

NEW YORK, DECEMBER 19, 1914

CITY HEALTH DEPARTMENT UNDER FIRE

Two Views Expressed Before the Society of Medical Jurisprudence-Held that Property Interests are Jeopardized by System

HE activities of the Department of T HE activities of the Department of Health were discussed at the annual meeting of the Society of Medical Jurisprudence, last Monday night, both sides

prudence, last Monday night, both sides of the question coming up for considera-tion. Laurence M. D. McGuire, presi-dent of the Real Estate Board, took the part of the householder, and said in part: "Few know and perhaps still fewer realize the tremendous power of the Board of Health, originally organized for the purpose of making and enforc-ing sanitary regulations. Although from the first it was contemplated that its extraordinary powers were only to be used in times of plague or pestilence, it has become, by legislative enactment and by judicial interpretation, the most pow-erful department of the city governby judicial interpretation, the most pow-erful department of the city govern-ment. It has, in fact, become the per-sonification of the police power of the State, and as this vague and indefinite power has never been clearly established and defined by constitutional limitation, it may accurately be said that the de-partment may, at any time, by majority vote of its members, suspend all consti-tutional guarantees of individual and property rights. Legislation Proposed.

Legislation Proposed.

"Two years ago two lives were lost by "Two years ago two lives were lost by elevator accidents. It was seriously proposed, in consequence, to enact legis-lation to compel a safety automatic closing device on all elevator doors at a cost of many millions of dollars, al-though there was no possible way of connecting either accident with any failure on the part of elevator doors as equipped to properly close. In fact, the expenditure of millions has been forced from property owners and rent payers of the city.

from property owners and rent payers of the city. "The Board of Health may imprison or may fine individuals and order the destruction of property and yet is sub-ject to no court review and its resolu-tions, when adopted, have always the force of law. One cannot enjoin the Board of Health, as other departments of city government, and no suit can be brought against it or against its officials. It has the power to remove and imprison any person suspected of having disease It has the power to remove and imprison any person suspected of having disease deemed by it to be contagious or in-fectious. It has the power to order buildings vacated, to close streets, ave-nues, even whole sections of the city. It can isolate New York from other sec-tions of the country and impede com-merce to the injury of business and do all by a resolution of its own board, either by the adoption of sanitary regu-lations or by a declaration of imminent peril. peril.

Power of the Board.

Power of the Board. "It is neither entirely a city or State body. One member is Health Officer of the Port of New York, appointed by the Governor; another the Police Commis-sioner, and the third and executive mem-ber the City Commissioner of Health. Therefore, the Board of Health has prac-tically behind it the power of the State, the city, and naturally the police force. "The constantly increasing budget ap-propriations will partly illustrate the

Last Monday evening, at the an-nual meeting of the Society of Medical Jurisprudence, at Hosack Hall, 17 West 43d street, the activi-ties of the Department of Health ties of the Department of Health were dwelt upon at length, Lau-rence M. D. McGuire, president of the Real Estate Board of New York, taking the viewpoint of the householder; Dr. E. Eliot Harris, president of the American Society of Medical Economics, that of the physician, and Dr. Haven Emer-son, Deputy Commissioner of Health of the City of New York, that of the Department of Health.

growing activities. In 1905 the depart-ment expended \$1,763,873.89; in 1906, \$1,-889,321.15; in 1907, \$2,079,413.40; in 1908, \$2,507,212.89; in 1909, \$2,584,603.27; in 1910, \$3,768,115.41; in 1911, \$3,830,243.68; in 1912, \$3,076,343.47; in 1913, \$3,366,-365.39; in 1914, \$3,534,240.50, and in 1915 the department requested \$3,621,738.58. "In a period of ten years the expendi-

365.39; in 1914, \$5,554,240.30, and in 2016 the department requested \$3,621,738.58. "In a period of ten years the expendi-tures have increased approximately \$2,-000,000, which increase has added about three points to the tax rate throughout the whole city. Each year there has been a substantial increase in its ex-penditures and there is expended for administrative purposes alone, in the main office, \$144,000 yearly.

Work of Department.

Work of Department. "The department maintains a Bureau of Education, of Statistics, of Public Health, of Infants' Milk Stations, of In-fectious Diseases, of Sanitary Inspection and of Food Inspection, a Laboratory, a Bureau of Drugs and a Hospital Service. In addition to the hospitals supervised, it operates a tuberculosis sanitarium at Otisville, N. Y. It is the largest em-ployer of physicians, surgeons and nurses in the city, and I am informed employs more than 1,200 physicians. In the Bureau of Public Health there are 154 medical inspectors. In the Bureau of Infants' Milk Stations there are 23 medical inspectors; Bureau of Infectious Diseases, 74; Bureau of Sanitary Inspec-tion, 11; also 11 dentists, 15 veterinarians, 2 surgeons, 588 nurses, a large number of sanitary and food inspectors, chem-ists, bacteriologists, bacteriological diag-nosticians and a pathologist, many clerks and stenographers. "There are 3 cantains of boats 7 boat-

and stenographers. "There are 3 captains of boats, 7 boat-men, and deckhands, a number of phar-macists, 6 laboratory assistants and a dietitian. All these are in addition to the forces required in the various hospitals.

pitals. **Justification of Expense.** "The justification for this enormous expense is the claim and popular belief that the department has succeeded en-tirely by itself in reducing the death rate in the city. Credit unfortunately is not given the advance of modern science, or skill of outside physicians or to bet-ter housing facilities, or the greatly im-proved means of living, all of which in some measure must be responsible for the lengthening of life, though I am

informed that there is no betterment as to human life above the age of 40. "The Bureau of Child Hygiene cost last year \$501,000; Infants' Milk Sta-tions, \$125,000; laboratory service, \$166,-914, and the cost for salaries in the drug and chemical departments, \$30,876. I am unable to ascertain the cost of drugs supplied but the cost of supplies for la-boratory service was \$68,000. "There is no objection to the city's furnishing medical service to those who, physically or mentally, are unable to take care of themselves, or to those who through misfortune are unable financi-ally to pay for such service. The objec-tion to these activities is that they ought to be either entirely charitable or at the disposal of every citizen. If in the latter case, then all surgeons, physicians, den-tists and druggists would be in the em-ploy of the city, and all citizens would receive equal benefit. This would savor of the socialist and would mean the con-fiscation of private property, but what the city is doing will ultimately lead to fiscation of private property, but what the city is doing will ultimately lead to that and yet do the rankest injustice to those who have to pay, without re-ceiving the benefit."

From the Physician's Standpoint.

From the Physician's Standpoint. Dr. E. Eliot Harris, president of the American Society of Medical Economics, in speaking for the physician, said: "Public health is a branch of medicine and as a specialty it should have to do largely with that form of health, pro-tection and disease prevention that may be classified as sanitation, vital-statistics, food and drugs, contagious and infectious diseases, and the necessary laboratory service. service. "From the viewpoint of the medical

service. "From the viewpoint of the medical profession, public health is a reasonable physician. Public health service is a part of medical ethics, it is an aim of the county Medical Society, it is one of the objects of the State Medical Society, and it has a large place in the organiza-tion of the national body of medical medical board of health, with a secre-try of public health as its head. "All these creatures of the physician's appropriate for the largest reduction in his produces the largest reduction in his physicians have lost millions of dollars the supports faithfully the contagious and physicians have lost millions of dollars the diseases, known as ty-phoid, malaria, smallpox, diphtheria, the Board's Activities.

The Board's Activities.

"The board's activities are not limited "The board's activities are not limited to public health. They are actually en-gaged in individual and personal prac-tice of medicine and surgery. This in-vasion in the field of medicine is a fore-runner, the socialization of the practice of medicine and should be plucked at its birth. The shadow of socialism in medi-cine is exhibited in the growing activities in the Department of Health in their relation to poverty as a factor in disease

relation to poverty as a factor in disease and in preventive medicine. "From the Board of Health the indi-vidual is entitled to the medical care, as a right, without regard to his ability to pay, but his medical care should be lim-ited to diseases that are dangerous to the public on account of being contagi-ous and communicable. The Depart-ment of Public Charity is organized to give medical, surgical or other care to all who are too poor to pay for it. The who are too poor to pay for it. , physicians and surgeons serve this The physicians and surgeons serve this de-partment without pay, except in the De-partment of Child Hygiene, where the remuneration ranges from \$1,200 to \$1,500 a year. To duplicate this work in the Department of Health will en-courage a growing abuse of the practice of medicine and a needless increase in

courage a growing abuse of the practice of medicine and a needless increase in the budget appropriation. "In looking over the reports of the Department of Health, I find that the last book published bears the date for two years, 1911 and 1912, and the reports are worthy of many hours of examina-tion. As the 1913 report is not yet pub-lished, by reference to the Eagle Almahished, by reference to the Eagle Anna-nac for 1914, a statement of appropria-tions for the Bureau of Child Hygiene and the Bureau of Infectious Diseases (which was formed in 1913 by the Union of the divisions of contagious and communicable diseases).

Interesting Comparisons. Bureau Child Hygiene. Bureau Infectious Dis-1 med. inspector. \$3,000 eases. 1 med. inspector. 2,500 1 med.inspector.\$3,000 161 med. insprs. \$ 1,200 1500 17 med. insprs. \$ 1,200

(1,200) given).
"The appropriations for the Bureau of Child Hygiene in 1914 was for salaries, \$629,771, and for supplies, \$25,563, mak-ing a total of \$655,334. The salaries and supplies for the Bureau of Infectious Diseases for the same period was \$623,-793. The appropriation for Child Hy-riene exceeds that for contraining and 793. The appropriation for Child Hy-giene exceeds that for contagious and communicable diseases by \$31,541. In the same budget sanitary inspection cost \$259,065, and food inspection, \$202,220, making a total appropriation for 1914 of \$1,740,412, of which the Bureau of In-fectious Diseases has \$625,793; sanitary inspection, \$259,065; food inspection, \$202,220, and Child Hygiene, \$655,334. "In the infancy of Child Hygiene I find, in 1898, for Greater New York, with a population of 3,272,418 (Board of Health census), an appropriation of \$175,000. It was then called school in-spection. The total appropriation for the Health Department for that year was \$958,496 (Health report 1899). The total amount reported as appropriated for 1915 (taken from the City Becord of

amount reported as appropriated for 1915 (taken from the City Record of

"The Health Department is the per-sonification of the police power of the State. It is three in one. It has legis-lative power in creating the law of the Sanitary Code — the Department of Health is the executive branch, with sanitary police, and inspectors carrying shields of authority; the Board of Health is the judicial branch and sits in judgment, deciding whether your prop-erty or liberty is in violation of its Sani-tary Code. Such power is wisely placed in dealing with the pestilence of contagi-ous and communicable diseases, but not for the work of the Department of Child Hygiene, which in 1912 gave 10,344 nose and throat treatments, 4,907 non-con-tagious eye treatments. "Our present Commissioner and his able Deputy Commissioner chould initi

tagious eye treatments. "Our present Commissioner and his able Deputy Commissioner should initi-ate the ridding of the department of the activities which are foreign to the pow-ers and functions of the Health Depart-ment. The Bureau of Child Hygiene should be disbanded and its parts dis-tributed between the Board of Educa-tion, where the physical and mental records of the school children should be kept, and the Department of Charities, which cares for the poor, medically, surgically, and in other ways.

SERVICE FOR STATE BOARD A LARGER

Meeting of the Executive Committee of Real Estate Association Develops New Lines of Work and Extends its Membership

W HEN the members of the executive committee of the Real Estate Association of the State of New York met at Utica last Saturday there was an important discussion at the noonday luncheon on the subject of State and county taxation. President Morgenthau outlined the views of the New York City men for a revision of our system of tax-ation through the revision of the Con-stitution at the State Constitutional Con-vention to be held next April, and through legislation which it is hoped to secure at

vention to be held next April, and through legislation which it is hoped to secure at the next session of the Legislature. It was the opinion of the Utica men that the time was ripe for a revision of our present methods of taxation through-out the State, and they offered their hearty support in any movement looking to this end. They told President Morgenthau that as far as the taxation of real estate was concerned, the present system was archaic and expensive. Thus, there are was concerned, the present system was archaic and expensive. Thus, there are over 1,000 people assessing property in their county, most of whom are ineffi-cient, and hardly paid enough for a year's work to cover a careful appraisal by a real estate expert for one piece of propert

Major Cookinham expressed the view

erty. Major Cookinham expressed the view that all this duplication and inefficiency could be eliminated by having one small board of assessors for each county, these men to be selected under stringent civil service examinations from those properly qualified as real estate experts. Guests at the luncheon were: Major H. J. Cookinham, of repute as a taxation expert; R. M. Sherman, son of the late vice-president of the United States; E. C. Clark, president of the Utica R. E. Board; Don R. Siddles, secretary of the Utica Chamber of Commerce; Frank E. Dolan, secretary of the Utica R. E. Board, and R. L. Borland, of Norwich. The members of the executive commit-tee are: M. Morgenthau, Jr., president; W. Jay Russell, 2d vice-president; William D. Bloodgood, 3d vice-president; C. A. Hills, treasurer; William H. Moffitt, Charles F. Warner, William H. Mills, Ten Eyck T. Mosher, Jr.

A More General Membership Invited.

The most important subject at the The most important subject at the meeting of the committee was a pro-posed revision of the constitution of the association to permit of the affiliation of local boards throughout the State with the State association. Communications from several boards, including the Real Estate Board of New York, were pre-

sented, expressing the view that the State sented, expressing the view that the State association, in order to be truly effective, should be representative of the local boards as bodies, in addition to being representative of the professional real es-tate men in sections of the State where there are no boards, and of a real estate interest outside of the professional real estate men estate men.

The executive committee voted unani-mously in favor of changing the consti-tution of the association in order to meet this situation. It was the sense of the committee that three classes of member-ship should be established. Class A, composed of local boards, which desire to have the State association represent them in State matters, which will be represented in the association by duly elected delegates. Class B, composed of individual pro-fessional real estate men in sections where there are no local boards. Class C, composed of real estate inter-

Class C, composed of real estate inter-ests throughout the State, not real estate brokers or dealers, but rather owners, savings bank depositors, life insurance policyholders, builders, architects, and others who have important real estate in-terests terests.

A committee composed of President Morgenthau, William D. Bloodgood and William H. Mills was appointed to con-fer with a committee of the Real Estate Board of New York City on the subject of proper affiliation. A committee composed of Vice-Presi-dent L D. Washerd D. P.

of proper affiliation. A committee composed of Vice-Presi-dent L. D. Woodworth, of Rochester; Secretary H. L. Reed, and William D. Bloodgood, of which the president was to be an ex-officio member, is to draft Con-stitutional amendments and arrange for a meeting of the association to pass on these. It is proposed to hold this general meeting of the association at Albany, if possible, in January.

New Committees.

It was found necessary to increase the number of active committees in order to properly care for the increased activity of the association along different lines. The following were formed, with chairmen as indicated: indicated:

indicated: Building Laws, M. L. Morgenthau, Mortimer Fox, New York City; Manu-facture, M. L. Morgenthau, New York City; Inter-City Business, F. R. Wood, New York City; Taxpayers, Jacob Wert-heim, New York City; Constitutional Convention, L. D. Woodworth, Roches-ter; Erie Canal, H. L. Reed, Amsterdam; Rural Affairs, W. J. Russell, Ogdens-burgh; Mortgage Loans, W. E. G. Gail-

lard, New York City; Finance and Audit, C. W. Hill, Utica; Taxation, Charles F. Warner, Buffalo; Ethics, James Frank, Long Island; Local Organization, Daniel Donahue, Rochester; Publicity, William H. Mills, New York City; Membership, William D. Bloodgood, Queens; Regula-tion of Brokerage, Alwyn Ball, Jr., New York City; Legislation, Fenton M. Parke, Buffalo; Advertising, George A. Cole-man, Poughkeepsie; Fraudulent Practices, A. J. Baechle, Utica; Arbitration and Conciliation, C. F. Garfield, Rochester. The association went on record in

Conciliation, C. F. Garfield, Rochester. The association went on record in favor of the enactment of a law to com-pel those who offer real estate securities to state plainly their exact nature. Some second mortgage bonds and promissory notes are advertised so cleverly that the impression is created that they are first mortgage real estate bonds. In this campaign the association will no doubt have the co-operation of the Association of Advertising Men, who are endeavoring to stamp out fraudulent advertising. The formal meeting of the committee was followed by an informal dinner tend-ered it by the Utica Real Estate Associa-tion. President Morgenthau after em-phasizing the importance of the work of the Real Estate Association said that he brought good news from the easterly end of the State. He said: "Real estate conditions in New York City are showing a decided improvement. It will only be necessary to convince investors that the hereding of real estate owners is at an

a decided improvement. It will only be necessary to convince investors that the heckling of real estate owners is at an end, and that a scientific system of tax-ation is to be introduced which will prop-erly distribute the burdens of govern-ment, and you will see the greatest real estate market we have ever had in this State State

"Whereas, in August, September and October, it was almost impossible to ob-tain money on first mortgages, we have recently found no difficulty in obtaining ample money. While rates are still high, there is a decided tendency in a down-ward direction, and savings banks and in-surance companies assure us that they will have plenty of money to loan at low rates after the middle of January. Sev-eral large investment deals have been closed in New York during the last two weeks, and some high-class residential property has changed hands. All this in-dicates that business has turned the corner, and is now on the up grade." Secretary H. L. Reed, of Amsterdam, announced that nearly 100 new members had joined the association during the last month. "Whereas, in August, September and

month.

NEW ELEVATOR ORDINANCE CRITICISED

It Will Require Interlocking Doors and Speed Safeties, and Entail a Large Aggregate Expenditure-Advisory Council's Recommendations

THREE ordinances which embody amendments to the Building Code are pending in the Board of Aldermen at the present time. No. 1,071 regulates the construction, operation and maintenance of elevators. No. 1,072 regu-lates the heights of buildings, and the third ordinance established limitations in the nature of fire limits in suburban sections. While the ordinances were in preparation by the Building Committee, with the assistance of ex-Superintendent Miller, the fullest expression of views on with the assistance of ex-Superintendent Miller, the fullest expression of views on the part of the public was sought, and the fullest publicity given, it being the policy of the committee to consult at every stage whatever interests are con-cerned, so that the legislation will not be unnecessarily opposed and delayed.

Nature of the Elevator Ordinance.

The hearing on the elevator Ordinance. The hearing on the elevator ordinance before the committee, last Friday after-noon, with Alderman Hamilton presiding, developed some new views. The main thought running through the ordinance is safety, and especially safety in opera-tion. There are but thirteen sections, and practically all are directed to this one end. end.

Section 1 gives open definitions. Sec-on 2 authorizes the Superintendent of tion 2 authorizes the Superintendent of Buildings to make rules regulating with a view to safety the construction, main-tenance and operation of elevators and amusement devices now existing or hereafter installed. The ordinance does not apply to elevators in factory build-ings. Section 4 requires a certificate from the Superintendent of Buildings before any elevator can be operated lawfully. The Superintendent shall within a reasonable time cause the in-spection to be made, but in the **mean-**time the elevator may be operated, pro-vided a notice is conspicuously posted tion

spection to be made, but in the **mean**-time the elevator may be operated, pro-vided a notice is conspicuously posted to the effect that it has not yet been offi-cially approved. Section 5 provides for keeping a proper record of all passenger elevators in each borough. Section 6 requires an inspection of tendent of Buildings, but he may accept inspections made by any properly ac-credited insurance or casualty company, or an inspection service engaged by the Superintendent of Buildings any repairs found necessary shall be made without delay by the owner or lessees; after every inspection showing the elevator to be owner to that effect. Section 7 prohibits passengers riding on freight elevators. Section 8, provid-ing for competent operators, authorizes eration when the operator is found in competent. Under section 9 the Superin-tendent of Buildings is to be notified im-mediately in case of accidents, and he is to make an investigation.

Interlocking Cars and Doors.

Interlocking Cars and Doors. All passenger elevators now existing and in use or hereafter installed shall have, under section 10, some device that will automatically prevent the elevator car from being moved in either direction while the shaft door is unlocked. Cer-tain dates are fixed after which it will be unlawful to operate elevators without these safety devices. October 1, 1915, is the date for elevators having a rise of 200 feet or more; January 1, 1916,for ele-vators with a rise above 90 and less than 200 feet in department stores and office buildings; April 1, for elevators in hotels; July 1, 1916, for elevators in any other business building; October 1, 1916, for elevators in any building coming under the provisions of the Tenement House



ALDERMAN HAMILTON, Chairman of the Building Committee.

Law; for April 1, 1917, for any elevator having a rise of less than 90 feet. Section 11 provides for the installation of speed safeties on passenger elevators, and section 12 contains the enforcement provisions and the penalties. Section 13 puts the law into effect on January 1, 1915.

Advisory Council's Suggestions.

The members of the Building Code Committee of the Advisory Council, con-sisting of Henry W. Hodge, Otto M. Eid-litz and Julius Franke, have been study-ing the new ordinance and have recom-mended that section 7 be so worded as to allow persons to ride on any elevator fit-ed to carry passengers, even if mainly ted to carry passengers, even if mainly used for freight.

In respect to section 10, it is said on the part of the Advisory Council's com-mittee that it has been estimated by the Superintendent of Buildings that there are ten thousand passenger elevators now in use in this city, and that it will cost, in round numbers, two million dollars to in round numbers, two million dollars to fit such present elevators with such de-vice. It is understood that there is no difference in the liability insurance rates on elevators with and without such de-vice, so that the insurance companies ap-parently do not place much value on such devices, as a means of preventing acci-dents. These devices appreciably de-crease the speed of operation, and must be fitted with an emergency switch al-lowing the operator to move the car in case of necessity, which is liable to be used at any time. In case of panic, a crowd might easily block the door and thus prevent the operation of the car, ex-cept by use of the emergency switch. Entails Large Expense.

Entails Large Expense.

The committee of the Advisory Council therefore, while not opposing the device, calls attention to the large expense which it will impose on owners, and leaves it to the judgment of the Board of Aldermen whether such expense is justified by the possibility of reduction in the number of preventable accidents, which the Superintendent of Buildings estimates to be about forty per year.

which the Superintendent of Buildings estimates to be about forty per year. The committee is now sitting weekly to consider ordinance 1072, which regu-lates the height, size, and arrangement of buildings in the City of New York. It is this ordinance upon which the mem-bers of the committee desire particularly to learn the opinions and views of real estate owners of the city, as well as en-

gineers, architects, and builders, and all suggestions addressed to the Advisory Council will receive the careful attention of the Building Code committee. At the public hearing the Superinten-dent of Buildings in Brooklyn, P. J. Car-lin, through one of his division chiefs, took exception to section 6 of the pro-posed ordinance. Among other things, this provides that he may accept inspec-tions made by any properly accredited in-surance or casualty company, or an in-spection service retained by the owner or lessee of the building. This the Brooklyn Superintendent of Buildings contended was conferring a function which the charter imposes on the Building Bureau of each borough into the hands of private individuals. individuals. Objections were made to section 10 by

Objections were made to section 10 by President Browne of the United Real Estate Owners, W. E. D. Stokes and others, principally on the ground that it imposed an unnecessary financial burden on owners. Accidents, they insisted, could only be prevented by the employ-ment of careful men.

The Board of Standards and Appeals.

A bill which the State Factory Inves-tigating Commission has in preparation establishes in a new Department of Buildings a board of standards and ap-peals, to consist of the commissioner and three other persons appointed by the Mayor. In making such appoint-ments the Mayor shall consider nomina-tions, if any, made to him by the follow-ing organizations: The New York Chap-ter of American Institute of Architects, the New York Board of Fire Under-writers, the Mechanics' and Traders' Exchange, the Society of Architectural Iron Manufacturers and the Real Estate Owners' and Builders' Association. The board shall: 1. Have power to make investigations A bill which the State Factory Inves-

The board shall: 1. Have power to make investigations concerning all matters relating to the enforcement and effect of the provisions there and regu-

concernment and effect of the provisions of this chapter, and the rules and regulations made by the board thereunder;
2. Make, amend and repeal rules and regulations for carrying into effect the provisions of this chapter, and of laws or ordinances in respect of a subject or matter jurisdiction whereof is conferred upon the department of buildings, applying such provisions to specific conditions and prescribing means and methods of practice to effectuate such provisions;
3. Have the powers of the Industrial Board of the Labor Department under the Labor Law to make, amend or repeal rules and regulations in respect of factories, factory buildings and mercantile establishments within the city of New York.
4. Have power to permit variations

4. Have power to permit variations from law or ordinance, or rules or regu-lation of the board, as authorized by this

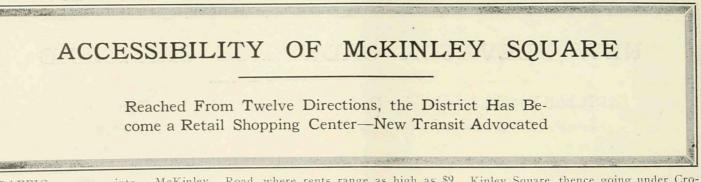
chapter; 5. Hear appeals from a decision or order of the commissioner of buildings.

The State Housing Law.

The State Housing Law. Public sentiment in the second-class cities of the State which have been visited by the New York State Housing Com-mission has been found to be almost un-animous for home rule. It is expected that the report of the commission will be in accordance with this desire, with the understanding that the cities where housing conditions are really unsanitary will amend their building codes so as to improve these conditions. The opera-tion of the bill has been suspended until February next. February next.

RECORD AND GUIDE

December 19, 1914



RAFFIC pours into McKinley Square, the junction of Boston Road and 169th street, from twelve directions; from Boston Road, north and south, from Boston Road, north and south, 169th street east and west, 168th street east and west, Franklin avenue north and south, Tinton avenue north, Clinton avenue south, Union avenue north and Jennings street west. With this situa-tion the development of a retail shop-ping district was inevitable. But curi-ously the growth along these lines has progressed only at the Boston Road end of the Square. East McKinley Square is residential, such properties flanking and facing the New York Public Library branch, which is opposite one of the two small triangular public places. The

Road, where rents range as high as \$9 a room. Emil Loewenthal, an old established

Emil Loewenthal, an old established real estate man of the neighborhood, in discussing the renting situation said: "The apartment houses built in the neighborhood of McKinley Square have been successful from the point of view of renting. The owners are realizing been successful from the point of view of renting. The owners are realizing an average of about \$6.50 a room in structures which have all modern im-provements and those builders who have been fortunate enough to obtain build-ing loans have had no difficulty in filling their houses. New apartment houses on Fulton and Franklin avenues, north of 169th street, are completely rented. The six-story house, known as the Cor-nishire Dwellings, on the east side of six-story house, known as the Cor-nishire Dwellings, on the east side of

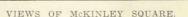
Kinley Square, thence going under Cro-tona Park to the Tremont section and north to Pelham Bay Parkway. The association was successful, how-ever, in obtaining the service of the 167th street crosstown line which was placed in operation about two years ago. It connects the Westchester station of the New York, New Haven and Hartford Railroad, with the subway at Broadway and 181st street and traverses practically the entire width of the borough of the Bronx. The establishment of this car line undoubtedly helped McKinley Square. Its benefits were more marked in the district between Third and Jerome avenues where, according to real estate men, lots have risen in value from about \$1,500 to twice that amount. \$1,500 to twice that amount.



other triangular plot, on Boston other triangular plot, on Boston Road, is supported by the Mc-Kinley Square Liberty Pole and Flag Association, an organiza-tion, whose civic work has been limited, although the ten pow-erful arc lights which make Mc-Kinley Square one of the best lighted sections of the borough were obtained largely through its efforts.

lighted sections of the borough were obtained largely through its efforts. Boston Road is 80 feet wide at this point and is the center of the business activity of the section. The Union Railway Co. operates its surface cars along the avenue, connecting with prac-tically all sections of the Bronx by vir-tue of the transfer system. It meets the 167th street crosstown line at the junc-tion of these two thoroughfares. Among the firms which are established on Mc-Kinley Square are James Butler and F. W. Woolworth & Company, while fur-ther north Acker, Merrill & Condit maintain a branch establishment. The west side of Boston Road is improved with taxpayers, most of the block on the Square being taken up by the two-story McKinley Building. Stores are located also on the opposite side of the avenue, on the street floors of a row of four-story flats. The McKinley Square theatre built four-story flats.

four-story flats. The McKinley Square theatre, built about three years ago just north of the McKinley Building, seats 1,800 people and offers moving pictures and vaude-ville. It does not, however, depend upon local trade, the surface cars bringing patrons from other sections of the Bronx. Surrounding the Square is the residential territory, which supports the various retail stores on Boston Road. It is built up with one, two and three-famvarious retail stores on Boston Road. It is built up with one, two and three-fam-ily dwellings and walk-up apartment houses which, according to local agents, return from \$5 to \$7 per room to their owners. There is one elevator apart-ment house at 168th street and Boston



Fulton avenue, 206 feet north of 169th street, was sold recently in a cash deal." According to Mr. Loewenthal and others in the district, a great need of McKinley Square is additional transit facilities. Although it is one of the oldest darabased castibus of the Proper it will developed sections of the Bronx it will not be benefited by any of the new sub-way lines now being constructed. Local way lines now being constructed. Local owners have been working for years to obtain additional transit for the Square,

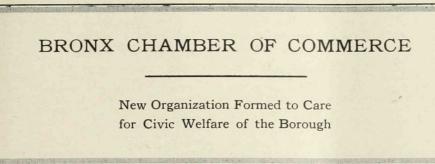
obtain additional transit for the Square, which lies peculiarly situated with refer-ence to Third avenue elevated and the West Farms subway, being from 8 to 10 minutes' walk to the nearest stations on either of the two systems. The tendency for people to settle in the immediate vicinity of transit lines has drawn some of the McKinley Square population to other sections, and these are being sup-planted by a new class of residents. Several years ago the Bronx Central and Transit Improvement Association made a study of the transportation situ-ation and submitted a map and plan

ation and submitted a map and plan which they stated would benefit not only McKinley Square but also other parts of McKinley Square but also other parts of central Bronx, not included in the terri-tory affected by the proposed new sub-ways. Part of that plan provided for an extension of the subway, from 149th street through Union or Prospect ave-nues, crossing Boston Road, near McThe general quiet of the real estate market, as far as selling is concerned, has been reflected in McKinley Square. A sale of im-portance was consummated sev-eral months ago, when Alfred Furst bought, from the Brown-Weiss Realties, the McKinley Square Casino property, at 773 to 781 East 169th street, east of Boston Road, together with the three abutting buildings, at 1283 to 1287 Union avenue. The buyer has been the tenant of the Casino, under a long term lease. The general quiet of the real

The buyer has been the tenant of the Casino, under a long term lease. William F. Olpp, of Kahn & Olpp, local real estate brokers, in discus-sing this phase of the situation, said: "While there has been little selling on McKinley Square within recent years it cannot be attributed wholly to a dull market, or a lack of interest in the neighborhood, but rather to the atti-tude of owners who are not par-ticularly anxious to sell. They do not wish to dispose of their property because, all things considered, the store rentals are good and values remain on a stable basis. Stores with a frontage of sixteen feet are bringing as high as \$100 a month. I understand that the cigar store in the McKinley Building which measures 15 feet front by 40 feet deep pays the owner \$1,200 a year. F. W. Woolworth & Company have leased the property at 1328 Boston Road, corner of Union avenue, for 15 years, at an aver-age rental of about \$4,000 a year." Since time has shown that the growth of the city has been northward, it is not unreasonable to assume that McKinley

Since time has shown that the growth of the city has been northward, it is not unreasonable to assume that McKinley Square, applicable as it is for business purposes, will some day receive the ben-efits of this northward development. While from the local standpoint addi-tional transit is desirable it is doubtful whether this will be realized for some time to come because the city would hardly undertake, at this time, another railroad building project.

December 19, 1914



THERE has been organized recently in the Bronx a new civic and commercial organization to be known as the Bronx Chamber of Commerce, which will look after and keep in touch with civic

look after and keep in touch with civic matters pertaining to that Borough. In the selection of the name, instead of re-ferring the subject to a committee each member was asked to write on a slip of paper, the one which he thought most appropriate, the result being that the present name was chosen. The Chamber will hold its meet-ings on the fourth Saturday of each month, in the Walworth Building, Bergen avenue and 149th street. The following officers were elected for 1915: Albert E. Davis, president; John C. Wal-worth, 1st vice-president; H. Gerald Chapin, 2d vice-president; H. Gerald Chapin, 2d vice-president; Joseph M. Tay-lor, secretary; Joseph E. Dobbs, treas-urer, and Louis F. Stumpf, counsellor. By-Laws Adopted.

By-Laws Adopted.

The spirit, which actuates the promo-ters of the organization, may be judged from the by-laws adopted, which em-brace, in part, the following: Freedom from corporate control. Corporations may not join as such. Each member on an equal footing. No plural voting, nor voting by proxy. Moderate dues—ten dollars a year. Direct nominations from the floor for all officers. No self-perpet-uating board of officers. All nomina-tions printed on a single ballot. No sep-arate ticket of different size and color to advertise how members are voting. The spirit, which actuates the promoarate ticket of different size and color to advertise how members are voting. Chairmen of standing committees elect-ed by the members and authorized to appoint their own associate committee-men, affording no opportunity for favor-itism by the president or discrimination against working members as a punish-ment for their activities outside the or-ganization. The treasurer must make a monthly report in detail to the mem-bers. No secrecy in financial manage-ment nor high-salaried officials of whose compensation the members are kept in ignorance. ignorance.

Special Meetings.

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that question. on

At the Tremont Branch of the New York Public Library, Washington ave-nue and 176th street, on Thursday eve-ping of last week, Albert E. Davis, chair-

man of the Council of the Bronx Society of Arts and Sciences, delivered an ad-dress on "Bronx Art Needs." Mr. Davis drew attention to the needs of the bordrew attention to the needs of the bor-ough for better art opportunities and quoted Longfellow as saying "Art is the gift of God and it must be used unto His glory." He dwelt upon the fact that paintings of merit might possibly be found in private houses, in the Bronx, but, in those places opened to the public, they were as scarce as the unicours that old those places opened to the public, they were as scarce as the unicorns that old Van der Donck said he found roaming the woods of Riverdale in 1665. As to Bronx architecture, Mr. Davis said: "If architecture is frozen music, I shudder to think what horrible discord there will be when some of our buildings burn down." "These are not the words of pessim-ist," continued Mr. Davis, "for on last New Year day I resolved to be an opto-mist. But the best way to arrive at this conclusion, especially relative to fine arts in the Bronx, is for one to begin and

in the Bronx, is for one to begin and measure up to what is reasonably to be expected of a highly civilized commun-

"Because the art treasures of Manhat-tan are opened to us, we have been con-tent to go there to satisfy our artistic yearnings; but a community of 640,000 people should be big enough to stand on the method be big enough to stand on people should be big enough to stand on its own feet in matters of art as well as matters utilitarian. If the Bronx Society of Arts and Sciences can bring this about, it will have justified its existence. We have tried to make a start in the Loril-lard mansion, in Bronx Park, but are handicapped for lack of funds. We are endeavoring to enlist the interest of the Metropolitan Museum of Art to loan us some of the paintings and sculpture for which there is not sufficient room in the Museum in Central Park. We have the assurance of its president, Robert W. de Forrest, that the matter is under consid-eration. eration.

Season's Work.

station. Season's Work. "The January meeting of the Society will be devoted to Music and subsequent meetings to Natural Sciences, Industries and Applied Sciences, Books and Litera-ture, and the Preservation of Historic Sites and Objects. The season's work will be concluded with a Joseph Rodman Drake celebration on Saturday, May 29, 1915. A bronze tablet will be dedicated in the gorge in Bronx Park and another one at the Poet's tomb in the park bear-ing his name at Hunt's Point. An-other tablet will be dedicated bear-ing the touching tribute of his fellow poet, Fitz-Greene Halleck, while in the form and repute will discourse on 'A Literary Analysis of the Culprit Fay,' 'Drake, the Poet,' 'Drake, the Physician,' The Family of Drake," and 'the Bronx in "Mr. Davis wound up his address with an appeal to architects, sculptors, and painters to join and help the society in its work, and asked all possessors of at the sonie to donate them for the benefit of the population at large in the Bronx.

benefit of the population at large in the Bronx.

SAFETY ON GOOD ROADS.

At the American Road Builders' Asso-ciation Convention, held on December 14 to 18, Mr. T. Hugh Boorman, Con. En., spoke on the "Safety Always on Good Roads." He said in part: "The importance of avoiding all possi-ble risks of accidents to pedestrians, drivers and automobilists in connection with the construction and maintenance of roads and the providing of the proper

roads and the providing of the proper signs and signals along the line of traf-fic, in addition to those given by rail-

roads, cannot be too deeply considered by road makers and good road enthu-siasts. This is an era of education and we are getting alive to the fact that we must reach the entire community from the kindergarten to the post graduate college student in any proposition for the moral or physical uplift of our nation. "On the line of education Colonel Sid-ney Suggs, Commissioner of Highways of the State of Oklahoma, recently stat-ed: 'There is a wide field of useful work for all highway departments along edu-cational lines. In this connection I am pleased to report that, in Oklahoma, we have taken this proposition to the rural and high-school pupils, both boys and girls, and, since December 12, we have carried the message of 3,000 pupils, and have organized the good roads and civic clubs in four counties."

Pupils Build Roads.

Pupils Build Roads. "On October 11 and 17, the high-school pupils of Seminole county built the first mile of educational road in the State. So much interest was manifested by the pupils on this occasion in the con-struction of the road that a scheduled football game was abandoned in order that they might do the work. The con-struction work was done by the student body, including the paying of the ex-penses of the engineer, the driving of the grade stakes and the carrying of the chain and levelling rod. The width of this road is 20 feet from curb to curb, leaving a parkway on either side. "The high-school girls, who have charge of the civic department of the work, assisted the boys in setting out nut

charge of the civic department of the work, assisted the boys in setting out nut and fruit trees along this educational mile of road. In Stevens county there have already been organized 1,500 pupils, and plans have been made to build a mile of educational road in each of the three county commissioners' districts. The county school superintendent, A. L. Mor-ton, is taking a lively interest in this work, and declares that the pupils of Stevens county, 8,623 in number, will build one mile of educational road in each of the 75 school districts in the county. All work is done under the direction of a competent engineer, who holds a com-mission from the department of high-ways and at the expense of the organi-zation." zation.

"In a movement among 'the children of an older growth' may be mentioned that, at Bothell, Washington, D. C., most of the farmers and automobilists residing near there have formed an organization which is called the 'Chuck Hole Club.' Each member of the club pledges himself to boost the good roads movement in every way and to personally see that at least one chuck hole is filled up once a month. A few such organizations are needed badly in nearby territory in Virginia

"During the winter months when the During the winter months when the farmer has more time than in summer and the horses need exercise it would be a splendid idea to repair a short section of the road adjoining his property. It would not take many weeks before the road would be in good shape and pro-vide easy hauling for the teams when spring sets in.

Tremendous Field.

"Through our State Officials, we must look for their interest in promoting the general idea of looking for safety in con-nection with road building and maintenance, and it must be borne in mind that this question covers a tremendous field, from the welfare of the convicts employed on our public work to the sign for chil-dren, and teaching the pecuniary loss to cities from building election bonfires in the street by the younger members of our population

in the street by the younger members of our population. "This trouble was to a great degree mitigated in New York city last month by the diffusion of the knowledge of the unfortunate results by the teachers in our public schools at the suggestion of the order through the President of the Bor-ough of Manhattan."

-The practice of inserting a nominal consideration in deeds has become so universal that about one deed in twenty contains the actual consideration for transfer.

Useful Lines of Motor "Buses."

If the plans of the Franchise Bureau of the Board of Estimate are carried out, Manhattan will have two new and extremely valuable lines of motor "buses." tremely valuable lines of motor "buses." Both of them would start at 14th street, one penetrating the East Side and the other the West Side. The former would run up Irving place to 23d street, thence along Madison avenue to 39th street and by Park avenue to 125th street. This will be an extremely valuable route to residents of the East Side, and particu-larly to residents of Park avenue. It will enable them to reach destinations in the shopping and amusement sections with enable them to reach destinations in the shopping and amusement sections with more celerity and less inconvenience than they can by either the Lexington or Madison avenue cars. The West Side line will follow Broadway from 14th street to Columbus Circle, and from thence north probably by Central Park West to 72d street. From 72d street it would turn into Amsterdam avenue and continue thus on until it reached 86th street. Then it would make use of West End avenue and up a straight line until it reached Fairview avenue at 194th street. In addition there are proposed several

194th street. In addition there are proposed several extremely useful diagonal and crosstown lines. One of these would run from East 57th street to the Pennsylvania Station via Seventh avenue and Long-acre square; and would be most con-venient, particularly in case passengers on the Park avenue line could transfer to it. There seems to be no good reason why this route should not be prolonged down Seventh avenue to Canal street. Crosstown routes are also proposed on 31st, 36th, 37th, 39th, 40th, 46th and 47th streets and on the three transverse roads across Central Park. If these routes are approved by the Board of Estimate they will be offered for public competition; and it is very much to be hoped that they will be secured by one company, and that the successful bidder will be the existing Fifth Avenue Omnibus Company. There is nothing to be gained by creating com-petition in a service of this kind, be-cause competition, so far as effective, is disastrous. On the other hand, the ownership of In addition there are proposed several disastrous.

disastrous. On the other hand, the ownership of all the routes by one company has the great advantage of facilitating unified operation. The system as laid out by the Franchise Bureau is essentially a unit. If transfers are provided among its sev-eral parts it will be extremely useful and efficient. If they are not provided, it will be far less useful. Its chief purpose is to provide people to whom a ten-cent fare is no deterrent a means of transit from their residences on the East and West Sides to shops and places of amusefare is no deterrent a means of transit from their residences on the East and West Sides to shops and places of amuse-ment in central Manhattan. Its value largely depends upon the ability of in-habitants of the upper East Side to reach destinations on the middle West Side and for the residents of the Upper West Side to reach destinations on the Mid-dle East Side. Of course it would be possible to arrange for transfers be-tween independent companies, but an arrangement of that kind, fair to both companies, is not easy. Furthermore, it is just as important that the existing "buses" should transfer to its new lines as that the new lines should transfer one to another. It is very much to be hoped, consequently, that the Fifth Ave-nue Company will put in an acceptable bid. It will have an initial advantage over its possible rivals in that it can of-fer transfers to its existing lines, and this advantage ought to make the dif-ference. ference.

The Park Avenue Route.

The Park Avenue Route. The proposed new "bus" route on Park avenue will have one merit as compared with the routes on other avenues. Vehi-cles can be run over it with compara-tively little delay. They will, indeed, have an almost unimpeded roadway ex-cept when running in 23d street and in the neighborhood of the Grand Central Station. On the other hand, the Broad-way route on the West Side will be embarrassed on a narrow roadway, by the trolley cars and by having to pass through the excessively congested areas at Greeley and Herald squares. The

vehicles on Broadway will probably make poorer time than those on Fifth avenue, while the vehicles on Park avenue should be able to make considerably better time. The West Side line will increase the traf-fic congestion much more than will that on the East Side. This is a serious con-sideration and should be sufficient to prevent the making of any subsequent additions to the omnibus system of Man-hattan. The city's street lay-out is too inconvenient to accommodate a great in-crease in the number of moving vehicles. The Police Department has accom-plished wonders of recent years in re-lieving the congestion and making this flow of traffic more smooth, but there are limits to what it can accomplish, and the promise of a large increase in the number of vehicles which must pass through Greeley and Herald squares is decidedly disconcerting. 'Unless they travel very slowly and are driven very carefully, there are likely to be accidents. Any further increase in vehicular traffic should so far as possible be avoided, and as re-grads "buses" it probably will be avoided. The omnibus can never become the popu-lar means of conveyance in New York that it is in Paris and London. The ten-cent fare confines its use to a compara-tively limited number of people. It would be absurd to run them except through prosperous residential and retail districts. When the new subway and the new "bus" systems are all in opera-tion, Manhattan will not, with one ex-ception, need any additional means of communication for a long time to come. The one exception concerns the ex-tended Seventh avenue. There ought to be a surface transit line on the new tended Seventh avenue. There ought to be a surface transit line on the new avenue from Canal street north; and for this district trolley cars would be preferable to motor "buses."

Opening of the Stock Exchange.

The re-opening of the Stock Exchange. The re-opening of the Stock Exchange will mean a great deal for business in Manhattan. It immediately restores to remunerative employment a great many thousand people. The number is esti-mated as high as 15,000, and the average of their salaries is probably more rather than less than \$100 a month. The open stock market means, consequently, that

of their salaries is probably more rather than less than \$100 a month. The open stock market means, consequently, that the people of New York have fully \$1,-500,000 more to spend than they had one month ago; and, of course, this sum would be largely increased by the profits which the partners will derive from their business. Perhaps the result will be a revival of the local retail trade. The volume of buying by ordinary citizens has been exceptionally small through-out the fall. Consumption has been cut down much more drastically than has been admitted in published reports. It is well known that in spite of the recent diminution in the number of de-partment stores transacting business in Manhattan, some of those which remain are having only a precarious existence. They need an enlarged power of con-sumption on the part of the public and an increased willingness to consume. If this can only be brought about, the suf-fering and the unemployment, instead of becoming more acute as the winter ad-vances, may well become less acute. The revival of Stock Exchange business will ontribute most effectively to this end. Stock brokerage is an essentially local industry and a very remunerative one. Its complete cessation had much to do with the peculiarly acute depression which is characteristic of the situation in New York.

An Unwarranted Aspersion.

An Unwarranted Aspersion. Deplorable economic conditions pre-vail in some quarters of the city today. Many tenants are unable to pay their rent, and there are title holders to prop-erty who are unable to meet their mort-gage engagements. There have been evictions of tenants that have aroused the sympathies of the daily press, and there has been an inference drawn that prop-erty owners are heartless and exacting to the last degree. In fact, the assertion was distinctly made at the "eviction meet-ing" at the Hotel Astor that landlords would take advantage of any new charit-able movement to evict their tenants. In fairness and justice to thousands of good fairness and justice to thousands of good

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Building Construction and Building Management

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All property owners, and every good citizen having a stake in the country, are to be invited to join the Real Es-tate Association of the State of New York, and gladly should they avail them-selves of the chance to have the benefits which will come from having somebody to speak for and defend them in the councils of the State.

When a law operates to lessen the chance of a man ever being able to make the basic investment which every man should make for the welfare and stabil-ity of his family, through the ownership of a house, then that law is inimical to the best form of social and material development of the city where it ap-olias plies.

In the 1914 session of the Legislature In the 1914 session of the Legislature bills were introduced that involved an increase of approximately \$2,325,000 in the city's yearly payroll. The Citizens' Union will join with other civic bodies in advocating at Albany this winter legis-lation which will give the city complete control over salaries paid by the city. As this is the least it could ask for under the head of local self-government, tax-payers will think that other relief meas-ures should also receive its support.

For the first time in years the allow-ances in the River and Harbors bill for improving the navigable waters in and around this harbor are somewhat com-parable with the needs. It was unfair that reefs and bars easily removable should be permitted to interdict the use of natural channels and water-front by shipping. Particularly was it wrong that the deep waters of the cen-tral Hudson should be shut off from the ocean trade by recently formed mud-bars in the lower reaches of the river, while millions of dollars were being spent on unimportant streams and un-frequented harbors elsewhere.

Out of 1,250,000 families in this cosmo-politan city, where there is necessarily in dull times more unemployment than in any other American city; there were only 882 evictions last year, or only one in every 1,400 families. We doubt if there is a city in the land that had fewer in proportion. And it is estimated that the total number of evictions in New York City for the current year will be still smaller. The worthy cases have all doubtless been amply provided for by charitable societies. As was remarked at the eviction meeting by the secretary of the Advisory Council of Real Estate In-terests, in answer to the perhaps uncon-sidered and only half-meant allegation that "landlords would take advantage of any new charitable movement to evict Out of 1,250,000 families in this cosmothat landlords would take advantage of any new charitable movement to evict their tenants," most of the property own-ers on the East Side are energetic, honest and thrifty. Believing that real estate was the most conservative and secure of all investments, they had purchased small properties with the accumulated savings of a lifetime. Although tax rates were increasing and laws affecting real estate becoming more stringent, yet these so-called landlords had in innumerable cases carmitted their tenants to remain for permitted their tenants to remain for months without paying rent. Many of them, possessing but a single house, lived therein with their tenants, and so were doing an effective charitable work in an inconsciences manner. inconspicuous manner.

With the foregoing observations every reader of this paper will agree, as being in accordance with his own knowledge, and yet some persons seem to be trying through the daily papers to inspire an op-posite belief. True, it may be with the object of stimulating private benevolence, or of making the work of the public charity agencies seem more heroic, but it may also be that some political fraternity is also be that some political fraternity is pulling wires in order that there may be set up with public acquiescence another expensive municipal commission with a regiment of inspectors. Whatever the ob-ject of the attacks on property owners which imply heartlessness to the poor, they are as untrue in the large as they are unkind and amount. Not only in their unkind and unmanly. Not only in their private capacity but through their or-ganized connections as well, the men and women who have interest and taxes to pay are trying as best they can to moderate to the deserving the severities of a period of economic distress.

A Senseless War on Existing Property. Editor of the RECORD AND GUIDE:

New elevator regulations have been in-New elevator regulations have been in-troduced to the Board of Aldermen which, if passed, will become a city or-dinance. I do not propose to criticise the efficacy of these regulations as ap-plied to new construction, but I do in-tend to hit at what I consider the "sense-less war" waged by lawmakers and nonproperty holders against existing prop-erty. Not being a property holder nor a lawmaker, and having spent many years in fields of work where I had ample op-portunity to observe this "war," I believe that I can give an unbiased opinion about the matter.

the matter. The courts, the workmen's compensa-tion law and political economy place a definite value on a human life, and this will be the basis of my arguments. Sta-tistics are available to show how many persons are killed or injured through va-rious causes, with their occupations, etc., given so that an economic value can given, so that an economic value can readily be given to the value of lives lost through any cause. Holding as I do that an economic value can be placed on the loss of life due to any cause, it becomes a simple

matter to figure the amount of money that the lawmakers are justified in asking the owners of existing property to spend to prevent loss of life from a given cause.

As an example, let us assume the case of interlocking devices required by the proposed regulations for existing eleva-tors. These devices are to be placed on all doors of elevators used to carry pas-sengers, and their purpose is to prevent the starting of the car before the door is closed. Statistics available in the Bu-reau of Buildings, Manhattan, appear to show that during the last five years the number of deaths in Manhattan per year due to lack of interlocking devices was As an example, let us assume the case due to lack of interlocking devices was nineteen. Then how much money are the lawmakers justified in demanding that the owners of existing property spend to save these lives. The figures used are not exact, but will illustrate my methods of procedure.

ot procedure. Assume an average value of \$10,000 per life, of \$190,000 per year as the eco-nomic value of lives lost. If we capital-ize the amount at 5 per cent., then the amount to be spent should be \$3,800,000, if these devices should last throughout the life of the building. Being mechan-ical, suppose we assume their life at ten years, in which case the \$3,800,000 must be divided into two parts, the initial be divided into two parts, the initial cost of the devices, and a sum of money which at 5 per cent. compound interest would permit the renewal of the devices at ten-year intervals. This would mean that about \$1,450,000 should be spent for interlocking devices, and the compound interest on the remainder (\$2,350,000) would amount to this initial cost at tenintervals vear

year intervals. Assuming that there are 100,000 eleva-tor door openings in Manhattan that are affected by the regulations, my fig-ures show that each device should cost not more than \$14.50 erected. If the cost appreciably exceeds this amount, then the property owners should see that this part of the regulations is voted against. Fire protection, exits, safety devices, etc., should be examined in the same critical manner and if this is done, per-haps we would be able to prevent or re-peal a vast amount of legislation that I personally believe has been a detriment to real estate, and has helped to produce general depression in business. Indis-criminate regulation should stop. criminate regulation should stop.

SAMUEL N. POLISHOOK, Civil Engineer.

The Single Tax in City and Country. Editor of the RECORD AND GUIDE:

Editor of the RECORD AND GUIDE: "Why Not Untax Farm Buildings as Well as City Buildings?" is the head line on Mr. E. A. Alexander's letter in your issue of December 5. Why not untax farm buildings? The Single Taxer argues for the abolition of all taxes except a tax on the bare land,

or a tax on the exclusive possession or monopoly possession of a given piece of earth, regardless of any improvement in, on or over it. Mr. Alexander says: "No man buys land with the intertieve

and with the intention of just holding it"—"land itself is of no value." Every Single Taxer will agree with Mr. Alexander. Mr. Alexander, however, an-swers himself quite neatly when he says that, "He buys it either to sell it at a that, "He buys it either to sell it at a profit to someone who can utilize it and obtain profit out of it, or to improve it himself." The Single Taxer, agreeing with Mr. Alexander that "land in itself is of no value," goes further and says that it (land) never of itself should have value—and should have only a user's value. To perpetuate the "no value of itself" to the earth he proposes to take value. To perpetuate the "no value of itself" to the earth he proposes to take into the public treasury in the form of taxation all of the value that may at-tach to land which is not user's value. i. e., increment or monopoly value— which attaches to the earth by the pres-ence of population, a high state of civili-

ence of population, a high state of civili-zation, public improvements, etc. If there is a profit in building houses which, under the present system are taxed, surely there ought to be more profit in them for the owner if they are untaxed—and a profit, at least, as large as the remitted tax upon the building,

minus whatever slight increase that might accrue in the tax on land made necessary because of the abolition of the improvement tax.

the improvement tax. Let me, categorically, answer Mr. Alexander's questions. First—Single Taxers agree with him that the untaxing of all improvements should apply alike to city and country. Second—The value of growing timber on forest land, which timber was planted, cared for and raised at the ex-pense and through the labor of the planted, cared for and raised at the ex-pense and through the labor of the owner, should not be taxed. Every Single Taxer will subscribe to this ex-emption, and many of the States of the Union, having seen that the untaxing of growing timber would encourage re-forestization, have exempted such tim-ber from taxation by constitutional pro-vision vision.

Third--Single Taxers believe that all

rougetables, including wheat, corn, etc., should be tax exempt. Fourth—The Constitution prohibits the untaxing of some property and not others in the same class; that is to say, a statute exempting some homesteads

a statute exempting some homesteads and not others would be unconstitu-tional; a statute exempting homes but not office buildings would not be uncon-stitutional if all homes were so ex-empted, and not only some of them. Fifth (a)—Permament improvements in, on or over land are regarded by law as real estate, but actually are only la-bor applied to nature's products and as-sembled in, on or over a given piece of earth: improvements are not a part of earth; improvements are not a part of real estate, except as a legal fiction; change the law to conform to the actual facts. (b)

Improvements are really (b) Improvements are really per-sonal property and, should, like other personal property, be exempt from taxa-tion, is the claim of the Single Taxer. Thus, Single Taxers agree that all taxes should be uniform in class and, there-fore, would untax all improvements. They would only tax property of one class, to wit: monopoly value which at-taches to the exclusive possession of the taches to the exclusive possession of the earth—that earth which Almighty God gave to all the Children of Men, and

gave to all the Children of Men, and not to a privileged few. The question that has been often put to Single Taxers in the columns of your paper is "May I not rightfully sell that which I have purchased with my money." and that is apparently bother-ing Mr. Alexander. There are two classes of property which we may not morally trade in (I am not speaking of legality); first, human beings; second, the earth upon which all must live and from which they must draw their susfrom which they must draw their sustenance.

WM. LUSTGARTEN.

68 William street.

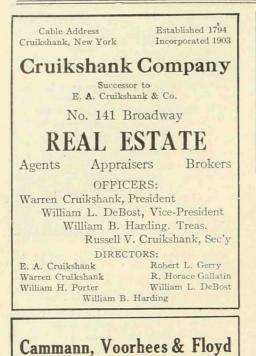
A Possible Source of Revenue. Editor of the RECORD AND GUIDE:

Your paper has taken great interest Your paper has taken great interest in the movement to find new sources of taxation to relieve overburdened real estate. Having read numerous sugges-tions, I wish to offer mine, as follows: That everyone conducting business in tions, I wish to offer mine, as tones in That everyone conducting business in the city, or drawing a salary of \$1,200 per year or over and residing outside of the city limits, be taxed \$25 per year. JOHN J. HOECKH.

650 Ninth avenue.

Inspected to Death.

(From the World.) In one specific instance that has come to the knowledge of The World, a manuto the knowledge of The World, a manu-facturer's building was visited by an in-spector who posed in a certain place the notice, "This is a fire exit." Later an-other inspector came along and posted the notice, "This is not a fire exit." Both of the notices are up. When the manu-facturer asked one of the inspectors what he should do, the answer he received was that the inspector did not know, but that if the manufacturer took down this inspector's sign he would be arrested. Unless something is soon done to ad-just the various inspection laws accord-ing to a sound and sane plan, the annoy-ances to which property-owners are exances to which property-owners are ex-posed will become intolerable.



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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

DIARY AND MANUAL.

The Real Estate Board's Year Book for 1915 Is Out.

1915 Is Out. Copies of an invaluable reference book for real estate brokers, the Real Estate Board's Diary and Manual, for the year 1915, are being distributed. In outward appearance the new book is much the same as last year's edition, except that it is larger. The diary contains a full page for every business day in the year, except a half-page each for Saturday, and an-other half-page for Sunday. The appendix is rich in information for real estate men and property owners. It contains a synopsis of the Building Code, the Tene-ment House Law, the Factory laws, water regulations, much technical information for real estate experts and a variety of other matters. For all having to do with real property, the book is a valuable thing to have in his desk. The diary committee consists of Pierre M. Clear, chairman; Frank D. Ames, W. L. De Bost, A. N. Gitterman, William C. Lester, C. Wheaton Vaughan and Walter H. Warren. The book is on sale at the board rooms for \$1. Copies of an invaluable reference book

New Mausoleum Discussed.

New Mausoleum Discussed. Last Thursday evening there was a meeting of the Staten Island Chamber of Commerce in the local board rooms of Borough Hall, Richmond. The special order of business was the discussion of the plan of the New York Community Mausoleum Company, for the erection of a large mausoleum on the Amboy road, between Oakwood and Great Kills. Representatives of the company were present and stated that the struc-ture would involve the expenditure of about \$400,000, and would care for about 1,500 remains, and that a fund of \$25,000 would be deposited with a title company to insure the future upkeep of the build-ing and surrounding grounds. The com-pany proposes to sell crypts at about pany proposes to sell crypts at about \$200 each.

While no definite action was taken by the Chamber of Commerce, still, it was pointed out that the exact location se-lected was unwise, but that were a less conspicuous spot chosen, further remov-ed from the public highway, less opposi-tion might be expressed. It was con-tended that the interest on the \$25,000 fund was insufficient to care for the up-keep, for a four per cent. interest, only \$1,000 a year would be available, which was little more than the salary of one attendant. The Chamber of Commerce will consider the project at its next meeting, early next January. While no definite action was taken by

Morris Park Owners Meet. About 800 owners of Morris Park lots, members of the Morris Park Taxpayers' Association, met on Thursday evening, at the Hunts Point Palace, to discuss a proposed arrangement with the city for the installation of municipal improve-ments in the tract. The need for sewers was particularly dwelt upon and every owner present consented to sign an agreement to pay for the cost of their installation within sixty days after the assessments were levied. Among the speakers were John C. Tomlinson, John J. Elkins, James R. Murphy and Dr. B. A. Kantrowitz.

Queens Chamber to Dine.

Queens Chamber to Dine. Hon. William C. Redfield, secretary of the Department of Commerce of the United States, and a member of Presi-dent Wilson's Cabinet, will be the guest of honor of the Chamber of Commerce of the Borough of Queens at its fourth annual dinner to be held in the grand-ball room of the Waldorf-Astoria Hotel

on Wednesday evening. Hon. Burt Jay Humphrey, chairman of the dinner com-mittee, also announces that W. Morgan Chester, former Treasurer-General of Persia, who was recently sent to South America by the National City Bank of New York to study banking and trade possibilities, will speak on the subject of the development of the commerce of the United States with South America. Jus-tice Frederick E. Crane, of the Supreme Court, has also accepted an invitation to speak. to speak.

PRIVATE REALTY SALES.

Upper West Side, Bronx and midtown properties figured prominently in the trading this week, which showed a marked tendency toward improvement. Not only was there an increase in the number of reported sales, as compared with last week's record, but the trans-actions involved widely diversified classes of property in a number of sections of the city.

of property in a number of sections of the city. The Grolier Club, for more than a quarter of a century in East 32d street, has been compelled to seek another loca-tion by the ever-encroaching expansion of trade into residential districts. The clubhouse property has been sold and will probably be improved for business purposes. Farther north a Fifth avenue leasehold transaction furnished interest-ing figures illustrating the unusual rise of values on that avenue since the private ing figures illustrating the unusual rise of values on that avenue since the private houses have been taken over for com-mercial purposes. The twenty-one year lease involved an aggregate rental which was \$150,000 in excess of the price paid for the property in fee, ten years ago, by the lessor. Another lease added a large firm which has been for thirty-three years on Union square to the new publishers' colony on upper Fourth avenue. Important sales of the week concerned the accumulation of a building site on Lenox Hill evidently influenced by the progress of subway construction; a Dyck-man block front acquired by builders and a Trinity place office structure.

The total number of sales reported and not recorded in Manhattan this week was 27 as against 17 last week and 30 a year ago.

The number of sales south of 59th street was 8, as compared with 5 last week and 14 a year ago. The sales north of 59th street aggre-gated 19, as compared with 12 last week and 16 a year ago

gated 19, as compared with 12 last week and 16 a year ago. The total number of conveyances in Manhattan was 124, as against 102 last week, 18 having stated considerations totaling \$800,650. Mortgages recorded this week number 58, involving \$2,837,-921, as against 69 last week, totaling \$870,612. From the Bronx 20 sales at private

\$870,612. From the Bronx 20 sales at private contract were recorded, as against 16 last week and 10 a year ago. The amount involved in Manhattan and Bronx auction sales this week was \$1,300,850, compared with \$653,770 last week, making a total since Jan. 1 of \$41,291,162. The figures for the corre-sponding week last year were \$887,311 and the total from Jan. 1, 1913, to Dec. 20, 1913, was \$48,766,107.

Jacob J. Tabolt Sells.

Jacob J. Tabolt Sells. Jacob J. Talbot has resold the five-story flat, 64 West 100th street, on lot 25x100, which he bought at auction for \$17,100 on December 1. It is assessed by the city at \$21,000. Mr. Tabolt writes regarding the sale: "I have had three offers from different people, and each was willing to give me a substantial profit. This proves to me that there is always a chance to sell a piece of prop=

erty, in the central part of Manhattan Island, if the price asked is reasonable and a little below the actual value. This is the fourth piece of property I have disposed of since the first of the year. In February I sold 343 West 52nd street to Michael J. Callahan, who has since altered the building for his contracting business. On February 11th I bought at auction from the Blair Estate, 414 West 41st street, and sold same to the Yuodonald Realty Company, who intend to alter the building for their own use. April 22nd I bought at auction 412 West 35th street, and sold same to Thomas Hinton, who resold the property to St. Mary's Hospital, owners of the adjoin-ing property." erty, in the central part of Manhattan ing property.

Flushing Acreage Deals.

Flushing Acreage Deals. Adolph Lewisohn has purchased from the Broadway-Flushing Company about 00 acres, surrounding the 55 acres pur-borough Realty Company. The Broad-way-Flushing Company has purchased way-Flushing Company, as referee, and William R. Wilcox, as trustee of the In-ter-Borough Realty Company, 95 acres, nown as the Handley tract, adjoining, on the north, the holdings of the Board-way-Flushing Company. Upon part of not the north, the holdings of the Board-way-Flushing Company. Upon part of now used by the Queens Borough Driv-ing Club. The combined ownership of Mr. Lewisohn and the Broadway-Flushing tompany is now 345 acres. It is con-templated when the new transit facilities are completed, to develop this entire is completed, to develop this entire is conspleted, to develop this entire is the latter transaction. W. V. Astor Trades Dwelling.

W. V. Astor Trades Dwelling.

Harris & Vaughan and the A. N. Git-terman Corporation sold to William Vin-cent Astor for the Belle Hazen Realty Co., Inc., Edward W. Nestell, president, 9 West 32nd street, a five-story business building on lot 25x100. Mr. Astor gave in part payment the four story doubling building on lot 25x100. Mr. Astor gave in part payment the four-story dwelling, 13 East 65th street, on lot 22x100.5, lo-cated between Fifth and Madison ave-nues, just east of the Astor residence, and adjoining the residences of Mrs. Louise H. Moore and Mrs. Elizabeth Brown. The 32nd street property is un-der lease for a term of twenty-one years to one tenant. This property was held at \$150,000 and immediately adjoins the other Astor holdings in 32nd and 33rd streets. streets

Grolier Club Sold.

Grolier Club Sold. Pease & Elliman have sold No. 29 East 32d street, owned and occupied for the past twenty-five years by the Grolier Chub, the Book-Lovers organization. The te William F. Havemeyer was the form-er president of this club and there ap-pears on its membership roster the names of many famous authors, publishers and literary men. The Grolier Club has prac-of ground situated uptown, on which will be erected a fireproof building. The buyer of the site just sold is the Meany Realty Corporation, which owns the adjoining twelve-story loft building, at 31 East 32d street. It is reported that the club-house will be demolished and a structure erected which will protect the light and air of the loft building.

Heights-Bronx Exchange.

Heights—Bronx Exchange. H. M. Construction Company, Morris Herman and Samuel Minckoff, sold, through Arnold, Byrne & Baumann, to Henry Morgenthau Company, Robert E. Simon, president, the six-story elevator apartment house, on plot 92.7 x 125, at the southeast corner of Fort Washington avenue and 179th street. The buyer gave in part payment two free and clear va-cant plots, one at the southeast corner of Walton avenue and 179th street, 50 x 100, and the other on the west side of Morris avenue, 93 feet south of 183d street, 50 x 200, through to Walton avenue.

Builders Buy In Dyckman Section.

The Aldus Construction Company bought from Max Marx the block front on the west side of Vermilyea avenue, between Isham and 211th streets. The

site contains about six lots and has front-ages of 148.2 feet on Vermilyea avenue, 75 feet in Isham street, 91.7 feet in 211th street, with a rear line measuring 95.6 feet. The buyer will erect a five-story apartment house. About six weeks ago, the company also purchased the plot, 100 x 100, at the northwest corner of Ver-milyea avenue and 207th street, for a similar improvement similar improvement.

New East Side Operation.

New East Side Operation. Julius Tishman & Sons bought from the estate of Virginia Zabriskie, 122, 126 and 128 East 76th street, and from Simon Levi, 124 East 76th street, four private houses on plot 69 x 102.2. The site will be used for the construction of a nine-story apartment house, with suites ar-ranged to meet the recent popular de-mand in that locality. The brokers were Douglas L. Elliman & Company and Hughes & Hammond.

Trinity Court Re-sold.

Trinity Court Re-sold. The Alliance Realty Company, William H. Chesebrough, president, has purchased from the Mutual Life Insurance Com-pany, through Goodale, Perry & Dwight, Trinity Court, a six-story office building, at 70-76 Trinity place, on plot 112.6 x 52 x 109 x 42. The sellers acquired the prop-erty recently, as plaintiffs in a foreclosure sale, for \$90,000.

Manhattan-South of 59th St.

CHURCH ST.—According to a rumor yes-terday, negotiations are advanced for the sale of 274-276 Church st, a 6-sty store and loft building, on plot 50.9x100.3, owned by Sonn Ercthers.

LAFAYETTE ST.—Claude M. Boland sold through Frederick Fox & Co. the 4-sty build-ing, 208 Lafayette st, on lot 21.2x100. PERRY ST.—Duross Co. sold for Fanny H. von Schmid and Edward H. and Adrian B. Herzog the 3-sty house, 25 Perry st, 78 ft. from the junction of 7th av extension and Wa-verly pl.

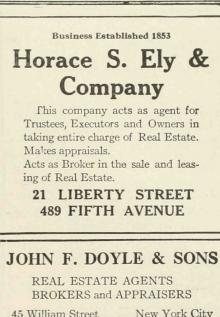
verly pl. FORT CHARLES PL.—The A. N. Gitterman Corporation has sold for the Marble Hill Real Estate Company a 50-ft plot in the east side of Fort Charles pl, Marble Hill, to Joseph Sin-sheimer, who acquired the adjoining house in 1894. The combined site measures 80x75. The resale of this property to a builder is being de-ferred pending the placing of his building loan. IST ST.—A. H. Levy sold for the Christopher Pitkin Co. to Mrs. Sarah Sweiger, 56 Ist st, a 6-sty tenement with stores on lot 20x100, with a rear line of 25 ft.

Manhattan—North of 59th St. 72D ST.—A. C. Marks sold for Dr. John F. Erdmann the 4-sty dwelling 126 West 72d st, on lot 25x102.2, to Edward H. Raynolds, who owns the adjoining house at 124. 73D ST.—The Wm. M. Benjamin Co. sold for E. D. Curtis 223 East 73d st, a 5-sty tenement on lot 25x102.2. The property is to be delivered free and clear. It was an all cash transaction. STMU ST. OPidly & Dohn how cold for Ter 88TH ST.-O'Reilly & Dahn have sold for Ter-ence Smith, 109 East 88th st, a 5-sty flat on plot 25.6x100.

25.6x100. 104TH ST.—The 5-sty flat, 66 West 104th st, on plot 31.4x100.11, has been sold through Charles S. Kohler. The owner of record is Adeline C. Wilcox. 120TH ST.—James H. Cruikshank and Wil-liam D. Kilpatrick have resold 203 West 120th st, a 5-sty flat, on lot 25x100.11. The sellers recently secured the house in an exchange with Henry C. Hallenbeck for 208 5th av. The buy-er is Mary N. Agnew, who gave in exchange 333 West 69th st, a 5-sty tenement, on lot 25x100. 128TH ST.—The D. H. Levier and the sellers

25x100.
128TH ST.—The D. H. Jackson Co. has bought from Paula Wright, 71 West 128th st, a 5-sty flat, on lot 18.9x100. The buyers recently bought the adjoining houses, 73 to 77 West 128th st, from Conrad Stein estate and resold them to J. Maleno and D. Sylvan Crakow.
137TH ST.—West Side Savings Bank sold to the St. Johns Park Realty Co., W. D. Kilpatrick and J. H. Cruikshank, the two 5-sty flats, 257-259 West 137th st, on plot 36x99.11.
FORT WASHINGTON AV.—The 114th st and 7th av Co. (Max Weinstein), has sold the 6-sty apartment house, on plot 95x111, at the north-west corner of Fort Washington av and 169th st. to Isidor Reis.
MADISON AV.—Pease & Elliman have sold

west corner of Fort Washington av and 169th st. to Isidor Reis.
MADISON AV.-Pease & Elliman have sold for the Mutual Life Insurance Co. 812 Madison av., southwest corner of 68th st., a 4-sty. dwelling on lot 100.5x20.6. The purchaser is James Anderson Hawes, who will remodel it for stores, apartments and studios. It formerly was the property of Eric Dahlgren and is assessed at \$135,000. The seller acquired it at foreclosure in October for \$50,000.
SEAMAN AV.-Dr. Wesley Wait of Newburgh plot 165x150 on the west side of Seaman av, 162 ft. south of 207th st. The buyer is re-ported to be Enoch C. Bell and it is also re-ported that a resale to an apartment house builder is pending.
SHERMAN AV.-The St. Clair Realty Co., George R. Coughlan, president, sold to James Livingston the plot. 50x100, on the east side of Sherman av, 100 ft. south of Dyckman st. The buyer has obtained a building Ioan from the St. Clair Realty Co. to cover the erection of a 5-sty apartment house from plans by Ne-ville & Bagge.



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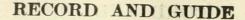
CANDLER BUILDING, 220 WEST 42D ST.

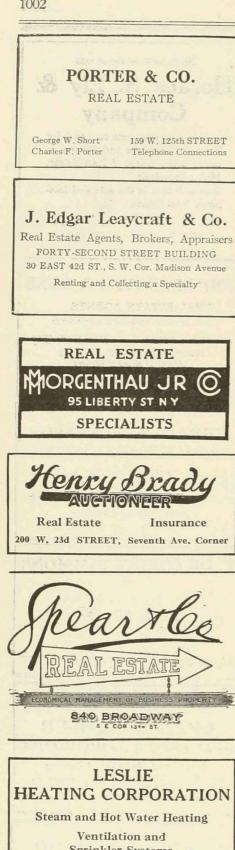
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Bronx.

COSTER ST.-The 2-fam. house, 624 Coster st., on lot 20x100, has been resold through the Nehrung Co.

st., on lot 20x100, has been resold through the Nehrung Co. FORDHAM RD.-Richard Carroll, who last week took title from Margaret M. Carroll to the triangular block between Fordham rd, Cres-ton av and 188th st, is reported to have sold it to builders. The property, containing about 2½ lots, fronts 117 ft. on Fordham rd, 81.9 ft. on Creston av and 96 ft. on 188th st. LORING PL.-Phi Gamma Delta of N. Y. U. has purchased from Mrs. Winifred Mc-Carthy, the 3-sty dwelling and garage, at the northeast corner of Loring pl and 183d st, on plot 40.6x105.10, a block north of the univer-sity grounds. It has been held at \$25,000. SIMPSON ST.-The Nehring Co. has sold for James Murray and Robert Hill 989 Simpson st., a 5-sty. apartment house on a plot 42x107. The buyer, Rose Rosenbaum, gave in part payment a plot 49.11x100 at the southeast corner of 189th st. and Audubon av. The transaction involves about \$100,000.

\$100,000. 163D ST.—Constantin Wagner bought through Arnold, Byrne & Baumann from the Podgur Realty Co. the recently completed 6-sty. apart-ment house at the northest corner of 163d and Simpson sts. The structure was held at \$275,-000. In part payment Mr. Wagner gave 564 and 566 Prospect av., a 5-sty, new law house, on plot 46.2x133x irreg. 176TH ST.—The Benenson Realty Co. has pur-chased from George Mathewson the plot 50x100 in the south side of 176th st, 62.2 ft, east of Marmion av.

Itoff 51. The Benefits Benefits Realty Co. has purchased from George Mathewson the plot 50x100 in the south side of 176th st, 62.2 ft. east of Marmion av.
 AVENUE ST. JOHN.—The Normal Construction Co., John Erown, president, sold the recently completed 5-sty apartment house, on plot 58x100, at 973 and 975 Av St. John, to William Gladstone. The seller took a lease on this building for 5 years, and in part payment took the vacant plot, 125x110, at the northeast corner of Fox st and Av St. John. CLINTON AV.—James T. Barry bought from the Hargton Building Co. the 5-sty apartment house on the west side of Clinton av, 57 ft. south of East 176th st, on plot 50x100.
 CROTONA PARK NORTH.—F. J. Muhlfeld bought from the Benenson Realty Co. through William J. Gabel, the 5-sty flat, 857 Crotona Park North on plot 50x95. He gave in part payment the plot 50x95 in the north side of Crotona Park North, 250 ft. west of Marmion av.
 GRAND BOULEVARD AND CONCOURSE.—Richard H. Scobie sold to the P. J. Dwyer Building Co. for Mrs. Grace Joyce and Mrs. Reilly, who acquired same at a partition sale about one year ago, a plot of 10 lots having a frontage of 130 ft. on Greaton av. There is a residence on the property recently built at an estimated cost of \$30,000. The property has been in the family of the sellers for the last 35 years and has been held at \$60,000. It will probably be improved with apartment houses.
 PROSPECT AV.—P. N. Gladstone has purchased from the Nagrom Realty Corporation, A. M. Bauman, president, the 3-sty business building on plot 52x100, on the southeast corner of Prospect av and 162d st. Four lots on Williamsbridge rd near Pelham Parkway were given in exchange.
 STEBENS AV.—The Sinal Congregation of the Bronx has purchased from Lowenfeld & Prager the plot, 78x114x137x75, on the west side of Stebbins av, 104 ft. north of 163d st, for a temple.

Prager the plot, 10A11A104A0, 01 163d st, for a temple. TRATMANN AV.—Kurz & Uren, Inc. and D. Thomas Coster sold for the J. W. R. Realty Co. the 6½ lots on the south side of Tratmann av, 97 ft. west of Zerega av, plot 167.6x110. VALENTINE AV.—The D. H. Jackson Co. sold to the Eberhardt Podger Co. 8 lots with buildings and garage on the east side of Valen-tine av, running 225 ft, deep into Tiebout av, 100.8 ft. on Tiebout av, 100.8 ft. on Valen-tine av, 88 ft. south of Fordham rd. In part payment the buyer gave 8 and 10 West 115th st, two 5-sty flats, 50x100. The buyers of the Valentine av property, it is reported, are about to file plans to erect four 5-sty apartment houses.

houses. WEST TREMONT AV.—E. Osborne Smith has sold for the Emigrant Industrial Savings Bank, 79 West Tremont av, a 2-sty dwelling on plot 50x145, facing 177th st, to Mrs. Winifred C. McCarthy, who sold her residence at the north-east corner of Loring pl and 183d st to the Phi Gamma Delta Society of the New York University this week.

Brooklyn.

UNION ST.-John Pullman sold for Frank Forman, 819 Union st, a 3-sty dwelling on lot 20x100.

20x100. UNION ST., etc.—Henry Pierson & Co. sold 850 Union st. a 2-family dwelling, on lot 20x95, for B. H. Plate to John Scanlon; also 509 Sth av, a 4-sty apartment house, on lot 20x100, to Anna G. Fox.

20x100, to Anna G. Fox. MANHATTAN AV ETC.—H. P. Schmidt & Sons sold for the estate of R. K. Parker, north-east corner of Manhattan av and Powers st, plot 50x75; also 250-252 Manhattan av for John Seedorff; 924 Metropolitan av for V. E. Dessart and resold same to A. Blanculli and others; 361 Graham av for M. B. Eisenhauer to R. Pugliese; 94 Kingsland av to F. Shiraldy; 160 Withers st to F. D. Croce; 158 Withers st for Wm. Kronheim and others; and 390 Graham av for the estate of B. C. Storm. 12TH AV.—Frank A. Seaver & Co. sold for Fannie F. Quinn the 6 lots at the northwest corner of 12th av, and 79th st. Queens. ROSEDALE.—New York Suburban Land Co.

ROSEDALE.—New York Suburban Land Co. sold 80x100 in Rose pl. to A. Alton and 40x100 on President av. to Albert Setzer.

Rural and Suburban.

GARWOOD, N. J.-New York Suburban Land Co. sold 20x100 on Myrtle av. to W. Krentzler and 60x100 on Willow av. to F. McKenna,

HOBOKEN, N. J.—The Surbrug Co. tobacco has bought from the W. H. Jones Realty Co. the 4-sty factory at the southwest corner of Jefferson and 4th sts, on plot 100x200.

LEASES.

\$350,000 Fifth Avenue Operation.

\$350,000 Fifth Avenue Operation. Albert B. Ashforth has leased for Mrs. Marie Heye Clemens, to Edward Mar-golies, her former residence at No. 603 Fifth avenue, between 48th and 49th streets, for twenty-one years, at a re-ported rental of about \$350,000. The property is a six-story building, on lot 22.5 x 100, altered for business purposes. The property lies between the new build-ing of Charles Scribner's Sons, publish-ers, and the six-story building erected at 605 Fifth avenue by the Peerless Invest-ing Company, and was purchased by Mrs. Clemens in 1902 for about \$200,000, which is \$150,000 less than she is to receive in rent, although she still retains the fee.

Profit in Broadway Lease.

Ritchie & Cornell, tailors, have sub-leased the four-story building, 1562 Broadway, to Herman H. Moss, for Broadway, to Herman H. Moss, for twenty-one years at a reported rental of about \$13,000 a year. If the reported rental for the property is true, it would indicate a profit of \$4,000 a year for the lessors. Last September, Ritchie & Cor-nell sub-leased the building from Sol Bloom and William Hepner, at a rental of about \$9,000 per annum. The fee is owned by George B. Burnett. Accord-ing to report, Mr. Moss will improve the site with a new five-story office building, with a restaurant on the street floor.

Printers Join Uptown Colony.

An interesting lease in the Fourth ave-nue section was closed through Wm. A. White & Sons by their leasing to the Century Company, the publishers, for the Hanover Corporation, the top floor of the Armory building, which covers the entire block on Fourth avenue, between 25th and 26th streets. The floor contains 20,000 square feet, and this rental completes the leasing of the building. The Century Company has occupied its present quart-ers on Union square since September 1, 1881, making this its first change in thirty-three years. An interesting lease in the Fourth ave-

Old Wholesale District Lease.

The Autosales Gum & Chocolate Com-pany, the factory of which is located in Long Island City, has leased from the United States Realty & Improvement Company, through the Gaines & Dren-nan Company, the store, basement, and four lofts in the building at the south-east corner of Spring and Mercer streets, for use as general offices.

Manhattan.

Manhattan. AMES & CO. leased for S. McGirr the dwelling at 356 West 29th st. to E. J. Malley, the building at 118 West 28th st. to the New York Florists Supply Co. of 127 West 28th st., the building at 115 West 28th st. to the Kerwan Co., and parlor floor in 13 East 35th st. to L. Sassmore. AMES & CO. leased the store in 455 7th av to Nickola & Co., al oft in 285 8th av, to Re-liable Poster Co., and the stable at 154 East 27th st for the estate of D. I. Thomas to M. Friedman. THE BRETT & (2000E CO. leased from the

Friedman, THE BRETT & GOODE CO. leased from the plans, the store and 1st loft containing about 15,000 sq. ft. in the building now in the course of erection at 344 to 348 West 38th st for George Kern to the Trade Bindery of 350 West 38th st, for 10 years at an aggregate gross rental of about \$65,000.

38th st, for 10 years at an aggregate gross rental of about \$65,000.
CARSTEIN & LINNEKIN, INC., leased the 12th floor in 19 Madison av. in conjunction with Stephen H. Tyng, Jr., & Co. to Folkard & Lawrence of 817 Broadway; and the 9th loft to Charles J. Dela Croix; in 874 Broadway a suite of offices on the 7th floor to the Pioneer Pearl Button Co. of 50 Union sq., and in 456 4th av.
CARSTEIN & LINNEKIN, INC. leased in 874 Broadway, offices to the Automatic Button Co. of 50 Union sq., and in 456 4th av.
CARSTEIN & LINNEKIN, INC. leased in 874 Broadway, offices to the Automatic Button Co. of 50 Union sq. in 320 5th av offices to J. D. Posner; and Greenwald & Friedman; in 1161 Broadway space to the Peerless Spool Silk Co. of 116 5th av, and office to Rose Atlas; in 15-17 West 26th st for Bastine & Co., part of the 1st loft to Osterman & Kupferberg.
CROSS & BROWN leased the top floor in 22 East 41st st. to the Wallace Novelty Co. of 18 5th st., to P. H. Senior of 250 West 54th st., and H. P. Morrow, the 5th floor in 245 West 55th st. to Benz Automobile Sales Corporation of 1606 Broadway.
CROSS & BROWN Co. leased the 6th floor in 16 West 45th st. to the Krighterberg.

CROSS & BROWN CO. leased the 6th floor in 16 West 45th st to the Knickerbocker School of Secretaries, of 489 5th av, offices in the Strand Theatre Building at Broadway and 47th

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RECORD AND GUIDE

st to Maurice Levi; offices in 396 Broadway to H. K. Hopkinson, of 396 Broadway, offices in 80 5th av, to the Catholic Film Association, of 30 East 42d st; and in conjunction with Homer Foote, Jr., space on the 5th floor in 245 West 55th st to Oscar Farkasch. CROSS & BROWN CO. leased the 4th floor in 305 to 309 East 43d st to L. H. Costikyan, of 12 East 40th st; space on the 9th floor in 15 West 44th st to Thomas A. Cantrell, and in conjunction with Myer Bondy the 5th loft in 129 and 131 West 22d st to Myer Goldstein. WILLIAM CRUIKSHANK'S SONS leased to Daniel M. Enright, of 107 Front st, the ground floor in 112 Front st. DOUGLAS L. ELLIMAN & CO. leased 30 East

floor in 112 Front st. DOUGLAS L. ELLIMAN & CO. leased 30 East 75th st., a 4-sty. dwelling, for Mrs. Dudley Phelps to Julien A. Ripley, and apartments in 500 Madison av. for Douglas Robinson, Chas. S. Brown Co., agents, to James E. Miller; in 34 and 36 East 58th st. for Miss K. O. Peterson to Charles L. Johnson, and in 116 East 63d st. to Mrs. Paulding Fosdick. DOUGLAS L. ELLIMAN & CO. leased apart-ments in 969 Park av. for Mrs. I. M. Cammann to Mrs. E. C. Mossman; in 103 East 86th st. to F, Sherman Chipman, and in 274 Madison av. to Miss H. F. H. Ried. DOUGLAS L. ELLIMAN & CO. leased the last

Miss H. F. H. Ried.
DOUGLAS L. ELLIMAN & CO. leased the last apartment in 640 Park av for the Fullerton Weaver Realty Co. to Mrs. Benjamin Thaw.
J. B. ENGLISH leased for The Alland Realty Corporation the 4-sty. dwelling at 228 West 52d st. to M. Donegan.

st. to M. Donegan. EWING, BACON & HENRY leased the store in 36 West 40th st. to Luckhardt & Belder, music publishers of 10 East 17th st., and in conjunction with Huberth & Huberth, the store in 250 West 54th st. to the Westinghouse Electric & Manu-facturing Co. of 165 Broadway. J. ARTHUR FISCHER leased for M. V. T. Keer the 5-sty. loft building at 248 West 27th st for 15 years to J. Devoluy, warehouseman of 210 West 28th st. The aggregate rental is about \$75,000.

\$76,000. FREDERICK FOX & CO. leased for John J. Gibbons 20,000 sq. ft. in 45 to 51 West 25th st., the ninth loft being leased to M. W. Levine & Co. and the 4th loft to the Yorke Wedst, Inc.; also for Isreal Unterberg the 5th loft in 104 to 108 West 27th st. to the Trouville Waist Co.

West 27th st. to the Trouville Waist Co.
FREDERICK FOX & CO. leased for the O. B.
Potter Properties, Inc., the 6th loft in 43 and 45
East 12th st. to P. Shapiro Son & Co.; for
Daniel Birdsall & Co. the 3d loft in 27 and 29
West 4th st. to the New England Panama Hat
Co.; for H. C. Hallenback the 7th loft in 64 and
66 East 11th st, to Perfect Clothing Co., of East
12th st., and for Meyer Auerbach the 6th loft in
GOODWIN & GOODWIN leased the apartment
in 55 East 76th st. to G. P. Vernon; in 309 West
93d st. to E. C. Bird, Brian Hooker and Walter
J. Wright; in 2 West 94th st. to Samuel Bayer;
in 317 West 93d st. to Nars. A. Bullwinkle; in
330 West 95th st. to Jacob Kuschner; in 371 West
95th st. to Maxi and Mr. A. Jacobs; in
26 Lenox av. to David Baruchson; in 330 West
95th st. to S. Machlin and H. Peters;
at the northeast corner of Broadway and 144th
st. to Good Street to L. Weiss.
GOODWIN & GOODWIN rented for Gertrude
A pottingen to Marked. S. Encidence, the American Street and Street and

GOODWIN & GOODWIN rented for Gertrude A. Pettigrew to Morris S. Friedman the 3-sty. dwelling at 112 West 116th st. A. A. HAGEMAN leased 61 West 39th st to Frank P. Hynes, and the basement store in 608 6th av to Joseph Rosdal.

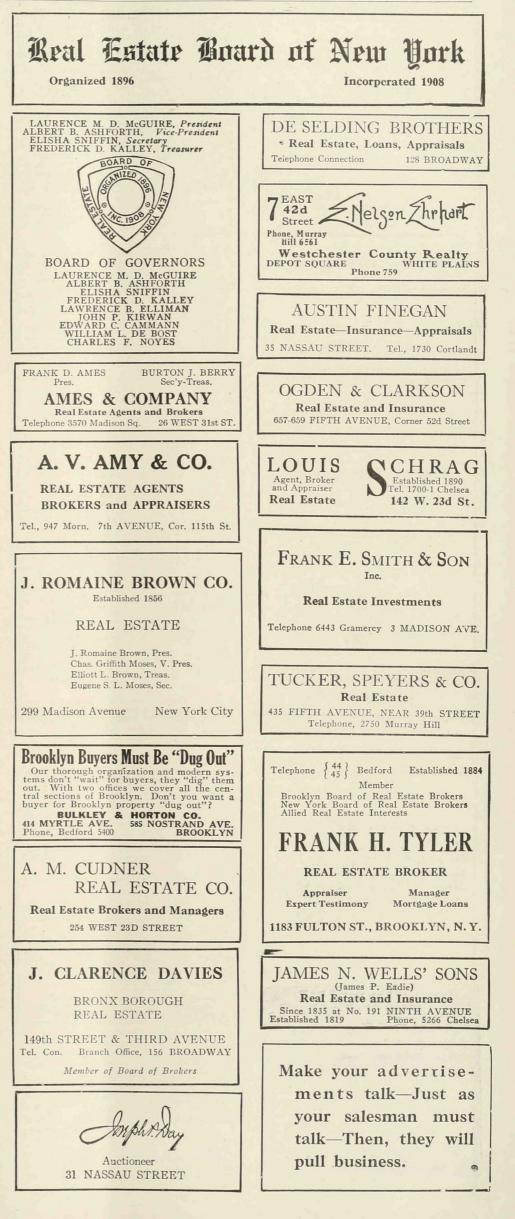
Frank P. Hynes, and the basement store in 608 6th av to Joseph Rosdal. M. M. HAYWARD & Co. leased for J. F. Al-paugh the 5-sty apartment house at 17 West 103d st, and have been appointed agents for the property; for the Broadway & Fifty-Third Street Co., the store in 1692 Broadway to Leon Spilo for an automobile salesroom; and for William Lhoew the store in 2628 Broadway to Busse Bros., novelties.

Winam Direw the store in 2255 Directively to Busse Bros., novelties.
HEIL & STERN leased for the estate of Eugene A. Hoffman, Inc., the 7th loft in 122 and 124 5tn av., comprising about 20,000 sq. ft., to H. Kuhn & Sons, Inc., manufacturers of boys' clothing, who have been in the lower Broadway section for many years.
HEIL & STERN leased for M. Cohen & Bros. Realty Co. 31 to 37 West 27th st., the 1st loft, containing 10,000 sq. ft. of space, to Edwin A. Hochstadter of 7 Great Jones st.; in 134 to 140 West 29th st. a loft containing 10,000 sq. ft. of space to Uhr & Schneider of 50 West 17th st.; a loft containing 9,000 sq. ft. of space to Mirkin & Levitman of 130 West 17th st.
M. & L. HESS, INC., leased to the Belfast Linen Handkerchief Co., Ltd., of 43 White st., the 7th floor in 432 4th av., northwest corner of 29th st., which completes the renting of the entire floors; offices 1310 and 1314 to Capt. Frank E. Webb; offices 1310 and 1314 to L. Hecht & Co.; completing the renting of the entire office space.
M. & L. HESS, INC. leased the 3d loft in 1686 Broadway to the M. & L. Mellinery Co.;

M. & L. HESS, INC. leased the 3d loft in 1686 Broadway, to the M. & L. Millinery Co.; of the fifth loft at 25 West 15th st to F. & S. Brand; tenth loft at 8-10 West 19th st., to Samuel Altholz third loft at 69 West Houston st, to the W. & S. Ruching Co.; at 49-53 East 21st st, room 1005 to the Iroquois Fabric Co.; room 905 to John F. Dwyer, and Room 901 to L. Simon & Co.

EDWARD J. HOGAN leased to the Lehigh Valley Railroad the Broadway front of the 18th floor of the Woolworth Building for their freight traffic department. This is the fourteenth rail-road to locate their freight traffic department in the Woolworth Building.

the Woolworth Building. THE HOUGHTON CO. leased for Hester Vir-ginia Montgomery, Edna M. Crane and Addie W. Adams the 4-sty. dwelling at 5 West 74th st. to Mesdames Quonce and Duggan. MOORE & WYCKOFF leased space in 440 4th av. to O'Jaffe & Pinkus, Ltd., linen importers, located for the past 12 years at 103 Franklin st.



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THE NEHRING CO. has leased for the Esalmo Amusement Co, the "St. Nick" Theater at 174th st, and St. Nicholas av. for 10 yrs. at an aggre-gate rental of about \$60,000.

O'REILLY & DAHN leased for the Henry Gerken Estate the store and basement in 1498 3d av. for 10 years at an aggregate rental of about \$30,000.

about \$30,000. PEASE & ELLIMAN leased for the Century Holding Co., Lee & Fleischmann, a large amount of space in 25 West 45th st. to the Societe de Rochambeau; furnished for R. Fulton Cutting to G. H. Kinnicutt Co. the 4-sty. dwelling at 154 East 71st st.; apartments in 850 Park av., in con-junction with S. Morrill Banner, to Irving I. Bloomingdale; furnished for Miss Georgine Campbell in 922 Madison av. to Arthur H. Bill-ing; for the Dimock Estate in 66 West 37th st. to F. Nicolet; in 43 East 27th st. to J. C. Dray-ton, B. F. Yost and Dr. F. J. C. Fitzgerald; in 116 East 58th st. to Frederick Muller-Schall, bankers, and furnished in 3 Washington Square for Benjamin T. Cable to Mrs. William J. Gay-nor.



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

YOUNG man, college graduate, wants osition; real estate concern; experienced n efficient management; qualified for eneral real estate; highest reference ox 442, Record and Guide. positi Box

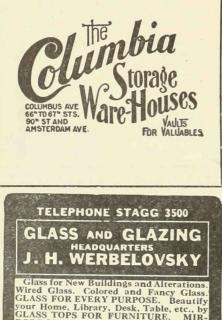
WANTED—By an established midtown Real Estate firm, a man of about 30 Christian) who is thoroughly acquainted vith outside work in Renting and Sales Department. State experience, salary ex-pected and references. Box 440, Record nd Guide. and Guide

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will ex-pire on Dec. 24, 1914. Record and Guide Company, 119 W 40th Street.

ANNUAL MEETING.

The annual meeting of the stockholders of the L. Best Co. will be held at 45 Vesey Street, New York, on January 13th, 1915, at 11.00 A. M. GEORGE SIMON, Secretary

DIVIDEND NOTICE. FULTON TRUST COMPANY OF NEW YORK, 149 Broadway, New York City, December 17, 1914. 45TH CONSECUTIVE SEMI-ANNUAL DIVIDEND AND 5TH EXTRA DIVIDEND. By Resolution of the Board of Trustees, a Semi-Annual dividend of FIVE PER CENT., and an Extra Dividend of TWO PER CENT. is payable on January 2, 1915, to stockholders of record at the close of business 3 P. M., December 21, 1914. CHARLES M. VAN KLEECK, Secretary.



Glass for New Buildings and Alterations. Wired Glass. Colored and Fancy Glass. GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE. MIR-RORS MADE TO ORDER OR RESILVER-ED. If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORMAMENTAL AND LOW PRICED. J. H. WERBELOVSKY, 86 Meserole St., Brooklyn PEASE & ELLIMAN rented for Mrs. John S. Radway to Mrs. Abby H. Bartlett the furnished 5-sty, dwelling at 58 East 67th st.; for T. J. S. Flint and Charles B. Halsey in the building which they are altering at the northwest corner of Madison av. and 54th st. the store and parlor floor in the street side to Mrs. Catherine W. Halpen; and a furnished apartment in 40 East 83d st. to Gardiner W. Millett.

RULAND & WHITING CO. and WILLIAM A. WHITE & SONS leased the top loft in 153 to 157 Hudson st. for 5 years to the Robbins & Myers Co. of Springfield, Ohio, electric fans and motors.

Co. of Springfield, Ohio, electric fans and motors. LOUIS SCHRAG leased for the Victoria Build-ing & Construction Co. the 3d loft in 132 West 22d st. to M. Orlarsky; the store in 121 West 22d st. to the Sperber Printing Co. of 183 Riv-ington st.; for the Mentor Realty Co. the 2d loft in 158 West 23d st. to M. Cohen & Co., and the 5th loft to the Welrose Dress & Suit Co., and for Morris Hotkis space in 109 and 111 West 27th st. to Friedfeld & Kressel. TUCKER, SPEYERS & CO. leased an apart-ment in the building at the northeast corner of S1st st and Broadway to Miss Elizabeth M. Scheland.

E. A. TURNER leased for Mrs. Jeanette Le B. Parsons and J. Cooper Mott, the residence at 20 East 55th st for 10 years, with renewal privilege for 11 years more at a net rental of about \$\$,000 a year. The tenant is to have im-mediate possession and extensive alterations will be made. Mr. Turner has been appointed agent.

FRANK VOLZ leased the store in 504 West 207th st. to Annete Levy, milliner. WILLIAM A. WHITE & SONS rented 7,000 sq. ft. of space in 245 to 251 7th av. to Wallach Bros., and apartments in 183 Madison av. to A. M. Tweedy, P. M. Adams and Pearl G. Creelman.

M. Tweedy, P. M. Adams and Pearl G. Creelman. WILLIAM A. WHITE & SONS rented space in 87 Warren st to the Rowe Press; office space in 10 and 12 Old Slip to Frederick F. Hunt, of 77 Pine st, and in 153 Hudson st, in conjunction with Asbury Lester, to White, Washburne Co. of 100 Hudson st, and the building at 521 Broome st to F. C. Linde & Co., of 84 Beekman st, for the Canebrake Realty Co. WOOD, HARMON & CO., located for many years at 315 Madison av, leased large space in 51 East 42d st. WORTHINGTON WHITEHOUSE rented for Carl D. Jackson the dwelling at 17 East 82d st to William Meyer.

Bronx.

THE AMERICAN LAND & SECURITY COR-PORATION leased to I. Fleck and Louis Klinger the three 5-sty. flats at 676 to 686 Beck st. for 3

JOHN A. EVANS leased for the Adams Realty Co. for 10 years the stores in 282 and 284 East Fordham road at an aggregate rental of \$30,000; for Arthur L. Page the 3-sty. hotel at 993 West-chester av. for 5 years; the 1-sty. building at 970 Westchester av. for 5 years and the north-west corner of Westchester av. and Kelly st. for the Henry Morgenthau Co. for 5 years. JOSEPH A. WASSERMAN leased 819 East 180th st., a moving picture theatre and airdome extending through to the Southern Boulevard, for Edwin C. Spear to Frank Tobias for 5 years at an aggregate rental of \$10,000; 2171 Southern Boulevard, known as the Zoo Tavern, for the Ebling Brewing Co. to Samuel Goldstein for 5 years at an aggregate rental of about \$10,000.

Brooklyn.

CHARLES E. RICKERSON leased 851 Carroll st, a 4-sty dwelling, to Edward F. DeBeixedon, and 582 4th st, a 3-sty dwelling, to Ed. C. Moore, Jr.

Queens.

Queens. THE CROSS & BROWN CO. leased for Chaun-cey Marshall the entire 2d floor, containing over 20,000 sq. ft. in the fireproof building at the southeast corner of Webster and 2d av., Long Island City, to the Fickling Enameling Co. THE CROSS & BROWN CO. leased for the Degnon Realty & Terminal Co. the 1st and 2d floors in the fireproof factory building at the southwest corner of Creek and Meadow sts, Long Island City, to the Operaphone Manufacturing Corporation, manufacturers of phonograph rec-cords.

REAL	ESTATE
	STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mort-gages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

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

MANHATTAN

Con	veyances.	
	1914	1913
	Dec. 11 to 17	Dec. 12 to 18
Total No	124	145
Assessed value	\$6,897,000	\$9,362,800
No. with consideration		14
Consideration	\$800,650	\$380,700
Assessed value		\$368,500
Jan. 1	to Dec. 17 Ja	n.1 to Dec. 18
Total No	6.881	7.438
Assessed value		\$471,423,761
No. with consideration	753	984
Consideration	\$32,637,247	\$40,067,699
Assessed value	\$34,836,721	\$43,433,262

MA UA	Bullen	
	1914	1913
D	ec. 11 to 17	Dec. 12 to 18
Total No	58	86
Amount	\$2,837,921	\$2,699.118
To Banks & Ins. Cos Amount	\$579,000	\$1,762,000
No. at 6	28	40
Amount	\$878,361	\$923,026
No. at 51/2	2	2
Amount	\$8,000	\$145,000
No. at 5%	\$1,769,500	18 \$393,000
No. at 41/2	\$1,709,500	\$393,000
Amount	\$14,000	\$25,000
No. at 4%	1	
Amount	\$2,680	
Unusual rates		
Interest not given		
Amount	\$165,380	\$1,213,082
Jan. 1 to	Dec. 17 Jan	n. 1 to Dec. 18
Total No	3,873	4,695
Amount	\$117,319.109	\$160,620,183
To Banks & Ins. Cos	829	1,176
Amount	\$52,604,324	\$92,979,599
Mortgage	Extensions	
		-

Mortgages.

	Dec. 11 to 17	Dec. 12 to 18
Total No	29	54
Amount	\$529,650	\$4,459,140
To Banks & Ins. Cos	5	19
Amount	\$128,000	\$3,694,000
Jan.1t	o Dec. 17 Ja	n. 1 to Dec. 18
Total No	1,901	1,850
Amount	\$107,458,080	\$84,507.558
ToBanks & Ins. Cos	681	597
Amount	\$68,846,810	\$51,855,550
Buildin	g Permits.	

	1914	1913
D	ec. 12 to 18	Dec. 13 to 19
New buildings	4	(
Cost	\$284,000	\$1,030,000
Alterations	\$115,362	\$86,413
Jan. 1 to	Dec. 18 Jan	n. 1 to Dec. 19
New buildings	392	544
Cost	\$44,557,565	\$56,495,214
Alterations	\$10,530,859	\$11,341,155

BRONX. Conveyances

ve jameens.	
1914	1913
Dec. 11 to 17	Dec. 12 to 18
. 99	125
. 11	17
\$73,450	\$146,050
to Dec. 17 Ja	n.1 to Dec. 18
5,899	7,336
550	723
\$6,405,286	\$6,279,679
rtgages.	
	1914 Dec. 11 to 17 99 11 \$73,450 to Dec. 17 Ja 5,899 550 \$6,405,286

		1914	1913
	D	ec. 11 to 17	Dec. 12 to 18
Total No		43	65
Amount		\$311,955	\$380,667
To Banks & Ins.	Cos:	7	4
Amount		\$40,250	\$87,500
No. at 6%		20	37
Amount		\$50,855	\$153,996
No. at 51/25		5	4
Amount		\$28,000	\$28,750
No. at 5%		8	5
Amount		\$87,000	\$15,040
Unusual rates			1
Amount			\$666
Interest not give	n	10	18
Amount		\$146,100	18 \$182,215
		D 17 T	
			n.1 to Dec. 18
Total No Amount		3,557	5,398
Amount		\$30,115,023	\$38,121,530
To Banks & Ins	. Cos	330	360 \$6,512,8 41
Amount		\$6,000,701	\$6,512,841
N	Intidade	Extensions	
		L'Atenoiono	
			Dec. 12 to 18
	Dec	. 11 to 17	Dec. 12 to 18
Total No	Dec	. 11 to 17	
Total No	Dec	. 11 to 17	24 \$438,000 2
Total No Amount To Banks & Ins.	Dec	2. 11 to 17 \$94,000 2	24 \$438,000 2
Total No Amount To Banks & Ins. Amount	De <u>c</u>	2. 11 to 17 \$94,000 2 \$34,500	24 \$438,000 2 \$68,000
Total No Amount To Banks & Ins. Amount	Dec Co Jan. 1 to	2. 11 to 17 \$94,000 \$34,500 Dec. 17 Ja	24 \$438,000 2 \$68,000 m.1to Dec. 18
Total No Amount To Banks & Ins. Amount Total No	Dec Co	2. 11 to 17 \$94,000 \$34,500 Dec. 17 Ja	24 \$438,000 2 \$68,000 n.1 to Dec. 18
Total No Amount To Banks & Ins. Amount Total No Amount.	Dec Co Jan. 1 to	2. 11 to 17 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110	24 \$438,000 2 \$68,000 m.1to Dec. 18 611 \$13.097.210
Total No Amount To Banks & Ins. Amount Total No To Banks & Ins.	Co Cos	2. 11 to 17 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110	24 \$438,000 2 \$68,000 m.1to Dec. 18 611 \$13.097.210
Total No To Banks & Ins. Amount Total No Amount To Banks & Ins. Amount	Dec Co Jan. 1 to Cos	2. 11 to 17 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110 126 \$3,536,650	24 \$438,000 2 \$68,000 n.1 to Dec. 18
Total No To Banks & Ins. Amount Total No Amount To Banks & Ins. Amount	Dec Co Jan. 1 to Cos	2. 11 to 17 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110 126 \$3,536,650 Comparison	24 \$438,000 2 \$68,000 m.1to Dec.18 611 \$13,097,210 119 \$3,331,150
Total No To Banks & Ins. Amount Total No Amount To Banks & Ins. Amount	Dec Co Jan. 1 to Cos Buildin	2. 11 to 17 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110 126 \$3,536,650 Comparison	24 \$438,000 2 \$68,000 m.1to Dec.18 611 \$13,097,210 119 \$3,331,150
Total No To Banks & Ins. Amount Total No Amount To Banks & Ins. Amount	Dec Co Jan. 1 to Cos Buildin Dec	2. 11 to 17 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110 126 \$3,536,650 g Permits 1914 11 to 17	24 \$438,000 n.1 to Dec. 18 611 \$13,097,210 119 \$3,331,150 1918 Dec. 12 to 18
Total No To Banks & Ins. Amount Total No Amount To Banks & Ins. Amount	Dec Co Jan. 1 to Cos Buildin Dec	2. 11 to 17 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110 126 \$3,536,650 g Permits 1914 11 to 17	24 \$438,000 n.1 to Dec. 18 611 \$13,097,210 119 \$3,331,150 1918 Dec. 12 to 18
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Total No To Banks & Ins. Amount Total No Amount To Banks & Ins. Amount	Dec Co Jan. 1 to Cos Buildin Dec	2. 11 to 17 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110 126 \$3,536,650 g Permits 1914 11 to 17	24 \$438,000 n.1 to Dec. 18 611 \$13,097,210 119 \$3,331,150 1918 Dec. 12 to 18
Total NoA To Banks & Ins. Amount Total No Amount To Banks & Ins. Amount New buildings Cost Alterations	Dec Co Jan. 1 to Cos Buildin Dec	2. 11 to 17 7 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110 126 \$3,536.650 g Permits 1914 . 11 to 17 8 \$123,550 \$6,435 Dec. 1 Ja	24 \$438,000 2 \$68,000 n.1 to Dec. 18 \$13,097,210 119 \$3,331,150 1918 Dec. 12 to 18 20 \$295,873 \$33,900 n.1 to Dec. 18
Total NoA To Banks & Ins. Amount Total No Amount To Banks & Ins. Amount New buildings Cost Alterations	Dec Co Jan. 1 to Cos Buildin Dec	2. 11 to 17 7 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110 126 \$3,536.650 g Permits 1914 . 11 to 17 8 \$123,550 \$6,435 Dec. 1 Ja	24 \$438,000 2 \$68,000 n.1 to Dec. 18 \$13,097,210 119 \$3,331,150 1918 Dec. 12 to 18 20 \$295,873 \$33,900 n.1 to Dec. 18
Total NoA To Banks & Ins. Amount Total No Amount To Banks & Ins. Amount New buildings Cost Alterations	Dec Co Jan. 1 to Cos Buildin Dec	2. 11 to 17 7 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110 126 \$3,536.650 g Permits 1914 . 11 to 17 8 \$123,550 \$6,435 Dec. 1 Ja	24 \$438,000 2 \$68,000 n.1 to Dec. 18 \$13,097,210 119 \$3,331,150 1918 Dec. 12 to 18 20 \$295,873 \$33,900 n.1 to Dec. 18
Total No To Banks & Ins. Amount Total No Amount To Banks & Ins. Amount New buildings Cost Alterations	Dec Co Jan. 1 to Buildin Dec Jan. 1 to	2. 11 to 17 7 \$94,000 2 \$34,500 Dec. 17 Ja 659 \$12,862,110 126 \$3,536,650 g Permits 1914 . 11 to 17 \$123,550 \$6,435 Dec. 17 Ja 698 \$123,550 \$6,435 Dec. 17 Ja	24 \$438,000 2 \$68,000 n.1 to Dec. 18 \$13,097,210 119 \$3,331,150 1918 Dec. 12 to 18 20 \$295,873 \$33,900 n.1 to Dec. 18

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5	۱.													\$997,660	\$1

BROOKLYN. Conveyances.

	1914	1918
1	ec. 10 to 16	Dec. 11 to 17
Total No. No. with consideration.	361 49	$438 \\ 59$
Consideration	\$188,781	\$247,091
Jan.1 to	Dec. 16 Ja	n.1to Dec. 17
Total No	22,237	22,921
No. with consideration	2,232	2,231
Consideration	\$13,411,760	\$12,784,166
Mor	tgages.	
	1914	
De	ec. 10 to 16	Dec. 11 to 17
Total No	244	280
Amount	\$807,083	\$1,025,160
To Banks & Ins. Cos	19	85
Amount	\$192,950	\$541,450
No. at 6%	165 \$327,637	152 \$338.126
Amount		

12101

188 Montague St., Brooklyn

December 19, 19		
No at El/d	47	63
No. at 5½% Amount	\$354.200	\$288,450
No at 54	22	
No. at 5% Amount	\$70,916	\$347,850
Unusual rates		
Amount		\$4,830
Interest not given	10	10
Amount	\$54,330	\$45,904
	to Dec. 16 Ja	n.1 to Dec. 17
Total No Amount To Banks & Ins. Cos	15,882	16,424 \$65,168,835 3,543 \$24,125,106
Amount	\$65,491,420	\$65,168,835
To Banks & Ins. Cos	2,881	3,543
Amount	\$22,821,489	\$24,125,106
Buildi	ng Permits.	
	1914	1913
1	Dec. 11 to 17	Dec. 12 to 18
New buildings		
New buildings Cost	\$318,475	\$909,000
Ian. 1	to Dec. 17 Ja	n. 1 to Dec. 18
New buildings Cost Alterations	4 246	3.580
Cost	\$36,913,481	\$30,635,874
Alterations	\$2,772,460	\$3,470,401
	UEENS.	
	ng Permits.	
	1014	1913
T	Dec. 11 to 17	Dec 12 to 18
	. 57	DCC. 12 00 10
New buildings Cost Alterations	\$156 400	¢167 195
Alterations	\$20,355	\$26,955
Tree 1	to Dec. 17 Ja	n 1 to Dog 18
Jan. I	to Dec. 17 Ja	II. I to Dec. 18
New buildings Cost Alterations	4,327	4,230
Alterations	\$18,308,341	\$10,371,095 \$1 960 700
	TTALORITO	
RIC	HMOND. ng Permits. 1914	
Buildin	ng Permits.	
	1914	1913 Dec. 5 to 17 24
I	Dec. 11 to 17	Dec. 5 to 17
New buildings Cost Alterations	. 17	24
Cost	\$100,735	\$82,150
Alterations	\$5,436	\$2,435
New Buildings	1,050	923
Ccst	\$1,793,801	\$2,171,459
New Buildings Cest Alterations	\$253,932	\$294,213
REAL ESTAT		
		Constantinum management

The following values were placed on real estate properties this week by the State ap-praisers 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 mort-gages or other liens;

ALICE BRANTINGHAM.—117 East 26th st, 3-sty dwelling, used as restaurant, 14.3x65, \$20,-000.

JOSETY UWERING, USEG AS FESTAMENT, FESTAG, 420,-000.
JOSEPH D. CARRULL,—Shares of stock in Centaur Realty Co. owning, 155-163 East 24th st, 7-sty loft, 110x197.6, \$>40.000; shares in Taurus Realty Co. owning 330-332 3d av, 5-sty tenement, 45x84, \$65.000; 334 3d av, 5-sty ten-ement, 45x84, \$65.000; 334 3d av, 5-sty ten-ement, 21x84, \$34.000; and 322-328 3d av, two 5-sty tenements, 99x84, leasehold for 7 years with renewal privileges aggregating 35 years from March 1, 1913, ground rent being \$5,000 per annum and taxes, leasehold valued at \$61.500; shares in the Stanton Co. owning 317 3d av, 3-sty tenement, 18.6x97, \$21.000, and 319 3d av, 3-sty tenement and 1-sty extension 18.6 x97.3, \$33.000; shares in Ess-Eff Realty Co. owning 138-140 East 25th st, 3-sty stable, 44x 98.9, \$48,000, and 150 East 23d st, 3-sty build-ing, 25x98.9, \$48,000.

ing. 25x98.9, \$48,000.
JENNIE GEAGEN.—36 Dominick st, 3-sty dwelling, 20x85, \$12,500.
JULIUS HARBURGER.—338 East 49th st, 5-sty flat, 25x100, \$19,500.
MATILDA I. MESSER.—328 East 11th st, 5-sty tenement, 25x94, \$28,500; 550 West 165th st, 2-sty dwelling, 16x104, \$12,286; Dyckman st, south side, 150 ft. east of Sherman av, plot 100x200, \$10,000.
WALTON G. DECKHAM, 186 5th st, 7 stm

100x200, \$10,000. WALTON C. PECKHAM.—186 5th av, 7-sty building, 28.6x100, \$400,000; 57 West 21st st, 4-sty dwelling with store, 23x98.9, \$45,000; 718 Madison av, 4-sty dwelling with store, 20.5x 82, \$52,000; 127 East 104th st, 3-sty dwelling, 16.8x100.11, \$6,000; 129 East 104th st, 3-sty dwelling, 16.8x100.11, \$6,000; 133 East 104th st, 3-sty dwelling, 16.8x100.11, \$6,000; 46 How-ard st, old building, 24.7x75, \$40,000. IOSEPH E. DEFNDERCAST _144 Warrely

JOSEPH F. PRENDERGAST.—144 Waverly pl. 4-sty dwelling, 22.3x97, \$18,000; 966 East 156th st, 2-sty dwelling, 18.7x96, \$6,000, EMMELINE SINCLAIR.—130 East 38th st, 4-sty dwelling, 20x24.9, \$16,500.

REAL ESTATE NOTES.

GEO. R. READ & CO will move on Jan. 1, from 20 Nassau st to 30 Nassau st.

E. K. RAMEE has been appointed agent for 1506 Gates av and 2902 Clarendon rd, Brooklyn. A. A. HAGEMAN has been appointed agent of 36 to 40 West 67th st; 232 West 48th st; and 46 West 36th st.

M. M. HAYWARD & CO. have been appointed agents for the apartment houses, 1690-1696 Eroadway.

agents for the apartment houses, 1630-1690 Eroadway.
J. B. ENGLISH has been appointed agent for the 6-sty, loft building, 243-245 West 47th st. also for 785-787 8th av.
WILLIAM A. WHITE & SONS have been appointed agents for 109 West 120th st, by the seamans Bank for Savings.
HERMAN ARNS CO. has negotiated a 1st mortgage loan of \$25,000 at 5 per cent. on the "Cragmere Court." an apartment house recently erected at 1640 Macombs rd by Julius Schork.
CROSS & BROWN CO. has been appointed agent for the Bonwit-Teller Building at the southeast corner of 5th av. and 38th st., which includes the new addition in course of construction; also for 14-16 West 24th st.
M. MORGENTHAU, JR., CO. has been appointed appraisers in transfer tax proceedings for the estates of Samuel Frank, Charles Mann,

Borrowers

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Lawyers Title Insurance & Trust Co.

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1354 Broadway, Brooklyn 367 Fulton Street, Jamaica

Christmas Greetings

and

Best Wishes

For a Pear of Happiness and Prosperity

Edison Electric Illuminating Company of Brooklyn

The.

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RECORD AND GUIDE



Edward Koch, Catherine A. F. Casanova, Au-gusta A. Taintor and Henry L. Rosenthal. A. L. MORDECAI & SON announce that they have completely rented the store, basement and all the lofts in the new building, 63 West 36th st, the construction of which was started last

st, the construction of which was started last August. JOHN M. THOMPSON announces his resig-nation as vice-president of the M. Morgenthau, Jr., Co. He has opened an office at 115 Broad-way for the selling and appraising of real estate. C. Walter Cushier will be associated with him in the sales department. UNION SQUARE is interested in a report that the Van Beuren estate has leased the new 12-sty building at the northwest corner of Union sq and 15th st which has yet to find a tenant. No definite information could be obtained this week at the offices of the es-tate at 65 5th av. WILLIAM H. ARCHIBALD was the broker in the recently recorded sale of the 4-sty build-ing, 319 West 28th st to Thomas Lynch, who owns the three houses adjoining on the east. This gives Mr. Lynch a plot 80x98.9. No im-mediate improvement is contemplated. SMITH & PHELPS have placed for the A. J.

<text><text><text><text><text><text><text>

OBITUARY

LUKE KOUWENHOVEN, descendant of one f the first Long Island settlers, and owner f a large estate, died on Thursday at his ome on the Shore rd, in the Steinway section f Queens, aged eighty-five. He was unmar-ied. His direct ancestor, Wolfert van Kouwen-oven, came to this country from the Nether-unds in 1630, and the family settled in the latlands section of Brooklyn. The grand-ather of Mr. Kouwenhoven purchased several undreds of acres in what is now the northern art of Long Island City, including North leach. part of Beach.

AUCTION SALES OF WEEK.

Except where otherwise stated, the proper-ties offered were in foreclosure. Adjourn-ments 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.

Several properties sold this week to outside buyers at prices in excess of existing encumbrances, indicate a con-tinued improvement in the auction branch of the real estate market. In one instance the plaintiff acquired a Fifth avenue block front for \$235,000, which was about \$4,000 above the liens. This may be considered a rarity in recent times, since properties that have been sold as the result of foreclosure pro-ceedings have been invariably bid in by parties in interest for prices below the encumbrances. An auction offering Several properties sold this week to by parties in interest for prices below the encumbrances. An auction offering of Spuyten Duyvil holdings last Satur-day resulted in the sale of eighty-eight lots and two dwellings for a total of \$120,707, or an average of about \$1,140 a lot.

Next Monday Henry Brady will offer for sale the seven-story office building at the junction of Wall, Pearl and Beav-er streets, as a result of a foreclosure action brought by the Equitable Life As-surance Company against Catharine H. Smith, and others. This is the first fore-closure sale of Wall street property in a number of years, and the result will no doubt occasion considerable com-ment among owners and real estate men who are interested in that locality. Next Monday Henry Brady will offer

Manhattan.

The folowing is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 18, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

 Hoom, 14 and 10, reset of

 JOSEPH P. DAY.

 Manhattan st, 107-13 (*), ns, 100 e Old

 Bway, 72x100x64x100.2, 6-sty bk tnt & strs;

 due, \$101,857.69; T&c, \$4,119.66; Albany

 Sayos Bank.

the Protestant Episcopal Church in the 60,000 40TH st, 456 W (*), ss, 100 e 10 av, 25x 98.9, 3-sty bk tht & str, 1-sty ext; due, \$13,400.87; T&cc, \$144; Margt Marx. 13,500 65TH st, 325 E, ns, 335 w 1 av, 20x100.5, 3-sty & b bk dwg; due, \$5,708.72; T&cc, \$180; Mary M Murthaugh. 6,050 115TH st, 420 E (*), ss 195 e 1 av, 25x 100.10, 4-sty bk tht & strs; due, \$11,092.52; T&cc, \$1,150.83; Caroline A Lane. 10,000 115TH st, 612-4 W (*), ss, 225 w Bway, 50x100.11, 8-sty bk tht; due, \$23,126.45; T&c, \$2,670; sub to a pr mtg \$110,000; Henry L Scheuerman. 130,000 Amsterdam av, 108, ws, 100.2 n 64th, 25.3x100, 5-sty stn tht & strs; due, \$4,-418.82; T&cc, \$300; sub to 2 mtgs aggregat-ing \$28,000; Isidor Abraham. 33,275 HENRY BRADY

HENRY BRADY.

Lewis st, 68 (*), sec Rivington (No 307), 80x24.11, 6-sty bk tnt & strs; due, \$38,-804.82; T&c, \$1,807.47; Robt L Hoguet et al comm. 25,000

Comm. 25,000 **Rivington st, 307**, see Lewis, 68. **105TH st, 1 E**, see 5 av, 1240-8. **106TH st, 2-10 E**, see 5 av, 1240-8. **118TH st, 157 E** (*), ns, 260 w 3 av, 25x **100.11**, 5-sty stn tnt & strs; due, \$16,129.81; T&c., \$365; Wm H Kirschner. 15,500 **5TH av, 1240-8** (*), es, whole front bet **105th** (No 1) & 106th (Nos 2-10), runs n 201.10xe150xs100.11xw50 xs 100.11 xw 100 to beg, vacant; due, \$221,228.62; T&c, \$8,981; N Y Life Ins Co. 235,000

SAMUEL MARX.

Clinton st, 97 (*), ws, 225.4 s Rivington, 25.4x100, 5-sty bk tnt & strs; due, \$11,-790.34; T&c, \$1,182.91; sub to mtg \$22,000; Philip Klein et al, exrs. 38,000 Stanton st, 125 (*), ss, 50 e Essex, 25x 75, 5-sty bk tnt & strs; due, \$7,538.17; T&c, \$747.60; sub to mtg \$22,000; Philip Klein et al, exrs. 22,100

CHAS. A. BERRIAN.

 CHAS: A. BERMIAN.

 176TH st, 517-9 W, see Audubon av, 219.

 Audubon av, 219 (*), nec 176th (Nos 517-9), 99.11x100, 6-sty bk tnt & strs; due, \$10,-448.38: T&c, \$1,811.80; sub to mtg of \$145,-000; Jos E Marx.

Bronx.

The following are the sales that have taken place during the week ending Dec. 18, 1914, at the Bronx Salesrooms, 3208-10 3d av.

ending Dec. 18, 1914, at the Bronk Salesrooms, 3208-10 3d av. JOSEPH P. DAY. Austin pl (*), ws, 422.8 n 144th, 100x100, vacant: due, \$2,253.45; T&c, \$3,081.45; Charlotte A O'Shea, 5,000 Alexander av, 126, es, 100 s 134th, 20x 89.6, 4-sty bk tht & strs; adj sine die. — Alexander av, 128, es, 80.6 s 134th, 19.6x 89.6, 4-sty bk tht & strs; adj sine die. — Alexander av, 130, es, 61 s 134th, 19.6x 89.6, 4-sty bk tht & strs; adj sine die. — Alexander av, 132, es, 41.6 s 134th, 19.6x 89.6, 4-sty bk tht & strs; adj sine die. — Alexander av, 132, es, 41.6 s 134th, 19.6x 89.6, 4-sty bk tht & strs; adj sine die. — Alexander av, 132, es, 41.6 s 134th, 19.6x 89.6, 4-sty bk tht & strs; adj sine die. — Arnow av (*), nwc Eastern blvd, 3x 715.10x280.3x—; due, \$6,452.10; T&c, \$1.000; sub to 1st mtg \$10,000; Barbara Rosen-berg (corrects error in last issue, when consideration was \$14,500). 44,500 Prospect av, 970-2, es, 73.6 s 164th, 75x 182.10x78.3x160.6, 6-sty bk tht & strs; due, \$6,961.37; T&c, \$2.896.10; sub to 2 mtgs aggregating \$122,000; Hugo Bulowa. 126,000 LAMES, L, WELLS.

JAMES. L. WELLS. Bartholdi st (*), ns, 75.9 e Rosewood av, 25x100; due, \$274.01; T&c, \$457.96; Lillian W White. Brook av, 1465 (*), ws, 77.9 n St Pauls pl, 22.2x36.2x22.2x35, 3-sty bk tnt & strs; due, \$4,356.52; T&c, \$266.93; Isabella Den-nis. 4,000

CHAS. A. BERRIAN. **Brook av, 1528** (*), es, 275 n 171st, 25x 100.11, 4-sty bk tnt & strs; due, \$2,302.51; T&c, \$455.39; sub to 1st mtg of \$13,000; Hyman Goldstein. 15,600

GEORGE PRICE. **146TH st, 236-8 E** (*), ss, 300 w Morris v, 50x100, 3-sty bk tnt & strs & 2-sty fr wg; due, \$8,575.16; T&c, \$564.95; Frances Bolton et al, exrs. 8,000

 H Bolton et al, exrs.
 5,000

 JAMES J. DONOVAN.

 Beck st, 582, ss, 100 w Av St John, 100x

 125, 2-6-sty bk tnts; due, \$15,921.04; T&c,

 \$1,923.69; sub to mtg of \$90,275; Jno H

 Stoubenburgh.
 96,275

 184TH st, 463 E (*), ns, 128.8 w Wash

 ington av, 16.8x100, 3-sty fr tnt; due, \$2,-320.73; T&c, \$229.50; sub to mtg of \$4,500;

 Johann C Hofmann et al.
 4,900

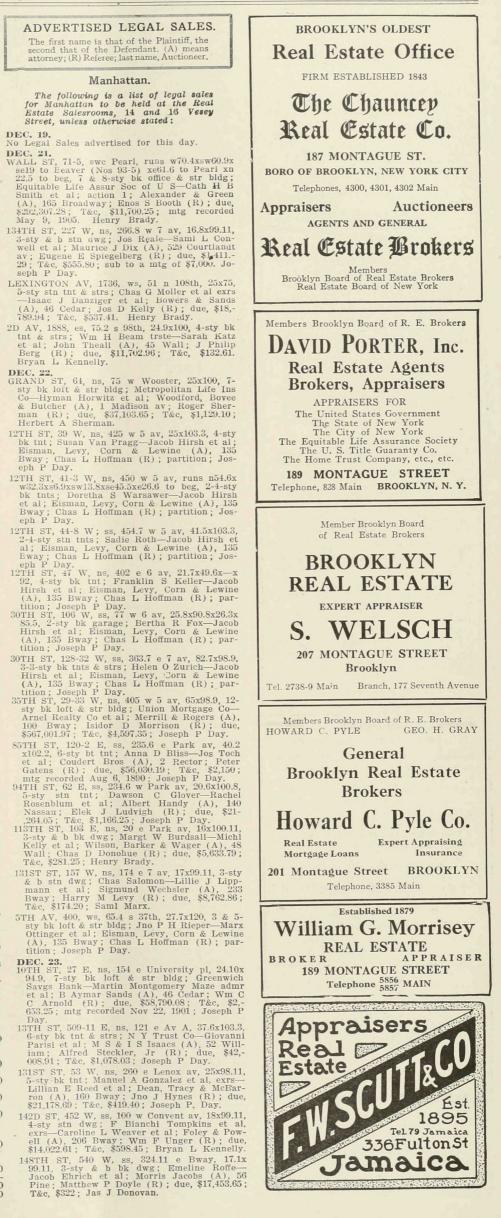
GEO. G. BAKER.

(* Sale of 164 lots of Edgehill Terraces.) Arlington av, nec 227th, 85x105; E A Jacobs. 9,000

December 19, 1914

RECORD AND GUIDE

-	00	-



Arlington av, es, 145 n 227th, 75x125 M S Squires. Arlington av, es, 145 ft 221th, 66,000 Arlington av, es, 125 s 230th, 50x125; Jos Palir. 4,100 227TH st W, nwc Netherland av, 70x 115; Walter Swett. 4,200 Netherland av, ws, 115 n 227th, 50x 125; New York Land Securities Co. 3,100 Netherland av, ws, 240 n 227th, runs w 125xn40xel5xn35xel10xs75 to beg; Mrs C J Fairchild. 4,200 Edgehill av, es, 523 s 230th, runs s86.10

 Fairchild.
 4,200

 Edgehill av, es, 523 s 230th, runs s86.10

 xe16.6 to es Edgehill av xn90xw87.7 to beg;

 J A Wilbur.

 Edgehill av, es, 370 s 230th, 99.2x58.9x

 69x68.1; Wm A Dooling.
 2,000

 Netherland av, es, 162.1 s 230th, 59.11

 x99.2x60x100; J W Doolittle.
 10,300

 Arlington av, nwc 227th, 75x145.6; Rose

 M Linden.
 6,450

 Arlington av, nwc 221th, 104716, 6,450

 M Linden.
 6,450

 Arlington av, ws, 234 s 230th, 70x145.6;
 10,000

 Arlington av, ws, 75 n 227th, 50x145.6;
 3,950

 Metherland av, ws, 75 n 227th, 50x145.6;
 3,950

 Netherland av, es, 255.1 s 230th, 50x
 100; Jos Palir.

 2,900
 Netherland av, ws, 257.1 s 230th, 100x

 10; A C Wallin.
 5,600

 Netherland av, ws, 207.1 s 230th, 100x
 110xn27.2xw15xn22.10xe125 to beg; Mrs I A

 Lurie.
 2,900

 Netherland av, ws 157.1 s 230th, 50x

 Lurie.
 2,900

 Netherland av, ws, 157.1 s 230th, 50x

 125; C R Leonard.
 3,000

 Netherland av, ws, 107.1 s 230th, 50x

 125; S T Stewart.
 2,950

 Netherland av, ws, 107.1 s 230th, 50x

 125; S T Stewart.
 2,950

 Netherland av, swc 230th, 107.1x125x

 79.8x127.11; J A Wilbur.
 5,400

 Edgehill av, nec 227th, 50.3x87.5x51.3x

 80.7; Mrs I A Lurie.
 1,500

 Edgehill av, es, 50.3 n 227th, 51.7x86x

 51.3x87.5; B W Anderson.
 1,600

 Edgehill av, ws, 186.10 s 230th, 50x86.3;

 Jos A Palir.
 2,400

 Netherland
 av, es, 100
 227th, 50x82x

 51x94;
 New York
 Land
 Securities
 Co.

 2,600
 2,600
 2,600
 2,600
 *The remainder of this sale will be pub-lished next week. CHAS. A. BERRIAN. Morris Park av, 629, ns, 1431.11 e Wal-ker av, 25.2x-89.6x28.6x174.2; adj sine die.

Brooklyn.

The following are the sales that have taken place during the week ending Dec. 16, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

 WILLIAM P. RAE CO.

 NOLL ST, nws, 175 sw Hamburg av, 25x

 100; withdrawn

 WEST ST (*), es, 180 n Av C, 36x100;

 Boyd H Wood Co

 THATFORD AV, sec Glenmore av, 20x

 50; Wm Perlman.

 50; Wm Perlman.

 4TH AV, ws, 58 n President, 56x80;

 withdrawn.

JAMES L. BRUMLEY.

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

Manhattan.

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

DEC. 19. No Legal Sales advertised for this day.

- Hidof; Joseph P Day.
 DEC. 23.
 10TH ST, 27 E, ns, 154 e University pl, 24.10x
 94.9, 7-sty bk loft & str bldg; Greenwich
 Savgs Bank—Martin Montgomery Maze admr
 et al; B Aymar Sands (A), 46 Cedar; Wm C
 C Arnold (R); due, \$58,790.08; T&c, \$2,-653.25; mtg recorded Nov 22, 1901; Joseph P
 Day.

(Legal Sales, Manhattan, Continued.)

2D AV, 2270, es, 75.5 s 117th, 25.6x84.10, 4-sty bk tnt & strs; Theresa Niekemper-Louis Lese et al; Henry C Botty (A), 140 Nassau; Sami J Wagstaff (R); due, \$13,703.87; T&c, \$142.40; sub to a transfer tax lien amounting to \$1,856.59; Joseph P Day. DEC 24

1008

- bill, Söc.59; Joseph P Day.
 DEC. 24.
 104TH ST, 312 E, ss, 100.6 e 2 av, 24.6x100.11; 4-sty bk tnt & strs; Casimir deR Moore— Vincenza Messuri et al; Frank L Holt (A), 220 Bway; Jno F McIntyre (R); due, \$6,-661; T&c, \$62.74; Henry Brady.
 106TH ST, 160 W; see Amsterdam av, 933-5.
 AMSTERDAM AV, 933-5, see 106th (No 160 W), 47.102100, 6-sty bk tnt & strs; Postal Life Ins Co—W F Burns Realty Co et al; Chas C Lockwood (A), 35 Nassau; Geo F Harriman (R); due, \$172, 258.48; T&c, \$4,385.13; Bryan L Kennelly.
 BOLTON RD, ws, 60 n 208th, 199.11x533 to Hudson River x203.2x485.2; also PARCEL of land beg at a point 112.10 n 208th, runs w—

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- Founded ... Owner of Harriman National Bank Build-ing, 44th St. and Fifth Ave. Stockton Building, 5-9 E. 31st St. Arena Building, 39-41 W. 31st St. Hendrik Hudson Apartments,

Arena Building, 39-41 W. 31st St. Hendrik Hudson Apartments, Broadway, 110th Street, River-side Drive. Developer of A-R-E-CO dis-tricts, The Bronx, and Park Hill, Yonkers. On these types of properties are based its 6% Bonds, offered to investors in Coupon form for direct investment, and in Accumulative form purchasable by installments. installments. Correspondence invited.

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BROOKLYN

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189 MONTAGUE ST. Telephone BROOKLYN, N. Y.

- to Bolton rd xse e, and ne-xnw- to beg, 2-sty fr dwg & vacant; Postal Life Ins Co-Ursula C Burns et al; Chas G Lockwood (A), 35 Nassau; Geo F Harriman (R); due, \$118,-480.99; T&c, \$2,185.70; Bryan L Kennelly. MADISON AV, 1493-5, es, 50.11 n 102, 50x100, 6-sty bk tnt & strs; Rose Amsterdam et al-Bella Amsterdam et al; partition; Ignace I Apfel (A), 1 W 34th; Phoenix Ingraham (R); due, \$55,000; T&c, \$-; D Phoneix In-graham.

DEC. 26. No Legal Sales advertised for this day.

- No Legal Sales auvertised 10. **DEC. 28.** FORSYTH ST, 39-39½, on map 39, ws, 92.8 n Canal, 32.9x100, 5-sty bk stable; Saml Wacht-Dora Frankenstein et al; Arnstein & Levy (A), i28 Bway; Albert Ritchie (R); due, \$8,346.48; T&c, \$91.60; mtg recorded April 10, 1907; Bryan L Kennelly. PARK AV, 929-31, es, 51.1 s 81st, 53.3x100, 12-sty bk tnt; Pollack & O'Neill (A), 2 Rector; Phoenix Ingraham (R); due, \$75,848.06; T&c, \$5,948.90; sub to a mtg of \$265,000; D Phoenix Ingraham.
- For State and State and

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. 19. No Legal Sales advertised for this day.
- No Legai Sales advertised DEC. 21. BATHGATE AV, 1775, ws. 293.1 s 175th, 22x62.5, 2-sty fr dwg; Carrie Westerfield—Sophie Miller et al; Burlock E Rabell (A), 38 Park Row; John P Dunn (R); due, \$5,480.93; T&c, \$90. Chas A Berrian.

- Row; John P Dunn (R); due, \$5,480.93; T&c, \$90. Chas A Eerrian.
 DEC, 22.
 134 TH SI', 400 E; see Willis av, 130-6.
 ISIST ST, E, 40.3 e Belmont av; see Belmont av, ese, 100.7 s 181st.
 BELMONT AV, es, 100.7 s 181st, runs e40.3xn 100.9 to 181st xe45.5xs140.2xw68.4xn40.6 to beg, vacant; Jacob Bernstein-Crownhill Constn Co et al; Selig Edelman (A), 132 Nassau; Wm J McKeown (R); due, \$2,-556.52; T&c, \$106,20; sub to a 1st mtg of \$5,-000; Jas J Donovan.
 MORRIS AV, 2028, es, 281.3 n 179th, 18.9x100, 2-sty bk dwg; Anna C Stephens-Maria Balschum et al; Thos F Keogh (A), 90 W Bway; Peter L Mullaly (R); due, \$7,290.23; T&c, \$534.21; J H Mayers.
 TINTON AV, 591.7, ws, 100 n 150th, 75x95.2x 75x94.11, 2-5-sty bk tnts; Jno A Murray-Tinton Av Constn Co et al; Edw Herrmann (A), 261 Bway; Geo F Weller (R); due, \$5,-250.85; T&c, \$6,223.28; -sub to a mtg of \$55,-000; Joseph P Day.
 WALLACE AV, 1932, es, 1,170 n Morris Park av25x100; Nellie Brennan-Giovanni Malpiedi et al; Burns & Fenno (A), 2 Grand, White Plains, N Y; Wm L Rumsey (R); due, \$2,-154.57; T&c, \$200; sub to prior mtg \$3,250; Jas J Donovan.
 WILLIS AV, 130-6, sec 134th (No 400), 100x 40, 6-sty bk hotel; Atlantic Dock Co-Geo H Pigueron et al; Snedeker & Snedeker (A), 164 Montague, Brooklyn; Phoenix Ingraham.
 DEC, 23.
- Ingranam.
 DEC. 23.
 BELMONT AV, 2096, es. 78.7 s 180th, 32.6x102.6 x23.2x106.6, vacant; Grant Squires—Giouse Galieni et al; Jno M Rider (A), 44 Cedar; Jno J O'Brien (R); due, \$2,482.94; T&c, \$112.46; Henry Brady.
 EDGEWATER RD, 1503, ws, 672.7 n Westchester av, 25x100, 2-sty bk dwg; Bertha Beringer—Annie Nock et al; Lee & Fleischmann (A), 1182 Bway; Isaac F Cohen (R); due, \$5,-302.03; T&c, \$253.89; Joseph P Day.
 DEC. 24.

- 302.05; T&C, Question, 400 s Gun Hill rd, 25x PERRY AV, 3330, es, 400 s Gun Hill rd, 25x 100, 2-sty fr dwg; Lillie Sanger-Albert Guissart et al; Niles & Johnson (A), 11 Wall; Alex Karlin (R); due, \$2,295.41; T&c, \$461.04; sub to mtg of \$4,750; Jas L Wells.
- DEC. 26 & 28. 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. 19. No Legal Sales advertised for this day

- No Legal Sales advertised for this day DEC. 21. RALPH ST, es, 300 n Hamburg av, 20x100; Herman Preifer et al—Sophie Bremer et al; Winne & Frey (A), Jamaica, Ll; Gaston F Livett (R); Wm P Rae. WALWORTH ST, ws, 290 s Willoughby av, 20x 100; Caroline M Lord—Delia L Collins et al; John A Warren (A), 175 Remsen st; Thomas H Troy (R); Wm J McPhilliamy & Co. RUGBY RD, es, 325.5 s Ditmas av, 50.8x109.7; Carrie E Hosford—Lizzie McTammany et al; Chas A Ogren (A), 149 Bway, Manhattan; Algernon I Nova (R); Nathaniel Shuter. DEC. 22
- Algernon I Nova (R); Nathaniel Shuter.
 DEC. 22.
 HICKS ST, ws. 75 s Union, 25x75; Jos Martiniano-Gelsomina Valentine et al; Robt V Mathews (A), 30 E 42d Manhattan; Robt H Koehler (R); Wm J McPhilliamy & Co.
 SEELEY ST, es, 50 s 19th, 25x100; City of N Y --Wm V Becker et al; Frank L Polk (A), Municipal Bidg, Manhattan; Edgar M M Doughty (R); Wm J McPhilliamy & Co.
 E 7TH ST, es, 300 n Av J, 40x120.6; Geo Freifeld-Charity E Van De Water et al; Jeremiah Wood (A), 291 Bway; Almeth W Hoff (R); Wm P Rae.
 26TH ST, ws, 362.6 n Av M, 37.6x100; Annie Gamble-Otto Nelson et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm J McPhilliamy & Co.

- 37TH ST, nes, 100 nw 15 av, 100x100.2; Andw F Wilson-White House Lunch Wagon Mfg Co et al; Clarke & Frost (A), 215 Montague; Wm Watson (R); Wm J McPhilliamy & Co.
 48TH ST, sws, 220 nw 13 av, 20x100; 2; Jno Nolty--Conrad Carlson et al; Henry A In-graham (A), 189 Montague; Warren I Lee (R); Jere Johnson Jr Co.
 81ST ST, ns, 236 w 17 av, 240x100; Eliz A Demund-Milton S Kistler et al; Robt O'Byrne (A), 6 Wall, Manhattan; Patk E Callahan (R); Wm J McPhilliamy & Co.
 AV C, ns, 20 e E 3d, 20x80; Jno P Hoffman-Bien Realty Co et al; Jno D Prince Jr (A), 164 Montague; Herbert S Worthley (R); Wm J McPhilliamy & Co.
 ATLANTIC AV, ns, 20 w Andrews pl, 20x64.6; Marguerite F Hammill-Ralph Underhill et al; Johnston & Johnston (A), 256 Bway, Man-hattan; Almeth W Hoff (R); Wm P Re.
 BEDFORD AV, es, 240 s Farragut rd, 200x100; Geo M Henderson-Rensiaw Realty Co Inc et al; Wilmot Y Hallock (A), 189 Montague; Jas Mac G Smith (R); Jas L Brumley.
 BEDFORD AV, ws, 300 s Farragut rd, 200x 100; same-same; action 2; same (A); same (R); Jas L Brumley.
 CLINTON AV, sec Greene av, 47.6x140x irreg; Savings Bank of Utica-Jno C Kluber et al; Miller & Fincke (A), Utica, N. Y; Jas M Fawcett.
 MANHATTAN AV, es, 75 n Clay, 25x100; Chas R Sarcont-Patk Sullivan et al: Selzy & Les

- Miller & Fincke (A), Utica, N. Y; Jas M Fawcett.
 MANHATTAN AV, es, 75 n Clay, 25x100; Chas R Sargent—Patk Sullivan et al; Seley & Le-vine (A), 215 Montague; David Senft (R); Nathaniel Shuter.
 PITKIN AV, ss, 80 e Hendrix, 20x100; Robt T Davidson—Mary Terminl et al; Frank G Wild (A), 277 Bway, Manhattan; Wm A Mathis (R); Wm J McPhilliamy & Co.
 WORTMAN AV, ss, 60 w Linwood, 20x100; City of N Y—Augusta Garnier; action 1; Frank L Polk, Municipal Bldg, Manhattan; Wm H Raferty (R); Wm J McPhilliamy & Co.
 WORTMAN AV, ss, 80 w Linwood, 20x100; same —same; action 2; same (A); same (R); Wm J McPhilliamy & Co.

- --Same ; action 2 ; same (A) ; same (R) ; wm J McPhilliamy & Co.
 DEC. 23.
 50TH ST, nes, 20 se 19 av, 20x80; Geo T Mortimer-Brody Bidg Co et al; action 1; Chas H Lott (A) ; 206 Bway; Chas F Moody (R); Wm P Rae.
 50TH ST, ns, 40 e 19 av, 20x80; same-same; action 2; same (A); same (R); Wm P Rae.
 57TH ST, ns, 160 e 7 av, 20x100.2; Chas T Branch-Alfonsina R Drago et al; Chas C Branch (A), 149 Eway, Manhattan; David Blitzer (A); Wm P Rae.
 FRANKLIN AV, es, 172.9 n Park av, 25x100; Jno F Saddington-Chas F Forsman et al; Henry J Davenport (A), 375 Pearl; A J Koehler (R); Wm J McPhilliamy & Co.
 IRVING AV, sws, 140 nw Cornelia, 20x95; Willaimsburgh Savgs Bank-Max H Speer et al; S M & D E Meeker (A), 217 Havemeyer; E G Nelson (R); Wm J McPhilliamy & Co.
 LAFAYETTE AV, ss, 302.6 w Lewis av, 20x100; Bushwick Savgs Bank-Frank H Bray et al; Rufus L Scott (A), 93 Nassaau, Manhattar; Wm E Warland (R); Wm J McPhilliamy & Co.
- DEC. 24. CROWN ST, sec Franklin av, 31x100; Benoit Wasserman—Annie J Cameron et al; Ira L Bamberger & Sidney Lowenthal (A), 309 Bway; C Elmer Spedick (R); Wm P Rae. 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.
- which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P. Rae.
 HARMON ST, ses 175 ne Irving av, 25x100; Chas Ebert et al-Hermine Mueller et al; Levy, Gutman & Goldberg (A), 816 Bway; Myles Purvin (R); Nathaniel Shuter.
 HEMLOCK ST, ses, intersec nes Atlantic av, runs se203.3 to Railroad av xnel13.7xnw100 xsw40xnw100xse109.11 to beg; Isaac W Rushmore-Jas Florenzo et al; Harry L Thompson (A), 175 Remsen; Bernard J Eecker (R); Wm P Rae.
 CENTRAL AV, sws, 100 se Troutman, 25x100; Sheriff's sale of all right, title &c which Giovanni Tumminello had on June 12, 1913, or since; Lewis S Swasey, sheriff; Wm P Rae.
 CENTRAL AV, sws, 100 w Warwick, 50X 100; Andw Gray-Henry G Miller et al; Grover M Moscowitz (A), 189 Montague; Jos A Solover (R); Nathaniel Shuter.
 5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly -Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.
 5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally-same; same (A); same (R); Nathaniel Shuter.
 5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally-same; same (A); same (R); Nathaniel Shuter.
 5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally-same; same (A); same (R); Nathaniel Shuter.
 5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally-same; same (A); same (R); Nathaniel Shuter.
 5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally-same; same (A); same (R); Nathaniel Shuter.
 5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally-same; same (A); same (R); Nathaniel Shuter.
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 5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally-same; same (A); same (R); Nathaniel Shuter.
 5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally-same; same (A); same (R); Nathaniel Shuter.

- Manhattan; Owen P. P. Bessie Mutterperl-Rae. OT 49, blk 7344, sec 22; Bessie Mutterperl-Wm J Sullivan et al; Schwartzman & Schwartzman (A), 44 Court; Jas M Gray (R); Nathaniel Shuter. LOT
- DEC. 26. No Legal Sales advertised for this day.

- DEC. 26.
 No Legal Sales advertised for this day.
 DEC. 28.
 GRAND ST, nes, Lot 18, map of Village of Williamsburgh; Lizetta Schnibbe-Edw Schumann et al; Bernhard B Christ, Jr (A), 391 Fulton; Rippey T Sadler (R); Nathaniel Shuter.
 MORRELL ST, ws, 50 s Moore, 25x100; Sheriff's sale of all right, title, &c., which Ella Puritz had on Dec 28, 1912, or since; Lewis M Swasey, sheriff; Wm P Rae.
 RODNEY ST, ws, 100 ne S 3d, 40x61.11x irreg; Fundy Co-Ridgewood Realty Associates et al; Jonas, Lazansky & Neuburger (A), 115 Bway, Manhattan; Howard E Greene (R); Nathaniel Shuter.
 5TH ST, ns, 157.10 e 8 av, 20x100; Hyman Alexander-Haft Constn Co et al; Manhattan; Henry Marshall (R); Wm P Rae.
 NEPTUNE AV, see W 12th, 171x865xx irreg; also NEPTUNE AV, swe W 1st, 102.7x98.9; also 86TH ST, ss, 572 w Shell rd, -x-; also PARCEL of land opposite third parcel, adj lands of Brooklyn Rapid Transit & N Y &

December 19, 1914

RECORD AND GUIDE

Brighton Beach R R, -x-; Mtg Holding Co -Sarah V Tremper et al; Armstrong & Brown (A), 21 Cedar, Manhattan; Bernard J Becker (R); Jas L Brumley. TROY AV, ws, 127.9 n St Marks av, 27.9x100; Bedford Co-operative Bldg Loan Asso-Peter McNeaney et al; Martin S Cohen (A), 302 Bway; Leroy W Ross (R); Nathaniel Shuter.

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

Manhattan.

- Mannattan, DEC. 12. CANAL ST, 67-71; Saml Wacht—Harris Youd-elman et al; S Wacht, Jr (A). 47TH ST, 258 W; Saml Wacht—Dora Nadel et al; S Wacht, Jr (A). 113TH ST, 501 W; "Charwyn Realty Co—Hannah Elias et al; L Schafran (A). 118TH ST, ns, 200 e 2 av, 50x100.11; Lawyers Mtg Co—Jos Edelstein et al; amended; Cary & Carroll (A).

- al; and during an end of the second second
- Fraad et al; Rounds, Schurman (A).
 59TH ST, 22 W; Harry S Ford—59th St Real Estate Co et al; H H Gibbs (A).
 128TH ST, 270 W; Society for the Relief of Poor Widows with Small Children—Helen D W Haight et al; Miller, King, Lane & Trafford (A).
- ford (A). AMSTERDAM AV, es, 75 n 164th, 25x100; Mary J Mondorf-Arthur Otten et al; amended; W F Clare (A).

- F Clare (A).
 DEC. 15.
 31ST, 120-22 W; County Holding Co-120 West 31st St Corpn et al; Merrill & Rogers (A).
 64TH ST, 108 W; Alvin F Johnson-Susie S Hall et al; Knox, Sender & Deignan (A).
 71ST ST, 328 W; Elizabeth J Haynes-Patrick J Costello; J B Weil (A).
 12STH ST, 47 W; Mathide A Moller-Marcus Nasanowitz et al; amended; Miller & Bretz-felder (A).
 130TH ST, ss, 200 w Amsterdam av, 144.9x99.11 xirreg; Peters Realty Co-Selma Alexander et al; Bowers & Sands (A).
 5TH AV, sec 127th, 49.11x100; German Savgs Bank in the City of N Y-Martin Frank et al; M Auerbach (A).
 DEC. 16.
- DEC. 16. SUFFOLK ST, 12; Wm M Martin-Morris Si-mon et al; Cadwalader, Wickersham & Taft

- DEC. 10.
 BUFFOLK ST, 12; Wm M Martin—Morris Simon et al; Cadwalader, Wickersham & Taft (A).
 WEST ST, 420; Excelsior Savgs Bank of the City of N Y—Wm F Donnelly et al; J G Gulick (A).
 26TH ST, 322 E; Helen C Brown—Emma A Mayhew et al; Butler, Brown, Wyckoff & Campbell (A).
 50TH ST, 335 E; Adelgunde Weissmann—Raygold Realty Co et al; E V Daly (A).
 14STH ST, ns, 276.6 w Amsterdam av, 15.6x 99.11; Kath B Hicks—Earle P Carman et al; Pressinger & Newcombe (A).
 15STH ST, 524 W; Saml Wacht—Isidor Bear et al; S Wacht, Jr (A).
 ST NICHOLAS AV, swc 178th, 94.11x100; Jos E Marx—Brenden Trading Co et al; Lese & Connolly (A).
 ST NICHOLAS AV, 448-50; Baron de Hirsch Fund—Ellen Cohalan et al; M S & I S Isaacs (A). (A)

- (Å).
 DEC. 17.
 SSTH ST, ss, 124 w 1 av, 18x80; New Jersey Title Guar & Trust Co-Chas W Mark et al; Cary & Carroll (A).
 113TH ST, 501 W; Charwyn Realty Co-Han-nah Elias et al; amended; L Schafran (A).
 AMSTERDAM AV, 1491; City Real Estate Co-Herrmann Realty Co et al; H Swain (A).
 BROADWAY, 598; Wm Ziegler, Jr. Thos A Howell et al; Swan & Moore (A).
 IST AV, ws, at c 1 of block bet 36th & 37th, runs w80xs24.8xe80xn24.8 to beg; Jos W Dougan-Martha Casner et al; Holm, Whit-lock & Scarff (A).
 STH AV, 257; Windham Realization Co, Inc-Bryan L Kennelly et al; Alexander & Green (A).
 DEC. 18.
- (A). **DEC. 18. 55**TH ST, 237-43 E; Wm Burroughs—Ambrose Realty Co et al; Lese & Connolly (A). **93D** ST, ns, 250 w Columbus av, 18.9x72.5; also 93D ST, 125 W; Gotham Mtg Co—David N Carvahlo; G Y Bauchle (A). **119**TH ST, sec Lenox av, S5x100; Bank for Savgs in City of N Y—Harris Pomerantz et al; Cadwalader, Wickersham & Taft (A). **13**TH ST, ns, 80 e 8 av, 45x99.11; Mary J Kingsland—Bassy Block et al; C P & W W Buckley (A). **13**STH ST, ns, 187.6 w Amsterdam av, 37.6x 99.11; V Everitt Macy et al—Levy & Weinstein Realty & Constn Co et al; amended; Davison & Underhill (A).

Bronx.

- DEC. 11. 179TH ST. ss. 136 w Prospect av. 36x95; Therese Wolff-Ernst Keller et al; A Erdman
- Therese Wolff-Ernst Keller et al; A Erdman (A). PARK AV, sec 181st, 25x91; Alice M Cordier-Saml Weiss et al; H M Bellinger, Jr (A). TREMONT AV, ns, 100 w Prospect av, 25x100; Saml Bitterman-Libia Realty Co, Inc et al; N Friedman (A). TREMONT AV, ns, 100 w Prospect av, 25x100; Estates Setlement Co-Alex Anderson et al; Carrington & Pierce (A).

- Carrington & Pierce (A).
 DEC. 12.
 233D ST, E; ns, 130 e Carpenter av, 25x114; Albt Lefurgy- Amalie Huber et al; I N Tompkins (A).
 154TH ST, ns, 300 w Courtlandt av, 50x100; Gaetano Colon-Maria Alliegro et al; Gettner, Simon & Asher (A).
 LOTS 895 to 915 inclusive, map of Laconia Park; Adam Kerner et al-Ellen Smyth et al; E P Orrell, Jr (A).

hone 355 Cortiand CNALLY , Mortgages EET 8154-8155	W. E. & W. I. BROWN, Inc. Est. Real Estate Brokers and Appraisers 3428 THIRD AVE., bet 166th and 167th Sts. WILLIAM A. COKELEY APPRAISER EXPERT TESTIMONY 1325 Fort Schuyler Road 180th Street and Morris Park Avenue, Bronx
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DEC. 14. VAN BUREN ST, ws, 250 s Columbus av, 25x 100; Cyrus Hitchcock—Bucarelli V Baron-cini et al; F D Arthur (A).

1010

- DEC. 15. 240TH ST, nwc McLean av, 75x113; W Herbert Beach et al—Jas T Doyle et al; C J Mc-Dermott (A).
- DEC. 16. TIFFANY ST, sec Oak Point av, 100x100; East Bay Land & Impt Co-Bronx Artificial Stone Works et al; R C Dorsett (A). CAMBRELLING AV, es, 125 n Bayard, 75x151.1; Benj Cohen-Martin S. Kelly et al; A D
- CAMBRIDIA Martin S. Kelly et al; A D Levin (A).
 MORRIS AV, es, 130 n 165th, 20x92.6 Imogene Whittlesesey—Meyer Harrison et al; D Burke (A).
 MORRIS AV, es, 350 n 165th, 20x95; Emma D
 D Davison Adelphine Hymes et al; E H Miller
- Burke (A). ORRIS AV, es, 350 n 165th, 20x95; Emma Rodman—Adelphine Hymes et al; E H Mille
- (A) LOT (A). OT 13, block 2929, map 176 lots of Bathgate estate; Wm A Peters—Martha Graham Perna et al; J P Hennessy (A).
- DEC. 17. LOTS 19 & 20, map of Cebrie Park, 23d Ward; Theo J Chabot—Sarah A Lockwood et al; M J Sullivan (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

- Mannattan. DEC. 10. 9TH ST, ns, 105 e Av C, 100x10S, Bronx; Jennie G Buckley—Colorado Realty Co et al; Eugene Berry (A); Jos Kaufman (R); due11,250.00 103D ST, ss, 287.6 e 2 av, 37.6x100.11; Equitable Trust Co of N Y—Eli M Cohen; Cary & Carroll (A); Cam-bridge Livingston (R); due......32,520.90 170TH ST, ns, 100 w Audubon av, 75x 100; Margt Cameron—Bright Realty Co; Thos J Meehan (A); Isaac F Cohen (R); due12,654.79 DEC. 11.

- No Judgments in Foreclosure Suits filed this day.
- **DEC. 14.** 18TH ST, 116 E; Emily S Dow-Thornton N Motley et al; Lewis R Conklin (A); Jno H Rogan (R);

- DEC. 16. ORCHARD ST, 24; Marks Kirsbaum— Israel D Schlachetski et al; Strous & Dworsky (A); Wm C Arnold (R); 4,956.23

- 20,720.50
- 109.281.14 Bronx.

- DEC. 11. 178TH ST, ns, 90 e Anthony av, 26.3: 153.1; Susan E Sammis—Wm Schmitt et al; S T Carter, Jr (A); Geo H Hayes (R); due 10 407 22
- DEC. 12. LOT 249, map of Village of Wake-field; Saml Martin—Marzian Ligonski et; Gesscheidt & Toomey (A); Max Bendit (R); due1,453.44

- DEC. 15. No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

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

Manhattan.

- Mannattan, DEC. 12. 55TH ST, ns, 189.6 e Madison av, 16.6x 100.5; Braddin Hamilton-Howard A Stevenson; partition; C DeK Townsend (A). BROADWAY, ws, 100.11 n 99th, 60.3x 220.4x irreg; Leslio Bros Engineering Co-Quincy Amusement Co et al; action to foreclose mechanics lien; Hardy, Stancliffe & Whitaker (A).
- DEC. 14. No Lis Pendens filed this day.

- No Lis Pendens med this day. **DEC. 15.** CHATHAM SQ, 13; Manhattan Ry 'Jo-J Stan-ley Foster et al; action acquire title; J L Quackenbush (A). PEARL ST, 361-67; same-Elizabeth McColgan et al; action acquire title; J L Quacken bush (A). BOWERY, 11; same-Jos H Schwartz et al; action acquire title; J L Quackenbush (A). BOWERY, 15; same-Sol Haas et al; action ac-quire title; J L Quackenbush (A). BOWERY, 15½ & 17; same-Morris Jacoby et al; action acquire title; J L Quackenbush (A).

- al; action acquire title; J L quartering
 al; action acquire title; J L quartering
 BOWERY, 28 & 28½; Manhattan Ry Co-Max Nandel et al; action acquire title; J L Quack-enbush (A).
 3D AV, 360-62; same-Louise Gucker et al; ac-tion acquire title; J L Quackenbush (A).
 3D AV, 363-65; same-Sol Haas et al; action acquire title; J L Quackenbush (A).
 3D AV, 369-73; same-Eureka Realty Co et al; action acquire title, &c; J L Quackenbush (A).

- 3D ÁV, 369-73; same—Eureka Keatty Co et al, action acquire title, &c; J L Quackenbush (A).
 3D AV, 375-77; same—Alfred Lehman et al; action acquire title; J L Quackenbush (A).
 3D AV, 390; same—Geo Ehret et al; action acquire title; J L Quackenbush (A).
 3D AV, 395; same—Geo H Mosher et al; action acquire title; J L Quackenbush (A).
 3D AV, 395; same—Geo H Mosher et al; action acquire title; J L Quackenbush (A).
 3D AV, 395; same—Geo H Mosher et al; action acquire title; J L Quackenbush (A).
 3D AV, 400; same—Annie E Chase et al; action acquire title; J L Quackenbush (A).
 3D AV, 400; same—Annie E Chase et al; action acquire title; J L Quackenbush (A).
 3D AV, 402-6; same—May Nudorf et al; action acquire title; J L Quackenbush (A).
 3D AV, 405-12; same—Man E Chase et al; action acquire title; J L Quackenbush (A).
 3D AV, 405-12; same—Henry Reces et al; action acquire title; J L Quackenbush (A).
 3D AV, 415; same—Henry Reces et al; action acquire title; J L Quackenbush (A).
 3D AV, 424; same—Henry Reces et al; action acquire title; J L Quackenbush (A).
 3D AV, 427, same—Henry Reces et al; action acquire title; J L Quackenbush (A).
 3D AV, 424; same—Henry Reces et al; action acquire title; J L Quackenbush (A).
 3D AV, 424; same—Henry Reces et al; action acquire title; J L Quackenbush (A).
 3D AV, 424; same—Henry Reces et al; action acquire title; J L Quackenbush (A).
 3D AV, 427, same—Hannah Kempner et al; action acquire title; J L Quackenbush (A).
 3D AV, 43547; same—Thos J McCahill et al; action acquire title, &c; J L Quackenbush (A).
 3D AV, 451; same—Wm Lemken et al; action (A).

- tion acquire title; J L Quackenbush (A).
 3D AV, 443-47; same—Thos J McCahill et al; action acquire title, &c; J L Quackenbush (A).
 3D AV, 451; same—Wm Lemken et al; action acquire title; J L Quackenbush (A).
 3D AV, 455-7; same—Jno J Schmitt; action acquire title; J L Quackenbush (A).
 3D AV, 455-60; same—same; action acquire title; J L Quackenbush (A).
 3D AV, 536-60; same—same; action acquire title; J L Quackenbush (A).
 3D AV, 538-60; same—same; action acquire title; J L Quackenbush (A).
 3D AV, 538; same—Louise Zucker et al; action acquire title; J L Quackenbush (A).
 3D AV, 536; same—Henry C Schaff et al; action acquire title; J L Quackenbush (A).
 3D AV, 538-40; same—Henry C Schaff et al; action acquire title; J L Quackenbush (A).
 3D AV, 538-50; same—Julius Hebald et al; action acquire title; J L Quackenbush (A).
 3D AV, 563; same—Henry Falk et al; action acquire title; J L Quackenbush (A).
 3D AV, 569; same—Mathilda E Beirhauer et al; action acquire title; J L Quackenbush (A).
 3D AV, 569; same—Mathilda E Beirhauer et al; action acquire title; J L Quackenbush (A).
 3D AV, 569; same—Mathilda E Beirhauer et al; action acquire title; J L Quackenbush (A).
 3D AV, 569; same—Mathilda E Beirhauer et al; action acquire title; J L Quackenbush (A).
 3D AV, 589; same—Katie Moscher et al; action acquire title; J L Quackenbush (A).
 3D AV, 1905-7; same—Ino D F Hinners et al; action acquire title; J L Quackenbush (A).
 3D AV, 1912; same—Moses Sulzberger et al; action acquire title; J L Quackenbush (A).
 3D AV, 1912; same—Jasac Freidenbeit (A).
 3D AV, 1912; same—Jasa T Pangburn et al; action acquire title; J L Quackenbush (A).
 3D AV, 1933-35; same—Same; action acquire title; J L Quackenbush (A).
 3D AV, 1933-35; same—Chas E McManus et al; action acquire title; J L Quackenbush (A).
 3D AV, 1933-35; same—Das T Pangburn et al;

- al; action acquire title; J L Quackentus.
 (A).
 3D AV, 2327-29; same—Pauline Krauss et al; action acquire title; J L Quackenbush (A).
 3D AV, 2332; same—Otto Stahl et al; action acquire title; J L Quackenbush (A).
 3D AV, 2334; Manhattan Ry Co—Marguerett B Hotaling et al; action acquire title; J L Quackenbush (A).
 3D AV, 2343; Manhattan Ry Co—Pauline Krauss et al; action acquire title; J L Quackenbush (A).

- et al; action acquire title; J L Quackenbush (A).
 3D AV, 2358; same—Marcus Batavia et al; ac-tion acquire title; J L Quackenbush (A).
 3D AV, 2374; same—Henry Hunneke, Jr, et al; action acquire title; J L Quackenbush (A).
 DEC. 16.
 49TH ST, ss. 100 w 6 av, 43x100.5xirreg; Louis Levine—Nathan C House et al; action to set aside deed; S S Marcus (A).

DEC. 17. 115TH ST, ns, 98 w 5 av, 27x100.11; 113TH ST, ss, 100 e 5 av, 25x100.11, & 149TH ST, ss, 309.6 w St Ann's av, 40x100; Albert Neil-Jessie Neil et al; action to set aside deed, &c; R L Phillips (A). PARK AV, 1870-76; Burlock E Rabell-Susie B R Robinson et al; partition; \odot V Gabriel (A)

December 19, 1914

- DEC. 18. 56TH ST, 70 E; Mutual Life Ins Co of N Y-Fredk S Pinkus et al; action to set aside deeds; F L Allen (A).

Bronx.

- **BFONX. DEC. 11.** 143D ST, ss, 231.6 e Alexander av, 25x100; Lewis Tenore—Teresa Tenore; partition; C D Ridgeway (A). LOT 35, part of same, map of Norwood, 24th Ward; Anselmo Belotti—Andw Bickhardt et al; action to recover possession; C P Hallock (A).
- DEC. 14. No Lis Pendens filed this day.
- DEC. 15. No Lis Pendens filed this day.
- DEC. 16. KIRKSIDE AV, ws, 551.7 n Wellesley av, 51.3x 96.1; also PARK VIEW TER, nec Kirkside av, 106.4x113.6; 2d National Bank of Ho-boken—Jennie N Reid et al; partition suit; Rabe & Keller (A).
- DEC. 17.
 DEC. 17.
 JEROME AV, nec 172; Simeon M Barber-Elbert Osborne Smith et al; action to fore-close tax lien; H Swain (A).
 LOT 17, blk 27, map of Edenwald, 24th Ward, Aron Altman-Alvina Bolz et al; action to foreclose transfer of tax lien; T I Schwartz-man (A).

Brooklyn.

- Brooklyn. DEC. 10. LEFFERTS PL, 119; Melville H Bearns—Jas A Bearns et al; partition; J G Snyder (A). RUTLEDGE ST, ss. 120 w Marcy av, 20x100; Wm B Jacobs—Ida F Harrison et al; parti-tion; J G Snyder (A). E STH ST, es. 260 n Av D, 30x100; Henry W Chadeayne—Bertha Esselman et al; H L Thompson (A). 40TH ST, sws, 80 nw S av, 20x50.2; Michael Heller—Morris Daniels & ano; foreclosure of mechanic's lien; M H Mandel (A). 52D ST, nes, 140 se 3 av, 20x100.2; Ellen A Borgstrom—Cath Seeger; J C Danzilo (A). 72D ST, sws, 145.10 nw 6 av, 20x100; Bank for Savgs—Bridget Rice et al; H L Thompson (A).

Savgs—Bridget Rice et al; H L Thompson (A). HAMILTON AV, nes, 82.6 nw Bush, runs ne60.2x nel0xnw24.10xsw2,Sxsw48.1xs21.10 to beg; El-vira Behncke—Victor Pasternak et al; Cook & Benjamin (A). MYRTLE AV, ss, 75 e Steuben, 50x100; Eliz C Graumann—Jas E Conley et al; W H O'Hare (A).

(A). **DEC. 11.**BUTLER ST, ns, 350 w Classon av, 50x131; Frances McCormick—Daniel Quinn et al; Hirsch & Newman (A).
DWIGHT ST, 175; Jos Lindner—Louisa Hubner et al; G M Moscowitz (A).
HARRISON ST, ss, 175.3 w Columbia, 75x118.3x 75x117; Wm K Remsen—Jas Scotta et al; Dawson & Underhill (A).
HENRY ST, 478; South Erklyn Savgs Instn— Anna Meade et al, Coombs & Whitney (A).
QUINCY ST, ss, 85 e Bedford av, 20x100; Alice H Goldsmith—Jno S Klinger et al; Cary & Carroll (A).
E 39TH ST, es, 337.6 s Av D, 40x100; Teachers'

H Goldsmith—Jno S Klinger et al; Cary & Carroll (A).
E 39TH ST, es, 337.6 s Av D, 40x100; Teachers' Co-Op Bldg & Loan Assn—Holly D Waterbury et al; F C Lenbuscher (A).
72D ST, sec 5 av, 20x99/7x20.7x104.6; M Bell Hazen—Jno E Sullivan Co et al; H L Thompson (A).
8IST ST, sws, 201 nw 13 av, 20x100; Saml L Goldenberg—Sarah C Rodenstein; Wise & Ottenberg (A).
85TH ST, swc 2 av, 125x140; Wm N Cromwell—Sarah F P Wales et al; H J Davenport (A).
85TH ST, swc 2 av, 125x140; Wm N Cromwell—Sarah F P Wales et al; H J Davenport (A).
NORWOOD AV, ws, 935 n 1st, 30x150; Kate Moore—Jos Lemaire et al; W E Smith—Max Gossman et al; Straus & Dworsky (A).
NORWOOD AV, ws, 935 n 1st, 30x150; Kate Moore—Jos Lemaire et al; W R Davies (A).
LOT 3, map land of estate of Jacobus Voorhees; also PROP on c 1 block bet E 23d & E 24th sts, 400 s Av u, 28.11x81.4x76.76; also LOT 222, map of South Greenfield; Mary A. Considine—Christine Brennan et al; partition; Howell McChesney & C (A).
DECR 12.

Howell McChesney & C (A).
DEC. 12.
DEGRAW ST, sws, 175 nw Court, 30x100; Lawyers' Mtg Co-Fredk Van Wyck et al; Cary & Carroll (A).
HICKS ST, ses, 108,4 sw Degraw, 16.8x100; Cath Freel-Chas J O'Neil et al; M F Mc Goldrick (A).
OAKLAND ST, nwc Clay, 25x100; Adele Meinhold-Brown Realty Co et al; M Wolff (A).
WARWICK ST, ws, 20 s Blake av, 20x100; Alletta M Frost-Louis Brunstein et al; Clarke & Frost (A).

etta M Frost—Louis Brunstein et al; 20x100; All-Frost (A).
17TH ST, sws, 150 se 3 av, 25x100; Wm Forger —Israel J Rosenstein et al; McGuire, Horner & S (A).
BAY 31ST ST, ec Bath av, 60.10x96.8x67.1x96.10; Gustav Selner—Gertrude A V Maxwell & ano; J M Peyser (A).
49TH ST, ns, 170 e 5 av, 30x100.2; Lawyers' Mtg Co—Jno E Sullivan Co et al; Cary & Carroll (A).
CARLTON AV, nec Bergen, 18.4x81.4; N Y In-vestors Corpn—Jennie F Martin & ano; H L Thompson (A).
PARKSIDE AV, ss, 204.10 w St Paul's pl, 50x 100.8; Weissmann Holding Co—Bklyn Union Bldg Corpn et al; C S Taber (A).
RUTLAND RD, ns, 520 e Nostrand av, 40x100; Benenson Realty Co—Warren I Lee et al; Elfers & Abberley (A).
PROP in block bounded xn 60th st xs 61st st xe S av xw 7 av, 200x700; Hamilton Trust Co— Annie M Marsh et al; McGuire Delaney & N (A).

December 19, 1914

- DEC. 14.
 BARBEY ST, es, 178.1 n Atlantic av, 25x95; also HEMLOCK ST, ws, 378.1 n Atlantic av, 20x107.6x20x108.8; Alex J Skinner-Anna C Craig et al; partition; J A Valentine (A).
 BOERUM ST, 90; Waters Plumbers Supplies Co-Mary Cohen et al; foreclosure of mechanic's lien; M H Newman (A).
 MIDDLETON ST, wc Throop av, 40x85; Eliz Matthesius-Jos Matthesius et al; to set aside deed; Olcott, Gruber & B (A).
 SOMERS ST, swc Stone av, 25x80; Mary Burke

- SOMERS ST, swc Stone av, 25x80; Mary Burke —Jane Whelan et al; H C Conrady (A). S 4TH ST, ss, 245.6 w Hooper, 50x96.4x50x96.11; Harris Gordy—Abraham Midonick et al; I L Rosenson (A).
- Rosenson (A).
 19TH ST, nes, 388.2 nw 6 av, 36.10x100; Cath Hill—Jacob Cook (to create a lien); C S Taber (A).
 AV P, swc E Sth, 21.6x100; Alwin Roeser—Pa-latial Homes Bldg Co et al; Maerkle & Maerkle

- latial Homes Bidg Co et al., International Action (A).
 BELMONT AV, ns, S1 e Pennsylvania av. 34x 125; Simon J Harding—Bunny Constn Co et al; G Elliott (A).
 FOSTER AV, ss, 164.3 w E 17th, 23.4x90x63.3x 98.6; Lawyers' Title I & T Co—Eva Dikeman et al; Dean Tracy & Mc (A).
 MONTROSE AV, ss, 125 e Graham av, 25x100; Jno Steinmetz—Andrea Polo et al; D Zirinsky (A).
- MONTROSE AV, SS, 15.9 Collarada AV, 25X109, Jno Steinmetz—Andrea Polo et al; D Zirinsky (A).
 NEW LOTS RD, nwc Williams av, 75x79.2x79.7x 105.6; Isaak Goldberg—Georgia Bldg Co et al; S A Telsey (A).
 NOSTRAND AV, e s, 80 n Myrtle av, 21.3x90; Wallabout st, ss, 291.6 w Marcy av, 25x100; LOTS 655-6, map 2d edition of Slocum Park; E 10TH ST, ws, 280 n Av O, 36x100; United States Radiator Co—Kath Auer et al; to set aside deed; C Simis (A).
- aside deed; C Simis (A).
 DEC. 15.
 SMITH ST, ws, 60 n Bergen, 20x65; Amelia Ashman-Minnie Bruh et al; Warshow & Berger (A).
 E 13TH ST, es, 205.6 s Ditmas av, 40x100; Bway Trust Co-Fannie L De Bevoise et al; H D Lott (A).
 75TH ST, see 3 av, 65.2x100; So Bklyn Realty Co-Bay Ridge Devel Co & ano; J J Bakerman (A).
 AV M, ss, 20 e E 10th, 20x80; Augustus M Walbridge-H Klein Constn Co et al; Hubbard & Rushmore (A).
 AV M, ss, 40 e E 10th, 20x80; same-same; same (A).

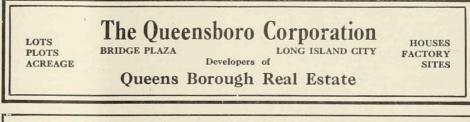
- AV M, ss, 40 e E 10th, 20x80; same—same; same (A).
 ATLANTIC AV, nec Gelston av, 27x100; Caro-line G McClellan—Thos F Murray et al; H J Davenport (A).
 BELMONT AV, nwc, Junius, 100x100; Carter Black & Ayers—Bell Junius, Inc, et al; Wat-son & Kristeller (A).
 PUTNAM AV, sec Throop av, 90x200; Realty Associates—Michaelis Kaplan et al; H L Thompson (A).
 SUTTER AV, ss, 75 e Barbey, 25x100; Saml Glassman—Anna Brandriss et al; to set aside deed; I M Lerner (A).

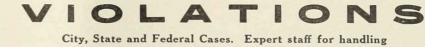
- 3D AV, ws, 55.2 s 3 av, 20x100; Thos F Dolan —Lillian I Doyle et al; J J Bakerman (A).
 6TH AV, ws, 38.6 n 4th, 18.9x80; Chas M Roger-son—Sarah O'Rourke et al; C R Carleton (A).

6TH AV, ws. 55.0 n 4th, 16.50.0 Perform (A).
son—Sarah O'Rourke et al; C R Carleton (A). **DEC. 16.**BUTLER ST, ss. 100 w Bond, 25x100; Home Mtg Inv Co—Giuseppe Ruggieri et al; H J Davenport (A).
HENRY ST, sec Congress, 14x80; Jesse M Emerson—Abr Gabriel et al; H Peck (A).
STATE ST, ss. 120 e 3 av. 20x100; Cornelia R Hitchings—Eliz A Thorn et al; Davison & Underhill (A).
UNION ST, nes, 502.3 nw Van Brunt, 21.3x97.5x 17x97.10; H B Scharmann & Sons—Ella Benigsohn et al; F Obernier (A).
20TH ST, sws. 82.3 nw 5 av. 17.6x75; Chas F Schweinfurth—Hannah Lawson et al; R T Griggs (A).
46TH ST, 1155; Bruno Wolfrum—Mary Schroeder et al; Seley & Levine (A).
83D ST, ss, 427.2 e 20 av, 18.2x100; Poughkeepsie Trust Co—Pettit & Lamb Co et al; Guernsey & Guernsey (A).

BEDFORD AV, nws, 22 sw N 10th, 28x70; Wal-ter Gneiser-Sol Guggenheim et al; W A

- BEDFORD AV, nws, 22 sw N 10th, 28x70; Walter Gneiser—Sol Guggenheim et al; W A Bacher (A).
 GATES AV, ss, 406.3 e Sumner av, 18.9x100; Morris Mootchnik—Isadore Spiller et al; specific performance; M Spevack (A).
 MERMAID AV, ns, 58.10 w Warehouse av, 40x 95; N Y Law Inst-Michael Clark et al; H L Thompson (A).
 PARK AV, 187; Washington av, 144; CARLTON AV, 101; CUMBERLAND ST, 23; in the matter of the application for the appointment of a committee of the person or property of Mary Amador; Callahan & Hogarty (A).
 SCHENECTADY AV, es, 120 n Av N, 20x100; Eliz Berry—Jane Tierney et al; partition; T J Farrell (A).
 PROP bounded ne 86thxsw land of heirs of Ann Lake xse—xnw—; Mtg Holding 'Oo-Chas C Overton et al; Armstrong & Brom (A).
 PROP AT Atlantic ocean, we W 32d, 41.1x135; Lillian B Wechsler—Cath F Salomon et al; R V Wechsler (A).





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NEW YORK

TENTH ANNUAL REAL ESTATE NUMBER OF The New Hork Tvening Post will be issued on Thursday, Dec. 31, 1914, and will be devoted exclusively to the REAL ESTATE MARKET { Including a Summary of the Year 1914 and the Outlook for 1915 Comprehensive articles on all branches of real In Connection with the estate business will be contributed by prominent **Annual Financial Summary** men whose opinions are sought and highly valued. This section will contain valuable information This feature of the paper alone insures its of interest to owners, prospective buyers, brokers, reaching many bankers, brokers, directors of bankoperators and builders. ing and insurance institutions and other concerns Suburban sections and the various Boroughs which are directly interested in Real Estate. of the City will be treated under separate captions. This special section will accompany the regular ion of THE EVENING POST on Thursday, As this supplement is kept for reference and edition of frequently resorted to, your advertisement would December 31, 1914, therefore have more than one reading.

We would suggest that you send in your advertising copy early, as this will be a banner number, and will contain the largest number of real estate brokers and operators ever before represented in an Annual Review published in New York City.

20 Vesey Street

The New Hork Evening Post

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Building, Tenement, Fire, Health and Factory Violations.

Building Violations Corporation, Woolworth Building, N.Y.

1012

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.

- Manhattan. DEC. 12. 14TH ST, 241 E; Sol Kronman—Dor-ick Constn Co & Fredk Jackson (87) 8STH ST, 2 W; Wm Deuser—Louis Stern, Louis Korn & Adjustment Realty Co; renewal (88)........ 133D ST, 5-7 E; Nathan Silverson— Jas Everards Breweries, General Contracting Co & Julius M & Katie Schwartz (89). 142D ST, 130-46 W; I A Adler Co— 146 W 142d St Co, Kramer Contract-ing Co & Defender Constn Co; re-newal (83). AV D, 78; Fagen Iron Works—J D Wendell & 7th St Garage, Inc (82). CENTRAL PARK W, 275; Wm Deuser —Louis Stern, Louis Korn & Ad-justment Realty Co; renewal (88)... BOWERY, 77-9; Giffer Lanraw Co-Jewish Morning Journal Co & Spec-tor Contracting Co (85)....... COLUMBUS AV, n w cor 78th, 1000; 100; C Edw Reid—N Y Real Estate Security Co; renewal (86)..... MADISON AV, 1225; Wm Deuser— Nathan Hirsch, Louis Korn & Ad-justment Realty Co; renewal (88)... BOEC. 14. CHRYSTIE ST, 87; Max Siegel—Nathan 116.00 500.44
- 700.00
- 525.00 278.08
- 93.00
- 225.00

125.00

55.00

300.00

857.60

65.00

50.00

212.09

522 50

227.70

250.00

12.40

12.40

12.40

12.40

12.40

865.00

- 115.00
- DEC. 14. CHRYSTIE ST, 87; Max Siegel-Nathan Harrison Realties & Harris Mankin
- CHRYSTIE SI, SI, Max Markin (94)
 Harrison Realties & Harris Mankin (94)
 25TH ST, 18 W; Otis Elevator Co-Grace D & Edw H Litchfield & Hotel Arlington Co; renewal (96)....
 27TH ST, 148 E; Abr Glaser-Fanny Levy, Feinrose Constructor Co & Rosenberg & Feinberg (98)

 4IST ST, 242 E; Lawless Bros-Arnold Crafer & Edw Murphy (92)....
 5IST ST, 212 E; Lawless Bros-Arnold Trust Co of Philadelphia, Pa, & Albany Apartments Corpn; renewal (99)....
 11TH ST, 213-9 W; Philip Edelstein-Fleischman Bros & Jacob Spero (93)
 132D ST, 52-60 W; Max Siegel-First African Methodist Episcopal Bethen Church, Nathan Harrison Realties & Harris Mankin (95)
 14STH ST, 206-8 W; Jacob Weigan-Emma Schlesinger, Katy, Alfred L, Mildred & Randolph Kohn, Edith Frank & Jas F Summers (97)
 BROADWAY, 14S2; Richey, Browne & Donald, Inc-Mary A Fitzgerald & 14S2 Broadway Corpn (91)
 DEC. 15. 285.89 177.03
- 1,075.00
- 113.00
- 282.00
- 249.00
- 127.00
- 375.00
- 1.052.35
- 794.75
- Dollard, Int. Javay Corpn (91)
 1452 Broadway Corpn (91)
 DEC. 15.
 22D ST, 140 E; Sandhop Cont Co-Leonard Landes (107)
 111TH ST, ns, 100 w 7 av, 50x100; Saml Burstein-United Boros Real Estate Co (101)
 14STH ST, 206-8 W; Jacob Weigan-Emma Schlessinger, Katy, Alfred L, Mildred & Randolph Kohn, Edith Frank; Jas F Summers (correction)
 LIND AV, ws, 371 n 169th, 50x86.2; Irving A Bogan-Ernest Keller Constn Co; renewal (102)
 WADSWORTH AV, 124; Sanders & Bar-nett, Inc-Wm Hobson; Aldorf Constn Co; Max Liebeskind (109)
 WADSWORTH AV, 124-26; Moritz Arn-stein-Wm Hobson; Aldorf Constn Co (105)
 WADSWORTH AV, 124-28; Saml Gross 169.00
 - 238.75
- 220.00
- 1.050.00
- 350.00
- 1,036.00
- wabsworth Av, 194-57, Materia Stein-Wm Hobson; Aldorf Constn Co (105)
 wADSWORTH AV, 124-2S; Saml Gross et al-Wm Hobson; Aldorf Constn Co, Inc (100).....
 IST AV, 1350; Edw Judson-Francis Gluck; Bohemian Amusement Co & Jno Nemecek (103).....
 2D AV, swc 64th, 125x100; Jno Viviani -Jane Sanders & Kath S Rose; Edw Klein & Hollywood Garage Corpn; Jno Seery (110).
 3D AV, 125; Wm Levine & Co-Estate of Patrick Sullivan; Sandhop Cont Co & Adolph Sandhop (106).....
- 255 00 DEC. 16. 20TH ST, 69-71 W; Robt F Ludwig-69-71 West 90th St Co; Saml Block
- (B)-71 West 90th St Co; Sami Block (114)
 135TH ST, 502 W; National Fuel Saver Corpn—Chas Kimmelman (112) ...
 145TH ST, 155 W; East River Mill & Jumber Co-Wm Slattery Constn Co (115)
 BROADWAY, 42; McGlynn, Hays & Co N Y Real Estate Security Co; renewal (111)

- (111)
 PROADWAY, 872; Johnston Heating Co
 —Oswald Cammann et al; Elmer E & Kate P Hawes (115)
 COLUMEUS AV. 991; Raisler Heating Co-Annie E Potter; H Douglas Potter (116)
- 256.00
- 140.00
- ter (116) DEC. 18. W^SHINGTON ST, 103: Wm Krauth Co-Lillie Wilkens & Claribel Schutte (130) 27TH ST. 148 E; Eagle Contracting Co-Fanny Levy & Feinrose Constn Co (128) TRINITY AV, 708; Franklin & Walsh -Patk A Geoghegan; renewal (123). TRINITY AV, 710; same-same; re-newal (124)
- TRINITY AV, 710; same—same; re-newal (124) TRINITY AV, 712; same—same; re-newal (125) TRINITY AV, 714; same—same; re-newal (126) TRINITY AV, 716; same—same; re-newal (127) WADSWORTH AV, 124-8; Switkes & Feinstein, Inc—Wm Hobson & Al-dorf Constn Co (122)

3D AV, 1555; Frank E Wise & S Inc-Louis H Reinig & Sidney Oppenheim (129) 56.05

Bronx.

850.00

43.00

125.00

35.00

405.00

401.63

52.00

78.00

125.00

20.00

176.00

- Bronx. DEC. 11. 1857H ST, ns, 121.1 w Southern blvd, 80x130; Isidoro Cristoldi—Nicol Bldg Corpn & Ferdinand Cioffi (26)..... BEACH AV, 1245; Chas E Nance-Mary & Wm Howe (25).... CONCORD AV 470-4; City Kalamein Co, Inc—B & B Constn Co, Inc, Vin-cent Bonomo G Baldi & B & B Constn Corpn (24) DE VOE AV.**, ws, 850 s Tremont av, 108x45; West Farms Lumber Co-Wm A Astor, J P Greene, Bronx Oval Co & Wm Jordan; renewal (84)... HOE AV, 1151; S Blechman & Co-Eliz Rubl Hirchhofer, Ym Hirch-hofer & Eliz Hirchhofer (27)..... PARK AV, nwc 183d, 25x25; Michl & Frank Cappiello—Tully Bldg Co (28) DEC. 14.
- 192.02
- 115.00
- 1,650.00
- 51.00
- Frank Cappiello—Tully Bidg Co (28)
 DEC. 14.
 BRIGGS AV, 707; Columbia Metal Box Co—Mitchell & McDermott Constn Co (30)
 LIND AV (**), ws, 371 n 169th, 50x
 92.2; Otto & Zang—Ernest Keller Constn Co, Inc; renewal (90).....
 SENECA AV, ns, whole blk front bet Hunts Point av & Irvine, 114.6x102.7x
 100; Cooper Electric & Engineering Co—Graham Constn Co (29)
 3D AV, ws, 47.7 s St Pauls pl, 26x
 131.3; Church E Gates & Co, Inc— Michl Briensky (31)
 DEC. 15.
- 192.02

- Michl Briensky (31)
 DEC. 15.
 179TH ST, 1014 E; Anthony & Philip Falciglia—Jacob Reiss; Jos Maurice (36)
 DE VOE AV, ws. S50 s Tremont av, 108x—; West Farms Lumber Co-Wm Waldorf Astor; J P Greene et al; Wm Jordan; renewal (32).
 EAGLE AV, 568; Max Rodgers—Licetta Metz; Simon Josephson (35).
 EAGLE AV, 568; Max Rodgers—Licetta Metz; Simon Josephson (35).
 EAGLE AV, 568; Max Rodgers—Licetta Metz; Simon Josephson (35).
 TATTON AV, nec Dean av, 25x100; Anthony M De Rose et al-Grazia & Francesco Santamorena; Max Krien-del (37).
 TINTON AV, 901; Anthony & Philip Falciglia—S Cohen; Jos Maurice (33)
 WASHINGTON AV, 1312-14; Anthony & Philip Falciglia—Saml Gordinsky et al; Jos Maurice (34).
 DEC. 16. 15 00 16.25
- 16.80
- al; Jos Maurice (37) **DEC. 16.** 178TH ST, ns, 98 w Boston rd, 87.6x 100; Colwell Lead Co-Hull Building Co; Jno J Kelly (38) 178TH ST, ns, 98.2 w Boston rd, 87.6x 100; Murray & Hill Co-Hull Build-ing Co (40) CROTONA AV, 1882; Louis I Breg-man-David Pistnonk & Jacob Wolfe (42) 2,900.00
- 3.400.00
- 300.00
- 51.00
- 220.00
- 35.00
- CROTONA AV, 1882; Louis I Bregman—David Pistnonk & Jacob Wolfe (42)
 LIND AV, ws, 371 n 169th, 50x—; Casper Otto & Frank Zang—Ernest Keller Constn Co, Inc (39)
 LIND AV, ws, 371 n 169th, 50x—; Irving A Bogan—Ernest Keller Constn Co, Inc (41)
 VAN NEST AV, 789; Henry H Meise & Son, Inc—Katharina Rieger; Carl Rieger (43)
 WASHINGTON AV, 1591-93; Isidore J Lorde-Congregation & Great House of Learning of Israel of the Bronx; Jos Stellman (44)
 DEC. 17. 94.00
- Jos Stellman (44) DEC. 17. KINGSBRIDGE TER, es., 1,508.4 n Kingsbridge rd, 75x100; Builders Brick & Supply Co-Arlington Constn Co (45) INTERVALE AV, ws, 293 n Westches-ter av, 50x100; S J Freidin et al-Angel Constn Co, Inc (46) **Recorded in N. Y. County.
- 329.73
- 275.00

Brooklyn.

- DEC. 10. AMBOY ST, es, 100 s Sutter av, 100x 100; Schwartz & Son-Eisenberg & Brumberg Impt Co & David Eisenberg
- as pres HALSEY ST, 703; H Magness-Viance Palmeri
- 1.403.00
- 52.25
- 94.64 325.00
- HALSEY ST, 703; H Magness—Viance Palmeri
 HINSDALE ST, es, 100 s Blake av, 100
 x100; Interborough Sash & Door Co —W F S Constn Co & Morris Waller stein as pres.
 SIEGEL ST, 34; S Rosenberg—Victor Rawitz & Jos Wirober
 ATKINS AV, es, 90 s Blake av, 160x 100; Egel Light Co—Atlake Bldg Co & Jno Linewitz
 CATON AV, sec Stratford rd, 100x100; Schwartz & Son—Comet Constn Co & Jacob Auerbach as pres.
 CI INTON AV, ws, 134.10 n Gates av, 66x200; Robt Graves Co—Peru Realty Co & Saml Hauben
 3D AV, 5406 & 8; Acme Metal Ceiling Co—Ellias Bernstein
 DEC. 11. 186.19 79.00
- 193.90
- DAV, 50% Co. 2010 A Schler Metal Centus Co-Ellias Bernstein
 DEC. 11,
 CHAUNCEY ST, ns. 350 w Ralph av, 50x79.9; Meserole Masons' Material Co -Jno Miller & Clifton Pl Realty Co...
 HINSDALE ST, es. 100 s Blake av, 100x100; M Annenberg-W F S
 Constn Co & Williams Realty Co...
 ST JOHN'S PL, 372-4; D Binder-Dan-dridge Co & Andrew La Salla....
 ST JOHN'S PL, 372-4; D Binder-Dan-dridge Co & Andrew La Salla....
 ST JOHN'S PL, 372-4; D Binder-Dan-dridge Co & Andrew La Salla....
 ST JOHN'S PL, 36; L Busolo-Jas F & Anna Dillon
 CIJNTON AV, 450; H Freid-Peru Realty Co.
 KNICKERBOCKER AV, 416; C Peter-man-Chas Schneider & Gerssie Salz.
 WILLIAMS AV, es, 100 n Livonia av, 100x100; Cement Walk & Floor Co-wallen & Hoffman & Rocco Sangiamo.
 DEC, 12. 800.00 143.00 170.00 450.00 72.50
- DEC. 12. CARROLL ST, ss. 20 e Albany av, 140 x100; J Mock-Heights Eldg Co & Wm

H Fleming 59TH ST, ns, 320 e 11 av, 40x100; Gow-anus Wrecking Co-Pissara Constn Co & Thos Pissara SARATOGA AV, es, 67 n St Mark's av, 63x100; F Szemko-Isaac Miller.... 456.00 GSXI00; F SZEMRO - Real Control of SZEMRO - Real Control of SZEMRO - Real Control of SZEMRO - SZEMRO -257.00 110.00 ST PAULS PL, 38; McElraevy & Hauck Co-Marcus Bldg Co & Kayfetz Bros.
S 3D ST, 109; F Bluencke-Philip & Annie Goldstein & Rose Birnbach & Davis Levine
S 3D ST, 109; E Nieberg-Nathan Dresslor & B Levine.....
S 14TH ST, es, 300 n Av X, 100x100; W M Meserole-Ceegold Co......
E 23D ST, ws, 134.8 n Av D, -x-; I Diamond-Moskowitz Bldg Co......
HST ST, swc 4 av, 60x140; C D Well-ard Co-Wayourth Constn Co & A Bonagur
CATON AV, sec Stratford rd, -x-; J Shampan & ano-Comet Constn Co & Jas & Louis Shampan....
VAN SICLEN AV, 288-90; M Matea-Lena & Abr Levine.
WORTMAN AV, sec Essex, 62x60; S Demsky-New Lots Pastuerizing Co.
10TH AV, sc 15th, 85x135.4; Parshel-sky Bros-Bryna Realty Co......
BOERLW ST 24; C L Ochorn Samil 1.092.00 80.00 200.50 45.00 307.00 860.50 250.00 64.00 200.00 160.20 Sky Diose Dryna Henry
DEC. 15.
BOERUM ST, 24; C J Osborn—Saml Sheindelman Co.
CARROLL ST, ss, 20 e Albany av, 140x
100; H Bealock—Wm H Fleming & Heights Bildy Co.
ST JOHN'S PL, 372-4; Bell Fireproof-ing Co—Dandridge Co & Andrew7, n Sala 81.18 80.00 mfwyp p 121.42 ing Sala Sala E 14TH ST, es, 300 n Av X, --x-; A Reizer-Ceegold Co, Henry Sommer-field & Frank P Sabetti ST MARK'S AV, 342; S Kirshner-Jno Generosa & Michael Penna..... SUTT'ER AV, 894-6; I Lopez-Chas Weissinger 880.00 65.00 116.00 Weissinger
DEC. 16.
LOGAN ST, ws, 170 n Glenmore av, 40x 100; Wolf Rabinowitz—Abavath Achim Bnei Abraham
S 35TH ST, see Clarendon rd, 100x100; General Gas Appliance Co-Comet Constn Co; Jacob & Chas Auerbach & Wm B Stites.
T5TH ST, ns, 295 w 17 av, 126x100; Parshelsky Bros—Arcadia Bldg Co & Cliffwood Brick Co.
STRATFORD RD, see Caton av; Gen-eral Gas Appliance Co-Comet Constn Co, Jacob & Chas Auerbach & Wm B Stites
WASHINGTON AV, ss, 500 w 1st, 100x 2.000.00 134.39 1.201.65

December 19, 1914

64.00

579.35

- 312.00
- B Stites WASHINGTON AV, ss. 500 w 1st, 100x 100; Patrick McMullan—Francis A Norris Realty & Constn Co & Francis A Norris 1.975.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

- DEC. 14. ³⁴⁴TH ST, 14 E; Halpern & Mestel, Inc-L Pierre Calligany et al; July Inc-10'14 10'14
 45TH ST, 121 W; Frank Nahodyle—Jno Doe et al; Nov27'14
 84TH ST, 234 E; Frank E Wise & Son, Inc—Eliza Eohsung et al; Octl '14 65.00 65.00
- 65.13
- 40.00
- DEC. 15. STANTON ST. 267; A F Galligan—Sol Becker et al; Jan23'14. 45TH ST, 311 E; Hyman Rosen—Moses Zimmerman et al; Nov25'14..... 126TH ST, 238 E; Anna Finkelstein— Louis Stockman et al; Sept16'14.... 16.00

Estate et al; Deco'l4.....
DEC. 17.
SUFFOLK ST, 173; Saml Sass—Hamilton Fish Corpn et al; Oct17'14.....
233D ST 2-16 W; also 32D ST, 5, 7 & 15; Geo Fox—Estate of Wm Astor et al; Decl0'l4...
12STH ST, 238 E; Jos Leibowitz—United Realty Co et al; July9'l4...
132D ST, 554 W; Jos Leibowitz—Carrie N Miller et al; July9'l4...

DEC. 18. E BROADWAY, 128-30; Noah Fells—A Sobel et al; Nov27'14 VESEY ST. 81; Jacob Rubin—Thos R McNell et al; Decl5'14... 133D ST, 5-7 E; Oriental Fireproof Sash & Door Co—Jas Everards Brew-ery et al; Decl0'14

110.00

296.00

388.07

162.00

1,710.00

3,777.78

37.00

46.75

66.60

237.91

250.00

RECORD	AND	GUIDE
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1013

50.00 245.00

25.00

51.47

69.30

17.73

- *145TH ST, 502 W; National Fuel Saver Corpn—Chas Kimmelman et al AUDUBON AV, nwc 183d; H Green-bergs Sons—Value Realty Co et al; Oct8'14
 - Bronx.
- DEC. 11. SEABURY PL. es. 200 s Boston rd. 200x100; Morris Lubetkin—173d St Improvement Co et al; Oct27'14.... 230TH ST, 819 E; Dominick Marinneed & Giovanni Ciampoli—Benedict Luizzo et al; Nov10'14 900.00
- 440.00 DEC. 12. No Satisfied Mechanics Liens filed this

day

- DEC. 14. INTERVALE AV, ws, 293.8 n West-chester av, 50x100; Title Guar & Trust Co-Angel Constn Co, Inc et al; Nov27'14
- 200.00
- 20.00
- al; Nov2714
 DEC. 15.
 1857H ST, ns, 120 w Sotuhern blvd, 80 x130; Gersman & Lozner, Inc-Nicol Building Corpn et al; Dec274
 2117H ST, ws, 188.1 w from c of 211th & Barnes av, 26.7x137.6; Anthony J De Pace-Maria Colonna et al; Oct 30'14
 CROTONA PKWAY, sec Elsmere pl, 109.7x206.2; Geo Colon & Co-Crotona Pkway Amusement Corpn et al; Augl'14
 DEC. 16.
- 5,772.35 DEC. 16. ELIZABETH ST, ss, known as block 5624, on tax map City Island; F W Geiler, Inc-Richard H Arnow et al; Sept3'14
- 418.42
- 150.00
- Sept3'14
 185TH ST, 771-75 E; City Kalameln Co, Inc-Nicol Building Corpn et al; Decl'14
 185TH ST, ns, 120.1 w Southern blvd, 80x130; Murray & Hill Co-Nicol Building Corpn et al; Dec4'14.....
 185TH ST, ns, 120.1 w Southern blvd, 80x130; Peter Sinnot-Nicol Building Corpn et al; Dec5'14
 185TH ST, ns, 120.1 w Southern blvd, 80x130; Isidoro Criatoldi --Nicol Building Corpn et al; Dec10'14
 185TH ST, ns, 120.1 w Southern blvd, 80x130; Isidoro Criatoldi --Nicol Building Corpn et al; Dec10'14
 HUGHES AV, 2310; Jno Martoccio-Charles A Corby et al; Sept11'14.... 1,500.00
- 750.00
- 850.00 66.25
- DEC. 17. JACKSON AV, 804; Morris Zimmer-man—Paul Grathwohl et al; July3'14. 1,241.00
- Brooklyn.

- DEC. 10. BRADFORD ST, 373; David Alexander —Adolph & Philip Weinstock; Oct 28'14 CARROLL ST, sec Van Brunt, —x—; Vincent Scala—Concetta Paolillo; Nov30'14 100.00
- 1.476.00
- Nov30'14
 ST MARKS AV, c Rochester av, "Shev-lin Hall"; Ferdinand M Hausling-St Mary's Hospital, Geo T Harrison & Jno F Meyer, "Harrison & Meyer"; Augl'14 125.00
- DEC. 11. S 8TH ST, 176-80; Igoe Bros—Keap Constn Co & Geo Sprickerhoff; Aug 21'14 HEGEMAN AV, ns, 80 w Hinsdale, 20x 80x20x90; Harry Greenberg—Lena Litowitch; Nov6'14
- DEC. 12. OSBORN ST, nec Riverdale av, -x-; Carter, Elack & Ayers-Sigmund Koeppel, Inc; Nov19'14 20TH AV, es, 108 s Benson av, 72x100; also BENSON AV, swc Bay 25th, 20x 100; Jno Musaus-Walter E Parfitt; Oct27'14 590.00
- DEC. 14. CARROLL ST, sec Van Brunt, -Jno Esposito-Concetta Paoillo; 295.00
- 500.00700.00
- CARROLL ST, see Van Brunt, -X-; Jno Esposito-Concetta Paoillo; Dec 5'14
 75TH ST, ss, 220 w 17 av, -X-; Cohen & Grau-David Sokolow Constn Co; Nov12'14
 CLARKSON AV, ss, 64.7 w Bedford av, 75x200; Saml Riskin & ano-Powell Garage Co, Inc, & Hygeia Cont Co, Inc; Dec24'13
 CLARKSON AV, ss, 65 w Bedford av, 75.6x160; Chas Bennett-same; Jan 19'14
 CLARKSON AV, ss, 64.7 w Bedford av, 190.00 427.94
- 720.01 628.50
- 1,000.00 907.22
- 215.00
- $140.00 \\ 140.00$
- 53.60 15.00
- primo-Daa Bros, Inc. & Caspar Ind., Nov23'14
 DEC. 15.
 BARBEY ST, es, 60 s Dumont av, 80 x100; Eli Plotkin & ano-Arvintz Bldg Corpn; Decl2'14
 BARBEY ST, es, 60 s Dumont av, 80 x100; Eli Plotkin & ano-Arvintz Bldg Bldg Corpn & Jacob Arvintz; Dec8'14
 SAME PROP; same-some; Nov28'14.
 MIDWOOD ST, 350-2; American Radi-ator 'Co-Ralph Johnson & Louis J Quadre; Aug13'14
 37TH ST, 422; Leslie McGuire-Mrs C F Becker; Dec8'14.
 57TH ST, ss, 200 w 17 av, 140x100; Coney Island Constn Supply Co-David Sokolow Constn Co & David Sokolow; Nov18'14
 TTH AV, c Bath av, -x-; Julius Hochman-Emilio Saruo; Oct6'14...
 SAME PROP; same-same; Oct6'14...
 DEC. 16.
 PACIFIC ST, 244-250; M O'Connor, Inc -250 Pacific St, Inc, & Harry Brown; Sept23'14 713.49 $175.00 \\ 300.00$
- 51.50

- PITKIN AV, nwc Powell, -x-; G Singer-Brein Amusement Co; Rosie Brein & Nathan Machat; Junel7'14... TROY AV, es, 102.6 s St Mark's av, 50x80; Louis Marx & Son-Nass, Berg, Inc; Nov5'14
 SAME PROP; Aaron Chorost-same & Isidor Ratner; Nov13'14
 TROY AV, es, 102.6 s St Mark's av, 50x69; Elias M Pilzer-Nass & Berg, Inc; Oct13'14 57.00 292.50 150.00
- 75.00
- 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.

DEC. 10 & 11. No Attachments filed these days.

- DEC. 12. ASEPTIC COTTON PRODUCTS CO; Frank B Graves Co; \$1,649.64; Lowther, Smith &
- Russell. BURWELL, Edmund S; Chas M Levy; \$10,-001.56; S L Zuckerman. HENDEY MACHINE CO; Geo E Weil; \$2,700; J J McKelvey. FRASER, Florence C; M F Pfaelzer & Co; \$1,-207.50; B M Kaye.
- DEC. 14. BEK, Ernst G; Nickerson Art Metal Co; \$9,-543.35; Littlefield & Littlefield.
- DEC. 15. No Attachments filed this day.
- NO Attachments new tris day. **DEC. 16.** BIEKERTS BREWERY CO, Ltd; Jas Clarke; \$1,792; Shearman & Sterling. WOOD, Hedley R; Chauncey V Everitt; \$500; A Summers.

CHATTEL	MORTGAGES.
	REAL ESTATE.

- 84.00
- Bronx.
- DEC. 11, 12, 14, 15, 16 & 17. Corgil Realty Co, Inc. 3d av, swc 182d, -x-...Colonial Mantel & Refrigerator Co. Refrigerators. Sikor Realty Corpn. 1394-1402 Clay ov ...The O K Clothes Dryer Co. Clothes Dryers.
- Brooklyn.

437.00

266.00

- 140.00 1,425.00
- 516.00
- 456.00
- 800.00
- 4,800.00
- 2.100.00
- ford rd..Central Chandelier Co. Gas Fix. Gretsch Bldg Co No 3, Inc. 104 S 4th st.."Automatic" Sprinkler Co of America. Sprinkler. Maxberg Constn Co. Newkirk av, nr Flatbush av..Eagle Plumbing Co. Plumbing Suplies. Nass & Berg, Inc. Troy av, nr St Marks av..Pauline Leipziger. Real Prop & Ranges, &c. Richmond & Resnikoff. Hopkinson av, nr Lott av..Louis Greenberg. Bath Tubs, &c. Salaway, S. 507-9 Kosciusko st.. Baldinger & Kupferman Mfg Co. Gas Fix. Tinton Impt Co. 601-3 Kosciusko st.. Reliance Chandelier Co. Gas Fix... 3,500.00
- 225.00
- 300.00
- 339.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

Bronx.

DEC. 17. 179TH ST, swc Daly av, 32.6x110; Jas G Wentz loans Herbst Realty Co to erect 5-sty apartment; 6 payments...20,000.00

ORDERS.

Brooklyn.

- DEC. 15. KOSCIUSKO ST, ns. 299.2 w Reid av. 50x100; Ellie Arnold on Dime Savgs Bank of Williamsburgh to pay I A Adler Co
- 225.00

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 servea. Letters denote nature of order. Urders are arranged alphabetically by named streets, numbered streets, named ave-nucs and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-bles and Places of Public Assembly

ASignifies,	Auxiliary Fire Appliance.	
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.	
0 "	Discontinue use of Oil Lamps.	
DR "	Fire Drills	
SS "	Standpipes and Sprinklers.	
W "	Interior Alarms.	

Week ending Dec. 12 MANHATTAN ORDERS SERVED.

Named Streets. Barclay st, 33—Columbia College TrusteesSS Beleecker st, 152—Herman RosenbaumW-DR Bond st, 123—Frederick Buse
Barelay et 22 Columbia College Trustees SS
Bleecker st 159-Herman Rosenhaum W-DR
Bond st 122_Frederick Buse
Broome st 95-I H Gross
Broome st 381—Dr A Saldino W-DR
Broome st 423-Wm C Walker's SonsW-DR
Broome st 429-Michael J Sullivan
Broome st. 430-Est Jesse Brown,
Canal st. 54-58-Levy Eros
Canal st. 54-58-Jacob GoldsteinDR-G-C
Canal st. 54-58-Heinrich RoggDR-C
Canal st. 54-58-Ganis BrosC-DR
Canal st. 54-58-Nathan Horowitz DR
Canal st. 54-58-Horse Owners' Protective
Assn
Canal st, 54-58-Union Sponging Works A-DR
Canal st. 54-58-Sanders JarlmonskyDR
Canal st, 54-58-Wm P Goldman & BroG-DR
Canal st, 54-58-Perlman & LevineC-DR-G
Canal st, 54-58-Benjamin HarrisC-G-A-DR
Canal st, 54-58-Philip SheinfeldA-G-DR
Canal st. 54-58-Solomon Blackman & Sons,
G-A-DR
Canal st. 54-58-Silberstein, Rosen & Sons,
G-C-A-DR
Canal st, 54-58-Empire Woolen CoA-G-DR
Canal st, 54-58-Louis Jarmulowsky et alW
Canal st. 54-58-Arthur RichG-DR
Canal st. 54-58-Levy BrosDR-C
Canal st. 196-Mrs Ida Levinson W-DR
Canal st. 198-200-Breevort Constn Co W-DR
Canal st 202-04-Ella V Cann et alW-DR
Canal st 221-27-Martin Schrenkeisen, DR-W
Canal st 232-Moe Levy
Canal st 258-Est David L Bruce Brown DR-W
Canal st 266-Mary R I Du Bois et al., W-DR
Canal st 350-Louise Surul
Canal st 358 Thomas A Bonalds DR-W
Canal st, 269 64 Fet Elizabeth M Bailey
W-DR
Canal st 368_Mary E Mack DR-W
Chrystie et 52 Nancy B Watson et al F
Clinton at 225 Marris Singar
Columbia at 66 Abraham B Boossin W-DR
Continuita st, 00 Abraham D Roossin
Cortlandt st, 77—Havemeyer R. E. CoW
Cortlandt st, 77-Havemeyer R. E. CoW Courtlandt st, 39-41-Est J Monroe TaylorSS
Cortlandt st, 77-Havemeyer R. E. CoW Courtlandt st, 39-41-Est J Monroe TaylorSS East Broadway, 99-Gussie Spektorsky6
Cortlandt st, 77-Havemeyer R. E. CoW Courlandt st, 39-41-Est J Monroe TaylorSS East Broadway, 99-Gussie SpektorskyG East Houston st, 175-Sam Erschowsky &
Cortlandt st, 77—Havemeyer R. E. CoW Courtlandt st, 39-41—Est J Monroe Taylor.SS East Broadway, 99—Gussie SpektorskyG East Houston st, 175—Sam Erschowsky & Bro
Cortlandt st, 77—Havemeyer R. E. CoW Courlandt st, 33-41—Est J Monroe TaylorSS East Broadway, 99—Gussie SpektorskyG East Houston st, 175—Sam Erschowsky & BroB-C East Houston st, 431—Leonard H DewingB-C
Cortlandt st, 77—Havemeyer R. E. CoW Courlandt st, 39-41—Est J Monroe Taylor.SS East Broadway, 99—Gussie SpektorskyG East Houston st, 175—Sam Erschowsky & BroB-C East Houston st, 431—Leonard H DewingB Eldridge st, 236-44—Minsker Rlty CoC-SS
Cortlandt st, 77—Havemeyer R. E. CoW Courtlandt st, 39-41—Est J Monroe TaylorSS East Broadway, 99—Gussie SpektorskyG East Houston st, 175—Sam Erschowsky & BroBc Eldridge st, 236-44—Minsker Rlty CoCSS Elizabeth st, 311—Sam AppleC
Cortlandt st, 77—Havemeyer R. E. CoW Courlandt st, 39-41—Est J Monroe TaylorSS East Broadway, 99—Gussie SpektorskyG East Houston st, 175—Sam Erschowsky & Bro. B-C East Houston st, 431—Leonard H DewingB Eldrädge st, 236-44—Minsker Rlty CoC-SS Elizabeth st, 311—Sam AppleC
Cortlandt st, 77—Havemeyer R. E. CoW Courlandt st, 39-41—Est J Monroe Taylor.SS East Broadway, 99—Gussie SpektorskyG East Houston st, 175—Sam Erschowsky & BroB-C East Houston st, 431—Leonard H DewingB Eldridge st, 236-44—Minsker Rlty CoC-SS Elizabeth st, 311—Joseph GittlemanC Elizabeth st, 311—David KatzC
Cortlandt st, 77—Havemeyer R. E. CoW Courlandt st, 39-41—Est J Monroe TaylorSS East Broadway, 99—Gussie SpektorskyG BroB-C East Houston st, 175—Sam Erschowsky & BroB-C East Houston st, 431—Leonard H DewingB Elizabeth st, 311—Sam AppleC Elizabeth st, 311—Joseph GittlemanC Elizabeth st, 311—David KatzC
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Cortlandit st, 77—Havemeyer R. E. CoW Courtlandt st, 73—Havemeyer R. E. CoW Courtlandt st, 39–41—Est J Monroe Taylor.SS East Broadway, 99—Gussie SpektorskyG East Houston st, 175—Sam Erschowsky & BroB-C East Houston st, 431—Leonard H DewingB Eldrabeth st, 311—Sam AppleC Elizabeth st, 311—Joseph GittlemanC Elizabeth st, 311—Joseph GittlemanC Elizabeth st, 311—Henry FlaurC Elizabeth st, 311—Henry FlaurC Elizabeth st, 311—Benj RosenthalC Elizabeth st, 311—Benj RosenthalC Elizabeth st, 311—Benj RosenthalC Elizabeth st, 311—Benj RosenthalC Elizabeth st, 311—David LuizerB Front st, 141—David LuizerG Fulton st, 141—David LuizerG Fulton st, 141—Archie PooleG Fulton st, 141—Henry TimothyG Fulton st, 141—Henry TimothyG Gold st, 12—George Chiris Realty CoB Gold st, 28—Wm F Wagner et alC Grand st, 281—Jacob H Schiff et alCF-SS Grand st, 309-11—Shirsholl & MarroffC Grand st, 309-11—Simon GoldbergDR-C-A-I-G Grand st, 309-11—Simon GoldbergDR-C-A-I-G Grand st, 309-11—Simon GoldbergDR-C-A-I-G Grand st, 309-11—Simon GoldbergDR-C-A-I-G Grand st, 309-11—Simon A RidleyDR-C-G Grand st, 309-11—Simon GoldbergDR-C-A-I-G Grand st, 309-11—Eigel & Israel.DR-A-C-G Grand st, 309-11—Simon GoldbergDR-C-A-I-G Grand st, 309-11—Simon GoldbergDR-C-A-I-G Grand st, 309-11—Simon GoldbergDR-C-A-I-G Grand st, 309-11—Eigel & Israel.DR-A-C-G Grand st, 309-11—Eigel & Israel.DR-A-C-G Grand st, 309-11—Eiser BrosDR-A-C-G Grand st, 309-11—Eiser BrosDR-A-C-G Grand st, 309-11—Fisher BrosDR-A-C-G Grand st, 309-11—Fisher BrosDR-A-C-G Grand st, 309-11—Fisher BrosDR-A-C-G Grand st, 309-11—Fisher Bros
Cortlandit st, 77—Havemeyer R. E. CoW Courtlandt st, 77—Havemeyer R. E. CoW Courtlandt st, 39–41—Est J Monroe Taylor.SS East Houston st, 175—Sam Erschowsky & Bro. B-C East Houston st, 431—Leonard H DewingB Eldridge st, 236-44—Minsker Rlty CoC-SS Elizabeth st, 311—Joaph Gittleman. C Elizabeth st, 311—Joaph Gittleman. C Elizabeth st, 311—Joaph Gittleman. C Elizabeth st, 311—Joaph Gittleman. C Elizabeth st, 311—Henry Flaur. C Elizabeth st, 311—Boaph Rosenthal. C Elizabeth st, 311—Boaph Rosenthal. C Elizabeth st, 311—Est John E Pye. C Ferry st, 16-22 (rear)—Geo F Hewitt. B Fulton st, 141—David Luizer. G Fulton st, 141—David Luizer. G Fulton st, 141—Archie Poole. G Fulton st, 141—Henry Timothy G Fulton st, 141—Henry Timothy G Fulton st, 141—Henry Timothy G Gold st, 29–31—Chas S Platt. C Grand st, 309-11—Star Shirsholl & Marzoff. C Grand st, 309-11—Star Shirtwaist Co. Grand st, 309-11—Leon Matza. C-A-I-G Grand st, 309-11—Leon Matza. C-D Grand st, 309-11—Kakamah & Matzka. C Grand st, 309-11—Star Shirtwaist Co. Grand st, 309-11—Evershoff. DR-A-C-I-G Grand st, 309-11—Evershoff. DR-A-C-G Grand st, 309-11—Star Shirtwaist Co. Grand st, 309-11—Evershoff. DR-A-C-G Grand st, 309-11—Star Shirtwaist Co.
Canal st, 358 Thomas A RonaldsDR-W Canal st, 368-Mary E MackDR-W Canal st, 368-Mary E MackDR-W Canal st, 368-Mary E MackDR-W Chrystie st, 53-Nancy B Watson et alF Clinton st, 225-Morris SingerWC Coulumbia st, 66-Abraham B RoossinW-DR Columbia st, 66-Abraham B RoossinW-DR Coulumbia st, 30-41-Est J Monroe Taylor.SS East Broadway 99-Gussie SpektorskyG East Houston st, 175-Sam Erschowsky & BroB-C East Houston st, 431-Leonard H DewingB Eldridge st, 236-44-Minsker Rilty CoC-SS Elizabeth st, 311-David Katz
Cortlandit st, 77—Havemeyer R. E. CoW Courtlandt st, 77—Havemeyer R. E. CoW Courtlandt st, 39–41—Est J Monroe Taylor.SS East Broadway, 99—Gussie SpektorskyG East Houston st, 175—Sam Erschowsky & BroBc East Houston st, 431—Leonard H DewingB Eldrädge st, 236-44—Minsker Rlty CoC-SS Elizabeth st, 311—Sam AppleC Elizabeth st, 311—Joseph GittlemanC Elizabeth st, 311—Joseph GittlemanC Elizabeth st, 311—Henry FlaurC Elizabeth st, 311—Henry FlaurC Elizabeth st, 311—Benj RosenthalC Elizabeth st, 311—Benj RosenthalC Elizabeth st, 311—Benj RosenthalC Ferry st, 16-22 (rear)—Geo F HewittB Fulton st, 141—David LuizerG Fulton st, 141—David LuizerG Fulton st, 141—David LuizerG Fulton st, 141—Henry TimothyG Goerck st, 157-9—Osias Karp et alC Gold st, 28—Wm F Wagner et alC Grand st, 209-11—Shiris NokarroffC Grand st, 209-11—Shiris NokarroffC Grand st, 309-11—Shiris NokarroffC Grand st, 309-11—Star Shirtwaist Co Grand st, 309-11—Cohn, Kalkamah & MatzkaC Grand st, 309-11—Star Shirtwaist Co Brad St, 309-11—Edward A RidleyDR-A-C-IG Grand st, 309-11—Edward A RidleyDR-A-C-G Grand st, 309-11—Edward A RidleyDR-A-C-IG Grand st, 309-11—Henry MelcherE-DR-A-C Grand st, 309-11—Henry MelcherE-DR-A-C Grand st, 309-11—Henry MelcherDR-A-C-IG Grand st, 309-11—Henry MelcherDR-A-C-G Grand st, 309-11—Henry MelcherDR-A-C-G Grand st, 309-11—Henry Melcher
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Cortlandit st, 77—Havemeyer R. E. CoW Courtlandt st, 39–41—Est J Monroe TaylorSw Courtlandt st, 39–41—Est J Monroe TaylorSw East Houston st, 175—Sam Erschowsky & Bro. Ect Houston st, 175—Sam Erschowsky & Bro. B-C East Houston st, 431—Leonard H DewingB Eldrädge st, 236-44—Minsker Rlty CoC-Sw Elizabeth st, 311—Joavid KatzC Elizabeth st, 311—Joavid KatzC Elizabeth st, 311—David KatzC Elizabeth st, 311—Henry FlaurC Elizabeth st, 311—Honry FlaurC Elizabeth st, 311—Boaj RosenthalC Elizabeth st, 311—Boaj RosenthalC Elizabeth st, 311—Boaj RosenthalC Elizabeth st, 311—David KatzG Ferry st, 16-22 (rear)—Geo F HewittB Fulton st, 141—David LuizerG Fulton st, 141—David LuizerG Fulton st, 141—Archie PooleG Fulton st, 141—Archie PooleG Fulton st, 141—Henry TimothyG Gold st, 127—O-Osias Karp et alC Gold st, 29–31—Chas S PlattC Grand st, 309-11—Max FreedmanC-FSS Grand st, 309-11—Shirsholl & MarroffC Grand st, 309-11—Siegel & IsraelDR-A-C-1-G Grand st, 309-11—Siegel & IsraelDR-A-C-1-G Grand st, 309-11—Siegel & IsraelDR-A-C-1-G Grand st, 309-11—Edward A RidleyDR-A-C-1-G Grand st, 309-11—Henry MelcherE-R-A-C Grand st, 309-11—Edward A RidleyDR-A-C-1-G Grand st, 309-11—Henry MelcherE-R-A-C Grand st, 309-11—Henry Melcher
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Cortlandit st, 77—Havemeyer R. E. CoW Courtlandt st, 39–41—Est J Monroe Taylor.SS East Broadway, 99—Gussie SpektorskyG East Houston st, 175—Sam Erschowsky & BroBc East Houston st, 431—Leonard H DewingB Eldrädge st, 236-44—Minsker Rlty CoC-SS Elizabeth st, 311—Joan AppleC Elizabeth st, 311—Joseph GittlemanC Elizabeth st, 311—Joseph GittlemanC Elizabeth st, 311—Henry FlaurC Elizabeth st, 311—Henry FlaurC Elizabeth st, 311—Benj RosenthalC Elizabeth st, 311—Benj RosenthalC Elizabeth st, 311—David KatzB Front st, 244—Wm E Treadwell EstB Fulton st, 141—Douglas Robinson CoG Fulton st, 141—David LuizerG Gudt st, 124—Wm E Treadwell EstB Fulton st, 141—David LuizerG Gold st, 124—Wm E Treadwell EstB Gold st, 141—Archie PooleG Fulton st, 141—Archie PooleG Gudt st, 157-9—Osias Karp et alC Gold st, 29–31—Chas S PlattC Grand st, 280–11—Shirsholl & MarroffC Grand st, 309-11—Shirsholl & MarroffC Grand st, 309-11—Shirsholl & MarroffC Grand st, 309-11—Star Shirtwaist Co Grand st, 309-11—Star Shirtwaist Co Grand st, 309-11—Edward A RidleyDR-A-C-IG Grand st, 309-11—Edward A RidleyDR-A-C-G Grand st, 309-11—Star Shirtwaist Co DR-C-G-A-1 Grand st, 309-11—Henry MecherDR-A-C-G Grand st, 309-11—Star Shirtwaist Co Br-C-G-A-1 Grand st, 309-11—Star Shirtwaist Co Br-C-G-A-1 Gr
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Cortlandit st, 77—Havemeyer R. E. Co W Courtlandt st, 39–41—Est J Monroe Taylor. SS East Broadway, 99—Gussie Spektorsky G East Houston st, 175—Sam Erschowsky & Bro

Manhattan.

RECORD AND GUIDE

Greenwich st, 358—Abbey A Phillip......B Greenwich st, 644-54—Julius Kayser....SS-A Henry st, 206—Harry Malinoff......C Henry st, 206—Abraham Tikotsky.....C Henry st, 206—Abraham Tikotsky.....C Hudson st, 151—Joseph H Bearns.....C Jacob st, 14-18—Harriett B Morse.....C Jachos st, 99—Golden Hill Corp.....E-A Maiden la, 87—Geo Mck Brown......C Mercer st, 165-67—H Danzine & Co.....G Mercer st, 193-5—Benj Lichtenstein.....SS Mott st, 12—Gertrude Isaacs.......B New Eowery, 61-3—Est David L Gardiner...C New Chambers st, 15—N Y Edison Co.....D Oak st, 18-20—Seivers & McKay.....DR Pearl st, 374-76—Solon Palmer Estate...DR-W Plke st, 24—Louis Kresner.....W-DR Reade st, 22-26—Mansell Hunt Catty Co....DR Reade st, 22-26—Chas A Stratton Co....DR Reade st, 22-26—Mansell Hunt Catty Co....DR Reade st, 22-26—Mansell Hunt Catty Co....DR Reade st, 21—M Gans.....DR-W Spring st, 121—Mary A Hoffman....DR-W Spring st, 121—Mary A Hoffman....DR-W Spring st, 121—Mary A Hoffman....DR-W Stanton st, 24–Hollman......W-DR Stanton st, 24–96—Elias Diamond....W-DR Stanton st, 24–Hollman......W-DR Stanton st, 24–Hollman......W-DR Stanton st, 24–96—Elias Diamond....W-DR Stanton st, 24–96—Elias Diamond...W-DR Stanton st, 26–28—Theodore H Ludwig...DR-W University pl, 84—Est Albert Friedlander, W-DR

West Houston'st, 10-11-Diff and W-DR White st, 124-32-V A Harder Rity & Const Co......DR-W William st, 57-59-London & Lancashire Fire Ins Co......SS-A William st, 116-South Manhattan Rity Co. W-DR Wooster st, 1128-Mrs Emma Sillcocks...W-DR Wooster st, 115-77-Franbro Realty Co..DR-W Wooster st, 212-18-Arthur H Ely....W-DR Worth st, 114-16-Andrew Dougherty.....W-DR Numbered Streets.

Wooster st, 128-Mrs Emma Silicocks...W-DR Wooster st, 112-17-Franbro Realty Co. DR-W Wooster st, 212-18-Arthur H Ely......W-DR Worth st, 114-16-Andrew Dougherty....W-DR Numbered Streets. 1st st, 49-51 E-Chas F King.....DR-W 3d st, 22-32 W-Geo H Schumann Est...C-SS 3d st, 291 E-Samuel Herrmann...DR-W 3d st, 321-3 E-Fannie Osnowitz....W-DR 3d st, 321-3 E-Max Gottlieb....DR-G-A-I 3d st, 321-3 E-Max Gottlieb....DR-G-A-C-I 3d st, 321-3 E-Miller & Mandol...DR-A-C-G 3d st, 321-3 E-Jacob Steinberg...DR-C-A-I 3d st, 321-3 E-Douis Langa...C-A-I-DR-G 4th st, 37 & 39 W-Carland Realty Co.DR-W 4th st, 302 E-Jacob Gelles & Weessman...DR 9th st, 203-5 E-Est Siebrandt Niewhous.DR-W 10th st, 29 E-William Colgate....DR-W 10th st, 29 E-William Colgate....DR-W 10th st, 29 E-William Colgate....DR-W 10th st, 51 E-Charles Hartung...DR-W 10th st, 51 E-Charles Hartung...DR-W 10th st, 53 E-Best Siebrandt Niewhous.DR-W 10th st, 54 E-Charles Hartung...DR-W 10th st, 54 E-Charles Hartung...DR-W 10th st, 55 E-Charles Hartung...DR-W 11th st, 60 E-Est Reniamin Lichtstein.W-DR W 11th st, 56 E-Metropolitan Life Ins Co.DR-W 11th st, 61 E-James Surpless....DR-W 11th st, 63 E-Augusta Isaacs....DR-W 11th st, 64 E-Harry C Hallenbeck..DR-W 11th st, 63 E-Augusta Isaacs....DR-W 11th st, 64 E-Harry C Hallenbeck..DR-W 11th st, 726-8 E-Wm L Marshall.....SS 12th st, 10-14 E-Olga Witthaus...W-DR 12th st, 34 E-John L Wall......DR-W 12th st, 34 E-John L Wall......DR-W 12th st, 35 E-Margaret W Folsom...DR-W 12th st, 36-8b E-Clara A M Greer....DR-W 12th st, 36-8b E-Clara A M

RECORD AND GUIDE16th st, 9-11 E—Gylmann Rity Co.... DR-W17th st, 11 E—Mary E Frazee et al. W-DR17th st, 11 E—Mary E Frazee et al. W-DR17th st, 11 E—Latherine A Wood.17th st, 12 E—Lat Marietta C Stewart.17th st, 20 E—Alice M Ernst.17th st, 21 E—Est Marietta C Stewart.17th st, 227-39 W—227 W 17th St Co.17th st, 227-39 W—227 W 17th St Co.18th st, 37-41 E—Wm P Eno.18th st, 37-41 E—Wm P Free.18th st, 37-41 E—Wm P Cock Co.21st st, 133-41 W—Greenberg, Weiner Co.21st st, 133-41 W—David Zipkin et al. SS-Fc.22d st, 34 W—Lamer Clock Co.22d st, 34 W—Lamer Clock Co.22d st, 34 W—Emil Zwerdling & Abr Rabinow22d st, 313-23 E—Est Jacob & Julius Fleisch-
hauer17th st, 137-9 E—Brackett Realty Co.22d st, 313-23 E—Est Jacob & Julius Fleisch-
hauer17th st, 137-9 E—Brackett Realty Co.24th st, 13-15 W—Al Engel, Inc.25th st, 13-15 W—Al Engel, Inc.24th st, 13-15 W—Al Engel, Inc.25th st, 110-14 W—Est Terence J Duffy. DR-W25d st, 110-14 W—Est Tere

125th st. 8-14 W—Odontographfic Mfg Co.DR-G 125th st. 8-14 W—Rusitch & Benkovitz...DR 125th st. 8-14 W—George Ehrmann.....DR 125th st. 8-14 W—Winterroth Piano Co...DR 128th st. 203 W—Geo W Ford....H-A-O-C 139th st. 31-33 W—William Hyman.....G 139th st. 35-37 W—Wm Hyman.....G

Broadway, 446-48—Lorillard Spencer et al. DR-W Broadway, 452—Est Abraham Gutman....W-DR Broadway, 472—General Society Mechanics & Tradesmen, City of N Y.....DR-W Broadway, 512—Est Elizabeth W Perkins.DR-W Broadway, 535—Phelps Stokes Est.....DR Broadway, 535—Phelps Stokes Est.....DR Broadway, 536—Phostal Life Ins Co.....C-A Broadway, 536—Phostal Life Ins Co....C-A Broadway, 536—Phostal Life Ins Co....C-A Broadway, 556—The Ess Eff Realty Co..DR-W Broadway, 556—Ta. Roosevelt et al...W-DR Broadway, 556–78—Est Henry O Havemeyer, Broadway, 594-6—Adama Lociet Co....DR-W

Broadway, 740—Menyus Mittleman.....DR Broadway, 740—0 B Potter Properties.,DR-W Broadway, 1715—Haynes Automobile Co...C-H Central Pk W, 300-02—Secured Holdings Corp, SS

1st av, 670-81-George EhretW-DR-(C-F
1st av. 675-81-Consolidated Gas Co	C
1st av, 675-81-J A Frank & Brother	DR
1st av, 675-81-J Charles Tebee	DR
1st av, 675-81-The Orsenigo CoDF	2-G
2d av, 43-Anna StollsW-	DR
2d av, 374-80-Schlegel Investing CoW-	DR
2d av, 374-80-Premier Press	K
2d av, 412 (rear)-Jeremiah H Halsey	G
2d av, 954-Max KoppelK-G-A	-H
2d av, 1014-20-Adolph KrebsDR	-W
2d av, 1228-32-Catherine A Beekman DR	-W
2d av, 1913-Jacob Ruppert Realty Corp DR	-W
3d av, 247-51-Ernest Frankfield	DR
3d av, 369-Eureka Realty CoW-	DR
3d av, 388-Est Julius Bergman C-H	T-E
3d av, 954-6-Est Robert Goelet	DR
3d av, 1059-61-Wm P Beekman EstDR	-W
3d av, 1554-56-Henry D Greenwald W-	DR
4th av, 59-Hamilton Fish Corp	S-A
, i ton corperience	

BRONX ORDERS SERVED.

Named Streets. Fox st, 1107-9—Simpson Garage, Inc..C-K-L-D

BROOKLYN ORDERS SERVED.

 BROOKLYN ORDERS SERVED. Named Streets.

 Baltic st, 404—Henry Weinberg......C. Eutler st, 281-89—Chas G Duffy Co....A-D-C Calver st, 276-82—A O Schwartz & Co...H-L-C Calver st, 276-82—A O Schwartz & Co...H-L-C Floyd st, 133-43 (rear)—John Sklar...HL-A-C Floyd st, 133-43 (rear)—John Sklar....C Fulton st, 394—Eklyn Poster Adv Co...A Fulton st, 944—Eklyn Poster Adv Co...A Fulton st, 2077A—Joseph J Eiseman, Jr...C Henry st, 592—J P Menasse, M D....H-A-D-C Madison st, 101—Mrs Sarah E Sprague....C Nevins st, 205-23—John S 'Loomis Co...SS-C Pacific st, 341—Wm J Shaw....CL Pineaple st, 53-55—Edward H Wise...SS Sackett st, 475—Thomas Borrella.....C, Sackett st, 537—Webb, Jensen, Davis Co, Inc

 State st, 224—Palmer-Herring Motor Co, State st, 224—Palmer-Herring Motor Co, Verifield st, 340—Edward Miller....O-A York st, 29—Bklyn Welding Co...H-A-L *Numbered Streets.*

 6th st, 38 S—Hiram Williams....C 11th st, 501—Frederick L Rath....C 20th st, 2954-56 W (C I)—Lawrence Barnett, 30th st, 2954-56 W (C I)—Walter Warner C.B

 Named Streets.

 12th st, 719 E-W 0 Dowrie.
 H-A-G

 30th st, 2954-56 W (C I)-Lawrence Barnett,
 A-F

 30th st, 2954-56 W (C I)-Walter Warner. C-B
 A-F

 47th st, 94-J Fred Seitz.
 A-H-G

 67th st, 251-Andrew Edwards.
 A-H-G-C

 Named Avenues.
 Bedford av, 867-9-Bilvin Union Gas Co.
 C

 Bedford av, 867-9-Bilvin Union Gas Co.
 C
 Bedford av, 867-9-Bilvin Union Gas Co.
 C

 Bedford av, 867-9-Bilvin Union Gas Co.
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 Bedford av, 867-9-Bilvin Union Gas Co.
 C

 Bedford av, 867-9-Bilvin Union Gas Co.
 C
 Bedford av, 867-9-Bilvin Union Gas Co.
 C

 Bredford av, 184-O-T Silver Motor Co.
 H-D-C
 Bedford av, 103 (Jamaica)-Jones & Aubineer.
 C

 Broadway, 765-67-Chas Lyons
 S
 Sitnitsky
 C
 C

 Branconia av, 160 (Flushing)-Josiah W
 Reed
 H-A-G
 Hushon av (Hollis)-Geo Voight.
 A-G-H

 Lawrence av, 121-R F Stevens Co.
 H-A-G
 H-A-C
 Lawrence av, 20-22-Mrs Amelga Bennett,
 Mrs Eugene Kirkham.
 G-A

 Metropolitan av, 694-702-Colby, Schwarz Co,
 Linden av, 321-Robt Sand.
 G-A
 A-C

 New Utrecht av, 5705-West End Hardware
 Co
 C-H
 New
 <td

Newkirk av. 2202—Geo W Stickler..... New Utrecht av, 5705—West End Hardwa

CoD-C Ocean Pkway, 327—Mrs Mary O'Connor....H-A Numbered Avenues. 5th av, 552-4—Louis Germain......C 6th av, 5616-18—Sixth Av Garage.....L-K-G

QUEENS ORDERS SERVED.

 QUEENS ORDERS SERVED.

 Named Avenues.

 Parkside av, 379-Mrs Shanna Jones.....G

 Skilman av, 42-Rafaele Monaco....J

 So Chase av, 98-100 (Hammels)-Wum Kelly.B

 Washington av, 50-August H Bohn....B

 Named Streets.

 So' Jane & Crescent sts (L I C)-Chas J

 Brown
 H-A-L-G

 Sunswick st & Wilbur av (L I C)-Walter

 Piano Co
 A-G

RICHMOND ORDERS SERVED.

RICHMOND ONDERS CAR Named Streets. Eay st, 466—Raymond O'Mara......K Jersey st, 358 (New Brighton)—Katie Collins..B Wright st, 12 (Stapleton)—Chas Rosenberg, C-A-H

BUILDING MANAGEMENT

HOW CHIMNEY FUMES AFFECT RENTALS

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

T is well known that the grimy grey I color which most buildings quickly assume in cities is due to smoke and sulphuric gases exuded from chimneys sulphuric gases exuded from channeys and stacks of nearby buildings. R. C. Benner Ph. D., an investigator for the Melon Institute of Industry Research and School of Pacific Industries of the University of Pennsylvania, says that if due thought is given to the effect of smoke on stone it will be seen that city creditions and an analysis of the one architects are today grappling with one of the big problems that involve the financial success of all building operations.

Newness of a building attracts tenants. New buildings that have been conspic-uous success in New York City are those which have a fresh, new-appearing those which have a fresh, new-appearing facade. The value of a clean facade was appreciated by the Pulitzer estate when it decided to freshen the three fronts of the New York World building. Similar cases could be cited. Smoke, grime and acid stains on buildings may therefore be considered as a deterrent in the ultimate success of a building in-vestment

the ultimate success of a building in-vestment. A building never looks so well as when first completed. The stone should improve in appearance through weather-ing, but instead, it begins, at once, to take on its dirty coat of soot, until every part is black, rendering it singularly gloomy. It is not altogether a question of aesthetics. It is a point of dollars and cents. and cents.

Interesting Comparisons.

Some interesting comparisons were made between Pittsburgh buildings and Engstructures in different locations in land, wherein the soot deposited in Pittsburgh was shown to be greatly in excess of that in London. In New York, excess of that in London. In New York, where the laws are strict against the use of soft coal, the soot deposited is considerably less than in Pittsburgh, and while Mr. Benner gives no data concern-ing the volume of soot deposited on New York buildings it is estimated that it is equivalent to about 26 tons per square mile per year. Of course in a building a large per-centage of the soot settles upon the roof and the inference should not be drawn that 26 tons of soot is actually deposited

and the interence should not be drawn that 26 tons of soot is actually deposited upon the facade of a building per square mile of vertical surface. The rapidity with which buildings become unsightly is almost beyond belief, according to Mr. Benner, until one becomes conver-sant with the amount of soot which finds its way into the air in large in-dustrial communities.

Large Soot Deposit.

Large Soot Deposit. The investigator for the University of Pittsburgh is the authority for the state-ment that in that city the volume of soot deposited is almost beyond belief. Ob-servations taken each month for a year indicate that an amount of soot was de-posited sufficient, if ground with oil as lamp black to cover 17 to 57 square miles of surface with two coats. There are two classes of substances derived from the combustion of soft coal and other fuels which are injurious to stone. One of these consists of carbon, tar, ash and their various combinations. The second class includes gases that corrode second class includes gases that corrode and in general aid in the destruction and and in general aid in the destruction and weathering, i e., sulphuric acid, sulphur-ous acid, hydrogen sulphide, hydro-chloric acid, ammonia and organic acids. The action of the carbon and ash, when not associated with tar, is not ex-tremely objectionable, as the simple process of dusting will remove either.

When, however, they are associated with tar, especially in case of the soot, we have the most objectionable kind of dirt. The tar makes the soot adhere to any surface with which it comes in contact, literally covering the object with a coat of black paint. This coating is not read-ily removed because of its adhesive properties and because it is insoluble in water. Drastic measures, such as the use of solvents, scouring, or the use of both are frequently necessary.

Does Not Injure Buildings.

While the soiling effect of soot is by far the most evident to the eye, it does not, in itself, cause the deterioration of building material. This can not be said of the corroding agents, of which sul-phuric acid is the most important. The of the corroding agents, of which sul-phuric acid is the most important. The effects of hydrochloric and sulphurous acids are of less importance. Hydro-chloric acids become active in damp weather. Sulphurous acid, which is in itself not particularly active, is rapidly changed by oxidation in the air to the far more corrosive and injurious sul-phuric acid. Ammonia and hydrogen sulphide are practically without corro-sive action on stone.

phuric acid. Ammonia and hydrogen sulphide are practically without corro-sive action on stone. One might not think the amount of acid given off from the chimneys of our great cities sufficiently large to do much harm. Yet, when he knows the quan-tity which escapes into the air and stops to compute the amount of stone which can be ruined by it, the magnitude of the possible damage will be self-evident. In Pittsburgh about 16,000,000 tons of coal, containing from 0.5 per cent. to 3 per cent. sulphur are burned annually. A large part of this sulphur escapes into the air, where it exists for the most part as sulphuric and sulphurous acids. As a conservative estimate, based on analyses which have been made here and elsewhere, we can say that at least 75 per cent. of the sulphur in the coal escapes into the air. This, if consid-ered as sulphuric acid, would be equal to, say 500,000 tons, which, if it be al-lowed to act on limestone, would de-stroy 500,000 tons and produce 860,000 tons of gypsum. tons of gypsum.

Effects of Acids.

The acid escaping from the chimney takes two courses; part of it is absorbed in the soot and part escapes in the form of gas with the other products of combustion. Of the two, that absorbed in the soot is probably the more iniu-rious. That which escapes with the flue gases is dissolved by the rain and com-ing in contact with any material on which it can act. corrodes this material, but is soon washed off. That included in the soot, especially that coming from domestic installations, which is so much higher in tar, is more iniurious, as the tar causes the soot to adhere firmly to whatever it comes in contact with. This rain and in all probability, if it is adher-ing to a corrodible material, the action The acid escaping from the chimney ing to a corrodible material, the action is complete.

Building stones may be divided into two classes: Those which do not con-tain the carbonates of calcium and mag-nesium, such as granite, gneiss and sandstone—in which the grains of sand are cemented by some substances other than the carbonates. and those contain-ing larger or smaller amounts of the carbonates of calcium and magnesium, such as limestone, dolomites. dolomitic limestone and sandstones with a cal-careous cementing material. The stone belonging to the first class

are only slightly affected by the cor-roding agents derived from combustion. They are readily soiled by the soot when they are finished in the rough and are very hard to clean. In order that the mixture of tar and soot be removed it is wery hard to clean. In order that the mixture of tar and soot be removed it is ordinarily necessary to use a wire brush and acid, a sand blast, or other drastic method. These processes are objection-able for two reasons; namely, in every one it is a costly operation to clean method. These processes are objection-able for two reasons; namely, in every case it is a costly operation to clean the stone, and the stone itself is in-jured. All rock contains a certain amount of water, the more porous, of course, the greater percentage it con-tains. After removal from the quarry, this water, or that which is absorbed by the rock after quarrying and which becomes saturated with the various sub-stances of which the rock is composed, gradually comes to the surface and is evaporated, depositing the dissolved minerals in form of a hard, compact crust. This coating protects the stone against the ravages of the weather. It is in fact "Nature's protection," the re-moval of which greatly hastens the weathering of the stone. And, after all, cleaning avails but little, as the stone is as dirty as before in the course of six months or a year. months or a year.

Action of Sulphuric Acid.

The action of support Actual corrodible stone is, for the most part, the action of this acid on the carbonates of calcium and magnesium. This chemi-cal action involves a change in volume. The stone becomes porous, loses its co-hesion and disintegrates with much greater ease under the action of the weather weather.

Mortar, on account of its rather por-ous structure and because it is in procous structure and because it is in proc-ess of chemical change for some time after it is placed in the wall, is partic-ularly subject to the action of the atmos-pheric acids. Mortar in many of the older buildings in Pittsburgh, for ex-ample the old Arsenal Building at 40th and Butler streets, has disintegrated to such an extent that it has fallen out in some places to a depth of one-third of an inch and is quite soft in other places to as much as two-fifths of an inch. This building has recently been repaired. This was shown by a number of analy-ses to be due in a great measure, at least, to sulphuric acid. **Injurious to Stone.**

Injurious to Stone.

Initial to submure acta. Initial to submure acta. Initial to submure acta. Buildings, as a whole, in our growing fmerican cities, outlive their usefulness in such a comparatively short time and are then replaced by more modern situatures, that the ravages of the nox-ious gases are not nearly as marked as in England and elsewhere abroad, where become a problem of no slight weight. The smoke and associated produces to combustion are injurious to stone in two ways: The soiling of the surface, all stone takes on the same grey, grimy olor, which means either the loss of abr artistic effect that may have been ob-ative dearing of the building, which is a additional expense and at the same the aids in the destruction of the stone. In New York there is burned aminous of (2,000,000 short tons of anthracite, this makes approximately 20,000,000 to so f coal burned in this city each year, the problem is not to stop the use of so that are the wasteful methods of using anthracite, but how to stop the wasteful the reduce depreciation in renting values.

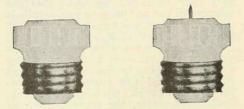
RECORD AND GUIDE

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.

An Indicating Fuse Plug.

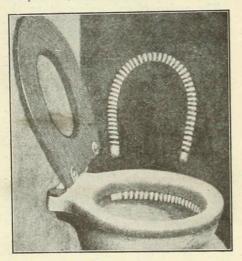
THIS is a two piece porcelain plug with a brass shell for standard cut-outs and entrance switches. The chief claim for superiority over the ordinary fuse plug is its indicating features, that is, by the combination of phosphor bronze spring and fibre piston, a blow out either from short circuit or over-



load will release this spring and drive out a pin attached to the fibre piston and the said pin protruding about ¼-inch on the outside of the plug gives a clear and absolute indication that the plug has blown out. The phosphorus pin can be seen in the dark, denoting the position of plug.

Closet Disinfectant.

O NE secret of successful disinfect-ing sanitary equipment is to get it placed where it is most needed. Some-thing new in the way of a coil system that sets inside of the bowl under the flush ring, as shown in the illustration, is being introduced. It consists of an inexpensive, but effective, coiled spring,



highly nickeled to prevent rust. The disinfectant balls used in this coil are said to be a thorough deodorant, germi-cide antiseptic and will last from four to six months. When the closet is flush-ed the water passes through the coil over crystal balls, which disinfect and deodorize. It is easily placed and un-It is easily placed and undeodorize. noticeable.

Forestry in New York.

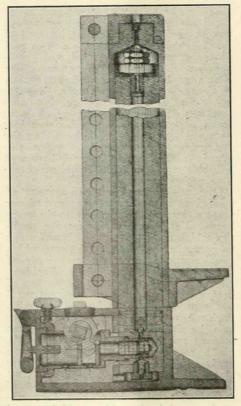
Forestry in New York. I f statistics gathered by the Bureau of Census of the National Govern-ment by the Conservation Commission of the State, and by the N. Y. State College of Forestry, mean anything at all there is little question that nearly a half of this State is better suited to the development of profitable forests than to agriculture. The great forest areas of the Adirondacks and Catskills are giving no income to the State although they are capable under very simple methods of forestry of a return of from \$2 to \$5 per acre per year. Eventually these forest areas will be the source of a large income to the State. The grow-ing of trees to produce lumber and other products seems to be just as sound an economic proposition as the growing of a very other event the source of an economic proposition as the growing of any other crop from the soil. Agriof any other crop from the soil. Agri-culture alone cannot solve the land prob-lems of the State. Forestry is not sub-ordinate to agriculture, but co-ordinate with it, and together they should solve

the problem of the complete utilization the problem of the complete utilization of the land of the State. The increasing price of lumber and the increasing price of paper, and in fact everything that comes from the forest, is making it im-perative to reforest the lands from which forests should never have been cut.

Compact 10-Ton Hydraulic Jack.

Compact 10-Ton Hydraulic Jack. U SED first as an emergency tool for jack has been deemed so efficient by the manufacturer that it has been placed on the market with a recommendation for general lifting work. Compact arrange-ment and simple operation are believed to have been obtained by making the cylinder the moving part of the tool in-stead of the ram, thus allowing the pump mechanism to stay in a fixed vertical position. vertical position.

Another convenience is in the arrange-ment of the claw, which can be moved vertically, adjusted to the most con-venient height, and swung, with the cylinder, in a complete circle without changing the position of the jack. The



piston is packed with leather rings, and the valves are of the ball type. Pressure is released by a key operat-ing a small needle valve. While the operating lever is only 18 inches long, it is stated that a man of normal size can obtain the maximum pressure with slight effort. The lever is curved and the socket has a hole in each of its four sides to allow convenience of op-eration from practically any position. The jacks are now built in 5 and 10 ton sizes, with a ram stroke of 10 inches, and are guaranteed to stand a 50 per cent. overload without affecting any of the parts.

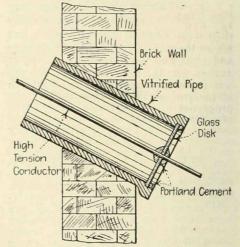
the parts.

Cutting Holes Through Glass.

S MALL holes can be drilled through **S** a plate of glass with a twist drill or with the broken end of the file, but where it is necessary to make holes of where it is necessary to make holes of over ¼ inch in diameter, it is difficult to form the holes by the drilling method, says H. B. Manson, in the Electrical Review. The method of grinding holes that is here described can be success-fully used for a hole of almost any rea-sonable diameter. The method is par-ticularly convenient for making holes through the glass disks such as are used for the bushings of high-tension en-trances, like that of Fig. 1. In this economical and effective type of entrance, a piece of vitrified sewer pipe is built into the wall of the station. The pipe pitches downwardly so as to form a drip and a disk of glass is cemented into the flanged end of the pipe. Through the center of this glass

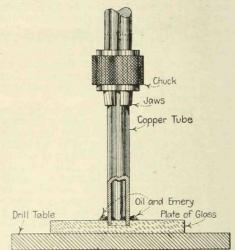
disk a hole is bored to provide for the admissions of the high-tension con-ductor. The disk is held in the pipe with neat Portland cement, and the hole with neat Portland cement, and the hole around the conductor where it enters the glass can also be stopped up with the same material, provided the con-ductor is held rigidly and will not vi-brate. Unless the conductor is held rigidly by insulators on each side of the entrance its vibration will crack the cement.

A hole can be formed in glass with the arrangement shown in Fig. 2. It is a grinding rather than a drilling opera-



tion. A hole 3% inch in diameter can be cut through a piece of glass 1% inch thick in about eight minutes with the method, which is very economical. The grinding tool consists of a piece of copper tubing which should have an outside diameter equal to that of the hole that it is desired to cut. The wall of the tube should be at least one-thirty-second inch thick, but can be thicker. Where large holes are to be cut, the wall must be considerably thicker, so that the tube will be amply rigid. The tube should be straight and true. Its upper end is clamped in a drill chuck, and it should be driven at approximately the speed that would be used for a twist the speed that would be used for a twist drill of the same diameter in drilling cast iron.

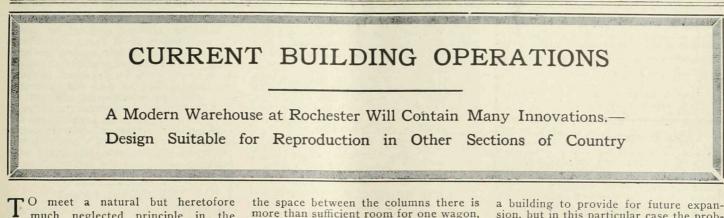
The glass plate in which the hole is to be made is carefully bedded and leveled on the drill table, and is firmly



clamped with wooden blocks so that it clamped with wooden blocks so that it cannot move. Now the copper tube that is revolving, due to the operation of the twist-drill mechanism, is lowered against the glass, and an emulsion of fine emery and machine oil is fed under the edges of the tool where it is rotating against the glass. The tube is raised, more emery and oil is pushed under its edges, and it is lowered again. This process is repeated until the plate of glass is drilled half way through. The emery imbeds in the edge of the copper tube and thereby forms a quick-cutting, circular boring tool. circular boring tool. After the hole has been cut half way

through the glass on one side that tube is raised and the glass is reversed. The hole is then completed from the reverse side. This prevents the glass from chip-

ping around the hole. Copper appears to be the best metal obtainable for these tubular, glass-boring tools. It prevents the glass from breaking.



much neglected principle in the handling of freight by merchants in large cities, a storage warehouse is being erected in Rochester, N. Y., for the Buffalo, Rochester & Pittsburgh Railway Company. This neglect is not the fault of the merchant, as he realized long since that an unnecessary expense was being incurred by him, for which he naturally was charged every time goods were taken from the freight yard to his premises, there stored and subsequently, as often happened, carted back again to the same freight yard for shipment. Sometimes part carload lots were or-dered, as sufficient room in his place might not be available for a full car-load lot. cities, a storage warehouse is being load lot. The cost-of-living problem, together

with keen competition, has forced many minds to think of ways and means to reduce unnecessary living expenses, and so William T. Noonan, president of the

the space between the columns there is more than sufficient room for one wagon, but not enough for two. This prevents congestion of freight on the loading plat-

There is sufficient room for ten trucks, and space in front of the trucks for and space in front of the trucks for a clear driveway from one end of the build-ing to the other; and it is so planned that the traffic may be all in one direc-tion—that is, the trucks can enter on one side, take on their load, and depart either in the middle or at the other end of the structure. In order to economize in the handling of freight, there are four elevators, two of which are large and two smaller ones. The smaller ones are intended to make trips for small loads, as it is not economical to run a large elevator with a small load.

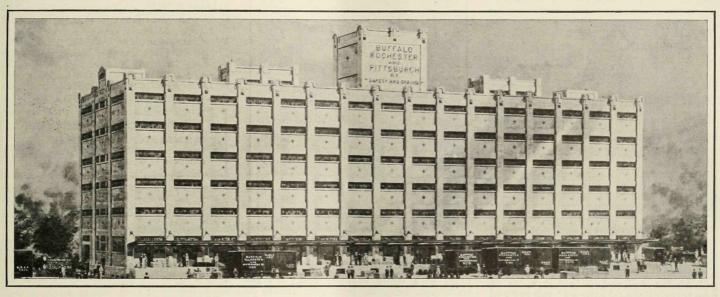
elevator with a small load. The elevators are located in relation to the floor, with the main aisle extend-ing along the length of the building com-ing in front of the elevators, and also allowing a certain space in front of

a building to provide for future expansion, but in this particular case the prob-lem of future expansion has been taken into consideration, and provision has been made for adding two new buildings, one after the other, as the business warrants.

The size of the building is 270 feet long and 70 feet wide, which is of proper economic width for handling and storing freight, with one aisle through the center of the building.

How to Become an Engineer.

This is a hard year for the new enstanding that the schools which send range into the world are many. Five thousand is a conservative estimate of the number annually graduated from first-class technical schools and universities, and about fifteen hundred more come to us every year from the



LATEST TYPE OF STORAGE WAREHOUSE, AT ROCHESTER, N. Y.

Buffalo, Rochester & Pittsburgh Rail-way Company, made a study of the prob-

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the elevators on each floor, so as not to interrupt the main aisle by hand trucks or goods to be taken on the elevators. At each end of the main aisle there is a staircase with a door centering with the main aisle. All of this is done so that the aisle will be one straight run without any trues. without any turns. Windows have been kept high off the

floor so that goods may be stacked against the outside wall without danger of breaking the windows.

of breaking the windows. Warehouse and factory buildings are so often built without any regard to pleasing appearance, Mr. Noonan agreed with the architects that there was no reason why a warehouse should have the usual repulsive appearance; and, al-though there was to be no unnecessary although there was to be no unnecessary ornamentation, the building was to be designed with some regard to a pleasing exterior; and even though plain, it will have very good lines. The usual un-sightly sprinkler tank which is seen ex-tending in awkward fashion above the roofs of the factories and warehouses all over the land has been enclosed in a tower, which converts it into an artistic feature. feature

All the modern improvements will be provided, including fire doors, steel win-dows, sprinklers and intercommunicating telephones, and details of construction and finish have been carefully studied with a view to the substantial and solid, to stand any amount of wear and tear.

It is not always customary in erecting

Maynicke & Franke, Architects.

other side of the ocean. Yet for years there has been an erroneous impression that the demand for engineering talent

there has been an erroneous impression that the demand for engineering talent cannot be supplied. Graduation from a technical school does not make an engineer. The gradu-ate has a better chance of becoming an engineer than the other fellow, but that is all that can be said. It is so in every walk in life. It depends upon the man. In answer to a youth just released from an engineering school, who wrote to en-quire how he could get in communica-tion with someone who could tell him of opportunities for employment in the West, the Engineering News makes "There is not a contractor, railway or other corporation, or individual, who would not employ an able-bodied Amer-ican college man in preference to a for-eign 'rough-neck,' if the college man were willing to roll up his sleeves and get to work. Such a job isn't inviting, but it offers experience that can be gained in no other way; it offers an ap-portunity to get into contact with con-struction work and with engineers, and without these no man ever yet pro-gressed very far as an engineer. "We don't say 'Go West, young man.' If a certain item in a Western contem-porary be correct, no less than 2,000 ap-plications for positions were received for work on the proposed Hetch Hetchy Reservoir of the city of San Francisco. Evidently, the West offers

no more and no better opportunities than the East, except that in the West there is a more democratic attitude to-

there is a more democratic attitude to-ward work in general. "However, there are opportunities in both the East and West for men who are strong enough in body and purpose to handle a pick and shovel, run a dinky, a steam shovel, a concrete mixer, work with a hammer and saw, and a thou-sand and one other jobs, which the aver-age engineering graduate turns up his nose at. These jobs are not inviting, truly, but they offer a means of earning a livelihood and they offer one way to a livelihood and they offer one way to enter the ranks of engineers; a way that many a bright, clever and ambitious fel-low has made use of before now."

REMARKABLE ACTIVITY.

REMARKABLE ACTIVITY. The Prediction of the Bronx Superin-tendent of Buildings—Thirty Years' Record. B UILDERS and investors are extreme-ly optimistic for the future of the Borough of the Bronx, and claim that a healthy improvement in building condi-tions will be inaugurated shortly that will culminate in one of the most remarkable periods of building activity that the bor-ough has ever experienced. Their opti-mism is based principally upon the fact that there are many miles of new sub-ways and elevated railroad extensions in course of construction, which, when com-pleted and in operation, will open up and develop all the outlying sections of the brough, and thus immeasurably widen the scope of building possibilities. It might be interesting to cite the rec-ord of new building operations in the Bronx, filed in the past ten years, as com-pared with the two previous decades as illustrated in the following table: Number of New BuilLDINGS IN THIRTY YEARS.

NEW BUILDINGS IN THIRTY YEARS. Number of New Buildings Erected in the Bor-ough of the Bronx, with Their Estimated Cost.

Years. 1884 to 1893 1894 to 1903	7,652 13,619	Estimated Cost. \$36,707,278 103,306,244
1904 to 1913 Total, 30 years		293,541,233 \$433,554,755

Thus, the cost of new buildings con-structed during the last decade was \$293,-541,233, or nearly 70 per cent. of the total cost for the thirty years incorporated in the table. The claim is naturally made that the improvements in transit facilities which were promulgated during that period were accountable in the main for this remarkable showing. The future prospects for the Bronx, therefore, are decidedly bright, particularly when we consider that excluding the Westchester and Boston railroad, only 3.61 miles of new transit lines (the present subway and elevated railroad to West Farms) were constructed during the past ten years, whereas twenty-four miles of new lines and extensions to present routes are now in actual course of construction or have been contracted for, and at the rate that the work of construction is progressing, all indications point to the completion of the various lines before the expiration of the time limits. A comparative table of building opera-Thus, the cost of new buildings conthe time limits. A comparative table of building opera-

A comparative table of building opera-tions during the years 1910 to 1913, inclu-sive, in the various boroughs in New York City has been prepared, showing: (a) Population in each borough, (b) Building operations in the four years cited, (c) Percentage of population in each borough, (d) Percentage of building operations in each borough. A study of this table is invited, which I am confident will be both interesting and instructive will be both interesting and instructive.

NEW BUILDINGS, 1910, 1911, 1912, 1913, ALL BOROUGHS

Borough.	Population.	Building Operations, 1910-1913.	Pctge. of Population.	Petge. of Bldg. Opera- tions.
Manhattan	2,538,606	\$385,536,124	45.4	52.8
Brooklyn	1,916,655	134,603,438	34.4	18.6
Bronx	641,980	121,588,354	11.5	16.8
Queens	387,444	74,520,089	7.	10.2
Richmond	99,186	11,849,625	1.7	1.6
New York City	5,583,871	\$728,097,630	100.0	100.0

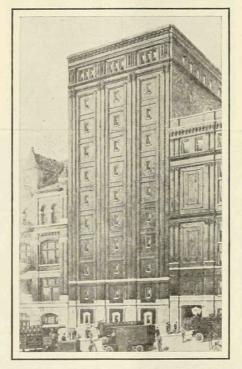
Thus, the Borough of the Bronx, with 111/2 per cent. of the population of New

York City, contributed nearly 17 per cent. of the building operations during the four years cited which, proportionately, is a much larger percentage than is shown by Manhattan or Queens. Brooklyn, with over 34 per cent. of the city population, or triple that of the Bronx, contributed only 18.6 per cent. of the operations, which, as compared with the operations in New York City, exceed those of the Bronx by less than 2 per cent. ROBERT J. MOOREHEAD, Superintendent of Buildings, Borough of the Bronx.

NEW BREWERY PROJECT.

Structure for Jacob Ruppert Will be of Most Modern Construction.

Most Modern Construction. T HE new brewery building for Jacob Ruppert, in 92d street, 100 feet east of Third avenue, will be eleven stories high, having a frontage of 75 feet and a depth of 115 feet. It will contain glass-lined steel tanks, six on one floor, each ten feet in diameter and 100 feet long, designed to contain in all about 100,000 barrels of beer. On the top floor there will be a small experimental brew-ery, with commodious laboratories, all



Maynicke & Franke, Architects. BREWERY FOR EAST 92D STREET.

BREWERY FOR EAST 92D STREET. lined with white sanitary tile. All the walls will be lined with four inches of compressed cork slabs, to keep out the heat, and all the floors will be of as-phalt, so that they can be thoroughly washed. The first story of the facade will be of polished granite, and the rest of the building of red brick and terra cotta, to match the adjoining structure, recently erected by Mr. Ruppert, May-nicke & Franke, the architects, of 25 East 26th street, state that the building will be completed in the spring.

Procedure in Filing Plans.

'In answer to a question as to the proper procedure for architects when fil-ing plans for factory buildings under the present laws, Superintendent Ludwig, of

Ing plans for factory buildings under the present laws, Superintendent Ludwig, of the Manhattan Bureau of Buildings, said: "So far as the construction of factory buildings is concerned, the jurisdiction still remains with the Bureau of Build-ings, and it is still its duty to examine the plans and inspect the construction of new buildings and alterations of old. "The usual procedure for an architect is to file, as in the past, his application, in triplicate, with the necessary plans, and in addition, two sets of plans are to be filed with the State Labor Department, who will examine such matters as come within its jurisdiction. The State Labor Department, after approved set of the plans to the Bureau of Buildings, which is filed with the drawings already on file, and which becomes a part of the records and which becomes a part of the records of this bureau."

December 19, 1914

Westchester County Penitentiary. The Board of Supervisors of West-chester County, E. P. Barrett, chairman, 2 Grand street, White Plains, contem-plates the erection of a \$400,000 peniten-tiary to be used as a county jail and workhouse. The building will be erected somewhere in Westchester County. E. A. Forsythe, of Yonkers; D. Hickey, of Mt. Vernon; John F. Jenkins, of Os-sining and Mr. Goss, of New Rochelle, have just been appointed a committee to select the building site. No plans have yet been considered and the selection of an architect has not been made. Westchester County Penitentiary.

New Apartment Hotel.

New Apartment Hotel. HERMAN LEE MEADER, archi-tect, 178 Fifth avenue, has been retained by the Palmer Realty Co., 68 William street, Leslie R. Palmer, president, to prepare plans and specifications for a modern twelve-story apartment hotel to be erected at 337-339 West 96th street, and 240 Riverside Drive. The structure will be of brick and limestone and will cover a plot 106x50 feet. It is estimated that the operation will call for an expen-diture of about \$200,000. diture of about \$200,000.

Fireproof Factory in 91st Street.

William E. Cunningham, contractor, of 438 East 91st street, is having plans pre-pared by John P. Boyland, Fordham road pared by John P. Boyland, Fordham road and Webster avenue, for a six-story, fire-proof, brick factory, 50 x 95 feet, to be erected in the east side of 91st street, 150 feet east of First avenue. The name of the lessee will be announced later.

Mrs. Vanderbilt Awards Contract.

John R. Hill, of Westbury, Long Isl-and, was awarded the general contract this week to erect the new residence at Westbury, for Mrs. W. K. Vanderbilt, Jr., of 666 Fifth avenue, Manhattan. Ac-cording to plans prepared by John R. Pope, 527 Fifth avenue, the building will be three stories, 35 x 75 feet, of frame and stucco construction, and cost \$60 000 stucco construction, and cost \$60,000.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Alliance Realty Co., 1151 Broadway, William H. Chesebrough, president, contemplates making alterations and additions to the store and office building at 70-76 Trinity Place. The work will consist of adding 7 stories. No architect selected. MANHATTAN.—Pasquale Margarella, 69 varick st, contemplates alterations to the store and loft building at 477-481 Broome st. No architect selected. BROOKLYN, N. Y.—John E. Henry, Inc., 1251 Bedford av, contemplates the erection of a 4-sty apartment at the southeast corner of Clar-endon rd and East 23d st. No architect selected. BROOKLYN.—McAllister Dry Dock & Ship Building Co., on premises, and 24 State st, Manhattan, contemplates rebuilding the plant, including four buildings in Kent st. No archi-tect selected.

MANHATTAN.—Bids will close about Dec. 21 for the 2-sty brick and stone clubhouse at 147 Thompson st, for the Franciscan Monas-tery, 151 Thompson st. Francis A. Noreis, 552 Rugby rd, Brooklyn, architect. Cost, about \$20,000

\$20,000 BRONX.—The Congregation of Mt. Sinai, care of Rev. Dr. Max Reisher, rabbi, Simpson st, contemplates the erection of a brick and stone synagogue in the north side of 163d st, 114 ft. from Stebbins av. An architect will probably be selected about January 14. HOWARD, N. Y.—Burt Bennett, Howard, contemplates rebuilding the 1-sty frame and concrete barn near Canisteo, N. Y. No archi-tect selected. LOCKPOPET N. W. 575 Steard, Statistic

LOCKPORT, N. Y.—The Second Christian Science Church, care of Miss Siedhoff, 123 Erie st, is receiving competitive sketches for a \$25,-000 Church on East av, near Elm st. No archi-tect selected.

tect selected. UTICA, N. Y.—Henry Lux and Arthur J. Lux, proprietors of the Alhambra Theatre, 108 Bleecker st, contemplate the erection of a brick moving picture theatre at Park av and Genessee st, Oneida Square. No architect selected. HARTSDALE, N. Y.—R. C. Coleman, 30 Church st, Manhattan, contemplates the erection of a residence at the corner of Walworth and Greenacres avs, to cost about \$12,000. No architect selected.

architect selected. LOCKPORT, N. Y.—The Masonic Temple As-sociation, F. & A. M., Masonic Hall, Cottage and Main sts, will be ready to receive competitive sketches soon after January 1 for the clubhouse at 23 East av. Cost, about \$30,000. OLEAN, N. Y.—Jackle Bros., 323 North Utica st, Olean, contemplate the erection of a 3-sty paving brick livery stable, 75x100 ft., on Whit-ney av, near North Union st, to cost between \$15,000 and \$20,000.

BUFFALO, N. Y.—Robert W. Pomeroy, Fidel-ity Building, contemplates the erection of a store and office building at the northwest corner of Main and Utica sts. No architect selected. FARMERSVILLE, N. Y.—The Farmersville Mfg. Co. contemplates rebuilding the manufac-turing plant destroyed by fire. No architect selected.

selected. TUCKAHOE, N. Y.—The Rescue Hook & Lad-der Co., Geo. Evans, trustee, contemplates the erection of a 2-sty brick fire house here to cost about \$10,000. No architect selected. RIDGEWOOD, N. J.—Board of Education of Ridgewood, Dr. H. S. Willard, president, con-templates the erection of a high school build-ing on Ridgewood av, to cost about \$250,000. No architect selected. Appropriation will be voted upon at the spring meeting.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS. MONTCLAIR, N. J.—Henry Abrams, 37 North Willow st, owner, is taking bids on general con-tract for a 3-sty store and apartment house on Bloomfield av, from plans by Jacob Cohn, 45 State st, Bloomfield, N. J. Cost, about \$30,000. LONG ISLAND CITY.—Nicholas Nehrhauer, 5-sty apartment, 54x77 if, at 580 9th av, from plans by Frank Braun, 585 9th av. Cost, about \$60,000. MANHATTAN — The Aldus Construction Co

MANHATTAN.—The Aldus Construction Co., Inc., Jacob S. Kahn, 600 West 181st st, con-templates the erection of a 5-sty apartment on the north side of Vermilyea av, Isham to 211th sts, to cost about \$100,000. CHURCHES. ELMHURST, L. I.—Plans are being figured for alterations to the brick and stone church corner Queens Boulevard and Weimer st for the 1st Presbyterian Church of Newton, L. I. Frank A. Collins, 24 Locust st, Flushing, architect. BROOKLYN.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the con-tract for the church in the east side of Duffield st, 125 ft. south of Myrtle av, for the Concord Baptist Church. H. C. Pelton, 8 West 38th st, architect. DWELLINGS.

architect. DWELLINGS. WHITE PLAINS, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, architect, is taking bids on general contract for alterations and additions to the 2½-sty frame and stucco residence at Prospect Park for L. Arthur Cushman, New York av, White Plains. Cost, about \$40,000. HILLSIDE, L. I.—Frank A. Sinnott, 1328 Broadway, Manhattan, architect, is taking bids for a 2½-sty hollow tile and stucco residence, 32x49 ft., for R. O. Campion, care of architect. Cost, about \$15,000. FACTORIES AND WAREHOUCES

FACTORIES AND WAREHOUSES. MANHATTAN.—Chas. M. Rosenthal, 160 Broadway, owner, is taking bids on general con-tract for a 1 and 2-sty studio and film factory at 229-237 West 146th st, from plans by Benja-

min W. Levitan, 20 West 31st st. United Motion Picture Products Co., Inc., 1476 Broad-way, lessee. Cost, about \$35,000. HALLS AND CLUBS. MANHATTAN.—Louis E. Jallade, 37 Liberty st, architect, is taking bids on excavating and steel plans will be completed about Jan. 6 for the 4-sty Y. M. C. A. building, 134x186 ft., at the southwest corner of Washington av and 161st st, for the Y. M. C. A. of the Bronx, 215 West 23d st. Weiskopf & Eurroughs, 68 William st, steel engineer. Cost, about \$225,-000.

May Weis 200 st. Weiskopi & Eurroughs, 65 William st, steel engineer. Cost, about \$225,-000.
 MANHATTAN.—The Grolier Club, 29 East 32d st, Edward G. Kennedy, president, contemplates the erection of a new club house. No site has been selected. Ar architect will probably be considered late in January. HOSPITALS AND ASYLUMS.
 NEWARK, N. J.—Additonal figures are being received for alterations and additions to the hospital, ward building and morgue in Camden st for the Common Council of the city of Newark. H. V. & J. J. King, Union Building, Newark, architects. Cost, about \$70,000.
 SCHOOLS AND COLLEGES.
 MANHASSET, L. I.—Bids will be received by the Board of Education, C. M. Neisley, president, Manhasset, until 7.30 p. m., January 8, for the construction of a school here, from plans by Frederick H. Briggs, Plandome, L. I.
 NORTH BERGEN, N. J.—The Board of Education of North Bergen, Chaas. Miller, president, is taking bids on separate contracts to close December 22d for rebuilding the 3-sty brick School No. 5 at Smith and Roberts sts, from plans by Fred Hensel, 809 Savoye st, West Hoboken, N. J. Cost, about \$130,000.
 BRONX.—Bids will close December 21 at 3 P. M. for the 5-sty school on the west side of Intervale av, from Chisholm to Freeman sts, for the City of New York. C. B. J. Snyder, corner of Park av and 59th st. Cost, about \$320,000.

BRONX.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the contract for the parochial school at 2506 Marion av, for the Church of Our Lady of Mercy. J. V. Van Pelt, 381 4th av, Manhattan, architect.

Pelt, 381 4th av, Manhattan, architect. STORES AND APARTMENTS.
MANHATTAN.-James Anderson Hawes, 30 Broad st, contemplates making alterations to the residence at \$12 Madison av for store and apartment house purposes.
STORES, OFFICES AND LOFTS.
BROADWAY.--Maynicke & Franke, 25 East 26th st, will be ready for bids about Feb. 1 for the 16-sty store and loft building, 105x
at the northeast corner of Broadway and 26th st, for the estate of Frederick Ayer, 141 Milk st, Boston, Mass., to cost \$600,000.

LONG ISLAND CITY.—J. S. Graham, 780 St. Johns pl, Brooklyn, owner, is taking bids for a 1-sty brick shop, 50x100 ft., at the northeast corner of Ridge stand Sherman st, from plans by Frank Braun, 585 9th av, L. I. City. J. Kleine Steel & Iron Works, 82 Broadway, L. I. City, Jessee. Cost, about \$10,000.

THEATRES. MANHATTAN.—Thomas W. Lamb, 644 8th av, architect, is taking bids on general contract for alterations to the garage 2182-2186 Broad-way, for a moving picture theatre with stores for the Coe Estate, 69 Wall st, Continental Mo-tion Picture Co., Louis F. Van Riper, care of architect, lessee. Cost, about \$15,000.

MISCELLANEOUS. MISCELLANEOUS. RIDGEWOOD, L. I.— The Libman Contract-ing Co., 126 West 46th st, is figuring the gen-eral contract for the destruction plant on the north side of Flushing av, 135 ft. north of Metropolitan av, also for the stable and sec-tion house, from plans by Hans Liebau, and de-sires bids on subs by Dec. 21.

CONTEMPLATED CONSTRUCTION.

Manhattan.

Manhattan. APARTMENTS, FLATS AND TENEMENTS. RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment, 162x214 ft., at the northeast corner of 181st st and Riverside Drive, for the Miami Realty Co., Daniel W. O'Neil, president, 40 East 22d st, owner and builder. Cost, about \$210,000. 190TH ST.—Neville & Bagge, 217 West 125th st, have completed plans for the 6-sty apartment at the northeast corner of 190th st and St. Nicholas av, for Stephen J. Egan, 802 West 181st st. Cost, about \$125,000. CHURCHES.

CHURCHES. 104TH ST.—Morris Schwartz, 194 Bowery, is preparing sketches for converting the 3-sty brick residence 51 West 104th st into a syna-gogue, to cost about \$8,000. Owner's name for the present withheld.

the present withheld. HOSPITALS AND ASYLUMS. 16TH ST.—Plans have been completed for the 7-sty reinforced concrete and stucco staff house, 75x100 ft. at the Willard Parker Hospital, foot of East 16th st, for the Department of Health. W. E. Austin, 46 West 24th st, architect. C. E. Knox, 101 Park av, electrical engineer. Cost, about \$260,000.

STORES, OFFICES AND LOFTS. 5TH AV.—Harry C. Hallenbeck, care of Hal-lenbeck-Wynkoop-Crawford Co., 497 Pearl st, contemplates remodeling the 7-sty loft building at 208 5th av. Architect's name for the pres-ent withheld.

ent withheid. WALL ST.—York & Sawyer, 50 East 41st st, will start plans about January 7 for the Assay Building in Wall st for the U. S. Government, Treasury Department, Washington, D. C. Oscar Wenderoth, Washington, D. C., supervising ar-obitant

Chitect. THEATRES. BROADWAY.—Thomas W. Lamb, 644 8th av, has completed preliminary plans for the 2 and 20-sty theatre, office and mercantile building at 1599-1601 Broadway and 215-225 West 48th st for Leonard I. Hill et al, 221-226 West 48th st. Cost, about \$350,000.

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RECORD AND GUIDE

Contemplated Construction-Continued.

Bronx.

Bronx. APARTMENTS, FLATS AND TENEMENTS. MARMION AV.—Maximilian Zipkes, 405 Lex-ington av, Manhattan, has completed plans for the 5-sty apartment, 50x100 ft., southwest cor-ner of Marmion av and 178th st for the Eifel Construction Co., 1822 Mohegan av, owner and builder. Peter Comes, 1822 Mohegan av, has the brick mason work. Cost, about \$50,000. MORRIS AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for three 1-sty brick stores on the east side of Morris av, be-tween 143d and 144th sts, for Patrick Murphy, 371 East 144th st, owner and builder. Cost, about \$9,000. I76TH ST.—The Tremont Architectural Co.,

about \$3,000. 1767H ST.—The Tremont Architectural Co., Webster and Tremont avs, has been commis-sioned to prepare plans for a 5-sty apartment in the south side of 176th st, 62 ft. east of Marmion av, for Benjamin Benenson, builder, 407 East 153d st.

407 East 153d st. PUBLIC BUILDINGS. KINGSBRIDGE RD.—Bids were received by the Armory Board, Hall of Records, for elec-tric wiring, Eugene Frank, 22 East 21st st, low bidder at \$14,231, and for heating and ventilat-ing, H. P. Stephenson Co., 241 West 20th st, low bidder at \$40,989, at the armory at Kings-bridge rd and Jerome av. Pilcher & Tachau, 109 Lexington av, architects; Gunvald Aus, 101 Park av, steel engineer. R. D. Kimball Co., 15 West 38th st, steam and electrical engineer. Marble Arch Co. and Connors Bros., Broadway and 216th st, general contractors. Frank Wil-letts, 526 East 149th st, brick mason. Wm. Metz, 75 Grant st, Yonkers, carpenter.

Brooklyn.

Brooklyn, APARTMENTS, FLATS AND TENEMENTS. DIVISION AV.—Shampan & Shampan, 772 Broadway, have been commissioned to prepare plans for two 6-sty apartments at 104-108 Di-vision av for the Ross Land Co., 189 Eouth 9th st, owner and builder. MONTAUK AV.—S. Millman & Son, 1780 Pit-kin av, are preparing plans for five 3-sty tene-ments, 20x76 ft., on the west side of Montauk Building Corporation, owner and builder. Cost, about \$40,000. ROCHESTER AV.—S. Millman & Son, 1780

av, 30 ft. south of Sutter av, for the Montauk Building Corporation, owner and builder. Cost, about \$40,000.
ROCHESTER AV.-S. Millman & Son, 1780 Pitkin av, are preparing plans for three 4-sty brick tenements at the northeast corner of Rochester av and Park pl for Samovitz & Wheelan, 1503 Eastern parkway, owners and builders. Cost, about \$75,000.
EAST NEW YORK AV.-Samuel Sass, 32 Union sq, Manhattan, has completed plans for two 4-sty tenements, 58x79 ft., at the southeast corner of East New York and Ralph avs for Rae Sakolsky, 127 Clymer st, owner and builder. Cost, about \$75,000.
CROPSEY AV.-Gronenberg & Leuchtag, 303 5th av, will complete plans about December 24 for two 4-sty apartments at Cropsey av and 21st st for the Bensonhurst Improvement Co., 2202 Bath av, owner and builder.
POWELL ST.-S. Millman & Son, 1780 Pit-kin av, are preparing plans for two 4-sty apart-ments, 50x90 ft., at the southeast corner of Powell st and Newport av for the Forest Build-ing Corp. H. Friedland, 743 Saratoga av, presi-dent and builder. Cost, about \$50,000.
I5TH ST.-Cohn Bros., 361 Stone av, are pre-paring plans for a 4-sty apartment, 50x88 ft., in the east side of 15th st, 422 ft. south of Sth av, for the Kraslow Construction Co., W. Kras-low, 188 Montague st, owner and builder. Cost, about \$30,000.
HOPKINSON AV.-E. M. Adelsohn, 1776 Pit-kin av, is preparing plans for two 4-sty apart-ments, 50x89 ft., at the northwest corner of Hopkinson av and Pacific st for Louis Jaffe, 1932 Prospect pl, owner and builder. Cost, about \$60,00.
EASTERN PARKWAY.-Farber & Markwitz, 190

Hopkinson av and Pacific st for Louis Jaffe, 1932 Prospect pl, owner and builder. Cost, about \$60,000.
 EASTERN PARKWAY.—Farber & Markwitz, 189 Montague st, are preparing plans for a 4-sty apartment, 24x79 ft, on the north side of Eastern Parkway, 140 ft. west of Hopkinson av, for the Bond Construction Co., M. Palley, 430 Hopkinson av, owner and builder. Cost, about \$15,000.
 CHRISTOPHER AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty apartment, 25x100 ft., at the northwest corner of Christopher and Livonia avs, for Eakery Builder, Inc., 175 Watkins st, owner and builder. Cost, about \$15,000.
 VAN SICLEN ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for fourteen 2-sty brick residences, 18x40 ft., in Van Siclen st, near 86th st, for the Van Lake Construction Co., Isaac Muss, president, 997 Dumont av, owner and builder. Cost, about \$42,000.
 FACTORIES AND WAREHOUSES.
 BROOKLYN.—Benjamin Driesler, 153 Remsen st, has been commissioned to prepare plans for about \$50,000.
 LEONARD ST.—Tobias Goldstone, 49 Graham av, is preparing plans for a 4-sty factory, 75x 100 ft., at the northeast corner of Leonard and Messerole sts for Philip Rosenblum, 76 Graham av, owner and builder. Cost, about \$25,000.
 LEXINGTON AV.—Henry Holder, Jr., 242 Franklin av, is revising plans for a 2-sty extension to the factory at 271 Lexington av for F. C. Meyer, on premises. Cost, about \$12,000

F. C. Meyer, on premises. Cost, about \$12,000 STABLES AND GARAGES. EASTERN PARKWAY.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 2-sty pub-lic garage and residence on the north side of Eastern Parkway, 200 ft. west of Rock-away av, for Taishoff Bros., 243 Wyoming av, owners and builders. Cost, about \$10,000. STOPES OFFICES AND 10FTS

STORES, OFFICES AND LOFTS. PITKIN AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 2-sty brick shop, 50x 100 ft., at the northwest corner of Pitkin and Williams avs for Samuel Browner, 98 Junius st, owner and builder. Cost, about \$10,000.

THEATRES. FLATBUSH AV.—Cohn Bros., 361 Stone av, are preparing plans for a 1-sty moving picture theatre, 50x110 ft., on Flatbush av, near Dit-mas av, for McGowan Bros., 1201 Flatbush av, owners and lessees, who will take bids on gen-eral contract. Cost, about \$25,000.

MISCELLANEOUS. PROSPECT PARK.—Plans have been ap-proved by the Municipal Art Commission for the animal building at Prospect Park, for the Department of Parks, owner of land. Com-mittee of Citizens, owner of buildings. Arne Dehli, 1368 President st, architect. Cost, about \$30,000.

Oueens.

Queens. APARTMENTS, FLATS AND TENEMENTS. LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 4-sty tenement, 50x86 ft., on the west side of Hamilton av, 60 ft. north of Piers av, for Antonio Gangeni, 794 Vernon av, owner and builder. Cost, about \$25,-000.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for a 5-sty tenement, 50x52 ft., on Jamaica av, between 8th and 9th avs, for the Reliable Building Co., 1404 2d av, Manhattan, owner and builder. Cost, about \$50-, 000.

000. LONG ISLAND CITY.—Frank Braun, 585 9th av, Astoria, L. I., is preparing plans for a 5-sty tenement, 50x90 ft., for A. Rikel, 574 9th av, owner and builder. Cost, about \$40,000. LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, has completed plans for two 5-sty tene-ments, 37x100 ft., on the west side of 2d av, 250 ft. north of Jamaica av, for Frank Zvano-vec, 70 Wilson av, owner and builder. Total cost, about \$50,000. JAMAICA AV.—William C. Winters, 106 Van Siclen av, is preparing plans for a 4-sty tene-ment, 60x107 ft., at the northeast corner of Jamaica and Van Siclen avs, for Charles Fer-raro, owner and builder, care of architect. Cost, about \$35,000. DWELLINGS.

Cost, about \$35,000. DWELLINGS. MALBA-ON-THE-SOUND.—George M. Stan-ley, of Reed & Barton, is building at Malba-on-the-Sound a colonial cottage of semi-bunga-low design from plans of N. M. Woods, archi-tect. Plans have been completed for several more distinctive houses. SOUTH WOODHAVEN L. L. Chec. Mole 27

more distinctive houses. SOUTH WOODHAVEN, L. I.—Chas. Mele, 37 Liberty av, is preparing plans for thirty-six 2-sty residences, 18x36 ft., on Liberty av, to cost about \$100,000. FACTORIES AND WAREHOUSES. LONG ISLAND CITY.—Bids are in on sepa-rate contracts for additions to the 1 and 2-sty factory at 295 Vernon av for the Atlantic Macaroni Co., 253 Vernon av. Adolph Mertin, 34 West 28th st, Manhattan, architect. Cost, about \$20,000.

Richmond.

NEW BRIGHTON, S. 1.—H. H. Hutton, New Brighton, S. 1., has completed plans for four 2-sty frame residences in the north side of 1st st, 100 ft. east of Lafayette av, for Thos. W. Hutton, 4 Hamilton Park, New Brighton. Cost, about \$4,000 each.

Cost, about \$4,000 each. MISCELLANEOUS. STAPLETON, S. 1.—Preliminary plans are being prepared privately for a brick and steel power house and equipment, 30x40 ft., in Liv-ingston st for the Richmond Light & R. R. Co., St. George, S. I. Figures on equipment will probably be taken about January 1. Cost, about \$20,000.

Nassau.

IVASSAU. DWELLINGS. WOODBURY, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 3-sty residence, stable, garage and outbuildings at the Wheatley Hill Section for Victor Mora-wetz, care of architect. A. P. Koehler, West-bury, L. I., has the contract for roads and court work. BOCKWILL D. COURT

ROCKVILLE CENTRE, L. I.—Thode & Har-vie, 406 9th st, Brooklyn, are preparing plans for a 2½-sty frame residence, 40x50 ft., to cost about \$10,000.

about \$10,000. SCHOOLS AND COLLEGES. MANHASSET, L. I.—The Board of Educa-tion of Manhasset, C. M. Neisley, owner, is tak-ing bids to close January 8 at 7.30 p. m. for the 2-sty brick school, 132x56x74 ft., from plans by Frederick Briggs, Plandome, L. I. Cost, about \$70,000.

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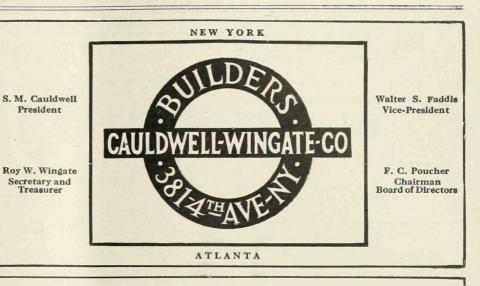
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RECORD AND GUIDE



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BANKS. TOTTENVILLE, S. I.—John Milnes & Co., Richmond av, Port Richmond, have received the general contract to erect a 1-sty bank, 30x56 ft., for the Tottenville National Bank, A. B. Patterton, president. Slee & Bryson, 154 Mon-tague st, Brooklyn, architects. Cost, about \$15,-000.

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

APARTMENTS, FLATS AND TENEMENTS. WEST END AV.--(Sub.).--Neenan Elevator Co., 63-75 Clymer st, has received the elevator contract for the 12-sty apartment northeast corner of West End av and 96th st for the Essie 'Construction Co. Schwartz, Gross & Mar-

Patterton, president. Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, about \$15,-000.
 DWELLINGS.
 GREENWICH, CONN.—Thos. J. Steen Co., 30
 Church st, Manhattan, has received the general contract for alterations to the 2½-sty residence for N. T. Guernsey, this place. E. D. Litchfield, 477 5th av, Manhattan, architect.
 CLIFTON, S. I.—Hans Hermansen, 340 Oakland, west Brighton, S. I., has received the general contract to erect a 2½-sty frame residence, 34x36 ft., for Cornelius G. Kolff, 128
 Stuyvesant pl. New Erighton, S. I., owner. Delano & Aldrich, 4 East 39th st, Manhattan, architects. Cost, about \$6,000.
 COLLEGE POINT, L. I.—G. Jeuch Co., Inc., College Point, L. I., has received the general contract to erect a 2½-sty frame residence, 21x 45 ft., in the east side of 5th st, 125 ft. north of 2d av, for Richard McCready, College Point, owner. Peter Schreiner, Jr., 27 South 12th st, College Point, architect. Cost, about \$6,000.
 DOUGLAS MANOR, L. I.—D. MacDonald, Botanic pl, Flushing, L. I., has received the general contract to erect a 2½-sty frame and stuccoresidence, 30x34 ft., for E. L. Wertheim, 2452
 Devo terrace, Manhattan. Gost, about \$5,000.
 SCARSDALE, N. Y.—Oliver M. Oake, Front av, Bronxville, N. Y., has received the general contract to erect a 2-sty frame residence, 54x 25 ft., and garage on Wydham rd, Edgemont Estate, for E. L. Montgomery, 731 3d av, Manhattan, Eugene Ward, 11 East 24th st, Manhattan, Eugene Ward, 11 East 24

tan. Cost, about \$12,000. BRONXVILLE, N. Y.-W. J. Kelleher, St. Clair av, Larchmont, N. Y., has received the general contract to erect a 2½-sty stone resi-dence on Delliwood rd for Dr. J. Roswell Has-brouck, 171 West 71st st. Herbert Godwin, 4 East 39th st, Manhattan, architect. Cost, about \$15,000.

about \$15,000. FACTORIES AND WAREHOUSES. WEST ORANGE, N. J.—The Moyer Engineer-ing & Construction Co., 375 Fulton st, Brook-lyn, will have the contract for rebuilding the Edison plant, destroyed by fire on December 9. About 1,500 tons of structural steel will be used, 50,000 cu. yds. of sand and about 30,000 barrels of Portland cement. Construction work will start at once.

will start at once. PORTLAND, ME. (sub).—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has been awarded the contract for the foundation of the boller house at the Portland Gas Light Co. plant. EROOKLYN.—L. Merovitz, 1351 Eastern Parkway, has received the general contract to erect a 4-sty laundry and stable, 65x100 ft., in the east side of Ames st, near Riverdale av, for the Independent Wet Wash Laundry Co., Nathan Boslefsgy, 207 Thatford st. E. M. Adelsohn, 1776 Pitkin av, architect. Cost, about \$15,000. HALLS AND CLUBS.

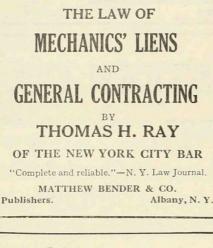
HAUESDIM, 1110 1110 14, 110 1100 1000 0000 HALLS AND CLUBS. WORCESTER, MASS.--(Sub.).-The Clinton Fireproofing Co. of N. E., Inc., 101 Park av, Manhattan, has secured the contract to install the Clinton Fireproofing System of floor and roof arches in the Y. M. C. A. building, from plans by Louis E. Jallade. Norcross Bros., general contractors. HOSPITALS AND ASYLUMS. TOLEDO, O. (sub).--Contract has been let to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, for pedestal con-crete pile foundation for the State Hospital laundry building. Marriott, Allen & Hall, archi-teotrs, Toledo. MUNICIPAL WORK. NANTICOUE PA (sub).-The concrete piles

contractors, Toledo. MUNICIPAL WORK. NANTICOKE, PA. (sub).—The concrete piles required for the bridge over the Susquehanna River will be installed by the MacArthur Con-crete Pile & Foundation Co., 11 Pine st, Man-hattan. D. A. Keefe, consulting engineer, Athens, Pa. The Dravo Contracting Co., Pitts-burgh, general contractors. DUL CONTRACT

Athens, Pa. The Dravo Contracting Co., Pitts-burgh, general contractors. PUBLIC BUILDINGS. AUGUSTA, GA. (sub).—The MacArthur Con-forete Pile & Foundation Co., 11 Pine st, Man-hattan, has secured the contract for the foun-dation of the United States Government Post Office building here. Oscar Wenderoth, super-vising architect, Washington, D. C. W. H. Fissell & Co., New York, general contractors. STABLES AND GARAGES. MANHATTAN.—Mr. Weinbrouck, at site, has received the heating contract for the 4-sty brick garage and storage building at 402-404 East 108th st for Joseph J. Schurmacher, 176 East 11th st. R. E. Rogers, 5 East 42d st, architect. Cost, about \$15,000. BROOKLYN.—J. Paroscandole, 119 President st, has received the general contract to erect a 2-sty brick garage, 55x90 ft., at 17 Carroll st. for A. Dondoro, 19 Carroll st. John Burke, 372 Union st, architect. Cost, about \$7,000. WAVERLY AV.—William D. Moore & Sons, 2029 East 15th st, Brooklyn, have received the

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervis-ing Architect's Office, Washington, D. C., December 15, 1914.—Sealed proposals will be received at this office until 3 p. m., January 13, 1915, and then opened, for a mechanical system of mail-handling ap-paratus, etc., in the United States post-office at Minneapolis, Minn., in accordance with specification and drawings, copies of which may be obtained at the office of the Supervising Architect. O. Wenderoth, Su-pervising Architect.





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25x40 ft., on the east side of Waverly av, 178 ft. north of Greene av, for Dr. J. P. War-basse, 386 Washington av. Adam E. Fisher, 367 Fulton st, architect. STORES, OFFICES AND LOFTS. BROOKLYN.-F. M. Walsh, 374 Hamilton av, has received the general contract to erect a 1-sty office building, 57x33 ft., at Creamer and Ligourney sts, Gowanus Canal, for S. W. Bowne & Co., 590 Smith st. Jas. Edwin Meek, 470 4th av, Manhattan, architect. Cost, about \$7,500. MANHATTAN.-Jardin Co., 489 5th av, has received the general contract to make interior alterations to the loft building 212-216 West 48th st, for the Mitchell H. Mark Realty Co., 1579 Broadway. Thomas W. Lamb, 644 Sth av, architect. Cost, about \$10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 96TH ST, 337-39 West, and Riverside Drive, 240, 12-sty brick fireproof apartment hotel, 106 x50; cost, \$200,000; owner, Palmer Realty Co., Leslie R. Palmer, Pres., 68 William st; archi-tect, Herman Lee Meader, 178 5th av. Plan No. 369.

STABLES AND GARAGES. LEWIS ST, 13, 3-sty brick non-fireproof stable, 25x95; cost, \$15,000; owner, Specialty Baking Co., David L. Messing, Pres., 14 Lewis st; architect, Harold L. Young, 1204 Broad-way. Plan No, 368.

way. Plan No. 368.
MISCELLANEOUS.
STH AV, w s, 157th-159th sts (Polo Grounds), 1-sty brick dressing-room, 67x30; cost, \$4,-000; owner, The National Exhibition Co., 200
5th av; architect, Frank Ring, 525 West 24th
st. Plan No. 370.
45TH ST, 354 West, electrical transforming sub-station, 3-sty brick, 24x100; cost, \$65,000, owner, United Electric Light & Power Co., 130
East 15th st; architect, Walter E. McCoy, 130
East 15th st. Plan No. 371.

Bronx.

Bronx. DWELLINGS. DE KLIMER AV, e s, 25 n Edenwald av, 2-sty frame dwelling, tin roof, 20x40; cost, \$3,-000; owners, Levin & Sigal, 1505 Southern Boulevard; architect, Carl J. Itzel, 847 Free-man st. Plan No. 515. STABLES AND GARAGES. VALENTINE AV, e s, 100 s 201st st, 1-sty brick garage, slag roof, 14x18; cost, \$350; owner, Peter J. Montague, 2976 Valentine av; architect, H. H. Duckworth, 733 East 181st st. Plan No. 570. STORES AND DWELLINGS

architect, H. H. Dickwolth, 155 East 181st
st. Plan No. 570.
STORES AND DWELLINGS.
HAVILAND AV, s e cor Castle Hill av, two
3-sty brick stores and dwellings, 28.10x23, 22x
23, tin roof; cost, \$13,000; owner, Thos. L.
Newman, 2236 Ellis av; architect, Henry Lane, 1612 Zerega av. Plan No. 567.
STORES AND TENEMENTS.
AV ST. JOHN, s w corr Beck st, two 5-sty brick tenements, 55x90, 4588, slag roof; cost, \$100,000; owners, Bislord Bidg Co., Herbert Herman, 1887 Vyse av, president; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 568.
187TH ST. s e cor Valentine av. 1-sty brick

Plan No. 568.
187TH ST, s e cor Valentine av, 1-sty brick stores, tin roof, 13.25x100; cost, \$4,000; owners, Russo & Iodice Realty Co., John Russo, 2364 Lorilard pl, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 566.
MISCELLANEOUS.
LAYTON AV, n e cor Waterbury av, 1-sty frame bathing pavilion, 28x115; cost, \$3,200; owner, Rosa Kirchheim, 762 Melrose av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 569.

Brooklyn.

CHURCHES. LINCOLN PL, n e cor Rochester av, 2-sty brick synagogue, 82.8x82.8, slag roof; cost, \$95,-000; owner, Petach Tikvah, Inc., 1515 Lincoln pl; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8495.

DWELLINGS. DWELLINGS. VAN SICLEN ST, e s, 141 n 86th st, eight 2-sty brick dwellings, 18x40, slag roof, 1 fam-ily each; total cost, \$32,000; owner, Van Lake Const. Co., 997 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8514.

VAN SICLEN ST, e s, 285 n 86th st, six 2-sty brick dwellings, 16x40, slag roof, 1 family each; total cost, \$24,000; owner, Van Lake Const. Co., 997 Dumont av; architect, E, M. Adelsohn, 1776 Pitkin av. Plan No. 8515.

WEST 36TH ST, e s, 368 n Neptune av, 1-sty frame dwelling, 14x40, shingle roof, 1 fam-ily; cost, \$1,000; owner, Peter Buss, 61 Cres-cent st; architect, Wm. Richter, 4411 18th av. Plan No. 8501.

GEORGE ST, s s, 100 e Hamburg av, 2-sty brick dwelling, 18.5x20, slag roof, 1 family; cost, \$1,000; owner, Francesco Inendela, on premises; architects, Cannello & Gallo, 60 Gra-ham av. Plan No. S457.

SCHENÇK ST, w s, 20 n Jamaica av, six 2-sty brick dwellings, 20x36, gravel roof, 1 fam-ily each; total cost, \$18,000; owner, Frank Richards, 148 Sunnyside av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 8469.

AV N, n e cor East 17th st, 2-sty frame dwelling, 35x28, shingle roof, 1 family; cost, \$5,000; owner, Midwood Associates, 805 Flat-bush av; architects, Slee & Bryson, 154 Mon-tague st. Plan No. 8465.

JAMAICA AV, n w cor Schenck ct, 2-sty brick dwelling, 36x26.2, gravel roof, 1 family; cost, \$3,000; owner, Frank Richards, 148 Sun-nyside av, architect, Wm C. Winters, 106 Van Siclen av. Plan No. 8468.

ATLANTIC AV, n s, 180 e Beach 38th st, 2-sty frame dwelling, 27x39.2, shingle roof, 1 fam-ily; cost, \$3,000; owner, Ernest Kraft, 193 Mon-tague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No 8487. CARROLL ST, s s, 320 e Brooklyn av, three 2-sty brick dwellings, 20x42, slag roof, 1 family each; total cost, \$18,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8532. 79TH ST, n s, 4114 e 7th av, 2-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$1,800; owner, Edw. Bernard, 11 Willow st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 8541. FACTORIES & WAREHOUSES

Plan No. 8541, FACTORIES & WAREHOUSES.
 WYCKOFF AV, e s, 25 n Troutman st, 1-sty brick shop, 25x95, slag roof; cost, \$4,200; own-er, Frank Keim, 413 Troutman st; architect, John Burke, 372 Union st. Plan No. 8494.
 PULASKI ST, n s, 204.6 e Throop av, 3-sty brick storage, 55.4x100, slag roof; cost, \$35,-000; owner, Excelsior Bwg. Co., 254 Hart st; architect, Henry Koelble, 35 West 124th st.
 PARK AV, s. 250 e Templing an Act, 144

Plan No. 8521. PARK AV, s s, 250 e Tompkins av, 2-sty brick factory, 25x100, gravel roof; cost, \$7,000; own-er, Chas Schumeister, 3100 Ocean parkway; ar-chitect, E. F. Hudson, 349 9th st, Plan No. 8518. HOSPITALS AND ASYLUMS.' BRADFORD ST, e s, 150 s Fulton st, 3-sty brick nursery, 25x44.4, slate roof; cost, \$7,000; owner, Friends in Need Day Nursery, 27 Brad-ford st; architect, Wm. H. Gompert, 171 Madi-son st. Plan No. 8516. STABLES AND GARAGES

son st. Plan No. 8516. STABLES AND GARAGES. UNION ST, s s, 123 w New York av, 1-sty brick garage, 27x20, slag roof; cost, \$600; own-er, Mary J. Monford, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8475. UNION ST, s s, 150 w New York av, 1-sty brick garage, 20x27.6, slag roof; cost, \$600; owner, Thos. W. Davis, 1276 Union st; archi-tect, Jas. A. Boyle, 367 Fulton st. Plan No. 8471.

WEST 9TH ST, n s, 215.6 e Columbia st, 1-sty brick stable, 32x100, gravel roof; cost, \$2,-500; owner, John Muldron, 354 Union st; ar-chitect, W. J. Conway, 400 Union st. Plan No. 8511.

8511. 48TH ST, n s, 220 w 15th av, 1-sty frame garage, 15x17, shingle roof; cost, \$600; owner, Noah Fells, 43 2d av, Manhattan; architect. Fred W. Eisenla, 16 Court st. Plan No. 8507. LEXINGTON AV, n s, 175 e Classon av, 1-sty brick garage, 18x10, gravel roof; cost, \$275; owner, Laurin L. Walker, 83 Lexington av; architect, F. C. Vanderpool, 1131 East 14th st. Plan No. 8506. 4TH AV, m c, 278 e Charlington av;

4TH AV, w s, 378 s Carroll st, 1-sty brick garage, 40x97.10, gravel roof; cost, \$3,000; owner, James Abamarco, on premises; archi-tect, W. J. Conway, 400 Union st. Plan No. 8510.

ARLINGTON AV, n w cor Warwick st, 1-sty brick garage, 20x20, tin roof; cost, \$400; owner, Michael T. Reynolds, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. \$517.

STORES OFFICES AND LOFTS. SMITH ST, s e cor Eay st, 1-sty brick office, 33x58, — roof; cost, \$5,000; owner, Samuel A. Boune, Water Witch, N. J.; architect, Jas. E. Meek, 527 West 134th st, Manhattan. Plan No. 8488.

No. 8488. STORES AND TENEMENTS. JEROME AV, w s, 225 s Sutter av, 4-sty brick tenement, 25x80, slag roof, 8 families; cost, \$9,500; owner, Arrints Bidg. Co., 592 Warwick st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8491. CHRISTOPHER AV, n w cor Liberty av, 4-sty brick tenement, 50x90, gravel roof, 22 fami-lies; cost, \$38,000; owner, Abr. Koeppel, 330 Utica av; architect, Benj. Cohn, 361 Stone av. Plan No. 8461. MISCELLANEOUS

Plan No. 8461. MISCELLANEOUS. FOSTER AV, s s, 465 e East 31st st, one brick chimney 125 ft. high; cost, \$3,000; own-er, Flatbush Water Works, 785 Flatbush av; architect, Alphons Custodis Const. Co., 99 Nas-sau st, Manhattan. Plan No. 8477.

Queens.

Queens. DWELLINGS. CORONA.—National ay, e s, 234 s Shell rd, 2-sty brick dwelling, 20x54, tin roof, 2 families, steam heat; cost, \$4,000; owner, John Laduke, 58 Fillmore av, Corona; architect, R. W. John-son, 60 Grove st, Corona. Plan No. 3727. EDGEMERE.—43d st, w s, 120 n Boulevard, two 1-sty frame dwellings, 18x26, shingle roof, 1 family; cost, \$2,000; owner, Edgemere Build-ing Co., premises; architect, P. Caplan, Boule-vard, Rockaway Beach. Plan Nos. 3736 and 3744.

I hamly; cost, \$2,000; owner, Edgemere Building Co., premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan Nos. 3736 and 3744.
EDGEMERE.—43d st, w s, 180 n Boulevard, seven 1-sty frame dwellings, 16x53, shingle roof, 1 family; cost, \$7,000; owner, Edgemere Building Co., Edgemere; architect, P. Caplan, Boulevard, Rockaway Beach. Plan Nos. 3737; 38-39-40-41-42-43.
FLUSHING.—Norwood av, n s, 20 w 26th st, 24/2-sty frame dwelling, 20x35, shingle roof, 1 family; cost, \$2,300; owner, John Dushek, 111 East S3d st, Manhattan; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 3724.
ROCKAWAY BEACH.—Neptune av, w s, 412 s Boulevard, five 2-sty frame dwellings, 12x18, shingle roof, 1 family; cost, \$3,500; owner, F. H. Wilkenloh, 15 Cedar av, Arverne; architect, Carl Strongren, 153 45th st, Corona. Plan No. 3760.
FAR ROCKAWAY.—Merrill rd, s, 125 e New st, 24/2-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Richmod Hill Securities Co., 73 Dennington av, Woodhaven; architect, Carl Strongren, the text frame dwelling, 28x49, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Richmod Hill Securities Co., 73 Dennington av, Woodhaven; architect, Howard & Callmann, Far Rockaway. Plan No. 3745.



1022

December 19, 1914

RECORD AND GUIDE

December 19, 1914
 QUEENS.—Hendrickson st, w s, 308 n Jerichor dt two 24,-sty brick dwellings, 18x26, shingle root, 1 family, steam heat; cost, \$6,000; owner, Cornelius Fisher, Queens; architect, Wm. A. Fin, Fulton st, Jamaica. Plan Nos. 3755-56.
 WOODHAVEN.—Vandeveer av, n s, 125 s windom st, 2½-sty frame dwelling, 16x37, shingle root, 1 family, steam heat; cost, \$3,000; owner, Gascoyne Realty Co., 1264 Jamaica av, woodhaven; architect, G. E. Crane, Welling st, thick of the standard structure of the standard structure of the structure of th

3778.
FLUSHING.—26th st, e s, 140 s State st, 2½-sty frame dwelling, 25x29, shingle roof, 1 fam-ily, water heat; cost, \$4,000; owner, David Flaherty, 22 William st, Manhattan; architect, W. J. Smith, Port Chester, N. Y. Plan No. 3773.
MIDDLE VILLAGE.—Lafayette st, s s, 100 w Main av, 2-sty frame dwelling, 20x48, slag roof, 2 families; cost, \$3,000; owner, A. Malinsky, 52 Lafayette st, Middle Village; architect, Jos. W. Weiss, 52 Lafayette st, Middle Village. Plan No. 3775.
FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES. L. I. CITY.-Dock st, n s, 219 w Front st, three 1-sty brick buildings for drying machines. 18x11, slag roof; cost, \$1,100; owner and ar-chitect, National Sugar Co., premises. Plan Nos. 3751-2-3.

Nos. 3751-2-3. RICHMOND HILL.—North Morris av, e s, 389 s Jamaica av, 1-sty frame storage, 16x19, slag roof; cost, \$100; owner, E. Mertins, 45 No. Morris av, Richmond Hill. Plan No. 3758. ROCKAWAY BEACH.—North Pier av, e s, 50 n Boulevard, 1-sty frame storage, 28x97, slag roof; cost, \$500; owner, David Konovsky, 136 Boulevard, Rockaway Beach; architect, W. S. Rothschild, Washington av, Rockaway Beach. Plan No. 3746.

Plan No. 3/46.
STABLES AND GARAGES.
ELMHURST.—Thompson av, n e s, 46 w Paris
Boulevard, 1-sty brick garage, 69x84, slag roof;
cost, \$6,000; owner, J. P. Muller, 220 West 42d
st, Manhattan; architect, A. M. Collucci, 1342
Fulton av, Manhattan. Plan No. 3733.
ROCKAWAY EEACH.—77th st, w s, 104 n
Boulevard, 1-sty brick garage, 24x98, slag roof;
cost, \$3,500; owner, E. Burger, 587 Boulevard,
Rockaway Beach; architects, W. T. Kennedy
Co., Boulevard, Rockaway Beach. Plan No. 3735. 3735.

WOODHAVEN. – Oceanview av, n w cor Syosset st, 1-sty frame garage, 12x16, tin roof; cost, \$100; owner, John Williams, 26 Court st, Brooklyn. Plan No. 3725.
LAUREL HILLS. – Dresden st, s s, near Munich st, 1-sty frame garage, 20x20, tin roof; cost, \$150; owner, National Enameling & Stamping Co., premises. Plan No. 3782.
RICHMOND HILL. – Walnut st, 671, 1-sty frame garage, 11x18, slag roof; cost, \$200; own-er, E. G. Hainer, premises. Plan No. 3779.
RICHMOND HILL. – Welling st, e s, 100 s Lexington av, 1-sty frame garage, 14x17, slag roof; cost, \$150; owner, G. E. Johnson, premises. Plan No. 3780.
RICHMOND HILL. – Waterbury av, e s, 200

Plan No. 3780.
RICHMOND HILL.—Waterbury av, e s, 200 n Orchard st, 1-sty frame garage, 16x19, slag roof; cost, \$300; owner, E. E. Alexander, premises. Plan No. 3770.
WOODHAVEN.—Manor av, n e cor Ferris st, 1-sty frame garage, 12x24, slag roof; cost, \$250; owner, H. Goldschmidt, premises. Plan No. 3771.

3771,

Jowner, H. Goldschmidt, premises. Plan No. 3771.
STORES AND DWELLINGS.
EDGEMERE.—Rockaway Boulevard, n w cor Frank av, 1-sty frame store and dwelling, 95x 50, shingle root, 1 family; cost, \$5,000; owner, Rockaway Coast Realty Co., 351 Greenwood av, Richmond Hill. Plan No. 3764.
ROCKAWAY BEACH.—South Division av, w s, 731 Boulevard, two 3-sty frame stores and dwellings, 20x25, slag root, 2 families; cost, \$2,500; owner, Rebecca Goldman, 509 Christopher st, Brooklyn; architect, P. Hartung, 18 So. Chase av, Rockaway Beach. Plan No. 3768.
MIDDLE VILLAGE.—Main av, n e cor Puaski st, 2-sty frame, store and dwelling, 20x60, slag root, 2 families; cost, \$3,500; owner, T. Gootzert, Lafayette st, Middle Village, architect, Jos. W. Weiss, 52 Lafayette st, Middle Village. Plan No. 3774.
STORES AND TENEMENTS.
RIDGEWOOD.—Seneca av, n w cor Green st, 1-sty brick store, 26x102, slag root; cost, \$4,-ot00; owner, Nav Cortlandt Amusement Co., 184 Dresden st, Brooklyn; architect, Chas, Infanger, 2634 Atlantic av, Brooklyn. Plan No. 3725.
L. I. CITY.—3d av, w s, 250 n Jamaica av, two 5-sty brick tenements, 37x88, slag roof.

Arbor, 2007 Atlantic av, Brockiji. 1 fan 16.
Arbor, L. I. CITY.—3d av, w s, 250 n Jamaica av, two 5-sty brick tenements, 37x88, slag roof, 25 families; cost, \$60,000; owner, Frank Zono-veck, 70 Wilson av, L. I. City; architect, E. Hahn, Bridge Plaza, L. I. City, Plan No. 3776.
MISCELLANEOUS.
ARVERNE.—70th st, e s, 59 s Boulevard, 1-sty frame office, 10x58, tin roof; cost, \$1,200; owner, Carlton Summerfield Co., 35 Nassau st, Manhattan. Plan No. 3734.

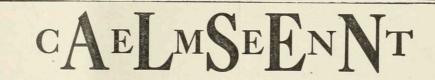


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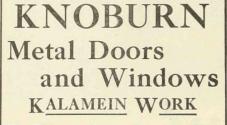
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Reliance Fireproof Door Co. OFFICE AND FACTORY Brooklyn, N. Y West and Milton Sts.

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AQUEDUCT SOUTH.—Gold st, e s, 100 n Sage st, three 1-sty frame boat houses, 18x20, tin roof; cost, \$300; owner, F. Benieg, premises. Plan Nos. 3748-49-50.

Plan Nos. 5145-13-00. FLUSHING.—Sandford av, s s, 100 e 22d st, 1-sty frame shed, 15x15, paper roof; cost, \$150; owner, C. Edgar, premises. Plan No. 3754.

owner, C. Edgar, premises. Plan No. 3754. RICHMOND HILL CIRCLE.—Pecan st, w s, S0 s Lulu av, 1-sty frame boat house, 18x26, tin roof; cost, \$200; owner, Chas. Lengler, premises. Plan No. 3747. RICHMOND HILL CIRCLE.—Lulu st, n s, 430 e Walnut st, 1-sty frame boat house, 16x22, tin roof; cost, \$150; owner, A. X. O. Bakken, premises. Plan No. 3757. WOODHAVEN.—Grafton av, n e cor Oakley av, 1-sty frame, 15x40, paper roof; cost, \$200; owner, E. A. Gillespie, premises. Plan No. 3777.

Richmond.

Bith of the products of the first of the fir

bert O'Neill. Plan No. 989. SUMNER AV, n w cor, and Watchoge av, Mariners Harbor, 1-sty brick dwelling, 20x 60.4; cost, \$3,000; owner, C. Cornetta, 218 Lafayette st, Manhattan; architect, F. Savig-nano, 260 Bay 11th st, Brooklyn. Plan No. 983. STATION AV, s s, 1,600 w Amboy rd, Great Kills, 1-sty brick dwelling, 29x38; cost, \$2,000; owner, Robt. E. Fishwick, Great Kills; archi-tect, F. Cartwright, Tottenville. Plan No. 984. FACTORIES AND WAREHOUSES.

tect, F. Cartwright, Tottenville. Plan No. 984. FACTORIES AND WAREHOUSES. CHARLES ST, w s, 210 n Wall st, Rosebank, 1-sty frame storage, 12x16; cost, \$75; owner. Jos. Bunshue, Rosebank; builder, A. Schnell. Plan No. 981.
11TH ST, e s, 80 s Lincoln av, New Brighton, 1-sty frame storehouse, 18x20; cost, \$200; owner, P. Pursell, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 978.
ROSE AV, s s, 100 w 8th st, New Dorp, 1-sty block stable and storage, 104x22; cost, \$300; owner, E. Petersen, New Dorp. Plan No. 987.

\$500 987.

Sido; owner, E. Petersen, New Dorp. Plan No. 987.
 SEAVIEW AV, s s, 20 w Southfield boule-vard, Dongan Hills, 1-sty storehouse, 12x40; cost, \$250; owner, Glass Founders Corp. 332
 Ath av, Manhattan; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 980.
 HOSPITALS AND ASYLUMS.
 FARM COLONY PROPERTY, New Dorp, 3-sty brick home for aged females, 68x42.6; cost, \$23,500; owner, City of New York; architect, chas. B. Meyers, Union sq. Manhattan; architect builds. Plan No. 977.
 HOTELS.
 JAY ST, w s, 201 n DeKolt st, New Brighton, 5-sty brick hotel, 45x125; cost, \$55,000; owner, Tilley Estate, M. Carr, Pres., St. George Hotel, New Brighton; architect, Harry W. Pilcher, Port Richmond. Plan No. 982.
 STABLES AND GARAGES.
 3D ST, s s, 350 e Lafayette av, 2-sty frame stable, 15x23; cost, \$330; owner, Chas. Peckering, New Brighton; architect and builder, J. C. Haabestad, Port Richmond. Plan No. 991.
 MISCELLAENOUS.
 SEASIDE BOULEVARD, ss, 200 e Ocean av, South Beach, 1-sty frame toilet, 12x8; cost, \$75; owner, Lambert O'Neill. Plan No. 988.

PLANS FILED FOR ALTERATIONS.

Manhattan.

Manhattan. CHRISTOPHER ST, 53, erect new baker's oven, Portland cement mortar to 2-sty brick bakery and dwelling; cost, \$1,800; owner, Myra R. Harper, 62 Cedar st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 4302. CHERY ST, 468-70, reinforced concrete bridge enclosure, fireproof self-closing doors to 6-sty brick office and factory; cost, \$1,000; owner, Harriet L. Carroll, 219 West Soth st; architect, Archibald D. Kelley, 4 Gold st. Plan No. 4280.

No. 4280. GRAND ST, 314-20, fire-escapes to 3-sty brick store and lofts; cost, \$250; owner, Michael Neuman, Somerville, N. J.; architect, Samuel Levingson, 101 West 42d st. Plan No. 4271. GREENWICH ST, 259, fireproof passage to 5-sty brick stores and lofts; cost, \$400; own-er, S. Howard Armstrong, 258 Broadway; ar-chitect, Alexander S. Traub, 255 Greenwich st, Plan No. 4287. HOWARD ST, 21-23, continue stairs to roof, new bulkheads, wood partitions, entrance hall to 5-sty brick light manufacturing; cost, \$1,-

000; owner, Eugene Higgins, 1 Madison av; architect, Peter Joseph McKeon, 13-21 Park Row. Plan No. 4301.

Row. Plan No. 4301.
MADISON ST, 170, remove present bath tub, rearrange compartment to 4-sty brick tenement; cost, \$100; owner, Thos. F. Carroll, 263 Hewes st, Brooklyn; architects, Horenburger & Bardes, 122 Bowery. Plan No. 4297.
SPRING ST, 63, stairway opening to 5-sty brick store and lofts; cost, \$25; owner, Emily C. Thole, 863 Carroll st, Brooklyn; architect, Louis Breines, 268 Division av, Brooklyn. Plan No. 4277.

SPRING ST, 55-57, water closet, partition to two 5-sty brick tenements; cost, \$200; owner, Celestino de Marco, 50 Spring st; architect, Horenburger & Bardes, 122 Broadway. Plan No. 4307.

SPRUCE ST, 15, tank, steel and brick sup-ports to 8-sty brick lofts; cost, \$200; owner, Wm. Zuissers Realty Co., 299 Broadway; archi-tect, John H. Knubel, 305 West 43d st. Plan No. 4306.

17TH ST, 539-45 East, tank, steel supports, tank enclosure to 6-sty brick factory building; cost, \$1,500; owner, Newton Estate, Harold P. Newton, 539 East 17th st; architect, L. G. House Engineering Co., 143 West 40th st. Plan No. 4248.

20TH ST, 43 East, erect exterior screene stairway, remove skylight, new fireproof door new partitions to be erected to 8-sty brid fireproof store and lofts; cost, \$1,200; owne Wm. Colgate, 5 East 82d st; architect, Jam J. F. Gavigan, 1123 Broadway. Plan No. 429 screened doors, brick 4299.

J. F. Gavigan, 1123 Broadway. Plan No. 4299. 22D ST, 129-31 West, gravity tank, tank tow-er, sprinkler system to 12-sty brick store and factory; cost, \$5,000; owner, Joseph Paterno, 601 West 115th st; architects, Schwartz & Gross, 347 5th av. Plan No. 4259. 23D ST, 69 West, metal-covered store front, galvanized iron cornice, steel beams, window, faoring, plumbing, removal of partition to 4-sty brick store and lofts; cost, \$500; owner, Michael J. Desalba, 69 West 23d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 4288.

Geo. Hol, JF., 311 East 155th st. Plan No. 4288.
23D ST, 110 East, window opening, metal frame and sash to 10-sty brick store and offices; cost, \$150; owner, Oswald Oelschlaeger, 110 East 23d st. Plan No. 4276.
27TH ST, 49-55 West, to remove encroachments and cover areas with iron gratings 10-sty brick hotel; cost, \$1,500; owner, Metropolitan Improvement Co., Francis M. Jencks, Pres., 100 Broadway; architects, Rouse & Goldstone, 38 West 32d st. 19 an No. 4268.
28TH ST, 15-17 East, store fronts, terra cotta block partitions to 12-sty brick hotel and stores; cost, \$1,000; owner, Louis C. Raegener, Hotel Seville, 15-17 East 28th st; architects, Wortmann & Eraun, 114 East 28th st. Plan No. 4290.

29TH ST, 418 West, toilet compartments, w dow to 3-sty brick tenement; cost, \$100; o er, Victor Beaver, 522 West 183d st; archite Gronenberg & Leuchtag, 303 5th av. Plan 4987 4267

Gronenberg & Leuchtag, 303 5th av. Plan No. 4267. 51ST ST, 128-30 West, removal of encroach-ments to 6-sty brick tenement; cost, \$200; own-er, Ella A. Smith, 34 West 37th st; architect, David Scott, 119 West 33d st. Plan No. 4273. 32D ST, 9 East, iron grating, removal of steps to 5-sty brick store and dwelling; cost, \$250; owner, Albert Herter, 130 East 67th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 4249. 42D ST, 33-49 East, entrance, stairways, steel beams, removal of partitions and stairway to 2-sty brick stores and offices; cost, \$8,000; owner, Milbank Estate, Dunlevy Milbank, exr., 40 Wall st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 4278. 42D ST, 400 East, and 1st av, 724-40, terra cotta block partition, mason work, doorways, water closets, skylights, brick extension to 1-sty brick factory; cost, \$1,400; owner, The New Amsterdam Gas Co., Geo. W. Doane, 130 East 15th st; architect, W. Weissenberger, 130 East 15th st. Plan No. 4286. 40TH ST, 154 West, removal of stoircases to

East 15th st.; architect, W. Weissenberger, 130
East 15th st. Plan No. 4286.
46TH ST, 154 West, removal of stoop, front and rear walls, partitions and staircases, to build 4-sty brick extension to 4-sty brick dwelling, to be used as store and showrooms; cost, \$8,000; owner, Francis Spingold, 1562 Broadway; architect, Henry B. Herts, 35 West 31st st. Plan No. 4265.
46TH ST, 126-132 West, erecting vaults and lotts; cost, \$1,500; owner, Leavitt Realty Co., 130 West 46th st.; architect, Otto H. Taub, 130 West 46th st.; architect, Otto H. Taub, 130 West 46th st.; architect, Otto H. Taub, 130 West 46th st.; architect, Chas, Stegmayer, 168 East 91st st. Plan No. 4298.
48TH ST, 500 West, construct partitions, erect two water closet compartments, cut window to 4-sty brick stores and tenement; cost, \$500; owner, Peter Doelger Brewing Co., Inc., 407 East 55th st.; architect, Chas, Stegmayer, 168 East 91st st. Plan No. 4300.
50TH ST, 350 West, doorway to 1-sty brick garage; cost, \$50; owner, N. Y. Railways Co., 165 Broadway; architect, Chas, E. Corby, 621 Broadway. Plan No. 4258.
51ST ST, 361 W, fireproof windows to 5-sty brick tenement; cost, \$100; owner, Geo, A. Glass, 170 Lefferts av, Brooklyn; architet, Louis A. Sheinart, 194 Bowery. Plan No. 4303.
57TH ST, 524-40 West, ammonia condenser, steel suports to 1-sty brick wagen shed and

57TH ST, 524-40 West, annonia condenser, steel supports to 1-sty brick wagon shed and engine room; cost, \$300; owner, Sheffield Farms Slawson-Decker Co., 528 West 57th st; archi-tect Frank A, Rooke, 489 5th av. Plan No. 4963 4263

tect Frank A. Rooke, 489 5th av. Plan No. 4263. 65TH ST, 9 East, removal of front and rear walls, new front wall, extension, change of floor levels, passenger elevator, general alter-ations to 5-sty brick dwelling; cost, \$28,000? owner, Edw. W. Humphreys, 32 East 3Sth st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 4254. S5TH ST, 78 West, dumbwaiter shaft, angle irons, bell plaster blocks, fireproof doors to 7-sty brick stores and tenement; cost, \$200; own-er, Carnegie Constn Co., 640 Riverside Drive; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 4262.

104TH ST, 204-206 West, fire-escapes, fire-proof doors, metal trim, fusible links, metal ceiling, hollow metal window frames, iron lin-tels to 3-sty brick institute for the blind; cost, \$5,000; owner, Home for the Relief of the Destitute Blind, Wm. Foulke, Pres., 6 Bible House; architect, Wm. Keegan, 108 Milton st, Brooklyn. Plan No. 4264.

Brooklyn. Plan No. 4264. 104TH ST, 51 East, removal of partitions, front wall, rear wall, beams, mason work, terra cotta stair enclosure, stairs, fire-escapes, front and rear extensions, chimney, iron girders and columns to 3-sty brick tenement, to be used as synagogue and meeting rooms; cost, \$12,-000; owner, Agudath Achim M'Plock Congre-gation, Herman Fillet, 27 East 20th st; archi-tect, Morris Schwartz, 194 Bowery. Plan No. 4251.

108TH ST, 242 East, mason work, tollet com-partment, window to 4-sty brick store and tenement; cost, \$100; owner, Irving W. Dime-low, 203 Lena av, Freeport, L. I.; architect, Morris Schwartz, 194 Broadway. Plan No. Morris 4272.

4272.
118TH ST, 343 East, windows, toilet compartments, wash tubs, sink to 5-sty brick tenement; cost, \$1,500; owner, Mercury Holding Co., Frank Hahn, Pres., 1439 East 9th st, Brooklyn; architect, Jacob Bodinger, 1661 Madison av. Plan No. 4269.
124TH ST, 200 West, partitions to 5-sty brick stores and tenement; cost, \$150; owner, Mary J. Cunningham, 46 Hamilton pl; architect, John Brandt, 271 West 125th st. Plan No. 4253.
127TH ST, 100 West fireproof passage, follet.

John Brandt, 271 West 125th st. Plan No. 4253.
137TH ST, 100 West, fireproof passage, toilet room, plumbing, cabinet and stud partitions to 5-sty brick cafe and tenement; cost, \$2,000; owner. Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 51st st. Plan No. 4289.
145TH ST, 518 West, store front, removal of partition to 5-sty brick tenement; cost, \$80; owner, Rudolph H. Pankow, 52 Amsterdam av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 4275.
AV A, 247, new water closet compartment, window opening, cut in wall, erect partition to 4-sty brick tenement and store; cost, \$100; owner, Estate of Louis Josephthal, Sidney L. Josephthal, exec., 80 Maiden lane; architect, Bernhard Fink, 65 Nassau st. Plan No. 4295.
BROADWAY, 298, copper store front, marble tile floor, door opening, fireproof doors to 10-sty brick store and lofts; cost, \$1,000; owner, Thos. F. Sherman, 60 Wall st; architet, Leonidas E. Denslow, 44 West 18th st. Plan No. 4252.
BROADWAY, 345-47, store front, steel columns and a siders are and archites, removal of od columns, to marbine to the store store front, steel columns and a siders removal of columns, the steel stee

er, Thos, F. Sherman, 60 Wall st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 4252.
BROADWAY, 345-47, store front, steel col-umns and girders, removal of old columns to 6-sty brick store and lofts; cost, \$1,000; owner, Mary B. Brandeger, Brookline, Mass.; archi-tect, Harrv N. Paradies, 231 West 18th st. Plan No. 4274.
BROADWAY, 280 East, partition, fireproof window to 4-sty brick store and tenement; cost, \$150; owner, Fernando S. Echiverria, care Jos. M. Adrian, 137 East 34th st; architect, Otto Reissmann, 147 4th av. Plan No. 4281.
BROADWAY, 1231, n w cor 30th st, metal-covered store front, mason work, windows, ce-ment block partition and stair enclosure, side-walk lift, iron sidewalk doors, steel and mar-ble stairs, flooring, plumbing fixtures, removal of partitions, stairs and gallery to 4-sty brick stores and tenement; cost, \$8,000; owner, Emily D. J. Finnev, 24 West 59th st; architect, James S. Bush, 239 Broadway. Plan No. 4282.
BROADWAY, 1634-44, steel and galvanized iron marquise to 2 and 4-sty brick dance hall; cost, \$500; owner, The Winter Garden Co., 1644 Broadway; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 4284.
BROADWAY, 1263, stair (metal-covered and mineral wool), fireproof windows, fire escapes to 4-sty brick stores, offices and work rooms; cost, \$500; owner, Amanda B. Manee, 1263 Broadway; architect, Otto Reissmann, 147 4th apartitions, remove bulkheads, cement wash tables, cutting two windows to 2-sty brick fire-proof garage and showrooms; cost, \$2500; owner, Thomas Morgan, 130 West 86th st; ar-no, 4294.
MaDISON AV, 500-506, remove partition and hudger to 0-sty brick dancet beneing, fron hudder to 0-sty brick dancet beneing, fron hudder to 0-sty brick dancet beneing, fron hudder to 0-sty brick dancet bouse; cost

No. 4294. MADISON AV, 500-506, remove partition and wall, construct passageway, cut opening, from ladder to 9-sty brick apartment house; cost, \$250; owner, Berkshire Springsteen, 21 West 45th st. Plan No. 4291. PARK ROW, 209, and James st, 5, removal of rear walls, new brick walls, extension, steel beams, concrete arches, plaster boards, metal ceilings, brick piers to two buildings, moving nicture theatre and loft and warchouse (4 and 5-sty brick); cost, \$5,000; owner, Sarah Jacobs, 3 East 86th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4270. 2D AV, 1588 dumbwaiter shaft, angle froms.

194 Bowery. Plan No. 4270.
2D AV, 1588, dumbwalter shaft, angle irons, terra cotta block and concrete, fireproof doors, windows. removal of partitions to 4-sty brick tenement; cost, \$500; owner, Chas. Specht, 335 East 68th st; architect. John H. Knubel, 305 West 43d st. Plan No. 4256.
2D AV. 2131, metal-covered store front to 4-sty brick stores and tenement: cost, \$100; owner. Geo. W. Harnisch, 237 East 54th st; plans by owner. Plan No. 4261.
2D AU. 2051 experies partitions to 5 sty brick

3D AV. 2051, remove partition to 5-sty brick stores and tenement; cost, \$15; owner, Her-man Mazemann, 907 West End av; architect. Nothan Langer, 81 East 125th st. Plan No. 4293.

3D AV, 1411, flooring, stairs to 3-sty brick store and tenement; cost, \$215; owner, Maria L. Mount, 30 West End av; architect, Frank M. Kussrow, 355 East 84th st. Plan No. 4283.

4TH AV, 349-361, new partitions, forming tollet room to 12-sty brick fireproof loft; cost, \$1,000; owner, Hanover Corpn., 101 Park av; architect, Wm. H. Whittal, 101 Park ay, Plan No. 4292.

5TH AV, 584-86, door openings, steel lintels, steps, fireproof doors and shutters to 6-sty brick store and lofts; cost, \$2,000; owner, Columbia College, Nicholas Murray Butler, trustee, 65 Wall st; architects, Rouse & Gold-stone, 38 West 32d st. Plan No. 4285. 6TH AV, 21, toilet compartment, fixtures, sky-light to 4-sty brick stores and dwelling; cost, \$25; owner, Joseph Newman, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4266. 6TH AV, 429 conner store fronts partition

6TH AV, 429, copper store fronts, partition, shoring to 6-sty brick stores and offices; cost, \$350; owner, Josephine G. Robinson, 429 6th av; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 4250.

Blan No. 4250.
STH AV, 488, store front to 3-sty brick store and dwelling; cost, \$400; owner, William T. Emmet, Albany, N. Y.; agent, Horace S. Ely, 21 Liberty st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 4255.
STH AV, 370, store front to 5-sty brick store and lodging house; cost, \$200; owner, Henry Heller, 24 Greenwich av; architect, Leopold Ceva, 456 West Broadway. Plan No. 4257.
STH AV, 2798, removal of store partitions to 6-sty brick store and tenement; cost, \$50; own-er, Aaron Simon, 151 West 30th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 4260.

STH AV, 660, mason work, iron sidewalk door, store front to 3-sty brick cafe and hotel; cost, \$150; owner, Richard F. Treacy, 662 8th av; architect, J. C. Cocker, 2017 5th av. Plan No. 4308 4308

4308. 10TH AV, 628-30, fire-escapes, steel beams, mason work, windows, water closet and bath-room compartments, plumbing fixtures to 5-sty brick stores and tenements; cost, \$4,000; own-er, Golda Kaufman, 628 10th av; architect, Otto Reissmann, 147 4th av. Plan No. 4279. BLACKWELL'S ISLAND, opp. 53d st (Old Mechanics' Bureau), mason work, partitions to 1-sty brick shop; cost, \$1,800; owner, City of New York, Jehn A. Kingsbury, Comm. of Chari-ties, Municipal Bldg.; architect, Sylvester A. Taggart, Municipal Eldg. Plan No. 4305.

Bronx.

148TH ST, 514, new partitions to 5-sty brick tenement; cost, \$225; owner, H. Neiman, 3341 3d av; architect, A. H. Katz, 525 East 149th st. Plan No. 584.

BRONX PARK EAST, s e cor Allerton av, move 3-sty frame dwelling; cost, \$2,500; owner, C. A. Becker, 404 Tremont av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 582.

ST. ANNS AV, e s, 450 n 156th st, new girders, &c., to 2½-sty brick storage; cost, \$2,-000: owner, Ebling Brew Co., 760 St. Anns av; architect, Wm. Koppe, 830 Westchester av. Plan No. 585.

TREMONT AV, 909, new elevator shaft to 1-sty brick garage; cost, \$1,500; owner, Rebecca C. Kerr, 1012 Olmstead av; architect, Anton Pirner, 2069 Westchester av. Plan No. 581.

3D AV, w s, 91.8 n 158th st, new partitions to 1-sty frame store and dwelling; cost, \$210; owner, M. Howard Brown, 49 Wall st; archi-tect, John McDonough, 47 Morton st. Plan No. 583.

Brooklyn.

Brooklyn. DEGRAW ST, 107, interior alterations to 3-sty tenement; cost, \$200; owner, Christian Fontes, 471 Henry st; architects, Brook & Ros-enberg, 350 Fulton st. Plan No. 8448. DEGRAW ST, 125, erect roof tank on 4-sty factory; cost, \$1250; owner, E. E. Jordan Co., on premises; architect, Van Dyke Rusling, 39 Cortlandt st, New York. Plan No. 8543. ELDERTS LANE, 160, extension to 2-sty dwelling; cost, \$300; owner, Adolph Hirsturist, on premises; architect, Oscar Johnson, 3366 Fulton st. Plan No. 8519. MART ST, 446, interior alterations to 3-sty dwelling; cost, \$150; owner, Otto L. Morgen, 9 Debevoise st. Plan No. 8474. MENRY ST, 266, interior alterations to 4-sty dwelling; cost, \$700; owner, Fredk. W. Blossom, 281 Henry st; architect, M. McNeil, 19 Gardel op. Plan No. 8498.

179 Garfield pl. Plan No. 8498. HINSDALE ST, 194, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Annie Bass, on premises; architect, Benj. Cohn, 361 Stone av. Plan No. 8456. KEAP ST, 314, interior alterations to 3-sty store and tenement; cost, \$200; owner, Isias N. Rosenthal, o npremises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8535.

Rosenberg, 350 Fulton st. Plan No. 8535. KOSCIUSKO ST, 554, extension to 2-sty dwelling; cost, \$500; owner, Bessie Rosen, 27 Reid av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 8487. NEVINS ST, 2, plumbing to 3-sty offices; cost, \$150; owner, estate Millard F. Smith, 2 Flatbush av; architect, Wm. A. Nugent, 61 DeKalb av. Plan No. 8526.

OAKLAND ST, near Dupont st, repair fire damage to milk depot; cost, \$7,500; owner, Oakland Chemical Co., 10 Astor pl, Manhat-tan; architects. P. Tillion & Son, 381 Fulton st. Plan No. 8503. SPENCER ST, 42, plumbing to 3-sty store and tenement; cost, \$250; owner, Salvatore Ineical, 911 Kent av; architect, J. F. Aber-nethy, 703 Myrtle av. Plan No. 8466.

Methy, 105 Myrtle av. Plan No. 8466.
WEST 15TH ST, w s, 200 n Neptune av, exterior alterations to 2-sty dwelling; cost, \$4,-500; owner, Salvatore Judice, on premises; architect, Geo. H. Suess, 2966 West 29th st, Plan No. 8480.
67TH ST, 1062, extension to 1-sty storage; cost, \$200; owner, John Bounirello, 1162 67th st; architect, Angelo Adamo, 1526 71st st. Plan No. 8489.

BROADWAY, 1056, interior alterations to 4-sty store and tenement; cost, \$300; owner, Isaac M. Kurtis, 1028 Broadway; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8512.

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(Plans Filed, Alterations, Brooklyn, Cont.)

CLINTON AV, w s, 270.6 n Atlantic av, re-pair fire damage to church; owner, St. Luke's P. E. Church, on premises; architect, Stephen W. Dodge, 732 Elmore pl. Plan No. 8537. EMMONS AV, 2011, erect a new porch to 2-sty frame hotel; cost, \$2,000; owner, Philip H. Reid, Voorhees av and East 21st st; archi-tect, Jas. A. McDonald, 2329 Surf av. Plan No. 8490.

tect, Jas. A. McDonald, 2329 Surf av. Plan No. 8490.
GREENPOINT AV, 116, interior alterations to 4-sty lodging house; cost, \$1,200; owner, C. M. Englis, 34 Greenpoint av; architect, J. C.
Wardell, S Court sq. Plan No. 8492.
HOPKINS AV, 161. move 4-sty storage and dwelling; cost, \$800; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 8508.
KENT AV, 814, interior alterations to 3-sty store and dwelling; cost, \$400; owner, Vin-cenzo Belucci, on premises; architect, Domenick Salvati, 525 Grand st. Plan No. 8460.
MANHATTAN AV, 376, interior alterations to 3-sty tenement; cost, \$350; owner, Michela Calahesel, 376 Manhattan av; architect, Dome-nick Salvati, 525 Grand st. Plan No. 8453.
MYRTLE AV, 984, exterior alterations to 4-sty tenement; cost, \$400; owner, Jacob Bas-suk, 42½ Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8449.
PITKIN AV, 1691, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Isaac Goldberg, 22 Graham av; architect, Glu-croft & Glucroft, 671 Broadway. Plan No. 8529.
ROCKAWAY AV, 2144, interior alterations to 2-sty dwelling; cost \$300.

ROCKAWAY AV, 2144, interior alterations to 2-sty dwelling; cost, \$300; owner, Henry C. Quartius, 2140 Rockaway av; architect, Gust Falk, East 93d st and Schenck av. Plan No. 8464.

WAVERLY AV, 65, interior alterations to 3-sty tenement; cost, \$250; owner, Frank X. Keichler, 248 Park av; architect, W. J. Con-way, 400 Union st. Plan No. 8451.

Queens.

BAYSIDE.—1st st, e s, 100 n Warburton av, 2-sty frame extension, 15x26, rear dwelling, shingle roof, interior alterations; cost, \$700; owner, Jos. Smulzewski, premises. Plan No.

COLLEGE POINT.—14th st, w s, 200 n 5th av, 1-sty frame extension over present exten-sion on rear dwelling, tin roof; cost, \$1,000; owner, Wm. Slater, premises; architect, H. T. Morris, 321 13th st, College Point. Plan No. 2771

Morris, 321 Jain St, Conlege Foldt. Flat No. 2771.
FAR ROCKAWAY.—Seaview av, s w cor Clark av, 1-sty frame extension rear dwelling, tin roof; cost, \$700; owner, Mrs. W. McGuire, premises; architect. J. H. Cornell, Far Rockaway. Plan No. 2808.
FAR ROCKAWAY.—Wavecrest av, n s, 1,-000 w Clark av, erect new dormer on dwelling, new plumbing; cost, \$475; owner, Samuel Kufie, premises. Plan No. 2809.
FLUSHING.—17th st, w s, 307 s Broadway, 2-sty frame extension, 24x12, rear dwelling; tost, \$75; owner, H. W. Chapin, premises. Plan No. 2773.
FLUSHING.—22d st, e s, 400 s Franconia av, 2-sty frame extension, 24x12, rear dwelling, tin roof: cost, \$1.000; owner, M. Droslin, premises; architect, S. E. Huntington, 101 22d st, Flushing. Plan No. 2776.
FLUSHING.—Amity st, 218, 1-sty frame ex-

architect, S. E. Huntington, 101 22d st, Flushing. Plan No. 2776.
FLUSHING.—Amity st, 218, 1-sty frame extension, 13x6. rear dwelling; cost, \$2,000; owner, Samuel Webb, 36 Washington st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2802.
L. I. CITY.—Camelia st, 130-32, gas piping in two dwellings; cost, \$100; owner, J. Phillips, premises. Plan Nos. 2798-99.
L. I. CITY.—Broadway, 603, interior alterations to tenement; cost, \$200; owner, C. Fehling, premises. Plan No. 2777.
L. I. CITY.—Broadway, 603, interior alterations to tenement; cost, \$200; owner, C. Fehling, premises. Plan No. 2777.
L. I. CITY.—Jackson av, s, s, east of Bridge Plaza, install elevator in factory; cost, \$6,000; owner, National Casket Co., Great Jones st, Manhattan. Plan No. 2774.
QUEENS.—4th av, w s, 175 s High st, plumbing in dwelling; cost, \$300; owner, A. H. Davis, premises. Plan No. 2789.
RIDGEWOOD.—Myrtle av, 1653, 1-sty frame extension, 20x35, rear tenement, interior alterations; cost, \$1,000; owner, C. Bauer, premises; architects. L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 2781.
ROCKAWAY BEACH.—Chase av, w s, 40 s Boulevard, 1-sty frame extension, 20x35, rear tenement, interior alterations; cost, \$300; owner, G. Berglose, premises; architects, P. Caslan, Boulevard, Rockaway Beach. Plan No. 2781.
ROCKAWAY BEACH.—95th st. w s, 170 s Boulevard, 1-sty frame extension, 25x7.

P. Carlan, Boulevard, Rockaway Beach. Plan No. 2782.
ROCKAWAY BEACH.—95th st. w s, 170 s Boulevard, 1-sty frame extension, 25x7, rear and side dwelling, interior alterations; cost, \$2,-500; owner, Mrs. R. O. Smith, premises; archi-tect, J. V. Smith, Fairview av, Rockaway Beach. Plan No. 2784.
ROCKAWAY BEACH.—Boulevard, 497, elec-tric sign on store; cost, \$100; owner, N. Gold-berg, premises. Plan No. 2793.
ROCKAWAY BEACH.—Boulevard, s s, 50 e Kneer av, interior alterations to dwelling; cost, \$300; owners, Schwartz & Levy, Storm av, Ar-verne. Plan No. 2792.
WINFIELD.—Hyatt av, n w cor Thompson av, 1-sty frame extension over present exten-sion on rear dwelling, new plumbing; cost, \$300; owner, Dino Boggis, premises. Plan No. 2807.
WOODSIDE.—Woodside av, s w cor Jackson av, general interior alterations to hotel; cost, \$2,500; owners, Eliz, Mary & Eva Geyer, 15 So, Broadway, Farrington, N. J. Plan No. 2791.

Richmond.

BROAD ST, s s, 100 w Brownell st. Staple-ton, alteration to frame store and dwelling; cost, \$400; owner, R. Laterullo, Stapleton; builder, A. Di Brizzi. Plan No. 524.

RICHMOND TERRACE, n e, 230 s e Broad-way, Port Richmond, alteration to steel power nouse; cost, \$486; owner, S. I. Ship Bldg. Co., Port Richmond; private plans. Plan No. 522.

Port Richmond; private plans. Plan No. 522.
RICHMOND TERRACE, n e s, and railroad, Port Richmond, alteration to brick power house; cost, \$2,100; owner, S. I. Ship Bldg.
Co.; private plans. Plan No. 526.
SAND LANE, e s, 222 n Old Town rd, South Beach, alteration to brick dwelling; cost, \$250; owner, Salvatore Mesina, South Beach; owner builds. Plan No. 530.
BAYVIEW AV, n e cor Mansion av, Great Kills, alteration to frame dwelling; cost, \$300; owner, D. G. Whitlock, Eltingville; owner builds. Plan No. 531.
OCEAN AV, w s. cor 7th st. New Dorn alter-

Swher, D. G. Windock, Ethingville; owner builds. Plan No. 531.
OCEAN AV, w s, cor 7th st, New Dorp, alteration to frame dwelling; cost, \$500; owner, H. Bull, New Dorp; architect, W. H. Merserau, 32 Broadway, Manhattan; builder, David T. Corson. Plan No. 529.
SHERMAN AV, e s, 250 s 4th av, New Brighton, alteration to frame dwelling; cost, \$350; owner, T. M. Baker, New Brighton; architect, 600 owner, T. M. Baker, New Brighton; architect, 600 owner, T. M. Baker, New Brighton; builders, Hesse & Obberiost, Stapleton. Plan No. 525.
SOUTHFIELD BOULEVARD, w s, 400 s New Dorp lane, New Dorp, alteration to pumping station; cost, \$1,000; owner, City of New York; private plans; builder, McHarg-Barton Co., 171 Madison av, Manhattan. Plan No. 523.

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 Dec. 12. The location is given, but not the own-er's address.

er's address. NEWARK.—Benjamin C. Richer, 93 Bruce st, 3-sty frame alteration, \$1,000; Anna Schnei-der, 21 Cedar st, 3-sty frame, \$6,000. BAYONNE.—Frederick M. Abel, s w cor Broadway and 41st st, two 3-sty brick, \$22,000. JERSEY CITY.—H. J. Wackerbarth, 2715-2719 Boulevard, 4-sty brick, \$18,000; William S. Dorothy, n e cor Grant and Rose avs, 3-sty brick, \$10,000. IRVINGTON.—Anna C. Heyeck, 515 21st st, 3-sty frame, \$7,000.

3-sty frame, \$7,000.
FORT LEE.—Reid & Lowery Realty & Construction Co., north side Cumbermede rd, 188 w of Palisade av, 4-sty brick, \$30,000.
NEW BRUNSWICK.—William Anglawitz, 212 Burnet st, 4-sty brick alteration, \$1,600.
MONTCLAIR.—Frederick Saulter, 22 Mission st, 3-sty frame, \$5,000.
ATLANTIC CITY.—Henry Bolte, Jr., 926-928 Atlantic av, 3-sty brick, \$14,000.
HOEOKEN.—Frederica A. Adler, 200 Clinton st, 3-sty frame alteration, \$5,000.

APARTMENTS, FLATS AND TENEMENTS, NEWARK, N. J.—Albert Nucciarrone, 227 Main st, Orange, N. J., is preparing plans for a 5-sty tenement, with stores, 54x88 ft, at Adams and Chestnut sts, to cost about \$35,000. JERSEY CITY, N. J.—Nathan Welitoff, 222 washinston st, Newark, is preparing plans for two 3-sty flats at the corner of Boulevard and Spruce sts for Max Braslowsky, 150 St. Paul's av, owner and mason. Cost, about \$10,000. KEARNY, N. J.—Simon Cohen, 163 Spring-field av, Newark, is preparing plans for two 4-sty flats. 35x70 ft., at 92-98 Kearny av for I. Dolgan, 673 15th av, Newark, owner and build-er. Cost, about \$33,000. ORANGE, N. J.—Moses J. Nadel, Union Build-ing, Newark, has completed plans for a 4-sty apartment, 65x95 ft., at the southwest corner of Park av and Snyder sts for Max Mindlin, 504 Hunterdon st, Newark. Cost, about \$45,000. CHURCHES.

Hunterdon st. Newark. Cost, about \$45,000. CHURCHES. JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st. Manhattan, have about completed plans for alterations to the 14-sty brick and stone church at Boyd and Bergen sts for the First Congregational Church, Harry L. Everett. Bergen and Boyd avs, pastor. Architects will take bids on general contract about Jan. 10, 1915. Cost, about \$12,000. MONTCLAIR. N. J.—Bertram G. Goodhue, 2 West 47th st. Manhattan, has completed plans for rebuilding the church at Fullerton and Plymouth avs for the First Congregational Church, Frank A. Ferris, Jr., 2 Warren pl. Henry C. Meyer, Jr., 101 Park av, Manhattan, heating engineer. C. T. Wills, Inc., 286 5th av, Manhattan, general contractor. Cost, about \$250.000.

Manartan, general contractor. Cost, about \$250.000. ASBURY PARK. N. J.—The Evangelical Lutheran Church of the Atonement. Louis Van Gilluwe, chairman building committee, is re-ceiving competitive sketches for alteration work and a new parsonage building at Grand and Monroe avs. No architect has been officially selected. Cost, about \$10,000. FACTORIES AND WAREHOUSES. ALLENHURST, N. J.—J. B. Rider, engineer, 29 Broadway, Manhattan, is preparing prelimi-nary plans for a brick, steel and reinforced con-crete electric light plant for the Town of Allen-hurst. Cost, about \$25,000. NEW ERUNSWICK, N. J.—E. Allen Wilson, 1208 Chestnut st, Philadelphia, Pa., is prepar-ing plans for a 4-sty factory building at Schuy-ler and Paterson sts for Bayuk Bros., 3d and Spruce sts., Philadelphia, Pa.

SCHOOLS AND COLLEGES. NORTH PLAINFIELD, N. J.-J. N. Pierson & Son, Smith st. Perth Amboy, N. J., have been commissioned to prepare plans for a 2-sty school on Harrison av for the Board of Educa-tion of North Plainfield.

KENILWORTH, N. J.—The Board of Educa-tion of Union County, W. E. Antrobins, presi-dent, will soon advertise for bids for a \$15,-000 public school here, from plans by John N. Pierson & Son, 110 Smith st, Perth Amboy. THEATRES. JERSEY CITY, N. J.—Walter Hankin, 28 Del View av, Trenton, N. J. is revising plans for the vaudeville and motion picture thea-tre at Fairmont and Monticello avs, for the Fairmont Amusement Co., 300 Spingarn Build-ing. Eids on steel will be taken about Jan. 1. Cost, about \$30,000.

Other Cities.

HALLS AND CLUBS. SYRACUSE, N. Y.—Taylor & Bonta, Gurney Building, have been commissioned to prepare plans for a clubhouse in East Fayette st, be-tween Grape and South State sts, for the Uni-versity Club, to cost about \$50,000. STORES, OFFICES AND LOFTS. MIDDLETOWN, N. Y.—D. H. Canfield, Argus Building, will prepare plans for a 3 or 5-sty de-partment store and offices at 54-56 North st for John V. Demerest, care of architect. Cost, about \$100,000.

about \$100,000.

THEATRES. KINGSTON, N. Y.—Gerard W. Betz, 51 John st, is preparing plans for a brick and stone the-atre, store and office building on the south side of Broadway, east of railroad tracks, for Lewis Fisher' and others, 11 Thompson st, Catskill, N. Y. Bids will be received by architect about March 15. Cost, about \$S0,000.

PERSONAL AND TRADE NOTES.

FREDERICK A. BROWER was recently ap-pointed manager of the New York office of the Oswego Machine Works, Oswego, N. Y. P. A. HOFFMAN, formerly associated with Evans, Almirall & Co., was recently appointed sales engineer for the W. G. Cornell Co., en-gineers and contractors for heating, ventilating and plumbing.

and plumbing. RICHARD LEONARD and HOWARD DE VESTY, of Navesink, N. J., have formed a partnership under the name of Leonard & De Vesty to do a general building business in Navesink and vicinity. HENRY F. SQUIER, a hardware merchant, died of a complication of diseases at his home, 62 Parkway. North, East Orange, N. J., Tues-and is survived by his widow, a son and a daughter. IRA N. EVANS. hortiment

and is survived by his wilow, a son and a daughter.
IRA N. EVANS, heating and ventilating engineer, was recently appointed mechanical ensineer to the Department of Street Cleaning of New York City, J. F. Featherston, commissioner. Mr. Evans will assume direct charge of the organization of the new model district of the department.
THE MacARTHUR Concrete Pile & Foundation Co., 11 Pine st, New York City, have appointed Waldo Brothers, 45 Batterymarch st, Boston, Mass., as their sales agents for New England. This company is equipped to construct foundations for all sorts of structures where unfavorable soil conditions are encountered. They have already done a very large amount of this work throughout New England.
SAMUEL N. POLISHOOK has resigned as an examining engineer to the Superintendent of Buildings. Borough of Manhattan, where he was employed for 314, years, and will, after January 1, 1915, be located at 50 Church st (Hudson Terminal Building), where he will practice the profession of consulting engineer, its specialties being economical building design and fire protection.

nis specialties being economical building de-sign and fire protection. LEON BOWEN, architect, has opened offices for the practice of his profession at Pough-keepsie, N. Y., and desires catalogues and sam-ples from manufacturers interested in the build-ing trades. Mr. Bowen was formerly employed in the office of Percival M. Lloyd, one of Pough-keepsie's prominent architects, and later was aassociated with architects in Syracuse and New York City. BOARD OF SUPERVISORS OF SUFFOLK COUNTY, NEW YORK, have invited eleven architects to enter the competition to design the proposed county hospital at Patchogue, L. I. The plans must be submited to the Board at Riverhead, January 6th. The architects who have been invited to submit designs are : Charles Hart, Lewis Inglee, Amityville; Frank Schaefer, Huntington; Nathan Myers, Sayville; C. A. Rich, Bellport; Tooker, Marsh & Co., Hewitt & Bottomley, Ford, Butler & Oliver, T. Markoe Robertson, Scopes & Feustmann and Adolph Mertin of New York City.

OBITUARY

JAMES B. ADAMS, a retired general contrac-tor, died after a two months' illness of Bright's disease at his home 1150 Mary st., Elizabeth, N. J., Monday, December 14. He is survived by his widow and four children.

CHARLES W. RUBY, a retired builder of fire apparatus, died of a complication of dis-eases, at his home, 84 Hooper st. Erooklyn, Sunday, December 13. He was sixty years of age and is survived by his widow and a son.

THOMAS K. SCHERMERHORN, a retired builder and a descendant of one of the oldest Brooklyn families, died of general debility at his home, 65 Pineapple st. Brooklyn, Saturday, December 12. Mr. Schermerhorn was eighty-two years old.

COL, HENRY B. LESTER, widely known as a general contractor and builder, died of Bright's disease at his home in Plainfield, Conn., Tues-day, December 15. Col. Lester was born eighty-four years ago and was a veteran of the Civil War

CHARLES PARKER, civil and mining engi-neer, died at his home, 72 Morris st., Yonkers, N. Y., Wednesday, December 16. He was born in Inverness, Scotland, fifty-four years ago, and was a graduate of Leeds College in England and College of Pharmacy of Columbia University.

College of Pharmacy of Columbia University. LOUIS A. POST, a retired general contractor of 16 Gould av, Caldwell, N. J., died of pneu-monia in the Mountainside Hospital, Montclair, Thursday, December 10. Mr. Post was born in Montclair seventy-four years ago, but had lived in Caldwell practically all of his life. He is survived by his widow and a daughter. CHARLES HERCULES RUTAN, of the firm of Shepley, Rutan & Coolidge, architects, with offices in Boston and Chicago, died of a compli-cation of diseases at Erookline, Mass., Thurs-day, Dec. 17. He was a member of the Boston Society of Architects, the American Institute of Architects, and was a trustee of the Con-stantinople College. Mr. Rutan is survived by his widow and two daughters. HENRY SELBY HAYWARD, consulting en-

his widow and two daughters. HENRY SELBY HAYWARD, consulting en-gineer of the floating equipment lines of the Pennsylvania Railroad, at Augusta, Ga., from a paralytic stroke Monday, Dec. 14. Mr. Hay-ward was born in Brooklyn and had been in the service of the Pennsylvania Railroad forty-one years, beginning as machinist and rising to superintendent of motive power of the New Jersey division in 1882, which position he held until 1912, when he was appointed consulting engineer. He was seventy years old and is survived by his widow, four sons and two daughters.

Intil 1912, when he was appointed construing survived by his widow, four sons and two aughters.
ColonEL EDWARD DANIEL MEIER, late president of the American Society of Mechanical engineers, and one of the most eminent mechanical engineers of the country, died of hardening of the arteries and heart disease at the home of the arteries and heart disease at the home of the the arteries and heart disease at the home of the state, New York City, Tuesday, December 15. (Solved Meier Wars as veteran of the Civil War, after the close of which he became associated with the Kansas Pacific Railway as assistant superintedent of machinery. He resigned in 1870 to become chief engineer of the Illinois Patent of become chief engineer of the Solve 1873 to 1875 be directed the machinery department of the States of the St. Louis Interstate Fair and was associated with the St. Louis Cotton Press, designing machinery for the development in the United States of the the St. Louis Cotton Press, designing machinery for the development in the Deisel Motor into the United States and up to 1908 was engineer in the United States of the and chief engineer of the American Deisel Engineer of the American Beisel and and was active in a number of professional or ginzations, including the St. Louis Engineers, having served for abundacturers' Association Colonel Meier was patiented and was active in a number of professional or ginzations, including the St. Louis Engineers, the American Boiler Manufacturers' Association, Machinery and Metal Trades Association since 1908. While secretary of the American Boiler of the American Society of Mechanical Engineers, book of Manufacturers' Association of 10,000 horse power of boilers in the tower house of the new Grand Central Terminal.

TRADE AND TECHNICAL SOCIETY EVENTS.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coli-seum February 10-17. AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its an-nual meeting January 20-22, 1915. NEW YORK BUILDING MANAGERS' ASSO-CIATION, E. B. Martin, president, will hold its annual meeting Tuesday, January 5. TECHNICAL LEAGUE OF AMERICA.—Regu-lar meetings third Friday of each month. Wal-ter L. Smyth, secretary, 74 Cortlandt st, N. Y. C. ter I Y. C

NATIONAL BUILDERS' SUPPLY ASSOCIA-TION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

at Hotel Sherman. NEW YORK RETAIL HARDWARE ASSOCI-ATION.—Annual convention at Syracuse, N. Y., February 16-19, 1915. Headquarters will be at the Yates Hotel. BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Build-ing, Bergen avenue and 149th street, on the fourth Saturday of each month. NEW YORK CHAPTER, AMERICAN SO-CIETY OF HEATING AND VENTLATING EN-GINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

West 39th st. 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. 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. ENTERDIATIONAL ASSOCIATION of Master

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual conven-

tion 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. NATIONAL BRICK MANUFACTURERS' Asso-ciation will hold its annual convention at De-troit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, 11., and Theodore A. Randall of Indian-apolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Associa-tion, the National Clay Machinery Associa-tion, and the American Ceramic Society.

RECENT INCORPORATIONS.

TINKER REALTY CORPORATION is a \$100, 000 company, chartered with offices in Manhat tan to do a realty and construction business The directors are Edward L. Tinker, Annie R Tinker and Reuben D. Silliman, all of 40 Wal st. Choate, Larocque & Mitchell, 40 Wall st attorneys 000 attorneys

attorneys. SUNSET CONTRACTING CO. has filed papers with a capitalization of \$20,000 to do a contract-ing and construction business with offices in Brooklyn. Harry J. Brady, 14 Lincoln pl.; Abraham Levitt, 247 Macon st., and Lillian J. Anderson, 2021 57th st., all of Brooklyn, are the directors. The attorney is A. Levitt, 189 Mon-tague st.

EIFEL CONSTRUCTION CO., realty, con-struction, contracting, engineering and archi-tectural work, with offices in The Bronx, has been incorporated with Gertrude Comes, William P. Comes and Peter Comes, all of 1222 Mohegan av., as directors. Lind & Pfeiffer, 46 Cedar st., attorneys

P. Comes and Peter Comes, all of 1222 Mohegan av., as directors. Lind & Pfeiffer, 46 Cedar st., attorneys.
HAIGHT & TODD REALTY CO. has been chartered with \$100,000 capital stock to do a realty, construction, conduct hotels, etc., busi-ness, with offices in Manhattan. The directors are Clarence M. Haight, Dunnellen, N. J.; Katharine A. Todd, 421 West 147th st., Man-hattan; Ambrose C. Todd, Westfield, N. J. Chas. A. Machenry, 115 Broadway, attorney.
KOALSAVE VACUUM VALVE CO. has been incorporated with \$50,000 capital stock to deal in the "Koalsave Vacuum Air Valve," with offices in Manhattan. The directors are Grace C. Smith, Hugh M. Smith, both of 222 Clark st.. Westfield, N. J., and Robert J. Kingsbury, 75 East 85th st., Manhattan. The attorneys are Spring-stead & Gordon, 2 Rector st.
37 WEST 19TH STREET REALTY CO. has been incorporated with \$10,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are: Sol. Bushman, 40 West 120th st; Solomon Weinstein, 1149 Steb-bins av, and Aaron Aventis, 1271 Hoe av. Schenk-man & Brown, 27 Cedar st, attorneys.
COHEN & DANOVITZ have been chartered with a capitalization of \$10,000 to manufacture sash, doors, trim, wood work, etc., general con-tracting, construction and decorating, with offices in Brooklyn. Jacob Danovitz, 1140 St. Johns pJ, Harris Cohen, 248 Hart st, David Cohen, 1210 43d st, all of Brooklyn, and one other, are the directors. A. S. Aaromstramm, 63 Park Row, attorney.

attorney. MILES-HARTMAN BUILDING & LAND COR-PORATION has been incorporated with \$25,000 capital stock to do a general realty and building business, with offices in Manhattan. The directors are: Henry L. Hartman, 707 Betz Building, Philadelphia, Pa.; Walter P. Miles, 249 S. Mass, av. Atlantic City, N. J., and Wynette K. Oster-hout, 132 Pacific st, Brooklyn. R. J. Lieben-dorfer, 2 Rector st, attorney.

Uses of Tungsten.

Tungsten is used principally as an al-loy of high-speed steel—that is steel used in making tools used in metal-turn-ing lathes running at high speed—to which it imparts the property of holding temper at higher temperature than car-bon steels will, according to the United States Geological Survey. The now bon steels will, according to the United States Geological Survey. The now well-known ductile tungsten is used for incandescent lamps, which are fast dis-placing carbon 'amps. Recently greatly improved lamps, in which the wire is wound in helices and in which the globes are filled with nitrogen, have produced a close approach to white light. These lamps are furnished in candle powers up to 2,000. Ductile tungsten is practically insoluble in all the common acids; its melting point is higher than that of any other metal, its tensile strength exceeds that of iron and niekel, it is paramag-netic, it can be drawn to smaller sizes than any other metal (0.0002 inch in diameter), and its specific gravity is 70 per cent. higher than that of lead.

TRADE LITERATURE

Architectural Terra Cotta.

Architectural Terra Cotta. A brochure issued by The National Terra Cotta Society illustrates and de-scribes a number of schoolhouses of comparatively recent construction in which architectural terra cotta has been used. General views, floor plans and terra cotta details are reproduced.

RECORD AND GUIDE

PORTLAND CEMENT.

BUILDING MATERIALS AND SUPPLIES FINAL RECOVERY OF FINANCIAL SITUATION LOOKED

FOR FOLLOWING FAVORABLE FREIGHT RATE DECISION

Edison Plant Fire Opens Big Market to Local Distributors

F URTHER hope for decided improvement in building construction **H** URTHER hope for decided improvement in building construction and general business conditions came late yesterday when it was announced that the Interstate Commerce Commis-sion had granted the 5 per cent freight rate increase to all railroads east of the Mississippi. There doubtess would have been some improvement in the building situation after the first of the year, even without this impetus, but now it seems certain that railroads will begin to release deferred equipment ornow it seems certain that railroads will begin to release deferred equipment or-ders and start money in circulation and reopen factories. Investment money should be easier at once in the opinion of big lending interests. News of the decision came at an opportune moment, when money is flowing into retail chan-nels freely and the stock market is getting into a normal swing. There

when money is flowing into retail chan-nels freely and the stock market is getting into a normal swing. There seems to be more cause for genuine optimism in the trade today than there has been at any time this year. As the year closes there are signs that the building material trade looks for a change for the better. Even now there is some stiffening in prices. There is not quite so much cement being sold at the lower prices. Crushed stone is being well taken, and Raritan common brick is stiffly held at \$6. Hudson brick prices fluctuate according to quantity, covered brick having been sold in this market in attractive cases at prices somewhat be-low the \$6 list quotation. The trade was rather thrilled at the prospects of big orders coming out of the Edison plant. Rough estimates indicate that something like 30,000 barrels of Edi-son Portland cement will be used in the reconstruction work, about 500,000 com-mon brick, 5,000 cubic yards of sand, 20,000 cubic yards of crushed stone and a large quantity of hydrated lime. Many tons of reinforcement bars are also to be included in the item, as well as consider-able structural steel. These estimates are only tentative be-cause nothing definite has been decided upon yet, according to the Moyer Engi-

These estimates are only tentative be-cause nothing definite has been decided upon yet, according to the Moyer Engi-neering and Construction Company, of Brooklyn, which is to have the contract for the work of rebuilding the plant. Plans are being worked out in the rough, but so far nothing definite has been de-cided upon. The plant has leased the factory of the Ellis Typewriting Machine

LINSEED OIL.

LINSEED OIL. Price Advances to 50@51 Cents—Market Firm. A DVICES from Duluth indicate as the week closes that here has been a slight reaction in the stiff tone that prevailed in the flaxsed market there during the last ten days, but so far as the local market is concerned the quo-tations are still holding firm at 50 and 51 cents. At Duluth seed prices declined 1½ cents a bushel and there is doubt as to whether the present quotations can be maintained in the face of the moderate demand now prevailing here.

face of the moderate demand now prevailing here. The time is approaching when paint and var-nish interests begin to think about supplies for the spring mixed paint demand and the trade seemed to think that if the Duluth situation clears the local linseed oil buyers will begin to come in for stock supplies a little earlier than usual and thus keep the local price where it is.

CONSTRUCTION.

CONSTRUCTION. Bradstreets Indicates Building at Extreme Low stage. B RADSTREET'S compiler of building sta-tistics for November shows a total pro-jection for building construction of only \$40, 000,000 and states that it is the lowest point reached in three years for that number of cities. The Bronx is given as the only borough showing an increase from November of last year. The increase there is given as 28.3 per cent. Manhattan lost 56 per cent.; Brooklyn, 20.6. Queens and Richmond are not given. These conclusions, however, are drawn: "The total estimated cost of new buildings projected in 133 cities of the United States for November aggregated \$40,130,697, a decrease

Company, and according to W. S. Mal-lory, of the Edison Portland Cement Company, phonograph records will be in process of manufacture again in three manufacture again in three weeks.

weeks. "As for the buildings themselves," said Mr. Mallory, "close inspection shows that the concrete buildings are salvagable be-tween $87\frac{1}{2}$ and 90 per cent. Failures only occurred where heavy overloads of castings or other material caused the floor to sink when the awful heat reached the reinforcement bars. Rebuild-ing probably will start at once, as it is Mr. Edison's intention to not only make his plant compact, but as modern as his plant compact, but as modern as possible. The only criticism I have heard

possible. The only criticism I have heard him make in all this confusion was that the fire was a bad Christmas present to everybody but building material men." Building money on engagements for construction into the second, third and fourth quarters of 1915 is said to be freer, although the big lending companies are still conservative, on the ground that there are so many operations that have been held up during the last half of this year that these probably will take prece-dence over new projects. There are types of buildings and construction proj-ects that are being financed, but these ects that are being financed, but these are mainly of commercial and public utility types, such as the Public Ser-vice terminal in Newark, manufacturers utility types, such as the rubic scr-vice terminal in Newark, manufacturers stores and display buildings. There is a slight movement in well worked out theatre operations in the Long Acre square section, but financiers are not en-thusiastic about downtown office build-ing projects, mid-town loft building en-terprises nor in upper Manhattan apart-ment plans. Money is flowing rather more freely into suburban residence con-struction, but apartment projects are not so numerous except in plan filing. Plan filing in the five boroughs during the week just closed follows. In the corresponding week last year there were 195 new buildings planned, of an esti-mated value of \$2,484,148. Week Ending Dec. 11

		AA GGU	Ennum	
	D)ec. 11]	Dec. 11
	No.	Est. Val.	No.	Est. Val.
Manhattan	2	\$353,500	4	\$284,000
Bronx	5	75,550	8	123,550
Brooklyn	79	386,900	44	318,475
Queens	58	143,495	57	156,400
Richmond	16	17,892	17	100,735
Tota1	160	\$977,337	130	\$983,160

of 15.3 per cent. from October and 13.7 per cent. from November a year ago, which, it might be recalled, showed a decrease of 29 per cent. from November, 1912. As further indicat-ingthe widespread character of the declining movement, it might be noted that ninety-four out of 133 cities, or 70 per cent. showed de-creases from November last year." The Record and Guide weekly films reports to bec. 11 it is learned that in all boroughs of New York. 10,544 new buildings were pro-fected as against 9,891 in the same period last year, a gain for 1914 of 642 projections. The estimated value of buildings projected last year however, was \$121,781,484, as against \$116,870,-610 in the same period this year representing a loss in estimated value of \$5,110,874. To indicate what proportion of the buildings for hast year it might be stated that 149,100,000 more Hudson common brick were sold in this market last year than this. This would indicate a net decline in brick morise for the year of 99,000,000 prick. Considering that all the buildings for which plans were filed did not go ahead this shows the slump in brick consumption to have peaked and speculation and stacking were market agains the filed did not go ahead this shows the slump in brick consumption to have peakes have been made from barges as jobs developed and speculation and stacking were negligible quantities.

WIRE ROPE. Revised Discounts Are 47 and 2½% From Lists Here. R EVISED discounts on wire rope make the current quotations 47 and 2½ per cent. off from list for galvanized, and 55 and 2½ per cent. off for bright at mill. The demand here has been such as to make this change advisable, but it is made subject to change without notice.

PORTLAND CEMENT. W. S. Malorg Gives Hint of Edison Re-building Plans. W. S. MALLORY, President of the Edison an expression regarding the significance of the confagration at the manufacturing establish-ment of the great inventor this week, said that it did not seem at all conservative for him to even make an approximation of the total quan-tity of Portland cement that he would be called upon to supply for the reconstruction of the restigations of the damage to the standing con-crete buildings. Two of them have assured Mr. Edison that the concrete structures were ont more than 10 to 12½ per cent. damaged. These will not require a large volume of ce-ment in putting them in shape again, but if the plan is carried out, to completely substitute the brick buildings with those of reinforced will be large. "The first thing being thought out now is how to make arrangements for continuing the entipe Ellis Typewriting plant and will be entipe Ellis Typewriting plant and will be uring out phonograph records within thirty days. Much of our machinery was saved, in my opinion no material but reinforced con-created by tons of wax, alcohol and other in-fammable material used in the manufacture or records. "The Moyer Engineering and Construction

Greated by tons of wax, alconoi and other in-fammable material used in the manufacture of records. "The Mover Engineering and Construction Company of Brooklyn will have the contract for rebuilding the structures and work prob-ably will be started on or about the first of the year." Estimates made indicate that between 30,000 and 50,000 barrels of Portland cement will go into the new buildings, assuming that the re-construction is on as large a scale as the ruined buildings were. There is some talk of combin-ing all buildings in one huge concrete struc-ture, but this plan has not been officially vised. About 50,000 cubic yards of sand and 100,000 cubic yards of crushed stone will be needed. The structural steel requirements will run to about 1,500 tons and wire glass and metal win-dow frames will probably find a place in the new buildings.

COMMON BRICK.

COMMON BRICK. Informing Takes Big Jump Over Last Week's Activity. UNLOADING of Hudson common brick this week was more active than during the six days previous, but sales at the wholesale docks of not compare with arrivals. One covered brick are one covered list. Prices for covered brick are not particularly strong at \$6, although there are signs of possible strengthening as the clos-ing of navigation in the Hudson approaches. Some of the inland bays have been frozen ing or now until a thaw comes. Official transactions for Hudson River brick for the wholesale market, with comparison for the wholesale mar

Leit over, Friday A. M.,	Dec. 11-	-19.
Arrived.	Sold.	Covered.
Friday, Dec. 1111 0	3	0
Saturday, Dec. 12 6	6	Õ
Monday, Dec. 14 17	4	2
Tuesday, Dec. 15 0	0	0
Wednesday, Dec. 16 4	1	4
Thursday, Dec. 17 5	0	1
Total 22	14	7
Reported en route, Frida;	v. Dec.	18-6
Condition of market, weal	k. Pric	es · Hud-

Condition of market, weak. Prices: Hud-sons, §5 to §5.25 (shaded); Raritans, §5.75 and §6.00 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, — to §6.75 (yard). Nominal. Left over, Friday a. m., Dec. 18—27. Covered sold, 1.

HUDSON	RIVER	BRICK	UNLOADED.
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	(Curren	nt and last	week con	npare	ed.)
Dec.	4 30*	889,000	Dec. 11	34*	1,300,500
Dec.	5 22	480,000	Dec. 12	23	525,000
	7 10	Rain	Dec. 14	34	817,500
Dec.	8 18	6,000	Dec. 15	25	437,500
Dec.	9 24	283,500	Dec. 16	26	484,500
Dec. 1	.0 31	865,000	Dec. 17	25	523,500
				-	
Tota	al.135	2,723,500	Total.	167	4,088,500

*Boats reporting.

1913.							
Left over, Friday A. M.,	Dec.	12-65.					
Arrived.	Sold.	Covered.					
Friday, Dec. 12 6	4	3					
Saturday, Dec. 13 15	3	Ō					
Monday, Dec. 15 8	4	Ŏ					
Tuesday, Dec. 16 3	5	Õ					
Wednesday, Dec. 17 5	8	Ŏ					
Thursday, Dec. 18 7	10	ŏ					
	_						

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Left over Jan. 1, 1914. Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 17, 1914 87 Total No. bargeloads Jan. 1 to Dec. 17, 1914 Total No. bargeloads sold Jan. 1 to Dec. 17, 1914 Total No. bargeloads left over Dec. 18, 1914 Total No. bargeloads left over Jan. 1, 1913 Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 18, 1913... Total No. bargeloads sold Jan. 1 to Dec. 18, 1913 Total No. bargeloads left over Dec. 19, 1913 1608 1581 113 2101

2026 75