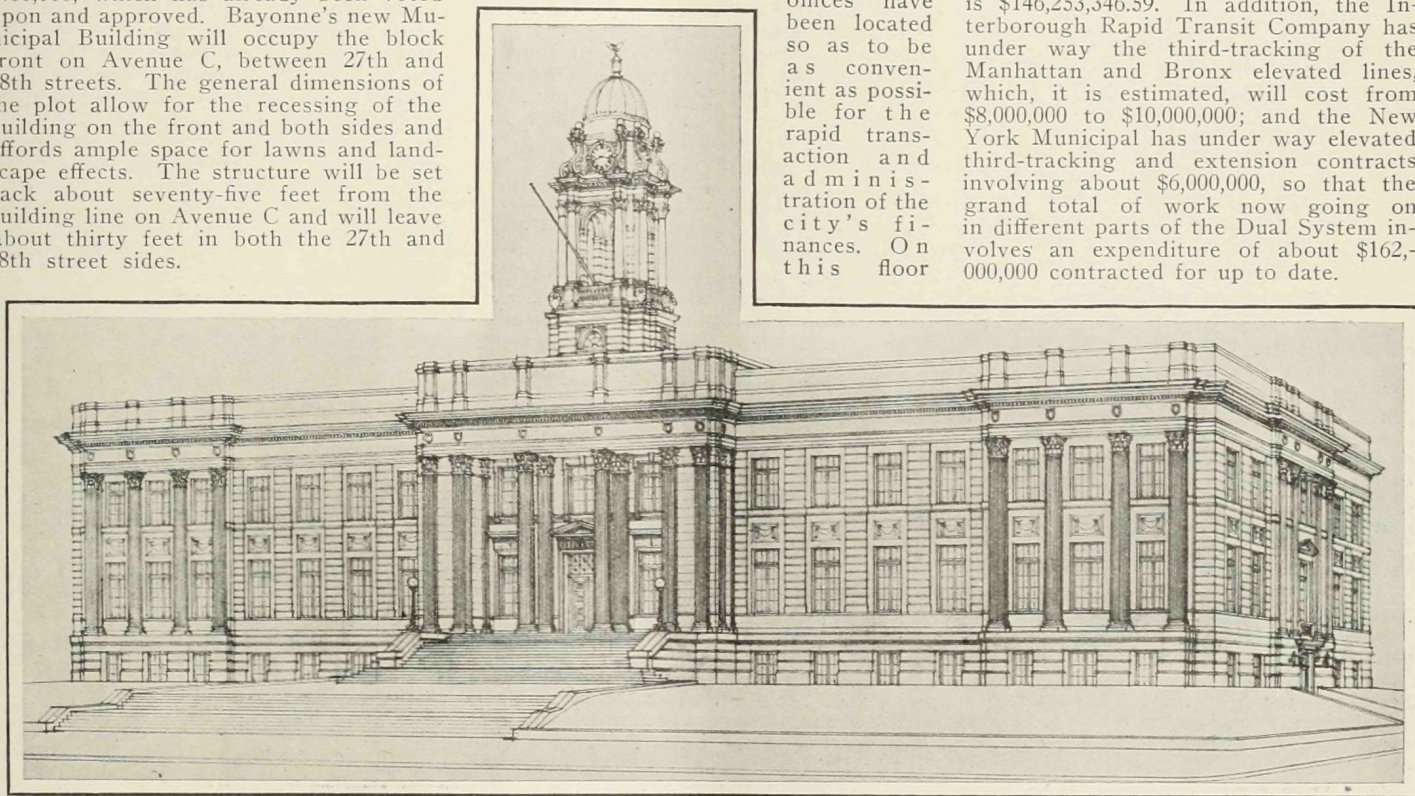
The basement contains quarters for the Board of Health, Poor Master, Playground and Park Commissioner, Sealer of Weights and Measures, and the Department of Water Supply, the Document room, storage, boiler, pump, and engine rooms, coal bunkers and public toilet rooms. The first story is devoted mainly to the administration departments of the city government, the business of which largely requires direct contact with the general public. The offices of the Collector of Revenue have been placed on the left of the main entrance, thus furnishing them with the best facilities for the entrance and exit of those having business in that office. The Tax Assessor's department is located in close proximity to the office of the Revenue Collector. The offices of the Comptroller have been placed at the north corner of the building, and the Treasurer's offices have been located so as to be as convenient as possible for the rapid transaction and administration of the city's finances. On this floor

etc., occupy the south end of this floor. The court and other assembly rooms have ceiling heights of fifteen feet and are particularly well ventilated and lighted. There will be one electric elevator, which will operate from the basement to the top floor.

#### SUBWAY PROGRESS.

##### How the Work Stands on Various Contracts—19,000 Men Employed.

There are now 19,223 men employed by the contractors for the Dual System. The construction work to be done by the city is divided into 83 contract sections. The report shows that contracts have been awarded for 64 of these sections, leaving only 19 yet to be awarded. The total contract prices of the 64 sections on city-owned lines already let is \$146,253,346.59. In addition, the Interborough Rapid Transit Company has under way the third-tracking of the Manhattan and Bronx elevated lines, which, it is estimated, will cost from \$8,000,000 to \$10,000,000; and the New York Municipal has under way elevated third-tracking and extension contracts involving about \$6,000,000, so that the grand total of work now going on in different parts of the Dual System involves an expenditure of about \$162,000,000 contracted for up to date.



PROPOSED CITY HALL FOR BAYONNE, N. J.

John H. & Wilson C. Ely, Architects.

According to the preliminary plans the structure has been designed in strict accordance with the modern school of classic architecture and without excessive ornamentation of the facades, which will be faced with Indiana limestone or white marble. Much space, in the facades, has been devoted to windows, thus assuring an abundance of natural light and ventilation. To the general proportions of the building have been given much thought, with the fundamental idea of obtaining a thoroughly symmetrical treatment. The structure, rectangular in form, covering a plot 200 x 80 feet, will be two stories and basement in height, with a central clock tower. In general, the arrangement of the building consists of a central lobby, from which branch corridors lead to the different departments and business offices. Especial attention has been given to the location of each division or sub-division of the various departments, making them readily accessible to both employees and citizens. The stairway is centrally located and the elevator so placed that all departments may be reached with the utmost dispatch.

also have been placed the offices of the Water Department, the Building Department, Board of Education, and the City Engineer.

Upon the second floor the space is almost exclusively devoted to the executive and legislative branches of the city government. The Mayor's offices have been given the most important position and consist of large and well-lighted administrative and clerical offices with entrances from the main lobby. Directly adjacent to these and on the right are the quarters of the law department, with a private lobby, providing direct communication between the City Council Chamber and the office of the Mayor. The Excise Commissioners and the City Clerk have offices in the southwest corner of this floor, with ample fireproof vault space for storage of books, records and other documents. The north end of this floor is devoted exclusively to the legislative branch of the city government and consists of a large chamber and other necessary rooms for the deliberations of the Common Council. The District Court, with Judges' room, jury rooms, clerk's room, toilet rooms,

The commission is now advertising for bids for two additional contracts, one for the construction of Section No. 4 of Routes Nos. 4 and 36, a part of the Broadway subway lying in Seventh avenue between 51st and 59th streets, and the other for the reconstruction of the DeKalb avenue station on the Fourth avenue subway in Brooklyn. Bids for the former will be opened December 11 and for the latter on December 1. It is expected that two or three additional contracts will be advertised before the close of the year.

Last year the disbursements by the city to contractors on this work averaged about \$1,600,000 per month. The average is now about \$2,000,000 per month, and for the next year it is estimated payments will run from \$2,500,000 to \$3,000,000 per month.

#### Status of Work.

Lexington Avenue Line.—Contracts for the work north of 53rd street were awarded two or three years ago and the work on these sections is from 80 to 95 per cent. completed. The stretch from 43rd to 53rd street was awarded



last July and the diagonal station connection across 42nd street in September last.

**Jerome Avenue Line.**—The subway section is 98 per cent completed. The elevated section has been under contract only since last winter, and the two contracts are respectively 18 and 16 per cent completed.

**White Plains Road Line.**—A three-track elevated railroad, all under contract, and on its two sections work was begun respectively last December and last March. The former section, which is the northerly one, is 29 per cent., and the other 7 per cent, completed.

**Southern Boulevard Line.**—The underground portion is all under contract, and that part south of 147th street is 39 per cent. completed. The contract north of 147th street is 20 per cent. completed.

**Seventh Avenue Line.**—This line is entirely under contract. The different sections range from 3 to 37 per cent. completed.

**Queens Lines.**—Two separate lines of elevated railroad are being constructed in Queens for operation by the Interborough, but with trackage rights also for the New York Municipal Railway Corporation. They begin at the Queens end of the Queensboro Bridge, one running north through Second avenue to Ditmars avenue, Astoria, and the other northeasterly through Queens Boulevard and Roosevelt avenue to Alburtis avenue, Corona. The commission has agreed to extend the latter line to Main street, Flushing, as soon as the Board of Estimate can supply funds for the work. The Astoria and Corona lines are both under contract and well advanced toward completion. The structure on the former is entirely up and the work on the Corona line is about 84 per cent. completed. This line is 20,650 feet long, and the structure will be of reinforced concrete for 4,271 feet in Queens Boulevard.

#### Company-Owned Lines.

All the preceding lines are to be owned by the City of New York. In addition the Interborough Company will build at its own expense third tracks on the Second, Third and Ninth avenues elevated lines, an extension of the Second avenue elevated to connect with the Queensboro Bridge and the new lines in Queens, an extension of the Ninth avenue line from 155th street across the Harlem River and through 162nd street to the new line in Jerome avenue, and an extension of the Third avenue line from its present terminus through Webster avenue and Gun Hill Road to a junction with the new elevated road in White Plains Road. The contract has been let for the third-tracking work, which has been going on for several months. The company is now employing more than 1,600 men on this work. The contract calls for its completion in August, 1915. The company has submitted to the Public Service Commission a contract which it proposes to make for the construction of the extensions above named, but this contract has not yet been approved by the Commission.

#### New York Municipal Lines.

**Broadway Line, Manhattan.**—The line is entirely under contract with the exception of the stretch in Broadway and Seventh avenue between 38th and 59th streets.

#### AMERICAN ARCHITECTS.

##### Annual Meeting of the Institute at Washington—The Octagon House.

Washington.—Urgent recommendations for the complete restoration and preservation of Octagon House were made by the house committee Wednesday morning at the opening session of the forty-eighth annual convention of the American Institute of Architects, held in the ballroom of the Shoreham Hotel. In its report the committee stated that the property is in a poor condition.

##### Officers Elected.

The report of the committee on the nomination of officers showed the choice of the following, who were subsequently

voted on: R. Clipston Sturgis, Boston, president (re-elected); Thomas R. Kimball, Omaha, first vice-president (re-elected); D. Knickerbocker Boyd, Philadelphia, second vice-president; Burt L. Fenner, New York, secretary, and J. L. Mauran, St. Louis, treasurer (re-elected).

The gold medal of the institute was presented to Jean Louis Pascal, in absentia, at 8.30 o'clock Thursday night, at the annual banquet, at the Pan-American Union Building. The French ambassador, Jules J. Jusserand, received the medal, in the absence of Mr. Pascal. Among those who made addresses were Secretary Bryan, Charles S. Hamlin of the Reserve Board and Charles A. Prouty.

#### MECHANICAL ENGINEERS.

##### Meeting of the American Institute a Notable Professional and Social Event.

The thirty-first annual meeting of the American Society of Mechanical Engineers was held in the Engineering Society Building, 29 West 39th street, December 1 to 4, inclusive. The attendance was large. The programs prepared for each day were both interesting and instructive, and the social events held in connection with this convention were well attended.

The first session was held in the auditorium at 8.30 p. m., Tuesday, and opened with an address by James Harkness, president of the society, his subject being "The Human Element, the Key to Economic Problems." This address was followed by the report of the tellers of election of officers which was followed by the introduction of the president-elect, John A. Brashear, of Pittsburgh. An informal reception was held after the opening session to the president, president-elect, ladies, members and guests of the society.

The first business meeting was held in the auditorium at 10 a. m., Wednesday, which was followed by a professional session at which a number of interesting papers were read. At the afternoon session papers were read by H. L. Gantt, on "Measuring Efficiency;" C. B. Auel, "Standardization in the Factory;" George I. Orvin, "Operation of Grinding Wheel in Machine Grinding;" P. F. Walker and W. J. Malcolmson, "Friction Losses in the Universal Joint." On Wednesday afternoon the ladies' committee held a reception and The Dansant in the rooms of the society from 4 to 6 p. m., which was well attended by the members and their guests.

The chief feature of the Wednesday evening session in the auditorium was the award of the John Fritz medal to Prof. John F. Sweet, honorary member and past president of the society. Addresses were made by Dr. James Douglas, honorary member and past president of the American Society of Mining Engineers, and Dr. S. W. Stratton, director of the Bureau of Standards. Thursday, December 3, a public service session was held in the auditorium at 10 a. m. The opening address at this session was made by Hon. John Purroy Mitchel. Henry Bruere spoke on "The Future of the Police from an Engineering Standpoint." Andrew Carnegie was also a speaker.

Papers were read by Morris L. Cooke, on "Some Factors in Municipal Engineering," Edward Flad, and C. E. Drayer.

At 1 p. m. Mrs. Harrington Emerson acted as hostess at a luncheon which was held at the Hotel Astor in honor of the visiting ladies. At 2 o'clock the second part of the public service session was continued, at which papers were read by Frederick W. Ballard, on "The Cleveland Electric Light Plant;" George S. Webster, on "The Handling of Sewer Sludge;" Clyde Dyndon King, on "Municipal Service in Germany," and Sanford E. Thompson, on "Cleaning Filter Sands."

Thursday evening at 7 p. m. a dinner-dance which was the main social event of the meeting was held in the grand ball room of the Hotel Astor, and the last professional session of the meeting

Friday evening reunions were held by the Engineering Alumni of Brown University, Cornell University, Kentucky State University, Massachusetts Institute of Technology, Yale University and other colleges and schools.

#### Bronx Institute and Free School.

The Young Folks Circle of the Bronx and Forest Avenue Synagogue, of which Charles A. Miller, vice-president of the synagogue, is in charge, is having plans prepared by B. H. & C. N. Whinston, 148th street and Third avenue, for a Bronx Hebrew institute and free school, to be erected in the Bronx, exact location for which has not been selected. The building will be of fireproof construction, five stories in height, 50x100 feet, and cost about \$50,000. It is undecided just how soon operations will be started.

#### A. C. & H. M. Hall to Build.

The Riverside Drive Realty Company, A. C. & H. M. Hall, 2789 Broadway, owners of the block front on the east side of Broadway, between 133d and 134th streets, expect to start work shortly on a nine-story fireproof storage warehouse, covering the entire plot. Each compartment will be fireproof, thoroughly ventilated and there will be a complete vacuum system in use so that all articles will be thoroughly cleaned before being stored, as well as disinfected.

#### Mrs. W. K. Vanderbilt, Jr., to Build.

Mrs. W. K. Vanderbilt, Jr., of 666 Fifth avenue, Manhattan, is having preliminary plans prepared by John R. Pope, 527 Fifth avenue, Manhattan, for a timber and stone residence, 2½ stories in height with dimensions of 35x75 feet, to be erected at Westbury, Long Island, at a cost of approximately \$60,000. Definite details have not been decided, although it is expected that bids will be received by the architect from a selected list of contractors about December 10.

#### Disposal Plant at Great Neck.

The Watson Engineering Company, of 38 West 32d street, Manhattan, has preliminary plans in progress for a new sewerage system and disposal plant to be erected by the Great Neck Sewerage Commission at Great Neck, L. I., at a cost of \$150,000. Further details are not available at this time, but it is expected that work will be undertaken by spring. Officers of the commission are J. Gillier, chairman; G. H. Kenahan, treasurer, and Benj. L. Coffin, secretary, all of Great Neck.

#### Nine-Story Warehouse in 107th St.

Wortmann & Braun, of 114 East 28th street, have been selected architects for a nine-story fireproof warehouse and garage structure to be erected in the south side of 107th street, 225 feet west of Columbus avenue, for the Chelsea Storage Warehouse Company, of which Louis Shram, 426 West 26th street, is president. The building will cover a plot 100x100 feet.

#### Astor Estate Plans Uptown Store.

The Estate of W. W. Astor, 23 West 26th street, Manhattan, is having plans prepared privately for a two-story brick and limestone store building, 50x100 feet, to be erected at the southeast corner of Broadway and 92d street. The general contract will be awarded to John J. Downey, Inc., of 410 West 34th street.

#### To Improve Brooklyn Block.

The Kraslow Construction Company, 188 Montague street, will improve the square block bounded by 63d and 64th streets, 21st to 22d avenues, Brooklyn, with apartment and store buildings. Plans will be prepared by Cohn Brothers, of 361 Stone avenue, and work will be started by Spring.

#### 72d Street and Lexington Avenue Hotel.

The 137 East 72d Street Corporation, care of Van Wyck Thorne, 150 Broadway, contemplates the erection of an apartment hotel at the northwest corner of 72d street and Lexington avenue. No plans have yet been prepared.



**NO ARCHITECTS SELECTED.**

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

**BROOKLYN.**—Frank Grossbard, proprietor of Somers Hall, contemplates the erection of an addition to the hall at 126 Rockaway av. No architect selected. Cost, about \$15,000.

**ROCKVILLE CENTRE, L. I.**—The Board of Education, W. T. Corbett, chairman, is ready to receive competitive sketches, which will close December 10, for a brick school to be erected here to cost about \$40,000.

**BRONXVILLE, N. Y.**—Samuel Potter, Cassilis av, Armour Villa Park, Bronxville, contemplates the erection of a residence at Armour Villa Park to cost about \$5,000. No architect selected. Project will probably go ahead about February 1.

**MAYVILLE, N. Y.**—The Town of Mayville, Pratt E. Marshall, superintendent of schools, Sherman, N. Y., contemplates the erection of a high school here. No architect selected.

**CHATHAM, N. Y.**—Henry O'Brien, Payne av, contemplates rebuilding the residence on Payne av recently destroyed by fire. No architect selected.

**BINGHAMTON, N. Y.**—Sons of Israel, S. A. Friedlander, care of Lion Store, 127 Clinton st, chairman of building committee, contemplates the erection of a 1-sty. brick synagogue and school at 73 Susquehanna st, to cost between \$15,000 and \$18,000. No architect selected.

**KINGSTON, N. Y.**—De Mork O'Meara, 574 Broadway, Kingston, contemplates the erection of a residence at Broadway and Delavan av. No architect selected.

**UTICA, N. Y.**—Henry and Arthur J. Lux, proprietors of the Alhambra Theatre, 108 Bleecker st, contemplates the erection of a brick moving picture theatre at Oneida Square. No architect selected.

**ENDICOTT, N. Y.**—The Board of Education of the Towns of Endicott and Union, George J. Ames, Endicott, president, contemplates the erection of a 2-sty brick and steel grade school, to cost between \$15,000 and \$20,000. No architect selected.

**AUBURN, N. Y.**—The Board of Education of Auburn, Henry D. Hervey, this place, superintendent, contemplates the erection of a new high school building to accommodate 2d, 3d and 4th years' classes. Nothing definite has been decided.

**ELBERON, N. J.**—The Elberon Hotel, care of Harry Smith, of T. P. Howell & Co., New st, Newark, contemplates rebuilding the Elberon Hotel on Ocean av. No architect selected.

**ALBANY, N. Y.**—The City of Albany Board of Contract & Supply, Isadore Wachsmann, secretary, City Hall, contemplates the erection of a brick police station. No architect selected.

**BINGHAMTON, N. Y.**—St. Joseph's R. C. Church, Rev. Father J. J. McLoughlin, 9 Leroy st, temporary pastor, contemplates the erection of church here. No architect selected.

**HANNIBAL, N. Y.**—C. A. Cox, Hannibal, N. Y., contemplates the erection of a 1-sty cement block garage, 30x60 ft. No architect selected.

**ALBANY, N. Y.**—St. John's German Evangelical Lutheran Church, Rev. Oscar Krauch, pastor, 166 Central av, contemplates the erection of a 2-sty brick and stone parish hall in Robin st, near Central av, to cost about \$30,000.

**CORTLAND, N. Y.**—The Board of Education of Cortland, J. R. French, city clerk, 19 Main st, Cortland, is receiving competitive sketches for a 2-sty brick and stone school at District 5, to cost about \$20,000.

**NEWARK, N. J.**—The Consolidated Cork Specialty Co., on premises, contemplates the erection of a manufacturing plant of reinforced concrete construction, probably 2-stys in height, 100x150 ft., at 43 Barbara st, to cost between \$100,000 and \$150,000. No architect selected.

**PLANS FIGURING.****APARTMENTS, FLATS AND TENEMENTS.**

**MANHATTAN (sub).**—The Hudson View Construction Co., Henry Friedman, president, 189 Broadway, owner and builder, is taking bids on carpentry for three apartments in the north side of 160th st, west of Fort Washington av, from plans by Harold L. Young, 1204 Broadway. Total cost, about \$430,000.

**CHURCHES.**

**RIDGEFIELD PARK, N. J.**—Bids will close about January 1 for the 1-sty church, and 2-sty school at Mount Vernon st, for St. Francis R. C. Church, Rev. John M. McDonald, rector, 114 Mt. Vernon st. F. J. Schwarz, 113 Ellison st, Paterson, N. J., architect. Cost, about \$30,000.

**ELMHURST, L. I.**—Frank A. Collins, 24 Locust st, Flushing, architect, is taking bids for alterations to the brick and stone church at the Queens blvd and Weimer st, for the First Presbyterian Church of Newton, L. I. F. D. Simonson, Elmhurst, architect.

**DWELLINGS.**

**MANHATTAN.**—Louis E. Jallade, 37 Liberty st, architect, is taking tentative bids for a 1-sty addition to the residence at 118 East 70th st, to cost about \$8,000.

**NEWARK, N. J.**—Nathan Myers, Court Theatre Building, Newark, architect, is ready for bids for a 3-sty brick residence, 27x65 ft., at 184 Clinton av, for Dr. Maurice Asher, 19 Court st, Newark. Cost, about \$18,000.

**BRONXVILLE, N. Y.**—Dr. J. Roswell Hasbrouck, 171 West 71st st, Manhattan, owner, is taking bids for a 2½-sty stone residence, 70x20 ft., at Dellwood rd, from plans by Herbert Godwin, 4 East 39th st, Manhattan. Cost, about \$15,000.

**HACKENSACK, N. J.**—L. S. Beardsley, 38 West 32d st, Manhattan, architect, is taking bids on general contract for a 2½-sty hollow tile and stucco residence at the corner of Union and Berry sts for Henry Eckerson, president Jersey City Dairy Co., Atlantic st, Hackensack. Cost, about \$22,000.

**FACTORIES AND WAREHOUSES.**

**PASSAIC, N. J.**—Morris & David Levine, 114 Columbia st, Passaic, owners, are taking bids for a 1-sty brick storage and grain elevator at the corner of Monroe st and Dayton av, from plans by A. Preiskel, Hobart Trust Co. Building, Passaic. Cost, about \$10,000.

**LONG ISLAND CITY.**—Plans are being figured for the 4-sty reinforced concrete lithographing factory in the south side of Meadow st, from Pearson st to Anable av, for the Degnon Realty & Terminal Improvement Co., 30 East 42d st, Manhattan, Michael J. Degnon, president. Breet Lithographing Co., 613 West 129th st, Manhattan, lessee. William Higginson, 13-21 Park Row, Manhattan, architect.

**LONG ISLAND CITY.**—The Standard Oil Co. of New York, Pratt Works, Blissville, L. I., owner, is taking bids on general contract for a 3-sty brick and steel storage building, 376x90 ft., in the south side of Duryea st and Newton Creek, from private plans. Cost, about \$125,000.

**MUNICIPAL WORK.**

**MANHATTAN.**—The U. S. Government, Navy Department, H. R. Stanford, Washington, D. C., owner, is taking bids to close at 11 a. m., Dec. 19, for the reinforced concrete, wood piling, Pier C, 650x80 ft., at the N. Y. Navy Yard, from private plans. Cost, about \$150,000.

**BROOKLYN.**—The City of New York, Department of Water Supply, Gas and Electricity, William Williams, commissioner, is taking bids, to close December 11 at 2 P. M., for transporting and re-erecting one boiler in the Woodhaven pumping station and one in Agawan pumping station with new stacks, piping and other appurtenances.

**HOBOKEN, N. J.**—Bids will close Dec. 9 for the 3-sty fire house at the northeast corner of Jefferson and 2d sts, for the City of Hoboken, Martin Cooke, City Hall, Hoboken, mayor. Briscoe & Fagan, 95 River st, architects. Cost, about \$25,000.

**NORTH PLAINFIELD, N. J.**—The Borough of North Plainfield, Jas. T. MacMurray, clerk, Council Chamber, 149 North av, Plainfield, is taking bids on separate contracts for a sewerage system here to cost about \$200,000. George W. Fuller, 170 Broadway, Manhattan, engineer.

**PUBLIC BUILDINGS.**

**MANHATTAN.**—The City of New York Armory Board, John P. Mitchel, Mayor, is taking bids, to close December 16, at 2.30 P. M., for plumbing work in the 12th Regiment Armory at 62d st and Columbus av.

**ST. GEORGE, S. I.**—Bids will close December 22 at 12 m. for the general construction of a 4-sty additional county court house in DeKalb, Wall, Stuyvesant, Jay and Hamilton sts for the City of New York, Chas. J. McCormack, presi-

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dent Borough of Richmond. Carrere & Hastings, 225 5th av, Manhattan, architects. Cost, about \$350,000.

## SCHOOLS AND COLLEGES.

MARCELLA, N. J.—Bids will close December 16 at 7 p. m. for the general construction of the 1½-sty frame school here in Morris County for the Board of Education of the Township of Rockaway, County of Morris. O. Winfield Hall, district clerk, Town Hall, Rockaway, N. J. J. J. Vreeland, Jr., 16 West Blackwell st, Dover, N. J., architect. Cost, about \$5,000.

PLAINFIELD, N. J.—Bids will close December 9 at 8 p. m. for the 2-sty brick school on Evergreen av for the Board of Education of the City of Plainfield. B. Van D Hedges, secretary. Wilder & White, 50 Church st, Manhattan, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineers. Cost, about \$125,000.

## STABLES AND GARAGES.

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

RYE, N. Y.—S. E. Gage, 28 East 49th st, Manhattan, architect, is taking bids for a 2-sty brick garage, 21x50 ft., for William J. Tingle, 118 East 25th st, Manhattan.

## STORES, OFFICES AND LOFTS.

MANHATTAN.—Howell & Howell, 1182 Broadway, architects, are taking bids for alterations to the department store at the southwest corner of 6th av and 31st st, for store and loft purposes. Mahler Bros., on premises, owners; Bernhard Jacobson, president. Cost, about \$20,000.

MANHATTAN.—The N. Y. Telephone Co., Union N. Bethell, president, 15 Dey st, is taking bids on general contract for alterations to the telephone building at 346-352 West 17th st, from plans by E. A. Munger, care of owners. Cost, about \$20,000.

MANHATTAN.—The Libman Contracting Co., 126-132 West 46th st, is figuring the general contract for converting the old Stern store in 23d st into a market building from plans by Starrett & Van Vleck.

LONG ISLAND CITY.—Dr. Julius Bierwith, Beech st, owner, is taking bids for a 2-sty brick drug store and residence, 20x91 ft., on the Boardwalk, near Riverside Boulevard, from plans by Kirby & Pettit, 103 Park av, Manhattan. Cost, about \$10,000.

## THEATRES.

JERSEY CITY, N. J.—C. H. Ziegler, 75 Montgomery st, architect, is taking bids on general contract for a 1-sty brick moving picture theatre on Duncan av, near Westside av, for John McCluskey, care of architect. Cost, about \$10,000.

### CONTEMPLATED CONSTRUCTION.

## Manhattan.

## APARTMENTS, FLATS AND TENEMENTS.

19TH ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 6-sty apartment, 44x93 ft., at 144-146 West 19th st for Chas. I. Weinstein Realty Co., 17 West 120th st, to cost about \$50,000.

THOMPSON ST.—L. A. Sheinart, 194 Bowery, has completed plans for a 6-sty tenement at 101-103 Thompson st for the Thompson Construction Co., 226 Lafayette st. Cost, about \$40,000.

10TH AV.—Otto Reissmann, 147 4th av, has completed plans for alterations to two 5-sty tenements 628-30 10th av for Golda Kaufman, 628 10th av.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, have completed plans for alterations to the 12-sty apartment at the southeast corner of 116th st and Riverside Drive for the Colosseum Realty Corp., 601 West 115th st.

## HOSPITALS AND ASYLUMS.

MADISON AV.—Figures will probably not be called until the early part of 1915 for the four hospital buildings at Madison to 5th avs, and 99th to 100th sts, for the Mount Sinai Hospital, 5th av and 100th st, George Blumenthal, president. Arnold W. Brunner, 101 Park av, architect. C. W. Knox, 101 Park av, electric engineer. Nygren, Tenny & Ohmes, 101 Park av, steam engineers.

WARD'S ISLAND, N. Y.—Lewis F. Pilcher, Capitol, Albany, is preparing working drawings for a hospital to accommodate 200 patients for the State Hospital Commission, J. H. B. Hanify, Capitol, Albany.

## SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education November 30 for installing electric elevator in P. S. 62. Gurney Elevator Co. low bidder at \$5,425.

## STORES, OFFICES AND LOFTS.

3D ST.—C. B. Meyers, 1 Union Square, is preparing plans for converting the theatre at 15-17 East 3d st into a store and loft building for Levy & Herzog, 220 Broome st, owners, who will take bids on separate contracts. Cost, about \$12,000.

25TH ST.—Louis A. Sheinart, 194 Bowery, has completed plans for a 9-sty loft building, about 80x100 ft., at 235-243 West 25th st, to cost about \$140,000.

5TH AV.—Housewreckers started work on Thursday demolishing the old Vanderbilt House at the southeast corner of 5th av and 40th st, which is to be replaced with the new store for Arnold, Constable & Co., from plans by T. Joseph Bartley, 15 Broad st, illustrations of which appeared in issue of October 5.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS.  
COLLEGE AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans

for four 5-sty apartments, 36x78 ft., at the southwest corner of College av and 168th st. Bids will be received about Dec. 8. Cost, about \$140,000.

MORRIS AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for ten 5-sty apartments, 39x72 ft., on the east side of Morris av, 95 ft. south of 169th st, for A. J. Schwarzwler, builder, 1340 Brook av, owner. Also two apartments at the southwest corner of Morris av and 168th st. Bids will be received about Dec. 8. Total cost, about \$430,000.

## SCHOOLS AND COLLEGES.

MARION AV.—John J. Van Pelt, 381 4th av, architect, will take bids on general contract about December 9 for the 4-sty brick school on the east side of Marion av, 98 ft. south of Fordham rd, for the Church of Our Lady of Mercy, Rev. Father P. N. Breslin, 2486 Marion av. Cost, about \$100,000.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.  
LIBERTY AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 50x90 ft., at the southwest corner of Liberty and Christopher avs for A. Koeppel, 608 Stone av, owner and builder. Cost, about \$25,000.

NOSTRAND AV.—Laspia & Salvati, 525 Grand st, are preparing plans for eight 3-sty apartments on the west side of Nostrand av, near Sterling st, for the T. & B. Leslie Construction Co., Thos. Leslie, president, 1592 President st, owner and builder. Cost, about \$4,500 each.

15TH AV.—Maxwell A. Cantor, 373 Fulton st, Brooklyn, is preparing plans for six apartments on the east side of 15th av, from 42d to 43d sts, for the J. J. Lack Construction Co., owner and builder. Cost, about \$120,000.

## DWELLINGS.

92D ST.—Chas. Mele, 37 Liberty st, is preparing plans for six 2-sty brick residences, 20x50 ft., at the southeast corner of East 92d st and Av K, to cost about \$4,500 each.

63D ST.—B. F. Hudson, 319 9th st, is preparing plans for five 2-sty frame residences, 15x65 ft., at the northwest corner of 63d st and 16th av, for August Wieden, R. F. D. No. 1, Paterson, N. J., owner and builder. Cost, about \$15,000.

CONEY ISLAND AV.—B. F. Hudson, 319 9th st, is preparing plans for five 2-sty brick residences, 18x36 ft., on the south side of Coney Island av, 25 ft. east of Greenwood av, for William Schuhman, 239 East 5th st, owner and builder. Cost, about \$15,000.

## HOSPITALS AND ASYLUMS.

6TH ST.—Frank Helmle, 190 Montague st, is preparing plans for a brick nurses' home in 6th st, near 8th av, for the Methodist Episcopal Hospital on premises, Rev. J. M. Buckley, president. Cost, about \$150,000.

## MISCELLANEOUS.

BROOKLYN.—Bids were received by the City of New York Public Service Commission for the 1st district, Edw. E. McCall, chairman, for the Brooklyn division of the tri-borough subway. Alfred Craven, 154 Nassau st, chief engineer. B. J. Arnold, 154 Nassau st, consulting engineer. Samuel Beskin, 277 Broadway, low bidder at \$134,085.

## Queens.

## SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids November 30 for the general construction and for plumbing and drainage of a portable school at Kew Gardens. For item 1, general construction, The Consolidated Cont. Co. low bidder at \$4,043, and for item 2, sanitary, D. L. Delaney, Inc., at \$956.

## STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, Long Island City, is preparing revised plans for a 1-sty brick shop, 50x100 ft., at the northeast corner of Ridge st and Sherman st, for J. Kleine Steel & Iron Works, 82 Broadway.

## Nassau.

## STABLES AND GARAGES.

LAWRENCE, L. I.—Maximilian Zipkes, 405 Lexington av, Manhattan, has been commissioned to prepare plans and specifications for three garages and living quarters for caretakers, including a 2-sty and stucco building, 30x70 ft., for David Weingerten, of this place. Architect will have charge.

## Suffolk.

## HOSPITALS AND ASYLUMS.

CENTRAL ISLIP, L. I.—Lewis F. Pilcher, Capitol, Albany, is preparing sketches for the construction of an extension, 40x80 ft., to the laundry at the State Hospital Commission, Capitol, Albany. J. H. B. Hanify, secretary. Cost, about \$20,000.

## Westchester.

## PUBLIC BUILDINGS.

YONKERS, N. Y.—Working drawings are in progress for the 2-sty armory, 120x150 ft., at North Broadway and Quincy pl for the New York State Armory Commission, Franklin W. Ward, 174 State st, Albany, owner. Lewis F. Pilcher, Capitol, Albany, N. Y., State architect. Cost, about \$100,000.

### CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.  
96TH ST.—(Sub.)—The Rapp Construction Co., 30 East 42d st, has received the contract for reinforced concrete arches for the 13-sty apartment house northeast corner of 96th st and West End av. Essie Construction Co., Marcus Brown, president, builders. Schwartz & Gross, 347 5th av, architects.



## DWELLINGS.

EAST ELMHURST, L. I.—George Robinson & Son, 121 Linden st, Yonkers, have received the general contract to erect a 2½-sty frame residence, 20x36 ft., in the east side of Bay 5th st, 100 ft. north of Columbus Boulevard, for E. F. Raulord, 92 Park av, Manhattan. Smita & Ross, 15 East 40th st, Manhattan, architects. Cost, about \$5,000.

CLINTON CORNERS, N. Y.—Rogers & Blydenburgh, Babylon, L. I., have received the general contract to erect a 2½-sty frame residence at Dutchess County for J. Griswold Webb, 149 Broadway, Manhattan. Edward Burnett, 11 East 24th st, Manhattan, architect. Cost, about \$30,000.

KEW GARDENS, L. I.—J. V. Williams, Kew Gardens, has received the general contract to erect a 2-sty brick residence and garage, 33x62 ft., at the northwest corner of Beverly rd and Richmond Hill av for R. L. Reeves, care of architect, Penna. Station. N. M. Woods, Marble Bridge Building, 47 West 34th st, Manhattan, architect. Cost, about \$14,000.

## FACTORIES AND WAREHOUSES.

HARRISON, N. J.—Salmond Bros. Co., 526 Elm st, Arlington, N. J., has received the general contract to erect a 2-sty reinforced concrete factory, 50x100 ft., at 3d and Sussex sts, for the Calculagraph Co. of New Jersey, 9 Maiden Lane, Manhattan. Henry Abbott, president. Charles P. Baldwin, 45 Clinton st, Newark, architect. Cost, about \$20,000.

## HALLS AND CLUBS.

LONG BEACH, L. I.—George A. Fuller Co., 111 Broadway, Manhattan, has received the general contract to erect a clubhouse and links for the Lido Corporation, care of Rudolph Hecht, of Sweet & Co., 34 Pine st, Manhattan. Cross & Cross, 10 East 47th st, Manhattan, architects. Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan, steel engineers.

YONKERS, N. Y.—George T. Kelly, 20 John st, Yonkers, has received the general contract to erect a 6-sty brick Y. M. C. A. building, 148x75 ft., at the southwest corner of Riverdale av and Hudson st for the Young Men's Christian Association, Alfred Bunker, president. George H. Chamberlain, 18 South Broadway, architect. Shattuck & Hussey, 19 South La Salle st, Chicago, consulting engineer. Cost, about \$100,000.

## SCHOOLS AND COLLEGES.

PASSAIC, N. J.—The Schaefer Construction Co., 5 West 31st st, Manhattan, has received the general contract; Alvord & Swift, 25 West 42d st, Manhattan, the heating and ventilating, and the Beaver Engineering Co., 59 Mechanic st, Newark, electric work for the 3-sty brick and stone industrial public school on Watson av, between Madison, Lydia and George sts, for the Board of Education of Passaic. J. Kelly & Co., P. O. Building, Passaic, architects. Runyon & Carey, 815 Broad st, Newark, steam and electrical engineers.

KEW GARDENS, L. I.—The Consolidated Contracting Co., 706 Fairmount pl, Manhattan, has received the general contract to erect a portable school building on the south side of Cuthbert pl, about 125 ft. east of Lefferts av, from plans by C. B. J. Snyder, Park av and 59th st, Manhattan.

## STABLES AND GARAGES.

MANHATTAN.—H. & I. Feldman Contracting Co., 121 Nassau st, have received the general contract for additions and alterations to the 5-sty brick shed and stable at 412-414 East 75th st, for John Donohue, 412 East 75th st, owner and lessee. Edward Hahn, Bridge plaza, L. I. City, architect. Cost, about \$20,000.

## STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.)—Bethlehem Steel Co., 111 Broadway, has received the structural steel contract for the 12-sty business building, 2Nx 20x87 ft., on the west side of Broadway, from 35th to 36th sts, for William Henry Barnum and William Everdell, Jr., Longacre Building, Broadway and 42d st. Clinton & Russell, 32 Nassau st, architects. The Thompson Starrett Co., 49 Wall st, general contractor.

## MISCELLANEOUS.

BROOKLYN.—George F. Driscoll Co., 548 Union st, has received the general contract to erect a 1-sty brick bath house, 52x25 ft., at the southwest corner of West 29th st and Surf av for John A. Cook, Jr., 2235 78th st, Brooklyn. B. F. Hudson, 319 9th st, architect. Cost, about \$10,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

## FACTORIES AND WAREHOUSES.

54TH ST, 216 East, storage, 1-sty, brick, 19x95; cost, \$3,000; owner, Jacob Hoffman Brewing Co, 211 East 55th st; architect, Otto Fisher, 448 Amsterdam av. Plan No. 362.

## STORES, OFFICES AND LOFTS.

MADISON AV, 77, s e cor 28th st, 6-sty brick, fireproof stores, offices and lofts, 24x100; cost, \$40,000; owner, Estate of Elizabeth M. Bailey, Hermann H. Camman, trustee, 84 William st; architects, Jno. B. Snook Sons, 2610 Broadway. Plan No. 363.

## STORES AND TENEMENTS.

11TH ST, 66-68-70 East, s s, 120 e Madison av, 6-sty brick tenement, 50x86; cost, \$55,000; owner, Gerson B. Citron, 66 East 11th st; architects, Cohen & Felson, 329 4th av. Plan No. 364.

THOMPSON ST, 101-103, 176 s Prince st, 6-sty brick store and tenement, 50x85; cost, \$35,000; owner, Thomson Constn. Co., Dominick Abbate, Jr., president, 226 Lafayette st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 360.

1 ELDRIDGE ST, s e s, Forsythe st, e s, 31 s w of Division st, 1-sty brick and terra cotta block store, 40x18; cost, \$1,000; owner, Louis Adelson, 452 Riverside dr; architect; Chas M Straub, 147 4th av. Plan No. 361.

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**Bronx.**

**DWELLINGS.**

EASTCHESTER RD, w s, 285 n Pelham parkway, 1-sty frame dwelling, rubberoid roof, 24x24; cost, \$900; owner, Pasquale Ciccarelli, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 553.

211TH ST, n s, 52 e Carlisle pl, 2-sty brick dwelling, slag roof, 22x45; cost, \$6,000; owner and architect, Antonio Jesto, 213th st and Barnes av. Plan No. 558.

**FACTORIES AND WAREHOUSES.**

177TH ST, s s, intersection Harlem road, 1-sty frame shop, 25x75; cost, \$1,500; owner, Olin J. Stephens, Inc., Olin J. Stephens, 220 East 138th st, president; architect, H. V. Gormsen, 2555 3d av. Plan No. 555.

**STABLES AND GARAGES.**

215TH ST, n s, 300 e Bronxwood av, 1-sty frame garage, 21x21; cost, \$100; owner Constantina Bertone, 830 East 214th st; architect, Anthony J De Pace, 854 East 217th st. Plan No. 557.

LAFONTAINE AV, e s, 165.9 s 179th st, 2-sty brick stable, tin roof, 25x40; cost, \$3,500; owner, Rasalinda Santini, 4387 3d av; architect, Anton Pirner, 2069 Westchester av. Plan No. 556.

**STORES AND TENEMENTS.**

MORRIS PARK AV, s s, 70 w Barnes av, 1-sty frame stores, tin roof, 25x50; cost, \$1,500; owners, C. & J. Lanzendoen, 782 Morris Park av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 554.

214TH ST, n s, 130.96 e White Plains av, 2-sty brick store and tenement, slag roof, 25x73.8; cost, \$8,000; owners and architects, Eliza & Maria Cristentiello, 706 East 214th st. Plan No. 559.

**MISCELLANEOUS.**

135TH ST, s s, 275 e Lincoln av, 1-sty frame shed, 8x18; cost, \$100; owner, Patrick Goodman, 133d st and Alexander av; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 552.

**Brooklyn.**

**DWELLINGS.**

HENDRIX ST, e s, 320 n Hegeman av, 1-sty frame dwelling, 10x50, tin roof, 1 family; cost, \$1,000; owner, Arron Byarsky, 371 Schenck av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 8245.

WEST 32D ST, w s, 280 s Mermaid av, 1-sty frame dwelling, 18x26, shingle roof, 1 family; cost, \$500; owner, Jas Rowe, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 8228.

81ST ST, n s, 237 w 5th av, four 2-sty brick garages and dwellings, 20x55, slag roof, 2 families each; total cost, \$10,000; owner, Edw. Edwards, 426 81st st; architect, Wilson H. Harrington, 510 57th st. Plan No. 8145.

EAST 88TH ST, n w e Bay View av, 1-sty frame dwelling, 17x25, slag roof, 1 family; cost, \$800; owner, Pierpont Davenport, 13 Willoughby st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8150.

AV D, s e cor New York av, five 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, \$15,000; owner, John Montelone, 121 Noll st; architect, A. W. Pierce, 59 Court st. Plan No. 8152.

WEST 9TH ST, e s, 177 s 86th st, 2-sty brick dwelling, 20x35, gravel roof, 1 family; cost, \$2,500; owner, John Brimo, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8215.

76TH ST, n s, 390 e 6th av, eight 2-sty brick dwellings, 20x32, slag roof, 1 family each; total cost, \$36,000; owner, Patk J Carley, 6th av and 76th st; architect, Fred W. Eisenla, 16 Court st. Plan No. 8201.

FOUNTAIN AV, w s, 350 n Hegeman av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$2,500; owner, Ciro Bravatre, 601 East 14th st, Manhattan; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 8198.

16TH AV, n e cor 63d st, seven 2-sty frame stores and dwellings, 16x14, gravel roof, 2 families each; total cost, \$24,000; owner, August Weaden, Paterson, N. J.; architect, Benj. F. Hudson, 319 9th st. Plan No. 8208.

58TH ST, s s, 100 w 20th av, six 2-sty frame dwellings, 13x45, gravel roof, 1 family each; total cost, \$12,000; owner, Up to Date Bldg. Co., 154 Nassau st, Manhattan; architect, R. E. Archibald, 12 Mitchell pl, Manhattan. Plan No. 8268.

58TH ST, ss, 80 w 20th av, 2-sty frame dwelling, 20x68, gravel roof, 2 families; cost, \$3,250; owner, Up to Date Bldg. Co., 154 Nassau st, Manhattan; architect, Randolph E. Archibald, 12 Mitchell pl, Manhattan. Plan No. 8267.

HIGHLAND AV, e s, 50 n Lyme av, 2-sty frame dwelling, 26.8x39.4, shingle roof, 1 family; cost, \$3,000; owner, Hill Section Co., 193 Montague st; architect, Robt. I. Dodge, 233 Broadway, Manhattan. Plan No. 8251.

**FACTORIES AND WAREHOUSES.**

JAMAICA AV, s s, 106.6 e Euclid av, 1-sty brick storage, 50.8x75, — roof; cost, \$2,500; owner, George W. Howell, 128 Eckford st; architect, G. H. Madigan, 243 Withers st. Plan No. 8232.

**HOSPITALS AND ASYLUMS.**

6TH ST, s s, 77.7 w 8th av, 5-sty brick home, 151.8x86, slate roof; cost, \$125,000; owner, Meth. Epis. Hospital on premises; architect, F. J. Helmle, 195 Montague st. Plan No. 8190.

**STABLES AND GARAGES.**

ATLANTIC AV, s s, 350 e Brooklyn av, 1-sty brick garage, 83x99, slag roof; cost, \$5,000; owner, Henry D. Bristol, 917 Greene av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8135.

**STORES AND DWELLINGS.**

40TH ST, n w cor 14th av, 3-sty brick store and dwelling, 20x80, gravel roof, 2 families; cost, \$6,000; owner, Isaac Klepper, 188 Montague st; architect, Benj. Cohen, 361 Stone av. Plan No. 8160.

**STORES AND TENEMENTS.**

NOBLE ST, n s, 200 w Manhattan av, 4-sty brick tenement, 42.8x81.8; slag roof, 13 families; cost, \$25,000; owner, Annie T. McGarry, 143 Noble st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 8184.

RALPH AV, e s, 75 s Park pl, four 3-sty brick stores and tenements, 20x63, gravel roof, 3 families each; total cost, \$20,000; owner, Howard Inv. Co., 1934 Prospect pl; architect, Morris Rothstein, 601 Sutter av. Plan No. 8130.

PACIFIC ST, n w cor Saratoga av, 4-sty brick tenement, 50x90 gravel roof, 21 families; cost, \$30,000; owner, Abr. Koplan, 1462 Eastern pkway; architect, Benj. Cohen, 361 Stone av. Plan No. 8237.

SCHENCK AV, n w cor Sutter av, 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, \$38,000; owner, Harry Rubin, 433 Miller av; architect, Benj. Cohen, 361 Stone av. Plan No. 8240.

EAST NEW YORK AV, s s, 36.11 n Saratoga av, 4-sty brick store and tenement, 46x102.7, gravel roof, 16 families; cost, \$20,000; owner, Abraham Volitsky, 80 Amboy st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8158.

SARATOGA AV, s e cor East New York av, 4-sty brick store and tenement, 36.11x98, gravel roof, 15 families; cost, \$20,000; owner, Abraham Volitsky, 80 Amboy st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8157.

GRAVESEND AV, e s, 337.2 n Av C, 3-sty brick tenement, 27.8x69, — roof, 6 families; cost, \$70,000; owner, Brooklyn Heights Land & Mortgage Co., 44 Court st; architect, Deitrich Wortmann, 114 East 28th st. Plan No. 8217.

**MISCELLANEOUS.**

POWELL ST, 422, 1-sty frame shed, 12x20, — roof; cost, \$250; owner, Isadore Liebman, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8224.

MASPEH AV, s w cor Gardner av, brick cesspool; cost, \$750; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av, Manhattan. Plan No. 8246.

TILDEN AV, 2523, 1-sty frame shed, 25x30, gravel roof; cost, \$350; owner, Thos. F. Heally, on premises; architect, R. F. Schaeffer, 1526 Flatbush av. Plan No. 8227.

STAGG ST, n s, 60 w Leonard st, 1-sty frame, shed, 41x43.6, tar roof; cost, \$275; owner, Otto Kuhn, 1350 Bushwick av; architect, H. M. Entlich, 29 Montrose av. Plan No. 8180.

DIAMOND ST, e s, 75 s Calyer st, 1-sty brick fence, —x—, — roof; cost, \$500; owner, Al Neri, on premises; architect, D. Salvati, 525 Grand st. Plan No. 8199.

**Queens.**

**DWELLINGS.**

ARVERNE.—Remington av, w s, 34 s Amstel boulevard, two 2½-sty frame dwellings, 22x40, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Minnie Friedmann, 616 Boulevard, Rockaway Beach; architect, J. E. Moore, 225 Remington av, Arverne. Plan Nos. 3672-73.

EDGEMERE.—Hudson av, w s, 100 s Edgemere av, 2-sty frame dwelling, 24x35, shingle roof, 1 family, steam heat; cost, \$4,500; owner, C. Kempner, care architect, Harry J. Sprung, 17 No. Fairview av, Rockaway Beach. Plan No. 3671.

ELMHURST.—Flushing rd, n s, 168 w Bay 3d st, 2-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$2,500; owner, J. Wechlesbaum, 137 National av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3668.

GLEN MORRIS.—Briggs av, w s, 100 s Hawtree av, 2½-sty frame dwelling, 22x34, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Emil Quehl, 454 Lincoln av, Brooklyn; architect, Lawrence J. Frank, 206 Crescent st, Brooklyn. Plan No. 3665.

WOODHAVEN.—Fulton st, n s, 100 w Thrall av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Alfred J. Cobb, Syosset and Ferry sts, Woodhaven; architect, C. J. Wessel, 1118 Av J, Brooklyn. Plan Nos. 3676-77.

ELMHURST.—Britton av, s s, 150 e Broadway, two 2-sty frame dwelling, 19x39, slag roof, 2 families; cost, \$7,000; owners, Johnston & Gundrey, 75 Kingsland av, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 3662-63.

JAMAICA.—Railroad av, e s, 260 s Cedar st, two 2-sty brick dwellings, 17x43, slag roof, 2 families; cost, \$2,500; owner, C. Cannella, Railroad av and Water st, Jamaica; architect, V. N. Baldus, Railroad av, Jamaica. Plan No. 3651.

RAMBLERSVILLE.—Egan av, n s, 40 e Deer st, 2-sty frame dwelling, 26x29, shingle roof, 1 family; cost, \$2,900; owner, Howard Estates Co., Ramblersville; architect, J. C. McCulloch, Ramblersville. Plan No. 3638.

RICHMOND HILL CIRCLE.—Walnut st, n e cor Malcolm av, 2½-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$1,500; owner and architect, Thos. Pazus, Nelson av, Richmond Hill Circle. Plan No. 3654.

RICHMOND HILL.—Curtis av, w s, 150 s Central av, three 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$6,000; owner, W. H. Wafe, Elm st, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 3656-57-58.

MIDDLE VILLAGE.—Hinman st, e s, 100 s Pulasky st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$2,000; owner, Jos. Kurlander, 45 Hinman st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3640.

MIDDLE VILLAGE.—Morton av, w s, 35 s Steuben st, two 2-sty frame dwellings, 18x50, tin roof, 2 families; cost, \$5,000; owner, Andrew Hendel, Morton av, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 3664.

UNION COURSE.—7th st, s s, 100 e Snediker av, two 2½-sty frame dwellings, shingle roof, 1 family, steam heat; cost, \$6,000; and Snediker



av, e s, 50 s 7th st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Wilnot D. Losee, 726 Hatch av, Woodhaven; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 3682-83-84.

#### FACTORIES AND WAREHOUSES.

L. I. CITY.—East av, w s, 50 n Nott av, 1-sty brick factory, 25x61, slag roof, \$4,000; owner, Defiance Button Co., Nott av, L. I. City; architect, J. M. Baker, 9 Jackson av, L. I. City. Plan No. 3641.

#### STABLES AND GARAGES.

L. I. CITY.—Hoyt av, s s, 123 e Crescent st, 1-sty brick garage, 45x60, slag roof; cost, \$2,500; owner, Geo. Claus, 940 Crescent st, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 3650.

RICHMOND HILL.—Beech st, n e cor Belmont av, 1-sty frame garage, 10x16, shingle roof; cost, \$100; S. Witz, on premises. Plan No. 3652.

RICHMOND HILL.—Vine st, w s, — s Jamaica av, two 1-sty brick shed and garage, 20x45, slag roof; cost, \$2,000; owner, Keiner-William Co., Vine st, Richmond Hill; architect, E. H. Fellows, Jamaica av, Richmond Hill. Plan No. 3659.

RICHMOND HILL.—Manor av, w s, 60 n Brandon av, 1-sty brick garage, 12x12, tin roof; cost, \$500; owner, W. Chappelle, 20 Vandever av, Woodhaven. Plan No. 3670.

RICHMOND HILL.—Manor av, n w cor Brandon av, 1-sty brick garage, 15x17, tin roof; cost, \$500; owner, W. Chappelle, 20 Vandever av, Woodhaven. Plan No. 3669.

OZONE PARK.—Chester av, w s, 120 n Byrne pl, 1-sty brick garage, 40x25, slag roof; cost, \$1,500; owners, L. & M. Druckmeyer, 100 Hendrix st, Brooklyn; architect, Charles Infanger, 2634 Atlantic av, Brooklyn. Plan No. 3685.

#### STORES AND DWELLINGS.

CORONA.—Jackson av, n s, 80 e 48th st, two 3-sty brick store and dwellings, 20x53, slag roof, 2 families; cost, \$10,000; owner, Rosaria Gaimo, 94 East Jackson av, Corona; architect, A. De Blasi, East Jackson av, Corona. Plan Nos. 3645-46.

JAMAICA.—Fulton st, n e cor Homer Lee av, four 3-sty brick stores and dwellings, 25x38, slag roof, 2 families; cost, \$20,000; owner, Morris Biennenstock, 1258 47th st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan Nos. 3679-80.

#### STORES AND TENEMENTS.

L. I. CITY.—13th av, w s, 300 s Wilson av, three 4-sty brick tenements, 41x90, slag roof, 20 families; cost, \$78,000; owner, Julius Weiss, 149 Lincoln pl, Brooklyn; architect, Edw. Hahn, Bridge plaza, L. I. City. Plan Nos. 3643-42-44.

#### MISCELLANEOUS.

JAMAICA.—Jamaica av, n s, 21 e Barrett st, 1-sty brick bakery, 19x35, tin roof; cost, \$500; owner, Sophia Cozine, Van Wyck av, Jamaica; architect, E. Jackson, Fulton st, Jamaica. Plan No. 3660.

L. I. CITY.—Ely av, w s, 78 n Jane st, 1-sty concrete storage, 12x18, tin roof; cost, \$250; owner, E. Conklin, 98 Smart av, Flushing. Plan No. 3661.

METROPOLITAN.—John st, 30, 1-sty frame open shed, 13x59, tin roof; cost, \$500; owner, H. Hahn, on premises. Plan No. 3655.

ST. ALBANS.—L. I. R. R., w s, 501 n Locust st, three frame signs, 24x8; cost, \$75; owner, E. H. Brown, 141 Broadway, Manhattan. Plan Nos. 3647-48-49.

CORONA.—Buena Vista av, s s, 150 w Myrtle av, 1-sty frame shed, 12x12, paper roof; cost, \$75; owner, L. Lotato, premises. Plan No. 3667.

L. I. CITY.—Boulevard, e s, 85 n Bodine st, 1-sty frame tool house, 12x20, paper roof; cost, \$200; owner, Captain Sanders Estate, premises. Plan No. 3675.

BROOKLYN HILLS.—Freedom av, n e cor Atlantic av, frame sign board, 8x90; cost, \$150; owner, Wm. Lenihan, 68 East 131st st, Manhattan. Plan No. 3681.

#### Richmond.

#### DWELLINGS.

MARGARET ST, s s, 110 w Gilbert st, Richmond Park, 1½-sty brick dwelling, 22x24; cost, \$800; owner, Peter Stracklick, Richmond; architect and builder, John Schroll, Richmond. Plan No. 951.

5TH ST, w s, 140 n Monroe av, Midland Beach, 1-sty frame bungalow, 14x51; cost, \$175; owner, J. McD. Johnstone, Vanderveer st, Woodhaven, L. I.; architect and builder, John Stewart, 580 Vanderbilt av, Brooklyn. Plan No. 948.

5TH ST, w s, 120 n Monroe av, Midland Beach, 1-sty frame bungalow, 14x55; cost, \$150; owner, architect and builder, John Stewart, 580 Vanderbilt av, Brooklyn. Plan No. 949.

DOUGLASS RD, s e s, Emerson Hill, Stapleton, 2½-sty tile dwelling, 44x30; cost, \$11,000; owner, Geo. A. Crutzborg, Stapleton; architect, Wm. H. Hoffman, West New Brighton; builder, H. Spruck & Son, Stapleton. Plan No. 952.

LOCUST AV, e s, 51 n Railroad, New Dorp, 2-sty frame dwelling, 24x28; cost, \$2,500; owner, Grace E. Archibald, 12 Melehill pl, Orange, N. J.; architect and builder, R. E. Archibald, Orange, N. J. Plan No. 959.

RENSELEAR AV, s e cor Foster rd, Princess Bay, 2-sty frame dwelling, 20x26; cost, \$1,600; owner, Giuseppe Sparagona, Huguenot Park; architect, O. H. McGeehan, Princess Bay; builder, Geo. B. Carr, Tottenville. Plan No. 955.

RICHMOND AV, e s, 50 n Grand st, Port Richmond, 2-sty brick dwelling, 20x44; cost, \$3,500; owner, P. Levine, 337 East 173d st, Manhattan; architect, August Lup, 98 Weirfield st, Brooklyn. Plan No. 946.

CAST AV, s s, 29 e Hill st, West New Brighton, 2-sty frame dwelling, 20x28; cost, \$1,600; owner, Fred Booth, West New Brighton; architect, John Davies; owner builds. Plan No. 947.

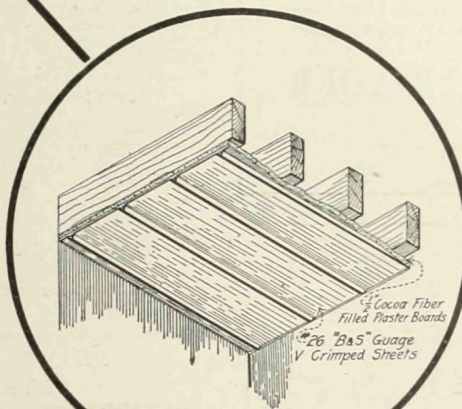
ROOSEVELT AV, w s, 260 s Willow Brook rd, Willowdale, 1-sty frame bungalow, 15x28; cost, \$300; owner, A. Fortorella, 6222 Atlantic av, Brooklyn; owner builds. Plan No. 950.

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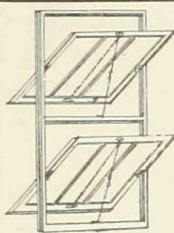
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### Plans Filed, Construction, Richmond, Continued.

1ST AV, n e cor Hudson st, Stapleton, two 2-sty frame dwellings, 21x44; cost, \$2,000 each; owner and builder, Jos. Siegler; architect, John Davies, Tompkinsville. Plan No. 954.

#### STABLES AND GARAGES.

BREHOUT AV, w s, 737 s Amboy av, Tottenville, 1-sty frame stable, 14x24; cost, \$200; owner, Wm. Palmer, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 958.

DOUGLAS RD, s s, Emerson Hill, Stapleton, 1-sty tile garage, 19.10x12.4; cost, \$300; owner, Geo. A. Crutzbarg, Stapleton; architect, Wm. H. Hoffman, West New Brighton; -builder, H. Spruck & Son, Stapleton. Plan No. 953.

RICHMOND TURNPIKE, s s, 100 e Maner rd, Castleton Corners, 1-sty frame stable and shed, 16x18; cost, \$100; owner, H. Scharbet, Castleton Corners; builder, J. Dickeman, Plan No. 945.

#### MISCELLANEOUS.

HARBOR VIEW RD, n e cor N. Y. av, Fort Wadsworth, S. I., 1-sty frame gate lodge, 15.10x40.6; cost, \$2,500; owner, Cornelius G. Kolff, 45 Broadway, Manhattan; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 957.

HUGHES AV, e s, 300 e Decker av, Bloomfield, 1-sty frame chicken house, 15x20; cost, \$80; owner, Augustus McIntyre, Bloomfield. Plan No. 956.

### PLANS FILED FOR ALTERATIONS.

#### Manhattan.

BLEECKER ST, 170, construct stairs, cutting and framing floor beams to 6-sty brick loft; cost, \$100; owner, estate of N. Low, 208 Bleecker st; architect, Robert Teichman, 22 William st. Plan No. 4144.

CHERRY ST, 428, windows, partitions, columns and beams, lowering of beams to 3-sty brick store and dwelling; cost, \$1,500; Mary Gorman, 401 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 4122.

COENTIES SLIP, 21, partitions, bath room and fixtures, tile floor, marble base, plumbing fixtures to 5-sty brick store and tenement; cost, \$300; owner, Donald A. Manson, 114 Milton st, Brooklyn; architect, plans by owner. Plan No. 4100.

DIVISION ST, 5, steel beams, c. i. columns, metal-covered store front, stairs, removal of brick walls, stairs and partitions to 4-sty brick store and tenement; cost, \$1,500; owner, A. Epstein, 5 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4125.

FORSYTH ST, 103, build extension, erect stairway, erect partitions to 4-sty brick tenement; cost, \$1,200; owner, India Wharf Brewing Co., 60 Hamilton av, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 4145.

GREENWICH ST, 750, partitions, window to 4-sty brick store and tenement; cost, \$200; owner, Elsie Miller, 703 Lexington av; architect, John Ph. Voelker, 979 3d av. Plan No. 4107.

GREENWICH ST, 329, stair extension, bulkhead (plaster block and galvanized iron), kalamein door to 5-sty brick lofts; cost, \$125; owner, Wallace estate, Jas L. Fling, exr., 1790 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 4131.

LISPENARD ST, 45-51, stairs, platform, door, iron stairs, fireproof doors and windows, iron and wire glass elevator enclosure, terra cotta blocks, plastering to two 9 and 4-sty brick stores and lofts; cost, \$1,475; owner, Tina D. Delehanty, care Wm. J. Reid, Woolworth Bldg.; architect, A. M. Schwartz, 162 West 20th st. Plan No. 4103.

LISPENARD ST, 60-62, stairs, fireproof passage, steel platform, cinder concrete floor, terra cotta walls, fireproof windows and doors to 7-sty brick stores and lofts; cost, \$1,950; owner, Grace Estate, Wm. R. Grace, exr., 7 Hanover sq; architect, A. M. Schwartz, 162 West 20th st. Plan No. 4102.

MORRIS ST, 19, partitions, plumbing, windows, fire-escapes to 6-sty brick tenement; cost, \$2,000; owner, Stewart Estate, E. Leroy Stewart, exr., Beacon, N. Y.; architect, Henry Regelmann, 133 7th st. Plan No. 4101.

RIVINGTON ST, 163, metal-covered store front to 6-sty brick stores and tenement; cost, \$250; owner, Annie Goldstein, 79 Clinton st; architect, Jacob Fisher, 25 Av A. Plan No. 4120.

RIVINGTON ST, 273, 1-sty brick extension, windows, partition to 3-sty brick dwelling; cost, \$700; owner, Isidor Greenbaum, 273 Rivington st; architect, Jacob Fisher, 25 Av A. Plan No. 4119.

STATE ST, 4 & 5, removal of building, 6-sty brick fireproof extension, rear extension, new front wall, fire doors, stair bulkhead (angles and terra cotta block), removal of partitions to 6-sty brick, fireproof office building; cost, \$50,000; owner, South Ferry Realty Co., Wm. H. Chesbrough, president, 115 Broadway; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 4166.

WILLIAM ST, 198, iron and glass canopy to 6-sty brick store and restaurant; cost, \$70; owner, Garnet Realty Co., Jacob F. Levy, president, 102 Flatbush av, Brooklyn; architect, Adolf Meyersburg, 902 Eagle av, Bronx. Plan No. 4164.

WOOSTER ST, 212-18, automatic fire doors to 6-sty brick factory; cost, \$240; owner, Author H. Ely, Ely court, Greenwich, Conn.; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 4130.

3D ST, 87 East, terra cotta block, metal-covered tank enclosure to 5-sty brick tenement; cost, \$75; owner, Josephine Werckle, 87 East 3d st; architects, Berger & Son, 121 Bible House. Plan No. 4170.

4TH ST, 23-31 West, platform, fireproof door, fire-escapes, stairs, fireproof windows, partitions, metal lath and plaster, to three 4-sty brick stores and lofts; cost, \$985; owner, Isabel Anderson, care John E. Harlow, 81 Mason Bldg., Boston, Mass.; architect, A. M. Schwartz, 162 West 20th st. Plan No. 4104.

8TH ST, 103½ East, staircases, plumbing fixtures, bathroom, marble, tile to 6-sty brick store and tenement; cost, \$365; owner, Henry Newgass, 1075 Rockaway av, L. I.; architect and contractor, R. Isaacson, 250 East 125th st. Plan No. 4162.

14TH ST, 120-22 East, stair extension, fire escapes to 6-sty brick store and lofts; cost, \$400; owner, Caroline E. B. Condit, 141 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 4154.

14TH ST, 20 West, wooden bandstand, metal ceiling, sprinklers to 6-sty brick store and lofts; cost, \$300; owner, Laura F. Hearn, 20 West 14th st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 4097.

22D ST, 400 West, brick piers, steel girders, c. i. columns, brick extension, metal store fronts, cornice, partitions, lowering of floor beams, removal of front walls and partitions to 4-sty brick stores and dwelling; cost, \$3,000; owner, Mildon Realty Co., Wm. F. Donnelly, president, 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 4116.

22D ST, 23-35 West, and 23d st, 32-46 West, removal of 1-sty iron and glass green house enclosure to 4-sty fireproof stairways, terra cotta block partitions, escalator, stairs, framing, entrance doors, elevators, fireproof metal-covered doors, brick wall (enclosing machine room, pent houses, angle iron and terra cotta block), removal of elevators to 5-sty brick retail store; cost, \$100,000; owner, estate of Isaac Stern, Louis Stern, exr., 41 West 42d st; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 4139.

24TH ST, 347 East, water closet compartments, stairway, windows to 5-sty brick saloon and tenement; cost, \$1,500; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4095.

25TH ST, 146-50 West, gravity and pressure tanks, steel supports to 12-sty brick lofts; cost, \$2,200; owner, Isabel A. Cohen, 146-50 West 25th st; architect, Royal J. Mansfield, 135 William st. Plan No. 4128.

25TH ST, 137-9 West, pressure tanks, enclosures and steel supports to 12-sty brick store and lofts; cost, \$2,700; owner, Rolland Realty Co., Inc., Clarence N. Peacock, president, 137-9 West 25th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4156.

28TH ST, 146-48 West, gravity tank, steel supports to 7-sty brick lofts; cost, \$763; owner, Parlor Constn. Co., Henry Edelmuth, president, 119 West 40th st; architect, Royal J. Mansfield, 135 William st. Plan No. 4129.

29TH ST, 143-45 West, gravity tank, steel supports to 12-sty brick lofts; cost, \$735; owner, Aaron Coleman, 360 7th av; architect, Royal J. Mansfield, 135 William st. Plan No. 4126.

32D ST, 11 & 13 East, change stairs, entrance steps to be moved back to 12-sty brick fireproof hotel; cost, \$1,500; owner, Albert Herter, 130 East 67th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 4146.

34TH ST, 18 West, partition (U. S. gypsum block and adamant plaster), flooring (terra cotta arch and tile), removal of partition to 8-sty brick stores and offices; cost, \$550; owner, Wm. Vincent Astor, 23 West 26th st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 4132.

39TH ST, 139 East, alter extension, remove wall to 4-sty brick dwelling; cost, \$500; owner, F. M. Bacon, 135 East 39th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 4148.

43D ST, 147-49 West, iron marquise to 6-sty brick hotel; cost, \$450; owner, Bercroft Brewing Co., Fort Wayne, Ind.; architect, T. P. Kruger, 448 East 165th st. Plan No. 4163.

50TH ST, 233 East, plumbing, change of partitions to 3-sty brick store and lofts; cost, \$800; owner, Chas. Brauneck, 1905 Vyse av; architect, W. D. Brauneck, 1905 Vyse av. Plan No. 4098.

54TH ST, 210 West, connecting runway to two 8-sty brick automobile salesrooms and offices; cost, \$500; owner, Mendel Rosensweig, 10 West 62d st; architect, Udo S. Baudessen, 7136 Clinton av. Plan No. 4159.

54TH ST, 27 West, tank, steel supports to 4-sty brick dwelling; cost, \$500; owner, Chauncey M. Dewey, 27 West 54th st; architect, John H. Knobel, 305 West 43d st. Plan No. 4112.

75TH ST, 535-39 East, fire-escapes, fireproof windows to 5-sty brick storage lofts; cost, \$200; owner, John Blumers, 535-39 East 75th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 4106.

76TH ST, 10 East, tank, steel supports to 5-sty brick dwelling; cost, \$500; owner, Jas. C. Brady, 10 East 76th st; architect, Jobst Hoffmann, 188 St. Nicholas av. Plan No. 4141.

76TH ST, 18 West, tanks, steel supports to 5-sty brick residence; cost, \$200; owner, Chas. A. Wimpheimer, 18 West 76th st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 4138.

85TH ST, 219 East, brick piers, iron columns & girders, lowering of beams, plumbing fixtures, entrance door and vestibule, removal of walls, conversion of 1st sty into stores to 5-sty brick tenement; cost, \$1,500; owner, Bernard Lang, 219 East 85th st; architects, Gross & Kleinberger, Bible House. Plan No. 4118.

86TH ST, 424 East, tank, steel supports to 4-sty brick stores and tenement; cost, \$125; owner, Independent Realty Co., 2076 2d av; architect, Harold Bleiberg, 244 East Houston st. Plan No. 4110.

91ST ST, 407-13 East, door openings, steel beams, fireproof doors, stairway, fireproof windows to 5-sty brick loft building; cost, \$700; owner, Sigmund Orbach, 1093 Bergen st, Brooklyn; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 4158.



93D ST, 102 West, skylights, partitions, cement and wire lath, fireproof dumbwaiter doors to 5-sty brick tenement; cost, \$500; owner, David Y. Swainson, 194 Riverside Drive; architect, Arthur Anderson, 201 East 68th st. Plan No. 4109.

109TH ST, 106 West, install new window to 5-sty brick tenement; cost, \$75; owner, Finley M. Foster, 305 West 29th st; architect, P. J. Murray, 2 Mitchell pl. Plan No. 4150.

116TH ST, 257 West, partition to 5-sty brick stores and tenement; cost, \$100; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4096.

119TH ST, 9 West, fire escapes, bath room compartments and fixtures, plumbing, partitions, gas fixtures to 5-sty brick stores and tenement; cost, \$3,000; owner, S. Winter, 1513 Av A; architect, Frank Braun, 585 9th av. Plan No. 4155.

120TH ST, 504 East concrete footings, smoke flue, terra cotta lined, to 6-sty brick stores and tenement; costs \$500; owner, Eugene L. Richard, 61 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 4121.

AV A, 5, brick piers, columns, girders, metal-covered store front, iron sidewalk covers, removal of front walls and columns to 4-sty brick stores and tenement; cost, \$2,000; owner, Egerton L. Winthrop, 242 East Houston st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4123.

AV D, 127, new iron stairs, new fire escapes, new wooden stairs, ventilating skylight to 5-sty brick loft; cost, \$1,000; owner, estate of Abner Mills, Major Clarence Ewen, exec., 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 4151.

AMSTERDAM AV, 1315, metal-covered store front, plumbing, cabinet partition, sidewalk grating to 6-sty brick tenement; cost, \$500; owner, Carlos L. Henriquez, 13 West 88th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 4135.

BROADWAY, 1313, remove cornice, raising parapet to 5-sty brick office; cost, \$2,500; owner, Robt. W. Smith, 54 West 14th st; architect, Homer A. Reid, 315 5th av. Plan No. 4153.

BROADWAY, 2640, new entrance, cut window, erect brick walls to 5-sty brick tenement; cost, \$300; owner, Leopold Barzaghi, 2640 Broadway; architect, P. J. Murray, 2 Mitchell pl. Plan No. 4149.

BROADWAY, 1628-30, store front, iron and glass marquise to 3-sty brick stores and offices; cost, \$250; owner, Jacob Wertheim, 1016 2d av; architect, Geo. J. Froelich, 690 Whitlock av. Plan No. 4165.

BROADWAY, 2560-66, water closet compartment, window to 7-sty brick stores and apartments; cost, \$100; owner, Bernheimer Co., 2566 Broadway; architect, Samuel A. Davis, 2564 Broadway. Plan No. 4113.

BROADWAY, 2601-09, partitions, plumbing to 7-sty brick stores and tenement; cost, \$300; owner, William R. Rose, 309 West 81st st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 4111.

BROADWAY, 644-46, steel balcony, doorways, steel work, fireproof doors to two 8 and 13-sty brick loft buildings; cost, \$350; owner, Chas. T. Wills, 286 5th av; architects, Jas. E. Ware & Sons, 1170 Broadway. Plan No. 4168.

BROADWAY, 1572-76, metal-covered store front, partition to 3-sty brick stores and restaurant; cost, \$300; owner, Publicity Leasing Co., Inc., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 4169.

EAST END AV, 48, mason work, windows, partitions to 5-sty brick stores and tenement; cost, \$500; owner, Gottlieb Kenerleber, 48 East End Av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 4127.

LEXINGTON AV, 172, doorway, steps to 3-sty brick dwelling; cost, \$100; owner, Maud F. Kimball, 172 Lexington av; architect, Otto Reissmann, 147 4th av. Plan No. 4114.

MADISON AV, 149, steps, iron grating, metal covering to 3-sty brick dwelling; cost, \$650; owner, Elizabeth V. Cockcroft, 147 Madison av; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 4099.

MANHATTAN AV, 505, retaining wall, cement floor to 3-sty brick dwelling; cost, \$200; owner, Anna Kutsukian, 505 Manhattan av; architect, Leo. Ford, 316 West 112th st. Plan No. 4124.

PARK AV, 812, wind shield to 2-sty brick dwelling; cost, \$75; owner, Fredk. T. Van Buren, 60 East 75th st; architect, Edw. L. Angell, 117 West 90th st. Plan No. 4152.

1ST AV, 1428, flooring, partitions, removal of portion of dumbwaiter shaft to 5-sty brick stores and tenement; cost, \$300; owner, Wallach estate, Brienchen Wallach, ex., 130 East 79th st; architect, Louis E. Kramer, 372 Miller av, Brooklyn. Plan No. 4160.

1ST AV, 1693, metal store front to 5-sty brick store and tenement; cost, \$200; owner, Anna Cinyburg, 1693 1st av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 4108.

1ST AV, 273, metal store front, galvanized iron cornice to 4-sty brick tenement and stores; cost, \$500; owner, Herman A. Boehling, 572 76th st, Brooklyn; architect, Henry Regelmann, 133 7th st. Plan No. 4115.

1ST AV, 510-14, fire escapes, fireproof windows to 3-sty brick woodworking plant; cost, \$235; owner, Frank C. Buckhout, Ryer and Burnside avs; architect, Wm. P. Carl, Baldwin, L. I. Plan No. 4117.

1ST AV, 1314, metal-covered store front to 5-sty brick store and tenement; cost, \$200; owner, Frank Beck, 1730 Amsterdam av; architect, Geo. Dress, 1436 Lexington av. Plan No. 4142.

1ST AV, 2060, to convert 2-sty brick moving picture theatre into store and loft, beams, store front, toilet; cost, \$500; owner, G. Cannatta, 2060 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4105.

2D AV, 1573, board partition to 4-sty brick tenement; cost, \$25; owner, Conrad Ludwig, 1833 3d av; architect, Harry Zlot, 63 Grand st. Plan No. 4134.

3D AV, 1111-1125, window to 3-sty brick car-barn; cost, \$25; owner, 3d av Railway Co., 2396 3d av; architect, Edw. H. Schirmer, 842 East 228th st. Plan No. 4140.

3D AV, 1524-26, fire escapes, fireproof door and windows to 5-sty brick stores and lofts; cost, \$500; owner, Spies estate, Henry Spies, exr., 1524 3d av; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 4133.

3D AV, 801-3, gravity tank, pressure tank, enclosure, steel supports to 6-sty brick store and lofts; cost, \$2,500; owner, Anita H. H. Morrell, 801-3 3d av; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4157.

3D AV, 969, new store front, new cornice to 4-sty brick tenement; cost, \$200; owner, Herman Joveshof, 258 West 136th st; architect, John H. Knubel, 305 West 43d st. Plan No. 4143.

3D AV, 1231, install new columns, new store front and window to 4-sty brick dwelling; cost, \$800; owner, estate of Wm. C. Schermerhorn, Chas. L. Carpenter, exec. 25 Liberty st; architect, H. J. Hardenbergh, 47 West 34th st. Plan No. 4147.

5TH AV, 425-27, metal skylight to 5-sty brick stores and offices; cost, \$150; owner, Henry A. Siebrecht, 619 5th av; architect, Theodore C. Visscher, 299 Madison av. Plan No. 4167.

6TH AV, 447, to cut opening in brick wall & construct store front to 5-sty brick store and dwelling; cost, \$1,200; owners, I. Blynn & Sons, 447 6th av; architect, Edw. J. Clark, 110 East 121st st. Plan No. 4137.

8TH AV, 944, metal-covered store front, plumbing, cabinet partitions to 5-sty brick store and tenement; cost, \$500; owner, Jacob Michaels, 170 West 74th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 4136.

8TH AV, 2492, partitions, plumbing, skylight to 5-sty brick store and tenement; cost, \$500; owner, Fred C. Scheels, 715 9th av; architect, Otto Reissmann, 147 4th av. Plan No. 4161.

#### Bronx.

SIMPSON ST, e s, 149.12 s Home st, new toilet to two 3-sty brick stores and dwellings; cost, \$300; owner, Michele Barone, 1156 Simpson st; architects, Toelberg & Son, 1167 Fox st. Plan No. 572.

219TH ST, s s, 79.06 w White Plains av, move 2-sty frame store and dwelling; cost, \$1,400; owner, Mrs. Luke Butler, 3743 White Plains av; architect, Anthony J. De Pace, 854 East 217th st. Plan No. 573.

#### Brooklyn.

CALYER ST, 231, interior alterations to 3-sty tenement; cost, \$100; owner, Cornelius Dillon, 351 Manhattan av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 8155.

CHAUNCEY ST, 639, interior alterations to 3-sty home; cost, \$5,000; owner, German Evan. Church, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 8124.

CHAUNCEY ST, 290, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Salvatore Anastasia, on premises; architect, Domenick Salvati, 525 Grand st. Plan No. 8271.

CHESTER ST, 340, repair fire damage to 3-sty tenement; cost, \$300; owner, Abr. Bernstein, on premises; architect, F. J. Dassau, 1373 Broadway. Plan No. 8250.

COURT ST, 252, exterior alterations to 4-sty store; cost, \$350; owner, Saml. T. Show, 280 West End av, Manhattan; architect, F. R. Hirsch, 406 Homestead av, Manhattan. Plan No. 8211.

DOOLEY ST, 39, extension to 2-sty dwelling; cost, \$1,800; owner, Milton Newman, 2780 East 23d st; architect, Edw. Long, 2769 East 23d st. Plan 8133.

EMMONS ST, 2011, new porch to 2-sty hotel; cost, \$2,000; owner, Philip H. Rica, Voorhees av and East 21st st; architect, Edw. E. Payne, Voorhees av and East 21st st. Plan No. 8212.

ETNA ST, 275, extension to 2-sty shed; cost, \$800; owner, Peter J. Dehler, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8134.

FULTON ST, 2783, interior alterations to 1-sty dwelling; cost, \$600; owner, Herman Weingarten, 53 Sunnyside av; architect, A. E. Kunzie, 182 Hamon st. Plan No. 8219.

GRAND ST, 659, extension to 2-sty dwelling; cost, \$2,500; owner, Harry Schwartz, 632 Grand st; architect, Henry M. Entlich, 29 Montrose av. Plan No. 8187.

HART ST, 217, extension to 1-sty store; cost, \$250; owner, Kalrien Ress, 666 Willoughby av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8241.

HOPKINS ST, 124, interior alterations to 3-sty dwelling; cost, \$500; owner, Moses Brody, 194 Graham av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8243.

JAVA ST, 30-58, exterior alterations to 5-sty storage; cost, \$11,709; owner, Eberhard Faber Co., 39 Greenpoint av; architect, F. Kilgus, 13 So. 6th st, Newark, N. J. Plan No. 8249.

MARION ST, 94, extension to 3-sty tenement; cost, \$150; owner, Cath. Rebahn, on premises; architect, C. M. Bampton, 915 Gates av. Plan No. 8260.

MONITOR ST, 252, exterior alterations to 1-sty shop; cost, \$250; owners, S. H. & H. Realty Co., on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8248.

MONTAGUE TERRACE, 9, exterior alterations to 4-sty dwelling; cost, \$12,000; owner, Wallingford Realty Co., 44 Court st; architects, Sleg & Bryson, 154 Montague st. Plan No. 8265.

NASSAU ST, 126, interior alterations to 7-sty school; cost, \$1,000; owner, Carey Mfg. Co., 126 Nassau st; architect, H. M. Devoe, 131 Livingston st. Plan No. 8147.

SANDS ST, 211, extension to 2-sty theatre; cost, \$2,000; owner, Adolf Bopp, on premises; architect, F. W. Eisenla, 16 Court st. Plan No. 8202.

SCHERMERHORN ST, 83, interior alterations to 2-sty garage; cost, \$500; owner, Alex Adam, Bernardville, N. J.; architect, W. A. Gorman, 110 Roosevelt av, Queens. Plan No. 8151.

SKILLMAN ST, 177, extension to 2-sty store and dwelling; cost, \$500; owner, Angela Gallo, on premises; architect, Domenick Salvati, 525 Grand st. Plan No. 8153.

STAGG ST, 47, interior alterations to 2-sty tenement; cost, \$150; owner, Jacine Rubin, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8225.

SOUTH 4TH ST, 337, interior alterations to 3-sty tenement; cost, \$300; owner, Barnet Rosenblum, 50 Allen st, Manhattan; architect, L. V. Spinaport, 681 Bedford av. Plan No. 8244.

SOUTH 4TH ST, 160, repair fire damage to 3-sty dwelling; cost, \$250; owner, John Bar-desky, 162 South 4th st; architect, Jas. McKillop, 154 India st. Plan No. 8214.

EAST 7TH ST, 1659, interior alterations to 2-sty dwelling; cost, \$800; owner, Abr. Jacobs, on premises; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 8163.

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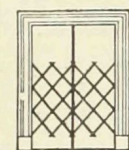
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**Plans Filed, Alterations, Brooklyn Continued.**

58TH ST. 1127, interior alterations to 2-sty dwelling; cost, \$1,500; owner, Salvatore Bonjello, 1866 61st st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8139.

BROADWAY, 1746, extension to 1-sty theatre; cost, \$5,000; owner, Julius Hilder, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 8257.

FLATBUSH AV. 817, interior alterations to 1-sty theatre; cost, \$3,000; owner, Carlton Amusement Co., on premises; architect, A. G. Carlson, 157 Remsen st. Plan No. 8210.

HUDSON AV. 285, extension to 4-sty tenement; cost, \$300; owner, Michell De Meo, 291 Hudson av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 8197.

JOHNSON AV. 189, interior alterations to 3-sty tenement; cost, \$2,000; owner, Leonardo Guardino, 226 Lynch st; architect, Charles Gallo, 60 Graham av. Plan No. 8188.

KENT AV. 563, exterior alterations to 3-sty dwelling; cost, \$500; owner, Louis Rosenblum, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8242.

LEWIS AV. 24, extension to 3-sty tenement; cost, \$2,500; owner, Abr. J. Markel, 130 Graham av; architect, John C. Gorman, 1282 Sutter av. Plan No. 8178.

MANHATTAN AV. 1085, interior alterations to 3-sty factory; cost, \$3,000; owner, Peter Heidelberg, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 8172.

NASSAU AV. n e cor Newell st, interior alterations to 3-sty dwelling; cost, \$1,200; owner, Mrs. Hannah Benson, 68 Newell st; architect, Gustave Erda, 826 Manhattan av. Plan No. 8218.

NICHOLAS AV. 285, extension to 2-sty dwelling; cost, \$500; owner, Fredk. Schneider, 297 Nicholas av; architect, H. M. Entlich, 29 Montrose av. Plan No. 8128.

NORMAN AV. 252, exterior alterations to 4-sty factory; cost, \$1,350; owner, Kindel Bed Co., 236-40 Monitor st; architect, The Rusling Co., 39 Cortland st. Plan No. 8146.

NOSTRAND AV. 97, interior alterations to 3-sty tenement; cost, \$900; owner, Jones Wood Realty Co., 535 East 68th st, Manhattan; architect, Ole Axelsen, 542 45th st. Plan No. 8138.

PITKIN AV. 1751, extension to 3-sty dwelling; cost, \$5,000; owner, Leo Coner, 319 Pearl st; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 8189.

TOMPKINS AV. 16, interior alterations to 3-sty tenement; cost, \$400; owner, Saml. Goldinger, 492 Green av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8174.

**Queens.**

ARVERNE.—Cedar av, w s, 185 s Boulevard, new brick foundation to dwelling; cost, \$2,000; owner, Wm. Scherer, premises. Plan No. 2741.

BAYSIDE.—16th st, w s, 150 n Lawrence boulevard, 2½-sty frame extension, 4x12, rear dwelling, tin roof, interior alterations; cost, \$2,000; owner, Arthur Cushman, Bayside; architect, C. W. Ross, 376 Woodland av, Woodhaven. Plan No. 2743.

CORONA.—55th st, 35, 2-sty frame extension, 22x12, rear dwelling, tin roof; cost, \$400; owner, J. A. Moore, premises; architect, A. W. Nelson, 200 Astoria rd, Corona. Plan No. 2735.

CORONA.—Corona av, w s, 45 s Shopoler av, 1-sty frame extension, 12x33, rear dwelling, tin roof; cost, \$600; interior alterations; owner, R. Abbott, on premises. Plan No. 2691.

CORONA.—Albertus av, w s, 26 n Corona av, 1-sty frame extension, 18x10, front dwelling; cost, \$300; owner, F. Milano, on premises. Plan No. 2716.

FAR ROCKAWAY.—Central av, 262, electric sign, theater; cost, \$150; owner, Wm. Willett, Jr., Far Rockaway. Plan No. 2692.

FLUSHING.—27th st, e s, 140 n Annadale av, plumbing in dwelling; cost, \$100; owner, R. Harris, 964 Kelly av, Bronx. Plan No. 2734.

GLENDALE.—William st, s s, 215 w Woodhaven av, 2½-sty frame extension, 17x20, rear dwelling, tin roof, interior alterations; cost, \$500; owner, W. J. Fowler, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2707.

HOLLIS.—Fulton st, n e cor Flushing av, new store front to dwelling; cost, \$400; owner, J. Bolindt, premises. Plan No. 2738.

JAMAICA.—Globe av, e s, 100 s Pacific st, interior alterations to dwelling; cost, \$125; owner, W. F. Bebell, Jamaica. Plan No. 2733.

JAMAICA.—Fulton st, 347, electric sign, store; cost, \$75; owner, Jas. Dunn on premises. Plan No. 2718.

L. I. CITY.—Newton rd, 156, new foundation to dwelling; cost, \$250; owner H. Mertling, on premises. Plan No. 2722.

L. I. CITY.—Greenpoint av, 295, interior alterations to dwelling; cost, \$200; owner, Kate McGough, on premises. Plan No. 2708.

L. I. CITY.—Flushing av, 336, electric sign, store; cost, \$60; owners, Straus & Co., 209 West 48th st, Manhattan. Plan No. 2726.

L. I. CITY.—6th av, 209, 1-sty frame extension, 16x12, rear dwelling, interior alterations; cost, \$800; owner Frank Conway, on premises; architect, P. H. Woesthoff, 83 7th st, L. I. City. Plan No. 2727.

L. I. CITY.—Jackson av, s e cor Honeywell st, interior alterations to loft building; cost, \$150; owner, Goodyear Rubber Co., 1972 Broadway, Manhattan. Plan No. 2720.

L. I. CITY.—8th av, 46, plumbing to dwelling; cost, \$75; owner, D. Harrison, on premises. Plan No. 2719.

L. I. CITY.—Vernon av, w s, 361 n 13th st, 6-sty brick extension, 21x23, side of factory, slag roof, interior alterations; cost, \$8,000; owner, Atlantic Macorini Co., premises; architect, A. Mertine, 34 West 28th st, Manhattan. Plan No. 2736.

METROPOLITAN.—John st, 5, plumbing in dwelling; cost, \$75; owner, M. Jintz, premises. Plan No. 2739.

OZONE PARK.—Jamaica av, w s, 100 n Hatch av, new store front; cost, \$250; owner, C. Baumann, on premises. Plan No. 2703.

OZONE PARK.—Wyckoff av, n e cor Broadway, interior alterations to shed; cost, \$175; owner, J. D. Bessetta, on premises. Plan No. 2717.

RICHMOND HILL.—Nostrand pl, w s, 100 and 125 n Brandon av, plumbing to two dwellings; cost, \$100; owner, H. Arnold, on premises. Plan Nos. 2695-96.

RICHMOND HILL.—Woodmere pl, s s, 200 w Herald av, 1-sty frame extension, 15x28, rear dwelling, interior alterations; cost, \$4,000; owner, H. E. Mixer, 231 Lexington av, Manhattan; architect, J. N. Koford, 2710 Jamaica av, Richmond Hill. Plan No. 2709.

RIDGEWOOD.—Putnam av, n s, 50 w Prospect av, interior alterations to store; cost, \$120; owner, B. Billrath, on premises. Plan No. 2712.

ROCKAWAY BEACH.—Undine av, e s, 380 s Boulevard, new foundations to dwelling; cost, \$125; owner, J. McWalters, on premises. Plan No. 2710.

ROCKAWAY BEACH.—Kane av, e s, 227 s L. I. R. R., new post foundation to dwelling; cost, \$100; owner, Chas. A. Janis, premises. Plan No. 2742.

WHITESTONE.—7th av, e s, 75 n 19th st, 2-sty frame extension, 20x12, rear dwelling, interior alterations; cost, \$800; owner, Mrs. Chas. Walters, on premises. Plan No. 2721.

WINFIELD.—Shell rd, n e cor Thompson av, 1-sty frame extension, 12x28, rear barn, tar roof; cost, \$100; owner, Fred. Little, premises. Plan No. 2740.

**Richmond.**

HAMILTON ST. s s, 254 e Richmond rd, Stapleton, alterations to frame dwelling; cost, \$1,500; owner, Marie Hilderbrand, 290 East 201st st, Manhattan; architect, Jos. Whitford, St. George; builder, Thos. Cummings, Stapleton. Plan No. 512.

RICHMOND TER. 501, alterations to brick theatre; also for electric sign; cost, \$200; owner, Florence Lee, William st, New York; builder, I. Welt, New Brighton. Plan No. 508.

JEFFERSON AV. e s, 175 n Central av, Grant City, Dongan Hills, alterations to frame dwelling; cost, \$150; owner, Clemente Mastia, Dongan Hills. Plan No. 510.

RICHMOND AV. n s, 100 e Richmond ter, Port Richmond, electric sign for brick hotel; cost, \$60; owners, Leimbeck & Betz Brewing Co., Jersey City. Plan No. 511.

RAILROAD, cor Lincoln av, Grant City, electric sign for frame hotel; cost, \$55; owner, Ed. G. Marks. Plan No. 509.

WATERFRONT, 1100 n e New Creek, South Beach, alterations to frame club house; cost, \$100; owner, Camp Comedy Club; builder, Wm. Schmidt, 466 Bleecker st, Brooklyn, N. Y. Plan No. 514.

**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. 28. The location is given, but not the owner's address.*

JERSEY CITY.—Joseph Barnero, 275 Newark av, 3-sty brick, alterations, \$100. Jacob Ammer, 41 Thorne st, 3-sty frame, \$7,000. Modern Building Company, 107-111 Baldwin av, two 3-sty brick, \$14,000.

ELIZABETH.—Fannie Zimmerman, northwest Corner Wall and 6th sts, 3-sty frame, \$10,000.

NEWARK.—Nicola & Saverio Villanova, 13½-15 14th av, 2-sty brick, \$9,000. Morris Goldstein, 12-14-18-20 Speedway av, four 3-sty frames, \$24,000. Joseph B. Levin, 48 Belmont av, 3-sty frame, alterations, \$200.

HARRISON.—F. J. McEvory & A. L. Freely, 431 Hill st, 3-sty frame, \$7,000.

WEST HOBOKEN.—Raphael A. Capone, 441 Summit av, 4-sty brick, alterations, \$200.

GLEN RIDGE.—Benjamin D. Meakebee, southeast corner Ridgewood av and Windsor pl, 4-sty brick, \$35,000.

**APARTMENTS, FLATS AND TENEMENTS.**

PLAINFIELD, N. J.—M. Rabinowitz, this city, contemplates the erection of an apartment house at 538 West 3d st. from plans by George H. Fisher, Jr., 224 Manson pl. The building will be of hollow tile with pressed brick front.

NEWARK, N. J.—John B. Cella, 738 Broad st, is preparing plans for a 4-sty tenement, 68x79 ft., at the southeast corner of Crane and Stone sts, for Ralph Arace, care of architect. Cost, about \$35,000.

**CHURCHES.**

ASBURY PARK, N. J.—E. C. Benner, Appleby Building is preparing plans for alterations and additions to the frame and brick veneer church, 40x76 ft., at Grand and Monroe avs, for the Evangelical Lutheran Church of the Atonement, Louis Van Gilluwe, chairman, Central av, Ocean Grove. Cost, about \$10,000.

BAYONNE, N. J.—Eugene Reilly, 63 West 34th st, is preparing plans for a 1-sty brick church, 75x100 ft., at the southeast corner of 24th st and Boulevard for the Russian Orthodox Greek Catholic Church, Rev. Paul Stepanowitch, pastor, 534 Broadway.

**DWELLINGS.**

CALDWELL, N. J.—Samuel Hawk, builder, 21 Brookside av, contemplates the erection of two 2-sty frame residences here from private plans.



**NEWARK, N. J.**—William Allen Balch, 110 West 40th st, Manhattan, is preparing sketches for a 2½-sty hollow tile, stucco and frame residence at Park Hill, to cost about \$8,000. Bids on general contract will be taken the latter part of February.

#### FACTORIES AND WAREHOUSES.

**JERSEY CITY, N. J.**—Purdy & Henderson, 45 East 17th st, Manhattan, are preparing plans for the superstructure of the 1-sty steel and corrugated iron warehouse, 250x350 ft., on the west side of Westside av, near Central Railroad, for Joseph T. Ryerson & Son, 30 Church st, Manhattan. Cost, about \$20,000. David Henry Building Co., 207 Market st, Newark, contractor for foundations and grading.

**SANDY HOOK, N. J.**—Bids were received by the U. S. Government for the 1-sty brick, frame and terra cotta warehouse, 150x50 ft., from plans by Sheldon E. Townley, 32 State st, East Orange, N. J. Cost, about \$20,000. The Alton Realty & Construction Co., 3 East 44th st, Manhattan, was the apparent low bidder at \$12,454.

#### PUBLIC BUILDINGS.

**NEWARK, N. J.**—Bids were received by the Committee of Public Buildings of the Common Council of the City of Newark for the public bath house and recreation building in the west side of Paterson st, between Hamburg pl and Aleya st, from plans by James S. Pigott, Union Building, Newark. The apparent low bidders were: For general construction, excluding heating, plumbing and electric work, E. M. Waldron & Co., 84 South 6th st, Newark, at \$64,316; for heating and power, Jas. F. Kelly, South 14th st, Newark, at \$23,939; electric work, Schenck Bros., 61 Bryant st, Newark, at \$1,009; for plumbing, A. Taaffe & Co., 94 Plane st, Newark, at \$10,756.

#### THEATRES.

**JERSEY CITY, N. J.**—Percy A. Vivarttas, 110 4th st, Union Hill, N. J., has been commissioned to prepare plans for a 2-sty theatre, 75x150 ft., at the southeast corner of Bergen av and Bergen sq, for the U. S. Theatre Co., 95 River st and 617 Washington st, Hoboken.

#### Other Cities.

##### CHURCHES.

**SPENCERPORT, N. Y.**—J. T. Comes and J. E. Kausor, 9th floor, Renshaw Building, Pittsburgh, Pa., are preparing plans for a stone, granite or marble church, 40x110 ft., for St. John's Evangelist Church, Rev. Father Kelly, pastor, Chas. Wm. Eldridge, 316 Cutler Building, Rochester, N. Y., supervising architect. Cost, about \$20,000.

#### FACTORIES AND WAREHOUSES.

**JAMESTOWN, N. Y.**—Freeburg & Fidler, 505 Chadakoin Building, Buffalo, N. Y., are preparing plans for a 3-sty addition to the factory, 50x186 ft., at Harrison and Foote avs, for the Crescent Tool Co., Carl Peterson, at site. Cost, about \$50,000.

#### HOSPITALS AND ASYLUMS.

**NEW HARTFORD, N. Y.**—Thos. P. Barnett Architectural Co., 924 Central National Building, St. Louis, Mo., is preparing plans for a 3-sty brick and stone hospital building for St. Elizabeth Hospital, Mother Superior Sister Ambrosia, in charge, 722 Columbia st, Utica, N. Y. Cost, about \$350,000.

#### MISCELLANEOUS.

**ALBANY, N. Y.**—Arnold W. Brunner, 101 Park av, Manhattan, has completed plans for a pier, freight shed and office building, at the foot of State st, for the Hudson Navigation Co., Pier 32, North River, Manhattan. Cost, about \$100,000.

### PERSONAL AND TRADE NOTES.

**F. W. FORNFINNE**, 80 Rockaway av, Brooklyn, plumbing contractor, desires catalogues on plumbing and steam fitting specialties, fixtures and equipment.

**CHARLES PETERMAN**, master plumber, has opened an office at 503 West 141st st, and desires catalogues and price lists from manufacturers.

**E. R. NORTH & BRO.**, Madison Building, Montclair, N. J., and 30 Church st, Manhattan, architects, desire information and catalogues on school equipment.

**THOMAS O'REILLY**, formerly manager of Norcross Brothers, general contractors, has opened offices at 30 East 42d st, where he will conduct a general building business.

**THE KNICKERBOCKER ROOFING COMPANY** has moved to 555 1st av, corner of 32d st. The firm's specialty is repairing of roofs, putting new roofs over old tin or composition roofs, using Barrett's Specification materials.

**HAROLD VAN BUSKIRK**, 2500 Newkirk av, Brooklyn, a senior in the architectural school of the University of Pennsylvania, was recently awarded first mention in a competition held among the students for "A Plant for the Manufacture of Arms."

**THE HIGGIN MANUFACTURING COMPANY'S** New York sales office has moved from 1133 Broadway to the Craftsman Building, 6 East 39th street, where it has on exhibition all its metal weather strips. James A. Jesty is the New York salesmanager.

**ALVIN A. CALLENDER** and **FRED D. PARHAM** have formed a partnership for the practice of architecture under the firm name of Callender & Parham. The firm has opened offices in the City Bank Building, New Orleans, La., and desire catalogues and samples from manufacturers interested in the building trades.

**WILLIAM B. GRAY**, consulting engineer and contractor, 2 Rector st, was recently appointed by Governor Glynn as a delegate to represent New York State at the seventeenth annual convention of the American Mining Congress, to be held at Phoenix, Ariz., beginning December 7.

**THE CORNERSTONE** of the Notre Dame Chapel of the Church of St. Vincent de Paul, Morning-side av and 114th st, was laid Sunday, November 29, with appropriate ceremonies. Cardinal Farley officiated. The new church will cost nearly \$500,000, when completed, and will be a noteworthy addition to the number of fine edifices in this city used for religious purposes. Cross & Cross are the architects.

**THE RAPP CONSTRUCTION CO.**, of 30 East 42d st, erectors of reinforced concrete arches for buildings, has recently been reorganized. David J. Havens, formerly vice-president and secretary, retiring. The present officers are F. B. Rapp, president; J. F. Rapp, vice-president, and W. J. Rapp, secretary and treasurer. Associated with the company as general superintendent will be George H. Kunneke, who held a similar position with the National Fireproofing Company. The company has recently installed the system in the following apartment houses: southeast corner 98th st and West End av; northeast corner of Broadway and 94th st; southeast corner 72d st and Lexington av; and Riverside Drive, 141st to 142d sts.

### OBITUARY

**JAMES J. EGAN**, prominent as an architect of Roman Catholic churches in Pittsburgh and other cities, died in Chicago of a complication of diseases, Wednesday, December 2. He was seventy-five years old.

**FRANZ BACK**, a retired general contractor, died at his home, 18 Ingraham st, Brooklyn, Saturday, November 28. He was seventy-four years of age and had been a resident of the Williamsburgh section of Brooklyn for forty-five years.

**ARNOLD BREUER**, a retired carpenter and general contractor, died after a long illness at his home, 628 Humboldt st, Brooklyn, Sunday, November 29. He was born in Germany fifty-four years ago and had lived in the Eastern District for about thirty years.

**THOMAS T. MORE**, treasurer of the H. & D. Folsom Iron Company, of New York City, died of a complication of diseases at his home, 38 Mount Pleasant av, West Orange, N. J., Monday, November 30. He was eighty-six years of age and is survived by his widow, a son and two daughters.

**RICHARD BRIGGS**, a retired building contractor, died after a brief illness at his home, 474 Prospect av, Brooklyn, Wednesday, November 25. Mr. Briggs was born in Lincolnshire, England, in 1836. He had been a resident of South Brooklyn for forty-seven years. Four sons survive him.

**JOHN H. WILSON**, formerly a well-known builder of Queens County and for sixty years a resident of Flushing, died of apoplexy at the home of his son, 186 Washington st, Flushing, Monday, November 30. He was seventy-nine years of age and had always devoted much time to public affairs in the old village of Flushing.

**JOSEPH H. GLAUBER**, general manager of the Glauber Brass Mfg. Co., Cleveland, Ohio, died of pneumonia following an operation for appendicitis, Friday, November 27, in Seattle, Wash., while on a combined business and pleasure trip to the Pacific coast. Mr. Glauber was born in Cleveland forty-three years ago. He is survived by his widow, two sons and two daughters.

**TRUMAN I. LACEY**, one of the leading architects of Central New York and senior member of the firm of T. I. Lacey & Son, Binghamton, died at his home in that city Wednesday, November 25. He was eighty years of age and had lived in Binghamton for forty-three years. Mr. Lacey was the architect of many buildings of note in Binghamton and vicinity, the chief of which are perhaps the two Kilmer Buildings, Security Mutual Building and the Arlington Hotel. Some of the leading churches and schools of Binghamton and nearby towns were designed by him. Mr. Lacey was formerly Park Commissioner and was prominent in religious circles. He is survived by his widow, two sons and two daughters. Arthur T. Lacey, who has been associated in business with him for a number of years, will continue the practice.

### TRADE AND TECHNICAL SOCIETY EVENTS.

**THE EIGHTH ANNUAL CONVENTION** of the Chicago Cement Show will be held at the Coliseum February 10-17.

**TECHNICAL LEAGUE OF AMERICA**.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

**NATIONAL BUILDERS' SUPPLY ASSOCIATION**.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

**NEW YORK RETAIL HARDWARE ASSOCIATION** will hold its annual convention in Syracuse, N. Y., February 16-19, 1915. Headquarters will be at the Yates Hotel.

**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.

**ARCHITECTURAL LEAGUE OF NEW YORK** will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

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

**INTERNATIONAL EXPOSITION OF INVENTIONS** will open at the Grand Central Palace, New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned, which will be delivered by competent authorities, on the interests of American inventors and patentees.

**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 Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

### RECENT INCORPORATIONS.

**INDUSTRIAL IRON COMPANY**, general structural and ornamental iron and steel work, has been chartered with \$10,000 capital stock, with offices in Manhattan. The directors are Elizabeth T. Sample, John C. Sample, both of 74 Elm st, Queens, and Harry T. Kehr, Ridgewood, N. J. Gilbert W. Brothers, 63 Wall st, attorney.

**THE MODEL HOUSE COMPANY** is a \$25,000 company chartered with \$25,000 capital stock to do a realty and construction business, with offices in Manhattan. The directors are Robert E. Farley, 29 Greenridge av, White Plains, Gideon E. Fountain, 318 West 88th st, Manhattan, Gerard Fountain, Scarsdale, N. Y., and one other. The attorneys are Farley & Rumsey, White Plains, N. Y.

**CHARLES PARKINSON** has filed incorporation papers with a capitalization of \$10,000 as contractors, builders, dealers in supplies and hardware, with offices in Manhattan. Jas. H. Parkinson and Chas. W. Parkinson, 583A 6th st, Brooklyn, Jas. A. Gleeson, Jersey City, N. J., and one other, are the directors. Frost & Nieman, 220 Broadway, attorneys.

**C. E. HOMAN REALTY CO.** has been incorporated with \$10,000 capital stock, with offices in Brooklyn, to do a realty and construction business. The directors are Jonathan L. Brassington, 2006 East 47th st, Chas. E. Homan, 15 Clark st, and Sue S. Aufenger, 149 Herkimer st, all of Brooklyn. The attorney is the United Realty Co., 350 Fulton st, Brooklyn.

**HAMILTON WRECKING & LUMBER CO. OF BROOKLYN** has been chartered, with offices in Brooklyn, to deal in building materials and metals and wreck and demolish buildings. The directors are Abraham Freedman, 33 Henry st, Max Feinberg, 371 Rodney st, and Benjamin Blackman, 469 7th av, all of Manhattan. The attorney is J. S. Solomon, 346 Broadway.

**J. M. KNOPP** has filed incorporation papers with offices in Manhattan to do a general contracting, construction, cabinet work, decorating and furnishing business. Benjamin Frank, 967 Whitlock av, Bernard Knopp and Jos. M. Knopp, 1030 Hoe av, all of the Bronx. Robinson & Lauber, 115 Broadway, attorneys.

**VELY REALTY CORPORATION** is a \$10,000 company chartered to do a realty and construction business with offices in Brooklyn. The directors are William H. Logan, 554 Eastern Parkway, Jas. Clark and Mary Clark, both of 550 Eastern Parkway, Brooklyn. The attorney is J. Weil, 30 Broad st.

**THE ALLIED IMPROVEMENT CORPORATION**, realty and construction, has been chartered with a capitalization of \$10,000 with offices at Scarsdale, N. Y. The directors are Arthur J. Narzaghi, 299 Madison av, Pompeo M. Maresi, Harold S. Schultz, both of 52 Broadway, and one other. Maresi & Schultz, 52 Broadway, attorneys.

**REXLITE COMPANY** is a \$50,000 company, chartered with offices in Manhattan, to manufacture roofing materials, skylights, vault lights and ventilator systems, etc. J. Layng Mills, 103 West 55th st; Alan B. Mills, 15 Ivy Court, Orange, N. J., and Aldus B. Squire, 586 Scotland rd, Orange, N. J., are the directors. Parker, Davis & Wagner, 34 Nassau st, attorneys.

#### Buildings in Greater New York.

There are 375,037 buildings of various kinds in New York City, divided as follows: Manhattan, 84,849; Bronx, 35,163; Brooklyn, 172,380; Queens, 62,525, and Richmond, 20,120. Brooklyn has the most one- and two-family dwellings, 62,080 and 49,505, respectively, and the most tenements without elevators, 45,956. Manhattan has 2,155 elevator apartment houses and hotels, as compared with 70 for the Bronx, 209 for Brooklyn, 231 for Queens, and 82 for Richmond.

Manhattan has 813 office buildings, as against 69 for the Bronx, 145 for Brooklyn, 95 for Queens, and 47 for Richmond. Brooklyn leads in class 7, with 2,364 factories, whereas Manhattan has 1,428. Bronx, 250; Queens, 621, and Richmond, 627. Manhattan has 7,964 warehouses, loft buildings and department houses (class 5), as compared to Brooklyn, 1,551; the Bronx, 142; Queens, 40, and Richmond, 85. There are 229 theatres (not including moving picture theatres) in all the boroughs, of which Manhattan boasts 128, Brooklyn, 68, Bronx, 12; Queens, 18, and Richmond, 3.



BUILDING MATERIALS AND SUPPLIES

PRICES WEAKER THAN A MONTH AGO—STEEL, BRICK AND LUMBER DULLEST FACTORS—MANY SIGNS OF IMPROVEMENT

Current Demand in Metropolitan District About the Same as Last Month—Plan Filings

NOVEMBER will have few equals as a month of mingled despair and hope for building material and investing interests. It opened with plan filings almost negligible and closed with building projections fairly numerous. It began with a feeling of indefinite hope, born of a feeling of uncertainty, regarding legislative programs. Before it was a week old the turning point of extreme pessimism was reached. There were signs in the election returns that business men had no trouble in reading and understanding. On the 16th about two hundred millions of dollars were released, in the New York reserve banking district, and twelve days later the New York Stock Exchange reopened, for bond trading.

December dawns with a large amount of money, that has been hoarded, going out into the retail channels, which is the quickest way for money to get back into circulation. Business, outside of building construction, began to feel tangible evidence that the financial situation was improving. In the textile lines, in table staples, silk and jewelry departments, freer buying and selling developed. No better time could have been picked out for the rehabilitation of the business world than the month of November, followed as it was by the heavy retail buying that always characterizes the month of September.

In the building material department, December opens with the pig iron producers offering their wares freely at the practically prevailing quotations for delivery during the first quarter, but rigidly refusing to make any quotations on

pig iron for deliveries into the second and third quarters. Remembering that pig iron, after all, is the barometer of all the basic building commodities, there is significance in the fact that the producers are safeguarding themselves against a rise in price, after April 1, when the building season begins, and by which time the gigantic financial problems hurled upon this country, by the European war, will have been more fully solved.

Another significant factor about the current market is the attitude of the brick manufacturers in the Hudson district, in holding back their supplies right up to the very eve of closing of navigation, without even covering their brick or making provision for winter supply. This attitude is not surprising in view of the fact that prices are low and their stocks up the river are considerably reduced from the quantity usually carried into the winter. Cement producers are following practically the same tactics and the best advices received from lime centers indicate that there is not an over supply in this market and neither will there be during the winter.

Plan filings in the five boroughs for the week follow: In the corresponding period last week there were 201 new buildings, estimated to cost \$2,382,552.

		Week Ending			
		Nov. 27	Dec. 4		
		No. Est. Value	No. Est. Value		
Manhattan...	5	\$1,190,000	5	\$134,000	
Bronx.....	9	169,400	8	21,600	
Brooklyn...	39	82,100	49	474,175	
Queens.....	57	289,250	54	179,550	
Richmond...	12	18,275	15	26,805	
Total.....	122	\$1,749,025	131	\$836,130	

COMMON BRICK.

First Listed Covered Brick Reported—Prices \$6 and Up.

BRICK continues dull. Registered unloading showed some improvement over last week, but wholesale market arrivals were in excess of sales. The first of the winter's covered barges were listed and some sales are reported, five being the total for the week. Prices are running over \$6 for the best grades.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 3, 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:

Left over, Friday A. M.,		Nov. 27—11.	
Arrived.		Sold.	Covered.
Friday, Nov. 27...	13	13	3
Saturday, Nov. 28...	1	1	1
Monday, Nov. 30...	5	3	1
Tuesday, Dec. 1...	4	3	0
Wednesday, Dec. 2	7	5	1
Thursday, Dec. 3...	3	2	0
Total.....	33	27	6

Reported en route, Friday, Dec 4—8. Condition of market, weak. Prices: Hudsons, \$5 to \$5.25 (shaded); Raritan, \$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., Dec. 4—27. Couerio sold 5.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
Nov. 20 32*	886,500	Nov. 27 30*	749,500
Nov. 21 29	378,500	Nov. 28 30	487,000
Nov. 23 37	1,104,000	Nov. 30 38	949,500
Nov. 24 35	903,500	Dec. 1 37	990,000
Nov. 25 31	791,500	Dec. 2 30	880,500
Nov. 26 1	51,000	Dec. 3 36	1,066,000
Total.165	4,115,000	Total.201	5,122,500

\*Boats reporting.

1913.

Left over, Friday A. M.,		Nov. 28—75.	
Arrived.		Sold.	
Friday, Nov. 28...	4	4	
Saturday, Nov. 29...	1	3	
Monday, Dec. 1...	7	8	
Tuesday, Dec. 2...	2	8	
Wednesday, Dec. 3...	7	7	
Thursday, Dec. 4...	4	6	
Total.....	25	40	

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., Dec. 5—60.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 3, 1914 .....	1553
Total No. bargeloads sold Jan. 1 to Dec. 3, 1914 .....	1536
Total No. bargeloads left over Dec. 4, 1914 .....	17
Total No. bargeloads left over Jan. 1, 1913 .....	113
Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 4, 1913.....	2019
Total No. bargeloads sold Jan. 1 to Dec. 4, 1913 .....	1959
Total No. bargeloads left over Dec. 5, 1913 .....	60

SAND AND GRAVEL.

Former Prices Steady—Latter Lower, But With Demand Greater.

SAND and gravel are in a contradictory market. The former is being held strongly at fifty cents a cu. yd. dock with demand only moderate. Gravel is off five cents from quotations of Nov. 1. The demand for large size is keen and increasing. Subway requirements are responsible for this condition. The mines will operate all winter, weather permitting. Sand is in liberal supply here at present.

LIME.

Manufacturers Lightly Stocking—Prices Steady—Demand Dull.

IN the absence of any effort on the part of building material dealers to stock in lime and other basic building commodities, the lime manufacturers are putting aside moderate stocks for winter requirements and are barely keeping their kilns going. There is some figuring reported, but actual buying, like other materials, is off.

LINSEED OIL.

Prices a Cent Higher Than Last Month—Buying Light.

LINSEED oil is a cent higher than it was a month ago, due to condition of the flaxseed market at Duluth rather than to any improvement in buying at this point. Forty-seven cents seems to be the prevailing card quotation today, but there are few takers, indicating conservative action on the part of paint and floor dressing manufacturers.

LUMBER.

Few Lines Holding Firm—Building Grades Slack—Prices Weak.

AUTHORITIES do not seem to agree as to the selling prices for standard building grades of lumber. There is a quoted list, but actual market transactions do not adhere strictly to it.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to noon, Dec. 6, 1914.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide, Nov. 7, 1914.

BRICK—

Hudson common .....	\$5.00 @ \$5.25
Covered Hudson .....	6.00 to —
Raritan common .....	5.25 @ —
2d hand common.....	2.50 @ 3.00
Newark (yard) .....	6.25 @ 7.00
Front or face .....	18.00 @ 36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland .....	@ \$1.58
10c. bag; returns on bags.	
Con. Rosendale Nat.....	.90 @ —
7½c. bag; returns on bags.	
Alsen's German.....No. quot.	
Dyckerhoff German.....No quot.	

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in.....	\$1.00
Trap rock, ¾ in.....	1.10
Bluestone, 1½ in.....	.90
Bluestone, ¾ in.....	\$1.15 @ 1.00

GLASS, Windows—Discounts.

Single thick .....	.90-10 & 90-15
Double thick .....	.90-10 & 90-20
Plate .....	90-30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in. ....	\$0.85
¾ in. ....	.95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—	
4x12x12 in.....	\$0.06
6x12x12 in.....	.084
8x12x12 in.....	.102
10x12x12 in.....	.12
12x12x12 in.....	.15
Interior—	
2x12x12 in.....	\$0.048
3x12x12 in.....	.048
4x12x12 in.....	.054
6x12x12 in.....	.072
8x12x12 in.....	.096

LIME (Standard 300 lb. bbls. wholesale, select finishing):

Farnham Cheshire, finishing...	@ \$1.55
Eastern, common .....	\$1.25 nominal

LINSEED OIL—

American Seed City Raw.....	\$0.47 @ \$0.48
American Seed City Boiled.....	.48 @ .49

LUBRICANTS (Mineral):

Black, refined, summer.....	.13 @ 13½
Black, reduced, 27 gravity, 35 @ 30	
c. t. ....	.13½ @ 14

Wax, crude .....	per lb. 3½ @ 3¾
Cylinder, light filtered.....	.21½ @ 23
Cylinder, dark, steam, refined.....	.15½ @ 25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):	
8 to 12 in.....	\$21.00 @ \$25.00
14 to 16 in.....	27.00 @ 31.00

Heart face siding 4-4 & 5-4 .....	28.00 @ —
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Flooring, 13-16x2½ & 3 ins.	14.50 @ 27.00
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Hemlock, Pa., f. o. b. N. Y.	
base price, per M.....	@ 24.50

Hemlock, W. Va. base price	
per M.....	@ 24.00

Hemlock, Eastern mixed	
cargoes .....	20.00 @ 22.00

(To mixed cargo price add freight \$1.50.)

Spruce Canadian .....	\$24.00 @ \$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):	

2x4, 18 and 20 ft.....	\$26.50
8x8 and under, 16 ft. and under...	23.00
9 in., 16 ft. and under.....	28.00

2x6, 10 and 14 ft.....	21.50
2x8, 12 and 14 ft.....	22.00
2x10, 3x10, 10 to 16 ft.....	26.00

4x10 to 10x10, 16 ft. and under...	29.00
2x12 and 3x12, 16 ft. and under...	29.00
12 in., 18 and 20 ft.....	29.00

Add \$1.00 per M. for each inch over 12 ins.

Add \$1.00 per M. for every 2 ft. over 20 ft. in length.

1x2 shingling lath, rough or dressed	
one side .....	\$25.00

4-4x6" merchantable quality.....	26.00
4-4x8" merchantable .....	24.00
4-4x10" merchantable .....	26.00

4-4x12" merchantable quality.....	30.50
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LATH (Eastern spruce f. o. b. N. Y.):

1½-in. round wood .....	@ —
1½-in. slab .....	\$3.40 @ —

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton.....	@ \$10.00
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BLOCKS—

2 in. (solid) per sq. ft.....	@ \$0.06
3 in. (hollow) .....	@ .06½
4 in. (hollow) .....	@ .07¾

Boards — in. thick, per sq. yd. @ .16

SAND—

Screened and washed Cow Bay, 500 cu. yd. lots, wholesale.....	\$0.50
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SLATE (Per Square, N. Y.):

Penn. Bangor ribbon.....	\$4.10 @ \$4.75
Munson, Maine, No. 1.....	5.50 @ 7.75
Munson, Maine No. 2.....	4.50 @ 6.75

No. 1 red.....	10.00 @ 12.00
Unfading green .....	4.00 @ 6.00
Genuine Bangor .....	4.75 @ 6.75

Pen Argyle .....	4.00 @ 6.00
Vermont, sea green.....	3.00 @ 4.20

STRUCTURAL STEEL (tidewater) Spot:

Beams and channels up to 14 in.1.21 @ 1.26	
Beams and channels over 14 in.1.21 @ 1.26	
Angles 3x2 up to 6x8.....	1.21 @ 1.26
Zees and tees.....	1.21 @ 1.26
Steel bars, half extras.....	1.21 @ 1.26