

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, AUGUST 15, 1914

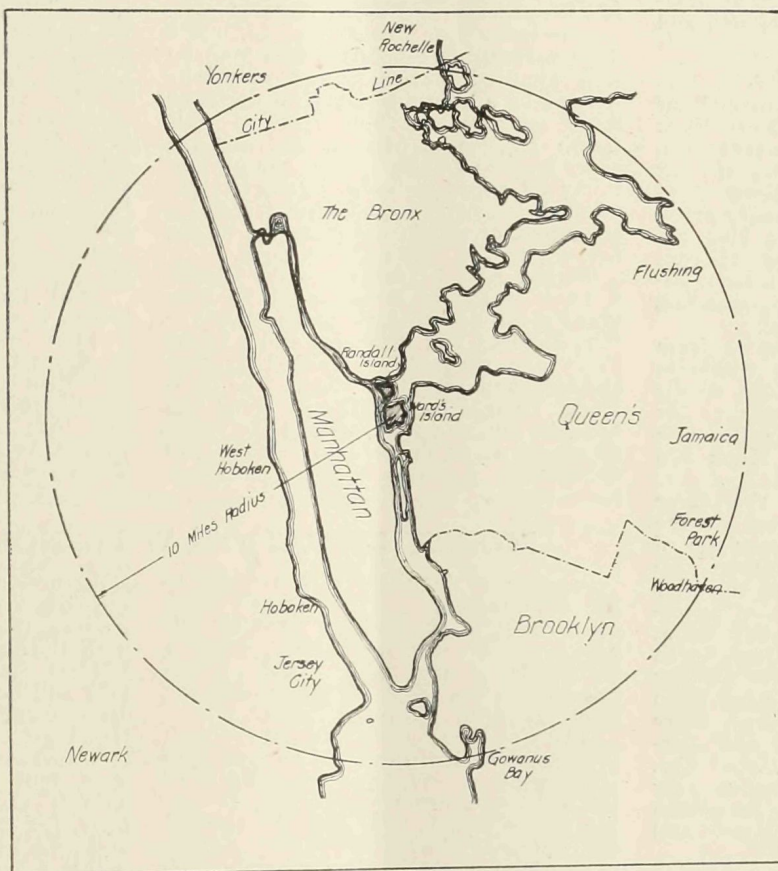
MUNICIPAL UNION FREIGHT TERMINAL

Project Provides for Connecting Ward and Randall Islands and the Elimination of Existing Yards Along Hudson River Frontage

By J. BLEEKER MILLER AND REGINALD P. BOLTON

IN city-planning, it is axiomatic that land which can be used for house area, is too valuable to be occupied by a freight yard, particularly in consideration of the depressing effect on adjacent property-values, of the nuisances which are always connected with the freight-yard and with its attendant freight-railroad. As the water-front of a harbor city is its most characteristic and valuable part, it follows that this principle applies most strongly to the water-front of a port. If the attendant freight railroad is also extended along the water-front, it may be said to deprive the port of the main, peculiar advantage of a harbor, i. e., free access of the inhabitants, with their goods, to and from the water-front, and to reduce the port to the disadvantageous position of an inland city.

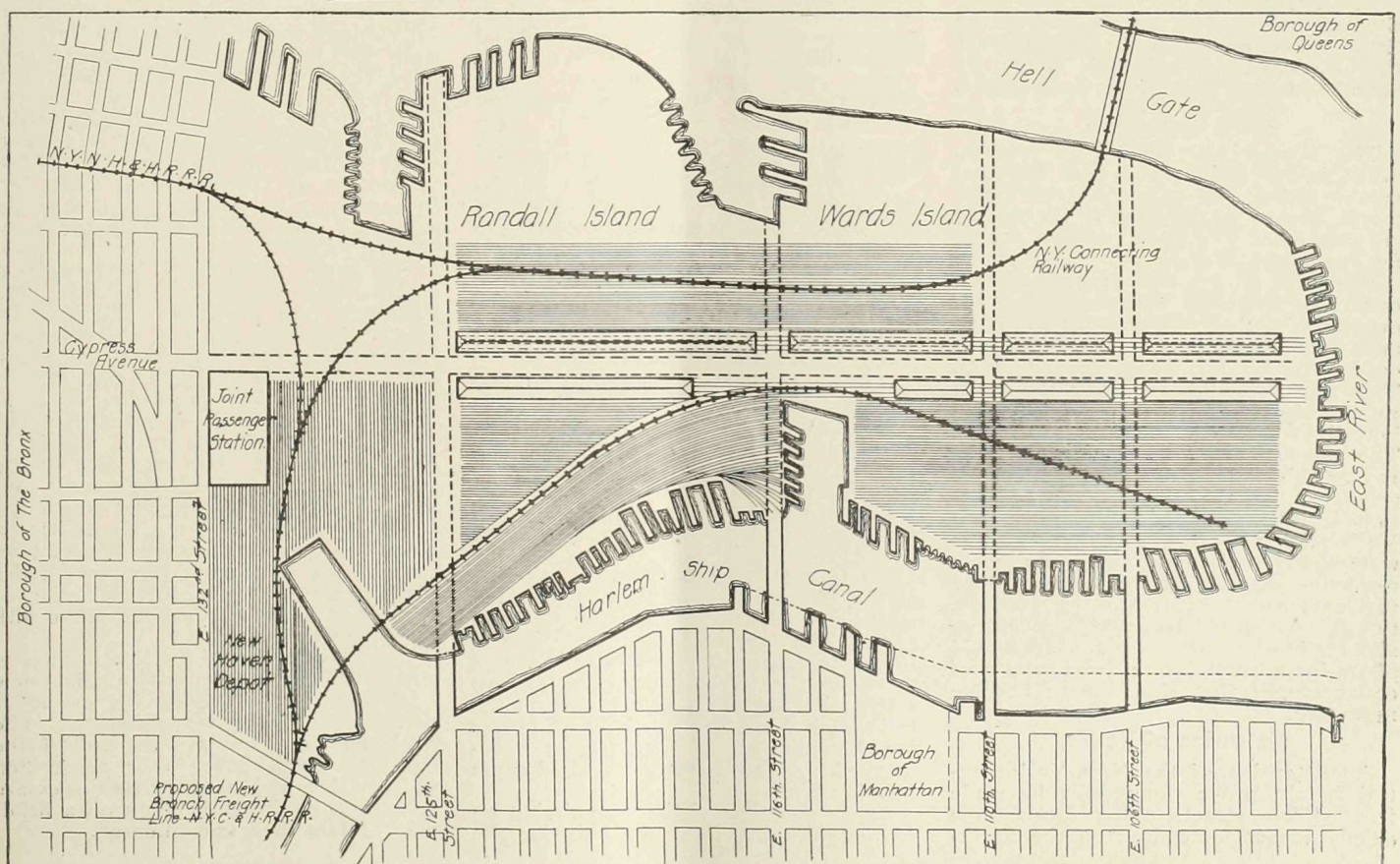
Subject, however, to this objection, it is of the first importance that the freight-depot should be located as near the center of the city as possible; the locality where freight is broken-up, after its transshipment by rail, offers great attractions



to manufacturers, on account of the short haul to their warehouses.

Another disadvantage of placing a freight yard within the house area is that, when the city expands it is difficult to accommodate the increased amount of freight which then requires to be handled.

Applying these principles to the City of New York, the reasons for the long dissatisfaction with the present system of freight terminals, particularly those of the New York Central and Hudson River Railroad Company, are apparent. The yards are within the house-area, on the water-front, and, with the attendant freight-railroad, occupy a large part of that water-front and threaten, if the demands of the railroad are complied with, to reduce the port almost to the condition of an inland town. Moreover, the yards are not near to the center of the present City of Greater New York; they were laid out when the Borough of Manhattan was alone to be considered, and, even as to that Borough, no



idea of its present size was entertained.

Dock Commissioner Tomkins claimed to have solved the problem by locating the future central freight-yard on the meadows of New Jersey; the suggestion offers many advantages, but entails the danger that manufacturers would abandon this City and State, in order to locate their factories near the place where the freight is removed from the trains.

Is there not a locality, within the City and State of New York, where the same advantages could be obtained? Could not the Borough of the Bronx be extended southward, by filling in the narrow, useless waterways which now separate it from Randell's and Ward's Islands and by, in turn, connecting these islands by bridges, with Manhattan Island? The great demand, at the present time for place in which to dispose of the material excavated from the subways, obviates one large item of the expense.

The entire north boundary of the terminal space could be margined by East 132nd street, to which are at present connected all of the main north and south avenues of the Bronx.

Islands Owned by City.

The islands are mainly owned or controlled by the City of New York and occupied only by public institutions, in no way requiring a water-front, for which other and larger locations could easily be found, in Queens County or on Staten Island. The city has also acquired the right to condemn water-front property for the purposes of port improvements, so that any outstanding title could easily be acquired.

Within a radius of ten miles from Ward's Island, there lies the whole of the Boroughs of Manhattan and of the Bronx, the Borough of Queens as far as Flushing, and Jamaica, the Borough of Brooklyn, as far as Red Hook and East New York.

The water area, within the same space, includes the lower part of the Sound from the city line, the whole of the East River, all of the Harlem ship canal, and the Hudson from the city line to the Battery. Within a water-travel of fifteen miles from this point, every part of the Hudson River, south of Manhattan, can be reached, either via the East River, or the Harlem Ship Canal. Within the same radius, there can be reached on the South, the Narrows, the Kill von Kull, the Upper Bay, the Bush Terminal, all of Jersey City and Hoboken, and on the north, within a similar distance, lie New Rochelle and Yonkers.

The islands are also advantageously situated as regards marine and Barge Canal traffic, owing to the proximity of the Harlem Ship Canal; while the Sound and East River pass their shores.

Area of Islands.

The area of the combined Islands, available for freight and float terminal is one and a half miles in length and three-fifths of a mile in width, including an area of twenty-seven million square feet or approximately one square mile.

The area along the Hudson River, owned by the New York Central is approximately, that same amount and the area occupied by that railroad, but owned by the city, is twice that amount. This area is extended along the eight miles of water-front from Spuyten Duyvil to the 59th street freight yards. The railroad could be required to surrender this water-front, in exchange for privileges on the Islands above mentioned. The gain to the city of New York arising from the removal of this water-front nuisance, along its main residence district, and affording those residents direct access to the Hudson, through parks and boulevards, would be simply incalculable; besides it would allow for a great future development of commerce, if that should ever become necessary.

Extension of Traffic.

An extension of the New York Central freight traffic can readily be made from 155th street, along lands now chiefly vacant, extending on the north-

eastern side of the Harlem Ship Canal and crossing over the New Haven Morris yard, by an elevated road. A little distance to the northeast is the Port Morris Yard of the New York and Harlem already connected with the New York Central System. If the above-mentioned extension along the north side of the Harlem Ship Canal should not be deemed advisable, there would be no trouble whatever in connecting this last mentioned yard with the islands, by a span of half a mile in length.

The Pennsylvania Railroad already crosses these islands by the New York Connecting Railroad and a short tunnel, if deemed necessary, to Long Island would connect the Sunnyside Freight Yard and all of the Long Island terminals, although this connection might be made by the connecting railway.

Terminal of 110 Acres.

The terminal of one hundred and ten acres, consists of two spaces, one of fifty acres for general terminal and float purposes, and the other of sixty acres for the storage and assemblage of cars.

This latter space would also include a docking basin, six hundred feet long by four hundred feet wide and would be fringed by a mile and a half of docks or float approaches. The size of this terminal space of one hundred and ten acres may be compared with the present thirty-six acres, occupied by the freight yards between 59th and 72nd streets—a large part of which, including the docks, belongs to the City of New York.

On the East River side of the islands a yard of twelve acres could be provided with deep water docks three or four hundred feet in length and a barge basin one thousand feet long by two hundred and fifty feet wide. The New York Connecting Railway could be brought into the terminal and the space of ninety acres devoted to storage and assemblage of cars; within this space

could be another basin, one thousand feet in length, and five hundred feet in breadth, which could be admirably used by the freight vessels in the Sound and northeast coast lines. The New Haven Railroad at Morrisania could be left in its occupation, but largely extended in area and dock facilities.

Other Possibilities.

The proposed terminal for the general classification yard could be constructed upon the center of the area, with a width of seven or eight hundred feet, upon which eighty or ninety miles of trackage could be laid accommodating between eight and ten thousand cars and connected with all of the railroads.

Lack of space forbids taking up the possible distribution of freight in Manhattan Island by means of a subway, to connect with the present location of factories and warehouses; sufficient, for the present, to say that the New York Central has always contemplated a large expense in order to obtain permanent rightful access for its freight into the center of Manhattan Island. Thirty-four millions is mentioned, I believe, in the papers, on which the present proposed consolidation of the New York Central lines is based. For a much smaller sum ample freight subways could be constructed on Manhattan Island, connecting the islands with the present freight yards on the Hudson, and with the docks of the New Jersey Railroad, as well as with local freight stations throughout the Manhattan Island, which merchants would have but short hauls for their goods.

Until this freight-subway is established, it would be perfectly practicable for the freight cars to be transported by floats to piers along the waterfront, and then transferred over the waterfront street to local freight depots—as the Erie Railroad now manages its freight on the Hudson River, north of Twenty-third street.

MONEY SITUATION WILL NOT STOP WORK

In view of inquiries with respect to the continuation of rapid transit work on account of the present financial situation in the country, Chairman Edward E. McCall of the Public Service Commission for the First District during the week made the following statement:

"The Commission will continue to rush the completion of the Dual System with all expedition. With so many parts of the system nearing completion or under contract, it is vital that the remaining portions should be constructed at the earliest moment. For example, it is essential that not a moment's time shall be lost on such connections as the Grand Central diagonal station, William street, Nassau street and Willoughby street, Brooklyn. There are now engaged on our work upwards of 11,000 men. I am assured that we will suffer no inconvenience on account of lack of labor."

On the recommendation of Commissioner George V. S. Williams, the Public Service Commission has ordered the Long Island Railroad Company to build a new passenger station on the south side of South street, Jamaica, on the Old Southern Division of the railroad. The new station must be completed and ready for use by November 1, 1914.

On the recommendation of Commissioner George V. S. Williams, the commission adopted an order fixing the rate of fare 15 cents on all trains of the New York Consolidated Railroad Company (Brooklyn Rapid Transit system) from Manhattan to Rockaway beach. The order was served on both the New York Consolidated Railroad Company and the Long Island Railroad Company, as part of the Rockaway Beach line is operated over the tracks of the Long Island company. The fare at the present time is 15 cents, when a passenger buys a through ticket. If he just passes through a turnstile, paying 5 cents to get on the train, and then offers to pay a cash fare for the entire ride, 15 cents more is demanded, making a total fare of 20 cents for the trip.

At the meeting of the commission on August 21 advertising for bids for the

construction of Routes Nos. 43 and 26, the Diagonal Station at 42nd street, connecting the Lexington avenue subway with the existing subway at the Grand Central Station will be ordered. The bids will be opened September 11, 1914. This is one of the most important contracts yet to be let under the Dual System agreements. The contract has now been sent to the Interborough Rapid Transit Company, the operating company, for its criticisms and suggestions, and will be returned by that company within a few days, when it will be put in permanent form by the commission. All contractors submitting bids for this work will be required to deposit a certified check of \$75,000 with their bids. The successful contractor will be required to give a bond to the city in the sum of \$500,000; and make a deposit, either in cash or securities of \$250,000 to protect the Interborough Company. In addition a percentage of all monthly payments will be withheld by the commission until the completion of the work.

The entire work must be completed within twenty-eight months from the signing of the contract. The commission's engineers state that the construction of this connection will present many new engineering features, and that it will be one of the most difficult engineering problems in the Dual System. This contract extends from points in Park avenue near 38th and 41st streets (tracks connecting with the present subway at both of these points) north under Park avenue and the Grand Union Hotel property to the north line of 42nd street; also, at a lower level east under 42nd street to about 100 feet east of Lexington avenue to a connection with the Steinway tunnel.

The construction of the line from 42nd street under the property of the New York Central will be carried on under an agreement with that company. The work on the Park avenue end of the connection will have to be prosecuted while trains in the present subway are operating, in the rush hours on a headway of less than two minutes.

WATER SHED SUPPLY TO NEW YORK CITY

Growth and History of Systems Since 1774—Capacity of Present and Projected Reservoirs Dwelt Upon*

By THURSTON C. CULYER

IN this geographical portion of our country, and in which the area that constitutes the State of New York is specially favored, there exist climatological conditions of remarkable uniformity, in the usual periodic changes of temperature, and in the precipitation of moisture in the form of rain, snow, etc. For more than three-quarters of a century records kept and preserved by the Board of Regents at Albany and of the Department of Water Supply establish the yearly average precipitation of moisture, remarkably devoid of extreme variation, as between forty and fifty inches.

These facts would seem to substantiate the claim of fortunate stability in the matter of our natural water resources, and assuring to the two extensive reservations of territory now partly owned and controlled by the City of New York a practically unfailing and incomparable supply of water for domestic and industrial use.

First Public Well.

In 1774, the population of the City of New York at the time being 22,000, under a proposition of Christopher Colles and sanctioned by the Common Council, a large well was dug on the east side of Broadway, between Pearl and White streets, near "The Collect," a fresh water pond, where the Tombs now stands. The water from the well was pumped into a reservoir and distributed by pipes consisting of hollow logs. This work was abandoned on account of the Revolution. In 1799 the Manhattan Company, the legal successor—now the Manhattan Bank of this city—was incorporated. This company constructed a well at the northwest corner of Reade and Centre streets, from which water was pumped into a reservoir erected in Chambers street, between Broadway and Centre. This reservoir had a capacity of 550,000 gallons, which was distributed through pipes also made of hollow logs. In 1829 a small reservoir was constructed by authority of the Common Council in 13th street, near Irving place. This water was intended only for the use of fires, and the reservoir had a capacity of about 234,000 gallons. From this reservoir two lines of pipe were laid—one down Broadway, the other down the Bowery.

Old Croton Dam.

In 1834 the Legislature passed an act authorizing a provision for supplying New York City with pure and wholesome water, and Major D. B. Douglass was made the chief engineer of the commission, comprised of five members. Under this act, between the years 1837 and 1842 the Old Croton Dam and reservoir were constructed, and the connecting aqueduct, 37 miles in length.

Before the completion of the Old Croton Dam, part of the earth embankment which formed the major portion of the structure was washed away by an unprecedented freshet which occurred on January 7, 1841, continuing for 48 hours, the ground at the time being covered with 18 inches of snow, with a rising temperature. The water passing over the crest of the dam reached the abnormal depth of 15 feet. The masonry portion of the dam fortunately received but little injury. Incidentally, since the construction of the New Croton Dam this original structure lies 36 feet below the present level of the reservoir.

On June 27, 1842, the water from Croton Lake was first received through the aqueduct into the reservoir at 86th street, and on July 4 into the Murray Hill Reservoir, now the site of the public library.

The celebration of the introduction of Croton water took place October 14, 1842. Water was first introduced into the new Central Park reservoir north of 86th street on August 19, 1862, and the reservoir was completed the following year.

Watershed Development.

The development of the Croton watershed has been as follows:

In 1866 the construction of Boyds Corners dam and reservoir was begun, and completed in 1873, the capacity of the reservoir being 2,727 m.g.	
Middle branch, completed in 1878, total capacity.....	4,002 m.g.
East branch, completed in 1891, total capacity.....	9,463 m.g.
Titicus reservoir, completed in 1893, total capacity....	7,167 m.g.
West Branch reservoir, completed in 1895, total capacity	10,070 m.g.
Amawalk reservoir, completed in 1897, total capacity	6,692 m.g.
New Croton reservoir, completed in 1905, total capacity	33,815 m.g.
Cross River reservoir, completed in 1908, total capacity	10,038 m.g.
Croton Falls reservoir, completed in 1910, total capacity	14,169 m.g.
Croton Falls divtg., in 1910, total capacity	888 m.g.

The city owns or controls the following lakes and ponds in the Croton watershed:

The right to draw 3 feet of water from Lake Mahopac between September 1 and March 1 of the following year, 560 m.g.

The right to draw 12 feet of water from Barrett Pond, 170 m.g.

The right to draw 18 feet from Kirk Lake, 565 m.g.

Owens Lakes Gleneida, Gilead and White Pond, with a total available capacity of about 1,000 m.g.

In the Byram and Bronx watershed the city owns Byram Lake, with available capacity of 500 m.g.; Wampus Lake, capacity 60 m.g., and Rye Lake (now known as Rye Dike), capacity 4,936 m.g., and on the completion of the New Kensico Dam and reservoir there will be a total capacity of 40,000 m.g., and available capacity of about 30,000 m.g.

Present Water Supply.

The source of the present supply of water for the City of New York (Manhattan and the Bronx) is derived from, first, Croton watershed, comprising an area of 360 square miles, and is located mainly in the counties of Westchester and Putnam; second, the Byram and Bronx watershed, comprising an area of 22 square miles. Within these two watersheds the city owns about 22,000 acres, half of which is flooded by the reservoirs and lakes.

From the water stored there was delivered to the boroughs of Manhattan and the Bronx during the year 1912 an average daily supply of 303 m.g., or 110,500,000,000 gallons for the year.

The maximum storage capacity of these lakes and reservoirs, including Flash Board storage, is about 110,000 m.g.

Total capacity of old aqueduct is 90

m.g. daily; total capacity of new aqueduct is 300 m.g. daily; total capacity of Bronx pipe line is 19 m.g. daily; total, 409 m.g. daily.

Water pumped for high-pressure fire service for year 1912, Manhattan, 130.2 m.g.

The total length of new Croton aqueduct is 30.75 miles, of which 5,924 lineal feet in cut or on embankment.

The Catskill Water System.

The four drainage areas, or watersheds, from which the new supply is to be drawn are situated west of the Hudson River, in the Catskill Mountains, and lie between lines 75 and 135 miles from the City Hall, New York City.

In the aggregate these watersheds have an area of nearly 900 square miles, and individually as follows: Esopus, 225 square miles; Schoharie, 228 square miles; Rondout, 131 square miles; Catskill, 163 square miles, to which can be added several small contiguous areas helping to make up the grand total.

From this gathering ground it is estimated that even in a series of extraordinarily dry years 770,000,000 gallons daily can be drawn the year through. To collect these waters for the city's use, several large impounding reservoirs are to be created from time to time, as found necessary, and interconnected by aqueducts.

Only the Esopus watershed is being developed now, but its only reservoir, known as the Ashokan, is by far the largest and most important of them all. From this reservoir the Catskill aqueduct will convey the water into all five boroughs of the city. The Esopus cannot be depended upon to supply more than 250,000,000 gallons each day, but the aqueduct has been constructed to carry 500,000,000 gallons daily. It will take the water almost three days to flow from the Ashokan reservoir to the borough of Richmond.

Many Miles of Aqueduct

From Ashokan to the city's northern boundary there are 92 miles of aqueduct. From Ashokan to Croton Lake, 65 miles. Between Catskill and Croton Lake, 99 per cent. of the work completed; to Hill View equalizing reservoir, 95 per cent. completed. The Ashokan dam is 190 feet through at the base, 23 feet at the top, 210 feet above bed of river, and the elevation of the water in the reservoir will be 590 feet above tide.

Beside the connections of the Catskill aqueduct with Croton Lake, Kensico, Hill View and Jerome Park reservoirs, there will be connections at all the shafts throughout the city with the present mains, and with the mains of the high-pressure fire-service system, although water will not be supplied to all of Manhattan and the Bronx.

Interesting Statistics.

Interesting statistics have been compiled by the Literary Digest dealing with the income tax situation. In that section of Manhattan bounded by 24th street on the north, the Bowery, Mott and Catherine streets on the east and the Hudson and East rivers, containing about two square miles, 15,000 persons have a total income exceeding \$1,000,000,000 a year, while that section immediately adjoining on the east and bounded by 14th, Bowery, Mott street and the East river, having an area of one square mile, and a population of about 600,000 persons, contributes practically nothing in the form of income tax.

*From an address delivered before the Ninety-fifth meeting of the Insurance Society of New York.

NATURE AND PURPOSE OF A FREE PORT

It Gives Special Advantages to Shipping and Control
Over Merchandise—A Study of European Free Ports.*

WHEN it comes to the practical consideration of a free port for New York the question has reached a point where the public must understand more definitely what a free port is, whether it has been a success abroad and whether it can be applied to American conditions.

The first impression one has in reference to the free port proposition is that of interest because it is peculiarly a German institution. At a time when the United States is looking to the foreign market as the coming outlet for her industry, it is natural that she should turn to German methods, because in thirty or forty years Germany has developed from an agricultural nation to an industrial and commercial nation of the first rank.

There can be little doubt that Germany has been a pathfinder along a route which we are now traveling. Our change from a predominately agricultural nation to an industrial nation has been easily discerned by those who have been reading the signs of the past ten years. The census of 1910 tells us that we have declined eighteen per cent. in the per capita production of cereals since 1900. Argentine beef and corn have been coming into New York harbor to feed the people who a score of years ago were supplying food to the nations of the old world. The census of 1910 tells us, on the other hand, that ten years saw an increase of 77 per cent. in the tonnage of our blast furnaces and rolling mills. And during the last year one of our infants, the steel industry, has been contributing an export of nearly a million dollars a day.

The Free Port at Hamburg.

When Hamburg entered the German Customs Union in 1888, she inaugurated the administration of her free port which for five years previous had been in process of construction. The free port is located on the river Elbe directly abutting the city, which is 65 miles from the sea, and takes in the entire river for a stretch of five miles from Altona to Elbe bridge. The land area comprised within this zone was in 1883 occupied by 16,000 inhabitants, who were evicted when the land was condemned by the state. There is in the free port a land area of 1,325 acres in addition to 1,370 acres of water area, all of which is shut off from the inland by means of a canal on the city side of the harbor and by means of floating palisades on the other sides. The entrances to the city and to the upper and lower Elbe are guarded by customs stations.

Within the free port goods are unloaded, stored, packed, mixed or manipulated, or manufactured with as great freedom as though customs officials were an unknown species to commerce. There is an interesting way of bringing ships up the river to the free port. The red tape amounts to nothing, except that the pilot is a sworn man, who is under oath not to allow any goods to leave the vessel while it is in his charge. There has never been an evidence of bad faith on the part of these pilots.

The Hamburg free port is practically the entire harbor, because, with the exception of river barges en route between the upper and lower Elbe which take the canal around the free port, all the shipping comes to the free port. The free port is a place of varied activity in transshipment from ocean vessels to river barges and the circular

railway, in lightering to the city and to the free port warehouses, and in the rapid movements of tugs and small power boats, all centered in a relatively small space. In addition to this activity at the quays and on the water there is an important commercial business being carried on in the rows of warehouses which are employed not only for storage but also for selling headquarters and offices, and close by are two great shipbuilding plants, and just beyond rows of small factories which front directly on the water. Whoever has seen the harbor of Hamburg has seen one of the most impressive sights of a great commercial nation.

Other German Free Ports.

The general character of the free port in Hamburg has been copied by the other German ports, except in respect to manufacture, which is a privilege restricted to Hamburg. Bremen, for instance, has the warehousing and transshipment features, with entire freedom in the way of packing, mixing or manipulating, but her frequent petitions to the Empire for the right to manufacture have been unavailing. Since Bremen embraced Bismarck's proposal three years later than Hamburg she has had to suffer for her scepticism by this limitation.

Bremen, which is on the river Weser, 46 miles from the sea, located her free port just down the river from her old docks. A large inland basin was excavated from the dry land and connected directly with the river; this was surrounded by quays, transshipment sheds, warehouses and circular railways and isolated from the inland by means of a fence. Bremen's shipping quickly transferred itself to the freeport, and the old warehouses and quays abutting the city have fallen into decay. In order to accommodate the growing traffic of the free port it later became necessary to add a second inland basin adjoining the first.

Copenhagen, Denmark, the Queen of the North and the commercial center of the Scandinavian countries, had watched with interest the installation of free ports in Germany, and her parliament decided in 1891 that the best way to meet German competition in the Baltic was to copy the German free port. There is one decided difference, however, to be noted in the free port of Copenhagen, which is that the old harbor was left unaltered and the free port was planned as only one unit in the whole harbor. The land for the free port was reclaimed from the sea, as the site selected was seaward from the old harbor, so much so that a breakwater had to be constructed. The land area, only 148 acres, consists partly of projecting arms on which are located over 4,000 yards of quays and the warehouses, and an outer fringe of ground on the city side, utilized for administration buildings, freight yards and factories.

General Success in Europe.

If New York is a logical place for a free port from the standpoint of duties, it is of interest to us to inquire into the management, the special services and the general success of European free ports.

The capital investment in the three major free ports of Hamburg, Bremen and Copenhagen has been provided partly by the state and partly by private enterprise. In each instance the state paid for the land, dredged the harbors and built the quays, while private companies, called free port warehousing companies, paid for the ware-

houses, railway tracks, cranes and their administration buildings.

The harbor administration in Hamburg and Bremen is controlled by the State through harbor and engineering departments. In Copenhagen the harbor administration is undertaken by the Department of the Interior of Denmark, which controls the entire harbor of which the free port is a part. At all these ports the harbor departments assign berths to ships, collect the harbor dues and generally administer the shipping.

Adaptability of New York Harbor.

The first question which one should answer in considering the proposal of a free port for New York is as to whether it is feasible from a terminal standpoint. That is, is it a practical matter? The salient character of free ports, their unity and co-ordination, may seem impracticable in a harbor with such a long and broken water front as we find here. It would be impracticable, doubtless, to attempt to make the whole of New York harbor into a free port. The administrative difficulties facing the Customs, in such a case, would make an impossible task. And as the harbor has been developed with no idea of a free port clean-cut correlation would be outside of the question.

No such objections, however, stand in the way of a separate free port zone in New York harbor. Were an unoccupied area selected it would be possible to construct a terminal all at once and abreast the latest models. Such a scheme has much to commend it. New York needs to provide accommodations for growing traffic, and she is now suffering from the lack of unified and specialized terminals. The freight congestion problem which has arisen in Manhattan, a solution of which seems so difficult, should hasten the consideration of a special zone for our transit foreign trade.

No Extra Burden Laid.

A free port would not lay an extra burden on the Customs regulation of the Port of New York. It seems from foreign experience that there is no question about the success of guarding an isolated free port zone. In New York it would merely divert labor from the administration of bonded warehouses and drawbacks to stretching a guard around the free port.

It is an advantage to be rid of customs fees, and it is an advantage to have goods come in quickly, but it is an even greater advantage to have control of your own goods. The free ports are used in many instances for assembling parts prior to direct shipment. One American firm in the Hamburg free port puts Elgin watch movements into Keystone cases, packs shipments, and sticks firm labels on the packages, all in a room in one of the free port warehouses. Another firm, next door, brings in Panama hats and fits them out with hatbands.

Needed at New York.

Although the immediate need of a free port in New York harbor is as a base for transit and domestic imports, the possible manufacturing claim should not be ignored. Some manufacturers are using foreign materials and at the same time sending part of their product out as export. The drawback figures show that there is a fairly large volume of this trade. In such cases, where a special factory could be established to care particularly for the foreign export, there would be a great advantage in locating a plant in the free port.

*From a report to the Merchants' Association, by Philip B. Kennedy, of New York University.

EAST GRAND STREET A RETAIL CENTER

Small Mercantile Concerns Have Invaded Section—Many Transfers of Properties During Last Year—Stores in Demand

EAST Grand Street, the retail shopping district of the lower East Side continues, as it has for many years, to be a popular business thoroughfare. It was in this street that Ridley and Lord & Taylor at one time conducted their large establishments. The Grand Theatre at the southeast corner of Grand and Chrystie streets, formerly occupied by Lord & Taylor, is now a vaudeville and moving picture theatre. Before it was occupied by the well known dry goods firm, it was for many years a coal yard. The Ridley firm before it retired from business occupied the entire block front in the south side of Grand street, between Allen and Orchard streets. After the building was razed it was superseded by a row of smaller buildings now occupied by retail establishments dealing chiefly with women's wearing apparel.

Class of Occupants.

An interesting detail in connection with the commercial development of Grand street is the grouping of the busi-

nesses into two divisions, each occupying opposite sides of the street. Invariably the south side contains stores which cater to a trade in women's clothing, cloaks and suits, millinery and lingerie, while on the north side, most of the stores deal with men's furnishings and clothing. Scattered along the street there may be found, also, piano firms, furniture establishments and a large number of restaurants. Grand street is known, not only as a shopping district, but also for its eating places.



GRAND STREET EAST FROM ALLEN STREET.

Business development is noticeable particularly between Clinton street and the Bowery. West of the Bowery the Italian tenement section begins and it extends to Mulberry street. From this point west to Center street there are a number of machinery and metal concerns which have spread out from Center street, which is the center of the machinery trade. The businesses in Grand street form part of this colony.

In Grand street, east of Clinton street, the retail stores apparently are not as well located, since a number of car lines turn north at this point to connect with the Williamsburg Bridge. That section of Grand street, the extreme east, lacking as it does the transit facilities that the western portion enjoys, has not progressed as rapidly.

Realty Conditions Good.

Considering the length of the street and the character of the buildings and real estate conditions of the last two years, a fairly good number of transactions have been recorded involving property in Grand street. During 1913 titles passed to buildings at Nos. 245, 277 and 279, 363 to 365, 279 to 279½, 451 to 455, 466 to 370, 476, 478, 484 to

488, 542 to 544, and 581 to 585, mostly tenements, with the street floors occupied by retail establishments. Since the first of this year conveyances have been recorded which involve Nos. 213 to 217, 229, 408 to 410, 415, and 444 to 446. The building at No. 242, just east of the Bowery, was sold twice, having been acquired last February by Lewine & Kempner, who resold it to an investor from Erie, Pa.

Building Operations.

Building operations in Grand street have been, however, few and far between. The prevailing types of construction are old-fashioned dwellings, the lower floors remodeled for trade purposes, and tenement houses with stores. There are very few modern buildings to be found, nor have any plans been recently filed which would indicate any tendency to such activity. The last building operation undertaken was the erection of the three-story Assembly Hall and Theatre at No. 466 to 470. The lack of modern buildings

street, including branches of the Public Bank, and the Corn Exchange Bank. This in itself is an indication of an increase in business since the banks are there for the benefit of local storekeepers. Other similar financial institutions include the Security Bank, the Century Bank, the Mutual Alliance Trust Company, and a number of private banks.

"There is a steady demand for stores in Grand street and in several instances recent renewals show an increase in rentals. Business has been stimulated recently by the efforts of the merchants to install additional electric lighting and the illumination in the evening is attracting many new shoppers. Former residents continue to patronize the stores, coming in regularly from the Eastern Districts of Brooklyn and the Bronx.

Transit Facilities.

The Second avenue line, connecting with Harlem and the upper East Side, brings large numbers of shoppers from



GRAND STREET FROM CHRYSIE STREET.

is generally attributed to the scarcity of the demand. Most of the properties derive their income from the ground floor stores and in Grand street customers are apparently loath to patronize retail establishments which involve stair-climbing.

Opinions of Brokers.

"The third tracking of the Third avenue elevated road with an express station at Grand street, in addition to the station at Allen street on the Second avenue line, will mean an increase in business for this street," said Hiram Rinaldo, a local broker, "and the merchants are looking forward with optimism to its installation. Work on the proposed third tracking is progressing as rapidly as possible since the railroad company has begun obtaining the consents of property owners along the Bowery. The United Cigar Stores Company, evidently anticipating an increase in business as a result of this improvement, has taken a new store in the Btush Building, Grand street, corner of the Bowery, although they have another store in Grand street near Chrystie street on the next block."

August Buermann, of C. Buermann & Company, long established in this section, said: "That section east of Grand street and west of the Bowery has held its own for many years. When the Lord & Taylor and Ridley establishments left the street there was little or no decline in business, contrary to expectations. As a matter of fact, since the departure of these concerns their places have been taken by smaller merchants who are evidently prospering, since a number of business banks have recently been established along the

that section of the city. East of Clinton street, Grand street is handicapped by a lack of transit facilities, the only road of service now being the crosstown line."

That part of Grand street comprising the extreme easterly end and extending over to the Grand street ferry for Brooklyn is principally a Jewish tenement section. As it nears the waterfront, several factories, warehouses and lumber yards may be found, which have availed themselves of the advantages of proximity to the East River. The largest and probably the most important industrial plant in that part of the city is the big printing press establishment of R. Hoe & Company, which occupies the entire block bounded by Grand, Broome, Sheriff and Columbia streets.

Among the larger lumber concerns are the Herman Lumber Co. and Masson Brothers. The Metropolitan Street Railway Company car barns are located at the junction of Grand, Corlears and Madison streets.

East Grand street, however, figures as it does among the downtown business thoroughfares, principally as one of the most important retail shopping centers of the Lower East Side. While the street has always been popular for these purposes, its apparent indifference to the shifting of similar districts to points further northward, indicates its firm establishment.

It is evident that so long as there is an East Side population to patronize it, just so long will there be a Grand street retail store. The firmness of the renting situation as indicated by the lack of unoccupied store space, shows the desirability of a location in the street for retail trade purposes.

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Building Construction and Building Management
in the Metropolitan District

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Since the commencement of the European war building contracts aggregating more than \$1,500,000 have been awarded, the improvements to be made in New York City and its environs. In itself this condition is a strong indication that the monied interests regard the technical condition of the market as being healthy.

The Panama Canal will be opened to commerce today for all ships requiring not more than thirty feet of water, which includes a majority of merchant vessels. There will be practically no ceremonies attendant upon this opening, as that will be left for the official opening in March, 1915, which will be according to a programme to be announced at a later date.

From statistics compiled during the last one hundred years it has been shown that the wealth of the United States has increased from about \$1,750,000,000 to something like \$150,000,000,000, or nearly 8,500 per cent; and the income has risen 6,900 per cent. During this period the population of the country has increased from 8,000,000 to 98,000,000, an expansion of 1,125 per cent.

Speaking of Opportunity for American business men as a result of the European war, about \$1,177,000,000 is annually exported by South America, a large part of which must be diverted to this country for completion of manufacture or transshipment across the Atlantic, as a large part of the merchant marine plying between South America and the European nations comprises British ships. The only apparent avenue of outlet for this vast quantity of exports is to follow the three-mile neutral coast line, through the canal to New York.

Conditions About Normal.

The real estate market has been quiet during the past week, but no more so than it usually is during August. So far as one can judge business up-to-date is proceeding much as it would have proceeded in case the European war had not broken out. Of course some operations have been abandoned, but the list of necessary delinquents has not been as large as might have been anticipated. There is every disposition to go ahead with building projects which have already been financed. Doubtless some which have not been financed will be held up, until the critical period of the war is over and until some idea can be obtained of its probable duration, but in any event the volume of new projects would not have been large during the coming autumn and the postponement of building operations for a few months will have certain substantial advantages. There is still an over-production of rentable space in some of the districts in which speculative building takes place. It is necessary that these vacancies should be filled before a wholesomely active building market and an advance in prices can be expected. The real estate owner has certain arrears to make up. He is entitled, not merely in the old mercantile district, but in all the centers of speculative activity, to higher rents and a smaller burden of vacancies. He has been obliged to meet a very considerable increase in taxation extending over a number of years, without being able to shift any of this burden on the shoulders of the tenant, and he must be able to get better net returns on his property before any considerable amount of investment buying can be expected. The expectation is that a fair percentage of existing vacancies will be filled during the coming autumn and winter, and in spring the situation of the owners of modern mercantile and apartment buildings will have become substantially better. Then when peace is restored in Europe the necessary foundation will exist for an active and advancing market. Of course this is assuming that the war will not be prolonged throughout the winter, and as to that it is impossible to make a plausible guess at present. In the mean time, while there is no cause for alarm, there is every reason for the exercise of reasonable prudence.

One of the operations of importance announced during the last week was that of a new apartment house for Park avenue, just north of the Grand Central Terminal. Thus Park and Fifth avenues continue to be the only avenues in Manhattan, the vitality of whose growth is not affected by the adverse conditions which have prevailed recently in the real estate market. Park avenue is becoming more and more established as a thoroughfare of great apartment houses, and it is particularly well adapted to the purpose. Its unusual width offers builders an opportunity of erecting fourteen or sixteen-story houses as against only ten-story houses on Lexington and Madison avenues. At the same time Park avenue has the enormous residential advantage of being free from the noise and the disturbance of surface cars. It is certain to be lined with apartment houses from 50th street almost up to the street at which the cars of the New York Central Railroad Co. emerge from the tunnel. One phase of the development of Park avenue is the large numbers of buildings, which are being erected for the accommodation of very rich people. The new building, the construction of which has only just been announced, will contain only one apartment on a floor and will be extended for the accommodation of families, which have been occupying private residences on or near 5th avenue. A few years ago people of this class would not have thought of living in an apartment, but so far as one can judge, a constantly increasing proportion of them are coming to prefer the less arduous manner of living which an apartment house permits. They can obtain in such a house just as many rooms, the great majority of which will receive better air and light than can be

furnished in any but the most expensive private residences. They obtain these rooms, connected in a more convenient manner, and so arranged that fewer servants are necessary. Finally, an apartment is less of a responsibility than a residence during the many months of the year, in which families of this class spend out of town. Hence it is that Park avenue apartment houses are getting a large portion of the increase in the number of millionaire inhabitants of the East Side. Its prosperity, like that of Fourth avenue, further south, has been purchased at the expense of other neighboring sections, which have been occupied in the past by the same class of people.

Improvement in Architecture.

There is one respect, in which New Yorkers can legitimately take an increasing pride in their city, and that is in the increasing excellence of its architectural appearance. In practically every class of current building the average structure erected today is an improvement upon its predecessor of ten years ago, both in the quality of the materials used and in the dignity of its appearance. This is conspicuously the case with the most recent sky-scrapers. All the important ones, erected of late years, such as the Woolworth Building, the new Western Union Building, the building of the American Express Co. and finally the new Equitable Building, are architectural credits to the city. Each in a different way gives evidence of careful study and of intelligent and effective expenditures of money for legitimate architectural purposes. Moreover, the three bank buildings recently erected or remodelled, which are not sky-scrapers—those of the National City Bank, the Guaranty Trust Co. and J. P. Morgan & Co.—have no competitors in London or Paris for simple and unostentatious dignity of design. The same statements are true of commercial and residential building in the upper part of Manhattan. The mercantile structures of 4th avenue are a considerable improvement on those of lower 5th avenue or lower Broadway. The apartment houses on Park avenue make a much better architectural average than those of upper Broadway; and the improvement is even more noticeable in interior decorations than in the street facades. It seems to indicate not merely a higher standard of competence in the architectural profession, but a better standard of taste on the part of the public.

Administration of Building Laws.

Editor of the RECORD AND GUIDE:

Upon my return to the city after two or three months abroad I am impressed by the mass of material that has accumulated in my absence on the subject of the simplification of the administration of the various laws affecting building in this city. Although I have only just glanced over this material, I realize its importance. It gives me great satisfaction to communicate my hearty approval of some of the valuable expressions of opinion on this subject that have appeared in your periodical and in the public press.

In the first place, I was much impressed by the excellent brief presented under date of May 26th, by Rudolph P. Miller, before the State Factory Investigating Commission. His experience in the Building Department has made his opinion invaluable and he has used his experience to good effect in this brief. He not only realized the illogical character of the present subdivision and complexity of supervising and inspecting functions, but has pointed out some of the important steps that must be taken properly to co-relate these functions.

Equally important as confirming Mr. Miller's position is the testimony given by Julius Franke, architect, before the same Commission. (Mr. Franke's position was outlined in an abbreviated form in your issue of July 11th). It is interesting to find an architect of Mr. Franke's experience confirming in so many ways the point of view of the Su-

perintendent of Buildings of the Borough of Manhattan. Mr. Franke calls attention firstly to the conflict of authority and the unnecessary complications in the enforcement of the various laws affecting buildings. Secondly, to the annoyance caused by orders issued by different departments on almost parallel subjects, and, thirdly, to the expense devolved on the property owners by some of the provisions in the law. While the last point is not one which need be considered in this connection, his suggested solutions for the first two difficulties are valuable contributions toward any careful study of the subject.

Both these authorities, as well as other correspondents of your paper, have referred to the growing need for consolidation of the various powers now delegated to the Building Department, the Fire Department, the Tenement House Department of the city and the Labor Department of the State. It appears certain that those directly interested in building matters in this city are almost unanimous on this subject. The New York Chapter of the American Institute of Architects has already expressed its opinion on this matter in no uncertain terms, and I believe the Joint Committee (representing the building trades, the architects and the engineers) has also put itself on record as favoring consolidation. It now remains to be seen what steps can be taken to achieve the desired results. Perhaps the desired reforms can be brought about through amendments to the State laws prepared by the Factory Investigating Commission. It may be that an effective improvement can only be attained by means of the new charter for the City of New York, which we are told is to be prepared and discussed during the coming winter.

It is important that the ideas to be incorporated in any such new legislation should be worked out in the meanwhile with great care by the persons best qualified to work them out; namely, by the engineers, architects and builders of the city. Not only must consideration be given to the points so ably raised by Mr. Miller and Mr. Franke, but careful consideration should be given to such questions as these: Shall all building supervision powers be merely consolidated in the five Borough Building Departments, or shall there be one Department of Safety with one chief for the whole city with sub-bureaus in each borough of the city? What are to be included within the powers of that department? How can uniformity in the interpretation of the building codes or rules of the various departments be attained in all boroughs? Should not the power to revise the building code be placed in the hands of the Board of Estimate rather than the Board of Aldermen (what qualifications have the members of a Board of Aldermen to act on technical subjects like those included in a building code?) and finally, should not the Board of Examiners be distinctly a technical body, composed of experts in building and in industrial safety? Should this board have not only its present powers over building code interpretations and definitions, but also parallel powers now assigned to the Industrial Board, and have new but similar powers over the interpretations of the Tenement House Law?

ROBERT D. KOHN,

President New York Chapter
American Institute of Architects.

Harbor Improvement.

Editor of the RECORD AND GUIDE:

The letter of Mayor Mitchel, appointing a committee of citizens to confer with the Terminal Committee of the Board of Estimate on the scheme for comprehensive harbor improvement, contains this surprising statement: "Certain plans affecting port development have already reached a stage so far advanced that their completion and execution should not wait on the comprehensive study which will be undertaken by the Terminal Committee of the Board of Estimate and the Advisory Committee now created. These plans are that

municipal marginal freight railway along the water front of South Brooklyn and that for the elimination of surface operation by the New York Central Railroad on the west side of Manhattan Island."

Is not a scheme for comprehensive harbor improvement without reference to Manhattan's waterfront from Spuyten Duyvil to Canal street, and without reference to the Brooklyn waterfront, south of the Brooklyn Bridge, something like the play of Hamlet with the character of Hamlet omitted? Moreover, is it not news that the plans for the elimination of the surface operation of the New York Central on the west side of Manhattan "have already reached a stage so far advanced that their completion and execution should not wait" on further study, etc.? When the representatives of the property owners' organizations appeared before the Terminal Committee of the Board of Estimate, about two weeks ago and urged action, they were informed that their suggestions were inopportune, as the matter was not under consideration in any form.

Dock Commissioner Smith announced in an interview that the organizations above referred to were premature in pressing for action; the Appellate Division in the case of Hearst vs. New York Central Railroad, gave as one reason for vacating the injunction against the railroad the failure of the city officials to act on the plans submitted by the railroad company.

Can it be that the Mayor is not aware of what was said and done with reference to these plans proposed by the Sub-Committee of the Board of Estimate of which he was chairman at the meeting, after he resigned from the Board of Estimate? It is impossible to suppose that he is not acquainted with the opinion of the Corporation Counsel which, according to the City Record, was read at that meeting and with the variance between the views therein expressed and the assumptions of the sub-committee as to the ownership of the land occupied by the tracks of the railroad north of 59th street, how can it then be claimed that this question is so near settlement that it cannot await the report of the Committee of Citizens? On the contrary, the interests affected by the settlement of this West Side problem are so numerous and conflicting that the fullest and freest discussion should be allowed and citizens should be urged to bring forward their plans and suggestions so that a plan may finally be agreed upon, not only for the benefit of the railroad, not only for the benefit of the merchant, not only for the benefit of the various local property owners' associations, but also for the benefit of the whole Greater New York.

J. BLEECKER MILLER.

Real Estate Mortgages.

Editor of the RECORD AND GUIDE:

What will be the effect of the European War on real estate and mortgages? At best, one can only hazard a guess, the wish being father to the thought. Up to the time of actual hostilities, there was a strong promise of revival of business, due to general confidence, based on the settlement of the currency, and other important questions and the production of a crop that generously out-rivalled previous years. It may safely be assumed that Europe's loss is our gain. With agriculture at a standstill, and the loom silent, America will be called on to supply Continental Europe with its bread-stuffs, and wearing material, so that gold must necessarily flow from debtor to creditor. Our lack of ships for transportation purposes will not prove an insurmountable obstacle, as necessity drives, and means will be found.

Our isolated position, and freedom from entangling alliances, gives us command of the world's affairs, as all foreign nations must necessarily turn to us for their sustenance. Our trade will be unusually stimulated and the immense proceeds will be invested in the most stable of securities—real estate mortgages. The American market will find a ready outlet, not only for its bread-stuffs, but also for its iron, steel and the many other commodities essen-

tial for the reconstruction of the railways and bridges. Materially the war will prove a great benefit to us.

With our finances under control, the productions of Europe suspended, and our ability to supply the deficiencies of the Old World, an era of unparalleled prosperity ought surely set in. Real estate is here to stay. It is stable and fixed, and its ultimate value cannot be affected by foreign issues. As a consequence real estate mortgages when based on conservative percentage, are the safest investments and least liable to harmful fluctuations.

Real estate may depreciate, but there is always sufficient equity left, if loans are conservative, to secure the investment. Mortgages are permanent, not readily negotiable, like bonds and stocks, and they stay in a family longer than money. The influence of war on the money market is only temporary. Money cannot longer remain idle. It is better to lend on bond and mortgages when prices are low than during a boom period. The intelligent lender will not jeopardize his principal for the sake of securing a temporary advantage. Even in these times of depression the writer has secured for numerous property owners, many loans, both large and small to the entire satisfaction of both borrower and lender, thus presenting an object lesson that money is plentiful, for safe and sane mortgage investments.

When export sets in, there will be a rush for investment. It would prove judicious to remind real estate interests of the advisability of continued co-operation. It would be well to merge the various departments under one head, so as to minimize the persecution, to which owners of real estate are now subject. The owner is put to great difficulty and expense in complying with the many and diverse requirements of each and every department. There are now a number of departments, with practically the same functions, to wit: Bureau of Fire Prevention, Health Department, Tenement House Department, Police Department, Department of Electricity, Gas and Water and License Bureau. All of the Departments should consolidate under one responsible head, so that an owner of property will not have to meet conflicting orders.

As a summary, real estate conditions are encouraging and the mortgage market promises results this early autumn that will surprise even the most optimistic. The entire world will soon be our debtor, and the deluge of money will find a multitude of investors, who will turn to real estate mortgage as their Mecca. It has been well said by one of the officers of a well-known loaning institution, that the intrinsic value of New York City real estate, both present and prospective is such, as to make it exceptional security for loans or mortgage, and there is no reason why a holder of a normally margined first mortgage on such security, even in the present crisis, should feel disturbed.

JOHN FINCK.

Moving Buildings.

Editor of the RECORD AND GUIDE:

When it is desired to move a building from one site to another what is necessary to be done? Must a permit be obtained and are any other requirements necessary?

INFORMATION.

Various conditions are imposed upon those desiring to move buildings. Often it is necessary to obtain consents of the adjacent property owners. Usually it is forbidden to move frame building within the fire limits. The grantee must file a bond with the city as security against damage to the city or other property. In some cities the moving must be done by regularly licensed house movers. In Greater New York the several borough presidents are authorized to grant permits for moving buildings through or across public highways. A penalty of \$250 is imposed in cases of violation of the ordinance requiring the obtaining of permits.

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THE WEEK'S REAL ESTATE NEWS

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

TURN IN THE TIDE.

Real Estate Once Again in the Ascendancy—Money Plentiful for New Operations.

ADOLPH BLOCH, a member of the Advisory Council of Real Estate interests, and of the Board of Counsel of the United Real Estate Owners' Associations, in speaking of the effect of the European war upon real estate in this city, said:

"I see no cause for alarm. The ruthless slaughter of perhaps hundreds of thousands of men and the destruction of billions of dollars of property cannot be viewed except with horror, and should not be weighed in the balance with materialistic things. The immediate result should be that the United States will find a tremendous market for the products of its fields and factories. We will have to feed Europe, supply its necessities, handle the commerce of, and probably finance the world.

"The country was never better equipped to assume so huge a task than it is just at this time. Its crops are unprecedented, its financial condition has recently been vastly improved by beneficial laws, and its enterprises were never on a more conservative basis.

"Real estate is just emerging from a great depression caused by the financial crisis, over-speculation and oppressive legislation and regulation. Its progress cannot now be checked, especially with the booming of our industries, which must inevitably follow through the requirements of the European war. The late panic, while disastrous to many who held their property insecurely, has left conservative owners and mortgagees safer than before. It has taught the expensive lesson against over-speculation, that a man should not own two houses when he can afford to own only one, and should have a smaller rather than a larger mortgage on his property. New York City real estate conservatively held and managed still affords the best security for the small investor, especially if it receives the personal attention of the owner.

"I find renting conditions better now than for a long time past. It is not unusual that in an ownership of ten or twelve houses in different parts of the city, there is not a single vacancy. Mortgage money hitherto available has been ample to meet all conservative demands. I am certain that all proper mortgage requirements will be promptly and sufficiently met, regardless of foreign wars.

"Owners and others interested in real estate are better organized than ever before, with capable leaders and representatives who are doing splendid, intelligent, constructive work. There are usually two sides to every question. This is none the less true in matters affecting regulation and ownership of real property. If unrestricted, it may amount, and there are many cases on record where it has actually been tantamount to confiscation; and there is assuredly another side, oftentimes lost sight of by some owners.

"As a matter of moral obligation, as well as sound business judgment, it is the best policy to keep houses up to a high standard of repair. It always pays to make improvements voluntarily that add to the safety, health and comfort of the occupants, thus avoiding the intervention of the municipal departments. The inspector finding some cause for complaint, frequently issues an order unnecessarily drastic and expensive of compliance, and involving numerous in-

spectations. It has always been my idea that necessary reforms should be instituted by the owners themselves before conditions became such that compulsory legislation be enacted. I find now, more than ever before, that the municipal authorities are willing and even anxious, to recognize and consider the owners' side. Today it is generally recognized that our real estate and its value must be conserved, for it is the chief, indeed, almost the only appreciable, source of the city's revenue.

"I feel particularly optimistic regarding property in the Yorkville section. On Fifth avenue high-class business has already made its march of progress northward to practically 59th street, and beyond this is the finest residence street in the world. The vast improvements now under way and projected in the Grand Central Terminal zone will prove nothing less than a transformation. Madison avenue, receiving its impetus from the Brooks Brothers building at 44th street, is bound to be one of the greatest retail streets in the city.

"Park avenue, from 42nd to 96th streets, is already one of the great apartment house avenues of the city. Lexington avenue, when the subway is in operation, will throb with business activity; so will Third avenue.

"One of the greatest crosstown thoroughfares will be 86th street, already a prominent street, with its banks, theatres, clubs and business establishments; what its future will be, with its subway express station, and, as has just been announced, its express elevated station at Second avenue, requires no vivid imagination to foretell. All the side streets and the avenues east of Third will experience in generous measure the same beneficial effects.

"No, this is not the time for pessimism, rather one for cheerful optimism. The war now raging in Europe cannot arrest the city's development. There is a plethora of money. During the depression millions have been, and now are deposited in savings banks and trust companies, simply for security, not investment. This money will slowly but surely find its way, as has been the case in the past, in good New York City real estate and first mortgages, safer by far than fluctuating stocks and bonds controlled by manipulations unknown to the investor.

"Confidence in real estate as an investment, upon which a fair return may safely be expected, depends in no small measure upon the soundness of our laws. We have great economic problems, far-reaching in their effect, that have to be solved by our state and municipal officials. Public officials are doing the best they can. It is the duty, and should be regarded as the privilege, of every owner of real estate or of its mortgages, to interest himself in public questions and to assist and co-operate with the officials honestly and fairly in reaching a correct solution, one just to all that may be interested therein. This can be done individually or through representatives in our realty owners' associations and committees.

"It is a long road that has no turning, and I think the turn for the better in real estate has arrived, regardless of foreign wars."

Safety of Mortgages.

As to the present and future effect the European war may have on the New York real estate market, Harry A. Kahler, President of the New York Title Insurance Co., entertains optimistic views.

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"It is obvious," said Mr. Kahler, "that the magnitude of the present European struggle is without precedent. It is therefore impracticable to forecast with certainty the effects of the war on the market for New York City mortgages. Our whole country must share some of the burdens resulting from the great destruction of men and wealth. But the freedom of the United States from entangling alliances stands out in this crisis with greater clearness than ever before. Our national isolation may now be turned into a great asset. The resulting opportunities for American commerce will be extraordinary. It also seems certain that New York City must take its position as a world financial center. These different forces will all make for further growth of New York City and add to the general stability of its real estate values.

"There is no disposition on the part of the New York Mortgage and Security Company to press borrowers for payment of loans. It is surely better to lend money on bond and mortgage when values are low, than during a period of great activity and high prices. Financial institutions generally throughout the country will avoid fresh commitments until there have been the necessary readjustments to enable borrowers and lenders alike to determine what shall be the price of credit under the new conditions. It is probable that the making of building loans, particularly, will be discontinued temporarily.

"The intrinsic value of New York City real estate, both present and prospective, is such as to make it exceptional security for loans on mortgage, and there is no reason why any holder of a normally margined first mortgage on such security, even in the present crisis, should feel disturbed."

Landmarks Now Memories.

A number of residences in Varick street were recently demolished which, if they could have been retained, would have been interesting memorials of the early history of our city. Operations in connection with the widening of this street into a one-hundred-foot thoroughfare to connect with Seventh avenue at Eleventh street have made the sacrifice necessary. Many of these buildings were of great interest to artists, architects and historians, as in style they were perfect types of urban Colonial architecture and much of the history of the city and country was made in the Greenwich Village section of the city.

Three old houses have lately been demolished which have long stood as reminders of the past glories of Greenwich Village and which from an architectural viewpoint embodied the best design of the period. They stood on the southeast corner of Varick and Beach streets where for many years they attracted the attention of students and artists by their simple yet dignified lines and beautiful proportions. The entrances of these houses in particular were much admired by the passing visitor to the neighborhood. Their slender doorposts surmounted with Doric capitals and the simple designs in the graceful archways over the doorways were the characteristic features of the architecture of the time.

The interiors of these residences received a treatment more elaborate in style but combining the best architecture of the time with good taste and judgment into a harmonious ensemble. The parlors usually were adorned at one end with columns with Doric capitals enameled in white and the mantels were for the most part of white marble carved in high relief. Many of the best of these mantels, doors, etc., have been saved from the wreckers and will be reset in modern homes.

To Extend Industrial Education.

The National Society for the Promotion of Industrial Education is planning to raise a large sum of money during the coming month, to go toward the expenses of the organization for the next five years. The committee is to raise \$100,000 in New York City alone, and other committees will be formed in various big cities throughout the country.

The members of the society believe that the worker must be trained to work and that the State should train him. In a democratic country, they say, education is one of the most important functions of the State. A worker who is not trained to work is not educated. The State should give him the broadest mental equipment possible in the given time, and at the same time fit him for more or less specialized work.

There is abundant provision, the society feels, for the youth who can take long years of schooling to prepare for a profession; public funds and private endowments are at his disposal. But the boy or girl who would be trained for the trades, the industries or the household has hitherto been left to his or her own devices, with lamentable result.

There is an ever-growing demand, however, for industrial education. Labor unions, manufacturers' associations, social workers, educators, citizens in general are aware of this great need. Industrial schools are springing up all over the country, and it is confidently believed that they will receive Federal aid. For the prosperity of the country depends largely on the efficiency of its workers, and the more adequate their technical training, the more successful they will naturally be.

The National Society for the Promotion of Industrial Education is a centralizing agency where those who have special knowledge of industrial education bring that knowledge and make it generally available. Its committees are at work on such problems as those of legislation, work for girls and women, industrial and trade schools, practical part-time schools and evening industrial schools, endeavoring, by legislative and educational means, to raise the general standard of industrial efficiency.

Old Holdings of City.

Battery Park, comprising about twenty-one acres, became city property in 1686 and 1730 under the Dongan and Montgomery charters. Under the same grants, the city acquired Jeanette park at 1 Coenties slip, Bowling Green about one-half acre in size, Rutgers park at Rutgers slip; Catherine park at the foot of Catherine slip; Canal street park at Canal and West streets; four and one-half acres of the present Madison square park, and about 5 acres of the present Bryant park.

PRIVATE REALTY SALES.

Improvement of the northwest corner of Park avenue and 54th street with a twelve-story apartment house, foreshadowed by its lease by the New York Realty & Terminal Company to builders, was the principal item of interest in the brokerage reports of the current week. The consensus of opinion of well-informed men identified with the real estate market, in all its branches, confirms the reports already printed in the Record and Guide concerning the stability of realty in Greater New York and its environs. Local owners need have no fear that their holdings will be seriously affected by the European upheaval, the period of panic having passed. Lending institutions are taking a broad view of the situation and will be chary about calling in overdue loans. While no immediate uplift in the sales market is anticipated, still the lack of forced sales is an indication of the underlying strength of the market. Loans on properties, having a good equity are obtainable at reasonable rates, for at the present time there is a plentiful supply of currency

The total number of sales reported and not recorded in Manhattan this week was 9, as against 18 last week and 17 a year ago.

The number of sales south of 59th street was 4, as compared with 6 last week and 7 a year ago.

The sales north of 59th street aggregated 5, as compared with 12 last week and 10 a year ago.

The total number of conveyances in Manhattan was 120, as against 149 last week 14 having stated considerations totaling \$1,380,450. Mortgages recorded this week number 61, involving \$1,339,-

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807, as against 77 last week, aggregating \$1,431,798.

From the Bronx 8 sales at private contract were recorded, as against 5 last week and 3 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$745,263, compared with \$1,803,441 last week, making a total since January 1 of \$27,896,813. The figures for the corresponding week last year were \$600,558, and the total from January 1, 1913, to August 16, 1913, was \$37,820,857.

Madison Avenue Block Re-Sold.

One time Governor William M. Brown of Pennsylvania has re-sold the two eleven-story apartment houses on plot 200x90, occupying the block front on the east side of Madison avenue, from 82d to 83d streets. The buyers are said to be Brooklyn investors who gave in part payment a large tract in Plainfield, N. J. The Madison avenue houses were acquired by Mr. Brown last April from the builders. In the purchase of the houses he gave the builders 2,000 lots near Garden City, L. I., known as Stewart Manor, in a deal which involved about \$2,000,000.

Builders Enlarge Plot.

Stuyvesant Wainwright sold to the Swan-Brown Company the three-story dwelling, 108 East 55th street, on lot 18.9 x 100, which gives the buyer control of a plot 108.9 feet in 55th street and 100.5 feet on Park avenue. This plot will be improved with a twelve-story apartment house from plans by Cross & Cross, the facade of which will correspond with that of the apartment house recently completed by the Swan-Brown Company on the same block, at the northeast corner of Park-avenue and 54th street.

E. A. Kerbs Sells "Benmore."

The Nason Realty Company, Max N. Natanson, president, has purchased the "Benmore," a six-story elevator apartment house at 449 to 453 West 123d street, on plot 75 x 111, from Edward A. Kerbs. Title passed to the buyer on Tuesday. The seller acquired the property last month for \$109,000 as plaintiff in foreclosure proceedings, as the result of an action brought against the New York Real Estate Security Company.

23d Street Warehouse in Deal.

Contracts are about to be signed for the sale by the United States Express Company of its stables and warehouses at 553-557 West 23d street extending to 540-550 West 24th street, a plot 75 ft. in each street and 197.6 ft. deep. The land is under lease from the Clement C. Moore estate. The brokers are Colin M. Eadie and James N. Wells' Sons.

Manhattan—South of 59th Street.

SOUTH ST.—Jacob Wollenstein sold to Samuel Brody, through William A. White & Sons, the 5-sty commercial building at 177 South st, northeast corner of Roosevelt st, on plot 31.4x 84.

19TH ST.—Frederick J. Sterver is reported to have resold his 3-sty residence and studio at 139 East 19th st, on lot 23x75, which has been held at \$50,000. Mr. Sterner recently purchased the two dwellings at 154-156 East 63d st, which he is converting into one.

Manhattan—North of 59th Street.

76TH ST.—John R. Higbie has sold through the F. R. Wood, W. H. Dolson Co., the 4-sty dwelling, 158 West 76th st, on lot 20.10x102.2.

97TH ST.—Alice Beck has purchased from Henry W. Vought the 3-sty dwelling, 35 West 97th st, on lot 17.6x100.8.

113TH ST.—The 501 West 113th Corporation, with a capital of \$10,000, and Edward A. Powers, John A. Terry and Louis J. Zanderer, directors, has been incorporated to take over from Hannah Elias, the 5-sty apartment house, at the northwest corner of Amsterdam av and 113th st, on plot 50.11x100.

128TH ST.—The D. H. Jackson Co. bought from the estate of Karl Stein 73, 75 and 77 West 128th st, 3 and 5-sty flats, on a plot 57x100. Derschuch & Co., and Goodale, Perry & Dwight were the brokers.

Bronx.

SEABURY PL.—The estate of Herman Conried has sold to Isidore Robinson, the triangular plot 149x111x100, at the intersection of Seabury pl and Charlotte st, which will be improved with a 5-sty apartment house.

179TH ST.—Ambleto Quaranta has contracted to sell to Vincenzo Arienzo, for \$6,600, the 2-sty dwelling, 1027 East 179th st, on plot 26.7 x73.

179TH ST.—Joseph P. Wasserman and Robert M. Fulton sold 943 East 179th st, a 4-sty apartment house, on plot 37.6x100. The property was held at \$28,000.

ANDREWS AV.—Frederick Fox & Co. have sold for the Inter-Ocean Realty Co., Arthur I. Hoe, president, the 6-sty apartment house known as the Kellwyn, Andrews Av and Fordham Rd, to William Eltington.

CLAY AV.—The Hermax Realty Co. has re-sold the 3-sty flat, 1310 Clay av, on lot 19x80.

QUIMBY AV.—Mrs. Mabel Johnson sold, through Charles Kuntze, the 2-fam house, 2152 Quimby av to Catherine Bauer.

TOPPING AV.—Kurz & Uren have sold for Charles Dammeyer 1750 Topping av, a 3-sty house on plot 25x95 to Alfred Auslander.

CROTONA PARK NORTH.—Henry Hunnecke, Jr., sold, through William J. Gabel, the northwest corner of Crotona Park North and Marmion av, plot 45x93.

Brooklyn.

OCEAN PL.—The Arthur J. Scholz Co. has sold to Mrs. Caroline Guildner, 24 Ocean pl, a 3 fam house, for which she gave in exchange her residence in South Vine st, Glen Morris, L. I.

WOODBINE ST.—James M. Hawley sold for Garabril Schupp, 1814 Woodbine st to W. A. Schue; also for R. A. Schlesing, 761 Hart st to Frank Stroll.

48TH ST.—I. Salzberg sold for George M. Schinzel the plot 60x100 in the south side of 48th st, 220 ft. west of 14th av, to M. Wolfinger and a 40-ft. plot in the north side of 46th st, 360 ft. from 14th av, to John Connelly.

64TH ST.—The Alco Building Co. has sold to William H. Moseley the 1-fam dwelling 2162 64th st.

OCEAN AV, ETC.—W. H. Goldey sold for Alfred Lewin the dwelling 1226 Ocean av, on plot 50x100; also for the F. B. Norris Construction Co., a bungalow, on plot 40x100, in the east side of East 24th st, near Av N, Nottingham Park; and for Mrs. E. M. Findley, the 2-fam house, 1021 East 14th st, on plot 30x100.

PARKSIDE AV.—A. W. Cherrington sold for Louis Gold and Samuel Teplitz the 4-sty apartment house at 121 to 125 Parkside av. In part payment the buyers gave plots on the northeast and southeast corners of Gravesend av and Albemarle rd, a plot on the northwest corner of Coney Island av and East 10th st, and a plot on Ocean Parkway, between Ays N and O. The properties in the deal were held at \$175,000.

RALPH AV.—Martin Taendler sold the two 3-sty brick flats, with stores, 233 and 235 Ralph av, for George F. Holtz.

Queens.

BELLE HARBOR.—The Lewis H. May Co. has sold for Mary Martin a plot on the east side of Orienta av to Elizabeth Toch.

RURAY AND SUB GOSSIP.
FAR ROCKAWAY.—Katherine Kane sold to Abraham Manheimer a cottage in the south side of Oak pl, on plot 100x100.

ROSEDALE.—New York Suburban Land Co. sold 40x100 on Union av to James Malik; 80x 100 on Park av to John T. Duffy; 40x100 on Lincoln av to M. Werner, and 40x100 in Rose pl to E. F. Adler.

Nearby Cities.

JERSEY CITY, N. J.—Joseph T. Ryerson & Son, iron manufacturers of Manhattan, have purchased from John Winne, Jr., a large factory site on the west side of West Side av, opposite the Jersey City Baseball Club grounds. The property fronts 248 ft. on West Side av and extends 187.9 ft. to the Hackensack River.

NEWARK, N. J.—Louis Schlesinger, Inc., has sold for Marie A. Schwartzhaupt, the residence 54 Plane st, on lot 25x103, to Frederick Brown.

Rural and Suburban.

CROTON LAKE, N. Y.—Holbrook Blinn has purchased through Wm. H. Oliver from the Sentinel Real Estate Exchange 95 acres at Croton Lake, for many years known as the Roland farm.

EAST ORANGE, N. J.—Feist & Feist sold for Harry Kolodin to Joseph Grostein the 3-sty store and apartment house, on plot 28x100, on the northeast corner of North Park and Dodd sts.

GARWOOD, N. J.—The New York Suburban Land Co. sold 40x100 on Pine av to John S. Lamp; 60x100 on Willow av to William H. Hunt; 40x100 on Hemlock av to Henry Braden and 60x100 on Hemlock av to George B. Stafford, and at Westfield, N. J., to R. Landecker, 40x100 on Trenton av.

HARTSDALE, N. Y.—G. S. Wing, of the law firm of Wing & Wing, has bought a plot 75x160 at Greenacres from the Scarsdale Estates, adjoining the Bronx Parkway.

HARTSDALE, N. Y.—Mrs. Eleanor B. Stone has added to her holdings at Greenacres, by the purchase of additional plottage, through the Scarsdale estates.

MONTCLAIR, N. J.—Ralph O. Smith sold his residence at 14 Wilde Place, Montclair, to Louis H. Parker, through Hughes & Whitby.

NEW ROCHELLE, N. Y.—The Quaker Ridge Improvement Co. sold to Mrs. Helen Flack for about \$5,250, 5 lots at the corner of Stratton rd and Mohegan pl, Quaker Ridge.

NORTH RIDGEFIELD, N. Y.—The residence of Louis L. and M. E. Valden at North Ridgefield has been sold by Thaddeus Crane to Mrs. C. W. Birdsall.

NYACK, N. Y.—Frederick Zittel & Sons and William B. Young, have resold for the Charles Hensle Construction Co. the Rockland Park Farm, containing 304 acres, between Blauvelt and Nyack, N. Y.

PLANDOME, L. I.—D'Ecluse Washburn & Co. sold a plot 75x105 on the south side of South Drive to Edward D. Clery, Jr.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for the Smith-Singer Realty Co. to Arthur W. Miesse a farm of 2 acres adjoining the Country Club.

SCARSDALE, N. Y.—Scarsdale Estates sold a plot in Brayton Place to a buyer, who is having plans drawn by Eugene J. Lang for a \$10,000 residence. Du Bois Beale has purchased from Scarsdale Estates a plot adjoining his new residence at Greenacres.

STAMFORD, CONN.—E. H. Peck sold for Mrs. Harriet M. Smith the dwelling and out-buildings, on plot 357x366, at the northeast corner of North st and Adams av, to a Mrs. Chesebro, for about \$25,000.

TOMS RIVER, N. J.—Martin Taendler sold a 37-acre chicken and truck farm with buildings and stock at Tom's River, N. J., for Garneid R. Nickel to Theodore Klusek.

WHITE PLAINS, N. Y.—Douglas T. Johnston has purchased from the Geudney Farm Co. a plot of one acre on Heatherbloom rd and Sherman av, on which he will build a residence from plans by Frank Proctor Whiting.

LEASES.

New Park Avenue Operation.

Announcement has been made that the New York State Realty & Terminal Company, William C. Brown, president, has leased to the 400 Park Avenue Company, S. Fullerton Weaver, president, the plot 125 x 100 at the northwest corner of Park avenue and 54th street. The property will be improved with a twelve-story apartment house to be ready for occupancy on October 1, 1915, from plans by Warren & Wetmore. The brokers were Frank E. Smith & Son.

Apartments in \$300,000 Lease.

Albert Court and Eleanor Court, two seven-story elevator apartment houses, at 309-317 West 93d street, have been leased by the De Peyster Realty Co. to the Wingwood Realty Co., at an aggregate rental of about \$300,000. The brokers were Goodwin & Goodwin.

Schuyler Arms in Deal.

Olive B. Simpson has leased from the Schuyler Arms Corporation, through the Frank L. Fisher Company, the Schuyler Arms, a seven-story apartment house, at 311 West 98th street, on plot 120 x 100. The lease is for a term of ten years at an aggregate rental of about \$270,000.

Manhattan.

LEON S. ALTMAYER has leased for the Blessington Co., the 4th floor apartment in 1 West 78th st, to L. Shiele.

LEON S. ALTMAYER leased for W. Emlen Roosevelt the 5th floor in 68 and 70 East 86th st, to Aaron Davidson.

LEON S. ALTMAYER leased the business building at 339 East 109th st to J. Deron.

ALBERT B. ASHFORTH leased in 16 to 20 West 32d st the 10th floor to A. Kalischer Co.; the top floor in 132 Madison av to Mrs. Marguerite O'Kane Conwell, and for the Anheuser-Busch Co. the 3 floors in 435 11th av to J. F. Tapley Co; space at the southeast corner of 5th av and 53d st to Anna M. Derry, and the dwelling at 123 East 34th st to Hyman Greenstein; space in 303 5th av for the Phillips Manor Co. to Harry Bondett, and in conjunction with F. R. Wood-W. H. Dolson Co. offices in 373 5th av to E. & M. Veltry, and in conjunction with Wm. M. Benjamin Co. the dwelling at 103 East 35th st to Jennie E. Patterson, and the dwelling at 123 East 34th st to Hyman Greenstein; in the Jaekel Building, at 16 to 20 West 32d st, the 10th floor to A. Kalischer & Co.; the top floor at 132 Madison av to Mrs. Marguerite O'Kane Conwell; the 3d, 4th and 5th floors at 435 11th av to J. F. Tapley Co; in the Frances Building, at the southeast corner of 5th av and 53d st, space to Anna M. Derry; office space in 303 5th av to Harry Bendett, with Wood-Dolson Co. offices in 373 to 375 5th av to E. & M. Veltry.

THE CLARK ESTATES leased an apartment in 60 West 73d st to H. Rawlins Baker.

THE CROSS & BROWN CO. leased to the Russek Fur Co., which occupies the store in the building at 362 and 364 5th av, the 1st floor in the same building for 10 years at a yearly rental of about \$10,000.

THE CROSS & BROWN CO. leased for Charles Duveen to A. B. Wilson the 4th floor in 673 5th av, and for A. B. Norton and A. J. Roberts to Charlotte Bodkin Co., Inc., of 34 West 39th st, the 6th floor in 8 and 10 West 45th st.

THE CROSS & BROWN CO. leased offices in the Strand Theatre Building, northwest corner of Broadway; and 47th st, to Joe Meyers, of 1493 Broadway; offices in 396 Broadway, to Henry R. Hopkinson; in 1876 Broadway, to Geo. W. Freeman, and in conjunction with G. P. Butterly in 18 East 41st st, to De Lamar K. Tuttle.

THE CROSS & BROWN CO. leased to the International Education League, of which the Duke of Manchester is president, the 4th floor in 18 and 20 East 41st st. This is in addition to the space recently leased to them in the same building. Also has leased offices in the same building to the Ice Publicity Bureau and Dr. Ralph M. Crane.

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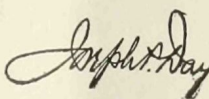
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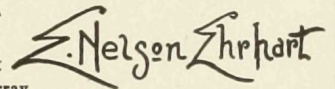
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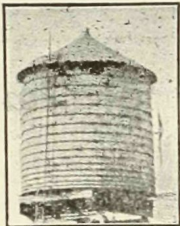
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REMSEN DARLING leased, from the plans, for the 63 West 36th Street Co., Inc., E. Clifford Potter, president, the store, basement, 1st and 2d lofts, in the 12-sty loft building, now being erected at 63 and 65 West 36th st, to J. R. Palmenberg's Sons, of 710 Broadway, manufacturers of display fixtures, wax figures, etc.

THE DUROSS CO. leased the 2d loft in 51 West 13th st to Louis Erbe; store in 775 Washington st for the Duval Co. to Joseph Campbell, of 10 Wall st, and the store in 765 Washington st to E. Sarasohn, of 185 East Broadway.

THE DUROSS CO. leased 129 West 80th st to Pauline Hunziker and Mary C. Kelly, and 243 West 19th st to J. M. Abernathy.

THE DUROSS CO. leased the 10th loft in 4 West 16th st to Abe Caplan and the store in 176 6th av to the Grand Union Sewing Machine and Piano Co.

DOUGLAS L. ELLIMAN & CO. leased 54 East 67th st, a 4-sty house, on a lot 20x100, for Mrs. Richard M. Hoe, who recently purchased this property for investment, to Wm. R. Mowe.

E. FLANAGAN & SON leased 135 West 97th st, a 4-sty dwelling for 3 years to Mrs. C. L. Hammill.

FOLSOM BROS., INC., and the Charles F. Noyes Co. leased the 4-sty residence at 34 West 12th st to Frederick and Annie Bellamy.

FREDERICK FOX & CO. leased the store and basement in 12 East 48th st to A. Schmidt & Son, who have been forced to move on account of building operations preparatory to the erection of the new 20-sty Starett Building opposite the Public Library in 40th st. The same brokers have leased for the Corlette Building Co. the building at 104 West 64th st.

M. H. GAILLARD & CO. leased for the Lansing Realty Holding Co. the cafe at the southwest corner of Broadway and 83d st to John C. Grause.

THE A. N. GITTERMAN CORPORATION leased the store and basement in 260 Grand st for Morris Weinstein and Nellie W. Marks to the Grand Provision Co.

THE A. N. GITTERMAN CORPORATION leased the 6-sty building at 140 to 142 6th av for Mrs. Mary E. Reisig to the Pasbach-Voice Lithographic Co.

GOODALE, PERRY & DWIGHT, INC., have rented the store and basement of 54 West 22d st to Thomas C. Henry.

GOODWIN & GOODWIN rented for Lydia S. Fuller to Abraham Siegel the 3-sty dwelling, at 66 West 119th st.

MORRIS C. HAMEL leased for the Oak Crest Realty Co. to Silberman & Lesser of 675 Columbus av, the store in 1923 Broadway, and the store in 1929 Broadway to the Lincoln Square Jewellers.

HEIL & STERN leased for the Colony Construction Co., the 1st loft, 63 to 67 West 38th st, through to 62 and 64 West 39th st, for five years, to Rosen Bros. & Sussman Co., manufacturers of ladies' hats, now at 715 Broadway.

HEIL & STERN leased for the Alan Realty Co., A. E. Lefcourt, president, 124 to 142 West 37th st, the 6th loft to the Mutual Skirt Co., of 150 West 22d st.

M. & L. HESS, INC., leased the 4th loft in 27 East 10th st to C. Turano; the 6th loft in 131 and 133 Wooster st to Joseph Zindler, of 110 Greene st; the rear of the 3d loft in 142 to 146 West 24th st to the Butterfly Dress Manufacturing Co., of 466 6th av.

THE HOUGHTON CO. leased for Zachary T. Piercy the 4-sty dwelling, at 306 West 89th st to Mary Stajer for 3 years.

THE HOUGHTON CO. leased the 5-sty dwelling at 253 West 102d st for Ada Schwab to R. Aarons.

JOHN J. KAVANAGH leased for Charles Gulden, 1003 Madison av, a 4-sty dwelling, to Dr. Wolff Freudenthal.

JOHN J. KAVANAGH leased for Combined Real Estate Interests the store at southeast corner Lexington av and 83d st to Henry W. Mumm; from the plans for Daniel L. Korn to George W. Sanders and Henry Offerman, furniture dealers, the ground floor store in 924 Madison av. The premises are now being altered into stores, with bachelor suites above.

GEORGE V. McNALLY has leased stores for the Middleton Realty Co. in 560 West 189th st to the Bronx Valet and Tailoring Co. of 1017 Simpson st, and to Charles Edward Lewis for 5 years; also stores at 3537 Broadway to Miss Clara Selner; at 3533 Broadway to the Joffery Dairy Co.; at 602 West 145th st to Benjamin Sonshein and in conjunction with Dubois & Taylor, at 3531 Broadway to Brauns Pleating Shop.

MANHATTAN AV. THEATRE, completed recently, at the southwest corner of 109th st and Manhattan av, has been leased for 5 years, at a rental of about \$13,000 a year, by the 109th Street Theatre Corporation. The property was bought last September from the estate of Jacob S. Bernheimer, and has a seating capacity of 1,003.

SAMUEL H. MARTIN leased the 3-sty dwelling at 35 West 60th st, to Louise Wolfert.

SAMUEL H. MARTIN leased for Eliza J. Arkenburgh the 2d floor in 1983 Broadway to the Webster Employment Agency.

SAMUEL H. MARTIN leased for Susie Scott Hall the 4-sty dwelling at 159 West 64th st to Sarah F. Richards for 3 years, and for Henry L. Scheurman the 4-sty dwelling at 37 West 60th st to Annie Kelly.

SAMUEL H. MARTIN leased for Bolton Hall the 3-sty dwelling at 109 West 63d st to Joseph Glaser.

SAMUEL H. MARTIN leased the store and basement in 29 Columbus av to Barnett Zucker for 5 years.

MOORE & WYCOFF leased an apartment in 410 Park av, for the Goelet estate, to Mrs. Campbell Clark.

S. OSGOOD PELL & CO. leased a floor in 27 West 38th st to Miss Derickson, formerly in the Gattle Building at 438 5th av.

PEASE & ELLIMAN rented for Albert E. Hartcorn, the 4-sty house, 25 East 77th st, to Mrs. R. A. E. Armstrong; and an apartment in 116 East 63d st, for the Lenox Realty Co, to Mrs. Hermine R. Loening.

PEASE & ELLIMAN rented for Santiago P. Cahill his 3-sty house at 123 East 78th st to Mrs. F. M. Stowell; a large apartment in 55 East 65th st for C. E. Gregory to Tredwell Tooley, of Alexandria, Va.; for the Estate of Charles H. Senff 302 Madison av to Ander & Hagstedt; for Rees & Rees the top loft in 148 East 42d st to C. M. Watson; for the Sperry & Hutchinson Co. an apartment in 157 West 79th st to Dr. P. A. Holdridge; for Mrs. Ferdinand Hermann the dwelling at 22 East 80th st to Edward L. Ballard; for Potter Bros. one of the larger apartments in 375 Park av to Edwin B. Close; for W. L. Rogers to Jacob Shipiro the 3-sty dwelling at 67 East 92d st; for Rodolpho G. Barthold the residence at 41 East 76th st to Mrs. M. C. Cheesbro; for the Lowell Realty Co. to Dr. L. Putzel an apartment in 315 Central Park West; for George E. Jones and others the house at 561 Madison av to Mrs. Rebecca Wall; apartments in 157 East 81st st to Mrs. T. C. Culver; in 607 West 136th st to F. A. Mayer; in 170 West 72d st to W. T. Bray; in 27 East 62d st to Harold S. Pollard, and in 56 West 11th st to Pririe MacDonald; and stores in 44 West 39th st to F. Luce and L. St. Leon.

MARK RAFALSKY & CO. leased the 4th loft in 19 West 34th st, to M. Hyman & Co., and the loft in 114 5th av, to D. Rosenberg & Co. of 114 5th av.

MISS MARY SCHARSWOOD rented her residence at 149 East 72d st, a 4-sty house, to George Crawford Clark, Jr.

SCHINDLER & LIEBLER leased for the estate of John J. Schillinger the 2d loft in 401 to 405 East 91st st to the Havana American Tobacco Co.

SCHINDLER & LIEBLER leased for the German Catholic Immigrants the 4-sty dwelling 330 West 23d st.

SHAW & CO. leased for M. Schinasi the 3-sty dwelling at 463 Manhattan av to R. A. Mielke.

SHAW & CO. have leased the dwelling at 219 East 116th st, for Jeannie M. Copland, and the dwelling, 342 West 123d st, for Mary Olmstead.

SHAW & CO. have leased for T. G. Galardi the 3-sty dwelling at 358 West 123d st to Harry B. Finn.

SHAW & CO. leased for the Farmers Loan and Trust Co. the 3-sty dwelling at 233 West 120th st to Christina Harrington.

SLAWSON & HOBBS rented 301 West 77th st for Mrs. J. Farr, a 5-sty dwelling, to H. A. Hadley.

SLAWSON & HOBBS leased for Frederick G. Bourne to Dr. A. M. Shradly the 4-sty dwelling at 151 West 73d st.

SLAWSON & HOBBS rented the dwelling at 151 West 73d st for Mrs. Mary Scofield to E. S. Small, and for the estate of John Thompson the 4-sty dwelling at 41 West 71st st to W. J. Farrell.

THE LOTON H. SLAWSON CO. leased space in 171 Madison av to the General Kompolite Co., of 171 Madison av, and Street & Finney, of 45 West 34th st, in the Fifth Avenue Building to the Wholesale Furnishings Association; 116-120 West 32d st to the Department Store Press, of 116 West 32d st, and Publishers' Co-operative Association, of 39 West 32d st, in 114 East 13th st to the Marchbank Press, and in 156 5th av to the Pioneer Embroidery Works.

HENRY TRENKMANN and S. ALVIN PIZA rented the 9th loft in the new building at 54 to 60 West 35th st to the Star Embroidery Co., of 118 East 28th st, for 5 years.

TUCKER, SPEYERS & CO. leased for Edward S. Browning to Pearles & Gilbert space in 141 West 36th st; for Captain William H. Wheeler to Brooks & Jones the building at 110 West 63d st; for George H. Flinn an apartment in 375 West End av to James Muir; and for the Brixton Realty Corporation an apartment in 140 West 79th st to Francis Blossom.

WILLIAM R. WARE leased for the estate of Sarah E. Mellen, the 4-sty dwelling, 61 Riverside drive, to Joseph H. Myers.

WILLIAM R. WARE has leased for Jacob Mayers the 4-sty dwelling, 120 West 71st st, to Joel and Ida Marks.

WILLIAM A. WHITE & SONS leased the 3d loft in 153 and 155 Hudson st to the Ridgely Trimmer Co., and additional space at 10 and 12 Old slip to W. R. Craig & Co.

WILLIAM A. WHITE & SONS leased the 5th loft in 23 and 25 Jay st for George M. Rittenhouse & Co. to the Rasmus Process Co.

WILLIAM A. WHITE & SONS leased the building at 64 Front st to the Platt & Washburn Refining Co., of 11 Broadway.

Brooklyn.

CHARLES E. RICKERSON leased the dwellings at 11 7th av for George W. Rasch and 15 7th av for Mrs. Leonard Moody to Mrs. May T. Wyatt.

G. W. SNYDER & SON leased the 2-sty dwelling at 426 9th st, to William A. Wood.

REAL ESTATE NOTES.

JOHN R. DAVIDSON has been appointed agent for 633 Columbus av, 145-147 West 100th st, 110 West 102d st, 873 Columbus av and 8 West 104th st.

MAXIMILIAN PAPEK is the buyer of the apartment house at 897 and 899 East 176th st, sold recently by the Carey Construction Co. The sellers took the two plots at College av and 170th st, extending to Findlay av, in part payment.

HOUGHTON CO. has been appointed agent for 131 West 103d st, 107 West 76th st, 435 West 117th st, 126 West 97th st and 153-157 West 64th st.

SMITH & PHELPS have placed for Charles Schroeder a first mortgage loan of \$4,000 on the vacant plot 50x133, on the north side of Pelham av, 100 ft. east of Emmett st; also for J. Lawrence Davis, \$1,500 on the vacant plot 50x100 at the southeast corner of Buhre and Jarvis avs, and \$1,500 on the vacant plot 50x100, at the southwest corner of Buhre and Jarvis avs.

ALBERT J. BAUM is the buyer of the dwelling, 150 West 78th st, sold recently by Mrs. Charles E. Wilcox.

FREDERICK FOX & CO. have been appointed renting agents for the 12-story building, 44 West 26th st.

SIMON MENDELSON is the buyer of the dwelling 21 West 69th st, reported sold last week by Oviedo Bostwick.

FORMATION of the 37 St. Marks Place Corporation this week by Morris Goldstein, Henry Pearlman and Hortense V. Munter led to a report that the old Keteltas Mansions recently remodelled for business, was to be taken over by the new company. None of the interested parties could be reached, however, for further information.

JOHN J. KAVANAGH was the broker in the sale last week of the dwelling 59 East 87th st, for Simon Nachtigall to C. W. Davis.

BULKLEY & HORTON CO. has been appointed managing agent by the Sumner Developing Co., of the new apartment houses at 37-43 McDonough sts.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1914		1913	
	Aug. 7 to 13	Aug. 8 to 14	Aug. 7 to 13	Aug. 8 to 14
Total No.....	120	119	4,738	5,255
Assessed value.....	\$14,691,400	\$8,105,000	\$320,184,308	\$315,849,072
No. with consideration..	14	15	516	765
Consideration.....	\$1,380,450	\$1,002,400	\$21,983,890	\$31,638,035
Assessed value.....	\$1,398,500	\$1,339,000	\$22,769,921	\$34,775,162

Jan. 1 to Aug. 13 Jan. 1 to Aug. 14

	1914		1913	
	Aug. 7 to 13	Aug. 8 to 14	Aug. 7 to 13	Aug. 8 to 14
Total No.....	61	56	1,376	1,253
Amount.....	\$1,339,807	\$725,798	\$73,535,560	\$49,353,052
To Banks & Ins. Cos....	16	6	476	418
Amount.....	\$757,354	\$111,000	\$45,833,060	\$28,028,700
No. at 6%.....	30	32	1,376	1,253
Amount.....	\$348,387	\$300,553	\$73,535,560	\$49,353,052
No. at 5½%.....	1	1	476	418
Amount.....	\$8,000	\$6,000	\$45,833,060	\$28,028,700
No. at 5%.....	10	13	1,376	1,253
Amount.....	\$687,020	\$217,845	\$73,535,560	\$49,353,052
No. at 4½%.....	2	2	476	418
Amount.....	\$75,000	\$29,000	\$45,833,060	\$28,028,700
No. at 4%.....	1	.....	1,376	1,253
Amount.....	\$7,000	.....	\$73,535,560	\$49,353,052
Unusual rates.....	.....	.....	476	418
Amount.....	.....	.....	\$45,833,060	\$28,028,700
Interest not given.....	17	8	1,376	1,253
Amount.....	\$214,400	\$172,400	\$73,535,560	\$49,353,052

Jan. 1 to Aug. 13 Jan. 1 to Aug. 14

	1914		1913	
	Aug. 7 to 13	Aug. 8 to 14	Aug. 7 to 13	Aug. 8 to 14
Total No.....	2,801	3,361	1,376	1,253
Amount.....	\$85,247,317	\$135,084,057	\$73,535,560	\$49,353,052
To Banks & Ins. Cos....	628	893	476	418
Amount.....	\$37,365,084	\$79,819,250	\$45,833,060	\$28,028,700

Mortgage Extensions.

	1914		1913	
	Aug. 7 to 13	Aug. 8 to 14	Aug. 7 to 13	Aug. 8 to 14
Total No.....	26	17	1,376	1,253
Amount.....	\$1,175,350	\$1,081,000	\$73,535,560	\$49,353,052
To Banks & Ins. Cos....	9	8	476	418
Amount.....	\$756,000	\$699,000	\$45,833,060	\$28,028,700

Jan. 1 to Aug. 13 Jan. 1 to Aug. 14

	1914		1913	
	Aug. 8 to 14	Aug. 9 to 15	Aug. 7 to 13	Aug. 8 to 14
New buildings.....	11	5	1,376	1,253
Cost.....	\$927,000	\$69,550	\$73,535,560	\$49,353,052
Alterations.....	\$142,785	\$121,995	476	418
Amount.....	\$45,833,060	\$28,028,700	\$45,833,060	\$28,028,700

Building Permits.

	1914		1913	
	Aug. 8 to 14	Aug. 9 to 15	Aug. 7 to 13	Aug. 8 to 14
New buildings.....	11	5	1,376	1,253
Cost.....	\$927,000	\$69,550	\$73,535,560	\$49,353,052
Alterations.....	\$142,785	\$121,995	476	418
Amount.....	\$45,833,060	\$28,028,700	\$45,833,060	\$28,028,700

Jan. 1 to Aug. 14 Jan. 1 to Aug. 15

	1914		1913	
	Aug. 8 to 14	Aug. 9 to 15	Aug. 7 to 13	Aug. 8 to 14
New buildings.....	314	422	1,376	1,253
Cost.....	\$31,979,940	\$41,439,015	\$73,535,560	\$49,353,052
Alterations.....	\$8,231,746	\$8,999,245	476	418
Amount.....	\$40,211,686	\$50,438,260	\$45,833,060	\$28,028,700

BRONX. Conveyances.

	1914		1913	
	Aug. 7 to 13	Aug. 8 to 14	Aug. 7 to 13	Aug. 8 to 14
Total No.....	87	213	4,202	5,106
No. with consideration..	18	7	339	509
Consideration.....	\$241,620	\$80,500	\$4,565,745	\$4,307,730

Jan. 1 to Aug. 13 Jan. 1 to Aug. 14

	1914		1913	
	Aug. 7 to 13	Aug. 8 to 14	Aug. 7 to 13	Aug. 8 to 14
Total No.....	4,202	5,106	4,202	5,106
No. with consideration..	339	509	339	509
Consideration.....	\$4,565,745	\$4,307,730	\$4,565,745	\$4,307,730

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908, October 18, 1913, and January 31, 1914. We will pay 20 cents for any of these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on Aug. 19, 1914. Record and Guide Company, 119 W. 40th St.

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GEORGE J. HEALEY
1482 Broadway New York

Mortgages.

	1914 Aug. 7 to 13	1913 Aug. 8 to 14
Total No.	52	208
Amount.	\$777,798	\$693,461
To Banks & Ins. Cos.	11	3
Amount.	\$73,200	\$27,500
No. at 6%	26	38
Amount.	\$572,076	\$242,462
No. at 5 1/2%	7	4
Amount.	\$70,200	\$34,000
No. at 5%	6	149
Amount.	\$41,375	\$288,260
Unusual rates.	3	1
Amount.	\$7,147	\$2,404
Interest not given.	10	16
Amount.	\$87,000	\$126,335

	Jan. 1 to Aug. 13	Jan. 1 to Aug. 14
Total No.	2,694	3,865
Amount.	\$23,729,081	\$28,928,714
To Banks & Ins. Cos.	274	264
Amount.	\$5,169,551	\$4,701,141

Mortgage Extensions.

	Aug. 7 to 13	Aug. 8 to 14
Total No.	5	16
Amount.	\$23,900	\$2,391,580
To Banks & Ins. Co.	1	1
Amount.	.....	\$40,000

	Jan. 1 to Aug. 13	Jan. 1 to Aug. 14
Total No.	479	387
Amount.	\$9,517,350	\$9,260,410
To Banks & Ins. Cos.	85	72
Amount.	\$2,613,400	\$2,209,850

Building Permits.

	1914 Aug. 7 to 13	1913 Aug. 8 to 14
New buildings.	9	13
Cost.	\$337,225	\$514,560
Alterations.	\$6,600	\$12,725

	Jan. 1 to Aug. 13	Jan. 1 to Aug. 14
New buildings.	523	633
Cost.	\$12,842,757	\$17,263,466
Alterations.	\$814,190	\$740,243

BROOKLYN.

Conveyances.

	1914 Aug. 6 to 12	1913 Aug. 7 to 13
Total No.	404	355
No. with consideration.	44	53
Consideration.	\$234,124	\$232,101

	Jan. 1 to Aug. 12	Jan. 1 to Aug. 13
Total No.	15,005	15,154
No. with consideration.	1,537	1,888
Consideration.	\$9,882,068	\$7,931,588

Mortgages.

	1914 Aug. 6 to 12	1913 Aug. 7 to 13
Total No.	258	291
Amount.	\$847,385	\$817,593
To Banks & Ins. Cos.	43	39
Amount.	\$235,800	\$258,000
No. at 6%	133	169
Amount.	\$284,890	\$350,183
No. at 5 1/2%	57	69
Amount.	\$235,805	\$301,950
No. at 5%	52	41
Amount.	\$264,550	\$143,250
Unusual rates.	2	1
Amount.	\$14,440	\$600
Interest not given.	14	11
Amount.	\$47,700	\$21,610

	Jan. 1 to Aug. 12	Jan. 1 to Aug. 31
Total No.	10,996	10,959
Amount.	\$46,672,831	\$43,215,028
To Banks & Ins. Cos.	2,239	2,495
Amount.	\$17,679,179	\$16,379,515

Building Permits.

	1914 Aug. 6 to 12	1913 Aug. 8 to 14
New buildings.	64	87
Cost.	\$1,459,250	\$512,026
Alterations.	\$64,810	\$69,881

	Jan. 1 to Aug. 12	Jan. 1 to Aug. 14
New buildings.	3,078	2,315
Cost.	\$29,126,730	\$20,284,191
Alterations.	\$1,921,497	\$2,449,087

QUEENS.

Building Permits.

	1914 Aug. 6 to 12	1913 Aug. 8 to 14
New buildings.	77	58
Cost.	\$260,688	\$304,945
Alterations.	\$11,063	\$28,822

	Jan. 1 to Aug. 12	Jan. 1 to Aug. 14
New buildings.	3,135	2,748
Cost.	\$14,203,041	\$9,945,686
Alterations.	\$741,175	\$846,445

RICHMOND.

Building Permits.

	1914 Aug. 6 to 12	1913 Aug. 7 to 13
New buildings.	13	10
Cost.	\$20,830	\$17,030
Alterations.	\$2,132	\$23,649

	Jan. 1 to Aug. 12	Jan. 1 to Aug. 13
New buildings.	790	645
Cost.	\$1,354,250	\$1,346,092
Alterations.	\$152,973	\$194,999

REAL ESTATE APPRAISALS.

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

MARGARET G. PHILIPSE.—17-19 West 17th st, \$189,000, and 171-173 Macdougall st, \$80,000.

OBITUARY

FREDERICK L. DAYTON, for 22 years associated with the Manhattan office of the British Foreign Marine Insurance Co., died, aged 67, on Monday, at his home, 2 Waterbury st, Richmond Hill. He is survived by a widow and one daughter.

JAMES B. LORING, registrar of the Equitable Life Assurance Society until his retirement 11 years ago, died on Monday at his home, 18 Cranberry st, Brooklyn. He was 77 years old.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Apartment house properties figured prominently in the Auction Mart this week. "Halcyon Hall," at 408 West 150th street, formerly owned by the New York Real Estate & Security Co., became the property of John G. Moore and others, on a bid of \$105,000, as the result of a foreclosure action brought to recover \$110,000. The "Bellmore" at 605 West 115th street was at foreclosure and acquired by the plaintiff on a single bid for \$79,314. The action was brought by Abraham Davis and others against G. R. Smith and others to satisfy a judgment of \$12,405. There were also taxes and other liens against the property totaling \$1,000.

An outside bidder, Arthur M. Wilner, obtained the three tenements at the southwest corner of Lexington avenue and 108th street, for \$40,325. The buildings were sold to recover a judgment of about \$10,000 due on a second mortgage. The property carried a prior mortgage of \$36,000.

Manhattan.

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

JOSEPH P. DAY.

13TH st, 526 E, ss, 295 v Av B, 25x103.3, 5-sty bk tnt & str; partition; Geo & Theresa Benfeldt, defts. 22,000

115TH st, 605-7 W (*), ns, 125 v Bway, 50x100.11, 6-sty bk tnt; due, \$12,405.08; T & c, \$1,000; Abr Davis et al. 78,000

124TH st, 129 E, ns, 340 e Park av, 25x 100.11, 3-sty bk factory; adj Aug 25.

HENRY BRADY.

65TH st, 25 E (*), nwc Madison av, 22x 100.5, 4-sty & b bk dwg; due, \$88,953.43; T & c, \$2,989; Greenwich Savgs Bank. 85,000

115TH st, 338 E, ss, 175 v 1 av, 25x 100.11, 4-sty & b tnt & str; due, \$13,935.33; T & c, \$302.80; Louis Masucci. 14,100

131ST st, 55 E (*), ns, 125 v Park av, 25x99.11, 5-sty bk tnt; due, \$21,556.41; T & c, \$716.95; Henry T Molter. 20,000

150TH st, 408-14, on map 408-10 W (*), ss, 116.6 e Convent av, 83.6x99.11, 7-sty bk tnt; due, \$105,507.19; T & c, \$4,170.10; Jno G Moore. 105,000

Madison av, nwc 65th, see 65th, 25 E.

M. MORGENTHAU, JR. CO.

18TH st, 315 E (*), ns, 460 v 1 av, 20x 92, 3-sty & b bk dwg; due, \$2,779.83; T & c, \$102.03; Wilhelmina K Gronholz. 13,622

96TH st, 34 W (*), ns, 325 v Central Park W, 17x100.8, 5-sty & b bk dwg; due, \$19,427.71; T & c, \$1,485.64; Henry G Timmermann. 20,000

SAMUEL MARX.

108TH st, 128-30 E, see Lexington av, 1726-30.

Lexington av, 805-7, es, 19.6 n 62d, 34x70, 5-sty stn tnt & str; due, \$44,631.46; T & c, \$1,577.49; Huntington Page. 45,000

Lexington av, 1726-30 (*), swc 108th (Nos 128-30), 60x75, 3-3-sty bk tnts & str and 2-1-sty bk str; due, \$9,175.53; T & c, \$267.90; sub to a prior mort of \$36,000; Chas M Cohen et al. 36,403

L. J. PHILLIPS & CO.

Bradhurst av, sec 147th, 49.11x100; Isabel H Cohen. 54,944

Total	\$494,069
Corresponding week 1913	556,208
Jan 1, 1914 to date	23,512,112
Corresponding period 1913	28,826,248

Directory of Real Estate Brokers

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THE BRONX

Bronx.

The following are the sales that have taken place during the week ending August 14, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Hancock st, see Van Nest av, see Van Nest av, see Hancock

Benson av, 1526 (*), es, 264 s Raymond av, 64x118x63.11x98.10; due, \$7,564.87; T&c, \$1,321.93; Eliz H Jaques, 5,000

Van Nest av, see Hancock, 25x100; due, \$3,437.58; T&c, \$176.93; German-American Ins Co of N. Y., 2,050

D. PHOENIX INGRAHAM.

Bristow st, 1339, on map 1337-41 (*), w s, 95 s Jennings, 70x100, 5-sty bk tnt; due, \$14,100.86; T&c, \$—; Abr Ufland, 44,664

174TH st, 513 E (*), ns, 80 w 3 av, 40x100; 5-sty bk tnt; due, \$6,695.91; T&c, \$—; sub to a first mort of \$27,250; Sarah Sanberg, 32,250

Walton av, 2407 (*), ws, 308.8 n 184th, 19.10x96.6, 3-sty bk dwg; due, \$7,006.15; T&c, \$379.14; Eliz K Upham, 7,300

GEORGE PRICE.

Bronx blvd (*), es, 100 n 213th, 100x100; due, \$3,803.01; T&c, \$1,836.21; Eva K Muller, 2,350

Park av, 4595 to 4607 (*), ws, 287.8 s 187th, 150x98.3x150.2x105.9, 4-5-sty bk tnts & str; due, \$41,591.64; T&c, \$—; sub to four first mort aggregating \$96,000; Hamilton Securities Co., 138,600

HERBERT A. SHERMAN.

Baychester av, ws, 75 s Mace av, see De Reimer av, ws, 25 s Stilwell av.

De Reimer av (*), ws, 25 s Stilwell av, 150x100; also DE REIMER AV, es, 25 s Stilwell av, 200x100; also BAYCHESTER AV, ws, 75 s Mace av, 50x80; also DE REIMER AV, es, 275 s Waring av, 25x100; also DE REIMER AV, see Waring av, 50x100; also STILWELL AV, ss, whole front between Edson & Baychester avs, 200x25; due, \$19,653.31; T&c, \$2,204.59; Franklin Soc for Home Building & Savings, 9,605

De Reimer av, es, 275 s Waring av, see De Reimer av, ws, 25 s Stilwell av.

De Reimer av, see Waring av, see De Reimer av, ws, 25 s Stilwell av.

De Reimer av, es, 25 s Stilwell av, see De Reimer av, ws, 25 s Stilwell av.

Stilwell av, ss, whole front bet Edson & Baychester avs, see De Reimer av, ws, 25 s Stilwell av.

Waring av, see De Reimer av, see De Reimer av, ws, 25 s Stilwell av.

JACOB H. MAYERS.

Van Buren st, 1614, es, 308.4 s Van Nest av, 41.8x100; adj Aug 25.

CHAS. A. BERRIAN.

Prospect av, 777 (*), ws, 225 n 156th, 20 x100, 3-sty fr tnt; due, \$6,544.15; T&c, \$266.18; sub to prior mtg \$4,500; Daily Realty Co, Inc., 9,375

Total \$251,194
Corresponding week 1913..... 44,350
Jan 1, 1914 to date..... 4,384,701
Corresponding period 1913..... 4,177,857

Brooklyn.

The following are the sales that have taken place during the week ending Aug. 12, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WM. P. RAE CO.

43D ST (*), ns, 225 w 3 av, 25x 100.2; South Bklyn Savgs & Loan Assn 3,600.00

BROOKLYN & JAMAICA TURNPIKE RD, ss, intersec c 1, Market and Chestnut sts, runs s137xe50xn155xw52 to beg; also JAMAICA AV, ss, 106.6 sw Market st, 3.3x102xirreg; Adler's Granite Monument Wks..... 5,305.00

FLATBUSH av, es, 55.1 s Fenimore, 32.1x112; withdrawn —

SNEDIKER AV, es, 140 n Glenmore av, 19.11x100; A B Roberts 3,000.00

SNEDIKER AV, es, 159.11 n Glenmore av, 20x100; action 2; A B Roberts .. 3,000.00

WILLIAM J. McPHILLIAMY & CO.

ERASMUS ST, ws, adj land of John D Hopkins, 75x150; Belle Johnston.... 4,200.00

STERLING PL, ns, 100 w Saratoga av, 175x110.1; adj Sept 11..... —

E 10TH ST (*) ws, 220 n Av M, 40x 100; Eagle Savings & Loan Co. 7,850.00

W 15th ST, ws, 320 n Mermaid av, 40x118.0; withdrawn —

37TH ST (*), nec Ft Hamilton av, 40.8x110.9; Geo Hewlett et al 9,000.00

53D ST (*), ns, 100 e Ft Hamilton av, 190.8x104.10xirreg; Nellie S Barker .. 7,700.00

53D ST (*) nec Ft Hamilton av, 100x 101.9; action 2; Nellie S Barker..... 6,000.00

65TH ST, ns, 350 e 6 av, 50x118.5; Jay Holding Co..... 1,000.00

ATLANTIC AV (*), sec Georgia av, 25 x99.8xirreg; Eliza J Eoehme 6,700.00

CARLTON AV (*), es, 274.2 n DeKalb av, 21x100; Michael F McGoldrick.. 7,400.00

LENOX RD (*), nws, intersec ss Clark- son, runs w 92.3 to E 93d, xw—xw 154.6xsw68.6 to E 92d, xsw—xsw54.6x w75.1xnw118.6xw170.4 to E 91st, x w43.10xw317.2 to Remsen av, xse144.2 xn87.5 to beg; also LENOX RD, ses, intersec ws Hunterly rd, 901.7x220 xirreg; also LENOX RD, swc, Remsen av, 75.1x120.10xirreg; Barbara Silkworth 14,500.00

JAMES L. BRUMLEY.

AV T, nwc W 7th, 82.6x200; also W 7TH, ws, 280 n Av T, 20x82.6; Augusta Henderson 3,000.00

JOSEPH P. DAY.

CLERMONT AV (*), ws, 107 n Atlantic av, 31x30.6xirreg; Bertha I Treat.... 2,400.00

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Auction Sales—Brooklyn—Continued.

NATHANIEL SHUTER.

PACIFIC ST (*) ss, 355 e Buffalo av, 20x107.2; Anna Cerovsky 6,000.00
MERMAID AV (*), ns, 66.4 w W 32d, 84x100; Isaac P Lewin..... 3,000.00
MYRTLE AV, ns, 180 w Tompkins av, 20x100; A B Roberts..... 2,000.00
ROCKAWAY AV (*), ws, 105 s Lott av, 20x100; Nettie B Anshell, extr..... 4,000.00
ROCKAWAY AV (*), ws, 125 s Lott av, 20x100; Rebecca Levine..... 4,000.00

JAMES C. ARCHER.

STONE AV, ws, 88 n Truxton, 20x100; withdrawn
WILLIAM H. SMITH.
68TH ST (*), sws, 300 s e 20 av, 60x 100; Gustav Liebscher..... 500.00

Total \$103,155.00
Corresponding week, 1913 435,125.00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

AUG. 15. No Legal Sales advertised for this day.

AUG. 17. 137TH ST, 323 W, ns, 84 e Edgecombe av, 16x92, 4-sty & b bk dwg; Guaranty Trust Co of N Y—John J Egan et al; Stetson, Jennings & Russell (A), 15 Broad; Robert F Wagner (R); due, \$11,308.51; T&c, \$—; Henry Brady.

AUG. 18. FORSYTH ST, 165-7; see Madison av, 1266-70. HOUSTON ST, 267 E; see Madison av, 1266-70. RIVINGTON ST, 32-4; see Madison av, 1266-70. SUFFOLK ST, 175-9; see Madison av, 1266-70. 59TH ST, 345 W; ns, 225 e West End av, 25x 100; 4-sty bk tnt & str; Louis T Lehmyer—O'Rourke Bros Co et al; Marshall S Marden (A), 37 Liberty; Geo W Collins (R); due, \$13,278.09; T&c, \$165; Chas A Berrian. 91ST ST, 26-8 E; see Madison av, 1266-70. 96TH ST, 340 E; see 1 av, 1855.

MADISON AV, 1266-70, swc 91st (No. 26-8), 100.8x62.3, 6-sty bk tnt & str; HOUSTON ST, 267 E, swc Suffolk (No. 175-9), 25x80, 5-sty bk tnt & str; RIVINGTON ST, 32-4, nwc Forsyth (No 165-7) 50.2x73.4, 3-5-sty bk tnts & str; Henry R Pyne—Jos Kronethal et al; Frank C Mebane (A), 45 Bway; Livingston Platt (R); due, \$1,303.59; T&c, —; Joseph P Day.

1ST AV, 1855, swc 96th (No 340), 25.8x80, 5-sty bk tnt & str; Emile Lams—Dora Siminowitz et al; Mandelbaum Bros (A), 90 Wall; David B Baum (R); due, \$2,816.79; T&c, —; Samuel Marx.

AUG. 19. 9TH ST, 337 E; ns, 175 w 1 av, 25x92.3, 5-sty bk tnt & str; Olivia H Conyngham et al—Isaac Salmanowitz et al; Bowers & Sands (A), 46 Cedar; Phoenix Ingraham (R); due, \$4,506.93; T&c, \$537.80; D. Phoenix Ingraham.

127TH ST, 48 W; ss, 360 e Lenox av, 25x99.11, 2-sty & b fr dwg; Bank for Savgs in City N Y—Camilla M Patterson et al; Cadwalader, Wickersham & Taft (A), 40 Wall; J Cotter Connell (R); due, \$7,219.45; T&c, \$772.95; Henry Brady.

BROADWAY, 456, es, 30 s Grand, 25x100, 5-sty stn loft & str bldg; Windham Realization Co, Inc—City Real Estate Co et al; Harold Swain (A), 176 Bway; Enos S Booth (R); due, \$75,991.69; T&c, \$1,295.60; M Morgenthau, Jr, Co.

LEXINGTON AV, 732, ws, 80.5 s 59th, 20x75, 4 & 5-sty stn loft & str bldg; Georgette Brown—Carl Stoscheck et al; Morris Cooper (A), 20 Vesey; Phoenix Ingraham (R); due, \$37,499.90; T&c, \$1,850; mtg recorded May 13, 1902; D Phoenix Ingraham.

STH AV, 687; ws, 60 n 43d, 20.2x100, 4-sty bk office & str bldg; Veronica Mock et al—Vincent L Leonard et al; Jos J Harris (A), 99 Nassau; Geo E Weller (R); due, \$14,325.54; T&c, \$489.50; Henry Brady.

AUG. 20. JACKSON ST, 28; see Monroe 276-S. MONROE ST, 276-S, see Jackson (No.2S), 100x 20, 6-sty bk tnt & str; Max Markel—Maximilian Davidoff et al; Abr Felt (A), 45 Bway; Phoenix Ingraham (R); due, \$2,262.29; T&c, \$1,119.94; sub to a prior mtg \$30,500; Jos P Day.

70TH ST, 226 E, ss, 180 w 2 av, 25x100.4, 4-sty stn tnt; Mutual Life Ins Co of N Y—Jno H Bodine et al; action 4; Fredk L Allen (A), 55 Cedar; Henry A Friedman (R); due, \$16,967.55; T&c, \$396; M Morgenthau, Jr, Co. 82D ST, 246-8 E, ss, 61.8 w 2 av, 40x76.7xirreg, 2 & 3-sty fr and bk club house; Mutual Life Ins Co of N Y—Beth David Hospital et al; Fred K I Allen (A), 55 Cedar; Jno J Hynes (R); due, \$17,053.37; T&c, \$—; mort recorded March 12, 1907; Henry Brady.

129TH ST, 640 W, ss, 125 e Riverside dr, runs 95xsw79.8 to Riverside dr (No. 564), xse50xne 92.1xnl15xw50 to beg; 6-sty bk tnt; Israel Lewis—Albt London et al; L & I J Joseph (A), 135 Bway; Albt B Unger (R); due, \$34,876.22; T&c, \$2,389.76; sub to 2 mtgs aggregating \$85,000; Saml Marx.

RIVERSIDE DR, 564; see 129TH ST, 640 W. WEST BWAY, 425, es, 250 n Spring, 25x100, 6-sty bk tnt & str; Edw H Swan et al, exrs—Kate E Zache et al; Schenck & Punnett (A), 84 William; Jacob Stiefel (R); due, \$35,575.35; T&c, \$1,187.74; Jos P Day.

AUG. 21. 34TH ST, 238 E, ss, 152 w 2 av, 18.3x98.9, 3-sty bk tnt; Lawyers' Mtg Co—Jno T Watson et

al; Cary & Carroll (A), 59 Wall; Jos D Kelly (R); due, \$13,529.32; T&c, \$320.32; Henry Brady. 50TH ST, 14 E, ss, 250.10 e 5 av, 21.5x100.5, 4-sty & b stn dwg; Albt Rothbart et al, trsts—Geo B de Forest et al; Cary & Carroll (A), 59 Wall; Sidney W Fish (R); due, \$78,752.92; T&c, \$3,073.50; mtg recorded Aug 4, 1909; Jos P Day.

AUG. 22 & 24. No Legal Sales advertised for these days.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

AUG. 15. No Legal Sales advertised for this day.

AUG. 17. 213TH ST, 848 E, ss, 175 w Bronxwood av, 25x158.2x27.3x147.3; Marie Voss—Michele Agugliaro et al; Neier & Van Derveer (A), 141 Bway; Joseph P Hennessy (R); due, \$1,732.94; T&c, \$212.32; sub to a prior mort of \$4,200; Henry Brady. AMUNDSON AV, ws, 125 n Strang av, see Seton av, 4016. SETON AV, 4016, es, 125 n Strang av, 87x100x—x100 to Amundson av, x150x200; Joanna Tenney—Bengt Nelson et al; Fred Ingraham (A), 192 Bway; Thomas W Burke (R); due, \$4,955.86; T&c, \$711.31; sub to a first mort of \$5,760; D Phoenix Ingraham.

AUG. 18. HOME ST, 981-5, ns, 85.6 e Hoe av, runs n99.6 xel5xn5xe75xs94.3xw90.7 to beg; 2 5-sty bk tnts; Margt Knox—First Preferred Realty Corp et al; Arthur Knox (A), 198 Bway; Cornelius J Earley (R); due, \$9,920.70; T&c, —; Jas L Wails.

143D ST, 419 E, ns, 210.3 e Willis av, 14.9x100, 2-sty & b bk dwg; Annie J Gruner et al—Louis Winderman et al; Middleton S Borland (A), 46 Cedar; Jos R Truesdale (R); due, \$4,004.21; T&c, \$149.80; Bryan L Kennelly.

160TH ST, S19, ns, 86.8 e Union av, 20.5x77.4, 3-sty fr dwg; sheriff's sale of all right, title, &c, which Maurice Fitzgerald had on May 8, 1914, or since; Alison M Lederer (A), 32 Nassau; Jas F O'Brien, sheriff; Anthony V Caggiano.

188TH ST, 438 E; see 3 av, 4697-4701. BARKLEY AV, 3276, ss, 25 e Dean, 50x100; also VALENTINE AV, es, 150 s Barkley av, 50x100; Wm S Flynn—Mary Eustace Michael B McHugh (A), 115 Bway; Jos R Truesdale (R); due, \$1,055.50; T&c, \$584.75; sub to a first mort of \$3,500; Joseph P Day. VALENTINE AV, es, 150 s Barkley av, see Barkley av, 3276.

3D AV, 4697-4071, swc 188th (No 438), 58.3x 75.11x55.10x104.3, 4-sty bk tnt & str; Peter Otten—Jos Schilling et al; Hovell, McChesney & Clarkson (A), 50 Court, Bklyn; Peter J Everett (R); due, \$5,396.59; T&c, \$420.35; sub to a mtg for \$33,000; Henry Brady.

AUG. 19. 240TH ST, E, nwc Bronx blvd, 45x100; Octave B Herbert, comm—Jno Rotando et al; Wm B Aitken (A), 165 Bway; Robt H Bergman (R); due, \$3,358.85; T&c, \$425; Geo Price. BRONX BLVD, nwc 240th; see 240th st, E, nwc Bronx blvd.

HUGHES AV, 2452, es, 20 n 188th, 24.11x87.6, 4-sty bk tnt & str; Geo F Martens—Pasquale D'Auria et al; Thos J Farrell (A), 20 Vesey; Clarence Y Palitz (R); due, \$9,975.14; T&c, \$897.52; Henry Brady. PARK AV, 3600-2, es, 40 n 169th, 50x100, 4-sty bk tnt; Catharina W Helming by gdn—Henry Hering et al; Earl J Helmick (A), 359 Fulton, Jamaica, N. Y.; Geo J Gillespie (R); partition; Henry Brady.

AUG. 20. No Legal Sales advertised for this day.

AUG. 21. 139TH ST, 605 E; ns, 475 e St Ann's av, 25x 100, 4-sty bk tnt; Robt C Fulton et al exrs, trsts—Mary E Flynn et al; De La Mare & Morrison (A), 140 Nassau; Monroe Goldwater (R); due, \$3,397.29; T&c, \$80.85; Chas A Berrian.

AUG. 22 & 24. 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:

AUG. 15 & 17. No Legal Sales advertised for these days.

AUG. 18. BOND ST, ws, 20 n Butler, 20x50; Phebe A Cheesman—Jno Martin et al; Edw F Taber (A), 138 Fulton st; Chas S Taber (R); Wm P Rae.

HAWTHORNE ST, ws, 106 n Winthrop, 50x106; Chas C Aspinwall—Jno H McArdle et al; Jno N E Kraeger (A), 44 Court; Herbert Peake (R); Wm J McPhilliary & Co.

38TH ST, nes, 318.10 se New Utrecht rd, 20x 90; Henry Hess et al—Saml Oliphant et al; C & T Perry (A), 845 Manhattan av; Geo J Schneller (R); Wm P Rae.

72D ST, ss, 300 e Narrows av, 40x100; Johanna Ford—Realty Dealers; Fredk N Smith (A), 24 Jackson av, Queens; Fredk A Drake (R); Wm J McPhilliary & Co.

AV Q, c 1, intersec e s E 38th, runs w 923.7x s1643.2xe1093.10xnl364.3xw208.3xn230.1 to beg; Jno F Dwyer et al—Coleraine Real Estate Assn et al; Geo Eckstein (A), 44 Court; Frank X McCaffry (R); Wm J McPhilliary & Co.

4TH ST, sec Wyckoff, 20x82.2; Wm F Brown—Brown Realty Co et al; Chas A Clayton (A), 44 Court; Jos J Speth (R); Thos Hovenden.

AUG. 19. 10TH ST, ns, 195.4 e 8 av, 19.6x92.6; N Y Investors Corp—Clara L Whitlock et al; Harry L Thompson (A), 175 Remsen; Wm Lieberman (A); Wm P Rae.

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 Carroll (A), 59 Wall, Manhattan; Jas T Will-
 iamson (R); Wm J McPhilliamy & Co.
WARWICK ST., es, 140 s Wortman av, 40x100;
 Matilda Sussman—Jno H Rosen et al; Henry
 Feldman (A), 280 Bway; Geo C Jeffrey (R);
 Nathaniel Shuter.
3D ST., 397, ns, 337 e 5 av, 22x90; Mutual Bene-
 fit Life Ins Co—Wilbur H Hendrickson et al;
 Dexter, Osborn & Fleming (A), 71 Bway, Man-
 hattan; Hugh A McTernan (R); Thos Hoven-
 den.
48TH ST., 455, ns, 240 w 5 av, 30x100.2; Chas A
 Hardy—Jno E Sullivan Co et al; Hervey,
 Barber & McKee (A), 34 Nassau, Manhattan;
 Louis J Carruthers (R); Thos Hovenden.
49TH ST., ns, 500 w 6 av, 30x100; Chas A
 Hardy—Jno E Sullivan Co et al; Hervey,
 Barber & McKee (A), 34 Nassau, Manhattan;
 Hugh A McTernan (R); Thos Hovenden.
HUDSON AV., es, 84.7 s DeKalb av, 25x75;
 Horace G Teele—Chas W Church, Jr, et al;
 Henry J Davenport (A), 375 Pearl; Edw
 Kelly (R); Wm J McPhilliamy & Co.

AUG. 21.
68TH ST., nes, intersec ses 15 av, —, to New
 Utrecht av; Alva E Belmont et al—Peter
 Olsen et al; Herbt Reeves (A), 51 Liberty,
 Manhattan; Milton Wright (R); Wm J Mc-
 Philliamy & Co.
BROOKLYN AV., es, 180 n Church av, 30x35.1;
 N Y Mtg & Security Co—Boyd Constn Co et
 al; Henry M Bellinger, Jr (A), 135 Bway;
 Albert E Richardson (R); Wm P Rae.
BROOKLYN AV., es, 210 n Church av, 30x35.10;
 same—same; action 2; same (A); same (R);
 Wm P Rae.
CONEY ISLAND AV., es, 460.5 n Av S, 20x100;
 Alva E Belmont—Harvey J Couch et al; ac-
 tion 1; Herbert Reeves (A), 55 Liberty, Man-
 hattan; Jas M Kelly (R); Wm J McPhilliamy
 & Co.
CONEY ISLAND AV., es, 480.5 n Av S, 20x100;
 same—same; action 2; same (A); same (R);
 Wm J McPhilliamy & Co.
DOUGLASS ST., ss, 100.8 e Court, 15x96; sher-
 iff's sale of all right, title, &c, which Fred R
 Moore had on Aug 11, 1914, or since; Lewis
 J Swasey, sheriff; Wm P Rae Co.
DUMONT AV., nwc Thatford av, 25x100; Pru-
 dential Bond & Mtg Co—Abr Damsky et al;
 Jos Sapinsky (A), 35 Nassau, Manhattan;
 Wm R Murphy (R); Nathaniel Shuter.
GRAHAM ST., es, 132 s DeKalb av, 18x91.5;
 Hilda L Nelson—Sylvester L Nash et al; Chas
 A Ogren (A), 149 Bway; Jas F Quigley (R);
 Wm P Rae.
72D ST., ns, 95.10 e 5 av, 30x118.4; Cayuga
 County Savgs Bank—Jno E Sullivan Co et al;
 Harry L Thompson (A), 175 Remsen; I M
 Lerner (R); Wm P Rae.
72D ST., ns, 394.6 w 6 av, 20x117.5; College
 Board of the Presbyterian Church in the U S
 of America—Bridget Rice et al; Harry L
 Thompson (A), 175 Remsen; Saml Silbiger
 (R); Wm P Rae.
73D ST., ns, 114.6 w 5 av, 20x100; Methodist
 Rook Concern in the City of N Y—Margaret
 Sullivan et al; Harry L Thompson (A), 175
 Remsen; Chas T Kunkel (R); Wm P Rae.
6TH AV., ws, 103.6 s Carroll, 19x96; Claus
 Horhorst—Marv F McGregor et al; Collier &
 Collier (A), 61 Liberty, Manhattan; Saml L
 Judelson (R); Nathaniel Shuter.

AUG. 22.
BEDFORD AV., es, 100 s Clarendon rd, 50x100;
 Bolstein-Epstein Co, Inc—Elizabeth D Baylos
 et al; Jos A Whitehorn (A), 791 Bway;
 Henry L Salpeter (R); Nathaniel Shuter.
AUG. 24.
66TH ST., ss, 100 e 14 av, 20x100; Fredk W
 Sherman—Luigi Bozzicolonna et al; Julius
 Krause (A), 105 Lexington av, Manhattan;
 Jas M Pawcett (R); Wm P Rae.
NASSAU AV., ns, 64 e Kingsland av, 19x100;
 Jas W Conklin—Henry Leibowitz et al; Wm
 S Miller (A), 837 Manhattan av; C C Lock-
 wood (R); Wm P Rae.

AUG. 10.
42D ST., 229 E; Kath Elias—Henry Weiss et
 al; L W Osterweis (A).
AUG. 11.
ELDRIDGE ST., ws, Lot 657, Map of Jas De-
 laney Estate, 17 Ward; August Witzel—
 Solomon Blinder et al; amended; C Brandt, Jr
 (A).
14TH ST., 607 E; Saml J Littenberg—Meyer
 Goldberg et al; S Kahan (A).
103D ST., 161 E; Jno Wagner—Sadie Froelich-
 stein et al; A B La Far (A).
LEXINGTON AV., 1736; Chas G Moller et al—
 Isaac J Danziger et al; amended; Bowers &
 Sands (A).
MADISON AV., swc 82d, 101.2x35; U S Trust
 Co of N Y—Adolph Meyer et al; amended;
 Stewart & Shearer (A).
AUG. 12.
51ST ST., 239 W; Henrietta M Kleinberger—
 Josephine S Bennett et al; Godnick, Wilson &
 Ranzenhofer (A).
133D ST., 115-17 W; two actions; Jno C Wil-
 mering et al; Rachel Lederer et al; R & E
 O'Gorman (A).
AUDUBON AV., es, 259.10 n 175th, 99.11x100;
 Jos E Marx—Shelburne Realty Co et al;
 amended; Lese & Connolly (A).
CONVENT AV., ws, 193.6 s 133d, 135.5x127.5x
 131.6x100; Austin B Fletcher—Convent Park
 Constn Co et al; W P S Melvin (A).

AUG. 13.
BROOME ST., es, Lots E & F, Map of Bayard
 Farm; WOOSTER ST, 62; Bank for Savgs in
 the City of N Y—Chas Martin et al; amended;
 Cadwalader, Wickersham & Taft (A).
CHERRY ST., 246-8; National Nassau Bank of
 N Y—Harris Shapiro et al; Breed, Abbott &
 Morgan (A).
JONES ST., 9; Jno L Tonnele, trst—Ferdinand
 W Fey, et al; J N Tonnele (A).
13TH ST., 509-11 E; N Y Trust Co—Jno Gian-
 ninoto et al; M S & I S Isaacs (A).
50TH ST., ns, 155.7 e 1 av, 19.5x100.5; Babette
 Hern—Ann Wallach; Hovell, McChesney &
 Clarkson (A).
77TH ST., 57 E; U S Trust Co N Y—Roseby
 Realty Co et al; Stewart & Shearer (A).
152D ST., ns, 300.10 w Bway, 24.7x199.10; Annie
 G Piesen—Mary E Mitchell et al—M Eder
 (A).
152D ST., n s, 325.5 w Bway, 24.9x199.10;
 Annie G. Piesen—Mary E. Mitchell, et al, M.
 Eder (A).
152D ST., ns, 350 w Bway, 25x199.10; Hugo H
 Piesen—Annie M Kelly et al; M Eder (A).
AUG. 14.
49TH ST., 68 W; Eliz Irwin—Jno J Tierney et
 al; G F Alexander (A).
50TH ST., ss, 160 e 7 av, 40x100.4; Theo Riehl
 —Theresa Abelson et al; Harris, Corwin,
 Gunnison & Meyers (A).
57TH ST., 102 W; Matilda Gordon—Mollie H
 Van Baar et al; I Cohen (A).
113TH ST., ss, 20 e 4 av, 16x100.11; Margt W
 Burdsall—Michl Kelly et al; Wilson, Barker
 & Wager (A).
MADISON AV., nwc 126th, 19.11x85; Sarah J
 Morton—Annie M Keenan et al; C A Moran
 (A).

Bronx.

AUG. 7.
LELAND AV., ws, 125 s Wood av, 25x100; Janie
 H Kellogg—Eugene J Sennett et al; O E
 Davis (A).
**LOTS 29-30, blk 3349; Smith Williamson—Abr
 Cahn et al; Williamson & Bell (A).**
AUG. 11.
DEVOE TER., nws, 412.8 s 190th, 18x70; Chris-
 tian G Euler—Francis A Fullam et al; Car-
 rington & Pierce (A).
DECATUR AV., ws, 341.5 n S Blvd, 37.6x110;
 Rebecca B Gourlie—Clarke B Augustine et al;
 Dean, Tracy & McBarron (A).
ELLIS AV., swc Haviland av, 83x102.6; Chas A
 Hall—Mary A Thompson et al; F M Thomp-
 son (A).
KATONAH AV., ws, 50 n 237th, 25x85; Rebecca
 B Gourlie—Stanley J Marran et al; Dean,
 Tracy & McBarron (A).
KATONAH AV., ws, 25 n 237th, 25x85; Rebecca
 B Gourlie—Stanley J Marran et al; Dean,
 Tracy & McBarron (A).
WHITLOCK AV., es, 314 s Tiffany, 39x90; Susan
 McVickar Hemenway—Lockwhit Co et al;
 Everett, Clarke & Benedict (A).
WHITLOCK AV., es, 275 s Tiffany, 39x90; Susan
 McVickar Hemenway—Lockwhit Co et al;
 Everett, Clarke & Benedict (A).

AUG. 12.
 No Foreclosure Suits filed this day.
AUG. 13.
139TH ST., ss, 327.8 e St Anns av, 37.6x100;
 Wm Dannheim—Maurice H Zucker et al; H
 Meyer (A).
MORRIS AV., es, 262.6 n 179th, 18.9x100; Anna
 C Stephens—Pauline Hoecker et al; T F
 Keough (A).
PROSPECT AV., ws, 230 s Tremont av, 70x100x
 irreg; Fredk P J Arndt—Augusta Barthold
 et al; C A Furthman (A).
PROSPECT AV., 564 & 566; Wm L Condit et al
 —Helene Fraudenmacher et al; Elkus, Gleas-
 on & Proskauer (A).
WHITLOCK AV., es, 392 s Tiffany, 39x90;
 Cath Wolfe Loney—Lockwhit Co et al; Stan-
 ton & Hopkins (A).
**LOT 13, Map of Prop in 24th Ward belonging to
 Est of Geo W Hunt; Ellen Fitzgerald—
 Lizzie Reese et al; C K McGuire (A).
**LOT 241, Map Village of Wakefield—Saml
 Stecher et al—Giouse Arccleo et al; C Tol-
 leris (A).****

AUG. 12.
 No Foreclosure Suits filed this day.
AUG. 13.
139TH ST., ss, 327.8 e St Anns av, 37.6x100;
 Wm Dannheim—Maurice H Zucker et al; H
 Meyer (A).
MORRIS AV., es, 262.6 n 179th, 18.9x100; Anna
 C Stephens—Pauline Hoecker et al; T F
 Keough (A).
PROSPECT AV., ws, 230 s Tremont av, 70x100x
 irreg; Fredk P J Arndt—Augusta Barthold
 et al; C A Furthman (A).
PROSPECT AV., 564 & 566; Wm L Condit et al
 —Helene Fraudenmacher et al; Elkus, Gleas-
 on & Proskauer (A).
WHITLOCK AV., es, 392 s Tiffany, 39x90;
 Cath Wolfe Loney—Lockwhit Co et al; Stan-
 ton & Hopkins (A).
**LOT 13, Map of Prop in 24th Ward belonging to
 Est of Geo W Hunt; Ellen Fitzgerald—
 Lizzie Reese et al; C K McGuire (A).
**LOT 241, Map Village of Wakefield—Saml
 Stecher et al—Giouse Arccleo et al; C Tol-
 leris (A).****

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

Manhattan.

AUG. 8.
CANNON ST., es, 100 s Rivington, 25x100; Mor-
 ris Liebman—Nathan Bitzick et al; M A
 Rabinovitch (A).
WOOSTER ST., 62; Bank for Savgs in City of
 N Y—Chas Martin et al; Cadwalader, Wick-
 ersham & Taft (A).
13TH ST., 224-8 E; three actions; Rachel Hyman
 exr—Jos Berkowitz et al; M Hyman (A).
AUG. 10.
42D ST., 229 E; Kath Elias—Henry Weiss et
 al; L W Osterweis (A).
AUG. 11.
ELDRIDGE ST., ws, Lot 657, Map of Jas De-
 laney Estate, 17 Ward; August Witzel—
 Solomon Blinder et al; amended; C Brandt, Jr
 (A).
14TH ST., 607 E; Saml J Littenberg—Meyer
 Goldberg et al; S Kahan (A).
103D ST., 161 E; Jno Wagner—Sadie Froelich-
 stein et al; A B La Far (A).
LEXINGTON AV., 1736; Chas G Moller et al—
 Isaac J Danziger et al; amended; Bowers &
 Sands (A).
MADISON AV., swc 82d, 101.2x35; U S Trust
 Co of N Y—Adolph Meyer et al; amended;
 Stewart & Shearer (A).
AUG. 12.
51ST ST., 239 W; Henrietta M Kleinberger—
 Josephine S Bennett et al; Godnick, Wilson &
 Ranzenhofer (A).
133D ST., 115-17 W; two actions; Jno C Wil-
 mering et al; Rachel Lederer et al; R & E
 O'Gorman (A).
AUDUBON AV., es, 259.10 n 175th, 99.11x100;
 Jos E Marx—Shelburne Realty Co et al;
 amended; Lese & Connolly (A).
CONVENT AV., ws, 193.6 s 133d, 135.5x127.5x
 131.6x100; Austin B Fletcher—Convent Park
 Constn Co et al; W P S Melvin (A).

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

Manhattan.

AUG. 6 & 7.
 No Judgments in Foreclosure Suits filed
 these days.
AUG. 8.
131ST ST., ss, 190 e 8 av, 15x99.11;
 Iphigenia Z Place—Jas J Ryan; Wells
 & Snedeker (A); Henry C S Stimpson
 (R); due..... 6,252.08
AUG. 10.
BROADWAY. 2788; Helen D Clark et al
 —Abner T Bowen et al; Herbert J
 Lyall (A); Wm T Quinn (R); due... 9,867.47
AUG. 11.
133D ST., ns, 185 e Lenox av, 25x99.11;
 Wm C Bowers—Eva Kramer et al;
 Bowers & Sands (A); Jos V Mitchell
 (R); due..... 14,628.05
RIVERSIDE DR., es, 75.8 n 87th, 25x
 100; N Y Trust Co—Elijah D Mur-
 phy; Merrill & Rogers (A); Theo K
 McCarthy (R); due..... 49,854.67
AUG. 12.
 No Judgments in Foreclosure Suits filed
 this day.
LIS PENDENS.
 The first name is that of the Plaintiff,
 the second that of the Defendant.
Manhattan.
AUG. 8.
101ST ST., ns, 100 e Bway, 54.9x100.11; Pauline
 Cohen—German Exchange Bank et al; specific
 performances, &c; J Cohen (A).

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Lis Pendens—Manhattan—Continued.

114TH ST, ss, bet 2 & 3 avs, lot 33; also 2D AV, es, bet 116th & 117th, lot 53; two actions; Rudolph Wallach Co—Louis Lese et al; foreclosure of tax liens; A Weymann (A).

AUG. 10. No Lis Pendens filed this day.

AUG. 11. No Lis Pendens filed this day.

AUG. 12. MADISON AV, nec 82d, 95x85; Doty & Orr Co—Redsdale Corp et al; action to declare deed void, &c; Pressinger & Newcombe (A).

AUG. 13. HILLSIDE AV, 116-20; Sophie Battermann—Wm Jaenike et al; action to establish right of dower; Redding, Greeley & Goodlett (A).

AUG. 14. RIVINGTON ST, 227; Morris Nathanson—Abr Schwartz et al; (action to set aside deed &c); A B Greenberg (A).

55TH ST, ns, 140 e Madison av, 16.6x100.5; Edith E Adams—Frank Adams; action to establish lien; Brown, Cooksey & Myers (A).

107TH ST, 67 W; Hattie Rothschild—Ethel R Prager et al; a measurement of dower, &c; S R Lash (A).

ST NICHOLAS AV, nwc 164th, 133.4x171.5; East River Mill & Lumber Co—164 Building Co Inc et al; action to foreclose mechanics lien; Williams, Folsom & Strouse (A).

Bronx.

AUG. 7. No Lis Pendens filed this day.

AUG. 8. LOT 69, Hutchler map; Jno Stahl—Mary E Eaton; action to enforce specific performance of contract; B Franklin (A).

LOT 228, map of Village of Mott Haven; Frances H Bolton et al; Luigi Flora et al; J A Lane (A).

AUG. 10. No Lis Pendens filed this day.

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Mechanics' Liens A Specialty

AUG. 11.

187TH ST, ns, bet Bathgate & 3d avs (known as Lot 38, Sec 11, Block 3,057); Rudolph Wallach Co—Azelia W Steele; action to foreclose transfer of tax lien; A Weymann (A).

LOT 280, Map of Laconia Park; American Tax Lien Co—Angelo Mercadante et al; action to foreclose transfer of tax lien; J J Schwebel (A).

AUG. 12.

149TH ST, sec Timpson pl, 26.7x104.7; (2) CYPRESS AV, sec 149th, 50x84; (3) TINTON AV, nwc 149th, 94x100; (4) UNION AV, nec 149th, 75x100; (5) LOT NO 1, Map of 145 lots, being part of Fox Estate; Patk H Sullivan et al—Patk H Sullivan et al; partition suit; Ellison & Ellison (A).

AUG. 13.

149TH ST, ns, bet Morris & Courtlandt avs (known as Lot 54, Sec 9, Blk 2331); Robt McGill—Gerard M Barretto et al; action to foreclose transfer of tax lien; Elkus, Gleason & Proskauer (A).

Brooklyn.

AUG. 6.

BERRY ST, es, 25 n N 9th, 25x100; also KENT AV, es, 25 n N 13th, 25x100; also 6TH AV, ws, 66.6 s 12th, 15.6x80; also WYTHE AV, wc N 13th, 75x100; Helen Keeley—Mary C Keely et al; to create a title; O'Brien (A).

HART ST, 150; also S 3D ST, ns, 25 w Hooper, 120x120.3; also S 9TH ST, ss, 96 w Driggs av, runs s144.1xw50xnl49.11xe90 to beg; also GRAND ST, nwc Rodney, 50x119.6x50x119.2; Michl Austermann—Frank Peleyger et al; to set aside deed; Strasbourger, Eschweger & S (A).

HENDRIX ST, ws, 80 n Blake av, 20x50; Louise Kramer—Jacob Powers et al; J A Whitehorn (A).

QUINCY ST, ss, 230.8 e Lewis av, 19x100; Hannah M Lovett—Jacob Eisenberg et al; Smith, Doughty & W (A).

STERLING PL, ss, 260 e Howard av, 21.1x86.8 x20x93.4; Ernest Schneiderman—Jacob Plotnick; specific performance; A G Fuchs (A).

S 1ST ST, ss, 180 e Driggs av, 37.6x100; Max Levy—Michl Bershtsky et al; Levy, Gutman & G (A).

S 1ST ST, ss, 217.6 e Driggs av, 37.6x100; same—same; same (A).

13TH ST, nes, 97.10 nw Prospect Park W, 20.10x100; Eva Hornstein—Wm Forger et al; C W Morhaus (A).

E 53D ST, es, 200 n Linden av, 60x100; Jno C Kinkel—Thos E Cisney et al; R H Carpenter (A).

79TH ST, sec 6 av, 20x109.5; also 79TH ST, ss, 109.5 e 6 av, 100x160; Yetta Mestrowitz—Henry Roth Bldg Co; foreclosure of mechanics lien; I M Silberman (A).

AV M, nec E 33d, 60x100; Cecile K L Acton—Martha Kaufmann & ano; M H Elliott (A).

CHRISTOPHER AV, ws, 150 s Riverdale av, 25 x100; Jos P Slater—Gittel Katz et al; H Lurio (A).

CHRISTOPHER AV, ws, 175 n Liberty av, 25x100; Title Guar & Trust Co—Annie Edelman et al; T F Redmond (A).

FLUSHING AV, sec Forrest, runs e10xe95.7xsw 25xnl100xnl16 to beg; Sarah Reizenstern—Minnie Einhorn et al; H Zirn (A).

WASHINGTON AV, ws, 508.4 s Myrtle av, 16.8x100; Title Guar & Trust Co—Thos J Shaughnessy et al; H L Thompson (A).

AUG. 7.

CUMBERLAND ST, sec Greene av, 75x80; Salvatore Marcecia—Sheffield Constn Co et al; foreclosure of mechanics lien; R K Jacobs (A).

GRATTAN ST, ns, 25 w Porter av, 25x100; Title Guar & Trust Co—Max Bernstein et al; T F Redmond (A).

UNION ST, ns, 282.6 w Clinton, 27.6x100; Henry D Bultman—Lillian Hegeman et al; Reynolds & Geis (A).

E 43D ST, es, 360 s Av J, 20x100; also E 45TH ST, es, 160 n Av N, 40x100; also KINGS HIGHWAY, nws, at int land formerly of Abijah Baldwin, runs nw534.2xne81xse543.6xsw 81 to beg; also E 43D ST, ws, 460 s Av J, runs s62.3xnw—xe66.6 to beg; Michl Hellebrand—Anna Hellebrand; to obtain a judgment; J A Timony (A).

45TH ST, nes, 472.5 nw 12 av, 22.1x100.2; Title Guar & Trust Co—Jos Black et al; T F Redmond (A).

48TH ST, nws, 180 se 14 av, 40x100.2; Title Guar & Trust Co—Lottie Horowitz et al; T F Redmond (A).

49TH ST, sws, 160 nw 16 av, 40x100.2; Bank for Savgs at Ossining—Matilda G David et al; T F Redmond (A).

57TH ST, sws, 128 nw 16 av, 28x100.2; Emma Clark—Rose Sperling et al; T F Redmond (A).

GLENMORE AV, swc Elton, 27.6x100; Giovanni Brunetti—Fannie L Silvis et al; A Mignone (A).

GRAVESEND AV, es, 120 s Av N, 20x112; Fredk Opolinsky—Sarah G Meistrell; J M Peyser (A).

LOT 3 & 4, map Rugby; Wilhelm Steinile—Morris Cantor et al; S Seiderman (A).

AUG. 8.

POPLAR ST, ns, 77.4 e Hicks, 25x22.8; Wm Muzzio—Marie Muzzio et al; partition; H G Chapin (A).

THAMES ST, ss, 200 e Bogart, 50x100; Title Guar & Trust Co—Gussie Epstein et al; T F Redmond (A).

40TH ST, ws, 46.1 nw New Utrecht av, 20x100.2; Chandler Smith—Anna M Roesh & ano; D E Griffith (A).

40TH ST, sws, 66.1 nw New Utrecht av, 20x100.2; same—same; same (A).

58TH ST, swc Beverly rd, 200x300; Harry W Fairfax—Wm A A Brown & wife; J H Shaffer (A).

79TH ST, sec 11 av, 100x460; Geneva C Stopenhagen—Abr I Goldberg et al; G F Alexander (A).

STONE AV, ws, 25 s Riverdale av, 25x100; Stone Av Bldg Co—Thos Haines; to create a title; I Solomon (A).

DE KALB AV, ns, 300 e Marcy av, 50x100; Trustees of Widows & Orphans Fund of E D

in City of Bklyn—Leon Geisman et al; Coombs & Wilson (A).

11TH AV, nws, 80.2 sw 48th, 20x100; Putnam Co Savgs Bank—Arthur M Lewis et al; T F Redmond (A).

AUG. 10.

CLAY ST, ss, 100 w Oakland, 25x100; Max Whitelaw—Jake Bloch & ano; foreclosure of mechanic's lien; L Rosenberg (A).

MORTON ST, ss, 92 w Bedford av, 23x75; Jennette S Lewis—Chas Heymann et al; H L Thompson (A).

PARK PL, ns, 300 e Saratoga av, 19.6x127.9; Saml Zuckerman—Ida Bangel et al; Levy Gutman & G (A).

STAGG ST, swc Bogart, runs w13.2x575xe28.6x n76.6 to beg; Children's Aid Society—Brown Realty Co et al; H L Thompson (A).

E 16TH ST, nec Av Y, runs n296xse301.3xw49.2 to beg; Eliz B Lemen—Harriet A Lane & ano; Sandler & Knemeyer (A).

FT HAMILTON PKWAY, ses, 131.7 ne 38th, 20.10x102.11x20.3x99.2; Francis M Johnstone—Independence Co of West Bklyn et al; Reeves & Todd (A).

18TH AV, es, 200 n Bath av, 49.11x117.8x50x115.2; Simon Wolf—Augusta Stern et al; Lewis & Lewis (A).

RIGHT OF WAY line of N Y & Sea Beach R R, ws, 170 n Av U, 10x70; N Y Municipal R R Corp—Clara McLeary et al; to acquire property; G Yeomans (A).

AUG. 11.

KOSCIUSKO ST, ns, 61.6 e Sumner av, 19.3x82; Eliza D Taylor—Nathan Bokshitzky et al; T F Redmond (A).

MONROE ST, ns, 125.6 e Nostrand av, 74x100; Alex Zalca—Danl Gibbons et al; T J Ryan (A).

W 7TH ST, sec 22 av, rune ne40.6xse100xsw40x nw64.11xw64.11x68 to beg; Ida E Davis—Jno Storer et al; W H Good (A).

57TH ST, nes, 322 nw 16 av, 30x100.2; Title G & T Co—Henrietta Pereyra et al; T F Redmond (A).

74TH ST, ss, 196 w 4 av, 18x100; Mary Dillon—Margt A Wallace et al; T F Redmond (A).

GATES AV, ns, 310 w Reid av, 19.11x100; Nora Kearney—Fannie T Burroughs et al; J M O'Neill (A).

GREEN AV, ns, 164 w Patchen av, 18x100; Bklyn Hospital—Ida Casey et al; T F Redmond (A).

LENOX RD, ss, 60 e E 51st, 20x75; Arthur Lyman—Andrew Baxter et al; W T Lindsay (A).

MESEROLE AV, sec Leonard, 29.4x79.11; Jno Brodie—Hattie Schliemann et al; J Sugelman (A).

NOSTRAND AV, ws, 100 n Av H, 20x90; Mary E Peck—Henry W Ellison et al; H L Thompson (A).

PUTNAM AV, ss, 87 w Howard av, runs s74.4x w13x25.8xw4xnl100xe17 to beg; Alletta L Phillips—Edw B Ecker et al; C H Fuller (A).

THATFORD AV, sec Glenmore av, 20x50; Mary E Heath—Jos Levine et al; H L Thompson (A).

3D AV, sec 31st, 20.2x100; Edwin C Swezey—Francesca N Diorio et al; R E Swezey (A).

3D AV, swc 39th, 25x100; Jas Lefferts—Mary A Cronin et al; D V D Reiley (A).

AUG. 12.

BAINBRIDGE ST, ns, 100 e Stuyvesant av, 20x100; Bowery Savgs Bank—Kalman Weiler et al; T F Redmond (A).

CLEVELAND ST, es, 90 n Blake av, 20x95.3; Barnett Pomerantz—Morris Applebaum & ano; partition; I Solomon (A).

FULTON ST, ns, 86.10 e Rockaway av, runs n 6.2xw31.3x46.6x13.11xe20.3 to beg; trustees of Robert College of Constantinople—Jacob Josefthal et al; T F Redmond (A).

HART ST, nws, 175 ne Knickerbocker av, 25x100; Albert Graichen—Theresia Hauser et al; partition; A Christmann, Jr (A).

STAGG ST, ns, 300 w Waterbury, 25x100; Union Trust Co of Albany—Jos Schoenblum et al; T F Redmond (A).

UNION ST, nwc Bond, 14.7x75; Lillian M Williams—Emma H Anderson et al; H J Davenport (A).

WEST ST, ws, 84.6 s Tehama, 20x98.9x21.1x91.3; Annie P Remsen—Wm Clare et al; H J Davenport (A).

E 17TH ST, ws, 150 s Av Z, 25x100; Sarah Syber—Thos L Mullen et al; H E Shirk (A).

46TH ST, nes, 249 se 13 av, 40x100.2; Julia L Sammis—Jos Gottfried et al; T F Redmond (A).

100 ST, ns, 112.6 w Ft Hamilton av, 27.6x97.6; also 100TH ST, ns, 200 w Ft Hamilton av, 97.6x100; Title G & T Co—Jessie K Dowling et al; H L Thompson (A).

ATLANTIC AV, ns, 225 e Smith, 25x90; Title G & T Co—Yetta Abraham et al; T F Redmond (A).

CLARENDON RD, sec E 29th st, 20x100; Spencer Aldrich—Geo Potts et al; F D Wynn (A).

MYRTLE AV, sec Steuben, 25x100; Bond & Mtg Guar Co—Jno Sklar et al; H L Thompson (A).

OCEAN AV, swc Av V, 20.4x106.6; Horace G Teele—Clara Jacobs et al; H J Davenport (A).

R R AV, es, 474.3 s Jamaica av, 20x175; Geo Specht—Marie A Walter & ano; to create a title; B Bloch (A).

5TH AV, ws, 45.6 s 54th st, 20.10x80; Mary E McVeigh—Warren E Golden et al; partition; W J Bolger (A).

MECHANICS' LIENS.

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

Manhattan.

AUG. 8.

111TH ST, 304-6 W; Philip Bolotin—Lena Schiff & Axel M Rund..... 291.58

BROADWAY, nwc 72d, 104x180.5; Lewis G Fried—Morris Schinasi, Gustave Kaufmann & Hemeke Engineering Co. 255.00

AUG. 10.
VESEY ST., 39; Chas J Adams & Son, Inc—H L Fox 933.00
113TH ST., 200 W., & 1862 7th av; Joe Prushansky—Mathilda M Mertens et al 353.00
129TH ST., 131-135 W; Jacob Meyer—Nora D McCall 107.85
BWAY, sec 81st, 102.1x220; American Guar Roofing Co—Estate of Bernheimer et al; Fleischman Bros Co, Inc 1,562.08

AUG. 11.
CLARKSON ST., ss, whole front bet West & Washington, 281.2x1rreg; Communipaw Steel Co—Wm E Aitken & Jno J Bradley; Thos Drusdale (43) 500.00
MONTGOMERY ST., 35-37; Nathan Garber—Hebrew Kindergarten & Day Nursery (44) 6,436.63
19TH ST., 205-209 W; Herrmann & Grace Co—Wyanoke Realty Co; Hugh E O'Reilly; renewal (45) 1,305.20
SAME PROP.; Teran, Mahaney & Munro, Inc—same; renewal (46) 1,500.00
78TH ST., 338 E; Wm A Haase, Inc—Helen Breen (42) 134.41
BWAY, 1372-78; Northern Waterproofing Co—Hobart Estate Co; Times Sq Improving Co; Richman Constn Co (47) 75.00
N Y CEN R R TRACKS., es, 450 s Dyckman, 143.6x101; Pheon Contracting Co—Vermont Hygeia Ice Co (41) 3,000.00

AUG. 12.
CATHEDRAL PKWAY., ss, 250 w Columbus av, 100x171.10 to 109th; Paul Schermer Iron Wks—Woman's Hospital; Isaac S Rossell (48) 2,874.00
49TH ST., 140 W; Harry Fischer—Emilie Simon; Kaufman Simon (52) 41.00
75TH ST., 507 E; Jas De Fago—Bernet C Gerken; Sidney F Oppenheim (49) 1,537.05
97TH ST., 47 W; Louis Cohen—Heloise T Willis; Pascal Cohn & Son (51) 175.00
136TH ST., 124-126 W; Sam Fox—4th Moravian Church; Stephen Wilcox (50) 35.00
BWAY, nec 81st, 95x102; Wm Koch—Wm Walter; Fulton Bldg Co; Tolkow & Fleischmann Bros Co (54) 117.10

AUG. 13.
DUTCH ST., 12; Edw F Rodler—Franz Zahn 54.60
BWAY, sec 81st, 95x102; Wilhelm Koch—Wm Walter; Fulton Bldg Co; Tolkow & Co, Fleischmann Bros Co (55) 117.10
2D AV., 318; Cross, Austin & Ireland Lumber Co—Alexander K Leimburg; Axel L Anderson (57) 463.71
5TH AV., 424-34; Standard Plunger Elevator Co—F V & J H Burton; E Brooks & Co (58) 42,187.71
7TH AV., 2282; Herman Steinberg—Chas Froebe; Isaac Schoenberg (56) 75.00

AUG. 14.
56TH ST., 421 W; Harry Pine—Bertha Wolf (64) 109.50
83D ST., 13 W; Edwin C Worms—Mary Mary B Hall & Gamble Realty Co (60) 7.90
83D ST., 11 W; same—Chas W Lindsley & Gamble Realty Co (61) 8.70
BROADWAY, nwc 47th, 155.7x100; Gimbel Bros, N Y—Amusement Resaturant Co Inc (62) 5,500.00
LEXINGTON AV., 1513; Harry Pine Bertha Wolf (65) 18.30
6TH AV., 624; J P Zunla Tile Co—Alvina McAleenan, Louise B O'Donohue & Chas Koster (63) 175.00

Bronx.

AUG. 7.
BECK ST., 582; Eagle Cornice & Skylight Works—Ostro Constn Co (12) 30.00
VAN NEST AV., 774; Harris Rose Constn Corp—Jas Brownshield & Garvey Bros (13) 201.00

AUG. 8.
BATHGATE AV., 1216; Louis Wiener—Lena Greenberg & Bathgate Realty Corp (16) 3,318.96
WALKER AV., 1125; Harlem Gas & Electric Fixture Co—Michl D Howard (15) 85.00
WALKER AV., ns, 131.6 w Bronx Park av, 26.8x104.6; Salvatore G Arnone—Michl D Howard (14) 205.80

AUG. 10.
 No Mechanics' Liens filed this day.

AUG. 11.
MAHAN AV., es, 200 s Tremont rd, 25x100; Frank Goldman—Julian Bally, August Tfelt & Alphonse De Bouver (19) 33.00
3D AV., 3882; Wm T Hookey & Son, Inc—Paseidan Realty Co, Inc, Angelo Restibo (17) 603.90
UNION AV., 1232; Sam Burstein—Gustave L Becker (18) 71.50

AUG. 12.
214TH ST ()**, ss, 93.8 w Barnes av, 25x100; Geo Bonavia—Annibale De Luccia, Nicola Ottomano; renewal (53) 18.00

AUG. 13.
168TH ST., ss, 143.6 w Fulton av, 59.1x103; Kiosk Contracting Co—Wm J Diamond, Andrea La Sala (20) 196.00
JACKSON AV., 757, 759, 761 & 763; Cross, Austin & Ireland Lumber Co—Cieri Constn Co; renewal (21) 240.48
 **Recorded in N. Y. County.

Brooklyn.

AUG. 2.
CARROLL ST., ss, 20 e Albany av, 140x100; Ludowici-Celadon Co—Heights Bldg Corp 175.00
CLEVELAND ST., ws, 85 s Hegeman av, 50x100; B J Feinstein—Sam Jerez 400.00
HICKS ST., 137-53; M Schlossman—J J Lusier, P E Murphy & P E Murphy Co 69.31

E 34TH ST., ws, 120 s Snyder av, 80x100; E J McLaughlin Co—A B Nicholas Inc. 722.73
80TH ST., ns, 100 w 13 av, 160x100; Paladino & Bros—Emanon Bldg Co 424.75
FRANKLIN AV., 119; J Kinselstein—Robt R Danzilo 130.00
LIVONIA AV., nwc Powell, 100x100; F Katz—Rachel Melnick, Collective Holding Co & Harry Topp 4,800.00

AUG. 7.
BARRETT ST., es, 100 s Snyder av, 100x100; Chestnut Ridge White Brick Co—A D Constn Co & Adolph Koepfle 162.50
GRAND ST., 83; Audley Clarke Co—Max Kobre's Bank & Isreal E Kobre 566.03
GRAND ST., ns, 63.3 e Wythe av, —x—; C Barnett—Max & Israel E Kobre 740.00
SAME PROP.; B Hoffman—Morris, Max & Israel Kobre 295.00
UNION ST., 645; David Weinberg—Henrietta Brill & Max M Bernstein 95.00
4TH ST., 561; S Lewitzky—W Bernard Vausa 120.50

ATLANTIC AV., nes Flatbush av & ss of Hanson pl & ws Ft Greene pl, blk occupied by L I R R Co; J Braunstein—L I R R Co & Sanitary Toilet Co 353.00
SAME PROP.; same—same 490.00
ST MARKS AV., ns, 125 e Kingston av, 100x157; Henry Miles & Sons—Saratoga Impt Co 1,025.00
ST MARKS AV., ns, 125 e Kingston av, 100x157; C Mazzery—Saratoga Impt Co & Jacob Goell as pres 735.00
ST MARKS AV., ns, 125 e Kingston av, 100x105; Donin Plumbing Contracting Co—Saratoga Impt Co & M & J Constn Co 4,500.00
ST MARKS AV., ns, 125 e Kingston av, 100x157; N Passman & Son—Saratoga Impt Co 650.00
SAME PROP.; Eastern Painting & Decorating Co—same 2,800.00
SAME PROP.; Steinberg Steam Cut Stone Co—same 1,850.00
SUTTER AV., 1085; P Heister—H C Kendall 38.40

AUG. 8.
GRAND ST., 83; J Heinlein Cut Stone Co—Max & Isreal Kobre 560.00
SAME PROP.; M Silverson—Max & Isaac Kobre 1,250.00

AUG. 10.
ADELPHI ST., ws, 84 s Myrtle av, 103.9x100; G Rader Co—Hartman Constn Co & I Hamlin 488.28
BARRETT ST., es, 100 s Sutter av, —x—; I Barrow—A D Constn Co & Adolph Koepfle 3,400.00
SAME PROP.; G Rader Co—same 1,379.28
CLEVELAND ST., ws, 85 s Hegeman av, 50x100; J Pesitzky—Sam Ferris 700.00
E 17TH ST., es, 220 s Av V, —x—; S Braco—Louisa & Chas Casale 2,000.00
HUDSON AV., 374; H Greenberg—Isaac Rosenbaum & Mr Sherfisky 118.00
E 98TH ST., es, 100 s Farragut rd, 20x100; J Tisch—Aloysious Moser & Herman E Funk 50.00
ST MARKS AV., ns, 125 e Kingston av, 100x157; G Rader Co—Jacob Oestein 142.61
SAME PROP.; D Gaynor—Saratoga Impt Co 450.00

AUG. 11.
AMBOY ST., es, 100 s Sutter av, 100x100; G Rader Co—Isenberg & Brumberg 934.03
BARRETT ST., es, 100 s Sutter av, 100x100; Curtis Bros Lumber Co—A D Constn Co 1,701.23
POWELL ST., nwc Pitkin av, 50x100; Cohn Cut Stone Co—Brein Amus Co 260.00
S 2D ST., sws, 50 se Hooper, 50x120; Square Lumber Co—Armor Constn Co 209.15
14TH ST., 220; J Yeselson—Mrs F W Bins 39.00
E 15TH ST., es, 300 n Av N, 40x75; T Bastian—Louis F Cook 45.00

AUG. 12.
BERRIMAN ST., es, 100 n Pitkin av, 90x100; Chestnut Ridge White Brick Co—Berriman Realty Co 298.50
POWELL ST., nec Riverdale av, 100x100; Square Lumber Co—Powell-River Co & Saml Sherisky as president 573.27
RODNEY ST., 457; David Drucker—Yetta & Jacob Dressler 17.06
UNION ST., sec Rogers av, 87.9x100; H S Sulsky—Union Rogers Co 275.00
E 12TH ST., 1878; Liss & Diamond—Viola J Angeer 100.12
E 23D ST., ws, 134.8 n Av D, —x—; Square Lumber Co—Moskowitz Bldg Co & Saml Moskowitz as president 691.35
E 34TH ST., ws, 120 s Snyder av, 80x100; Frank Mescia—Julia & A B Nicholas 623.18
CROPSEY AV., 2214 to 2218; Stephen J Dugan—Louis J Potts 153.38
GEORGIA AV., 42; S Bongura—Filomena Jannace 30.00
SNEDIKER AV., 242; Square Lumber Co—Yetta, Jos & Harris Bilowitz 99.68
STONE AV., swc Riverdale av, 50x100; Gustave Rader Co—Stone Av Bldg Co, Hyman Kotler & Harry Carlin 406.45

SAME PROP.; Gollick & Smith—same; Feb13'14 378.00
SAME PROP.; S H Pomeroy Co, Inc—same; Jan29'14 266.25

AUG. 11.
WATER ST., nwc Beekman; J L Keating & Co—Volunteer Hospital, Inc et al; Jan23'14 210.29
SAME PROP.; R J Donovan Co—same; Nov10'13 95.00
SAME PROP.; Hirsch & Sibbert—same; Jan23'14 250.53
BWAY, sec 53d, Pittsburgh Plate Glass Co—Mary A. Fitzgerald et al; Aug 5'14 225.05
MADISON AV., nwc 44th; Kawneer Mfg Co—Thos B Hidden et al; Mar2'14 49.35
SHERMAN AV., nwc 204th; Progressive Painting & Decorating Co—Vermilyea Realty Co et al 211.50

AUG. 12.
WEST ST., 350-352; CLARKSON ST., 60-72, & WASHINGTON ST., 578-582; Communipaw Steel Co—Wm E Aitken et al; Aug11'14 500.00
239TH ST., 621-627 W; Harry Odwak—Carleton Co, Inc, et al; July6'14 136.25
FT WASHINGTON AV., 385-395; Borea Contracting Co—Hargood Realty & Constn Co et al; Oct19'11; canceled 1,150.75
SAME PROP.; same—same; Oct19'11; canceled 800.00

Light Your Halls

Twenty inspectors have recently been detailed by the Tenement House Department to see that hallways of apartment and tenement houses are lighted at night in accordance with the law.

The law reads that there shall be a light at night in the lower hall and one in the hall on the second floor. Many owners and occupants of tenement buildings unconsciously violate these provisions because of an inadequate method of controlling the light.

If you feel that the hallways of the buildings you own or occupy are inadequately lighted or the lighting improperly controlled we shall be pleased to render you any assistance in our power.

Write us and one of our lighting experts will show you how electric light will not only protect you against law-violation, but he will prove to you that it's the most economical form of lighting for hallways.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)

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.

AUG. 8.
N Y CENTRAL R R TRACKS., es, 450 s Dyckman; Pheon Contracting Co—Vermont Hygeia Ice Co et al; July 29'14 3,000.00
AUG. 10.
BEEKMAN ST., swc Water; Candee Smith & Howland Co—Volunteer Hospital et al; Jan22'14 1,541.55

Satisfied Mechanics Liens, Manhattan (Cont'd.)

PARK AV, 1022; Otis Elevator Co—Louis De Milhau, Jr, et al; Jan9'14..... 900.00
PARK AV, 1024; Otis Elevator Co—Christine Hoguet et al; Jan9'14.... 665.00
AUG. 13.
DELANCEY ST, 77-83; National Fireproof Sash & Door Co—Manhattan Holding Co et al; June8'14..... 300.00
WASHINGTON PL, 82-84; Rothbard & Son—Rosie Levy et al; Apr9'14... 70.00
58TH ST, 230 W; Berlocher & Olman—Edw B Gallaher et al; Oct1'06..... 48.00

AUG. 14.
BROADWAY, nwc 72d; Cornell & Underhill—Morris Schinai et al; July 20'14 433.90
PARK AV, nwc 66th; Atlas Paint Co—Fullerton Weaver Realty Co; Jan26 '14 295.85
PARK AV, 640; Bethlehem Steel Co—same; Jan26'14 5,161.45
SAME PROP; Braunfels, Browning & Co—same; Jan26'14 166.05
SAME PROP; Eastern Steel Co—same; Jan24'14 8,640.08
SAME PROP; Lukens Iron & Steel Co—same; Jan27'14 1,135.85

Bronx.

AUG. 8.
**ELSMERE PL, nwc Southern bldg; Isaac O Farber—Kramer Contracting Co et al; Feb24'13; canceled..... 802.05
**CROTONA PKWAY, es, 603 s 177th; Isaac O Farber—Kramer Contracting Co et al; Feb24'13; canceled..... 765.36
**DALY AV, ws, 555 s 177th; Isaac O Farber—Kramer Contracting Co et al; Feb24'13; canceled 745.47

AUG. 10.
No Satisfied Mechanics' Liens filed this day.

AUG. 11.
184TH ST, 299 W; Enell Chandelier Co, Inc—Jos Gruber; May22'14..... 80.75

AUG. 12.
No Satisfied Mechanics' Liens filed this day.
**Recorded in N. Y. County.

Brooklyn.

AUG. 6.
BERRIMAN ST, es, 100 n Pitkin av, 200x100; Steinfeld Cut Stone Co—Berrilen Realty Co Inc & Harry Lenowitz; June20'14 280.00
REID AV, 276; Gustave Audlander—H E Stadholz; Sept26'12 100.00
VANDERBLT AV, es, 236.5 s Park av, —; Henry Newberger—J M Harrison; May22'14 45.00

AUG. 7.
CARROLL ST, ss, 20 e Albany av, 140x 100; Julius Mock—Heights Bldg Corpn & Wm H Fleming; June13'14 219.36
UNION ST, ss, 120 w Schenectady av, 20x105; Richardson & Boynton Co—Chas A Hull; May27'14 88.89
SARATOGA AV, ws, 101.6 n Prospect pl, 75x100; Jacob Lieb—Cooper Spain Constn Co Inc; Aug9'13 193.00

5TH AV, 5302; Lawrence C Minden—Morris A Glass, Nathan Lieberman & "Glass & Liberman"; July1'13..... 1,497.18
*SAME PROP; Erick P Backie—same & Lawrence C Minden; May10'13..... 315.80
*SAME PROP; Wm C Haphael—same; May12'13 80.00
*SAME PROP; Louis Solminsky—same; May12'13 117.00
*SAME PROP; Henry Hakmaier & ano same; May12'13 196.40
*SAME PROP; Benj Getzoff—same; May12'13 115.00
*SAME PROP; Jas H. Dalton & ano—same; May12'13 259.05
*SAME PROP; Francesco Russo & ano—same; May12'13 51.00
*SAME PROP; Bailey & Vrooman—same; May12'13 203.79
*SAME PROP; Jas A Bua—same; May 12'13 44.75

AUG. 8.
GRAND ST, ns, 63 e Wythe av, 20x 70.1; Hardy, Voorhees & Co—Max Kobre & I & E Kobre; Aug7'14..... 563.37
TROY AV, es, 102.2 s St Marks av, 50x 80; Terminal Lumber & Trim Co—Nass & Berg Inc; Aug4'14 505.77

AUG. 10.
EMMONS AV, 3145; Wm Clare—Gallatti & Vinonia, & Carroll & Pierson; July3'14 85.25

AUG. 11.
BERRIMAN ST, es, 100 n Pitkin av, —; Jos Goetz—Berrilen Realty Co; July21'14 80.50
7TH ST, ns, 97.10 e 4 av, 50x100; Square Lumber Co—Cornfield M & Salvatore Squillasi; July3'14..... 100.00
SCHENCK AV, 391; M Annenberg & Saml & Lena Schatz & S Schatz Bldg Co; June2'13 89.97

AUG. 12.
E 40TH ST, ws, 140 n Av K, 40x100; Sam Kuslansky—Weiss Constn Co; Clara Weisglass & Nathan Sulsky; Jan23'14 147.00

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.

AUG. 6.
No Attachments filed this day.

AUG. 7.
YARD, Jos W; Chas S Bloch; \$578.81; Weed, Henry & Meyers.

KINSELLA, Clinton W; Cutler Mail Chute Co; \$637; Butler, Brown, Wyckoff & Campbell.
UNITED CLOTHING SHOPS; Peoples Bank, Johnstown, N Y; \$5,542.24; Feiner & Maass.
AUG. 8.
HILTON, Jos; National Bridge Works; \$1,325.67; Thompson & Fuller.
AUG. 10.
STATE SAVINGS BANK (a Montana corpn); Jno L Williams et al; \$60,505.64; E T Brackett.
RICCOBONO, Erasmo; Salvatore Ragona; \$2,910; A J Oishei.
AUG. 11 & 12.
No Attachments filed these days.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

AUG. 7, 8, 10, 11, 12, 13.

Berliner & Greenberg Inc. 156th st, ss, 150 w Ams av, 3 bldgs..Malbin & Kammerman(R) 2,100.00
Elena Realty Co. 3d st, c Thompson.. Colonial Mantel & Refrigerator Co. Refrigerators 198.00
C H Lang Inc. 54th st, 153-5 W.. Gurnsey Elevator Co. Elevators..... 2,700.00
Nason Realty Co. 26th st, 110-2 W.. H G Vogel Co. Fixtures..... 2,285.00
Anton Larsen & Son Inc. 181st st & Pinehurst av..Irving Picard. Refrigerators..... 438.00
J H Taylor Constn Co. 2d st, 79-81 E Gurnsey Elevator Co. Elevator.... 2,700.00

Bronx.

AUG. 7 & 8.
No Chattels filed these days.
AUG. 10.
Bestrio, Angelo, 3d av, es, 314 n Wendover av, —x—..Louis J Bregman (plumbing) 190.00

Brooklyn.

AUG. 6, 7, 8, 10, 11, 12.

Abramson, Simon. Chester st c Sutter av..Isaac A Sheppard & Co. Ranges. Cooper Spain Constn Co. Saratoga av, ws, 101 n Prospect pl..Colonial Mantel & Refrigerator Co. Consols...(R) Dunerstein Bldg Co. E 8th st, 200 n Av K..Eureka Chandelier Co. Chandeliers 105.00
Gilsey Holding Co. Dumont av c Williams av..Isaac A Sheppard & Co. Ranges 742.00
Kobre, Israel. "Max Kobre Bank." 83 Grand st..Leibovitz & Stark. Cornices..... 150.00
Moskowitz Bldg Co Inc. E 23d st, ws, 134.8 n Av D..A Entenman Inc. Window Frames & Bldg Mtls, &c..... 2,700.00
Ronck, Wm E. 74th st, bet New Utrecht av & 17 av..Bayside Chandelier Co. Gas Fix 105.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

AUG. 8.
51ST ST, ns, 143.6 e 9 av, 56.6x100.5; Peerless Holding Co Inc loans 48th St Co40,000
AUG. 12.
BRADHURST AV, es, 79.10 s 153d, 39.11x100; Montrose Realty Co loans Loyal Bldg Co, Inc, to erect a —sty bldg; — payments53,000.00
LEXINGTON AV, 311; N Y Life Ins Co loans Allerton 38th St Co, Inc, to erect a 12-sty apartment; 9 payments80,000.00
AUG. 14.
CATHEDRAL PKWAY, ns, 700 e Lenox av, 50x100; Dila Danzig, Mary Eisenberg & Beckie Levine loan Rosewin Amusement Co Inc & Aaron Rosenstein to erect a —sty bldg; — payments 5,000.00

Bronx.

AUG. 8.
ST LAWRENCE AV, ws, 331 s Gleason av, 25x100; Eliz K Dooling loans Henry A Broker to erect 2-family bk and fr dwg; 3 payments..... 3,500.00

AUG. 12.
157TH ST, sec German pl, 50.4x75; Rockland Realty Co loans Hubener-Escher Co to erect one 5-sty tenement; 14 payments35,000.00
157TH ST, ss, 50.4 e German pl, 50x 75; Rockland Realty Co loans Hubener-Escher Co to erect one 5-sty tenement; 14 payments.....30,000.00
GUNTHER AV, ws, 200 s Edenwald av, 25x100; Mary Anderson loans Annie J and Louis Pugliese to erect one 2-sty brick bldg; 3 payments..... 2,000.00
MARMION AV, nec 177th, 40.2x115.8; Lawyers' Mtg Co loans Bronx County Constn Co to erect one 5-sty apartment, with stores; 7 payments.....48,000.00

AUG. 13.
163D ST, ss, blk ft from Rogers pl to Dawson, 187.1x100xirreg; City Mtg Co loans Rogers pl Realty Corpn to erect three 5-sty apartments, with stores; 12 payments135,000.00

ORDERS.

Brooklyn.

AUG. 8.
E 39TH ST, es, 400 s Linden av; Jos Guisler on Title Guar & Trust Co to pay Empire City Lumber Co..... 334.00

AUG. 11.
CLEVELAND ST, es, 85 s Hegeman av, —x—; Sam Perres on Fredk J Herdenreich to pay Benj J Feinstein..... 250.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

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

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

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

Week ending August 8.

MANHATTAN ORDERS SERVED.

Named Streets.

Ann st, 53—Wm Van Syckle & Richard DavidsonC-G-A
Ann st, 53—Rogers Jones Mfg Co.....C-I
Ann st, 53—A C Southall & Co.....C-A-F
Ann st, 53—Geo H Kahlenbeck.....C-G
Ann st, 53—Dorothy Weir et al.....SS-C
Barclay st, 89—Geigy-ter Moor Co.....E
Broad st, 25—General Chemical Co.....H-A
Broad st, 50—Flitty Broad St Co.....A
Broad st, 60—Est Calvin Stevens.....C-A-F
Broad st, 60—Gustave Rosenfeld.....A-F
Broad st, 60—The Dennett Co.....E-A-F
Broad st, 84—Samuel Untermeyer.....B
Broome st, 39-47—Eliza W Stevens.....SS
Centre st, 122-30—Luxenberg & Haskell..A-G
Charles st, 161—Ernest G W Woerz.....A
Chatham sq, 5—James Tobin.....D
Cliff st, 28—Arthur A Stilwell & Co.....H-A-G
Downing st, 24-28—Allison & Doughty..H-A-C
Duane st, 134—Samuel Weinstein.....C-H-A-G
Franklin st, 186-8—Bendid, Drey & Co.....K
Front st, 71-73—Pigot, Sayre Co.....A-H
Front st, 142-44—Geo A Haws.....H-A
Front st, 250—Chard & Howe.....A-H
Fulton st, 47—Lucius Pitkin.....A-H
Gansevoort st, 1-11—Geo Liss & Co.....A
Goerck st, 71-73—Independent Table Co..A-D-G
Gold st, 33-43—Goldsmith, Stern & Co.....I
Grand st, 291-93—Samuel Jaret.....C
Grand st, 291-3—Freda Buxbaum.....C
Grand st, 291-3—Nankin Wrapper Co.....C-I
Grand st, 291-3—Harry Cohn.....C
Grand st, 291-3—Estate Wm H Burr.....C
Grand st, 610—Henry Slott.....H-A
Grand st, 610—A Sheth.....H-A
Grand st, 580—Pildescu & Green.....H-A
Greenwich st, 198—Emma Smith.....B-E-C-D
Greenwich st, 198—Kingsland Estate...D-E-B-C
Greenwich st, 200—Henry A Wingrt et al..C
Greenwich st, 627—Kaufman, Pasbach & Voice.A
Greenwich st, 802-04—Jacob Gilson..I-A-E-G-H
King st, 88—Turpsitine Co.....A-K
Lafayette st, 254—John Collella.....H-A-G
Liberty st, 136—Charles A Bacon.....G
Monroe st, 85—Samuel Kleinberg.....C
Murray st, 69—Griffin Mfg Co.....H-A-K
Nassau st, 98-102—Jno M Raymond.....C
North Moore st, 28-30—Burton & Davis Co..C
Pearl st, 14—Eagle Lubricating Oil Co.G-A-K
Pearl st, 229—Stallman Co.....A-H
Pearl st, 259—John Maxwell's Son.....H
Pearl st, 552—Tower Mfg & Novelty Co.....H
Pearl st, 461—Major Mfg. Co.....O-G-D
Pine st, 95—Eastern Oil Co.....H-A
Platt st, 18-20—Antoine Chiris Co.....G-C-L
South st, 2—Chas D Furkee & Co, Inc..H-A
South st, 67—Morris Feldman.....H-A-D
South st, 77—W S Pendleton, Jr, & Co.....H-A
Spring st, 109-11—Isabel Anderson.....SS
Thomas st, 49—Storfer & Co.....H-A
Varick st, 149-51—Matchless Metal Polish Co, G-C
Warren st, 56—David Gottlieb.....H-A-G
Washington st, 193-199—Thos R McNeil, D-E-B-C
Water st, 161-3—N Z Graves & Co.....H-A
Water st, 236—Jno H Lyon & Co.....A-H
Water st, 254—W H Dineege & Co.....A-H
West st, 463—Western Electric Co.....A-K
W Houston st, 188-90—Jos & Dominick RovegnoG-A
White st, 127-29—Peter F Pia, Inc.....G-K-A
Whitehall st, 47—Robert W Zundel.....A-H
Wooster st, 80-82—Josephine M Brown.....C

Numbered Streets.

6th st, 336 E—Julius Youngner.....H-A-G
11th st, 54 E—A T Wm Pilgrim et al.....C
11th st, 311-15 E—A Asen.....A-G-K
14th st, 342 W—E J Schwabe Co.....H-A-G-C
15th st, 58 W—Textile Art Printing & Embroidering Co.....H
22d st, 40-42 W—Edw J Vilsack.....C
26th st, 26 W—Mrs Rosanna Batchelor.....C
30th st, 655 W—Jno T Stanley.....I-E
31st st, 150 W—Frank W Loomis.....H-A-G-C
32d st, 12 E—David Kigner.....G
32d st, 12 E—Leon J Neuman et al..C-A-SS
32d st, 12 E—Vincent Desets.....C-G
32d st, 12 E—Myriad Mfg Co.....G
32d st, 12 E—Tri Arts Press Co.....G
32d st, 12 E—Louis Bernstein & Co.....C-G

ATTACHMENTS.

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

Manhattan.

AUG. 6.
No Attachments filed this day.

AUG. 7.
YARD, Jos W; Chas S Bloch; \$578.81; Weed, Henry & Meyers.

32d st, 12 E—Satler & Martell...C-G
38th st, 319 E—Guiseppi Dellacqua...H-C-A
38th st, 525-31 W—McDermott Dairy Co...H-A-G-K
41st st, 503 W—Fred K Eberle...H-A
41st st & 1st av—N Y Edison Co...H-A
44th st, 618 W—Peter Finch...H-A-G-D
52d st, 123 W—Eisemann Magneto Co...H-O-A
52d st, 604 W—Moore & Munger Co...E-L-D-A-G-C-O
54th st, 250 W—Chas E Reiss & Co...A
54th st, 254 W—Folliot Automobile Co...C-A-D-O-S
54th st, 254 W—20th Century Welding Co...C-A-C-O
55th st, 419 W—Mitchell Motor Co...H-O-L-G
64th st, 23 W—New Jersey Welding Works...C-A
83d st, 614 E—Ford Auto Repair Co...K-A-D-G
84th st, 171 E—Jacob Kaplan...H-A-G-K
85th st, 417 E—Mrs Frances Gold...C
121st st, 506 E—Amer Dyeing & Cleaning Co...C-A-H-G
128th st, 203 W—Jno S Nathanson...H-A-G-K
128th st & Amsterdam av—Bernheimer & Schwartz, Pilsener Brewing Co...L-H-A
129th st, 605 W—Brett Lithographing Co...H-A-G-C
158th st & Sheridan av—The Pullman Co...C
159th st, 474-6 W—Consolidated Gas Co...C

Named Avenues.

Amsterdam av, 133-35—Foreign & Domestic Auto Repair...H-A-G-K
Amsterdam av, 1631—Samuel Derfeur...H-A
Amsterdam av, 1969—M Rubin...A
Amsterdam av, 2264—Chaleff Bros...A-H
Av D, 146-50—The Royal Table Co, Inc...I-G-A
Av D, 146-50—Chas Gross & Henry Goldberg...C-K-G-A
Av D, 146-50—Ab Silverman & Harry Diamond...C-K-G
Av D, 146-50—Isaac Bermann...C-G-A
Av D, 146-50—Friedman & Rosenblatt...C-K-G
Av D, 146-50—Herman Donishefsky...C-K-G
Av D, 146-50—D H McAlpin & Co...SS
Bowery, 131—Eagle Badge & Button Co...L
Bowery, 191—R H Luthin, Inc...H-A-L
Bowery, 231-33—New York Brass Turning Co...H-A
Broadway, 64-51—Simon E Hecht et al...C
Broadway, 192—Chatham & Phoenix Nat Bank...A
Broadway, 1700—The Searchlight Co...H-D-C
Broadway, 1876—Gallagher Carburetor Co...C-K-H-A-G
Broadway, 1926—Bryant Motor Service Co...H-O-A
Columbus av, 987—S Schacher...A-G
Lexington av, 1034—Eliza Guggenheimer...G-H-D-K

Madison av, 128—Est Wm B Isham...E-C-D
Madison av, 2169—Leonard Bros...K-H-A-G
Park Row, 160-62—Julius Banner & Sons...C
Park Row, 160-62—Frank A Campbell...A-E-D-C
Park Row, 160-62—William S Sillocks...C-B-D
Wadsworth av, 74-78—Wadsworth Garage...H-A-L-C
West Broadway, 50—Apex Color Works...H-A-G
West Broadway, 493—Est Michael H Whalen...C
West Broadway, 493—Est Michael H Whalen...B-C
West End av, 102-4—Lippard Stewart Motor Sales Co...H-D-G-C

Numbered Avenues.

1st av, 780—United Dressed Beef Co...G
2d av, 597—A Heller...A-C
2d av, 1509—Frank Gusenburger...H-A-G-C
2d av, 2352-54—Fredk J Maeder...H
3d av, 2136—Lewis E Landow...G-H-A
7th av, 731—Seventh av Garage...A-L-G-C
8th av, 264—Abraham Stern...A-G
8th av, 500-14—Ludwig Bauman & Co...G
8th av, 827—N Y Railways Co...L
9th av, 363—Heywood Strasser & Voigt Litho Co...A-G
10th av, 239—I P Frink...G
10th av, 842-44—Otto Malinka...A-L
11th av, 566—Sam Muller...H-A-G

BRONX ORDERS SERVED.

Named Streets.

Marine st, ft of—Arthur E Miller...L
Pilot st, City Island—Robert Jacob...H-K-L
Stephen st, Pier (Classon Pt)—Cornelius F Quinn...H-G-A-K
144th st, 226 E—Columbia Metal Box Co...C
152d st, 402 E—Bergner Mfg Co...A-H
165th st & Jerome av—Wm M Paul...L-G
181st st & Jerome av—Herbert Oil Co...H-L

Named Avenues.

Brook av, 1100—Haeusenmann Metal Mfg Co...A-K-G
Gleason av, 1768—August Diener...D-H-A-G
Intervale av, 1075—Louis Walker...H-A-G
Pelham Bay Park—Andrew Gack...H-A-L
So Blvd, 1135—Peerless Blvd Garage...G-A-C-D-L
Stebbins av, 1035—Wm V Kiehle Co...A-H-G

Numbered Avenues.

3d av, 2595—Bayer Bros & Co...A-G
3d av, 2737—Jno F Blackman & Son...H

BROOKLYN ORDERS SERVED.

Named Streets.

Ainslee st, 231-33—Congregation Beth Israel...A
Bayard st, 124-26—Consolidated Wafer Co...M
Boerum pl, 62-68—St Vincent's Home for Boys...A
Boerum st, 79—Chas Sultan...K
Boerum st, 133—Abr Friedman...M
Bond & 4th sts—Knickerbocker Ice Co...A
Conselyea st, 133—Geo J Keller...A-H-G-C
Cumberland st, 142-6—Bacon Coal Co...H-A
Dean st, 65—A Amato...A-H
Diamond st, 215-29—Julius J Gebrahardt...C
Diamond st, 215-29—Wm Becker...G
Duffield st, 230-32—Wm H Sims...A
Ft Greene pl, 189-91—Coron Bros Co...A
Frost st, 105—Vito Tropiano...A-H
Fulton st, 35-45—Lyons Hotel Co...A-B-C-D-F
Fulton st, 35-41—Robert H Neumeister...A-C-G
Fulton st, 397-401—Bklyn Citizens Newspaper Corp...A
Fulton st, 447—Bklyn Union Gas Co...C
Fulton st, 1021—I & J Silverstein...A-G-D
Fulton st, 1041—Est Henry Victor...M-A
Fulton st, 1197-1203—Wm E Collins...A
Fulton st, 1197-1203—Chauncey R E Co, Ltd...A

Greene st, 137-9—Greenpoint Metallic Bed Co...C
High st, 224—Edgar Improvement Co...M
Halsey st, 920—William Walter...D
Irving pl, 266—C B J Snyder...G
Jackson st, 147—Sylvester Viscount...A-C-G
Java st, 252-6—Nichthaus & Levy...C
Jay st, 293—Arthur H Merritt...C-M
Jay st, 317—Wm Haedrick, Jr...C
Livingston st, 104-06—Assn Improving Condition of Poor...A
Lombardy st, 1-23—Ice Mfg Co...M
Lorimer st, 842—Royal Lace Paper Co...A
McKibben st, 153—Congregation Gates of Prayer...A
McKibben st, 255-69—Williamsburg Flint Glass Co...A
Maujer st, 260-62—Star Bros...G
Maujer st, 260-62—Louis & Jos Star...A
Maujer st, 260-62—J & D Chocolate Co...G-A
Maujer st, 260-62—Rex Cabinet Works...A-G
Maujer st, 260-62—Standard Ice Cream Co...A
Meserole st, 229-35—Eastern Brewing Co...A
Oakland st, 358—C Oher...H-A-G
Oakland st, 420—E C Smith...A
Pacific st, 619—Arthur Levy Bernard Co...A
Palmetto st, 179—Thos McKenna...G-A-O
Pierrepont st, 103—Margaret Taylor...G-A
Powell st, 285-87—Samuel & David Geiman...G
Powell st, 285-87—Jacob Weiner...G
Powell st, 285-87—Jacob Sklersky...G-C
Powell st, 285-87—Max Lakin & H Kirsh...G
President st, 480—Dominic Montemarano...C
Pulaski st, 383—Rosie Rappaport...C
Quincy st, 99—L J Sudholz...H-A-G
Sanford st, 155—A Giovannanno...H-A
Scholes st, 56-60—Knorr Candy Co...A
Scholes st, 221—John Merklinger...C
Scholes st, 221—Louis Schneidkraut...C-M
Scholes st, 285-9—John Pitz & Jos Weber...G-A
Siegal st, 225-41—Rev Attavio Silvestri, in charge, Church Our Lady Pompeii...A
Stockton st, 140-4 (rear)—Samuel Werner & Louis Rabiner...G-C
Ten Eyck st, 260-68—Otto Goetz...G-A
Union st, 141—Bridget Kennedy...M
Vandyke st, 110—Henry Koehler...F-A
Wallabout st, 120-22—Edgar Improvement Co...M

Numbered Streets.

2d st, 319 E—John Kralund...G-H-A
4th st, 98-112—Knickerbocker Ice Co...C
6th st, 60-62—L F Fechtman Co...A-E
7th st, 332-40—N Victor E Dassart...C
18th st, 209—James Whalen...M
20th st, W, & R R av—B Donneand...L-H-A

Named Avenues.

Alabama av, 178—Morris Shapiro...M
Atlantic av, 124-28—Gassau Thompson Co...A
Atlantic av, 2566—Bklyn U Gas Co...C
Atlantic av, 2566—Bklyn Curtain Wks...G-L-C
Atlantic av, 2566—Est Jacob W Erreger...C
Broadway, 187-89—Alfred Benjamin Co...G
Broadway, 187-89—Wm R Ostrander...G
Broadway, 187-89—Aaron Washfsky & Jacob Cohen...G
Broadway, 187-89—Fred Wohl...G-A
Broadway, 240-44—Alex Roth...G
Broadway, 240-44—Halperin Knitting Mills...A
Broadway, 240-44—Kaiser Knitting Mills...A
Broadway, 640-4—Stein & Adler...C-G
Broadway, 640-4—Jacob Friedensohn...M
Broadway, 640-4—Wm L Andrews...C-G
Broadway, 640-4—Cohen Bros...M
Broadway, 658-60—Bklyn U Gas Co...C
Bushwick av, 180 (rear)—Acme Knitting Mills...G

Carlton av, 170-72—Leo Israel...C-A
Church av, 3004—A S Lewis...H-A-G
Clermont av, 470-4—F J Marlborough...L
Clinton av, 27—J Weybrauch...G-A
DeKalb av, 753—H Grossbard...H-A
DeKalb av & Emerson pl—G Wendeburg...H-A-G
Driggs av, 489—Jos Faraldo...H-A
Emmons av, 3000—H Kudlich...H-A-G
Flatbush av, 65—Mrs Francis Mae N Cranford...A-F
Flatbush av, 507—B D Meyer...D-A-G
Flatbush av, 570—A J Schacht, Jr...A
Flushing av, 767-77—United Stove & Repair Co...A
Forcetube av, 299—Bklyn U Gas Co...C
Forcetube av, 299—Parshelsky Bros...C
Gates av, 398-402—P C Puels...A
Glenmore av, 18—Solomon Epsel & Max Klein...C
Glenmore av, 18—Herman Feingold...C
Greene av, 242-48—Maerrick, Eyre & Co...A-C
Greenpoint av, 257-65—Empire City-Gerard Co...M
Hopkinson av & Pacific st—Bklyn U Gas Co...C
Honkinson av & Pacific st—House of Good Shepherd...C-A-D
Lexington av, 38—The Manhattan Dial Class...C-G

Lincoln rd, 170—G H Robertson...A-H-G
Marcy av, 610—Meyer Goldberg...H-A-G
Meeker av, 127—A H W Colberg...G-A
Meserole av, 2—Stellwagen & Warner...A
Myrtle av, 40-42—Louis E Becker...A
Myrtle av, 40-42—Al Pearson & Jno Pearson...A
Myrtle av, 165—Philip H Marks...M
Myrtle av, 165—Bklyn U Gas Co...C
Myrtle av, 165—Anna Terener...C
Myrtle av, 667—Samuel Martin...K-M-A-H
Myrtle av, 697—Sidney L Rowland...G
Myrtle av, 829—Louis Wiener...G-C-A
Myrtle av, 829—Bklyn Union Gas Co...C
Neptune av, 1607—Mrs Rose Martoll...A
Newkirk av, 2217—W E Purdy...G-A-D
Nostrand av, 448—Alphonse & Eloi Garipey...E-G-M-C
Nostrand av, 1115—Paulina Josovitz...A-D
Park av, 248-52—Frank X Kuchler...C
Park av, 759—Harry Neifeld...A-H
Patchen av, 127—Chas Bruning...H-A-G-O
Pennsylvania av, 288—Harry Mandal...A-G
Surf av (Steeplechase Park)—Bklyn U Gas Co...C
Surf av, Coney Island—Steeplechase Park Amusement Co...G-D
Sutter av, 1091—John Klein...M
Tompkins av, 269—Potter Bros Decorating Co...D-H-A
Tompkins av, 302—E Krueger & Sons...H
Vernon av, 240—Max Maisoe...C
Wythe av, 650—Jos Weinstein...H-A

Numbered Avenues.

2d av, e s, bet 45th & 46th sts—A M Bixby & Co...A
3d av, 4305-4311—Olaf Olafson...C-D

3d av, 4305-11—Italo De Palma & David Hoskwith...F-C-A-D
3d av, 4305-11—Bklyn U Gas Co...C
3d av, 4307—Henry Bookbinder...C
5th av, 22—Wm H Meyer...M
7th av, 404—G Kramer...H-A-G
7th av, n e c 48th st—Swedish M E Church...A

QUEENS ORDERS SERVED.

Named Streets.

Eldert st, 28-31 (Rockaway Beach)—Isaac Green...A-H
Hamilton st, e s, nr Pine st (Douglaston)—May Hughes...H-A-G

Named Avenues.

Boulevard, 506 (Rockaway Beach)—Kohn's Department Store...D-G-H-A
Helen & Pressberger avs (Ozone Park)—Christ Church...A
Jamaica & Sanford avs (Flushing)—N Y & Queens Gas Co...C
Maspath av, 181 (Maspath)—J W Hardenburgh...A-G
Maspath av & Broad st (Maspath)—Frank Beck...H-A-G
Old So rd & Centerville av—A Goldstein...H-A
Pierce st, bet Hamilton & Hancock sts—De Nobile Cigar Co...C
Webster av, 390 (rear)—Mercury Motor Co...C

RICHMOND ORDERS SERVED.

Named Streets.

Richmond Terrace, 1983—Staten Island Shipbuilding Co...L
Richmond Terrace, 3063—Staten Island Shipbuilding Co...K-G-H-A
Richmond Terrace (Port Richmond)—Amer Linseed Co...K

Named Avenues.

Cary av, 677-79 (West N B)—Wm Gorman...A-G-L-K
Four Corners rd (Dongan Hill)—Martin C Flor...A-D
Lafayette av, ft of (New Brighton)—Wm Taylor...G
Southfield & Sea View avs—A Rooserel...H-A-L-G-C

BUREAU OF BUILDINGS—MANHATTAN.

Marqueses and Awnings.

Marqueses or awnings may be erected across the sidewalk, in connection with entrances to buildings, provided they are not less than ten feet above the sidewalk, are constructed of iron and glass or other incombustible materials, are supported entirely and securely from the building, and are properly drained. (Second paragraph, Section "d," Bulletin No. 1 of 1911; Bulletin No. 23 of 1911; and Bulletin No. 48 of 1912 are hereby rescinded.)

ALFRED LUDWIG, Superintendent of Buildings.

Bulletin 13. Dated July 15, 1914.

BUREAU OF BUILDINGS—BROOKLYN.

Modifies Section 21.

A modification of Section 21 of the elevator rules and regulations, to substitute adequate and substantial helical buffer springs for the required oil buffers, is hereby made and approved under the following conditions, viz:

1. When the speed of car is more than 350 feet per minute, oil buffers will be required. When the speed of car is 350 feet or less per minute, helical buffer springs will be accepted.

P. J. CARLIN, Superintendent.

General Order No. 25. May 11, 1914.

Brick Partition Walls.

On and after June 1, 1914, all plans submitted to this Bureau must comply strictly with the following paragraph of Section 31 of the Building Code:

"Brick Partition Walls—All non-fireproof dwelling houses erected under this section, exceeding 25 feet in width, shall have brick fore-and-aft partition walls. All non-bearing walls of buildings hereinbefore in this section specified may be 4 inches in thickness, provided, however, that none are less than 12 inches thick, except as in this code specified.

"Eight-inch brick partition walls may be built to support the beams in such buildings in which the distance between the main or bearing walls is not over 33 feet; if the distance between the main or bearing walls is over 33 feet, the brick partition wall shall not be less than 12 inches thick; provided, that no clear span is over 26 feet. No wall shall be built having any one thickness measuring vertically more than 50 feet.

P. J. CARLIN, Superintendent. General Order No. 26. May 15, 1914.

MATERIALS APPROVED.

"B. G. & B." Block.

The 2-inch plaster block bearing the brand mark "B. G. & B.," manufactured by B. Goetz & Bro., 1492 Eastern Parkway, Brooklyn, has this day been approved for use in this borough. Sample of this block can be seen in the laboratory.

Cement Wash Tray.

The cement wash tray manufactured by the Standard Wash Tray Works of New Haven, Conn., having passed the requirements of this Bureau, has this day been approved for general use in this borough.

P. J. CARLIN, Superintendent. General Order 24.

Partitions.

The 2-inch solid reinforced partition with 1/2-inch plaster board core in centre, as manufactured by Gerard Geraerts, 1433 Boone avenue, Bronx, is hereby approved as Fireproof Partitions in Fireproof Buildings in the Borough of Brooklyn. Except for hall partitions and elevator enclosures or vertical shaft enclosure walls.

Sample and statement on file in laboratory and files of Bureau. P. J. CARLIN, Superintendent. General Order No. 31.

BUILDING MANAGEMENT

VALUE OF AN APPRAISER TO PURCHASER

By J. W. MOOYER

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

THE question asked of me, in the final analysis, resolves itself into the query, "Why is an appraiser?" The query having its present pertinence as applied to purchases of, and loans upon, loft buildings. There is probably no other class of real property in the handling of which the services of a competent appraiser are more vital. Loft property, probably more than any other class, is affected beneficially or adversely by neighborhood development and changes, and by the trend of the city's growth, these may not result in an accretion of land values, which will offset the inevitable deterioration of the buildings which comes not alone from ordinary wear and tear, but because of the improved modern construction and facilities of the newer buildings.

There are many classes of loft buildings, the old five and six-story, located principally in lower part of the city, then the seven and eight-story, and the newer ones, ten, eleven, twelve and higher, situated chiefly in the midtown section. The newer buildings, with their fireproof construction, greater conveniences, better light and elevator service, inevitably draw tenants from the older buildings. In some cases these vacancies have been replaced without loss to net income and without expensive alterations, in some cases structural changes and increased facilities have resulted in the maintenance of the normal income, while in others the migrations to new quarters have resulted in severe and permanent reduction of income, and therefore of selling and loaning value.

Appraiser Must be Posted.

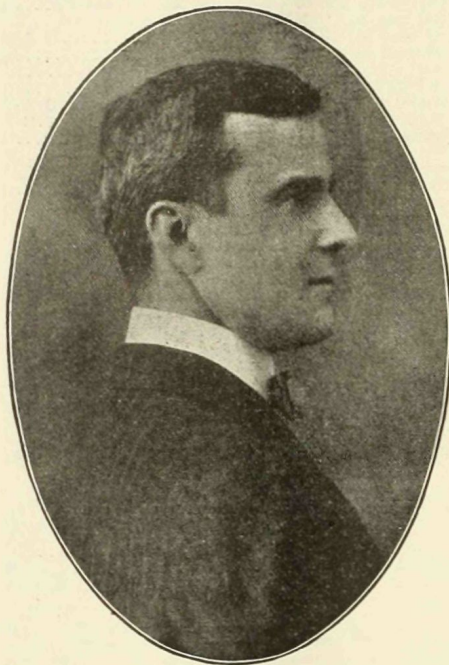
It is the business of the appraiser not only to keep fully posted of neighborhood changes and developments, but also upon structural changes, the character and kind of facilities and service demanded by tenants in different localities, and in so far as humanly possible, to forecast the development and changes of the immediate and distant future.

An appraiser must divorce himself from preconceived ideas and prejudices so as to enable him to take into account all diverse conditions, present and future, which have an effect upon the actual value of the property under consideration. It is not lack of ability but lack of application and continuous broad experience which makes it almost impossible for the ordinary loaner and purchaser to take into full account all the favorable conditions and influences, present and prospective.

Older Loft Structures.

Interest in a property may inevitably and in accordance with human nature result in some influence on personal judgment of values, however conservative and wise a man may be he may not entirely divorce his judgment from his interests, the appraiser is not concerned in either a high or a low valuation, his chief and most carefully guarded asset is his reputation for accuracy, for the dependability of his estimate of value, his sources of information are wide and varied, the client may disregard his opinion and go ahead on his own judgment, but at any rate he has the benefit of an absolutely unbiased and disinterested opinion of valuation, and can operate with an added factor of safety.

In examining the older loft buildings, the appraiser must take into consideration that they are mostly non-fireproof, and that the elevator service is generally poor in comparison with modern buildings, but he must also consider the possibility and cost of improvements and their effect upon net income.



J. W. MOOYER.

Vacancies have resulted in many cases where certain classes of trade have occupied given buildings. If conditions are properly understood changes can be made and the structures filled by an entirely different class of tenants, with no loss of income.

In the more modern buildings not only the value of the land and cost of the buildings affect the appraiser's estimate of value, but he must give attention to the number and location of elevators, both passenger and freight, the possibility of sub-dividing floors, with the least possible loss of space, the adaptability to certain classes of business, shipping facilities, traffic conditions, the presence or absence of sprinkler systems—net rental received, suitability of the building for the locality, the amount of competing floor space in the section, that is, the question as to whether or not the locality is over built or is likely to become so in the near future.

If a building is to be permanently profitable to its owner it must be profitable to the tenants, the building must be fitted to its locality and to the uses of those who are expected to occupy it. A hand-power hoist in an old five-story twenty-foot building may be adequate for the needs of the tenants, not every tenant needs all of the facilities of the modern buildings, but large floor areas in high buildings demand modern elevator service well located both for passenger service and for loading and unloading on the freight elevators.

Value of Appraisers.

In short, the competent appraiser must take into consideration many elements and conditions which at first glance seem to be no part of his business, and appraiser's services are not only valuable in the case of existing loft buildings, he may even be highly beneficial to the one contemplating the erection of such a structure. The appraiser's experience in his observation of the results, in the net income, from loft buildings in many sections, and of varying types and cubic contents has given him a fund of invaluable information as to the relative percentage of returns, to be obtained from loft buildings of different characters. For instance, in some localities, the erection of a six-story loft

building on a lot 25 feet x 100 feet would be a profitable undertaking. Whereas, in others the best results would call for a building twelve stories or higher on a plot at least 50 feet x 100 feet.

Scores of details enter into the problem to determine the percentage of net profit, or percentage of loss, on one operation. It is the opinion of many that the services of a competent and fully disinterested appraiser are as desirable, and even necessary to assure the true value of the property, as the policy of a guarantee company to insure the title or of a fire insurance company to provide against disaster by conflagration.

CONVENTION.

The annual convention of the Northwest Electric Light & Power Association will be held at Spokane, Wash., September 8 to 11. In connection with this convention an electrical show is being arranged by M. C. Osborne, commercial manager of the Washington Water Power Company.

The Pacific Coast meeting of the American Institute of Electrical Engineers is to be held in Spokane at the same time as the Northwest Association convention. There will be one joint session between the societies.

The Northwest Association has arranged the following program of papers: "Rates and Physical Valuation," by W. W. Cotton; "A Balance of Stores System for Utility Companies," by Edward A. West; "Outdoor Type of Transformer Stations," by J. C. Martin; "Rates: A Resume and Comparison of Rate Theories," by Stacy Hamilton; "Extension of Electric Service into Small Country Communities and Rural Districts," by M. C. Osborne and J. C. Davidson; "Wrinkles," by P. A. Bertrand; "Electric Development on the Pacific Coast," by W. E. Herring; "Electric Appliances," by W. B. Pierce; "Organization and Operation of Branch Offices and Plants," by Lewis A. McArthur; "Public-Policy Review," by F. T. Post.

The following papers will be presented at the sessions of the American Institute of Electrical Engineers: "A Distribution System for Power Purposes," by F. D. Nims; "Electrical Application in the Lumber Industry," by E. F. Whitney; "Operation of the Butte, Anaconda & Pacific 24,000-Volt Direct-Current Railway," by J. B. Cox and C. A. Lemmon; "Considerations in the Control and Application of Electric Motors for Gold Dredges," by Girard B. Rosenblatt; "The Effect of Delta and Star Connections Upon Transformer Wave Forms," by Leslie F. Curtis; "Transmission Economy," by Magnus T. Crawford; "The Big Creek Development of the Pacific Light & Power Corporation," by Edward Woodbury; "Telephony," by A. H. Griswold.

Loading Platform Problem.

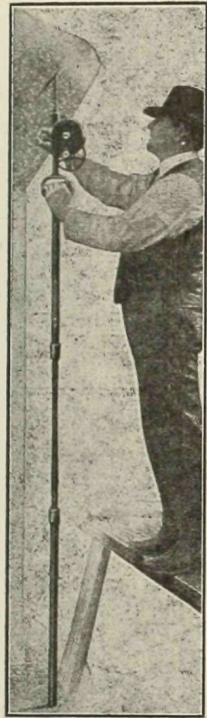
Borough President Marcus M. Marks has requested a number of the representative architects of the city to cooperate with him in his endeavor to solve the loading platform problem. A letter was recently sent to a number of architects by Mr. Marks in which he states "It will be difficult to improve the situation concerning loading platforms already in existence, and which are declared to be illegal, but with the help of the architects the evil can be prevented from spreading."

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.

Time Annihilator in Construction.

PRACTICALLY every sub contractor working on a building has to break through floors, partitions and walls of concrete, hollow tile or partition block, brick, architectural terra cotta or stone.



To put a man at this work with a cold chisel and hammer is to invite considerable consumption in time, which is costly. To overcome this there is being introduced on the market by the Orr & Lockett Hardware Co., Chicago, the handy tool illustrated herewith. This appliance is made to strike a great many blows a minute, the speed depending upon the rapidity with which the handle is turned. The action of the hammer is by centrifugal force to the elimination of springs, rubber or leather buffers, cushions, etc. It is made in a variety of styles and sizes to meet all classes of work. It may be purchased either for hand or electric power and is invaluable for use in caulking, surfacing, chipping or boring. The power strokes can be regulated to conform to the requirements of the material that is being worked on, the strokes being approximately 1,000 a minute. The picture shows the drill hammer at work. There is a long adjusting rod. The lower end of this is allowed to rest upon the floor while the other end is applied to the work. As the controlling handle is turned it takes up the slack made by the gnawing done by the cutter and at the same operation the intensity of the stroke may be diminished or increased.

unable for use in caulking, surfacing, chipping or boring. The power strokes can be regulated to conform to the requirements of the material that is being worked on, the strokes being approximately 1,000 a minute. The picture shows the drill hammer at work. There is a long adjusting rod. The lower end of this is allowed to rest upon the floor while the other end is applied to the work. As the controlling handle is turned it takes up the slack made by the gnawing done by the cutter and at the same operation the intensity of the stroke may be diminished or increased.

A Non-Spattering Shower.

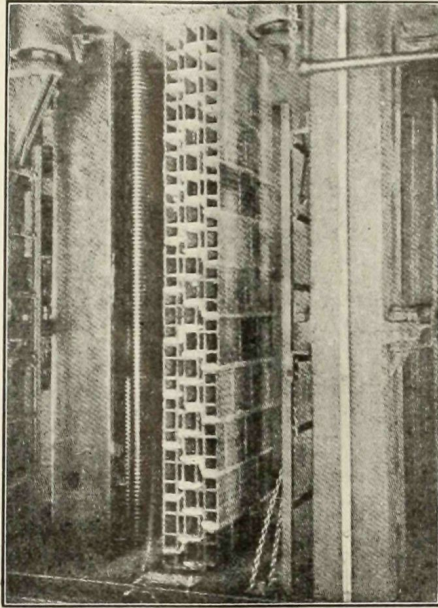
INVENTORS have been seeking for years to find some sort of a shower bath that will prevent spattering of water all over the bathroom floor and at the same time provide the bather with the luxury of the shower, but it seems to have remained with the Oswald Manufacturing Company, of Fullerton, Pa., to bring out a jet bath that will accomplish all the foregoing results. The construction is simple. It consist of two nickle-plated shower pipes that are suspended along the upper inside edge of the tub and connected with the faucet by means of



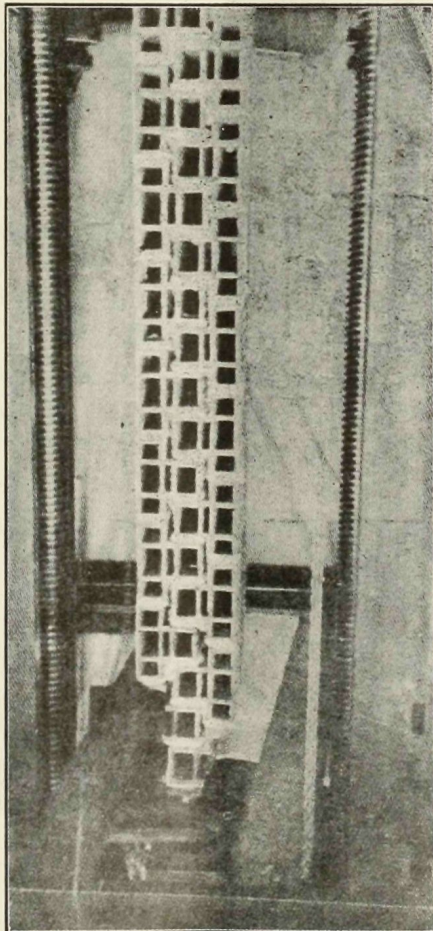
rubber tubing. When the water is turned on there is a copious flow from both sides of the tub directly on the bather. The shower can be converted into an invigorating needle spray by simply turning on the shower faucet. No rubber hood or curtain is required as the water will not touch the head unless desired and cannot spatter upon the floor. The shower pipes are easily cleaned.

Interlocking Tile Test.

SOME time ago D. A. Abrams and A. N. Talbot conducted at the University of Illinois, an exhaustive test of the strength of the Denison interlocking hollow tile and the two illustrations presented herewith show how the material behaved under the fearful strains put



upon them. In addition to tests of the tile in the wall itself, tests were made of individual specimens in a manner much like the test made by the government. There were five wall specimens one foot thick, three feet wide and ten feet high. Three were entirely of tile, and two carried a four-inch veneer of building brick. The specimens were loaded to failure in a compression test after they had been laid up thirty-four days. The tile were furnished by the Clay Product Company, of Chicago, and were taken out of stock. The walls were laid

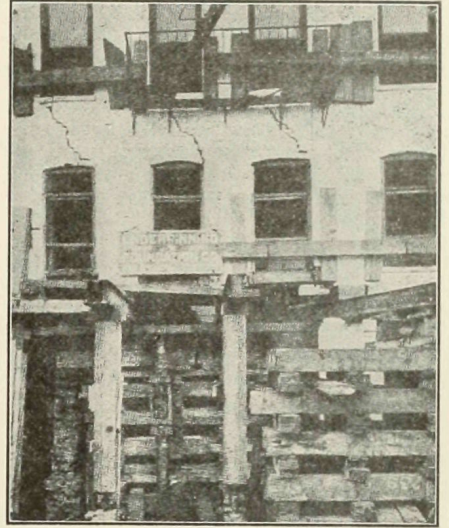


in one-third Portland cement mortar with a small quantity of hydrated lime. The result of the test is shown in the two pictures. The first one shows the tile in place in the machine, the second after it had sustained a load of 211,400 pounds before breaking as shown.

Pile Driving Under Apartments.

IT has been said that almost anything can happen to a building in New

York. Consequently anything can happen in the way of making repairs. Therefore, when a large apartment house in the Bronx began to settle at one end, heroic measures had to be taken to keep the building from collapsing. The worst part of this emergency was in the fact that the settling occurred in different parts of the lot so that if something had not been done the house literally would have been divided against itself and would have been unable to stand. This is what occurred and what was done to correct it according to the Engineering Record:

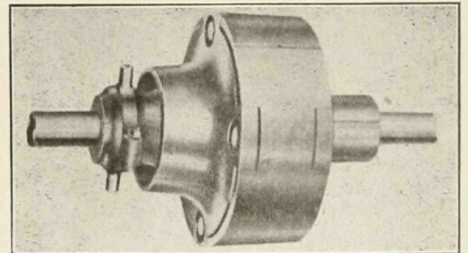


Where the walls were in very bad condition the portions below the street floor, involving in all about 6,000 cubic feet of stone work and 600 feet of brick work, were removed down to the tops of the piles and 50 new steel piles 9 inches in diameter were driven in staggered rows, one in each face of the wall, to clear the old wooden piles. These piles are made of steel pipes driven in 10-foot sections, with cast-steel conical points. They are driven by a 1,000-pound Gouberst steam hammer suspended from the needle beams by a differential hoist. When down to rock they are concreted, their tops capped with 3/4-inch steel plates and connected by a concrete girder 2 1/2 feet wide and 3 feet high, continuous through the full length of the wall, and bearing on both the new and old piles. The bottom of this girder is reinforced by four 3/4-inch longitudinal twisted rods and by transverse rods 6 inches apart on centers. Concrete is made 1:2:4 with Atlas Portland cement.

Before driving the new piles the muck with which the cellars were back-filled was either shoveled outdoors or was thrown to different parts of the building to expose the original surface of the ground, below which pits were sheeted down about 4 feet to a depth of 1 foot below ground-water level.

New Type of Coupling.

CLUTCHES and couplings that are dependable, not only in an emergency but in ordinary machine overload, are said by machinists to be extremely rare, and for that reason the claims made by the Carl G. Westland Company of



Worcester, Mass., for a new type of coupling and clutch are at least worthy of note. The general design of the clutch is shown in the cut. The manufacturers claim that it combines the coupling and clutch which is an advantage in close pump work in building basements where room has to be conserved and shaft room is likely to be at a premium. The coupler shown appears to have great strength and certainly the principle of split-clutch does not permit of slipping under heavy load.

CURRENT BUILDING OPERATIONS

Apartment House Building on Washington Heights. One Operation to Cost \$1,300,000 and House 390 Families.

DURING the last few months plans have been prepared for many new apartment houses on the upper West Side of Manhattan, which will represent an expenditure of several million dollars. One of the largest operations about to be started, which will furnish homes for nearly four hundred families, will be erected by the Hudson View Construction Company, 189 Broadway, of which Henry Friedman is president. There will be nine houses in the group, three being situated in the north side of 160th street, between Riverside drive and Fort Washington avenue; three in the south side of 161st street, and three in the north side of 161st street, between Fort Wash-

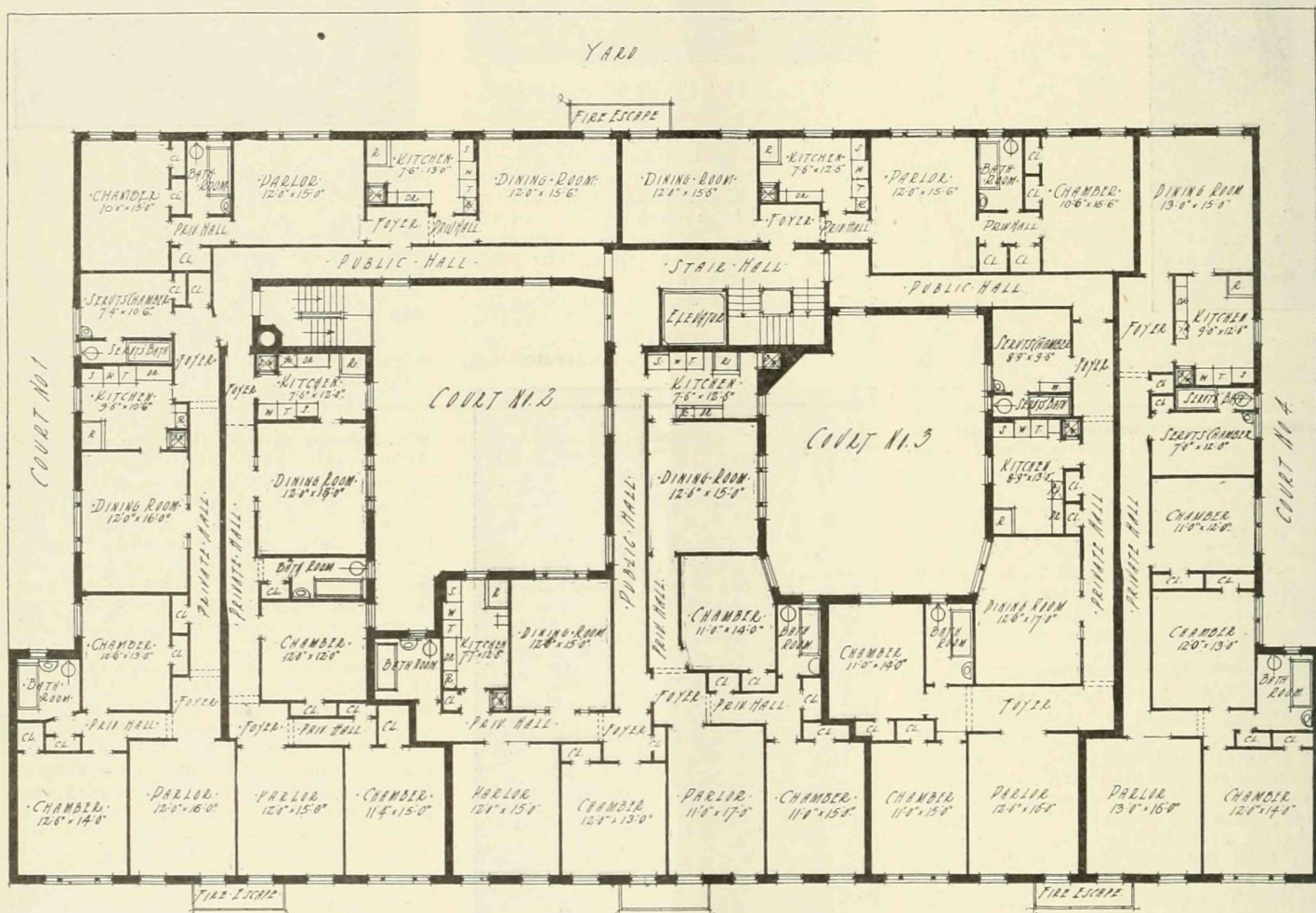
ington avenue and Riverside drive. three sections with the elevator centrally located so as to decrease long halls leading to apartments. The estimated cost of construction alone is \$1,300,000, and work is to be completed ready for occupancy by September 1, 1915.

Excavating is already under way at the northeast corner of Riverside drive and 160th street, and the southeast corner of 161st street for two similar apartments which the Melvin Construction Company will erect ready for occupancy by May 1, 1915. The estimated cost is placed at about \$550,000. Harold Lawrence Young, 1204 Broadway, who is the architect for the entire number of buildings mentioned, also lately designed the "Ronda"

apartments at the southwest corner of Audubon avenue and 191st street, from plans by Neville & Bagge, 217 West 125th street. The Loyal Building Company, 391 East 149th street, a six-story apartment on the east side of Bradhurst avenue, south of 151st street, from plans by Frankfort & Kirschner, 830 Westchester avenue.

Chicago Cement Show for 1915.

The management of the Chicago Cement Show, which will be held February 10 to 17, 1915, reports that from present indications the 1915 show will be a success from every viewpoint and



TYPICAL FLOOR PLAN OF HEIGHTS GROUP.

Harold Lawrence Young, Architect.

ington avenue and Riverside drive.

Seven of the buildings have dimensions of 125x86.1 feet, containing in all apartments for forty-two families each, of three, four, five and six rooms. Two buildings have frontages of 150 feet with eight apartments on a floor, a total number of 242 rooms in each house or quarters for forty-eight families each.

The main bed-chamber of each apartment is located to the front with baths between, and the suites have short private halls and large foyers. The entrance hall is 15 feet, taking in the full width of the wing between courts No. 2 and No. 3, with walls finished in Caen stone and marble with an Elizabethian style plaster ceiling. A feature of this hall is the non-appearance of both the main stairs to the apartments and upper stories. There will be no gas used and all appointments will be of the best.

Limestone facing will be used to the second story, trimmed with terra cotta above. The buildings are divided into

at the southwest corner of Fort Washington avenue and 161st street; the "Manfried Court," northeast corner of Fort Washington avenue and 161st street; "Chateau D'Armes," southeast corner of Fort Washington avenue and 161st street, and "Chambold Court," southeast corner of Fort Washington avenue and 162d street. All these houses were constructed by the Friedman Construction Company, the "Ronda" being the latest completed. The buildings have all been sold.

The Haven Construction Company, Charles Flaum, president, 215 Audubon avenue, will erect three five-story apartments at Northern avenue and 180th street, from plans by Benjamin W. Levitan, 20 West 31st street. Donald Robertson, a well-known builder, has plans for a six-story house at Audubon avenue, northwest corner of 185th street, from plans by Schwartz & Gross.

The Tralow Realty Corporation, 1931 Broadway, will erect two five-story

that wide interest has been manifested by both exhibitors and the trade who make it a practice to attend these annual exhibitions.

At the drawing for locations on August 8th, four-fifths of the available floor space was assigned to more than 100 manufacturers. Most of the concerns who took space in the past shows will be found at the coming exhibition and many important manufacturers who have not participated in the show for several years have decided to exhibit this year.

The Cement Show is clearly a growing institution and has become a permanent fixture of the cement industry. Many associations find it of advantage to hold their conventions each year in Chicago during the time of the big Cement Show. Important associations that have already fixed their dates during the Cement Show in Chicago are the National Builders' Supply Association, and the Illinois Lumber and Builders' Supply-Dealers' Association.

New Front Brick Plant.

One of the most complete and modern front brick plants is now under construction, near Kittanning, Pa., for the purpose of manufacturing gray and buff front brick. One of the finest clay properties in that part of the country has been opened up and the company expects to have brick ready for shipment on or about November 1st, 1914. The capital stock has all been subscribed for and contracts for all requisites including machinery, have been placed. One of the largest and most modern brick machines has been purchased, able to turn out 150,000 high-grade brick per day, although driers and kiln capacity for the present will be 60,000 brick per day.

The Henderson-Frazier-Dobbs Co., Inc., 1133 Broadway, New York, will put the product on the Eastern market and a large number of inquiries have already been received from agents throughout the country, all anxious to secure the selling rights of the high-grade material that will be produced by this company. The company has been incorporated under the name of Kittanning Face Brick Company, and in placing its contracts for machinery, etc., quality was considered in all cases and the plant, when completed, will be one of the most up-to-date in the country.

Jersey Central Denies Report.

A statement issued by an official of the Jersey Central Railroad denies the report that several hundred skilled mechanics have been laid off, according to the Wall Street Journal. What has taken place is the reduction all over the system of the working time of the shop forces from five days a week to four. This reduction, however, is temporary and applies only to the month of August.

T. B. Koons, vice-president and freight traffic manager of the Jersey Central, says: "Several shipping companies have notified Reading, Jersey Central and other companies reaching tidewater at

New York to be prepared at a moment's notice to resume shipments of export freight to New York. All our freight agents and traffic men have been notified and the business is so organized as to permit export freight traffic to resume with a rush.

"I look for full exports to England. France and Belgium to resume at any time within ten days. Shipping men tell me that German cruisers are far from the base of supplies and the maintenance of strict neutrality has checked their activities in the west Atlantic. They look for the return of all German cruisers hereabouts to the African coast as speedy as possible.

Building During July.

Reports received from seventy-five leading cities in the United States indicate that a considerable revival in building activity occurred at many points during July, the permits issued calling for the expenditure of \$71,121,212, an increase of 10.3 per cent., as compared with the \$64,478,080 of the same month last year. The comparison would have been much more favorable but for the falling off in New York city, where the

permits taken out aggregate only \$12,824,409, as against \$13,376,327, a loss of 4.1 per cent. The indifferent showing by the leading centre was due almost entirely to a contraction of \$3,202,195 in the Borough of Manhattan, although there was also a moderate decrease in Richmond, whereas the Bronx, Brooklyn and Queens all made very satisfactory gains. Seventy-four outside cities reported a total of \$58,296,803, as compared with \$51,101,753, which is a gain of 14.1 per cent. over the corresponding month in 1913. This is by far the best exhibit made this year, and forty-nine centres reported improvement, which in some instances is quite pronounced. Among the cities where the most notable expansion appears are Albany, Chicago, Cincinnati, Dayton, Detroit, Indianapolis, Minneapolis, Nashville, Kansas City, Philadelphia, Pittsburgh, Richmond, Rochester, St. Louis, Seattle, Sioux City, Spokane, Springfield, Mass., Washington and Worcester. On the other hand, there was more or less falling off at Cleveland, Fort Worth, Harrisburg, Los Angeles, Milwaukee, Newark, San Francisco, Wilkes-Barre and a number of other points.

L. S. Bing, President

A. M. Bing, Treasure

Bing & Bing Construction Co., Inc.

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BROOKLYN

CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

G. A. Fuller Co. awarded Contract.

The general contract for the construction of the new twenty-story office building to be erected at 6-8-10 West 40th street has been awarded to the George A. Fuller Co., 111 Broadway, New York City. This building will be owned by the Eight West 40th Street Company, John McInerney, president, 111 Broadway, and will be erected from plans prepared by Goldwin Starrett & Van Vleck, architects, Everett Bldg., 17th street and Fourth avenue.

New Building for Newark's Park.

H. Van Buren Magonigle, architect, 101 Park avenue, New York City, has been retained by the Essex County Park Commission, Alonzo Church, secretary, 810 Broad street, Newark, N. J., to prepare the plans for an administration building to be erected in Branch Brook Park, Newark. It is proposed to expend about \$100,000 for the construction of this building. Preliminary sketches have just been started and it will be some time before details can be announced.

New Brooklyn Hospital.

The Williamsburg Hospital, Rev. Newell Woolsey, president, contemplates the erection of a new and thoroughly modern hospital building on the property recently purchased by them at the corner of South Ninth street and Driggs avenue. The present hospital at the corner of Bedford avenue and South Third street has been in operation for many years and has served the community in an efficient manner. It is hoped with the new building to extend the sphere of activities and usefulness over a much wider area. Definite plans for the new building have not been announced and no architect has up to the present time been retained. The offices of the institution are now receiving competitive sketches and it is assumed that the successful architect will be named before October 1st.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Congregation Jaur Libeski Uniter Stutungweidk, care of Julius Hahn, 135 Livingston st, Brooklyn, contemplates the erection of a brick synagogue at 82-84 Lewis st. No architect selected.

BUFFALO, N. Y.—The Jewish Hospital Association, care of Dr. Julian Ulman, 400 Franklin st, contemplates the erection of a hospital here to cost about \$50,000. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
MANHATTAN.—Figures are being received for the 6-sty tenement at 33-37 Mott st for the estate of James Naughton, John Naughton, executor, 153 East 53d st. George F. Pelham, 30 East 42d st, architect. Cost, about \$60,000.

BROOKLYN.—Bids are being received for the 2-sty bank, 33x50x75 ft., at New Utrecht av and 12th av for the Broadway Trust Co., 839 Flatbush av, Alex C. Snyder, vice-president. Slee & Bryson, 154 Montague st, architects. Cost, about \$20,000.

DWELLINGS.

BELMAR, N. J.—E. C. Benner, Appleby Building, Asbury Park, architect, is taking bids for a 2½-sty frame residence at 10th av and A st for Frank Schmitz, 43 Osborne terrace, Newark, owner. Cost, about \$5,000.

GARDEN CITY, L. I.—Shape & Bready, 220 West 42d st, Manhattan, architects, are taking bids for a 2½-sty frame residence on Stewart av for Clayton S. Goss, 516 5th av, Manhattan.

ROSELLE, N. J.—William Hewlett, 1181 Broadway, Manhattan, architect, is taking bids for a 2½-sty brick residence at 6th av and Spruce st for Theodore Goe, this place. Cost, about \$15,000.

YONKERS, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, architect, is taking bids on general contract for a 2½-sty frame and stucco residence, 40x34 ft., at Lower Summit, for Dr. M. Caturani, 348 East 116th st, Manhattan. Cost, about \$9,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—L. S. Beardsey, 38 West 32d st, Manhattan, architect, is taking bids for the 3-sty reinforced concrete baking plant addition, 50x70 ft., in 21st st, for the American Bread Co., 424 East 21st st, Paterson.

NEWARK, N. J.—A. H. Thomas, 222 Market st, architect, is taking bids for a 2-sty brick factory, 30x100 ft., for Chas. Blakeman Sons Co., Inc., 236 Bank st. Cost, about \$10,000.

DUNKIRK, N. Y.—The Continental Heater Co., care of Earle C. Reade, vice-president and general manager, is taking bids on general contract for a 1-sty brick and steel manufacturing

plant, 400x60 ft., including a 1-sty factory building, 400x64 ft., and 1-sty warehouse, 100x100 ft., from private plans, to cost about \$35,000.

MUNICIPAL WORK.

NEW YORK STATE.—Bids will be received at the office of John N. Carlisle, commissioner of Public Highways, until 1 p. m., August 17, for the improvement of various public highways.

TOWN OF UNION, N. J.—The Committee of the Town of Union, Emile Bautz, town clerk, Adolph Van Neste, chairman, is taking bids to close August 17 for a 2-sty fire house, 25x80 ft., at 3d st and Palisade av, from plans by Joseph D. Lugosch, 408 Kossuth st, Town of Union, architect. Cost, about \$15,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—F. A. DeMeuron, 31-33 East 27th st, architect, is taking new bids on revised plans for the 6-sty school at 118th st and St. Nicholas av for the Church of St. Thomas the Apostle, 118th st, west of St. Nicholas av, Rev. Father J. B. McGrath, pastor.

WHITE PLAINS, N. Y.—The Town of White Plains, Board of Education of Union Free School District No. 1, John Y. Lavery, president, is taking bids to close August 28 at 8 p. m for a 2-sty brick, hollow tile and reinforced concrete school, 40x100 ft., on Battle Hill av, from plans by Beverly S. King, 103 Park av, Manhattan.

TUCKAHOE, N. Y.—The Board of Education of Tuckahoe, William F. Thompson, president, is taking bids for an addition to the 2-sty brick and limestone school in Main st, from plans by William Whitney Rasmussen, 1133 Broadway, Manhattan. Cost, about \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Plans are being figured for the 4-sty brick addition to the bakery at 7-11 Cannon st for the Manhattan Pie Baking Co., William Folterman, president, 540 Grand st, John B. Snook Sons, 261 Broadway, architects.

THEATRES.

SYRACUSE, N. Y.—Plans are being figured for a theatre at the corner of Harrison and South Salina sts for the Syracuse Strand Theatre Co., Inc., Mitchell Mark, 528 White Building, Buffalo, Thomas W. Lamb, 644 8th av, Manhattan, architect. Cost, about \$100,000.

BROOKLYN.—Plans are being figured, bids to close soon, for the 1-sty brick moving picture theatre, 50x100 ft., in the north side of Sumpter st, 325 ft. west of Patchen av, for Solomon Brill & Co., 43 West 16th st, Manhattan. George Keister, 56 west 45th st, Manhattan, architect. Cost, about \$12,000.

LONG ISLAND CITY.—Plans are being figured for the 1-sty brick theatre, 118x133 ft., on the west side of Hunter av, 94 ft. south of Wilbur av, for W. E. Paynter, Bridge Plaza. John Boese, 1 Bridge Plaza, architect. Cost, about \$135,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
161ST ST.—Harold L. Young, 1204 Broadway, has completed plans for three 6-sty apartments in the south side of 161st st, west of Ft. Washington av, for the Melvin Construction Co., 189 Broadway, owner and builder. Total cost about \$430,000.

97TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for the 12-sty apartment, 126x100 ft., at the northwest corner of 97th st and West End av, for Isaac Polstein, 30 East 42d st.

BROADWAY.—G. Ajello, 1 West 34th st, is preparing plans for the 14-sty apartment, 133x102 ft., at the northwest corner of Broadway and 84th st for Dr. Charles V. Paterno, care of the Paterno Construction Co., 214 Cathedral Parkway, owner and builder.

BROOME ST.—Adolph Mertin, 34 West 28th st, has completed plans for a 6-sty tenement, 20x48 ft., in the north side of Broome st, 75 ft. west of Mulberry st, for Vincenzo DeLuca, 186 Grand st, owner and builder. Cost, about \$20,000.

13TH ST.—Chas. M. Straub, 147 4th av, has completed plans for alterations to the 6-sty tenement 346-348 East 13th st for Carolina Gottlieb, 207-9 West 110th st. Cost, about \$4,000.

LEXINGTON AV.—Dodge & Morrison, 135 Front st, have prepared plans for alterations to the 5-sty apartment 1486 Lexington av for Annie A. Morgan, 2d, 770 Park av. Cost, about \$8,500.

CHURCHES.

11TH AV.—Eli Benedict, 1947 Broadway, is preparing plans for general alterations to the Mariners' Church at 166-168 11th av, between 22d and 23d sts, for the New York Port Society, on premises. Cost, about \$5,000.

MUNICIPAL WORK.

GOVERNORS ISLAND, N. Y.—An appropriation of \$20,000 has been granted for rebuilding the wharf here from private plans for the U. S. Government, care of John W. McKie, chief quartermaster.

PUBLIC BUILDINGS.

2D AV.—Final plans will soon be started for the 12-sty East Side court building and jail, 100x100 ft., at the southeast corner of 2d av and 2d st for the City of New York, Marcus M. Marks, president of the Borough of Manhattan. Alfred Hopkins, 101 Park av, architect. Cost, about \$300,000.

SCHOOLS AND COLLEGES.

AV A.—Shepley, Rutan & Coolidge, Ames Building, Boston, Mass., are preparing preliminary plans for a laboratory building at Av A and 66th st, for the Rockefeller Institute. Construction work will probably be in charge of Marc Elditz & Son, 30 East 42d st.

LEXINGTON AV.—The City of New York Board of Education, Park av and 50th st, Thomas W. Churchill, president, contemplates the erection of a vocational school at the northwest corner of Lexington av and 22d st, to cost about \$220,000. The Board of Estimate and Apportionment will probably pass the resolution granting the appropriation about August 27.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
176TH ST.—The Park Hill Construction Co., H. Ratner, president, 779 Crotona Park North, contemplates the erection of a 6-sty apartment at the northwest corner of 176th st and Southern boulevard and Crotona Parkway. Goldner & Goldberg, 391 East 149th st, will probably prepare plans.

BOSTON RD.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for two 6-sty apartments, 55x87 ft., at the northwest corner of Boston rd and Suburban pl, for Robert W. Joseph, 401 East Tremont av, owner and builder. Cost, about \$110,000.

LONGFELLOW AV.—Harry T. Howell, 149th st and 3d av, has completed plans for two 5-sty apartments, 50x88 ft., on the west side of Longfellow av, 207 ft. north of 16th st, for William Sinnott, 967 East 167th st, owner and builder. Cost, about \$104,000.

CHURCHES.

178TH ST.—Crow, Lewis & Wickenhoefer, 200 5th av, are preparing plans for a fieldstone church, 40x88 ft., at the northeast corner of Grand boulevard and Concourse and 178th st, for the Church Extension Society of the Presbytery of New York, 156 5th av, Rev. Jesse F. Forbes. Cost, about \$40,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PACIFIC ST.—Cohn Bros., 361 Stone av, are preparing plans for an apartment, 50x90 ft., in the north side of Pacific st, 100 ft. south of Boerum pl, for Fleischer & Lindenbaum, 1890 Bergen st, owners and builders. Cost, about \$50,000.

DE KALB AV.—W. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 50x89 ft., on the east side of DeKalb av, 180 ft. from Myrtle av, for the 250 Pacific St., Inc., Henry Lindenbaum, 45 West 34th st, owner and builder. Cost, about \$25,000.

DITMAS AV.—Cohn Bros., 361 Stone av, are preparing plans for three 4-sty tenements, 52x90 ft., at the northeast corner of Ditmas and Newkirk avs for the Marcus Building Co., Mr. Marcus, president, 1770 Park pl, owner and builder. Cost, about \$120,000.

DE KALB AV.—W. McCarthy, 16 Court st, has completed plans for two 4-sty tenements, 50x89 ft., on the east side of DeKalb av, 30 ft. south of Myrtle av, for the 250 Pacific, Inc., Henry Lindenbaum, 45 West 34th st, Manhattan, owner and builder. Cost, about \$75,000.

GLENMORE AV.—Cohn Bros., 361 Stone av, are preparing plans for four 4-sty tenements on Glenmore av, near Miller av, for Max Newfeld, 1492 Pitkin av, owner and builder. Cost, about \$120,000.

RIVERDALE AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-sty tenement, 25x67 ft., at the southwest corner of Riverdale and New Jersey avs, for the New Lots Construction Co., 748 Sheppard av, owner and builder. Cost, about \$12,000.

BELMONT AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 25x90 ft., at the southeast corner of Belmont av and Barbey st for Samuel Glick, 564 Prospect av. Cost, about \$24,000.

12TH AV.—A. G. Carlson, 157 Remsen st, has completed plans for two 4-sty tenements, 50x85 ft., on the north side of 12th av, 50 ft. east of 51st st, for Paul Connelly, New Utrecht av and 52d st, Brooklyn. Cost, about \$25,000 each.

42D ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty tenements, 50x88 ft., in the north side of 42d st, 220 ft. west of 9th av, for the 16th Av. Realty Co., 1132 41st st, Brooklyn. Cost, about \$32,000 each.

FACTORIES AND WAREHOUSES.

NEW JERSEY AV.—L. F. Schillinger, 167 Van Siclen av, is preparing plans for a 2-sty brick factory, 22x47 ft., on the west side of New Jersey av, 74 ft. south of Pitkin av, for Emily Wozniak, 2098 Pitkin av, owner who will take bids on general contract. Cost, about \$5,000.

VERNON AV.—John Auer & Sons, 648 Lexington av, have received the general contract to erect a 3-sty brick and steel warehouse, 57x91 ft., at Vernon and Lewis avs for Chas. Wissman, 648 Lexington av, owner. C. C. Wagner, 26 Court st, architect. Cost, about \$25,000.

HOSPITALS AND ASYLUMS.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, Manhattan, have completed plans for a 4-sty brick and limestone hospital, 35x93 ft., at the southeast corner of Brooklyn av and President st, for the Home of St. Giles the Cripple, Garden City, L. I., Building Committee, 184 Joralemon st. Cost, about \$100,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

QUEENS, L. I.—R. George Smart, 501 Curtis av, Brooklyn, has completed plans for a 3-sty brick tenement, 20x60 ft., on the east side of 11th av, 180 ft. south of Grand av, for the Mathews Building Co., 468 Grand av. Cost, about \$5,000.

CHURCHES.

RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av, is preparing plans for a 1-sty hollow tile and stucco church, 50x75 ft., at the corner of Elm st and Fulton av, for the Richmond Hill Baptist Church, Rev. Henry D. Coe, pastor, 3111 Fulton av. Cost, about \$25,000.

DWELLINGS.

CORONA, L. I.—C. L. Varrone, 171 Corona av, has completed plans for a 2½-sty residence, 20x28 ft., for William Craven, 55 Meserole st, Brooklyn. Cost, about \$4,000.

CORONA, L. I.—R. W. Johnson, 10 Grove st, has completed plans for three 2½-sty frame residences, 21x54 ft., in the south side of Acorn st, 210 ft. east of Van Dine st, for Thomas Daly, builder, this place. Cost, about \$15,000.

CORONA, L. I.—Plans have been completed by R. W. Johnson, 10 Grove st, for a 2½-sty frame residence, 22x56 ft., at the corner of Chicago av and Prospect st, for Thomas Daly, builder, this place. Cost, about \$5,000.

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RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av., has completed plans for twelve 2½-sty frame residences on the east side of Leggett av. near Roswell pl, for the Gascoyne Realty Co., builders. Cost, about \$48,000.

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.—John Graham, 2030 Woodward av., Highland Park, Mich., has completed plans for an 8-sty addition to the warehouse and assembly plant at Jackson av and Honeywell st, for the Ford Motor Co., Henry Ford, president, Highland Park, Detroit, Mich., and 1723 Broadway, Manhattan. T. L. Gordon Co., 53 West Jackson boulevard, Chicago, Ill., structural engineer. Fountain & Choate, 110 East 23d st, Manhattan, contractor for foundations and basement. Cost, about \$750,000.

LONG ISLAND CITY.—Revised plans have been completed for the 5-sty brick and concrete factory, 52x75 ft., at the southeast corner of Webster and 6th avs for George W. Braunsdorf, 232 East 43d st, Manhattan, owner. E. L. McCracken, College Point, L. I., architect. E. E. Seelye, 101 Park av, Manhattan, concrete engineer. Cost, about \$25,000.

Richmond.

HOTELS.

NEW BRIGHTON, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, has completed plans for a 5-sty hotel, 45x125 ft., on Jay st, for the Tilley Estate, care of architect. Cost, about \$70,000.

Suffolk.

PUBLIC BUILDINGS.

NORTHPORT, L. I.—Harry E. Donnell, 225 5th av, Manhattan, is preparing plans for a 1-sty brick library, 45x38 ft., for the Board of Trustees of Northport, George Babcock. Bids will be taken on general contract about August 20. Cost, about \$10,000.

Westchester.

DWELLINGS.

PELHAM MANOR, N. Y.—Charles E. Gollner, 307 5th av, Manhattan, contemplates the erection of four 2½-sty frame residences from plans by E. Guy Gollner, 256 West 121st st, Manhattan.

STORES, OFFICES AND LOFTS.

NYACK, N. Y.—Preliminary estimates have been received for the 2-sty brick and limestone office building for the Rockland Light & Tower Co., this place, owner. Lord, Hewlett & Tallant, 345 5th av, Manhattan, architects. Cost, about \$9,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—R. Lemkin, 235 East 76th st, has received the general contract to alter the 5-sty tenement, 174-176 East 77th st for L. E. Ransom, 279 Pearl st. Otto L. Spannhake, 233 East 78th st, architect. Cost, about \$6,000.

MONTCLAIR, N. J.—Frank Pollara, Orchard sq, Caldwell, N. J., has received the general contract to erect the 3-sty tenement, corner of Bloomfield and Maple avs, for Luigi Arra, 347 Bloomfield av, Caldwell, N. J. Albert P. Nucciarone, 43 Minton pl, Orange, N. J., architect. Cost, about \$16,500.

JERSEY CITY, N. J.—Samuel H. Rubine, 206 Jackson av, has received the general contract to erect two 4-sty brick stores and tenements, 34x51 ft., at 515-517 Summit av, for Michael Suetzer, 210 Av A, Jersey City, owner. Plans prepared privately. Cost, about \$16,000.

CHURCHES.

BROOKLYN.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract to alter and erect additions to the 3-sty brick church and school at 367 Claremont av, for Rev. C. E. McDonell, on premises. Louis Giele, 1123 Broadway, Manhattan, architect. Cost, about \$16,000.

DWELLINGS.

BROOKLYN.—William Flanigan, 118 East 28th st, Manhattan, has received the general contract to alter and make additions to the 2½-sty brick residence, 33 8th av, for Helen A. Courtney, on premises. Robert J. Reilly, 477 5th av, Manhattan, architect. Cost, about \$15,000.

GLADSTONE, N. J.—Romer Corporation, 105 West 40th st, Manhattan, has received the general contract to erect the 1½-sty frame and fieldstone bungalow for Alfred Loeb, 166 Ralstone av, South Orange. Taylor & Mosley, 40 Wall st, Manhattan, architects.

OYSTER BAY, L. I. (Sub.).—Chas. A. Cowen & Co., 1123 Broadway, Manhattan, have received the mason work for the 2½-sty residence and farm buildings, about ¼ mile from station, for C. K. G. Billings, 30 East 42d st, Manhattan. Guy Lowell, 225 5th av, Manhattan, architect. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating and ventilating engineers. Mr. Marsh, care of Frederick Johnson, 42d St Building, Manhattan, superintendent and will let all contracts.

CEDARHURST, L. I.—Peter Roche, John st, Far Rockaway, has received the general contract to erect a 2½-sty frame residence and 2-sty garage for J. Howes Burton, this place, owner. John C. Greenleaf, 15 West 38th st, Manhattan, architect. Cost, about \$30,000.

MAPLEWOOD, N. J.—K. W. Dalzell & Co., Burnett st, has received the general contract to erect a 2½-sty frame and stucco residence at the northwest corner of Burnett st and Pierson rds for William S. Walters, 115 Lafayette st, Newark. Cost, about \$6,500.

JERSEY CITY, N. J.—Patti & Co., 1703 Boulevard, have received the general contract to erect six hollow tile and stucco residences at

291-307 Virginia av for the American Homes Co., 15 Exchange pl, owner. Albert E. Pia, 441 East Fairmount av, architect. Cost, about \$13,920.

HOTELS.

MANHATTAN.—J. A. Zimmermann, 34 West 33d st, has received the general contract to alter the 6-sty brick hotel, 65x84 ft., at 42 East 28th st for Boehm & Boehm, 99 Nassau st. Wortmann & Braun, 114 East 28th st, architects. Leslie Bros. Engineering Co., 2768 Broadway, have heating and plumbing work. Cost, about \$5,000.

SCHOOLS AND COLLEGES.

VERPLANK, N. Y.—Central Building Co., Worcester, Mass., has received the general contract to erect a local stone school and church for the Hope Farm, care of architects, Delano & Aldrich, 4 East 39th st, Manhattan.

ITHACA, N. Y.—Driscoll Bros., South Tioga st, have received the general contract to erect a 1-sty reinforced concrete alumni field fence and stadium, 80x700 ft., at the Alumni Field Campus, for Cornell University, J. G. Schurman, president. Gibb & Waltz, 110 North Tioga st, architects. Alumni Field Committee, George F. Bacon, chairman of building committee, 103 Park av, Manhattan, donor.

STABLES AND GARAGES.

BROOKLYN.—John Auer & Sons, 648 Lexington av, have received the general contract to erect a 1-sty brick extension to the private garage in the south side of Rutledge st, 250 ft. west of Bedford av, for Probst-Schomaker, on premises. John Probst, president and treasurer. Henry Holder, Jr., 242 Franklin av, architect. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.).—Mark & Mohl, Inc., 273-277 Russell st, have received the ornamental iron work necessary for the building 50 Dey st. George K. Thompson, architect; Patrick Reynolds, general contractor.

UNION COURSE, L. I.—Thomas Smith, Woodhaven, L. I., has received the general contract to erect a 2-sty brick office building, 25x100 ft., on the south side of Jamaica av, 200 ft. east of Shaw av, for Leader Observer, on premises. Samuel Guilfey, 4 Shirley st, Woodhaven, architect. Cost, about \$10,000.

THEATRES.

MANHATTAN.—Clark & Appelman, 149 East 16th st, have received the general contract to erect a theatre at 126 2d av, to cost, about \$10,000, from plans by Harold L. Young. Nathan E. Bloch, owner.

MISCELLANEOUS.

FISHKILL LANDING, N. Y.—Casper Ranger Construction Co., 20 Broad st, Holyoke, Mass., has received the general contract to erect a brick, terra cotta and limestone passenger station for the N. Y. Central R. R. Co., 70 East 45th st, A. H. Smith, president. Cost, about \$75,000.

OYSTER BAY, L. I.—The general contract has been awarded to Wesley De Graff, Berry Hill rd, for the 2-sty hollow tile and stucco bathing pavilion, 30x60 ft., at Bayville for the Town of Oyster Bay, K. Wicks, clerk. Edward S. Betts, care of Westinghouse, Church, Kerr Co., 37 Wall st, Manhattan, architect. Cost, about \$15,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
WASHINGTON PL, 125-127 West, 300 w 6th av, 6-sty brick tenement, 44x84; cost, \$60,000; owner, Crest Holding Co., 1200 Madison av; president, Abraham Weinstein; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 288.

145TH ST, 119-131 West, three 6-sty brick tenements, 58x85; cost, \$165,000; owner, Slattery Constn. Co., John Slattery, president, 155 West 145th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 290.

CHURCHES.

104TH ST, 336-342 East, 3-sty brick church and settlement house, 80x96; cost, \$40,000; owner, St. Lucy's R. C. Church, Rev. P. J. Lennon, rector, 344 East 104th st; architect, Thos. J. Duff, 407 West 14th st. Plan No. 285.

SCHOOLS AND COLLEGES.

ST. NICHOLAS AV, 147-155-159, s w cor 118th st, 5-sty brick fireproof parochial school, 87x69; cost, \$85,000; owner, R. C. Church of St. Thomas the Apostle, 262 West 118th st; pastor, Rev. J. B. McGrath; architect, F. A. de Meuron, 31 East 27th st. Plan No. 287.

STABLES AND GARAGES.

WATTS ST, 48-50, 2-sty brick fireproof garage and warehouse, 41x74; cost, \$12,000; owner, Edw. Bergonzi, 58 Grand st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 291.

STORES AND DWELLINGS.

CLAREMONT AV, 172-178, s e cor 125th st, two 3-sty brick stores and dwellings, 100x36; cost, \$15,000 and \$20,000; owner, Nathaniel A. McBride, 5 East 42d st; architect, Thomas F. Dunn, 953 Woodycrest av. Plan No. 286.

STORES, OFFICES AND LOFTS.

40TH ST, 6-8-10 West, 20-sty brick fireproof office building, 61x89; cost, \$500,000; owner, 8 West 40th St. Corporation, Jesse Metcalf, president, 111 Broadway; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 292.

BROADWAY, 822-824, s e cor 12th st, 4-sty brick store and lofts, 43x109; cost, \$20,000; owner, City Real Estate Co., Jos. H. Ward, president, 176 Broadway; architect, Chas. E. Birge, 29 West 34th st. Plan No. 289.

THEATRES.

DELANCEY ST, 6-8, 92 e Bowery, 1-sty brick motion picture theatre, 33x75; cost, \$25,000; owner, Ernest Plath, 6-8 Delancey st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 294.

MISCELLANEOUS.

139TH ST, 32-34, 345 w 5th av, 1-sty brick repair shop, 50x70; cost, \$5,000; owner, Henry Hill, 257 West 136th st; architect, C. B. J. Snyder, 500 Park av. Plan No. 293.

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Bronx.

DWELLINGS.

ERONXWOOD AV, w s, 89.3 n 216th st, 2-sty brick dwelling, 21.8x61.2, slag roof; cost, \$5,000; owner, A. Rosati, 570 East 141st st; architect, Mr. Richard, 230 East 115th st. Plan No. 416.

STABLES AND GARAGES.

HONEYWELL AV, w s, 100 n 180th st, 1-sty brick garage, tin roof, 16x20; cost, \$625; owner Philip De Blasi, on premises; architect, Chris F. Lohse, 428 East 83d st. Plan No. 420.

STORES AND TENEMENTS.

133D ST, s e cor Decatur av, 7-sty brick stores and tenement, slag roof, 108.1x223.8; cost, \$300,000; owner, Wedgewood Co., Henry F. Keil, 401 East 163d st. Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 412.

FORDHAM ROAD, s e cor Marion av, 1-sty brick stores, slag roof, size irregular; cost, \$28,500; owner, Adams Realty Co., M. E. Oppenheimer, 296 Broadway, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 419.

MISCELLANEOUS.

EDISON AV, w s, 200 n Albany av, 1-sty frame shed, 21x32; cost, \$400; owner and architect, Peter Dascher, on premises. Plan No. 414.

3D AV, w s, 47.9 s St. Paul's pl, 1-sty frame shed, 26x75; cost, \$1,000; owner, Michael Barinsky, 511 East 149th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 413.

ST. OWEN PL, s e cor Baker st, 1-sty frame storage, 12x30; cost, \$600; owner, Bernard Garland, 756 St. Owen pl; architect, Jas. H. Perry, 349 South 4th av, Mt. Vernon. Plan No. 415.

288TH ST, s s, 200 w Keppler av, 1-sty brick tool house, 13x30; cost, \$100; owner and architect, Archibald Murdock, on premises. Plan No. 418.

CASTLE HILL AV, s w cor Ellis av, 1-sty brick shop, tin roof, 20x18; cost, \$1,000; owner, Frank Gass, 2215 Westchester av; architect, E. Ebeling, 135 Westchester sq. Plan No. 421.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PACIFIC ST, s s, 160.9 e Bedford av, 4-sty brick tenement, 50x91, slag roof, 16 families; cost, \$40,000; owner, Rapiel Bldg. Co., 35 West 39th st, Manhattan; architect, W. F. McCarthy, 16 Court st. Plan No. 5491.

PACIFIC ST, s s, 210.9 e Bedford av, 4-sty brick tenement, 46.4x91, slag roof, 16 families; cost, \$40,000; owner, Rapiel Bldg. Co., 35 West 39th st, Manhattan; architect, W. F. McCarthy, 16 Court st. Plan No. 5490.

40TH ST, n s, 125 e 7th av, 4-sty brick tenement, 25x86.3, slag roof, 8 families; cost, \$14,000; owner, Fred Salonen, 719 43d st; architect, Chas. Braun, 459 41st st. Plan No. 5485.

STERLING PL, n e cor Ralph av, 4-sty brick tenement, 55x90, gravel roof, 22 families; cost, \$28,000; owner, Howard, Inc., 1934 Prospect pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5526.

WARWICK ST, s w cor Belmont av, 4-sty brick tenement, 25x86, slag roof, 8 families; cost, \$12,000; owner, General Cont. Co., 338 Wyona st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 5518.

WILLOUGHBY AV, s s, 200 w Sumner av, 4-sty brick tenement, 50x88, ___ roof, 20 families; cost, \$30,000; owners, Mary Schoenberg & ano, 316 Throop av; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 5532.

SOUTH 3D ST, s s, 80 e Rodney st, 6-sty brick tenement, 41x82, slate roof, 24 families; cost, \$35,000; owner, C. I. Mandell, 193 Broadway, Manhattan; architect, Saml. Sass, 32 Union sq. Plan No. 5540.

SOUTH 3D ST, s s, 121 e Rodney st, 6-sty brick tenement, 54x82, slate roof, 35 families; cost, \$50,000; owner, C. I. Mandell, 193 Broadway, Manhattan; architect, Saml. Sass, 32 Union sq. Plan No. 5539.

DWELLINGS.

BAY 49TH ST, n s, 296.1 e Harway av, 2-sty frame dwelling, 20x35, gravel roof, 2 families; cost, \$3,000; owner, F. Restano, 313 Nevins st; architect, W. J. Conway, 400 Union st. Plan No. 5483.

76TH ST, n s, 390 w 15th av, 2-sty frame dwelling, 34x48, gravel roof, 1 family; total cost, \$2,000; owner, Joseph W. Roth, 1447 76th st; architect, M. D. Foot, 1432 75th st. Plan No. 5501.

76TH ST, n s, 373.4 w 15th av, 2-sty frame dwelling, 34x48, gravel roof, 1 family; cost, \$2,000; owner, Jos. W. Roth, 1447 76th st; architect, M. D. Foot, 1432 75th st. Plan No. 5500.

CANARSIE LANE, n s, 80 e Nostrand av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$4,000; owner, Isaac Kaplan, 188 Montague st; architect, Benj. Cohen, 361 Stone av. Plan No. 5524.

BEVERLY RD, s s, 80 e Nostrand av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$4,000; owner, Isaac Kaplan, 188 Montague st; architect, Benj. Cohen, 361 Stone av. Plan No. 5523.

46TH ST, n s, 140 w 12th av, 1-sty frame garage, 18x18, shingle roof; cost, \$300; owner, Philip Director, 1163 46th st; architect, A. E. Parfitt, 1066 82d st. Plan No. 5482.

PARK PL, s s, 140 e Albany av, five 2-sty brick dwellings, 19x51, gravel roof, 2 families each; total cost, \$17,500; owner, Wm. Herod, 222 East 31st st; architect, C. Infanger, 2634 Atlantic av. Plan No. 5558.

UNION ST, n s, 189 w Nostrand av, ten 2-sty brick dwellings, 20x34, slag roof, 1 family each; total cost, \$40,000; owner, Mary Levin, 1406 72d st; architect, W. T. McCarthy, 16 Court st. Plan No. 5566.

EAST 4TH ST, w s, 100 s Elmwood av, 1-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,000; owner, Jas D. Ranck, 110 Av I; architect, F. J. Dassau, 1373 Broadway. Plan No. 5587.

EAST 38TH ST, w s, 137.6 s Av I, two 2-sty frame dwellings, 16.6x36, shingle roof, 1 family each; total cost, \$5,000; owner, Caroline E. Svenson, 1070 East 37th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5580.

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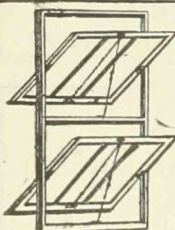
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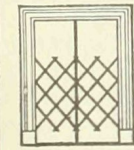
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Plans Filed, New Buildings, Brooklyn (Cont'd)

87TH ST, n s, 88.10 e 10th av, twelve 2-sty brick dwellings, 16x33, — roof, 1 family each; total cost, \$36,000; owner, Frank Kaiser, 8617 16th av; architect, Jacob Lubwartz, 186 Remsen st. Plan No. 5562.

ALBANY AV, e s, 417.6 n Av I, 2-sty frame dwelling, 16.6x36, gravel roof, 1 family; cost, \$3,000; owner, Caroline C. Svenson, 1070 East 37th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5579.

58TH ST, n s, 65 e 10th av, five 2-sty brick dwellings, 20x34, slag roof, 1 family; total cost, \$15,000; owner, John Phillips, 1261 40th st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 5589.

FACTORIES AND WAREHOUSES.

WILSON ST, s s, 100 w Wythe av, 4-sty brick factory, 61x99, — roof; cost, \$15,000 owners, Truslow & Fulls, 48 Wilson st; architect, Wm. H. Ludwig, 810 Eastern parkway. Plan No. 5486.

VERNON AV, s s, 316.8 e Lewis av, 3-sty brick warehouse, 57.9x91, slag roof; cost, \$20,000; owner, Chas. Wissman, 648 Lexington av; architect, C. C. Wagner, 26 Court st. Plan No. 5479.

DRIGGS AV, w s, 25 s North 9th st, 1-sty brick storage, 25x100, metal roof; cost, \$3,500; owner, Jas. McCafferty, 509 Driggs av; architect, Max Hirsch, 391 Fulton st. Plan No. 5578.

HALLS AND CLUBS.

HANSON PL, n s, from Ft. Greene to South Elliott pl, 3-sty brick Y. M. C. A., 191.10x121.10, gravel roof; cost, \$977,000; owner, Y. M. C. A., 11 Bond st; architects, Trowbridge & Ackerman, 62 West 45th st, Manhattan. Plan No. 5560.

STABLES AND GARAGES.

PARK PL, s s, 100 e Rogers av, 1-sty brick garage, 16x126, slag roof; cost, \$5,000; owner, Walter Ryan, 913 Bedford av; architect, Willard Parker, 24 McDonough st. Plan No. 5496.

WOODRUFF AV, s w cor Kenmore pl, 1-sty frame garage, 16x16, iron roof; cost, \$300; owner, Herbert Leonard, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 5552.

BERGEN ST, n s, 100 w Stone av, 1-sty brick stable, 25x25, slag roof; cost, \$1,500; owner, Herman Meltzer, 341 Thatford av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5622.

EAST 28TH ST, e s, 280 s Av F, 1-sty brick garage, 40x100, gravel roof; cost, \$5,000; owner, Mrs. A. G. Meyers, 1460 Flatbush av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 5621.

STORES AND DWELLINGS.

BERGEN ST, s s, 137.6 e Troy av, 4-sty brick store and dwelling, 28x113, slag roof, 14 families; cost, \$18,000; owner, John F. Roarty, 206 Lexington av; architect, W. F. McCarthy, 16 Court st. Plan No. 5509.

5TH AV, w s, 75 n 92d st, 3-sty brick store and dwelling, 22x100, slag roof, 2 families; cost, \$12,000; owner, Ernst Widenaier, 8821 5th av; architect, Harry Rucker, 371 Fulton st. Plan No. 5512.

3D AV, e s, 100.2 n 36th st, 2-sty brick store and dwelling, —x—, tin roof, 1 family; cost, \$2,500; owner, Anthony Carletano, 937 3d av; architect, Jos. Hartung, 548 2d st. Plan No. 5627.

MISCELLANEOUS.

76TH ST, n s, 356.8 w 15th av, two 1-sty frame sheds, 10x16, gravel roof; total cost, \$400; owner, Jos. W. Roth, 1447 76th st; architect, M. D. Foot, 1432 75th st. Plan No. 5502.

3D AV, w s, 106 n 6th st, 1-sty tank, 23x23, — roof; cost, \$3,000; owner, Cupples Cordage Co., 386 3d av; architect, Wm. Higginson, 21 Park Row. Plan No. 5545.

FRANKLIN ST, e s, 87.11 n Meserole av, 1-sty frame shop, 29x54, gravel roof; cost, \$750; owner, Wm. Avery, 18 Franklin st; architect, Chris Bauer, 651 Leonard st. Plan No. 5573.

E 23D ST, w s, 117.8 n Kings Highway, three 1-sty frame lavatories, 60.3x66.4, asbestos roof; cost, \$7,000; owner, Board of Education, 500 Park av, Manhattan; architect, C. B. J. Snyder, 500 Park av, Manhattan. Plan No. 5594.

39TH ST, n s, 80.2 w 13th av, 1-sty frame laundry, 20x59.2, gravel roof; cost, \$1,000; owner, David Wuner, on premises; architect, F. W. Eisenla, 16 Court st. Plan No. 5631.

SNEDIKER AV, e s, 200 s Dumont av, 1-sty brick storage, 27x100, slag roof; cost, \$2,500; owner, Turner Impt. Co., on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5619.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
LONG ISLAND CITY.—Anabel st, s s, 250 e Jackson av, 5-sty brick tenement, 50x84, slag roof, 25 families; cost, \$36,000; owner, Berrian Realty Co., Bridge Plaza, L. I. City; architect, Edward Hahn, Bridge Plaza, L. I. City. Plan No. 2697.

CHURCHES.

RICHMOND HILL.—Freedom av, s e cor Cherry st, 1-sty frame church, 40x70, slate roof, steam heat; cost, \$6,500; owner, Congregation Beth Israel, 107 Guion pl, Richmond Hill; architect, H. W. Billard, Fulton st and Flushing av, Hollis. Plan No. 2655.

DWELLINGS.

JAMAICA.—Pierson st, s s, 275 w Jeffrey av, seven 2½-sty frame dwellings, 18x39, shingle roof, 1 family, steam heat; cost, \$18,200; owners, Loshen Bros., Franklin and George sts, Jamaica; architect, Robert Kurz, 384 Fulton st, Jamaica. Plan No. 2648 to 2654.

MORRIS PARK.—Belmont av, s s, 80 e Ward st, 2-sty frame dwelling, 16x35, shingle roof, 1 family, steam heat; cost, \$1,900; owner, G. Baumann, Chichester av, Richmond Hill; architect, Geo. Galbrath, 15A Lefferts av, Richmond Hill. Plan No. 2632.

ROCKAWAY BEACH.—Neptune av, e s, 431 s Boulevard, eleven 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, \$4,400; owner, Surf Improvement Co., Rockaway Beach; architect, W. E. Dietz, Arverne. Plan Nos. 2634 to 2644.

ROCKAWAY PARK.—Beach 121st st, e s, 140 n Newport av, 2½-sty frame dwelling, 28x40, shingle roof, 1 family, steam heat; cost, \$5,000; owner, John F. Lynch, Eldert av, Rockaway Beach; architect, John A. Lasher, 27 Beach 116th st, Rockaway Beach. Plan No. 2633.

CORONA.—Henry st, w s, 235 s Jackson av, two 2½-sty brick dwellings, 20x53, tin roof, 2 families, steam heat; cost, \$3,400; owner, Rosario Giaino, 94 East Jackson av, Corona; architect, A. DeBlasi, 94 East Jackson av, Corona. Plan Nos. 2663-64.

EDGEMERE.—Ocean av, n w cor Mermaid av, 3-sty frame dwelling, 30x45, metal roof, water heat; cost, \$6,000; owner, Max Lehrer, 8 East 8th st, Manhattan; architects, Cohen & Felson, 329 4th av, Manhattan. Plan No. 2669.

ELMHURST.—Penfold rd, n s, 416 w Shell rd, 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, \$3,000; owner and architect, John Simkin, 51 West Grand av, Corona. Plan No. 2668.

JAMAICA.—Blanco pl, s s, 311 e Remington av, five, 2½-sty frame dwellings, 18x41, shingle roof, 1 family, steam heat; cost, \$15,000; owner, Albert Lips, 15 Washington st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 2658 to 2662.

BROOKLYN HILLS.—Jamaica av, s s, 795 w Oxford av, 2-sty frame dwelling, 26x47, tin roof, 2 families and store; cost, \$3,500; owner and architect, W. H. White, 2132 Jamaica av, Brooklyn Hills. Plan No. 2670.

COLLEGE POINT.—11th st, w s, 100 n Monument av, 2-sty frame dwelling, 21x35, shingle roof, 1 family, steam heat; cost, \$3,500; owner, S. F. Carroda, 72 Railroad av, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 2672.

GLENDALE.—Dry Harbor rd, w s, 176 s Cooper av, 2-sty frame dwelling, 16x28, shingle roof, 1 family; cost, \$1,500; owner, John A. Hanold, 1750 Himrod st, Ridgewood; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2674.

GLENDALE.—Clara pl, w s, 70 s Cooper av, 2-sty frame dwelling, 14x26, tin roof, 1 family; cost, \$1,500; owner, Val. Hoeffen, Cooper av and Dry Harbor rd, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2675.

BAYSIDE.—Titus av, e s, 300 s Braddish av, 2-sty frame dwelling, 24x26, shingle roof, 1 family; cost, \$3,500; steam heat; owner and architect, G. A. Sheffield, 3d st, Bayside. Plan No. 2686.

CORONA.—45th st, w s, 123 s Filmore av, six 2-sty brick dwellings, 20x50, tin roof, 1 family; cost, \$22,200; owner, Vincenzino Scuderi, 123 Plateau st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 2689 to 2694.

FOREST HILLS.—Livingston st, s s, 175 e Continental av, 2½-sty brick dwelling, 36x22, tile roof, 1 family, steam heat; cost, \$7,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 2682.

JAMAICA.—Elwyn place, n s, 46 e Smith av, 2½-sty frame dwelling, 17x35, shingle roof, 1 family, steam heat; cost, \$2,500; owner, John Sheridan, 79 Cumberland st, Jamaica; architect, Hans Lebau, P. O. Bldg., Jamaica. Plan No. 2681.

JAMAICA.—Hillcrest av, w s, 280 n Highland av, 2½-sty brick dwelling, 26x34, tin roof, 1 family, steam heat; cost, \$6,000; owner, Arnold H. Dale, Jamaica; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 2683.

RIDGEWOOD HEIGHTS.—Sandol st, e s, 109 n Cooper av, eight 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, \$72,000; owner, New Jersey Ave. Realty Co., 819 Sutter av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan Nos. 2679-80.

SPRINGFIELD.—Mills av, s s, 543 e Farmers av, 2½-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, \$2,000 owner, John W. B. Quail, 550 Hancock st, Brooklyn; architect, Erik Carlstrom, 4th st, Springfield. Plan No. 2687.

HOLLIS.—Iroquois av, e s, 155 s Jamaica rd, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$7,200; owner, Robert Kerr, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 2699-2700.

RIDGEWOOD.—Hughes st, s s, 215 e Anton av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$7,000; owners, Weissberger & Markle, 867 Slocum st, Ridgewood; architect, Fredk. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 2698.

FACTORIES AND WAREHOUSES.

RIDGEWOOD.—Decatur st, 1438 to 1442, 2-sty frame storage building, 43x79, slag roof; cost, \$9,000; owner, Brooklyn Master Bakers' Purchasing Assn., 1438 Decatur st, Brooklyn; architect, Henry Holder, Jr., 242 Franklin st, Brooklyn. Plan No. 2676.

STABLES AND GARAGES.

FOREST HILLS.—Livingston st, s s, 175 e Continental av, 1-sty brick garage, 12x16, tin roof; cost, \$800; owner, Cord Meyer Co., Forest Hills. Plan No. 2685.

JAMAICA.—Hillcrest av, w s, 280 n Highland av, 1-sty brick garage, 12x18, tin roof; cost, \$200; owner, Arnold H. Dale, Jamaica; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2684.

SPRINGFIELD.—Salvin st, e s, 100 s Merrick rd, 1-sty frame barn, 20x24, tin roof; cost, \$500; owner, Edw. Wahl, premises. Plan No. 2678.

CORONA.—Railroad av, n s, 453 w Junction av, 2-sty frame stable, 25x16, rubberoid roof; cost, \$300; owner, John Schilling, Railroad av, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2628.

DUNTON.—Jerome av, n e cor Maure av, 1-sty brick stable, 14x20, slag roof; cost, \$600; owner, E. Luca, premises; architect, J. E. Later, 249 Webster av, Glendale. Plan No. 2645.

GLENDALE.—Clara pl, w s, 70 s Cooper av, 2-sty frame stable, 15x31, slag roof; cost, \$400; owner, Valentine Hoeffen, Cooper av and Dry Harbor rd, Glendale; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2631.

MIDDLE VILLAGE.—Hinman st, n w cor Market st, 1-sty frame stable, 20x15, tin roof; cost, \$300; owner, Jacob Olch, premises. Plan No. 2630.

WOODHAVEN.—Avondale st, s s, 130 w Willet av, 1-sty frame garage, 12x20, tin roof; cost, \$250; owner, Wm. Stamm, premises; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 2646.

HOLLIS.—Cornwall av, w s, 400 s Fulton st, 1-sty frame garage, 12x16, tin roof; cost, \$108; owner, Miss Johnson, premises. Plan No. 2667.

WINFIELD.—Lee av, 9, 1-sty frame garage, 12x17, tin roof; cost, \$150; owner, J. Siberto, premises. Plan No. 2657.

STORES AND DWELLINGS.

CORONA.—47th st, w s, 239 s Jackson av, 2-sty frame dwelling and store, tin roof, 1 family; cost, \$2,500; owner, P. Jario, 25 47th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 2671.

MISCELLANEOUS.

RICHMOND HILL.—Lambert st, e s, 250 n Ridge av, 1-sty frame greenhouse, 80x8; cost, \$1,200; owner, F. Muhlman, premises. Plan No. 2636.

MASPETH.—Clinton av, n s, 75 e Clermont av, 1-sty frame shed, 28x10, paper roof; cost, \$80; owner, Church of Holy Cross, premises. Plan No. 2629.

JAMAICA SOUTH.—Bay av, w s, 609 s Kissam lane, 1-sty frame boat house, 12x24, tin roof; cost, \$150; owner, Alice Cleary, 512A 18th st, Brooklyn. Plan No. 2677.

JAMAICA.—Merrick rd, e s, 200 n Remsen st, frame billboard, 100x12; cost, \$200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2688.

Richmond.

DWELLINGS.

SEAFOAM ST, n s, 220 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x20; cost, \$150; owner, Jas. McLoughlin, Newark, N. J.; builder, J. Stanley, Newark, N. J. Plan No. 708.

BARCLAY & SUMMIT ST, w cor, Annadale, 1 1/2-sty frame dwelling, 23x32; cost, \$1,700; owner and architect, Ernest Binder, West Hoboken, N. J.; builder, E. R. Paugh, Tottenville. Plan No. 703.

CAST AV, n s, 125 w Broadway, Port Richmond, 2 1/2-sty frame dwelling, 20x45; cost, \$3,000; owner, M. Bridgewater, Port Richmond; architect and builder, J. O. Johnson, Port Richmond. Plan No. 702.

ELM AV, w s, 460 s Cherry lane, New Brighton, 2-sty frame dwelling, 18x28 cost, \$1,800; owner, Adam Kemmeren, West Brighton; architect and builder Peter Larsen, Port Richmond. Plan No. 706.

FLORIDA AV, w s, 100 n Richmond av, Arrochar, 1-sty frame bungalow, 18x24; cost, \$200; owner and builder, Chas. Piester, South Beach. Plan No. 713.

HOPPING AV, s s, 200 e Amboy rd, Tottenville, 2-sty tile dwelling, 36x34; cost, \$4,200; owner, Gilbert S. Barnes, Tottenville; architect, A. H. McGeehan, Princess Bay; builder, E. R. Paugh, Tottenville. Plan No. 701.

JEFFERSON & RAILROAD AVS, s w cor, Grant City, 2-sty brick dwelling, 23x54; cost, \$7,000; owner, Jacob Van Alphen, 98 Walker st, N. Y. C.; architect and builder, Francis Averkamp, 522 West 147th st, N. Y. C. Plan No. 711.

OCEAN AV, s s, Oakwood Beach, 1-sty frame bungalow, 18x26; cost, \$150; owner, architect and builder, Gus Sterling, Oakwood Beach. Plan No. 705.

WIMAN AV, s s, 900 e Boulevard, Great Kills, 1-sty frame bungalow, 16x24; cost, \$400; owner, Mrs. M. Walty, 2147 Arthur av, Bronx; builder, W. Peters, Great Kills. Plan No. 704.

CEDAR GROVE BEACH, 1/4 mi. s Marine Hospital, 1-sty frame bungalow, 20x26; cost, \$280; owner, J. S. Rose, Cedar Grove Beach; builder, Theo. Sanjour, New Dorp Beach. Plan No. 709.

STABLES AND GARAGES.

RICHMOND RD, s s, 60 e Moore st, Richmond, 1-sty frame stable, 14x36; cost, \$250; owner, Sophia Danker, Richmond; builder, Chas. Munch, Richmond. Plan No. 707.

WEIR AV & AMBOY RD, s w cor, Pleasant Plains, 1-sty brick garage, 20x60; cost, \$1,500; owner, Leone Landato, Princess Bay; architect, A. H. McGeehan, Princess Bay. Plan No. 710.

MISCELLANEOUS.

SEASIDE BOULEVARD, w s, Midland Beach, 1-sty frame storage, 16x50; cost, \$200; owner, and builder, Albert O'Donoghue, Midland Beach. Plan No. 712.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST, 57, store fronts to 4-sty brick store and storagehouse; cost, \$125; owner, Isaac Diamond, 459 Broadway; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 3019.

BARROW ST, 16.—Mason work, stairs, removal of rear portion of 5-sty brick tenement; cost, \$5,000; owner, Mrs. Fredericka Guntzer, 220 E 49th st; architect, Henry Regelmann, 133 7th st. Plan No. 3089.

CANNON ST, 112-114, partitions, iron vent duct to 6-sty brick theatre, hall and lofts; cost, \$300; owner, Morris Zimmerman, 318 East Houston st; architect, Jacob Fisher, 25 Av A. Plan No. 3065.

CARMINE ST, 13, partitions to 5-sty brick store and tenement; cost, \$400; owner, Estate of C. V. S. Roosevelt, 30 Pine st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 3063.

ELDRIDGE ST, 236-42—Board partition, plumbing, to 6-sty brick store and lofts; cost, \$250; owner, Lewis T Ford, 236 Eldridge st; architect, Otto Reissmann, 30 First st. Plan No. 3094.

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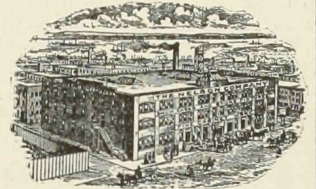
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NOTICE TO CONTRACTORS: Sealed proposals for Water Softening Plant at the St. Lawrence State Hospital, Ogdensburg, New York, will be received by the Hospital Commission, Capitol, Albany, N. Y., until August 17, 1914, at 3 P. M., when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. Contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after date of official notice of award of contract and in accordance with the terms of Specification No. 1996. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the St. Lawrence State Hospital, Ogdensburg, New York; at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY, Secretary,
State Hospital Commission.
Albany, N. Y., July 28, 1914.

NOTICE TO CONTRACTORS: Sealed proposals for New Sewage Pumping Station and Additional Laundry Equipment at the Rochester State Hospital, Rochester, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 P. M., August 17, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after date of official notice of award of contract and in accordance with the terms of Specifications Nos. 1894 and 1960. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposals obtained at the Rochester State Hospital Commission, No. 1 Madison Avenue, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. In applying for plans and specifications each bidder must state which part of the work (such as Sewage Pumping Station or Additional Laundry Equipment) he intends to bid on. Drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, New York.

J. H. B. HANIFY, Secretary,
State Hospital Commission.
Albany, N. Y., July 28, 1914.

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Plans Filed, New Buildings, Manhattan (Con.)

GRAND ST, 322, store fronts to 5-sty brick stores and tenement; cost, \$500; owner, Marie L. Tillotson, 322 Grand st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3033.

LIBERTY ST, 51, iron angle frame, prismatic glass to 6-sty brick office building; cost, \$50; owner, Wm. Ziegler, Jr., 527 5th av; architect, Geo. K. Maltby, Flatiron Building. Plan No. 3027.

RIDGE ST, 148, store fronts to 3-sty brick store and dwelling; cost, \$1,000; owner, Louis Marks, 148 Ridge st; architect, Jacob Fisher, 25 Av A. Plan No. 3064.

WALL ST, 52, gratings, resetting of area copings, cement sidewalk to 4-sty brick office building; cost, \$750; owner, N. Y. Life Insurance & Trust Co., 52 Wall st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 3023.

WILLIAM ST, 27, stairway to 19-sty brick office building; cost, \$2,500; owner, Lord's Court Building, 27 William st; architect, R. E. LaVelle, 2801 Valentine av. Plan No. 3054.

4TH ST, 143 East, store front to 5-sty brick store and tenement; cost, \$125; owner, Joseph Horner, 316 Etna st, Brooklyn; architect, Wm. Kurtzer, 192 Bowersy. Plan No. 3034.

15TH ST, 522 East, removal of encroachment to 1-sty frame lumber storage; cost, \$100; owner, Consolidated Gas Co., 4 Irving pl; architect, Chas. B. Reynolds, 520 East 18th st. Plan No. 3021.

17TH ST, 19 East, tank supports to 5-sty brick store, offices and lofts; cost, \$150; owner, Katherine A. Wood, 317 Broadway; architect, Chas. Sheres, 37 Liberty st. Plan No. 3080.

24TH ST, 34 West, removal of encroachment to 5-sty brick stores and lofts; cost, \$200; owner, Michael Coleman Corporation, 125 West 56th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 3028.

26TH ST, 343-347 West, tank, supports to 6-sty brick lofts and factory; cost, \$500; owner, Richard Ely, 165 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 3020.

27TH ST, 113 West, removal of encroachments to 4-sty brick store and loft; cost, \$150; owner, Albert B. Cross, 115 West 27th st; architect, Emery Roth, 507 5th av. Plan No. 3039.

27TH ST, 39-41, removal of encroachments to 7-sty brick apartment hotel; cost, \$300; owner, The Beverwyck Co, 100 Broadway; architect, Henry H. Holly, 39 West 27th st. Plan No. 3051.

27TH ST, 141 West, store front, galvanized iron cornice to 3-sty brick store and dwelling; cost, \$300; owner, David Stevenson Brewing Co., 523 10th av; architect, John Ph. Voelker, 979 3d av. Plan No. 3058.

29TH ST, 219 East, window openings, plumbing, vestibule, partitions to 4-sty brick tenement; cost, \$250; owner, Julia Singer, 712 2d av; architect, David Bleier, 545 East 139th st. Plan No. 3072.

29TH ST, 43 West, removal of encroachment, window, stairway to 3-sty brick dwelling; cost, \$400; owner, Peter DeLacey, 125 West 42d st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 3047.

30TH ST, 110-112, fire escape stair to 7-sty brick stores and factory; cost, \$100; owner, H. H. McAllister, 35 West 30th st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 3070.

30TH ST, 140-142 West, store front to 5-sty brick stores and tenement; cost, \$250; owner, DeWitt & Bishop, 88 Nassau st; architect, Otto A. Staudt, 966 2d av. Plan No. 3029.

31ST ST, 145 west, store front, iron cellar doors to 4-sty brick tenement; cost, \$235; owner, Corine de B. Moore, 15 East 70th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 3046.

32D ST, 53-63 West (Hotel McAlpin), entrance lobby, extension of marquee to 25-sty hotel; cost, \$4,000; owner, Estate of D. H. McAlpin, trustee; Edwin A. McAlpin, 68 William st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 3044.

36TH ST, 161 West, replacing of two boilers (under sidewalk), plumbing to 15-sty brick hotel; cost, \$3,000; owner, Mills Hotel Trust, Oden Mills, 15 Broad st; architect, T. Joseph Bartley, 15 Broad st. Plan No. 3041.

44TH ST, 49 West, tank, steel supports to 12-sty brick hotel; cost, \$400; owner, Iroquois Realty Co., 27 Pine st; architect, J. G. Henry Harlach, 15 West 38th st. Plan No. 3083.

49TH ST, 165 West, vestibule storm door, doorway, stairway, partition to 3-sty brick dwelling; cost, \$750; owner, Harry R. Stern, 102 West 88th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 3048.

50TH ST, 14 West, extension to 4-sty brick dwelling; cost, \$1,000; owner, John R. Rainbow, 14 West 50th st; architect, John R. Rainbow, 10 East 47th st. Plan No. 3053.

52D ST, 46 W.—2-sty brick extension to 2-sty brick apts; cost, \$2,000; owner, Minnie K. Young, 46 W 52d st; architect, Frank Klein, 57 Grand st. Plan No. 3092.

65TH ST, 23 East, playground platform to 4-sty brick dwelling; cost, \$700; owner, Kenneth Frazier, care Walter H. Crittenden, 23 Broadway; architect, C. Van Valkenburg, 147 4th av. Plan No. 3038.

73D ST, 232-4 East, tank, steel supports to 6-sty brick factory; cost, \$2,500; owner, H. Herrmann Sons, 1451 1st av; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 3030.

74TH ST, 59 West, window openings to 4-sty brick dwelling; cost, \$200; owner, F. T. Tagleavia, 59 West 74th st; architect, Edwin F. Hayner, 79 Scarsdale av, Yonkers, N. Y. Plan No. 3059.

81ST ST, 11 East, electric elevator, shaft, kalamein doors, sash and frames to 4-sty brick dwelling; cost, \$3,500; owner, Henry Batjer, 11 East 81st st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 3057.

92D ST, 316-318 West, terra cotta partitions to 7-sty brick tenement; cost, \$500; owner, Townsend-Odell Co., 1328 Broadway; architects, Townsend, Steine & Haskell, Inc., 1328 Broadway. Plan No. 3055.

96TH ST, 138 East, cast iron columns, steel girders, mason work, removal of encroachments, store fronts, fire-escapes to 5-sty brick stores and tenement; cost, \$8,500; owner, Annie A. Moran, 770 Park av; architects, Dodge & Morrison, 135 Front st. Plan No. 3017.

98TH ST, 19 East, window opening to 5-sty brick tenement; cost, \$20; owner, Herman Younker, 303 5th av; architect, F. G. Strashun, 19 East 98th st. Plan No. 3026.

109TH ST, 52-56 West, girder, columns, mason work, balcony to 2-sty brick theatre cost, \$5,000; owner, Manhattan Ave. Theatre Corporation, Leon Sobel, Pres., 200 Manhattan av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3081.

118TH ST, 130 East, bath-rooms, vent shaft, skylight, to 2-sty brick dwelling; cost, \$100; owner, Wm. Lustgarten, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3085.

118TH ST, 536-538 East, fire-escapes, fireproof windows, to 5-sty brick factory; cost, \$2,500; owner, Washburn Wire Co., 536-538 East 118th st; architect, Bart & John P. Walther, 147 East 125th st. Plan No. 3086.

120TH ST, 181 East, store front, partitions, stairs, flue, skylight to 3-sty brick store and offices; cost, \$2,500; owner, S. Chas. Welsh, 256 Broadway; architect, Geo. Mort Pollard, 127 Madison av. Plan No. 3025.

134TH ST, 130 West, fire repairs to 5-sty brick tenement; cost, \$18,000; owner, Arthur M. Bullowa, 33 West 42d st; architects, Cohen & Felson, 329 4th av. Plan No. 3052.

135TH ST, 178 W.—Removal of partitions, addition of bathrooms and kitchens, chimney stacks, fire-passage to 5-sty brick tenement; cost, \$3000; owner, Maximilian Weinstein, 507 5th av; architect, Nathan Morn, 251 W 114th st. Plan No. 3091.

AV A, 42, stairway, partitions, windows, door, posts, girder to 4-sty brick store and dwelling; cost, \$500; owner, Vincent Astor, 23 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 3066.

AV D, 35, store fronts to 3-sty brick stores and tenement; cost, \$300; owner, Henry Warshaw, 599 Prospect av; architect, Abraham Fisher, 296 East 3d st. Plan No. 3037.

BOWERY, 98, partitions, metal window frames to 5-sty brick store and lodging house; cost, \$500; owner, Farmers' Loan & Trust Co., 22 William st; architect, Max Muller, 115 Nassau st. Plan No. 3067.

BOWERY, 81, partitions, stair, bulkhead to 4-sty brick store and lodging house; cost, \$1,000; owner, Chas. Shulman, 81 Bowery; architect, Samuel Sass, 32 Union sq. Plan No. 3050.

BROADWAY, 32-34, removal of encroachment, revolving doors to 16-sty brick office building; cost, \$400; owner, Mutual Life Insurance Co, 32 Nassau st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 3056.

BROADWAY, 51.—Fireproof steel-lined vault, wire partitions, reinforced concrete slab floor mason work, relocation of elevator shaft to 6-sty brick express office bldg; cost, \$15,000; owner, Estate of Maria L. Campbell, 27 Cedar st; Howard Townsend, executor; architect, George Butler, 62 W 45th st. Plan No. 3090.

BROADWAY, 813, fire escapes to 4-sty brick store and loft; cost, \$200; owner, Amy G. Goldlitan, 141 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3060.

BROADWAY, 241-243, iron columns, girders, mason work, terra cotta block partitions, removal of elevator, store fronts, glass front to three 5-sty brick show rooms, offices and factory; cost, \$10,000; owner, Gherard Davis, 20 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 3073.

BROADWAY, 2463, roofing, mason work, cast iron columns, steel girder to 2-sty brick cafe; cost, \$1,000; owner, Samuel McMillan, 210 West 42d st; architect, John J. Vreeland, 3 West Burnside av. Plan No. 3036.

BROADWAY, 2137, store front, doors to 5-sty brick stores and tenement; cost, \$200; owner, Rose L. Barzoghi, 30 East 42d st; architects, Shampian & Shampian, 772 Broadway, Brooklyn. Plan No. 3075.

COLUMBUS AV, 306-316, store front to 7-sty brick stores and tenement cost, \$250; owner, S. Morrel Benner, 170 Broadway; architect, Diedrich Baake, 170 Broadway. Plan No. 3084.

COLUMBUS AV, 792.—Replacing of awning to 5-sty brick store and tenement; cost, \$150; owner, Justina Buchsbaum, 348 Central Park West; architect, Geo. H. Pegram, 165 Bway. Plan No. 3088.

FORT WASHINGTON AV, 255, partitions, doors, windows, dumbwaiter shaft, iron door, skylight, to 6-sty brick tenement; cost, \$2,000; owner, Edw. F. Cole, 301 West 106th st; architects, True & Son, 405 Lexington av. Plan No. 3079.

LENOX AV, 231, steel beams, plaster piers, mason work, store front to 4-sty brick dwelling; cost, \$700; owner, Mary F. Dodge, New Rochelle, N. Y.; architect, Benj, Bialek, 53 West 125th st. Plan No. 3040.

LENOX AV, 523, steel girders, mason work, partitions, stair extension, fireproof vault, fireproof passage, concrete floor, ceiling, store front to 5-sty brick store and tenement; cost, \$5,000; owner, Chris Luckey, 2041 5th av; architect, Jos. C. Cocker, 2017 5th av. Plan No. 3043.

LEXINGTON AV, 576, partition, skylight to 4-sty brick dwelling; cost, \$300; owner, Annie Tadian, 576 Lexington av; architect, Joseph Martine, 67-71 Mott st. Plan No. 3031.

MADISON AV, 507, fire-escapes to 8-sty brick apartments; cost, \$1,000; owner, U. M. Fleischman, 1 Madison av; architect, Edw. C. Schmidt, 1 Madison av. Plan No. 3032.

RIVERSIDE DRIVE, 244.—Doorway to 6-sty brick apt.; cost, \$25; owner, Mary Lyons, 244 Riverside Drive; architect, John H. Knubel, 305 W 43d st. Plan No. 3087.

WEST END AV, 823, doorway to 7-sty brick tenement; cost, \$50; owner, Bella Stiefel, 823 West End av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3085.

WEST END AV, 161, plumbing, doorways to 5-sty brick store and tenement; cost, \$1,100; owner, Daniel Meenan, 35 West 88th st; architect, George A. Froelich, 690 Whitlock av. Plan No. 3069.

WEST END AV, 920-28, partitions to 12-sty brick tenement; cost, \$150; owner, Isaac N. Lewis, 3787 Broadway; architects Schwartz & Gross, 347 5th av. Plan No. 3078.

1ST AV, 1571-73, partitions, plumbing, windows, doors to 5-sty brick stores and tenements; cost, \$3,000; owner, Samuel Wehlfel, 441 East 37th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3049.

2D AV, 184, store front, 2-sty brick extension, partitions, plumbing to 5-sty brick offices and dwelling; cost, \$5,000; owner, Frank Licata, 180-182 Park Row; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3061.

2D AV, 330-36, doorways, fireproof doors, stairways, steel beams, skylight, plumbing, steam heating, fire-escape, iron and glass shed roof to two 4 and 3-sty brick hospital buildings; cost, \$7,500; owner, N. Y. Skin & Cancer Hospital, 301 East 19th st; president, J. Cleveland Cady, 40 West 32d st; architect, William S. Gregory, 40 West 32d st. Plan No. 3018.

3D AV, 633-635, partitions, plumbing, to three 4-sty brick tenements; cost, \$3,000; owner, Anna A. Johnston, 52 West 85th st; architects, Nagt & Springsteen, 21 West 45th st. Plan No. 3077.

4TH AV, 224-230, fire escape stair to 13-sty brick stores and factory; cost, \$500; owner, Colonial Real Estate Association, 309 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 3071.

4TH AV, 329-331.—Plaster-block partitions to 12-sty brick stores and lofts; cost, \$220; owner, Polo Constr. Co, 1133 Bway; architect, Neville & Bagge, 217 W 125th st. Plan No. 3093.

4TH ST, 246 W.—Extension to 4-sty brick store and tenement; cost, \$900; owner, H. John Steeneck, 299 W. 4th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 3095.

4TH AV, 395-401, fire escapes to 12-sty brick store and factories; cost, \$350; owner, Hewitt Realty Co., 50 Church st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 3068.

4TH AV, 238, partition, plumbing, stairs, store front to 4-sty brick store and lofts; cost, \$500; owner, Carl Peters, Plainfield, N. J.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3062.

5TH AV, 72, tanks, steel supports to 7-sty brick store and lofts; cost, \$2,600; owner, Estate of Katherine B. Lorillard, C. S. Brown Co., agents, 14 Wall st; architect, Rusling Co., 39 Cortlandt st. Plan No. 3074.

5TH AV, 400, stairs, fireproof doors to 5-sty brick and frame stores and lofts; cost, \$500; owner, Estate of Julia L. Butterfield, 271 Broadway; architect, Theo. A. Meyer, 114 East 28th st. Plan No. 3022.

5TH AV, 786-787, pent house, plumbing to 10-sty brick tenement; cost, \$6,000; owner, 5th Av Estates, Carleton Bunce, 37 Wall st; architects, Neville & Bagge, 217 West 125th st. Plan No. 3045.

6TH AV, 987, partitions to 4-sty brick tenement cost, \$150; owner, Estate of Matilda W. White, 985 6th av; architect, John G. Brady, 100 West 52d st. Plan No. 3076.

9TH AV, 883-885, store front to 5-sty brick stores and tenement; cost, \$200; owner, Mrs. Louise Appell, 202 East 42d st; architect, Rudolf Boehler, 195 Lexington av. Plan No. 3082.

10TH AV, 3867-9, store front to 2-sty brick store and hotel; cost, \$185; owner, Thos. F. Brady, 386 10th av; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 3042.

10TH AV, 313, galvanized iron covering to sides of light shaft, drain, trap to 5-sty brick tenement; cost, \$250; owner, John McCauley, 346 West 29th st; architect, J. A. Tassi, 8508 17th av, Brooklyn. Plan No. 3024.

Bronx.

OAK TREE PL, 601, new partition, &c., to 5-sty brick tenement; cost, \$450; owner, Thos. McKeon, 882 Lexington av; architect, John H. Friend, 148 Alexander av. Plan No. 432.

170TH ST, 871, new windows, new toilet to 5-sty brick tenement; cost, \$350; owner, Chas. Juster, 1439 Madison av; architects, Bartocchini & Vendrasco, 489 West Broadway. Plan No. 425.

231ST ST, 167 West, new dumbwaiter shaft to 5-sty brick stores and tenement; cost, \$100; owners, Martin Weber Constn. Co., on premises; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 429.

BARNES AV, 1719, 1-sty frame extension, 3x 12, to 2-sty frame dwelling; cost, \$250; owner, Louise Schellman, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 424.

CLAREMONT PKWAY, s w cor Park av, new stairs, new partitions to 2-sty brick studio; cost, \$1,000; owners, Crystal Film Co., on premises; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 428.

HOLLAND AV, w s, 25 s 215th st, remove projections to 3-sty frame tenement; cost, \$1,000; owner, Michael Russo, 731 East 215th st; architect, E. A. Russo, 731 East 215th st. Plan No. 427.

PARK AV, 4238, 2-sty frame extension, 21.6x 6, to 2-sty frame loft; cost, \$800; owner, Arthur L. Sturz, 4234 Park av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 426.

SOUTHERN BOULEVARD, e s, 79.11 n Freeman st, new partitions to 2-sty frame dwelling; cost, \$150; owner, Isaac Brown, 1288 Southern Boulevard; architect, Kreymsborg Archtl. Co., 1029 East 163d st. Plan No. 433.

TREMONT AV, n s, 239.4 e Castle Hill av, 2-sty frame extension, 6x5, to two 2-sty frame dwellings; cost, \$1,000; owner, Frank Gass, 2215 Westchester av; architect, B. Ebeling, 135 Westchester sq. Plan No. 431.

WESTCHESTER AV, s w cor 160th st, 1-sty brick extension, 5x34.3, to 1-sty brick stores and nicolette; cost, \$1,500; owners, Burkhams Realty Co., 801 Cauldwell av; architect, Wm. Koppe, 830 Westchester av. Plan No. 430.

Brooklyn.

ADAMS ST, 7, interior alterations to 7-sty factory; cost, \$10,000; owners, E. W. Bliss & Co., on premises; architect, W. Parfander, 75 Pineapple st. Plan No. 5583.

ASHLAND PL, 131, repair fire damage; cost, \$2,000; owners, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 5549.

BARBEY ST, 639, interior alterations to 2-sty dwelling; cost, \$235; owner, Jos. Tepper, 639 Barbey st; architect, E. Dennis, 241 Schenck av. Plan No. 5538.

BERGEN ST, 2157, move 3-sty store and dwelling; cost, \$1,000; owner, Herman Meltzer, 341 Thatford av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5623.

BOERUM ST, 278, interior alterations to 2-sty shop and dwelling; cost, \$1,800; owner, Waltham Leirno, 276 Boerum st; architect, Jacob Lubroth, 186 Remsen st. Plan No. 5480.

BOND ST, 305, interior alterations to 4-sty tenement; cost, \$400; owner, Francesco Romeo, 316 Union st; architect, W. J. Conway, 400 Union st. Plan No. 5602.

BUTLER ST, 125, exterior alterations to 3-sty tenement; cost, \$200; owner, Lillian M. Coffey, 341 8th st; architect, Jas. Kane, 80 Rapelyea st. Plan No. 5481.

CHAUNCEY ST, s w cor Ralph av, interior alterations to 1-sty dance hall; cost, \$1,200; owner, Jas. Siedman, 43 Hardenbrook av, Jamaica; architect, John Burke, 22 Tompkins pl. Plan No. 5522.

DE KALB AV, 1209, tank to 2-sty factory; cost, \$1,950; owner, Jas. E. Degen, on premises; architect, Rusling Co., 39 Cortland st. Plan No. 5606.

FLATBUSH AV, 342, exterior alterations to 2-sty store; cost, \$400; owner, Brooklyn Furniture Co., on premises; architect, L. Lauritzen, 65 DeKalb av. Plan No. 5607.

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Plans Filed, New Buildings, Brooklyn (Con'td).

GREENWOOD AV, 411, extension to 2-sty dwelling; cost, \$500; owner, Sheppard Wittman, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5609.

HENRY ST, 246, exterior alterations to 3-sty dwelling; cost, \$500; owner, Daniel V. Hegeman, 14 Garden pl; architect, W. J. Conway, 400 Union st. Plan No. 5484.

HICKS ST, 160, interior alterations to 3-sty dwelling; cost, \$600; owner, A. W. Chapman, 11 Broadway, Manhattan; architect, Hy. Holler, 315 5th av, Manhattan. Plan No. 5493.

HOPKINS ST, 93, interior alterations to 3-sty tenement; cost, \$200; owner, Matilda Fass, 235 Norman av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5569.

NASSAU ST, 126, interior alterations to 7-sty school; cost, \$2,500; owner, Cary Mfg. Co., on premises; architect, H. M. Devoe, 131 Livingston st. Plan No. 5605.

NEVINS ST, s w cor Fulton st, interior alterations to 3-sty store; cost, \$350; owner, Millard Smith, on premises; architect, B. P. Wildon, 854 Bronx Park So. Bronx. Plan No. 5585.

STARR ST, 199, interior alterations to 1-sty bakery; cost, \$2,500; owners, Evans & Wright, Inc., 624 DeKalb av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5563.

UNION ST, 640, interior alterations to 2-sty dwelling; cost, \$1,400; owner, Pietro De Ginaro, 636 Union st; architect, D. Salvati, 525 Grand st. Plan No. 5531.

WYCKOFF ST, 270, interior alterations to 2-sty stable; cost, \$400; owner, W. J. Durfery, 7 Maiden lane, Manhattan; architect, W. H. Ludwig, 801 Eastern parkway. Plan No. 5487.

3D PL, 132, plumbing to 3-sty tenement; cost, \$125; owner, Helen Smith, 94 2d pl; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5521.

NORTH 8TH ST, 143, exterior alterations to one 2-sty and one 4-sty tenement; cost, \$400; owner, Mathew Smith, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 5596.

CLASSON AV, 693, interior alterations to 4-sty hospital; cost, \$600; owner, Jewish Hospital, 422 Fulton st; architect, Hans Arnold, 422 Fulton st. Plan No. 5514.

GLENMORE AV, 468, extension to 2-sty dwelling; cost, \$450; owner, John Siegling, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 5517.

GRAHAM AV, 36, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Abr. Hurwitz, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5564.

KNICKERBOCKER AV, 416, interior alterations to 3-sty tenement; cost, \$3,000; owner, Gussie Solz, on premises; architect, Arthur Weiser, 271 West 125th st, Manhattan. Plan No. 5478.

MYRTLE AV, 814, interior alterations to 3-sty dwelling; cost, \$300; owner, Morris Gold, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5570.

MYRTLE AV, 816, interior alterations to 3-sty dwelling; cost, \$500; owner, Morris Gold, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5571.

NICHOLAS AV, s e cor Ridgewood av, exterior alterations to 1-sty church; cost, \$3,800; owner, Wm. Damm, Union Course, L. I.; architect, A. H. Bosworth, 14 Columbia av, Woodhaven. Plan No. 5584.

NO. PORTLAND AV, 134, interior alterations to 4-sty tenement; cost, \$500; owner, Anna J. Trainor, 523 5th st; architect, Wm. A. Hill, 27 Ashland pl. Plan No. 5597.

ST. MARKS AV, 800, interior alterations to 2-sty garage; cost, \$3,000; owner, J. N. Wallace, 54 Wall st; architect, Wm. Weissenberger, Jr., 130 East 15th st. Plan No. 5494.

ST. MARK'S AV, 800, exterior alterations to 3-sty dwelling; cost, \$8,500; owner, John N. Wallace, on premises; architect, W. Weissenberger, 130 East 15th st. Plan No. 5544.

SURF AV, 1601, extension to 2-sty store and dwelling; cost, \$2,000; owner, Maurice Kahn, 3005 Surf av; architect, William Richter, 4411 18th av. Plan No. 5593.

TOMPKINS AV, 185, extension to 4-sty store and dwelling; cost, \$2,000; owner, Louis Feldman, 192 1/2 Stockton st; architect, Louis Allmendinger, 926 Broadway. Plan No. 5495.

TOMPKINS AV, 136, interior alterations to 1-sty synagogue; cost, \$10,000; owner, Congregation Ohel Chura Tillin, on premises; architect, Jos. J. Breitman, 25 West 42d st, Manhattan. Plan No. 5604.

3D AV, 7419, interior alterations to 3-sty dwelling; cost, \$500; owner, Emile Huber, 1 Bushwick pl; architect, W. H. Volckening, 116 Decatur st. Plan No. 5620.

Queens.

BROOKLYN HILLS.—Jamaica av, s s, 79 w Oxford av, new brick foundation to dwelling; cost, \$300; owner, Wm. H. White, 2132 Jamaica av, Brooklyn Hills. Plan No. 1760.

CORONA.—43d st, e s, 775 s Jackson av, 2-sty frame extension, 17x38, front and side of dwelling, tin roof; cost, \$1,000; owner, Anna Jackson, 88 Grinnell av, Corona; architect, Wm. E. Helm, 13 1/2 West Jackson av, Corona. Plan No. 1775.

CORONA.—Polk av, s s, 25 e Albertus st, new store front to dwelling; cost, \$100; owner, F. Geist, premises. Plan No. 1807.

EVERGREEN.—Cypress av, 406, plumbing to dwelling; cost, \$250; owner, Chas. Mutz, premises. Plan No. 1784.

EVERGREEN.—Cypress av, e s, 125 s Prospect pl, plumbing to dwelling; cost, \$250; owner, M. C. O'Brien, 375 Cypress av, Evergreen. Plan No. 1785.

FAR ROCKAWAY.—Hollywood av, s s, 11 e L. I. R. R., 2 1/2-sty frame extension, 8x20, side of dwelling, tin roof; cost, \$400; owner, R. T. Paine, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 1795.

FAR ROCKAWAY.—Remsen av, n s, 400 w McNeil av, 1-sty frame extension, 7x17, side of dwelling, tin roof; cost, \$200; owner, J. Schittino, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 1796.

FLUSHING.—Cypress av, 253, plumbing to dwelling; cost, \$165; owner, T. C. Miller, 57 West 53d st, Manhattan. Plan No. 1793.

FLUSHING.—25th st, e s, 140 s Norwood st, alter dwelling to provide for store; cost, \$150; owner, W. Cizak, premises. Plan No. 1771.

FLUSHING.—Main st, w s, 100 s Broadway, interior alterations to store and dwelling; cost, \$150; owner, Gus. Bonacorsa, 7 Main st, Flushing. Plan No. 1767.

FOREST PARK.—Jamaica av, s s, west of Forest parkway, frame billboard, 25x24; cost, \$100; owner, Jam. Poster Adv. Co., Jamaica. Plan No. 1786.

JAMAICA PARK.—Hoffmann av, e s, 278 s Union turnpike, new plumbing in dwelling; cost, \$300; owner, Mrs. J. Hasel, premises. Plan No. 1802.

JAMAICA.—Smith st, e s, 145 n South st, new store front and interior alterations to dwelling; cost, \$500; owner, John Boccardo, 113 Smith st, Jamaica. Plan No. 1798.

JAMAICA.—New York av, w s, 75 s Atlantic st, billboard, 75x11; cost, \$150; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 1759.

L. I. CITY.—Newtown av, n s, 225 e Flushing av, new plumbing to dwelling; cost, \$150; owner, Mrs. J. Tully, 34 North William st, L. I. City. Plan No. 1766.

L. I. CITY.—17th av, w s, 175 s Broadway, water closet compartment in dwelling, new plumbing; cost, \$125; owner, M. D. Henkenhoe, 746 11th av, L. I. City. Plan No. 1782.

L. I. CITY.—9th av, w s, 40 s Graham av, 2-sty frame extension, 25x8, rear dwelling, tin roof; cost, \$200; owner, A. B. Paaren, 183 9th st, L. I. City. Plan No. 1792.

L. I. CITY.—Vernon av, 295 to 303, sign on factory; cost, \$1,250; owner, Atlantic Macaroni Co., premises. Plan No. 1806.

L. I. CITY.—Jackson av, 325, repair billboard; cost, \$70; owner, L. I. Bill Posting Co., L. I. City. Plan No. 1800.

L. I. CITY.—Washington av, n w cor Boulevard, 2-sty frame extension, 6x19, side dwelling, tin roof, interior alterations; cost, \$1,200; owner, Paul Sienkiewicz, premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 1809.

MIDDLE VILLAGE.—Fulton av, e s, 125 s Pulaski st, 1-sty frame extension, 12x13, over present extension, on front of dwelling, tin roof; cost, \$150; owner, M. Samerowitz, 414 Watkins st, Brooklyn. Plan No. 1770.

OZONE PARK.—Freedom av, e s, 200 w Jerome av, plumbing to dwelling; cost, \$150; owner, J. Stevago, premises. Plan No. 1769.

OZONE PARK.—Freedom av, e s, 270 s Grafton av, plumbing to dwelling; cost, \$128; owner, E. Allen, premises. Plan No. 1762.

OZONE PARK.—McCormack av, w s, 270 n Jerome av, new plumbing to dwelling; cost, \$200; owner, M. Shapiro, premises. Plan No. 1757.

OZONE PARK.—Jerome av, n s, 30 w Thadford av, new plumbing in dwelling; cost, \$130; owner, Mrs. Wieting, Jerome and Greenwood avs, Richmond Hill. Plan No. 1801.

RICHMOND HILL.—Hamilton av, e s, 125 n Ridgewood av, plumbing in dwelling; cost, \$90; owner, L. Niederstein, premises. Plan No. 1810.

RIDGEWOOD.—Fresh Pond rd, 846, electric sign on dwelling; cost, \$150; owners, Guirlando & Gemmusa, premises. Plan No. 1812.

RIDGEWOOD.—Prospect av, w s, 75 n Grove st, 1-sty brick extension, 3x15, side of dwelling, tin roof; cost, \$400; owner, Edw. Kuhn, Prospect av, Ridgewood. Plan No. 1778.

ROCKAWAY BEACH.—Washington av, n s, 400 w Thetis av, 1-sty frame extension, 7x15, on front and side dwelling, tin roof, interior alterations; cost, \$1,500; owner, A. Luppo, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1783.

SOUTH JAMAICA.—Lincoln rd, n s, 20 e West st, new plumbing in dwelling; cost, \$250; owner, Wm. Wood, premises. Plan No. 1811.

Richmond.

GRIFFIN ST, w s, 21 s Turnpike, Tompkinsville, new store front to frame store and dwelling; cost, \$100; owner, Meyer Rosenholz, West Brighton; architect, John Davies, Tompkinsville; builder, Louis Desquiere, New Brighton. Plan No. 328.

ST. MARK'S PL, s s, 500 w Nicholas st, New Brighton, 1-sty addition to frame dwelling; cost, \$300; owner, Ed. Lemon, New Brighton; architects, Delano & Aldrich, 4 East 39th st; builder, E. Kashavsky, New Brighton. Plan No. 321.

BRITTON AV, s s, 250 w DeKalb st, Concord, 18 ft. extension and partitions to frame dwelling; cost, \$400; owner, Giovanni Parelli, Concord; builder, Ralph G. Lazzari, Concord. Plan No. 326.

BROADWAY, n s, 150 e James st, Tottenville, new time clock office to tile gate office; cost, \$350; owner, architect and builder, Atlantic T. C. Co., Tottenville. Plan No. 322.

LA FORGE AV, s s, 100 w La Forge pl, Port Richmond, partitions to frame dwelling; cost, \$500; owner, architect and builder, John A. Rodman, Port Richmond. Plan No. 320.

NEW YORK AV, w s, 16 n Penn. av, Rosebank, double hung window to brick tenement; cost, \$20; owner and builder, Louis F. Bardes, Rosebank. Plan No. 325.

NEW YORK AV, e s, 25 s Nantillus st, Rosebank, new store front to frame store and dwelling; cost, \$200; owner and builder, P. J. Sandbuhler, Rosebank; architect, Otto Loeffler, Stapleton. Plan No. 324.

VANE NAME AV, S2, Mariners Harbor, new partitions and plastering to frame dwelling; cost, \$250; owner, Chris Jones, Mariners Harbor; builder, O. H. Lee, Port Richmond. Plan No. 323.

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 Aug. 8. The location is given, but not the owner's address:

NEWARK.—Joseph Manzella, 133 Delancey st, 3-sty brick, \$4,000; Michael Hittenband, 318 Peshine av, 3-sty frame, \$8,000.

WEST ORANGE.—Vincenzo Salomme, 188-190 High st, 3-sty frame, \$7,000.

ELIZABETH.—Bernard Glasser, 310 William st, 3-sty frame, \$7,000; Hedwig Szenski, north side Sumner st, 25 ft. west of Maple av, 3-sty brick, \$5,000.

JERSEY CITY.—Jacob Dranew, 209 Grand st, 3-sty frame alteration, \$300.

WEST HOBOKEN.—Maria Aracco, 158 Weehawken st, 3-sty brick, \$7,000; Fronwald Neubert, 610 John st, 3-sty frame alteration, \$700.

ATLANTIC CITY.—Henry E. Stevens, Jr, east side North Main av, 162 ft. north of Melrose av, 3-sty brick, \$9,000.

BAYONNE.—Roberson & Demarest, 302 Av C, 2-sty frame alteration, \$200.

APARTMENTS, FLATS AND TENEMENTS.

ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is completing plans for a 4-sty apartment at Main and Paterson sts for William J. Underwood, 511 Main st. Cost, about \$45,000.

WEST NEW YORK, N. J.—Nathan Weltoff, 222 Washington st, Newark, has completed plans for a 3-sty flat, 32x87 ft., at the southeast corner of Bergenline av and 8th st for Simon Abramson, 29 East 26th st, Bayonne. Cost, about \$15,000.

DWELLINGS.

JERSEY CITY, N. J.—Robert Smith, 469 Jackson av, has completed plans for a 2-sty residence, 25x45 ft., at 703 Newark av for James Wilson, 703 Newark av. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

NEW BRUNSWICK, N. J.—William Boylan, 390 George st, is preparing plans for a 1-sty brick factory, 80x250 ft., on the Raritan R. R., near Commercial av, for the Indurance Rubber Co., Clement Ekrode, president and superintendent. Cost, about \$50,000.

MUNICIPAL WORK.

PERTH AMBOY, N. J.—The city of Perth Amboy, George M. Adair, Street Commissioner, Council Chamber, City Hall, is receiving bids to close August 17 at 8.30 P. M., for the construction of an asphalt pavement on Amboy av, from New Brunswick av to St. Mary's Cemetery.

PASSAIC, N. J.—Bids have been rejected for Section 14 of the main intercepting sewer on Main av, for the Passaic Valley Sewerage Commissioners. John D. Gibson, clerk, Essex Building, Newark. William M. Brown, care of owner, chief engineer.

SCHOOLS AND COLLEGES.

WHITESVILLE, N. J.—E. C. Benner, Appleby Building, Asbury Park, N. J., has completed plans for a 2-sty hollow tile and stucco public school on the site of the present school for the Board of Education of Neptune Township, N. J., John Dewis, president, corner of Main and Mattison av, Asbury Park. Cost, about \$15,000.

FRANKLIN, N. J.—Bids were received by the Board of Education of the Borough of Franklin for the Manual Training School, from plans by Guilbert & Betelle, 665 Broad st, Newark, architect. E. M. Waldron, Inc., 207 Market st, Newark, was low bidder at \$56,697 for the general construction; Harriman Industrial Corporation, Harriman, N. Y., low bidder on general construction, excluding heating, ventilating, plumbing and electrical work \$46,201; Jaehnlig & Peoples, 221 12th av, Newark, N. J., low bidders for plumbing, \$2,496; Beaver Engineering Co., 59 Mechanic st, Newark, N. J., low bidder for electric work, at \$1,247.

STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—J. Ben Beatty, 78 Broad st, is preparing plans for a 2-sty brick store, flat and bakery, 50x70 ft., at 4th and Fulton sts, for E. Kopickv, corner 4th and Franklin sts. Cost, about \$15,000.

MISCELLANEOUS.

BELMAR, N. J.—Plans are being prepared privately for about a 1/4 mile of wood boardwalk on the ocean front from 12th to 16th avs, for the Borough of Belmar, R. G. Poole, mayor, care of First National Bank, F street and 9th av, Belmar. Cost, about \$8,000.

Other Cities.

HOSPITALS AND ASYLUMS.

GREENWICH, CONN.—Carrere & Hastings, 225 5th av, Manhattan, are preparing plans for a 2 or 3-sty brick and steel hospital near Lake av, for the Greenwich Hospital Association, care of Dr. A. W. Klein, chairman of building committee. E. C. Benedict, this place, donor. Cost, about \$250,000.

MUNICIPAL WORK.

NIAGARA FALLS, N. Y.—The City of Niagara Falls, William Laughlin, mayor, City Hall, contemplates erecting a sewerage disposal plant here to cost between \$10,000 and \$15,000. Fred Parkhurst, Municipal Building, Niagara, city engineer. No appropriation has been granted.

SCHOOLS AND COLLEGES.

ITHACA, N. Y.—Day Bros. & Klaunder, 925 Chestnut st, Philadelphia, Pa., are revising

plans for a 3-sty stone dormitory at Cornell Heights for the Cornell University, J. G. Shurman, president. Cost, about \$100,000.

SYRACUSE, N. Y.—Merrick & Randall, 705 S. A. & K. Building, are preparing plans for a vocational school in Seneca st near Tully st, for the City of Syracuse Board of Education, Albert E. Larkin, president. W. Thomas Woolley, City Hall, city engineer. E. E. Palmer, 610 Snow Building, heating and ventilating engineer. Eugene McCarthy, 411 South West st, Syracuse, plumbing engineer.

MISCELLANEOUS.

PLATTSBURG, N. Y.—An appropriation of \$250,000 has been granted for the Commodore McDonough Memorial for the U. S. Government, care of Hon. L. M. Garrison, Secretary of War. It is expected that the memorial will take the form of a building.

PERSONAL AND TRADE NOTES.

C. C. BOHN ELECTRIC CO. has moved its offices from 780 6th av to larger quarters in 820 6th av.

H. K. ROUMAIN, plumbing contractor, 90 Washington st, N. Y. C., has opened a branch office at 172 Atlantic av, Brooklyn.

J. K. GIESEY, formerly associated with Hering & Gregory, consulting engineers, New York City, resigned to assume charge of sewer work in York, Pa.

PIERCE, BUTLER & PIERCE MFG. CO., Syracuse, N. Y., has appointed George W. Crane as manager of their New York office, 279 4th av. Mr. Crane, who was formerly located at the home office in Syracuse, succeeds E. C. Molby.

THOMAS E. O'BRIEN, formerly president of the Brooklyn Master Plumbers' Association, has incorporated with his brother, E. J. O'Brien, under the name of the Thos. E. O'Brien Co. They will conduct a general plumbing and heating business at 6311 5th av, Brooklyn.

THE SOCIETY OF GERMAN ENGINEERS has recently completed a new club house in Berlin at a cost of upwards of \$500,000. The society has a membership of more than 25,000 and claims to be the largest organization of its character in the world. This society has branch organizations in England, China, Argentine Republic and other countries.

CHARLES O. TAPPEN, consulting and construction engineer, has opened offices at 2 Recor st, New York City. He will specialize in hydro-electric power, transmission, public utilities engineering, valuation and appraisal work. Mr. Tappen was formerly chief engineer of the Northern Power Co., and the Hannawa Falls Water Power Co., Potsdam, N. Y.

TRADE AND TECHNICAL SOCIETY EVENTS.

THE AMERICAN MUSEUM OF SAFETY will hold its annual dinner at the Waldorf-Astoria Friday evening, December 11.

NATIONAL PAVING BRICK MANUFACTURERS' ASSOCIATION will hold its annual convention in Buffalo, N. Y., September 9 to 11. Headquarters at Hotel Statler.

THE MASTER PLUMBERS' ASSOCIATION OF NEWARK will hold its annual outing at Witzel's Grove, College Point, L. I., Thursday, August 27. The Outing Committee is composed of John J. Turbett, chairman; Elmer Lutz, secretary; F. J. Sturn, treasurer; Robert Berla, M. J. Brady and Louis Maler.

THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

AMERICAN BOILER MANUFACTURERS' ASSOCIATION will hold its twenty-sixth annual convention in New York City September 1-4, with headquarters at the Waldorf-Astoria Hotel. The subject of uniform boiler specifications will be given special attention. The secretary is F. B. Slocum, West and Calyer streets, Brooklyn, N. Y.

THE MANHATTAN BRANCH of the New York City Association of Master Plumbers will hold its annual outing at Boehm's Picnic Grounds, New Dorp, S. I., Thursday, September 10. The arrangements and programme are in charge of the following committee: F. B. Lasette, chairman; B. F. Donohoe, secretary; J. R. Hopkin, treasurer; and T. P. McLoughlin, H. Hemlin, J. J. Hannegan, ex-officio.

NEW ROCHELLE MASTER PLUMBERS' ASSOCIATION will hold its annual outing at Rye Beach, N. Y., Wednesday, August 26. A programme of athletic events has been prepared which will include a five-inning baseball game between a team representing the supply and manufacturers' representatives and a nine composed of members of the association. The game will be followed by a shore dinner served at Edward's Beach Hotel.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of \$250, one of \$150, one of \$50 and five of \$10 each. The competition closes on Sep-

tember 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st, New York City.

OBITUARY

DANIEL O'DAY, for a number of years connected with the Queens Highway Department, died Tuesday, August 11, at his home in 18th st, Whitestone, L. I. He was sixty-six years old and was prominent in politics of the borough for some years. He is survived by one son and three daughters.

HENRY MACGREGOR, a retired general contractor, died at the home of his son, Willard H. MacGregor, 3d st and Warburton av, Bayside, L. I., Thursday, August 13. He was born in Canada in 1828, and up to twenty years ago, when he retired, was a prominent member of the building fraternity in New York City.

THOMAS JARDINE, formerly a City Councilman, of Rahway, N. J., died at his home, 179 East Grand st, Tuesday, August 11. He was born in Staten Island in February, 1838. Upon the death of his father he became a member of the firm of A. Jardine & Co., manufacturers of wall paper, in Rahway. In 1860 he established a business known as Thomas Jardine & Son, monument works, and remained at the head of the concern until 20 years ago, when it was turned over to his son. Mr. Jardine was a member of the Common Council from the 2d ward for two years and was a director of the Rahway Savings Institution. He was a member of the Masonic fraternity for more than 45 years. He is survived by a son.

HENRY LEWIS GESTREICH, senior assistant division engineer for the Public Service Commission of New York City, died at Atlantic City, N. J., Thursday, August 13. He had been in Atlantic City for the past eight weeks suffering from septic poisoning. Mr. Oestreich, who was forty-five years old, married on June 10 last Miss Stella Bell Eccles, of Trenton, N. J. Since the inception of the subway idea of transportation in New York City Mr. Oestreich had been intimately connected with it. Under the old Board of Rapid Transit Commissioners he was the engineer in charge of the construction of the present subway between Great Jones st and 19th st. He had charge of important work in connection with the construction of the Centre st loop, and had entire charge of the construction of the 4th av subway and its elevated branches in Brooklyn. Before taking up subway construction in 1900 Mr. Oestreich had charge of the construction of the elevated railroad in Jersey City and was the engineer who laid out many of the streets of the Bronx. He spoke nine languages and was the author of some notable papers on subway construction. He was an active member of the Brooklyn Engineers' Club, a member of the American Society of Civil Engineers, the Municipal Engineers of the City of New York, the Zeta Psi fraternity and the Arion Dramatic Club.

RECENT INCORPORATIONS.

THE VOGEL REALTY & HOLDING CORPORATION is a \$200,000 company, chartered with offices in Manhattan to do a realty, construction, brokerage and insurance agency, with Morris Vogel, Milton J. Vogel and Leonard Vogel, all of 812 West End av, as directors, Davis & Kaufman, 51 Chambers st, attorneys.

GILTRAP TRUCKING & CONTRACTING CO. has been incorporated to do a general trucking, construction and contracting business, with offices in Manhattan. Capital stock, \$10,000. Clarence G. Giltrap, 15 DePeyster st, North Tarrytown, N. Y.; Clifford K. Pellen, 795 St. Nicholas av, and Howard Pendleton, Jr., 1979 66th st, directors. The attorney is H. Pendleton, Jr., 11 Wall st.

CARUCCI HOLDING CO. has been chartered with \$10,000 capital stock to do a realty and construction business, with offices in The Bronx. The directors are Samuele Carucci and Checchina Carucci, both of 641 East 183d st and Carlo D. Cella, 31 Liberty st. A. J. Romagna, 277 Broadway, attorney.

FORBIN REALTY HOLDING COMPANY is a \$50,000 company chartered to do a realty and construction business, with offices in Manhattan. The directors are Irving G. Schreyer, 10 North 8th st, Mt. Vernon; Robert H. Roberson, 1356 71st st, Brooklyn, and George William Kutscher, 654 Richmond Terrace, New Brighton, S. I. L. Wendell, Jr., 277 Broadway, attorney.

ISRAEL ROKEACH REALTY CORPORATION, with offices in Brooklyn, has been chartered to do a realty and construction business with \$20,000 capital stock. Israel Rokeach, 255 Hewes st; Aaron Rokeach, 62 McKibben st, and Levi Rokeach, 134 Penn st, all of Brooklyn, directors. E. Bloch, 233 Broadway, attorney.

UNIVERSITY BUILDING CO. has been chartered, with \$10,000 capital stock, to do a realty and construction business, with offices in the Bronx. William C. Bergen, 130 West 180th st; John J. O'Grady, 277 Broadway, and Vincent A. J. Cagliostro, 277 Broadway, are directors. John J. O'Grady, 277 Broadway, is attorney.

MERCER REALTY COMPANY has filed papers with \$25,000 capital stock, with offices in Manhattan, to do a realty, construction and brokerage business. Myra Blume, 1024 Halsey st, Brooklyn; Arnold Breidenbach and Walter J. Graham, both of 233 Broadway, directors. Ulman & Streitwolf, 233 Broadway, attorneys.

HOSFORD PLUMBING & HEATING COMPANY is a \$25,000 corporation chartered with offices in Manhattan to do a general plumbing and heating business, and to deal in plumbers' supplies, general construction and concrete business. The directors are Leonard D. Hosford, William H. Mathews and Thomas S. Kinton, all of 1123 Broadway. Frederick C. Lawyer, 1 Madison av, attorney.

BUILDING MATERIALS AND SUPPLIES

PLAN FILINGS AND CONSTRUCTION WORK SHOW NO EFFECT FROM THE WAR—VALUES COMPARABLE WITH LAST WEEK'S.

Prices are Stationary with Inquiry Slightly More Keen—Brick Steady.

So far as it has been possible to discover neither building construction nor the building material market has been affected by the European disturbance. If anything there has been a freer buying movement for basic materials on the part of dealers and distributors who supply speculative builders. Structural steel is the only commodity that has been advanced in price, but the upward change has been nominal and is still far from the 1.46 level that prevailed for tidewater shapes at this time last year. Linseed oil is still at the 60-cent level, ruling during the week before the European nations became embroiled and while flaxseed is stiffening at Duluth, it is due to shortage of supply and not in any degree because of war abroad.

As for building construction throughout the country Dodge Reports show absolutely no abandonment of important building operations as a result of the war. The volume of new building operations being projected is normal for August east of the Mississippi and slightly above normal for the middle part of the country. There also has been no change in the situation on the Pacific coast. In New York and vicinity there are enough buildings under projection, according to the same authority, to make for a perfectly normal autumn in building.

Financially the building situation is far less gloomy than are the general stock, bond, textile and general imports markets. Building money for new projects is hard to get, but there were instances reported this week of engagements made for factory extension in the clothing, foodstuffs and cold storage departments. Building financing is not dependent so much at present on the movement for speculative operations as it is for specialty construction in commodity fields where the war abroad is likely to have a quick, direct and positively favorable effect just as soon as shipping on the high seas has been made secure enough to permit some flexibility in insurance rates.

The first shocks of the war are pass-

ing. Finance has been reassured by the treasury department that all its emergency resources are still far from being exhausted. The crops are being moved and there is being worked out a way to move securities through the stock exchange and clearing house committees that will sooner or later pave the way for a reopening of the Stock Exchange. Domestic trade is steady in practically all branches, except in those instances where certain food staples are being manipulated apparently for the purpose of storing up larger supplies of food so that they can be shipped to the belligerent armies of Europe at premiums.

New York and vicinity is bound to become the world's storehouse for all sorts of supplies, according to an authority in the realty market this week, yet aside from a few terminals this city finds itself practically poverty stricken in its available warehouses. This means that if the war is protracted there will be a big building movement in warehouses, stock rooms and office accommodations to handle this mountainous supply of stores. Such a movement, if it develops, will quickly decide the destiny of neighborhoods in dock sections and tracts at various points along the harbor front as far as definite classification of its occupancy is concerned, thus making values more staple. The result should be a stimulation of business building expansion, a type of financing that money lenders look upon with most favor in times like these. Jobbing interests say that dealers are coming into the market more freely for supplies, but that while prices are not being advanced credits are not so liberal as they were several weeks ago.

Building plans filed this week show a gain in value over those of last week. Details by boroughs follow:

	Week ending		Week ending	
	August 7		August 13	
	No.	Value.	No.	Value.
Manhattan	12	\$2,001,750	11	\$927,000
Bronx	16	468,325	9	337,225
Brooklyn	64	539,485	64	1,439,250
Queens	100	317,725	77	260,688
Richmond	22	43,365	13	20,830
Total	214	\$3,370,650	174	\$3,004,993

LIME, PLASTER, GYPSUM. Current Movement of Materials Normal, Inquiry Without Change.

It was still too early to gauge the effect of the European war upon the lime, plaster and gypsum interests this week, but there was no indication reported where there had been any countermending of orders or postponement of deliveries. Here and there are some builders, the plaster people say, who are inclined to put off new operations until the autumn gets fairly well under way, but for the most part, builders, who have their operations financed, are going ahead as though nothing unusual occurred.

"That statement of Walter Stabler's appearing in the Record and Guide last week," said a prominent plaster man this week, "did much to make contractors and others realize that there is a pretty sourceful Uncle Samuel who stands behind his people in time of stress and the emergency methods so far put into operation are only a beginning of what can be done to stem the tide of panic."

"I believe now that the worst that we fear will not be felt, that building construction will proceed, because we have already taken up a large amount of the slack in our local supply of available modern buildings and the time is ripe for tearing out some of that large unsalable space in the part of the town between Chambers street and 23d and improving it. We certainly have got to be ready for prosperity when it comes and I believe it will begin to come just as soon as England makes the seas safe for shipping."

SAND, GRAVEL AND STONE.

Subway and Building Work Already Financed Keeps Market Even.

SAND, gravel and crushed stone interests are standing pat both on prices and supply. There has been no change in production and, according to leaders in these two

departments there are very slim prospects at present, at least, of anything occurring to mar the existing schedules. Even though there should be a temporary shrinkage in building construction, there is a tremendous demand for these concrete ingredients to keep the mills and quarries and mines operating practically up to current capacity for a very long time. There has been no change in prices and demand has not fluctuated either up or down since the first of the month.

COAL.

Improvement in Fall Demand Expected to Keep Colliers Busy.

ADVICES from Philadelphia this week seemed to indicate that the sharp falling off in demand for coal in the eastern market as a result of the tying up of shipping, might require the closing of collieries temporarily in order that the supply may not exceed the demand to the extent that sacrifice prices will be necessary. Owing to the cutting of profits from one cause or another in recent years, the operators feel that they would rather close the collieries, if necessary, in order to keep prices where they are. They say that to supply coal at any figure lower than those now ruling under wholesale contracts would be practically ruinous.

August, however, always is a dull coal month. The fact that September generally brings about great activity in the coal department is looked upon as being a possible way out of the difficulty. If the users of coal in New York get into the market for supplies a little earlier than usual and thus distribute some of the September business through August, the mine interests say they may not have to close the collieries. Tidewater stocks are said to be light here and there is said to be considerable coal stored in the interior. Some managers of buildings are arranging for means to store coal here in case of contingencies arising later on. Bituminous coal is in fair demand. There has been no change in prices.

GLASS. Demand for Single Light—Discounts Unchanged.

WINDOW glass in this market is holding steadily. There is a little more liberal stocking on the part of jobbers which is giving the mill men greater activity, but the supply already was large and in only a few cases has the mill capacity been changed. Dealers, however, are not liberal buyers. Apparently they are waiting to see what effect the foreign war will have upon building construction in this country. What orders are coming in are being filled from stock or else the dealer is buying from hand to mouth. Jobbers anticipate higher lists and lower discounts if the mills are obliged to close. At present there is no change in discounts or prices.

PORTLAND CEMENT.

Output Cut 10 Per Cent. in First Half of Year.

STATISTICS covering the first half of 1914 in the Portland cement industry discloses the fact that there was a slump of 10 per cent. in mill output during that period compared with the first half of 1913, but that shipments for the same period fell only 2 per cent. below the first and second quarters of last year. The reduction in output, therefore, was reflected in a decrease of surplus in producers' hands, indicating that as soon as there is any strengthening worthy of the name in demand, prices will not only regain their normal status of 90 cents mills, but may even go beyond that level.

On June 30 the total output for the first six months had reached 35,000,000 barrels as against 39,000,000 barrels at even date last year. The total output in 1913 was 92,097,131 barrels. Stocks on hand at mills on June 30 totaled 10,000,000 barrels as against 11,220,328 at the same time last year. This represents a decrease for the first half of 1914 of about 11 per cent.

The chief interest these figures have for dealers in the metropolitan district is the intimation they give that the cement industry has at last emerged from its fearful state of being overproduced and that the demoralization that has featured this department for the last six years is happily being obliterated.

New York mills during the first half of the year made a relatively better showing than did those in the Lehigh district.

COMMON BRICK.

Registered Unloading Less Than Last Week's Figures—Prices Weaker.

UNLOADING of common brick this week was in excess of that of last week. Prices, however, were inclined to be weaker. Four plants up the river, notably the Aldrich, Denning Point, Bruso and one at the Kingston district, have closed for the season.

On Sunday the Catherine F., a brick barge, owned by the Fowler interests at Haverstraw was in collision off the Battery and lost 400,000 brick, consigned to John P. Kane Company, in charge of a tow of the Cornell Steam Towing Company.

Official transactions for Hudson River brick covering the week ending Thursday, Aug. 13, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		1913.	
Left over, August 7—18.		Arrived.	
Friday, Aug. 7	5	5	6
Saturday, Aug. 8	5	5	6
Monday, Aug. 10	21	21	12
Tuesday, Aug. 11	1	1	5
Wednesday, Aug. 12	7	7	7
Thursday, Aug. 13	9	9	9
Total	48	48	45

Note.—1 Barge sunk. Loss, 400,000 brick. Reported en route, Friday, Aug. 14—8. Condition of market, weak. Prices: Hudson, \$5.25 and \$5.75; Raritans, \$5.50 to \$5.75 (wholesale dock, N. Y.); for dealers' prices add profit and cartage); Newark, \$6.75 to \$7.25 (yard). Nominal. Left over Friday a. m., Aug. 14, 21.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared)			
July 31	1,403,500	Aug. 7	1,454,500
Aug. 1	608,500	Aug. 8	642,000
Aug. 3	1,355,000	Aug. 10	1,424,500
Aug. 4	1,733,000	Aug. 11	1,451,000
Aug. 5	1,705,000	Aug. 12	1,384,000
Aug. 6	1,591,500	Aug. 13	1,496,500
Total	8,396,500	Total	7,852,500

1913.		1914.	
Left over, Friday A. M., Aug. 8—66.		Arrived.	
Friday Aug. 8	8	8	8
Saturday, Aug. 9	8	8	6
Monday, Aug. 11	12	12	6
Tuesday, Aug. 12	3	3	15
Wednesday, Aug. 13	6	6	9
Thursday, Aug. 14	6	6	5
Total	43	43	49

Condition of market, dull. Prices: Hudsons, \$6 to \$6.50; selects weak at \$6.75; Newark, yard, \$7.75. Left over Friday a. m., Aug. 15, 1913—60.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 13, 1914	993
Total No. bargeloads sold Jan. 1 to Aug. 13, 1914	972
Total No. bargeloads left over Aug. 14, 1914	21
Total No. bargeloads left over Jan. 1, 1913	1137
Total No. bargeloads arrived, including left over Jan. 1 to Aug. 14, 1913	1197
Total No. bargeloads sold Jan. 1 to Aug. 14, 1913	1137
Total No. bargeloads left over Aug. 15, 1913	60