# AND

NEW YORK, AUGUST 7, 1915

#### FOR COURT HOUSE SITE SUGGESTIONS

Real Estate Board Proposes Scheme Whereby City Can Utilize, for Other Than Court Purposes, Properties Already Acquired

HE Real Estate Board of New York which has for two years persistently opposed the extravagant Court House plan advocated by the Court House Board, and until recently countenanced by the Committee on City Plan of the Board of Estimate, has collected data showing the gigantic scale on which it has been planned to spend taxpayers' money. President Laurence M. D. McGuire, of the Real Estate Board, in emphasizing certain features which have phasizing certain features which have escaped public notice, makes suggestions with a view to having the City utilize, for other than Court purposes, some of the properties taken by the Court House

taken by the Court House Board.

Mr. McGuire states that he has been informed the requirements of the County Court House are for twenty-six chambers of about 2,000 square feet each. This would be equivalent to 52,000 square feet of space without ante-chambers, etc. Mr. McGuire believes that a building properly designed and planned to contain 100,000 square feet of space would be sufficient for this specific purpose. He insists that

square feet of space. If the scheme in its present shape is carried out at a total cost of \$30,000,000, allowing for loss of taxes from this real estate and 5 per cent. interest on the money, a fixed charge of \$2,000,000 annually will be saddled on the City.

Mr. McGuire believes that it would be possible for the City to have private parties erect a suitable building containing 100,000 square feet of space, and lease this to the City for \$2 a square foot, or \$200,000 per annum. In other words, the present scheme, if it is carried out, means an annual loss of practically \$1,800,-

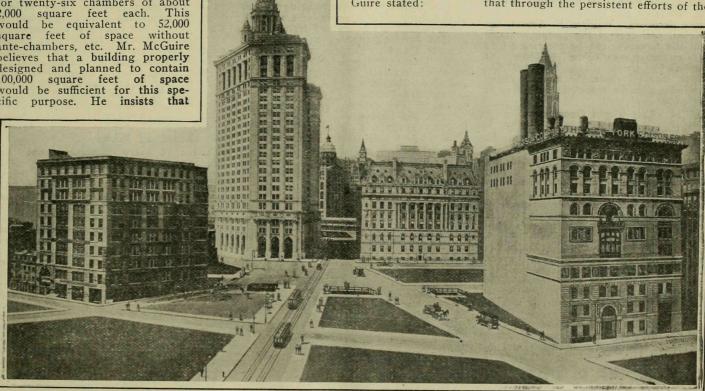
practically \$1,800,-000 in carrying charges in per-petuity, and the charges petuity, and the tying up of \$30,-000,000. In an in-terview Mr. Mcterview Mr. Guire stated:

"Why was so much property as this taken? To this no one now seems able to give an intelligent answer.
"It has been stated that a Civic Centre is to be created and that State and National aid would indirectly be given through use of part of the land. But the best information is that neither the National Government nor the State Government has authorized the statements that National or State buildings will be constructed on the plot.

ments that National or State buildings will be constructed on the plot.

"Another startling feature is that practically all of the 110 buildings taken by the City for this County Court House have been demolished as quickly as the City could get control of the property, and in many cases the City paid substantial awards to have leases with existing tenants cancelled, so that the work of demolition could proceed rapidly.

"The public is well aware of the fact that through the persistent efforts of the



THE COURT HOUSE SITE, LOOKING NORTH EAST FROM THE MUNICIPAL BUILDING, SHOWING THE PROPERTY TO BE CLEARED, WITH THE HALLENBECK BUILDING IN THE LEFT FOREGROUND.

the present scheme advocated by the Court House Board is wasteful because if the vast area selected for this purpose is used, the total expense will be at least \$30,000,000, including the cost of the ground, the cost of the building, carrying charges, expense of re-levelling and regrading the district, etc.

Mr. McGuire states that the City in the original proceedings secured 184,-100 square feet of ground, while the second proceedings brought to the City 166,000 additional square feet, title to which was vested in the City May 6 last. In other words, a total of 350,000 square feet of ground has been purchased for the purpose of erecting a court house requiring only 100,000

"The City has committed itself to the purchase of 350,000 square feet of ground for a County Court House. A modern building containing 100,000 square feet would be large enough for Court House purposes. Such a building could be constructed on a plot of 40,000 square feet, allowing 50 per cent. for courts, etc.; such a building need be only six stories in height. The fact that nine times as much ground as is necessary for this purpose has been secured is the best evidence of the extravagance and waste in handling this problem. Title is already vested in the City of New York to more than 110 individual buildings which are in the plot secured for County Court House purposes.

Real Estate Board, the sale of the 10-story fireproof \$700,000 Hallenbeck Building, located at the corner of Park and Pearl streets, for about \$5,000 has been halted temporarily. The Real Estate Board will continue to oppose the demolition of this \$700,000 building, and what is virtually giving away, for \$5,000, the power plant, glass, elevators, radiators, and appurtenances in connection with this building, not including the \$180,000 worth of steel, all of which has a tangible value far in excess of what the City has been trying to obtain for the building.

"In addition to the Hallenbeck Building, which is a ten-story structure on a plot of 13,600 square feet, the City has

also obtained the ownership, through these proceedings, of the twelve-story New York Life Printing House Building, at an expense of \$622,000, located at the corner of Leonard and Lafayette streets, on a plot of 7,730 square feet; the twelve-story Lupton Building, covering a plot of about 6,000 square feet at 23-27 City Hall Place; also the comparatively new Hubbs Building covering a plot of 4,500 square feet in Lafayette street, through to Center street; and the six-story Dun also obtained the ownership, through

square feet in Lafayette street, through to Center street; and the six-story Dun Building covering a plot of 5,000 square feet, at 57-61 Park street.

"The Hallenbeck Building, New York Life Building and Hubbs Building still stand. Irrespective of this County Court House matter, now that these buildings are owned by the City of New York, they should be used by the municipality to the very best advantage.

Substantial Structure.

"The Hallenbeck Building is a much

Substantial Structure.

"The Hallenbeck Building is a much better building than the public generally recognizes. It cost between \$600,000 and \$700,000 to construct, not including the value of the ground, and was designed and formerly owned by a practical business man, who believed in the future of the neighborhood. It is so planned that it can be converted into a modern up-to-date office structure and four additional stories added. Mr. Hallenbeck believed that, with Brooklyn Bridge and City Hall close by, the building would be desired for office purposes at some future date. The Hallenbeck building is within a few minutes of the new Municipal Building, the Hall of Records, close to the Brooklyn and Manhattan Bridges, has subway stations directly at its door, and is convenient and desirable in every way for office purposes. A glance at the accompanying photographs of the location will make this plain.

"The Real Estate Board has prepared make this plain.
"The Real Estate Board has prepared

"The Real Estate Board has prepared a photograph showing how this building would look with four additional stories and plans of the building arranged for office purposes. William E. Austin, the original architect of the building, states that the structure can be converted into a fourteen-story office building, as shown by these plans, for \$300,000, which would include the installation of five new electric traction elevators, at the point indicated.

five new electric traction elevators, at the point indicated.

City Might Occupy.

"With four stories added, this building would contain about 130,000 square feet of net rentable space. Since the City owns the building, it should not immediately destroy it, but should very seriously consider using it for some City department. While this is not generally known, the City is a very large rentpayer to landlords of privately owned property. Probably \$100,000 per annum or more is being paid for offices of various City Departments in the Emigrants Bank Building in Chambers street. The Public Service Commission is paying \$1.75 per square foot for a large amount of space in the Tribune Building. The Health Department is located at Center and Walker streets. There are many purposes for which the City could occupy the Hallenbeck Building and thus save heavy annual rental to private owners. At \$1.50 per square foot the Hallenbeck Building, with four stories added, would represent a tangible earning value of \$200,000, and I reiterate the fact that this building should not be thrown on the junk heap, but instead should be altered by the City I reiterate the fact that this building should not be thrown on the junk heap, but instead should be altered by the City of New York and used for some City purpose. The \$700,000 that this building itself is worth should be made to produce a proper return now that the City owns it.

## What Individuals Do.

"Let me illustrate how these things re done by private owners spending

are done by private owners spending their own money.

"In this same connection about 20 years ago Snyder & Black erected a tenstory printing building at 95 William street, on a plot of 5,400 square feet. The owners were printers and lithographers, and the entire building was rented for printing purposes, and its occupancy was exactly the same as that of



The Hallenbeck Building Remodelled, wi Four Stories Added, as Suggested by the Real Estate Board of New York.

the Hallenbeck Building. About ten years ago the building was sold to the North River Insurance Company for about \$450,000. At that time it rented for printing purposes for \$35,000. The new owners added four stories, making the

building fourteen stories it tead of ten, converted the structure building at a cost of \$15 00, and the rental value of the building was immediately increased to \$108,000 per annum. "In my judgment the operation was exactly along the same lines of the suggestion that the Real Estate Board is making in reference to the Hallenbeck Building, which is on a corner plot, with every natural advantage for office purposes, close to all improvements, with poses, close to all improvements, with a street frontage of 360 feet from Park

poses, close to all improvements, with a street frontage of 360 feet from Park street to Lafayette street, and very near the subways and other lines of traffic. "Before this building is demolished I feel that the Court House Board should seriously consider the relocation of the new Court House, and if it is decided to destroy this building, serious consideration should be given to the block in which this Hallenbeck Building stands with a view to using the site for the new Court House. This block is directly south of the Municipal Building, bounded by Duane street, City Hall, Pearl street and Park street, and is the only rectangular block of the six or seven blocks taken by the City. It contains 53,000 square feet of ground, and faces a plaza 360 feet wide at its widest point. A splendid Court House could be constructed on this site, having plenty of light, air, and free space, and as little inconvenience from noise, etc., as could reasonably be expected."

## NEW TRANSIT LINE LAID OUT

Public Service Commission Provides for Another Tunnel Under East River

HE Public Service Commission has T HE Public Service Commission has laid out a new rapid transit route, to be known as No. 61, providing for the construction of a new tunnel under the East River from 60th street, Manhattan, to the Queensboro Bridge Plaza in the Borough of Queens, where it will connect with the new rapid transit lines in that borough running to Astoria on connect with the new rapid transit lines in that borough running to Astoria on the north and to Corona on the northeast. This action was taken in pursuance of resolutions adopted by the Board of Estimate and Apportionment asking that the tunnel route be substituted for the original route over the Queensboro Bridge.

The new route is for operation by the New York Municipal Railway Corporation in connection with the Broadway subway in Manhattan and the new lines in Queens, over which this company will

in Queens, over which this company will have trackage rights.

In December, 1914, the Degnon Contracting Company proposed the change from the bridge to the tunnel, and in February, 1915, that board adopted reso-lutions requesting the Public Company lutions requesting the Public Service Commission to submit a plan for a tun-nel and to prepare for introduction in the Legislature such amendments to the Rapid Transit Act as would be necessary to enable the City to make the change. The Commission immediately caused to be introduced in the Legislature the required act, which was enacted into law. The proposed change was submitted to Alfred Craven, Chief Engineer of the Commission, who made two reports thereon in March, in which he favored the bridge route. These reports were transmitted to the Board of Estimate, and on July 21 that board adopted further resolutions declaring that "it is still the pointing of the Board that ultimate econopinion of the Board that ultimate economy will best be served through the substitution of a tunnel connection for the proposed connection across Quees-boro Bridge."

The Degnon Company in its proposi-The Degnon Company in its proposition to the Board of Estimate stated that it would submit a bid for the construction of the tunnel not to exceed \$4,500,000, and it would agree to complete the work within two years and a half. If this is possible it will not materially delay the beginning of operation of the Broadway subway in Manhattan.

Acting upon an opinion rendered by

Acting upon an opinion rendered by Commissioner Robert C. Wood, the Public Service Commission has denied the application of the New York Rail-

ways Company, intervenor, for a modifi-cation of the Commission's order of Decation of the Commission's order of December 10, 1912, directing the company to set aside for depreciation each month an amount equal to 20 per cent. of its gross operating revenue. This action, however, was taken without prejudice to the right of the company to renew its application after the courts have decided the certiorari proceeding brought to review orders made by the Commission in the reorganization cases of the old in the reorganization cases of the old Metropolitan Street Railway Company. The company contends that 20 per cent. of the gross operating revenue is more than the sum required for depreciation.

## Broadway Subway Delayed?

Broadway Subway Delayed?

There is every indication that the opening of the Broadway subway will be postponed for a considerable period, though there is just a slight chance that several sections, in Manhattan, may be placed in operation prior to the completion of the entire system.

Colonel T. S. Williams, president of the Brooklyn Rapid Transit Company, in the annual report of the company, just issued, states that the main line running up Seventh avenue, to 59th street, will be completed before the connections with Brooklyn and Queens are ready.

The contract for the tunnel under the The contract for the tunnel under the East River runs to January 16, 1918, so there will be no chance of obtaining a connection at that end. There will also be a delay in the connection to Queens, at 59th street, on account of the decision of building a tunnel under the river at that point, instead of using the Queensboro bridge, as first contemplated.

plated.

A synopsis shows that work on the new extensions contracted for is progressing rapidly. Four tracks in the Centre street loop are completed. The four-track Sea Beach Line is under operation. Two tracks of the Fourth avenue subway between Chambers street and 65th street are under operation. All of the Liberty avenue elevated extension is completed, except the stations. Work on the Broadway subway is under way on a big scale from Trinity place to 26th street. Altogether \$30,place to 26th street. Altogether \$30,-010,859 has been spent on construction work in behalf of the Brooklyn Rapid Transit Company. The contracts with the city call for the expenditure of upward of \$100,000,000.

## STREET THAT HAS MAINTAINED ITS CHARACTER

Central Park South, Where Some of the First Apartment Houses Were Erected, Still Retains Its Hold as a Residential Center

NEW YORK is a city of contrasts. In many ways, this fact stands out conspicuously in the life of the wonderful metropolis and remains one of its chief characteristics. The cosmo-politan population, the varied interests and all the kindred developments that combine to constitute a municipality of 5,500,000 people, have left their impres-sion in the physical appearance of the

ity.

In the business districts, the skyscrapers, embodying all the arts of twentieth century construction, adjoin old-fashioned residences, reminiscent of a by-gone generation. Some of these have been remodeled for business and have

been successful, and they still remain in odd contrast to their odd contrast to their towering new neighbors. But this is only one instance. In practically every street, from river to river, and on every avenue, north and south, there is one main characteristic that takes especial prominence and opposed to it serie that takes especial prominence and opposed to it there is invariably some other distinc-tive quality, not so important, perhaps, important, perhaps, but nevertheless so unlike the other that the contrast is un-usual.

usual.

This tendency has manifested itself in nearly every phase of the city's growth, but in few places has it been as strongly evidenced as in Central Park South, in those three blocks between Fifth and Fighth Fifth and Eighth avenues. Here, among the first of the

among the first of the apartment houses were erected, particularly the Central Park Apartments and the Dalhousie, respectively seven and eight stories in height. As far back as the early eighties it became apparent that the available area for residential improvement would soon be absorbed, particularly in the older sections of the city, and the builders with foresight realized that the private house was destined to be superseded by the multi-family structure, even in the the multi-family structure, even in the most fashionable districts. History has since proved the soundness of this

most fashionable districts. History has since proved the soundness of this theory.

The Central Park Apartments, which were once known as the "Spanish Flats," represent one of the earliest products of apartment house building and remain, today, remarkable examples of architecture and structural strength. There are eight buildings, at Nos. 150, 160, 170, 180 Central Park South, and extending through to 155, 165, 175 and 185 West 58th street. They were built from plans by Hubert Pierson & Company, in 1882, and were opened in October, 1884.

Their location, in what was recognized as the residential district of the wealthiest and most socially prominent New Yorkers, attracted some of the best families as tenants, several of whom still are occupants of the various buildings. The structures at that time were considered unsurpassed in the world; today they still remain as monuments to the skill and ability of their builders and designers. With Moorish

arches, old style balconies and ornamental facades, that have remained untouched by the flight of years, they are arranged in the form of a hollow square, with a large central court, guaranteeing light and air in all parts. They were built fireproof, and have been modernized from the time to these absents with fireproof, and have been modernized from time to time to keep abreast with progress, so that the interior combines all the present time comforts, with the old-time advantages. The ceilings are unusually high and the rooms of exceptional size. The dining-room in a typical apartment measures 18x20, the library 17x22, the drawing room 16x32, the bedroom 11x15, and the kitchen 15x16. The third, fifth and seventh floors are arranged for single suites, the others be-

OLDEST AND NEWEST APARTMENTS FACING CENTRAL PARK.

ing duplex. They range in size from eight to sixteen rooms, and the rentals run from \$2,700 to \$8,000 a year.

In the Dalhousie, further east at Nos. 40-48, there are similar details of construction with liberal room areas. An eight-room apartment in these structures is held at \$2,400 a year, and a ten-room at \$3,200. Adjoining, and in contrast both as to exterior and interior, is a new twelve-story apartment house, arranged in suites of two and three rooms, held at rentals from \$14 to \$25 a room. In similar structures in Central Park South, of new construction, the prices range from \$1,200 to \$1,500 a year, for two rooms, to from \$1,500 to \$3,000, for three rooms.

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Along these three blocks, facing the park, there is a succession of contrasts. The splendid eighteen-story Hotel Plaza, at the Fifth avenue corner, represents a type of New York hostelry, famous the world over. Adjoining is a six-story building, with a store recently acquired by the hotel owners for protection. At 24 to 28 West 59th street, a temporary six-story structure has been tection. At 24 to 28 West 59th street, a temporary six-story structure has been erected by Alexander S. Cochran, who, it is said, will eventually build a twenty-one-story apartment hotel. Plans were prepared for this project in December, 1912, by Charles W. Buckham. Adjoining are two old-fashioned six-story flats and then at No. 38, a new twelve-story multi-family building, erected in 1912, by the 38 West 59th Street Company, Albert I. Sire, president, from plans by Rouse & Goldstone. The Dalhousie apartments and the large club-house of the New York Athletic Club occupy the remainder of the block.

At the opposite corner a three-story white brick building houses, among other tenants, a dancing academy. In this block are the club-houses of the Deutsches Verein, the Catholic Club, also the De La Salle Institute and several apartment houses, including the Central Park Apartments, already mentioned

apartment houses, including the Central Park Apartments, already mentioned.

At the southwest corner of Seventh avenue and 59th street, Sol. Bloom is building a twelve-story structure to meet the demand for two-and three-room apartments of the present popular type. In the block between Seventh avenue and Columbus Circle, there remains a row of old-style dwellings that represent the last available plottages for apartment house improvement tages for apartment house improvement in Central Park South. In the blocks to the east the present buildings are considered too costly for demolition for the purposes of new ly for demolition for the purposes of new construction. In this particular block land is said to be held as high as \$5,000 a front foot, which places a valu-ation of \$125,000 on the average parcel. With the ownership in such hands as the Appelbys, Goulds Appelbys, Goulds and others there is said to be a little likelihood of any recession in the holding price. Further west the

G a in esborough Apartment House, a high-class structure,

park.

high-class structure, operated by artists under a co-operative scheme, has been enjoying success.

Central Park South, with its mixtureof old and new buildings, occupies a unique position in New York City's residential sections. Besides all the modern conveniences that the structures contain, their desirability is enhanced by a location facing the park. Nathan L. Ottinger calls it "a garden spot of New York City."

"It is difficult," he said, "to find a neighborhood that presents a stronger appeal, especially to those who desire a home, where all nature's advantages can be combined with the best products of architectural skill, in the very heart of the city."

"The future of the street" said F. De

of architectural skill, in the very heart of the city."

"The future of the street," said E. De Forest Simmons, "seems clear. It is destined to remain a high-class residential community. In spite of the opening of the Queensboro Bridge and the resultant increase in traffic, there is little likelihood of business invasion, for at least three reasons, any one of which is of sufficient significance to offset the possibility. First, the thoroughfare is too narrow to adequately handle a heavy traffic; secondly, the present character of the buildings is too valuable for business alteration, and, thirdly, the new prominence of 57th street, as far as high-class business is concerned, has served to detract, in some measure, interest along those lines, from Central Park South."

#### BUDGET ESTIMATES FILED FOR 1916

Several Departments Have Completed Their Preliminary Figures-Reductions Noted in a Few Instances

N anticipation of the coming budget, the several City Departmental heads are preparing statements showing what the probable expenses will amount to during the ensuing year. Herewith is published a table showing the sums requested by some of the departments. It is not complete, as many of the departments have not finished as yet their pre-

is not complete, as many of the departments have not finished as yet their preliminary figuring.

The estimate of the Tenement House Department for funds necessary for 1916 calls for \$706,180.82. This is a decrease of \$6,367.58 from the 1915 allowance of \$712,548.40 and \$60,928.18 less than the 1914 allowance. If allowed as requested it will be the smallest allowance was in 1910, which was \$833,102.50, compared with which the 1916 figure shows a reduction of \$126,921.68 or 15.2 per cent.

The request includes an increase in salary for the Secretary to the Commissioner from \$2,000 to \$2,500. One stenographer position at \$900 is to be dropped. One clerk at \$1,500 is to be dropped and one clerk is recommended for an increase from \$1,800 to \$2,340.

Some Other Increases.

Some Other Increases.

Some Other Increases.

The first deputy commissioner is recommended for an increase from \$4,000 to \$5,000 and for his secretary from \$1,500 to \$1,800, one clerk \$1,650 to \$1,800 and one clerk \$1,350 to \$1,500. One clerk at \$750, seven at \$600 each and one at \$480 are to be dropped. None of these positions are now filled.

One plan examiner is down for an increase from \$1,650 to \$1,950, and one stenographer \$1,050 to \$1,350. One stenographer at \$900, two typewriting copyists, one at \$900 and one at \$750, are to be dropped. One new attendant, at \$900 is requested.

Under the inspection service salary

\$900 is requested.

Under the inspection service salary increases are recommended, five inspectors from \$1,350 to \$1,500, five from \$1,200 to \$1,350, and one from \$1.800 to \$1,950. One patrolman at \$1,400 is to be dropped. There is a decrease of \$837.23 in the estimate for purchase of equipment and of \$200 for car fares. For general plant service an increase of \$897.50 to be used chiefly in connection with typewriting machines. In 1915 there was a special appropriation of \$1,288 for office equipment not included in the Tenement House Appropriation. This appropriation is not requested for 1916.

City Parks.

## City Parks.

City Parks.

The City's parks have an assessed valuation of \$673,556,380, and the cost of maintaining the same in 1914 was \$2,577,258. Of this amount \$1,069,650 is chargeable to the Boroughs of Manhattan and Richmond, with a park acreage of 1,530; \$850,911 to Brooklyn, with an acreage of 1,013; \$474,556 to the Bronx, with an acreage of 3,932, and \$182,141 to Queens, which has an acreage of 1,151.

The cost per acre in Manhattan and Richmond was \$699,11; in Brooklyn, \$839,99; in the Bronx, \$120,69 and in Queens, \$158,24. The increase cost per acre in Brooklyn, over Manhattan and Richmond was due to the fact that a larger amount was expended in Brooklyn upon parkways and for the care of trees in the city streets. The low cost per acre in the Boroughs of the Bronx and Queens is due to the large amount of unimproved park acreage included therein.

The percentage of overhead and un-

therein.

The percentage of overhead and undistributed charges in Manhattan and Richmond was 36.6; in the Bronx, 27.1; in Brooklyn, 29.1, and in Queens, 50.9. It is explained that the excessive percentage of overhead or undistributed

charges in Manhattan and Richmond and in Queens, are due, in the first instance, to "miscellaneous expenses" considerably in excess of the average percentage for all boroughs, and in the later instance, to the excessive percentage of 1 oth "gen-eral administration" and "miscellaneous"

expenses.

In the Bronx, the cost of supervision and general expense increased in the case of Poe Park and University Park, although the direct expenses decreased. In Queens, there was a similar increase in the supervision and general expense of Kings and Rockaway Parks, and the small parks and gores, although the direct expenses decreased.

#### Serious Factor Encountered.

A serious factor in the maintenance cost of the parks, as shown in the 1913 report of the Park Department, is the large number of old and enfeebled laborers and gardeners employed in the parks. They are unable to perform hard or laborious work, and while as many as possible are assigned to other and lighter possible are assigned to other and lighter work, their number greatly exceeds the demand for them for this work, so that a

demand for them for this work, so that a large number of them must be placed on the regular maintenance work in the parks, thus reducing considerably the efficiency of the force.

It is interesting to note the wide variation in the cost of maintaining the different parks, as shown in the report. For City Hall Park, for instance, which has an acreage of 8.239 the total cost during 1914 was \$9.266.78, of which \$1,097.14 was for supervisory and general expenses and \$8,169.64 for direct expenses, the average cost of upkeep per acre being \$1,124.74. The cost of Borough Hall Park in Brooklyn, with an acreage of 1.70, was \$3,008, of which

\$235.61 was for supervisory and general expenses and \$2,772.39 for direct expenses, an average cost of upkeep per acre of \$1,769.41.

acre of \$1,769.41.

For the maintenance of Central Park, with an acreage of 843.019 the cost was \$218,447.59, of which \$24,066.15 was for supervisory and general expenses and \$194,381.44 for direct expenses, an average cost of upkeep per acre of \$259.11, while for Riverside Park, with an acreage of 214.316, the cost was \$69,317.88, of which \$11,520.10 was for supervisory and general expenses and \$57,797.78 for direct expenses, an average cost of upkeep per acre of \$823.95.

Docks and Ferries.

## Docks and Ferries.

Docks and Ferries.

R. A. C. Smith Commissioner of the Department of Docks and Ferries, requests an allowance, for 1916, of \$1,826,904.60, which is \$184,282.83 less than the 1915 allowance, of \$2,011,187.43. This reduction amounts to about 9.16 per cent and consists almost entirely of a reduction in personal service, this reduction being \$177,658.71, or 13 per cent. For service other than personal, that is, for supplies, materials, etc., the reduction is only \$6.624.12. only \$6,624.12.
At the time the 1915 budget was adopt-

the reduction of the allowance for s department as compared with the this department as compared with the budget allowance for 1914 was \$665,-410.84, the 1915 allowance being \$2,011,-187.43, and that for 1914 being \$2,676,-598.27.

Chief among the proposed changes in the salary schedules, as recommended by the Commissioner is a reduction in his own salary from \$7,500 to \$5,000. This reduction is made so that the sal-ary of first deputy commissioner Rich-ard C. Harrison may be increased from \$5,000 to \$7,500.

## STATEMENT SHOWING 1916 DEPARTMENTAL ESTIMATES FILED WITH THE TAX BUDGET COMMITTEE TO JULY 30, 1915; ALSO THE 1915 BUDGET APPROPRIATIONS FOR THE SAME DEPARTMENT.

CITY DEPARTMENTS.		Total	Total	Increase
Commissioners of the Sinking Fund.   \$3,429.00   \$3,420.00   \$5,90.00	The second of th	Requested	Budget	or
Municipal Civil Service Commission   222,710,00   216,845,00   5,865,00   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   500   50				Decreases (D)
Commissioners of Accounts   264,565.30   260,329.07   4,236.28   Board of Assessors   42,400.00   40,429.50   1,979.50   Art Commission   6,660.00   6,625.00   35.00   South Commission   745,359.50   83,181.00   823,959.88   745,359.50   83,181.00   6,000.00   753,455.27   50,414.71   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00   71.000.00			\$3,420.00	\$9.00
Board of Assessors	Municipal Civil Service Commission	222,710.00	216,845.00	5,865.00
Board of Assessors	Commissioners of Accounts		260.329.07	4.236.23
Art Commission 6,660.00 6,625.00 350.00 Examining Board of Plumbers 4,025.00 3,525.00 5500.00 New York Public Library 828,540.50 745,350.50 83,181.00 Frooklyn Public Library 507,863.36 445,863.34 61,999.52 Department of Parks, Brooklyn 823,959.98 773,545.27 50,414.71 The Brooklyn Institute of Arts and Sciences:  (a) Central Museum 118,085.00 109,025.00 9,050.00 (b) Children's Museum 14,767.25 14,067.25 700.00 (c) Brooklyn Botanic Garden 40,914.50 3,790.00 (c) Brooklyn Botanic Garden 40,914.50 3,790.00 (c) Brooklyn Botanic Garden 40,914.50 3,790.00 (c) Brooklyn Botanic Garden 706,180.82 712,545.00 3,790.00 Framement House Department 706,180.82 712,548.40 (D6,367.88 Board of Parole 37,880.00 8,675.00 22,205.00 Department of Docks and Ferries 1,826,904.60 1,946,515.88 (D119,611.28 Board of Coroners, Manhattan 64,425.00 62,900.00 1,465.00 Board of Coroners, Brooklyn 35,074.84 34,720.00 354.84 Board of Coroners, Brooklyn 35,074.84 34,720.00 354.84 Board of Coroners, Brooklyn 35,074.84 34,720.00 354.84 Board of City Record (City) 918,821.10 938,455.70 (D)19,634.60 Public Administrator 27,289.81 27,200.00 89.81 Surrogate's Court 27,289.81 27,200.00 89.81 Surrogate's Court 290,825.00 298,379.00 1,446.00 Board of City Record BRONX COUNTY:  County Clerk 41,486.00 39,120.00 2,866.00 Register 102,709.54 97,450.00 5,295.54 24,041.00 (D)120.00 Surrogate's Court 46,183.00 36,800.00 9,000.00 (D)1,700.00 Register 102,709.54 97,450.00 5,295.54 24,041.00 (D)20.00 Surrogate's Court 100,868.00 100,600.00 (D)1,700.00 Surro	Board of Assessors	42,409,00	40.429.50	
Examining Board of Plumbers	Art Commission			
New York Public Library	Examining Board of Plumbers			
Brooklyn Public Library	New York Public Library			
Department of Parks, Brooklyn   S23,959.98   773,545.27   50,414.71   The Brooklyn Institute of Arts and Sciences: (a) Central Museum	Brooklyn Public Library			
The Brooklyn Institute of Arts and Sciences: (a) Central Museum	Department of Parks Procklyn			
(a) Central Museum	The Procklyn Institute of Arts and Coionage	020,000.00	110,040.21	50,414.71
(b) Children's Museum	(a) Central Museum	110 00= 00	100 025 00	0.050.00
(c) Brooklyn Botanic Garden       40,914,50       37,124,50       3,790,00         Staten Island Association of Arts and Science       9,560,25       9,022,00       538,25         Tenement House Department       706,180,82       712,548,40       (D)6,367,58         Board of Parole       37,880,00       8,675,00       29,205,00         Department of Docks and Ferries       1,826,904,60       1,946,515,88       (D)119,611,28         Board of Coroners, Manhattan       64,425,00       62,960,00       1,465,00         Board of Coroners, The Bronx       30,647,00       29,700,00       947,00         Board of City Record (City)       918,821,10       938,455,70       (D)19,634,60         NEW YORK COUNTY:         Surrogate's Court.       46,827,00       46,827,00       2,850,00         Commissioner of Jurors       61,180,00       53,330,00       2,850,00         Public Administrator       27,289,81       27,200,00       89,81         Surrogate's Court       209,825,00       208,379,00       1,446,00         BRONX COUNTY:         County Clerk       41,486,00       39,120,00       2,366,00         Register       102,709,54       97,450,00 <t< td=""><td>(a) Central Museum</td><td></td><td></td><td></td></t<>	(a) Central Museum			
State   Island Association of Arts and Science.   9,560.25   9,022.00   538.25	(b) Children's Museum			
Tenement House Department	(c) Brooklyn Botanic Garden			
Board of Parole   37,880.00   8,675.00   29,205.00	Staten Island Association of Arts and Science			
Department of Docks and Ferries   1,826,904.60   1,946.515.88   (D)119.611.28	Tenement House Department			
Board of Coroners, Manhattan   64,425.00   62,980.00   1,465.00   Board of Coroners, The Bronx   30,647.00   29,700.00   947.00   Board of Coroners, Brooklyn   35,074.84   34,720.00   354.84   Board of City Record (City)   918,821.10   938,455.70   (D) 19,634.60	Board of Parole			
Board of Coroners, The Bronx   30,647.00   29,700.00   947.00   80   34,720.00   354.84   80   34,720.00   354.84   80   34,720.00   354.84   80   34,720.00   354.84   80   34,720.00   354.84   80   34,720.00   354.84   80   34,720.00   354.84   80   32,720.00   354.84   80   80   80   80   80   80   80	Department of Docks and Ferries	1,826,904.60	1,946.515.88	(D)119,611.28
Board of Coroners, The Bronx   30,647.00   29,700.00   947.00   80   34,720.00   354.84   80   34,720.00   354.84   80   34,720.00   354.84   80   34,720.00   354.84   80   34,720.00   354.84   80   34,720.00   354.84   80   34,720.00   354.84   80   32,720.00   354.84   80   80   80   80   80   80   80	Board of Coroners, Manhattan		62,960.00	1,465.00
Board of Coroners, Brooklyn   35,074.84   34,720.00   354.84	Board of Coroners, The Bronx	30,647.00	29.700.00	947.00
Board of City Record (City)			34.720.00	354.84
NEW YORK COUNTY:   Surrogate's Court	Board of City Record (City)	918 821 10		(D) 19 634 60
Surrogate's Court.         46.827.00         46.827.00         2,850.00           Commissioner of Jurors         61.180.00         53.330.00         2,850.00           Public Administrator         27.289.81         27.200.00         89.81           Surrogate's Court         209,825.00         208,379.00         1,446.00           Board of City Record         34,300.00         36,000.00         (D)1,700.00           BRONX COUNTY:           County Clerk         41,486.00         39,120.00         2,366.00           Register         102,709.54         97,450.00         5,259.54           Commissioner of Jurors         24,021.00         24,041.00         (D)120.00           Surrogate's Court         46,183.00         36,680.00         9,503.00           Board of City Record         13,900.00         15,000.00         (D)1,100.00           KINGS COUNTY:           County Clerk         106,667.55         106,573.75         93.80           Commissioner of Records         100,000.00         100,000.00         100,000.00           Surrogate's Court         109,868.00         109,658.00         210.00           Board of City Record         1,301.00         1,415.00         (D)114.00           Supr			000,100.10	(1)10,001.00
Commissioner of Jurors         61,180.00         53,330.00         2,850.00           Public Administrator         27,289.81         27,200.00         89.81           Surrogate's Court         209,825.00         208,379.00         1,446.00           Board of City Record         34,300.00         36,000.00         (D)1,700.00           BRONX COUNTY:           County Clerk         41,486.00         39,120.00         2,366.00           Register         102,709.54         97,450.00         5,259.54           Commissioner of Jurors         24,021.00         24,041.00         (D)20.00           Surrogate's Court         46,183.00         36,680.00         9,503.00           Board of City Record         13,900.00         15,000.00         (D)1,100.00           KINGS COUNTY:           County Clerk         106,667.55         106,573.75         93.80           Commissioner of Records         100,000.00         100,000.00         100,000.00           Surrogate's Court         109,868.00         19,658.00         210.00           Board of City Record         1,300.00         1,415.00         (D)114.00           Supreme Court Library         2,985.00         2,454.50         530.50           Board o				
Commissioner of Jurors         61,180.00         53,330.00         2,850.00           Public Administrator         27,289.81         27,200.00         89.81           Surrogate's Court         209,825.00         208,379.00         1,446.00           Board of City Record         34,300.00         36,000.00         (D)1,700.00           BRONX COUNTY:           County Clerk         41,486.00         39,120.00         2,366.00           Register         102,709.54         97,450.00         5,259.54           Commissioner of Jurors         24,021.00         24,041.00         (D)20.00           Surrogate's Court         46,183.00         36,680.00         9,503.00           Board of City Record         13,900.00         15,000.00         (D)1,100.00           KINGS COUNTY:           County Clerk         106,667.55         106,573.75         93.80           Commissioner of Records         100,000.00         100,000.00         100,000.00           Surrogate's Court         109,868.00         19,658.00         210.00           Board of City Record         1,300.00         1,415.00         (D)114.00           Supreme Court Library         2,985.00         2,454.50         530.50           Board o	Surrogate's Court	46,827.00	46.827.00	
Public Administrator         27,289,81         27,200,00         89,81           Surrogate's Court         209,825,00         208,379,00         1,446,00           Board of City Record         34,300,00         36,000,00         (D)1,700,00           BRONX COUNTY:           County Clerk         41,486,00         39,120,00         2,366,00           Register         102,709,54         97,450,00         5,259,54           Commissioner of Jurors         24,021,00         24,041,00         (D)20,00           Surrogate's Court         46,183,00         36,680,00         9,503,00           Board of City Record         13,900,00         15,000,00         (D)1,100,00           KINGS COUNTY:           County Clerk         106,667,55         106,573,75         93,80           Commissioner of Records         100,000,00         100,000,00         100,000,00           Surrogate's Court         109,868,00         109,658,00         210,00           Board of City Record         18,300,00         18,500,00         (D)200,00           QUEENS COUNTY:           Public Administrator         1,301,00         1,415,00         (D)114,00           Surrogate's Court         39,644,00         29,770,00	Commissioner of Jurors	61.180.00	53,330.00	2.850.00
Surrogate's Court         209,825,00         208,379,00         1,446,00           Board of City Record         34,300.00         36,000.00         (D)1,700.00           BRONX COUNTY:           County Clerk         41,486.00         39,120.00         2,366.00           Register         102,709.54         97,450.00         5,259.54           Commissioner of Jurors         24,021.00         24,041.00         (D)20.00           Surrogate's Court         46,183.00         36,680.00         9,503.00           Board of City Record         13,900.00         15,000.00         (D)1,100.00           KINGS COUNTY:           County Clerk         106,667.55         106,573.75         93.80           Commissioner of Records         109,000.00         109,058.00         210.00           Board of City Record         18,300.00         18,500.00         (D)200.00           QUEENS COUNTY:           Public Administrator         1,301.00         1,415.00         (D)114.00           Supreme Court Library         2,985.00         2,454.50         580.50           Board of City Record         12,400.00         7,100.00         5,300.00           RICHMOND COUNTY:           Cou	Public Administrator	27,289,81	27.200.00	
Board of City Record   34,300.00   36,000.00   (D)1,700.00	Surrogate's Court			
BRONX COUNTY:   County Clerk	Board of City Record			
County Clerk         41,486,00         39,120,00         2,366,00           Register         102,799,54         97,450,00         5,259,54           Commissioner of Jurors         24,021,00         24,041,00         (D)20,00           Surrogate's Court         46,183,00         36,680,00         9,503,00           Board of City Record         13,900,00         15,000,00         (D)1,100,00           KINGS COUNTY:           County Clerk         106,667,55         106,573,75         93.80           Commissioner of Records         100,000,00         100,000,00         210,00           Board of City Record         18,300,00         18,500,00         (D)20,00           Board of City Record         1,301,00         1,415,00         (D)114,00           Surrogate's Court         39,644,00         29,770,00         9,874,00           Supreme Court Library         2,985,00         2,454,50         580,50           Board of City Record         12,400,00         7,100,00         5,300,00           RICHMOND COUNTY:           County Clerk         26,725,00         23,085,00         3,640,00           District Attorney         22,170,50         22,490,50         (D)320,00           Commissioner of Jur			00,000.00	(2)2,100.00
Register         102,709,54         97,450,00         5,259,54           Commissioner of Jurors         24,021,00         24,041,00         (D)20,00           Surrogate's Court         46,183,00         36,680,00         9,503,00           Board of City Record         13,900,00         15,000,00         (D)1,100,00           KINGS COUNTY:           County Clerk         106,667,55         106,573,75         93,80           Commissioner of Records         100,000,00         100,000,00            Surrogate's Court         109,868,00         109,658,00         210,00           Board of City Record         18,300,00         18,500,00         (D)200,00           QUEENS COUNTY:           Public Administrator         1,301,00         1,415,00         (D)114,00           Supreme Court Library         2,985,00         2,454,50         580,50           Board of City Record         12,400,00         7,100,00         5,300,00           RICHMOND COUNTY:           County Clerk         26,725,00         23,085,00         3,640,00           District Attorney         22,170,50         22,490,50         (D)320,00           Commissioner of Jurors         4,300,00         4,300,00	BRUNA CO			
Commissioner of Jurors         24,021.00         24,041.00         (D)20.00           Surrogate's Court         46,183.00         36,680.00         9,503.00           Board of City Record         13,900.00         15,000.00         (D)1,100.00           KINGS COUNTY:           County Clerk         106,667.55         106,573.75         93.80           Commissioner of Records         100,000.00         100,000.00         0           Surrogate's Court         109,868.00         109,658.00         210.00           Board of City Record         1,301.00         1,415.00         (D)200.00           Public Administrator         1,301.00         1,415.00         (D)114.00           Surrogate's Court         39,644.00         29,770.00         9,874.00           Supreme Court Library         2,985.00         2,454.50         530.50           Board of City Record         12,400.00         7,100.00         5,300.00           RICHMOND COUNTY:           County Clerk         26,725.00         23,085.00         3,640.00           District Attorney         22,170.50         22,490.50         (D)320.00           Commissioner of Jurors         4,300.00         4,300.00         (D)320.00	County Clerk	41,486.00		2,366.00
Surrogate's Court         46,183,00         36,680,00         9,503,00           Board of City Record         13,900.00         15,000.00         (D)1,100.00           KINGS COUNTY:           County Clerk         106,667.55         106,573.75         93.80           Commissioner of Records         100,000.00         100,000.00         210.00           Surrogate's Court         199,868.00         199,658.00         210.00           Board of City Record         18,300.00         18,500.00         (D)200.00           QUEENS COUNTY:           Public Administrator         1,301.00         1,415.00         (D)114.00           Surrogate's Court         39,644.00         29,770.00         9,874.00           Supreme Court Library         2,985.00         2,454.50         580.50           Board of City Record         12,400.00         7,100.00         5,300.00           RICHMOND COUNTY:           County Clerk         26,725.00         23,085.00         3,640.00           District Attorney         22,170.50         22,490.50         (D)320.00           Commissioner of Jurors         4,300.00         4,300.00	Register	102,709.54	97,450.00	5,259.54
Surrogate's Court         46,183.00         36,880.00         9,503.00           KINGS COUNTY:           County Clerk         106,667.55         106,573.75         93.80           Commissioner of Records         100,000.00         100,000.00         100,000.00           Surrogate's Court         109,868.00         109,658.00         210.00           Board of City Record         18,300.00         18,500.00         (D)200.00           QUEENS COUNTY:           Public Administrator         1,301.00         1.415.00         (D)114.00           Surrogate's Court         39,644.00         29,770.00         9,874.00           Supreme Court Library         2,985.00         2,454.50         580.50           Board of City Record         12,400.00         7,100.00         5,300.00           RICHMOND COUNTY:           County Clerk         26,725.00         23,085.00         3,640.00           District Attorney         22,170.50         22,490.50         (D)320.00           Commissioner of Jurors         4,300.00         4,300.00         (D)320.00	Commissioner of Jurors	24,021.00	24,041.00	(D)20.00
Board of City Record   13,900.00   15,000.00   (D)1,100.00	Surrogate's Court	46.183.00	36.680.00	9.503.00
County Clerk	Board of City Record			
County Clerk         106.667.55         106.573.75         93.80           Commissioner of Records         100,000.00         100,000.00         210.00           Surrogate's Court         109,868.00         109,658.00         210.00           Board of City Record         18,300.00         18,500.00         (D)200.00           QUEENS COUNTY:           Public Administrator         1,301.00         1,415.00         (D)114.00           Surrogate's Court         39,644.00         29,770.00         9,874.00           Supreme Court Library         2,985.00         2,454.50         580.50           Board of City Record         12,400.00         7,100.00         5,300.00           RICHMOND COUNTY:           County Clerk         26,725.00         23,085.00         3,640.00           District Attorney         22,170.50         22,490.50         (D)320.00           Commissioner of Jurors         4,300.00         4,300.00			10,000.00	(2)1,100.00
Commissioner of Records         100,000,000         100,000,00           Surrogate's Court         109,868.00         109,658.00         210.00           Board of City Record         18,300.00         18,500.00         (D)200.00           QUEENS COUNTY:           Public Administrator         1,301.00         1,415.00         (D)114.00           Surrogate's Court         39,644.00         29,770.00         9,874.00           Supreme Court Library         2,985.00         2,454.50         580.50           Board of City Record         12,400.00         7,100.00         5,300.00           RICHMOND COUNTY:           County Clerk         26,725.00         23,085.00         3,640.00           District Attorney         22,170.50         22,490.50         (D)320.00           Commissioner of Jurors         4,300.00         4,300.00		The Party of the Control of the Cont		
Surrogate's Court         109,868.00         109,858.00         210.00           Board of City Record         18,300.00         18,500.00         (D)200.00           QUEENS COUNTY:           Public Administrator         1,301.00         1,415.00         (D)114.00           Surrogate's Court         39,644.00         29,770.00         9,874.00           Supreme Court Library         2,985.00         2,454.50         530.50           Board of City Record         12,400.00         7,100.00         5,300.00           RICHMOND COUNTY:           County Clerk         26,725.00         23,085.00         3,640.00           District Attorney         22,170.50         22,490.50         (D)320.00           Commissioner of Jurors         4,300.00         4,300.00	County Clerk			93.80
Board of City Record   18,300.00   18,500.00   (D)200.00	Commissioner of Records			
Board of City Record   18,300.00   18,500.00   (D)200.00	Surrogate's Court	109,868.00	109,658.00	210.00
QUEENS COUNTY:           Public Administrator         1,301.00         1,415.00         (D)114.00           Surrogate's Court         39,644.00         29,770.00         9,874.00           Supreme Court Library         2,985.00         2,454.50         580.50           Board of City Record         12,400.00         7,100.00         5,300.00           RICHMOND COUNTY:           County Clerk         26,725.00         23,085.00         3,640.00           District Attorney         22,170.50         22,490.50         (D)320.00           Commissioner of Jurors         4,300.00         4,300.00	Board of City Record	18,300.00	18,500.00	(D)200.00
Public Administrator         1,301.00         1,415.00         (D)114.00           Surrogate's Court         39,644.00         29,770.00         9,874.00           Supreme Court Library         2,985.00         2,454.50         580.50           Board of City Record         12,400.00         7,100.00         5,800.00           RICHMOND COUNTY:           County Clerk         26,725.00         23,085.00         3,640.00           District Attorney         22,170.50         22,490.50         (D)320.00           Commissioner of Jurors         4,300.00         4,300.00		TINTY.		A STATE OF THE PARTY OF THE PAR
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## CONSTRUCTION COST COMPARISONS

How Materials Have Returned to the Low Levels of a Decade Ago-Prices Now on the Ascendency

PORTLAND cement advanced in price recently to a ninety-cent mill base for future deliveries over sixty days in this city. Of the ten leading building commodities, only two have not advanced in price within the last few weeks. The two exceptions are common brick and linseed oil. Common brick is selling below \$6 a thousand in this market and linseed oil has fallen back from an abnormally high level owing to manipulation of supplies of flaxseed at Duluth. These facts cause builders and prospec-

ulation of supplies of flaxseed at Duluth. These facts cause builders and prospective projectors of building operations to wonder what the comparative cost of construction is today as compared with costs ten and twenty years ago.

Ten years ago the greatest building boom the country ever knew of its kind was under way. Plans were being laid and finances arranged for the great structural giants that made the pace for commercial New York of today. It was on the eve of ten-dollar brick. The public was contemplating the effect of the new subway system upon sections of the city decidedly removed from lower Broadway and Wall street. The "Build Now" movement was felt, not preached.

Prices of a Decade Ago.

Prices of a Decade Ago.

Prices of a Decade Ago.

Ten years ago this month Portland cement was quoted at the mills at 96 cents. In the same year Hudson common brick brought \$6.75 and \$7.25.

Genuine No. 1 Bangor roofing slate brought \$5.25. Today it is priced at \$4.75. Lime was quoted at \$1.52 for select finishing in 350-pound packages, whereas today it is priced at \$1.55 in 300-pound barrels. Lath then was \$3.35, as against \$3.75 today. Portland cement in 500-barrel lots alongside of dock, New York, based on the 96 cents mill price already quoted, was \$1.53. Today it is \$1.52. Yellow pine then was \$24. Today it is \$28 and \$30 a thousand feet. Structural steel beams were 1.74½ and 1.84½ and at the present time this year they and at the present time this year they were quoted at 1.31 and 1.36c. at tidewater. Spelter then brought 6 cents. Today it brings 18 cents and is going up. Wire nails were quoted at 1.99 a pound. Today the same nail is bringing 2.25c. pound. 2.25c.

Wages Compared.

Wages Compared.

The prevailing rate of wages in New York as approved by the Building Trades in 1905, per hour, follow: masons, 50 and 56¼ cents; bricklayers, 70 cents; stone cutters, 62½ cents; marble cutters, 62½ cents; cement masons, 55 cents; stone setters, 62½ cents to 68¼ cents an hour; elevator constructors, 53½ cents; structural iron setters, 56 cents; ornamental iron setters, 56½ cents; plasterers, 68¾ cents; lathers, 50 cents; carpenters, 54¼ cents; floor layers, 56½ cents; plumbers, 56¼ cents; steamfitters, 56¼ cents; boiler and pipe coverers, 50 cents; gas fitters, 56¼ cents; painters, 50 cents; decorators, 53 cents; varnishers, 43 cents; sheet metal workers, 50 cents; house shorers, 34 2-3 cents; electricians, 50 cents.

house shorers, 34 2-3 cents; electricians, 50 cents.

Current lists as approved by the United Board of Business Agents of the Building Trades of Manhattan and vicinity give these figures as those applying to union artisans to the Record and Guide: They apply for a day from 8 o'clock in the morning until 5 o'clock in the afternoon except on Saturday, when work in the building trades ceases at noon. Day wages are figured. Where bricklayers formerly got 70 cents an hour, they get 75 cents now. Other union labor working 8 hours a day get day wages as follows:

Marble cutters and setters, \$5.50; cement masons, \$5; elevator constructors, \$5.28; structural iron erectors, \$5; iron

PRESENT BUILDING OPPOR-TUNITIES.

1-Prices of Nearly All Materials

Are Moving Up.
-Exportation of Basic Supplies Will
Force Continued Advance in Struc-

tural Supplies.

-European War and Subsequent
Peace May Change Commercial
Conditions. Chicago May Lose
Granaries to New York.

-Idle Commercial Districts to Be

Center of Industrial Development

Here

Old Greenwich Village and Washington Square the Possible Bon Ton Residence Districts of the Future? The Quest for Cheap Land.

Land.

Now Is the Time to Build Ere Labor Is Higher and Realty Values Increase. Is the Prosperity Cycle At Hand?

workers in general, \$5; plasterers, \$5.50; plumbers, \$5.50; steam fitters, \$5.50; boiler and pipe coverers, \$5; painters, \$4; decorators, \$4.50; varnishers, \$4; sheet metal workers, \$5; house shorers, \$3.75; electricians, \$4.80.

Hours of labor were longer then than they are now and there were no rival unions to shade wage lists.

Construction Cheaper Today.

Ten years ago Madison square and the Fourth avenue districts did not exist as they do today. In that day a fair general price of office or commercial building construction per cubic foot was fifty cents. It is practically the same today, but the office building as then known has been modified and the average cost of its modern prototype, the loft building that can be subdivided for offices, costs from 18 to 30 cents. 18 to 30 cents.

New York builders who fail to take ad-

New York builders who fail to take advantage of present low prices of building materials and the eagerness of labor to obtain employment are losing opportunities that will not recur for many years. There is developing another cycle of building material costs upward and this recurrence is just as sure of eventuating as anything can be.

Those who are in close touch with high

Those who are in close touch with big manufacturers have learned something of their plans. Recent advances in building their plans. Recent advances in building material prices are not temporary, save only in the sense that they herald other and larger increases. Building material interests have passed through a ten-year period of depression. They have worked under artificial conditions. Now an entirely new element is coming within their grass. They see an opportunity with the grasp. They see an opportunity with the revival of the sailing ship and the cheap intra coastal water freight service, an opportunity to sell their goods to foreign shores. The American basic building manifolds in the sail to be sail to the sail shores. The American basic building material plants are equipped to handle only domestic business. At present the building market is taking less than 45 per cent. of their capacity on the whole. What is to become of this capacity when the domestic building situation picks up, plus the development of an active price-defying export business? Who will have to meet the price set by European or Mexican or South American or Canadian builders if it is not the New York builder who has let the opportunity of buying building materials and land cheap go by him?

Opinion of a Builder.

Opinion of a Builder.

These words of an eminent builder: "Prices of building materials may never be so low again," are not those of a rabid optimist, but of a man whose practical

experience in building the pioneer skyscrapers of this city, makes his words
absolutely dependable. He tells the Record and Guide readers about why he
thinks so in these words:

"You have got to change your buildings. There will always be the rule of the
survival of the fittest as long as New
York buildings endure. There will also
be building expansion. Types of buildings will change. You real estate fellows
have got to learn the wants of your tenantry and you have got to supply them.

"At present you do not know your
prospective tenants' wants. If you did
you would not allow lower Sixth avenue
and Middle Broadway and the old drygoods section to stand idle. This very
war that you are holding off for is going
to tenant those districts. But it will be
for the men who can foresee the commerce of the New World when the Old
World wakes up. Will Chicago continue
to be the granary of the world? Is there
not a future in grain in one of these old
sections, if not, why not the old Coenties not a future in grain in one of these old sections, if not, why not the old Coenties Slip section? Where are the imaginations

sections, it not, why not the old Coenties Slip section? Where are the imaginations of our investors when they contemplate the construction of vast terminals on every side of us? Is that not a portending of a great shift of population? "When the cheap labor of the lower or Middle East Side move out to the new factory locations is it not reasonable to suppose that the apartment house population will again move downtown? Has not any one noted the trend of apartment house erection in the lower squares, like Washington and Gramercy? Just as soon as neighborhoods improve the fashionable folk will be glad to sidetrack the shoddy rich and move back into old historical New York. Land is cheap there, but it will not be cheap long. Building materials are cheap now, but they will not be cheap long. Opportunity is here now, but opportunity will not remain long.

## Effects of Acids and Alkaline Solutions on Mortar.

Action of ordinary ground water on concrete is generally checked by the film or carbonate which eventually forms at the surface of calcareous cement, provided that the mass is not too porous in the beginning, according to a statement in the report for 1913 of the Board of Water Supply of the City of New York. This, together with the compactness of the mortar, under ordinary conditions hinders the ingress and egress of the water and prevents ultimate destruction. But where sulphuric acid is present the lime or carbonate of lime constituent is converted into a soft, friable sulphate of lime (gypsum). The expansion attending this change causes small cracks which admit the acid water into the body of the structure. From a layer of moisture on the surface of the concrete the acid enters fine cracks and is diffused by capillarity through the pores of the mass. A constant repletion of the dissolving medium leads in time to its continual passage through the structure. Where the acid supply, however dilute, exhaustless, the aggregate effect is large. Unless means are found for diverting the flow of such waters, or adequate protection in the form of an impermeable coating is furfound for diverting the flow of such waters, or adequate protection in the form of an impermeable coating is furnished, damage of the most serious nature will be the inevitable result. Nor can it be foretold how quickly such damage may supervene. At Osnabrück, Prussia, a concrete sewer built in ground water containing less than 100 parts per million (about 6 grams per gallon) of free sulphuric acid showed signs of destruction in two or three years. struction in two or three years,

## RECORD AND GUIDES

Building Construction and Building Management in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday
By THE RECORD AND GUIDE CO.

F. W. DODGE, President F. T. MILLER, Secretary-Treasurer 119 West 40th Street, New York (Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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At the present time there are about 1,562 miles of surface, subway and elevated railways, operating 8,514 passenger coaches, carrying daily almost 4,900,000 passengers on cash fares and about 420,-000 on transfers.

The purchase of improved property is nearly always a wise investment when the equity is ample. The time to buy is when prices are low, which usually means when business is not at its best, for otherwise prices would be high. Be a "panic player," as most men are who have made large fortunes.

In normal times two million men are directly in the employ of the railroads of the United States, and probably no less than eight million people depending on the railroad employees are affected by good and bad times for the railroads, not counting other millions in related industries. It doesn't pay to bear down too hard on the railroads.

There is little doubt but that the There is little doubt but that the buyers at the recently held auction sales obtained bargains. The prices at which lots were knocked down were, in many instances, less than the amount expended by the developers in improvements. Many cases have been announced where buyers immediately resold their purpurchases at substantial profits, but yet at prices which should yield another profit to the purchaser.

"We need American ships, not only for the expansion of our commerce, but we imperatively require them as auxiliaries for our navy. We would be justified to-day in spending \$50,000,000 to \$60,000,000 for the creation of an adequate fleet suitable for this latter purpose." These words were recently spoken by William G. McAdoo, Secretary of the Treasury. This is certainly the time for action. There has been too much said and too little done. We cannot afford to longer be dependent on foreign flags. "We need American ships, not only foreign flags.

#### Home Rule Proposal.

The home-rule plan of the Constitutional Convention's Committee on Cities was presented this week to the Convention, and a minority report, disapproving of the proposal, was submitted immediately after. The proposal does not give the cities exclusive powers, neither does it put an end to legislative interference nor terminate the evils of special local legislation. Other protests

special local legislation. Other protests were also recorded.

In the opinion of many, the language is so couched that doubt is pretty sure to arise and the courts will have to be appealed to. The grant fails to define the line between the powers of the city and State. It provides two methods by which municipal action may be taken as to matters determined to be within the grant of power to cities to regulate its grant of power to cities to regulate its property, business and local affairs, which will no doubt cause confusion and add doubt. The proposal also provides that the Legislature may pass special city laws, relating to the "government of municipalities." It would seem that some difficulties might arise in determining just how the laws relatin determining just how the laws relating to "government" differ from laws relating to property, business and local affairs

relating to property, business and local affairs.

In the minority report appears the following: "If you subtract from the acts relating to the 'property, business and local affairs' of the city the acts relating to its 'government,' the result is zero. This seems to us the exact measure of exclusive control granted to cities by the proposed amendment. Since the vast majority of governmental acts must affect the rights of property and of personal liberty, and involve financial responsibility on the part of the city, we may be sure that such questions as above indicated will endlessly be raised. "In sum, the proposal begins with a promise of complete home rule to cities, but one reaches the end only to discover that it is but a declaration of principle, and that the limitations subsequently imposed effectively destroy the first impression and promise. If adopted, it will tend to throw into confusion for the next ten years the exercise of power by city government throughout the State. Such a measure does not confer genuine home rule, does not eliminate mandatory legislation affecting cities, narrows instead of widens, the present sphere of local control by municipalities."

It is contended by those in favor of the bill that it gives home rule to cities

It is contended by those in favor of the bill that it gives home rule to cities as to their local affairs; State rule to the State as to State affairs, and where the city acts as the agent of the State in matters of government, the present with the local suspensory veto is retained.

## The State Budget.

The final report of the Committee on State Finances was submitted to the Constitutional Convention this week, and, among other things, it was recommended that the duty of making the State budget be transferred from the Legislature to the Governor. All the Committee, with the exception of Senator Robert F. Wagner, recommended the report and amendment. Since 1885 there has been a six-fold increase in the expenses of the State, the figures for 1885 being \$7,163,831.18, as against \$42,408,488.24 for 1914. This increase is in the face of the fact that during this period the population of the State has increased only 82 per cent., and the assessed valuation of real and personal property from \$3,224,682,343 to \$12,070,346,000. This increase is not only traceable to the increase in realty values but also to new methods of taxation, including an increase in the percentages of assessment. As an example, in New York City the rate of real estate assessment has been raised from 67 per cent. to about 90 per cent. of what is considered the market value.

Last year the per capita cost of State government was \$5.41 as against \$2.45 and, among other things, it was recom-

Last year the per capita cost of State government was \$5.41 as against \$2.45 in 1895, while, during the same period

the growth in population was only 53 per cent., and the assessed valuation increase was 17 per cent. The report also shows, as a means of comparison, that the four-fold growth in the cost of Federal government compares with an 84 per cent. growth in population. The provisions set forth in the report are drastic and have been assailed by some as novel and un-American, while as a matter of fact the same system was used in the first National Administration of this country, under President Washington and his cabinet. The system is now being applied under American rule in Porto Rico and the Philippines, and was recently put in force in Iowa, Illinois and Minnesota.

Real estate interests will welcome almost any change which will tend to

linois and Minnesota.

Real estate interests will welcome almost any change which will tend to decrease taxation, or at least prevent the possibility of further increases for a few years. In order to bring back an active market, with prices on the ascendency it is absolutely necessary that realty be left alone so that it can find itself again. Once this fact has become established there will come into the market a flood of investors, who at heart favor realty as an investment, but at the favor realty as an investment, but at the present time are fearful of what may be done by those in charge of both State and city taxation.

#### City Expenditures.

According to figures made public this week by Comptroller Prendergast, which by the way, only deal with the payroll disbursements, it is shown that \$104,965,059 was expended by the City during 1914, an increase of \$3,764,125 over the salary list for 1913. Real estate, as usual, bears almost the entire burden, which is heaped on top of other expenditures, practically impossible to meet.

Practically \$3,000,000 increase is found

Practically \$3,000,000 increase is found in the Board of Education list, for 1914, as compared with 1912. In some of the other departments increases are noted ranging from \$1,384,679 to \$121,532, for the corresponding years. On the other hand a few of the departments have cut their expenses, principal among which is the Board of Water Supply, amounting to \$637,449.

Following the action of the Legislature burdening New York City with an additional State tax of \$14,750,000, the Comptroller was asked, by many interested in the welfare of real estate to determine how best the City could be relieved if some of the less essential activities were eliminated. The result is a tabulated account showing that the City could save about \$20,000,000 if drastic measures were pursued.

a tabulated account showing that the City could save about \$20,000,000 if drastic measures were pursued.

There is but little chance that such rigid enforcement of economy will be carried out, and it is questionable whether some of the items included in the list should not be classed as necessities. Nevertheless, there are many ways to be found to eliminate a great deal of the load from the taxpayers, and this must be done, otherwise the ruin will stare the City in the face.

It is to the interest of the municipal authorities to rehabituate real estate, to place it upon the most sound footing possible, to regain all the lost confidence and to so protect it that investors will be only too desirous to purchase. Real estate organizations are more than anxious to co-operate with the officials along these lines, and a good deal of headway has been made. Where a few years ago a tolerant hearing was accorded real estate bodies, today it is realized that there exists a unity among these interests never had in the past. But only a start has been made. The movement is going to be widespread and far reaching in its effect.

## The Constitutional Convention.

During the month of August, property owners and taxpayers' associations could devote their time to no better advantage than carefully following the proceedings of the Constitutional Convention at Al-bany, for they vitally affect the property rights of the citizens of New York State. Inasmuch as these conventions are held intermittently at an average period of

twenty years, whatever action may be taken by the convention that should be detrimental to real estate might possibly not be remedied for some time. In order that the various amendments of interest to real estate owners may receive their thoughtful and careful study, the Advisory Council of Real Estate Interests has prepared a brief resume of those amendments in which it has had a part in preparing or which it favorably endorses. Real estate interests are well represented at Albany, for several members of the Advisory Council have been elected as delegates to the convention itself. Although the law committee of the council has endeavored to closely observe whatever action has been taken by the various Constitutional committees, it is, nevertheless, very important that the taxpayers' associations should be apprised as to those principles embodied in the amendments which possibly may be adopted.

With the preparation of the budget for 1916 there has again been revived the perennial discussion as to the responsibility of the Board of Estimate for certain municipal expenditures. In order that each city in the State may have full and complete control over its own finan-

tain municipal expenditures. In order that each city in the State may have full and complete control over its own financial disbursements, it would be wise that a broad grant of home rule should be conferred upon these particular cities. At the present time it is quite possible for the members of the Board of Estimate to disclaim responsibility for practically 60 per cent. of our annual expenditures. Thus there has come the general realization that cities must have larger control over the internal adminlarger control over the internal administration of municipal affairs if they are to be efficiently governed. To obtain to be efficiently governed. To obtain this reform, New York City is co-operat-ing with the other cities of the State for needed improvements have often been delayed, obvious economies have been prevented by the failure of the Legisla-ture to understand and approve measures ture to understand and approve measures designed to help particular municipalities. A home rule clause, such as drafted by the law committee of the Citizens' Finance Committee, of which James M. Beck, Francis Lynde Stetson, Edmund L. Baylies and Henry W. Taft are members, has met with the approval of the Advisory Council. This amendment would confer upon cities the control over their own finances but would not extend would conter upon cities the control over their own finances but would not extend this authority to the privilege of devis-ing forms of taxation or any unusual method for funding their obligations. In this respect the expenditures of the Board of Education will be under the supervision of the Board of Estimate. An amendment of this character would give the city absolute power over all its An amendment of this character would give the city absolute power over all its departments, as well as the power to regulate the duties, qualifications and compensation of all city employees; likewise the privilege of preparing and confirming any charter under which it is proposed to be governed. By such an amendment the entire responsibility for city expenditures and administration will be placed upon local bodies, thus facilitating any program of economy which may be desired. It would also be feasible for city authorities to work out any plan for the simplification of building inspection or consolidation of building inspection or consolidation of building inspection or consolidation of building inspec-tion departments, such as is now con-templated by a special committee headed by Walter Lindner and Fire Commis-sioner Adamson.

Such a plan would involve eliminating from the elective ballot many of the State officers and likewise minimize the duplication of effort now apparent. Such a reorganization should also be conducive towards economy. In this connection the reform of the financial system of the State by the establishment of an executive budget should be a novel but nevertheless an efficient method of managing our State finances. This innovation would eliminate waste, extravagance and careless methods, while the substitution of serial bonds for sinking fund bonds would also be a step in advance. Considering the bonds of the State alone and not the city, the savings to the taxpayers amount to many millions of dollars over a period covering the life of the present loans. Some who have studied this subject from a

financial standpoint feel that the serial bond is at the present time a safe method for financing large municipalities, particularly where there is any question whatsoever as to credit. Whether the serial bond is better than the sinking fund bond for the purposes of the city of New York has as yet to be determined.

Amendments which directly concern judicial procedure with regard to real estate are those which recommend the establishment of a system of salaried commissioners to deal with condemnation proceedings, thereby abolishing the system of condemnation commissions which have been the source of many scandals. The excess condemnation law passed by the recent Legislature, which bestows upon the courts the prerogative of selecting their own judges to conduct these condemnation proceedings, will be made explicitly Constitutional under these amendments, so that they should have the approval of real estate interests.

With regard to the question of State taxation, many amendments have been introduced. Those which relate to a modification of the laws granting exemption from taxation will probably not be reported favorably because of the well organized opposition to them. However, there are a few amendments which are of vital significance to property owners, the principal among which are those which provide for the supervision, review and equalization of assessments; for assessment of real property by the Legislature through new tax districts established on a county basis and for review by the State authorities of the assessment of real property within and without a municipality. These amendments will give to the State Board of Tax Commissioners greater power to equalize assessments in the review of valuations. Thus taxes will become more equal and uniform throughout the State. In this respect New York City will be particularly benefited, not only with regard to the general subject of assessment, but also in equalizing the exorbitant valuations which are placed upon the land owned by the city in the various counties of the State through which the city aqueduct passes.

Since the enactment of the labor law there has been considerable complaint with regard to the rigidity of this law and the lack of discretion residing in the Industrial Board; therefore the amendment introduced by A. E. Smith which would permit the Legislature to delegate to any State board or commission the right to adapt health and welfare laws to varying conditions should rectify the present objections to the rigidity of the labor law. Such a delegation of power is not a novelty. The principle has been recognized in the case of health codes as does the general privilege proposed to allow the courts to adopt their own rules of procedure. The complexity of modern industrial conditions is such that it is impossible for the Legislature in dealing with them to have in mind the great variety of conditions and to deal with each of them adequately and fairly. This results in laws which are necessarily harsh in their application to some conditions and which affect others which they were not intended to affect. The delegation of such a power would make more effective the work of the State Industrial Commission to meet the needs of the industrial situation. It is a mere grant to the Legislature which may impose such limitations upon it as it sees fit.

There are three amendments which come under the head of City Planning, one of which relates to the limitation of the heights of buildings, another to the districting of the city into commercial, industrial and residential zones, and the third of which provides for the condemnation of unsanitary areas for park purposes. Each one of these amendments has been approved by the Advisory Council as being for the best interests of the city as well as for property owners. There are likewise a number of other amendments affecting real estate which are buried in the various committees.

Tax Assessments.

The United Real Estate Owners' Association, through its President, Mr. Stewart Browne, is considering carefully the warning which the Tax Department recently gave to the press, warning tax payers against employing expert intermediaries in attempting to secure reductions of assessment values. The attention of the Tax Department was recently called to the fact that while the Hoffman rule for ascertaining the value of lots, having a greater depth than one hundred feet was printed in their published advice to tax payers, there was no corresponding rule given to ascertain the value of lots having a greater or less width than twenty-five feet. The Tax Department replied that it was impossible to lay down rules for all cases. The answer seems hardly logical or satisfactory. Certainly a man would not be considered an expert navigator, if he could calculate the longitude, but not the latitude for the location of a vessel on the ocean. If there is a rule as to calculating the effect of changes of depths of lots, why should there not be some rule to calculate the effect of changes of widths of lots? May not the failure to adopt the Davies or some other rule on this subject be the cause of much discontent on the part of taxpayers? How do we know whether our debt exceeds the constitutional tax limit of our valuations of lots, with more or less width than twenty-five feet, is made by rule of thumb? The very foundation of our appraisement system needs revising—or rather we have no system, where lots are more or

less than twenty-five feet wide.

J. BLEEKER MILLER,
Sec'y United R. E. O. Asso.

### New Jersey Building Decision.

An important and interesting decision setting aside an ordinance governing building construction on residential streets in Jersey City, New Jersey, has been handed down by Supreme Court Justice Charles W. Parker. This decision carries a far-reaching effect in ordinance adoption, making possible a phase of building operations on such thoroughfares discouraged through the establishment of restrictive measures.

establishment of restrictive measures. The ordinance at issue, recently passed by the Board of City Commissioners, covered the protection of property in residential streets providing that no buildings of any kind should be constructed or moved upon any land in the city so as to be in front of the whole or any part of a private dwelling situated upon such land, or in any way to cut off the frontage of same, unless a permit be obtained from the superintendent of buildings and further, that no change of premises from a residential structure to a place of business could be made before securing the necessary permission.

permission.

In declaring this ordinance invalid, Justice Parke cores the case of the City of Passaic vs. the Paterson Bill Posting Company (72 N. J. Law, 285), decided by the Court of Errors and Appeals, agreeing with the view as therein expressed that a municipality in restricting building operations in an ordinance can only restrict operations with a view to the preservation of life and health and in the interest of safety. In its decision, the court says:

in the interest of safety. In its decision, the court says:

"Neither safety nor health considerations are involved in the particular case at issue. I think it would be in some respects highly beneficial if a residential se tion could lawfully be protected by action of the city authorities under the police power tending to prevent the creation of practical—although not perhaps legal nuisances by interposing an unsightly extension so a to break up the building line of a handsome street. I hold that the ordinance in question is ineffective for the purpose of preventing the petitioner in the case at issue from building up the front line of property owned on either Kensington avenue or the Boulevard.

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## REAL ESTATE NEWS OF THE WEEK

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

#### HIGH RECORD MADE.

Public Service Commission Acts on Contracts Aggregating \$8,714,911.40.

tracts Aggregating \$8,714,911.40.

THE Public Service Commission during the week made a new high record in the amount of rapid transit business transacted, when contracts aggregating \$8,714,911.40 were acted upon. The total awards of the week totalled \$7,022,540.70, and one contract, amounting to \$1,692,370.70, is expected to be awarded during the present week. The contracts awarded included some of the most important sections of the dual system, namely, the only remaining section of the Broadway subway in Manhattan, and next to the last underground section of the Eastern Parkway subway, in Brooklyn. The complete list of all contracts awarded is as follows:

complete list of all contracts awarded is as follows:

Section No. 3 of Routes Nos. 4 and 36, the Broadway subway in Manhattan. Section No. 3 extends from 38th street northerly under Broadway to Times Square, and thence northerly under Seventh avenue to 51st street. Awarded to Holbrook, Cabot & Rollins Corporation, the lowest bidders, for \$3,740,913.50.

Section No. 3 of Route No. 12, the Eastern Parkway subway in Brooklyn. This section extends from about Nostrand avenue easterly under Eastern Parkway to Buffalo avenue. Awarded to Rodgers & Hagerty, Inc., the lowest biders, for \$2,170,652.50.

Section No. 1 of Route No. 49, the Culver elevated line in Brooklyn. Section No. 1 extends from a point near 37th street over Gravesend avenue to a point near Bay Parkway, or 22d avenue, produced. Awarded to Post & McCord, Inc., the lowest bidders, for \$877,959.

The Broadway subway and the Culver

avenue, produced. Awarded to Post & McCord, Inc., the lowest bidders, for \$877,959.

The Broadway subway and the Culver line are both for operation by the New York Municipal Railway Corporation, while the Eastern Parkway subway, which is an extension of the existing subway, is for operation by the Interborough Rapid Transit Company. The contract not awarded this week is that for the construction of Section No. 2 of Route No. 29, the southerly portion of the Nostrand avenue subway in Brooklyn, for operation by the Interborough Company. Section No. 2 extends southerly under Nostrand avenue from Church avenue to Flatbush avenue. It will be a two-track line, and is a branch of the Eastern Parkway subway.

In addition to the construction contracts the fellowing avenue and the section.

of the Eastern Parkway subway. In addition to the construction contracts the following awards were made for track materials, which will be used on about 230 miles of single track of the dual system, covering all lines not already provided for. Track rail splice bars, The Rail Joint Co., \$197,106; nut locks, Robert F. Horsey, \$735, and anticreepers, The Creepheck Co., \$35,174.70.

### Fire Alarm Signal System.

For some time past members of the Real Estate Board have been complain-Real Estate Board have been complaining about the expensive requirements of the Labor Department in the matter of fire alarm signal systems. Under Section 83-a of the Labor Law the Industrial Board is required to specify the number and location of such signals. The specifications which the Industrial Board has issued (Bulletin No. 5) require an expensive system. This section of the law is enforced in New York City by the Fire Commissioner.

The matter was recently taken up with the Industrial Commission, through Commissioner Wiard, as explained in the following correspondence. The Commissioner holds out the hope that a regulation for a less expensive system is likely to be adopted in the near future, after public hearings. The letter follows:

A number of members of this Board have called our attention to the fact that the specifications for the interior fire alarm systems made by the Industrial Board entail what is considered to be an unnecessary expense. It is believed that a much simpler form of fire alarm

signal system would be quite as effective as the signals prescribed in Bulletin No. 5, and that some simpler form of signals should be permitted by your Commission.

We feel sure that if this fact can be established the Commission will not insist on unnecessarily expensive equipment. You will appreciate that this is a very serious matter for owners of buildings in which so many requirements of various kinds are made by various departments, and if your Commissioner can remedy the situation, it will be doing a very desirable thing, and one that it is felt should receive your consideration.

Will you kindly let me know what steps, if any, are being taken in this matter, or how it is regarded by your Commission?

In reply Richard J. Cullen, Deputy

In reply Richard J. Cullen, Deputy Commissioner, wrote:
Your letter of July 30th to Commissioner Louis Wiard has been referred to me for attention. I am directed by Commissioner Wiard to say that the matter of fire alarm system specifications is now under consideration with a view to formulating a less expensive set of specifications for buildings of small area and low occupancy, with a possible modification of the existing specifications for fire alarm systems in all buildings. When date is set for hearings on these rules and amendments, you will be duly notified.

### New Pavements in Manhattan.

New Pavements in Manhattan.

Borough President Marks announced yesterday that the following list of streets are about to be repaved during September, and he requests that residents on these thoroughfares take notice that any desired subsurface connections for gas, electricity, steam or water should be made immediately, for after the new pavement is laid no cut therein will be permitted for one year, except in case of accident. New-type signs with this warning are now being placed at the corners of the streets about to be paved.

Granite: Madison street, from Roosevelt to New Chambers streets. Sheet asphalt: 44th street, from Madison avenue to a point about 124 feet e. e. c. 1.; 48th street, Broadway to Eighth avenue; 50th street, Madison avenue to a point averaging 328 feet e. e. c. 1.; 66th street, Park avenue to Fifth avenue; 76th street, Lexington avenue to Park avenue; 104th street, Central Park West to Manhattan avenue, and Broadway, 47th street to Columbus Circle from curb to rail (granite between tracks).

between tracks).

### Suburban Activity.

Suburban Activity.

Realty activity in the suburbs this week was marked, and while quantities of sales may not have been up to expectations, it is pointed out that the volume of business has been more satisfying than last year. E. H. McWhorter, president of the Brentwood Realty Co., sums up the real estate market conditions as follows:

"All suburban operators are recovering from the period of depression which recently hit the local market. The outlook for an active fall season is bright. Bankers are foretelling a wave of good business. The farmers are rejoicing at bumper wheat crops. In fact, everything seems to point to a regeneration of confidence and business. Real estate in its turn ought to absorb some benefit from fidence and business. Real estate in its turn ought to absorb some benefit from this stimulus."

## Belle Harbor Lots Sold.

Belle Harbor Lots Sold.

In a sale characterized by rapid-fire bidding and unusually fast selling, Joseph P. Day sold on last Saturday and Monday 697 lots at Belle Harbor, for a total of \$314,000. The sale was well attended and many of the buyers and bidders, local residents. The ocean front lots, particularly desirous, brought about \$150,000, which was said to have been three times as much as was previously offered. The prices generally were considered satisfactory, although many of the lots brought low figures when compared with previous sales. pared with previous sales.

#### PRIVATE REALTY SALES.

THE recent hot spell brought with it a slight reaction in the sales market and the amount of business transacted and the amount of business transacted reflected the usual mid-summer conditions. The record of previous weeks, however, has been encouraging when compared with corresponding periods last year, and it is felt that even if there is to be a diminishing in the number of reported sales, this will be only temporary and consistent with the almost traditional "mid-summer quiet" that has characterized the business for many years at this particular season.

The encouraging feature of the business this week was the continued strength of the leasing branch of the market. Such a healthy condition invariably shows its effects on practically all other phases of the real estate business, since the value of a piece of property and its income producing power is largely dependent upon its rentability.

Business leases, a number of them involving big rentals and extensive space, held especial interest on account of the rather light buying and selling. Notable was the leasing of the Brooks' Brothers property at Broadway and 22nd street by a prominent firm located further south on the thoroughfare. Although it is reported that the lease reflects a depreciation in rent, the taking of this important corner by so large a concern reflected the usual mid-summer condi-

preciation in rent, the taking of this important corner by so large a concern cannot but benefit the neighborhood. A

cannot but benefit the neighborhood. A considerable portion of the 23d street section, formerly occupied by retail firms, is acquiring a new lease on life by the influx of large wholesalers.

It is generally conceded that one of the great contributing factors that have influenced the so-called "up-town movement" has been the apparent unwillingness of many of the owners to modernize their buildings. Latterly, however, as Frank Lord pointed out in a recent newspaper interview, "there is an encouraging tendency, belated though it may be, for owners to rise to the occasion and do something for the tenant." Perhaps the beneficial results of this tendency are already manifesting themselves in a revival of interest in properties of the old wholesale district.

The total number of sales reported and not recorded in Manhattan this week was 14, as against 19 last week and 18

a year ago.

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

The sales north of 59th street aggregated 8 as compared with 15 last week

gated 8 as compared with 15 last week and 12 a year ago.

The total number of conveyances in Manhattan was 130, as against 135 last week, 28 having stated considerations totaling \$786,525. Mortgages recorded this week number 81, involving \$3,346,084, as against 65 last week, totaling \$927,120.

\$927,120. From the Bronx 14 sales at private contract were reported, as against 13 last week and 5 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$994,492 compared with \$708,755 last week, making a total for the year of \$45,905,076. The figures for the corresponding week last year were \$1,803,441, and the total from January 1, 1914, to August 8, 1914, was \$27,151,550.

### Heights-Bronx Trade.

Heights—Bronx Trade.

The Hilliard Construction Company, Irving Judis, president, sold through Charles F. Miller, representing the office of George H. Chivvis, and B. H. Weisker, the "Chesburne," a six-story elevator apartment house, at 91 Fort Washington avenue, on plot 100 x 142, at the northwest corner of 162d street. The property is fully rented and has been held at \$300,000. The buyer is Mary A. Thomson, who gave in exchange a plot of fourteen lots, 103 x 358, at the northeast corner of Fordham road and the Grand Boulevard and Concourse, which has been in the family of the seller for more than twenty-five years. On the plot is the two-story

family homestead. It is said that part of the property is to be improved with a six-story apartment house.

## One-Time Cafe Boulevard to Go.

One-Time Cafe Boulevard to Go.

The Poughkeepsie Savings Bank has sold to the Volkian Realty Corporation, Jacob I. Berman, secretary, the one-time site of the Cafe Boulevard, fronting 65.7 feet on Second avenue and 125 feet in East 10th street, at the southeast corner of the two thoroughfares. The property was acquired in March by the seller, at foreclosure, for \$100,000. The buyers in the present deal will improve with a modern six-story elevator apartment house, work to be started early in September. The announcement that negotiations for the sale of the property were pending was published in the Record & Guide of June 12.

Big Brooklyn-Long Island City Trade.

Big Brooklyn-Long Island City Trade.

William D. Bloodgood & Co., and John F. James & Sons, sold for the H. V. Realty Corporation thirty-one six-family flats located on Graham, Thirteenth and Fourteenth avenues. Long Island City, to Levy & Baird, who gave in part payment the modern six-story elevator apartment house known as the "Royal Castle" on the southwest corner of Gates and Clinton avenues, Brooklyn. It occupies a plot 77.6 x 125. Mr. Bloodgood is president of the H. V. Realty Corporation. The deal involved about \$550,000.

## Sell "Holly Arms."

Sell "Holly Arms."

The McKeon Realty Company has sold "Holly Arms," a six-story elevator apartment house, at 402-410 West 148th street, on plot 100 x 100. The house was erected about six years ago by Emanuel Krulewitch, who sold it to "Ned" Hanlon, of baseball fame. In 1912 the Seamen's Bank for Savings acquired the property at foreclosure sale and sold it to the McKeon Realty Company in January, 1914. The property has been held at \$200,000. The buyer is Frederick Brown.

## Club Buys in Long Island.

The Nassekeaque Land Company, rep-The Nassekeaque Land Company, representing residents of the North shore of Long Island, from Kings Park to Mt. Sinai, has purchased the 220-acre Dick Williamson farm about a mile east of the Stony Brook station, to be used for country club purposes, including an eighteen-hole golf course.

## Incorporation for Wilson Corner.

What is considered another step in the new deal involving the Wilson corner, 63x123, at the southeast corner of Fifth avenue and 43d street, is the incorporation at Albany of the 511 Fifth Avenue Corporation by Stoddard & Mark, attorneys. The identity of the new company nor its plans could not be learned yesterday.

## Manhattan—South of 59th St.

DIVISION ST.—Jacob Finkelstein & Son and S. A. Israel sold for the Moses Gardiner Estate to Walovinsky & Fialkoff, the 3-sty building, 11 Division st, on lot 25x68. The buyers will occupy with their cloak and suit business.

LIBERTY ST.—It is rumored that the Beard Building, 12 stories, at 120-122 Liberty st, has been sold. No verification could be obtained.

been sold. No vertication could be obtained.

3.TH ST.—Joseph P. Day sold for Helena W. and Susanna H. A. Faber the 4-sty dwelling 146 East 37th st, on lot 14x98.9.

39TH ST.—A. Leopold Auerbach is reported to have sold the old Auerbach candy factory 334-336 West 39th st, a 5-sty building, on plot 50x98.9.

50x98.9.

54TH ST.—The Bowery Savings Bank sold to the Monmouth Garage Co., through Winfred Watson, of the office of Edgar A. Manning, and the Douglas Robinson, Charles S. Brown Co., the plot 50x100, 226-228 East 54th st, for improvement with a 4-sty garage.

57TH ST.—The Ess-Eff Realty Co., S. L. Frank, president, is reported to have sold 156-158 East 57th st, a 3-sty stable, on plot 50x 100.5.

## Manhattan-North of 59th St.

63D ST.—Douglas Robinson, Charles S. Brown Co. sold for Dr. George Draper, his 3-sty resi-dence, 162 East 63d st, on lot 16x101.11.

120TH ST.—F. R. Wood-W. H. Dolson Co. and Clement H. Smith sold for David Nevins, 232 West 120th st, a 5-sty flat, on lot 25x100. The buyer gave in part payment the plot 43x100, on the west side of Bathgate av, 175 ft south of Tremont av.

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141ST ST.—Julia Picken sold the 4-sty residence 455 West 141st st, on lot 18x99.11, to Professor Frederick A. Goetze, of Columbia University, who gave in part payment a dwelling in East 225th st, near Bronxwood av,

AMSTERDAM AV.—John T. Wall sold for Mrs. Rosalie Hesslein 84 Amsterdam av, a 5-sty tenement, on lot 25x100, to William H. Gentzlinger.

BRADHURST AV.—Ennis & Sinnott have purchased from C. V. B. Burrell, through Taylor, Sherman & Mock, 25 Bradhurst av, a 5-sty flat on plot 40x55xirreg.

PRESCOTT AV.—Frank Volz has sold for Sarah M. Schotts the plot 25x136 on Prescott av, 110 ft north of Bolton rd, to Mrs. J. C. Curtiss.

## Bronx.

FOX ST.—Alexander Selkin and David Mintz have sold for the Mack Construction Co. 646 Fox st, a 5-sty apartment, on plot 40x100. The buyer, Sophie V. Chalmers, gave in part payment the plot 60x72x irreg. in the south side of 169th st, 143 ft. west of Fox st, and also a plot in the west side of Kelly st, 87 ft. north of 167th st, 27x70x irreg. The deal aggregated about \$60,000.

LYMAN PL.—The E. A. Polak Brokerage Co. as sold for the Rex Realty Co. 1351 Lyman I, a 5-sty flat, on plot 50x100, to Lowenfeld & rager, who gave in part payment the southest corner of Cropsey and 22d avs, Brooklyn, vacant plot 40x100.

135TH ST.—Peter Costa has sold to E. Inselman 291 East 135th st, a 4-sty flat, on lot 25x 100.

197TH ST.—J. P. Finneran and P. J. Ryan sold for the Livingston estate of Philadelphia the southwest corner of 197th st and Grand Boulevard and Concourse to John Carr. The property was held at \$20,000.

BAILEY AV.—S. Ullman sold for A. M. Jones 3061 Bailey av, a 5-sty apartment house, on plot 50x126.

COURTLANDT AV.—Anna Brandt is reported to have sold the 6-sty flat at the southease corner of Courtlandt av and 163d st, on plot 55.9x 90.5.

DALY AV.—E. A. Polak Brokerage Co. sold to W. T. Jones, the 4-sty flat, 1985 Daly av, on plot 31x80.

DALY AV.—Peter Costa has sold to Nellie Sullivan 2064 and 2068 Daly av, two 5-sty flats, on plot 75x91x irreg., adjoining the north-east corner of 179th st.

DAVIDSON AV.—John J. Bell has resold to the Atia Realty Co., Isaac Reiss, president, the southeast corner of Davidson av and 181st st, a plot 87.4x94.8x irreg., partly improved with a 1-sty building.

SOUTHERN BOULEVARD.—S. Ullman sold for A. M. Jones, 1503 Southern Boulevard, a 5-sty apartment house, with stores, on plot 37.6x 100.

WASHINGTON AV.—Lazarus Levy bought com the Marvin Realty Co. the taxpayer at the outhwest corner of Washington av and 166th c, on plot 52x93.

## Brooklyn.

HANCOCK ST.—John E. Henry, Jr., sold for Mrs. S. S. Whitehouse the 3-sty dwelling 143 Hancock st to H. D. Haverstick.

3D ST.—McInerney-Klinck Realty Co. sold for Mary McGirr the 1-fam. dwelling 505 3d st, on lot 17x100.

12TH AV, ETC.—Mathews Building Co. sold the 6-fam. house 337 12th av to Susie Henry and the 3-fam. house 389 11th av to Frank Bartel.

 $4TH\ AV.-Tutino\ \&\ Cerny\ sold$  for Anthony Huber the plot 40x100 at the northwest corner of 4th av and 61st st to a builder, who will erect a 16-fam. house,

12TH AV.—I. Salzberg sold for the N. S. Realty Co. the two new 4-sty apartment houses, on plot 60x100, on the northeasterly side of 12th av and 43d st, to the Fort Green Realty Co., which gave in part payment seven lots on Jamaica av and Cleveland st.

### Queens.

ASTORIA.—E. H. Stanton and Amelia P. Stanton have sold to Crane B. Cox, of Manhattan, a plot having a frontage of about 600 ft in Camelia st, with frontages in Lincoln st and Van Alst av.

BAYSIDE.—The Hessels-Dasield Co., of Bayside, sold to George Sheffield the block front on the north side of Warburton av, between 1st and 2d sts. Mr. Sheffield will build 3 semibungalows

CORONA.—The Queens County Savings Bank f Flushing has sold to John Maschiette the lot 100x120 on the east side of Fairview av, 40 south of Lawn av.

FLUSHING.—M. S. Adler has sold to John C. Conrad, through the Runge Agency of Flushing, a plot, 80x100, on the southeast corner of 21st st and Mitchell av.

FLUSHING.—Samuel Galper, of Salem, Mass., has purchased from Joseph Friedman, the plot, 40x95, in the west side of Elm st, 150 ft north of Utopia av.

FLUSHING.—Herman Rosenbaum, of Brooklyn, purchased from the Mutual Land Co. the plot, 109x132, in the east side of 20th st, 800 ft. south of Franconia av; also the plot, 100x 130, in the west side of 24th st, 150 ft. north 130, in th of Oak st.

LONG ISLAND CITY.—Justice Francis K. Pendleton has sold the plot at the southeast corner of 13th and Vandeventer avs. to Daniel J. Lahey, the Bronx builder, for improvement.

ROSEDALE.—New York Suburban Land Co. sold 20x100, on Boulevard, to Miss Catherine Boyce, and 20x100 on Park av to William Deacon.

#### Richmond.

CASTLETON CORNERS.—J. Sterling Drake has sold for Mrs. Agathe Brehme to Joseph Rovegno the fine old place on Manor rd, consisting of 5 acres of park-like land, a big house and barn, etc. This place was for 20 years the home of the late Gustave Brehme, chef of the Drug and Chemical Club.

FIFTH WARD.—P. G. Ullman, Jr., sold for Mrs. Lyons her house, with 8 lots, at Prince's Bay.

GREAT KILLS.—Cornelius G. Kolff has sold at Hillcrest Park lots 16 and 17, in Ocean View pl, a plot 40x90. The purchaser contemplates the erection of a summer bungalow.

#### Nearby Cities.

NEWARK, N. J.—Feist & Feist sold to the Arcand Realty Co. the dwelling 309 South 21st st, on plot 125x100.

H. H. 3d st to their

st, on plot 125x100.

NEWARK, N. J.—Feist & Feist sold for E.
H. Harrison & Bro. the 2-sty factory 605-613
3d st to S. Schien & Sons, of London, England, for their first American factory.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Duncan MacKinnon the 2-fam. house 163 Woodside av to Mrs. Alice B. Weisman, who gave in part payment the dwelling 205 Mt. Prospect av; also sold for the same owner 167 Woodside av to Lena and Catherine Keller, who gave in part payment 123 North 16th st, a dwelling.

#### Rural and Suburban.

Rural and Suburban.

BASKING RIDGE, N. J.—Charles H. Ingersoll has purchased 80 acres in the Van Dorn's Mills section of Basking Ridge, N. J., comprising the Van Dorn and Swaim properties, on which he expects to build a residence and private park.

BLAUVELT, N. Y.—Walter Stevens has obtained an option to purchase the 98-acre farm of the late Dr. F. H. Flagg.

BRONXVILLE.—Fish & Marvin sold for the Lawrence Park Realty Co. a property at the corner of Tanglewylde and Summit avs to George Percy, who will build a residence.

BROOKVILLE, L. I.—Cocks & Willets have sold to J. J. Watson, Jr., of Brookville, L. I., a part of the Waldron farm, which adjoins his present holdings in that locality.

BROOKVILLE, L. I.—E. S. Willard & Co. have sold 9 acres to William H. Vanderpoel, adjoining property which he bought last year through the same brokers.

ELIZABETH, N. J.—The Galena-Signal Oil Co. has purchased the property of the Atlantic

year through the same brokers.

ELIZABETH, N. J.—The Galena-Signal Oil Co. has purchased the property of the Atlantic Reduction Co. in the west side of South Front st, adjoining the right-of-way of the Baltimore & Ohio Railroad. Burton Thompson & Co. were the brokers, and it is the third purchase made, through the same brokers, in that section during the last two months by the Galena-Signal Oil Co.

GARWOOD, N. J.—New York Suburban Land Co. sold 50x100 on Spruce av to A. Thomas and 20x100 on Hazel av to S. D. Gill.

GREAT NECK, L. I.—Frank Crowell sold for James E. Baker his residence and grounds on the Estates of Great Neck to H. H. Frazee for a reported price of \$25,000.

a reported price of \$25,000.

GREENWICH, CONN.—The estate of Adelade L. Butler has sold through William S. Albana and S. cottages, to a syndicate for development.

GREENWICH, CONN.—Burton Thompson & Co. sold for Augustus S. Houghton to Colby M. Chester his 3-acre estate in Rock Ridge, which has been held at \$45,000.

LAKEVILLE, CONN.—The Batson Farm Agency has sold the Meade farm of 250 acres, held at \$20,000, to F. Riggs of New York for an industrial school for boys.

MONTCLAIR, N. J.—Wilfred J. Funk, vice-president of the Funk & Wagnalls Co., purchased from Mrs. Catherine Harrison the new house on the west side of Erwin Park rd. The property has been held at \$20,000. The brokers were J. M. Crawley & Bros.

### LEASES.

### Leases Seven Lofts.

Frederick Fox & Co. have leased for the Mutual Profit Coupon Corporation, David Schulte, president, who recently leased the Mark Cross Building at 210 Fifth avenue, through to 1132 Broadway, the 4th, 5th, 6th, 7th, 8th, 9th and 10th lofts and pent house in this building for a long term to a client who will alter the lofts and pent house in this building for a long term to a client who will alter the upper portion of the building, which is now composed of small apartments, into a loft building. The lofts, salesrooms and offices will be offered for rent for mercantile purposes. Frederick Fox & Co. have been appointed agents of the building by the new lessees. The Mutual Profit Coupon Corporation will occupy the store, basement, 1st, 2nd and 3rd lofts.

## Brooks Brothers Place Leased.

Campbell, Metzger & Jacobson, importers and manufacturers of art needlework, fancy linens and novelties, have leased, through L. Tanenbaum, Strauss & Company, from Brooks Brothers, the entire five-story building, at 932-938 Broadway, at the southeast corner of 22d street. The latter firm is vacating

the property and moving into the new building at Madison avenue and 44th street. Campbell, Metzger & Jacobson, who have been for many years at 446-450 Broadway, and 832-834 Broadway, will take possession of their new home about December 1.

## Big Printers' Leases.

Big Printers' Leases.

The Brett & Goode Company has leased the 13th, 12th and 9th floors in the new Kern Building, 344-348 West 38th street, to H. Schedler Engraving Company, H. C. Jones Engraving Company and Oswald Publishing Company. The leases are for long terms at rentals aggregating approximately \$200,000. The Oswald Publishing Company was located for many years in the Lupton Publishing Company's building at 27 City Hall place, now taken over by the City for the proposed Court House.

#### New Equitable Lease.

Charles F. Noyes Company has leased to the Fidelity & Deposit Company of Maryland, for the last nine years at 2 Rector street, the Pine street wing of the 19th floor of the new Equitable Building. The lease is for ten years at an aggregate rental of about \$125,000, and was negotiated by Joseph A. Flynn, vice president of the leasing company.

## May Lease Hotel from Plans.

Negotiations are reported to be well advanced for the leasing of the proposed twelve-story apartment hotel at 328-330 West End avenue, plans for which have been filed by Mrs. Lillian M. Soresi. The prospective lessee is said to be the Hotel Willard Company, which conducts the Lucerne and the Willard Hotels.

### Leases Gas Company Building.

James J. Riordan leased for twentyone years, from the Consolidated Gas Company, through Joseph P. Day and James R. Stryker, the three-story building, 438-454 West 18th street, on plot 225 x 92. The structure will be remodeled for heavy manufacturing purposes.

## \$12,000 a Year for Store.

Rice & Hill leased for Walter J. Salomon the most northerly store in the Bristol Building at 500 Fifth avenue, at an annual rental of about \$12,000, to the Gotham Silk Hosiery Company, now located at 27 West 34th street. The lessee will retain the 34th street store.

## Dwelling Leased for Trade.

William B. May & Company leased, for ten years, for Walter J. Jennings of the Standard Oil Company, his one-time residence, 43 West 56th street, a five-story structure, to S. Gensberg, Inc., ladies' tailor, for ten years, at 68 West 45th street

Manhattan.

WRIGHT BARCLAY, INC., leased the 1st floor in 461 4th av to Paul Gerli & Co., silks, of 118 East 28th st.

BARNETT & CO. leased for the Moller estate, the dwelling, 45 West 128th st, to Louis Brown.

BARNETT & CO. leased the dwelling 162
West 136th st to N. Duryea.

West 136th st to N. Duryea.

DANIEL BIRDSALL & CO. have rented the store at 80-82 Greene st to the Grand Corrugated Paper Co. for temporary occupancy, a loft in 89 Grand st, to Mintz & Hollub; space in 565-7 Broadway to Scheff Bros.; lofts in 201 Wooster st to Thomas S. Taranto for Spear & Co.; in 368 Canal st to Samuel Braverman; also in 64 Grand st to Krauss & Rosenblatt, Morris Lefkoff and the Leatherwear Co. of America.

CROSS & PROWNEGO

CROSS & BROWN CO. and Daniel Birdsall & Co., have rented for the Interstate Land Holding Co. 12,000 sq. ft. on the 4th loft of 524-8 Broadway to Herman Bragstone, boys' waists.

JAMES A. DOWD leased dwellings for Meyer D. Rothchild at 676 West End av; for the estate of Joseph M. Lichtenauer; 148 and 160 West 79th st; for Mrs. Annie F. Smith 72 West 47th st; and for G. & J. Cobban 136 West 53d st; also leased the store and 1st loft in 31 West 46th st for Francis Casey.

DUFF & CONGER have leased for William G. Alger to Isidore Streiffer the corner store in 1273 Madison av; also for Charles Gulden to William Dessar an apartment in 1142 Madison

THE DUPARQUET, HUOT & MONEUSE CO., manufacturers of ranges and cooking apparatus, for many years in Wooster st, is re-

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## Wants and Offers

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

## BRONX LOANS.

Have on hand plenty of ready money to loan on Bronx mortgages, 3 or 5 years. Address inquiries J. R. WESTERFIELD, 115 Broadway, New York.

FOR SALE—Real Estate Records from 1880 to date. Bound in black leather, two volumes to a year. At a very low figure. H. HECKMANN BOOKBINDERY, 250 3d Av., New York.

PARQUET FLOOR.

New high class (never laid) for sale at a bargain, size 16'9" x 21'6". Box 648, Record & Guide.

MANAGEMENT of more real estate desired; economical, efficient and practical management assured; personal and conscientious attention given; years of experience; now managing high-class apartments; personal interview is solicited; all credentials. JOSEPH ATZ, 30 Church St., New York.

LIVE salesman with successful record and good connections amongst architects, builders and real estate operators is offering his services on a salary and commission basis. Building line preferred. Box 674, Record & Guide.

YOUNG MAN, excellent standing and ten years' experience desires to buy partnership in established Real Estate firm having a management business. Correspondence treated in most confidential manner. Box 670, Record & Guide.

HIGHLY recommended young man, 26.

HIGHLY recommended young man, 26, thoroughly experienced in the management of property desires a position with large organization. First-class renting man, thorough economist, unusual references will attest to my work. Salary \$25. Economist, Box 672, Record & Guide.

AN influential thoroughly experienced Real Estate man with A1 record (who can deliver the goods) would connect with high class firm. All communications con-fidential. Box 668, Record & Guide.

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REMSEN ST. BROOKLYN 162 REMSEN ST. Telephone 6480 Main

ported to be negotiating for a more northerly location, at University pl and 8th st.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 399 Park av to George B. Hodgman; in 122 East 76th st for Julius Tishman & Sons to William R. Hardenbergh, Jr., and in 1070 Madison av to Mrs. Nehemiah Perry.

DOUGLAS L. ELLIMAN & Co. have leased for C. Loring Brace a large apartment of 13 rooms and 3 baths, occupying the 14th floor in 535 Park av, to Roland Conklin, President of the Cuba Railroad; also apartments in 399 Park av to Mrs. William H. Brevoort; in 114 East 84th st to Latham R. Reed, and negotiated renewals in 901 Lexington av to Mrs. Henry Ives Cobb, Jr., and in 122 East 82d st to Mrs. George H. Potts.

JOHN C. FORSTER has leased for the Brown-

JOHN C. F'ORSTER has leased for the Browning estate 16 West 57th st, a 4-sty dwelling, to Miss L. Loran, ladies' tailor, now in West 39th st. The lease is for 4 years, with a privilege of a 21-year renewal.

JOHN N. GOLDING and Davis & Robinson have leased for the estate of A. S. Rosenbaum, the 3-sty stable, 119 East 74th st for 5 years to Mrs. Bourke Roche, of Newport, R. I.

GOODWIN & GOODWIN rented for Mary K. Shrady to Mary E. Forster the 4-sty dwelling at 25 West 120th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Morris Gumpel to Benjamin Rabinowitz the store and basement at 2316 3d av.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased for Maude E. Hall the 4-sty dwelling, 160 East 37th st, to the German Governesses Home Association, now at 235 East

HARRIS & VAUGHAN, INC., leased for William Fellowes Morgan, Jr., to Linzee Blagden, the residence at 264 Lexington av.

FENWICK W. HATFIELD has taken a lease of the 7-sty Grenoble Hotel at the northwest corner of 7th av and 56th st and the adjoining 4-sty building in 56th st.

HEIL & STERN and Cross & Brown Co. leased for Bonwit-Teller Co. the top loft in 3-7 East 37th st, through to 38th st, at a total rental of about \$75,000 to A. N. Adelson.

rental of about \$75,000 to A. N. Adelson.

HEIL & STERN leased for Rexton Realty Co. in 37-9 West 28th st, 7th and 8th lofts to Louis Noshkes; for Graf Realty Holding Co. in 119-25 West 24th st, 8th loft to Cohen & Feinberg, of 49 West 23d st; for Round Robin Realty Corporation in 8-10 West 19th st., 8th loft to Robert Bersch Co., Inc.; for 39 West 32d St Co in 39-41 West 32d st, 10th loft to Mecca Cloak & Suit Co.; and for 36 West 20th St Co. in 36-8 West 20th st, 1st loft to Tuttman Bros. & Rosen.

M. & L. HESS (INC.) have leased the 3d loft in 877-879 Broadway, formerly occupied by Aitken Son & Co., to Gottschalk, Dreyfuss & Davis, of Manchester, England, dealers in postcards, &c.

M. & L. HESS, INC., have leased to the Lion Waist Co., in addition to the space they now occupy, the 8th loft at 16-8 West 22d st, through to 15-7 West 21st st; also the 6th loft in the same building to Wexler Bros., and to Frederick A. Schurman, lace importer, space in 17-21 East 22d st.

in 17-21 East 22d st.
M. & L. HESS (INC.) have leased space in 148-56 West 23d st to the T. H. Roberts Chemical Co., of 127 East 23d st; to Hulse Bros. & Daniel, of 253 Church st, manufacturers of umbrellas and parasols. the 5th loft at 16-8 West 22d st, through to 15-7 West 21st st, and to the American Silk Waist Mfg. Co.. of 41 West 25th st, the 4th loft at 14-6 West 17th st.

HOUGHTON COMPANY leased for Gideon E. Fountain to Alice T. Maltby the 3-sty dwelling, 114-West 91st st.

HUBERTH & HUBERTH have sub-leased for the Kissel Kar store at 1696 Broadway to the Sheepshead Bay Speedway Motor Corporation, and also for Joseph Shenk the store at 1692 Broadway to F. W. Wright, Inc.

H. W. KRUMWIEDE, JR., and William Bettman have leased dwellings as follows: 232 West 112th st, to Dr. George Sanders; to Cornelius Martin, 262 West 131st st; to Oscar Steinmetz, 228 West 129th st; to Reinholt Lassig, 217 West 130th st; to Hettie Johnson, 253 West 131st st; to C. Martin, 264 West 131st st, and to Meta Muth, 232 West 129th st.

## WANT

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SAMUEL H. MARTIN has leased for Charles R. Hackley the 4-sty dwelling 160 West 65th st to Mary Ann Serviss.

SAMUEL H. MARTIN has leased for the General Synod of the Reformed Church in America the dwelling 126 West 65th st, to Mary Scanlon.
WILLIAM B. MAY & CO. leased a store at 1651 Broadway for the Emery estate to the Chevrolet Motor Co.

WILLIAM B. MAY & CO. leased an apartment in 353 West 57th st to M. Carbone, and studios in 58 West 57th st to J. Nott Allen and De Witt Lockman.

WILLIAM B. MAY & CO. leased the private house 38 East 73d st for William Dean Howells to R. Ranger and 23 East 74th st for the Mayer Estate to O. H. Van Norden; also apartments in 545 West 158th st to H. E. Brocker; in 224 West 52d st to H. Neat and in 353 West 57th st to R. Floyd Clarke.

A. L. MONFORT has leased the top loft at 549-551 West 52d st, to the Empire Auto Trimming & Painting Co., of 19 West 62d st.

body builder.

CHARLES F. NOYES CO. has leased a large portion of the 9th floor of 55 John st to the London Guarantee & Accident Co., who also occupy the entire 10th floor of the same building; also space in 130-132 Pearl st to Oscar C. Mangus; the store and basement at 114 Fulton st to Joseph Fiorenza; the store and basement of 76 Washington st for B Crystal & Son to George Khoury, and store at 29 Beekman st to Jacob Nelson.

Jacob Nelson.

CHARLES F. NOYES CO. leased floors at 213
Pearl st for Cecelia Herrman to the Prosch
Manufacturing Co., of 206 East 19th st; at 228
Pearl st for the Ingraham Corporation to Joseph
Holzman, and at 74-80 Washington st for B.
Crystal & Son to the U. S. Metal & Mfg. Co.,
of 165 Broadway; space in 15-19 East 26th st
for the Jacob Ruppert Realty Corporation to
Frederick Bauer and to Lipman and Biener;
and offices on the 16th floor of the Masonic
Building 46 West 24th st to the North American
Film Corporation, as well as other space to S.
J. R. Sales Co., Inc., and Thomas B. Wilgus;
the ground floor and 2d floor of 137 Park Row
for Crex Realty Co. to Myrans & Natanson, and
space in 228 Pearl st to Gordon Hoffman.

PEASE & ELLIMAN have leased for Mrs.

PEASE & ELLIMAN have leased for Mrs. L. A. Paddock to the Misses Delia G. White and Mary G. Lamb the 4-sty house, 147 West 72d st; also rented in the new house at 378 West End av the last vacant apartment for George Backer to Oscar J. Lynch.

George Backer to Oscar J. Lynch.

PEASE & ELLIMAN have rented for Mrs. J.

A. Harriott to Mrs. Margaret Smith the 4-sty
house 147 West 75th st; also apartments for the
Cruikshank Company, as agents, in 318 West 85th
st, to C. C. Abbott; and for the Durham Realty
Corporation in 440 Riverside dr, to Mrs. J. C.
Ramsay.

PEASE & ELLIMAN have leased the 4-sty house of H. H. Pease at 446 Park av to the Baroness Raoul De Graffenried; also an apartment in 875 Park av to Mrs. J. C. Willetts; and in 103 East 75th st to W. Strothers Jones; and for Isaac Fried to Mrs. L. Wallau the 4-sty dweling 31 West 84th st.

PEASE & ELLIMAN have leased for Morton W. Smith to Mrs. V. B. Meeker the 4-sty house, 509 West End av: rented for Mrs. J. A. Punderrford to Miss Paula Poethe the 4-sty dwelling at 127 West 70th st, and an apartment in 104 East 40th st to Miss N. V. McClellan, of the interior decorating department of John Wanamaker.

PEASE & ELLIMAN have rented an apartment for W. W. Sperry in 157 West 79th st to Thomas G. Whaling; also renewed the lease of the Misses Mary McBurney and Blanche Underwood of offices in 42-44 West 39th st; renewed to Madame Gaetano Ingicco lease of a floor in 307 5th av; and renewed the store lease of Miss Edith M. Bowers in 565 West 181st st.

PEASE & ELLIMAN announce the following recent leases of space in the Lords Court Building, 27 William st: To the Insurance Co. of America. Platt & Farnum, managers, who have added to present space; the Flexible Traction Motor Truck Co.; H. L. Randall; Louis L. Archer; W. M. Bryan; H. A. Brooks and the Man Suffrage Association, which has also taken more space.

more space.

PEASE & ELLIMAN have leased the 5-sty dwelling at 63 East 82d st for Francis Livingston to Newell W. Tilton; also rented for Goodale Perry & Dwight, as agents, an apartment in 15 East 10th st to Frank H. Fayant; apartments in 39 East 27th st to Mrs. Elizabeth Doucet; in 43 East 27th st to Mrs. Belle Wall; in 315 West 115th st to Thomas Caffrey; and in 26 Manhattan av to John Taylor; and made the following renewals of apartment leases; in 315 West 115th st to A. B. Saville, S. J. Cohn and R. Gerstenstang in the St. Urban, at 89th st and Central Park West, to Jacob Gladke and Jacob Loeb; and in 723 St. Nicholas av to Valentine Jannewin.

PORTER & CO. leased to Helena King the 3-

PORTER & CO. leased to Helena King the 3-sty dwelling 128 West 123d st.

RICE & HILL have leased for Dr. William orris Hubbard to Mrs. Pauline Elliott-Thack-the house 53 West 54th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the two stores at 170-172 Lenox av to Harris Pomerantz; also an apartment in 29 Washington Square to William S. Myers.

DOUGLAS ROBINSON, CHARLES S. BROWN CO., in conjunction with Harris & Vaughan, have leased the store and basement at 1-A East 46th st to Meuller-Graves, Inc.. of 22 West 39th st.

SHAW & CO. have leased for Dr. George L. Megargee the 4-sty dwelling, 1 East 124th st to Marie A. Deutsch.

SHAW & CO. leased for Carl Fischer, the 4-sty dwelling, 202 Lenox av to Lena Weinstein and Rose Sapiro.

SHAW & CO. leased for Sarah M. Chapman ne 3-sty dwelling, 253 West 134th st, to Ruth

Mason.

SHAW & CO. have leased for the estate of Naomi M. Andrews the 3-sty dwelling 25 West 127th st to Frederick K. Etzold.

SLAWSON & HOBBS have rented for E. S. White the 4½-sty dwelling 673 West End av to Mrs. E. S. Marquiesty.

LEWIS STERN and others leased to Walker and Heisler, for 7 years from February 1, 1916, at \$16,000 a year, the store and basement at 28 and 30 West 23d st, through to 9-19 West 22d st.

L. TANENBAUM, STRAUSS & CO. rented the 4-sty building 508 6th av, adjoining new Bijou Building, to the First American Natural Fern Co., artificial flowers and plants.

WM. A. WHITE & SONS have rented apartments consisting of the 2d, 3d, 4th and 5th floors of 19 East 32d st to Crawford Livingston; also at 206 West 52d st to George L. Donnellan and in conjunction with Frederick Zittel & Sons, the store at 114 Nassau st to Kaiser & Co., cravats.

cravats.

WM. A. WHITE & SONS have rented, through Spear & Co., the 4th loft at 186-188 Wooster st to Zillenberg & Son; also office space in 100 Hudson st to the Standard Grocery Co; in 10-12 Old Slip to the Standard Purchasing Co., of 16 Exchange pl, and in conjunction with C. E. Hartshorne, the basement of the Franklin-Hudson Building at the southeast corner of Franklin and Hudson sts, to Turner, Halsey & Co., of 62 Leonard st.

in and Hudson sts, to Turner, Halsey & Co., of 62 Leonard st.

WORTHINGTON WHITEHOUSE, JR., leased the 3d loft in 557 5th av to the Liberty Shop, of Paris, London and New Orleans.

F'. R. WOOD-W. H. DOLSON CO. has leased for the estate of Annie M. Ballard, 61 West 83d st, a 4-sty dwelling, to John Everhard.

F. R. WOOD-W. H. DOLSON CO. leased apartments to L. Kroll, in 1 West 92d st; to Mrs. Gertrude Friedman, 817 West End av; Mrs. Eleanor Brown, 817 West End av; Mrs. Eleanor Brown, 817 West End av; Edwin D. Webb, 622 West 113th st; Drs. Herbert C. Chase and J. M. Smith in 171 West 71st st; Helmuth M. Kleswetter, 817 West End av; Dr. Franklin Burke, 229 West 97th st; Mrs. Eliza R. St. John, 47 Claremont av; Ferdinand J. Ficker, 609 West 114th st; Mrs. Martha Robinson, 561 West 143d st; Robert S. Pollack and Charles Christy, 601 West 151st st; Jacob Strauss and Max Fox, 540 West 143d st; Mrs. Margaret Turner, 600 West 144th st, and to Dr. Marcus B. Dancyger, 601 West 151st st.

Bronx.

## Bronx.

S. SEGALL leased for H. & M. Rosenwasset to Jaffe & Schlechter, for 5 years at an aggregate rental of about \$150,000, the seven 4-sty buildings occupying the triangular block bounded by Boston rd, Jackson av and Home st.

Brooklyn.

CHARLES E. RICKERSON leased the 3-sty dwelling 121 7th av to James Kelly; also the 2-sty stable 530 Bergen st to William Haeberle.

Queens.

LEWIS H. MAY CO., Rockaway Park Office, Inc., has leased cottages at Belle Harbor for John P. Hansen on Essex av to H. N. Wessell; for Charlotte Hall on Orienta av to P. Brennan; for George Balzer on Suffolk av to Mrs. I. Hudson; for Mary E. Smith on Suffolk av to Joseph Levine.

FREDERICK P. COLLINS leased dwellings to Mrs. E. M. Whittlesey, of Trenton, on Westville av, for Henry C. Steinhoff; in North Caldwell to Harry E. Flewellin, of Brooklyn; in Essex Fells to Edward B. Smith, of New York, and on Brookside av to Frederick Bunzick.

FRANK CROWELL leased Walter S. Reed's residence at Kensington, Great Neck, L. I., to G. Arthur Schieren, of Manhattan, for 18 months; also A. Hagstedt's residence in the Estates of Great Neck, Great Neck, L. I., to S. R. Taylor, of Manhattan, for 30 months.

FISH & MARVIN have rented for the Residence Co. of Lawrence Park "Wayside Cottage" on Pondfield rd, Bronxville, to E. J. Drummond, member of the New York Stock Exchange.

PAYSON McL. MERRILL CO., and Jeremiah Robbins have leased for Mrs. Z. J. Van Loan her property in Argyle Park, Babylon, L. I., to Mrs. M. R. Runyon.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the state appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

George W. Allen.—Mar. 31, 1909—24TH ST, 415 W—722-29, 3-sty bldg., 25x98.9, \$14,000.

21ST ST, 353 W—745-8, 3-sty bldg., 21x

21ST ST, 353 W-745-8, 3-sty bldg., 21x 98.9; \$14,000.

Mary Cottek,—Oct. 10, 1913—115TH ST, 56 E—1620-50, 5-sty bldg., 27x110.11, \$19,000.

Peter A. Fernandez.—Sept. 3, 1914—2D AV, 794—1335-4, 4-sty tnt., 20x80.6, \$15,-750.

43D ST, 346 E—1335-35, 4-sty tnt., 16.8x 100.5, \$8,000.

Sophie Hirsch.—Oct. 21, 1914—76TH ST, 161 W—1148-9, 4-sty dw., 19x102.2, \$26,-

Theodore Langebahn.—Apr. 27, 1914— 134TH ST, 1 E—1759-1, 5-sty tnt., 24.11 x75, \$30,000.

Anna Moore.—July 17, 1913—36TH ST, 38 E—865-41, 4-sty dw., 25x98.9, \$97,000. David R. Morison.—Oct. 29, 1914—GREEN-WICH ST, 318—139-49, 5-sty bldg., 25x 60, \$21,000.

Siebrand Neuenhaus.—Feb. 28, 1914—9TH ST, 205-209 E—465-35, two 4-sty tnts., 34.11x15.3x81.5x irreg., \$33,000. 8TH AV, 412—780-75, 5-sty bldg., 25x100.9, \$54,500.

3D AV. 1234-1238—1406-37, two 5-sty flats, 60x100, \$90,000. 126TH ST, 18 E—1750-65, 3-sty dw., 18.9x 99.11, \$12,000.

Louis Oliva.—Aug. 15, 1914—ELIZABETH ST, 230—507-3, 5-sty tnt., 20x91, \$18,000. BAXTER ST, 6—160-46, 5-sty tnt., 26x54, \$30,000.

Thomas A. Raisbeck.—Dec. 14, 1914—40TH ST, 263 W—1012-7, 5-sty bldg, 25x98.9, ST, 263 \$39,000.

Louis Rauch.—Nov. 16, 1907—71ST ST, 326 E—1445-37, 5-sty tnt., 25x100.4, \$17,-

107TH ST, 70 W—1642-60½, 5-sty tnt., 25 x100.11, \$19,500.

103D ST. 9 W—1839-25½, 5-sty apt., 18x 100.11, \$24,000.

William T. Sabine.—Aug. 11, 1913—MADISON AV, 960—1390-17, 4-sty dw., 25x 95, ½ interest, \$19,500.

6TH AV, 618—838-2, 4-sty bldg., 20.7x60, 1/3 interest, \$21,000.

Benjamin F. Spink.—Mar. 20, 1914—6TH AV, 252—818-2, 4-sty bldg., 20.2x65, \$60,000.

72D ST, 156 W—1143-55½, 4-sty dw., 20x 102.2, \$70,000.

Rosa H. Susswein.—Jan. 16, 1914—15TH ST, 230 E—896-34, 4-sty dw., 25x103.3, \$30,000.

56TH ST, 213 E—1330-9, 5-sty tnt., 25x 100, \$23,500.

BROOME ST, 368-370—479-40, 6-sty factory, 51,1x118.1x irreg., \$110,000.

MOTT ST, 180—479-1, 6-sty warehouse, 41x94, \$58,000.

MOTT ST. 184—479-3, 6-sty tnt., 47x92.8x irreg., \$90,000.

irreg., \$90,000.

MOTT ST, 194—479-5, 6-sty tnt., 31.11x 93.3x irreg., \$85,000.

MOTT ST, 197-199—481-27-26, 6-sty factory, 50x100, \$59,000.

MULBERRY ST, 196-204—480-9, old factory, 121x100.4x irreg., \$133,500.

22D ST, 24 E—850-60, 8-sty loft, 25x98.9, \$110,000.

KENMARE ST. NECMULBERRY—480-8, gore, 11.2x78.2x78.10, \$4,000.

#### OBITUARY

CHARLES DUFFY, aged eighty-three, for forty-seven years president of the Mutual Building & Loan Association in Newark, N. J., died on Monday at his home in Wickliffe st, that city. He was born in Ireland and came to this country when a year old. He leaves two daughters and a son.

JOHN D. HENNESSY, a real estate agent, of Edgemere, L. I., died on Sunday, aged forty-eight, in the Roosevelt Hospital.

## Real Estate Board of New York

Organized 1896

Incorporated 1908

FRANK D. AMES Pres.

BURTON J. BERRY Sec'y-Treas.

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AND MANAGEMENT OF ESTATES FERDINAND KNORZER, for many years a real estate broker of Fort Lee, N. J., died on Wednesday at the home of his son-in-law, Clarence Phillips, in Hackensack. He was seventy-two years old.

JOSEPH WILSON, retired real estate dealer, died last week, aged eighty-five, at his home, 365 Union st, Brooklyn.

## REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1914.' Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

#### Conveyances.

		191						1914	
	July	30	to	Aug.	5	July	31 to	Aug	, 6
Total No					1	30		1	49
Assessed value				\$6,9			\$6.	774.5	
No. with consider							-		16
Consideration					86,5			368,6	
Assessed value				\$9	65,8	333	2.	122.0	00
	Jan.	1 to		Aug.	5	Ja	n.1 to	Aug	5. 6
Total No				3,77	4.2	263		4,6	808
Assessed value			\$2	264,28	30,9	68	\$305.		
No. with consider						639			662
Consideration				\$33,0			\$20,		
Assessed value				\$35,4	21,	733	\$21,	372,0	121

	B 6	
1915		1914
July 30 to	Aug. 5 July	31 to Aug, 6
Total No	81	77
Amount	\$3,346,084	\$1,431.798
To Banks & Ins. Cos	19	21
Amount	\$2,762,500	\$683,500
No. at 6%	30	29
Amount	\$2,136,649	\$521.071
No. at 5½%	\$487,935	
No. at 5%	\$101,000	24
Amount		\$601,000
No. at 41/24	1	5
Amount	\$12,000	\$37,250
No. at 4%		
Amount		
Unusual rates		01 250
Amount	22	\$1,352 18
Interest not given	\$347,000	\$271,125
AIIIOUMIC.	\$027,000	02/1,120
Jan. 1 to	Aug. 5 Jar	1 to Aug. 6
Tetal No	9 410	9 740

Jan. 1 t	o Aug. 5 Ja	n 1 to Aug. 6
Total NoAmountTo Banks & Ins. Cos	2,410 \$61,124,325 475 \$26,394,813	\$83.907.510 612 \$36,577,730
Mortgage	Extensions.	

July 30 to Aug. 5 July 31 to A	
Cotal No	15

Jan.	1 to Aug. 5 Ja	n. 1 to Aug. 6
Total No	1.241	1,350
Amount	\$71,901,993	\$72,360 210
	497	457
Amount	\$51,250,850	\$45,077,060

## Building Permits.

		1915	1914
	July 31	to Aug. 6	Aug. 1 to 7
New buildings		8	12
Cost		\$1,395,000	\$2,001.750
Alterations		\$371,785	\$199.067
	'Jan. 1	to Aug. 6 J	an. 1 to Aug. 7
New buildings		303	292
Cost		\$43,750,270	\$31 034 940
Alterations		\$10,432,956	\$8,088,961

#### BRONX. Conveyances.

Cotal No.....

	1915		1914
July 30	to Aug. 5	July 31	to Aug. 6
	2	73	128

No. with consideration	100	13
Consideration	\$451,266	\$53.882
Jan.1t	o Aug. 5 Jan	n. 1 to Aug. 6
Total No	3.555	4,115
No. with consideration	658	498
Consideration	\$4,746,900	\$4,324,125

## Mortgages.

1915

July 30	to Aug. 5 July	31 to Aug. 6
Total No	183	78
To Banks & Ins. Cos	\$980,386	\$601,422
To Banks & Ins. Cos	6	8
Amount	\$199,100	\$99,500
No at 6%	28	37
Amount.	\$194,579	\$293,348
No. at 51/2%	11	8
Amount	\$158,350	\$23 000
No.at 5%	13	12
Amount.	\$244,050	\$133,000
Unusual rates		2
Amount		\$874
Interest not given	131	19
Amount	\$383,407	\$151,200
	o Aug. 5 Jan	1.1 to Aug. 6
Total No	2,169	2,642
Amount	\$19,743.234	\$22,951,283
To Banks & Ins. Cos	151	263
Amount	\$3,264,578	\$5,096,351

1914

## Mortgage Extensions.

		ichug. o	) - 13 - 1 0	o Aug. o
Total No			19	9
Amount		\$570.3		146 000
To Banks & Ins.	Co	\$010,0	1	140 000
Amount	CO	\$23.3	75	\$15.000
·amount		\$20,0	10	\$15,000
	Jan.1to	Aug. 5	Jan. 1 to	Aug. 6
Total No		5	75	474
Amount		\$9,253.4		492,900
To Banks & Ins.	Coe	1		85
Amount	COB	\$3,210.6		613,400
amount		\$5,210,0	20 02,	015,400
1	Building	Permits	s.	
		1915		1914
	July 30 t	o Aug. 5	July 31 to	
Now bulldings			10	100

## Jan. 1 to Aug. 5 Jan. 1 to Aug. 6 New buildings. 602 514 Cost. \$17.902.500 \$12,405,532 Alterations. \$511,905 \$807,590

#### BROOKLYN. Conveyances.

Tuly 90	1915	T. 1 20	1914 to Aug. 5
July 29	to Aug. 4	July 50	G.gun ou
Total No	434 B	412	521
No. with consideration		54	46
Consideration	\$235		\$279.796
Jan.1 to	Aug. 4	Jan.1	to Aug: 5
Total No	13	,398	14,601
No. with consideration	1	,533	1.493
Consideration	\$11,595		9,647,944

ALC: ALC: ALC: ALC: ALC: ALC: ALC: ALC:	a B cost	
	1915	1914
July 29	to Aug. 4 July	30 to Aug. 5
Total No	357	424
Amount	\$1,479,885	\$1,897,548
To Banks & Ins. Cos	73	67
Amount	\$617,500	\$716,750
No. at 6%	208	208
Amount.	\$791.945	\$578 655
No. at 51/2%	82	93
Amount	\$382,380	\$714.000
No. at 5%	44	87
Amount	\$268,642	\$505.950
Unusual rates	1	11
Amount	\$1,800	\$22,341
Interest not given	22	25
Amount	\$35,118	\$76,602
Jan. 1 to	Aug. 4 Ja	n. 1 to Aug. 5
Total No	9.949	10,738

Amount	\$35,118	\$76,602
Jan. 1 t	o Aug. 4 J	an. 1 to Aug. 5
Total NoAmount	9,949 \$42,475,567	10,738 \$45,825.446
To Banks & Ins. Cos	1,945 \$13,937,705	2,196 \$17,443,379
Ruilding	Permits.	

July 30 to	1915 Aug. 5 July	1914 v 30 to Aug. 6
New buildings	63	64
Cost	\$970.250	\$539,485
Alterations	\$45,055 Aug. 5 Ja	\$64,225
New buildings	3.107	3 014
Cost	\$25,686,170	\$27.617,480
Alterations	\$2,366,366	\$1,856,687

### QUEENS.

### Building Permits.

	1915	1914
July 30 to	Aug. 5 Ju	ily 30 to Aug. 5
New buildings	121	
Cost	\$398,935	\$317.725
Alterations	\$13,511	\$8.070
Jan. 1	to Aug. 5	Jan.1 to Aug. 5
New buildings	3.347	3.060
Cost	\$12,118,867	\$13,942,353
Alterations	\$538,899	\$730,092

#### RICHMOND. Building Permits.

J	uly 30	to Aug. 5	July 30	to Aug. 5
New buildings Cost		\$33.4 \$2,2		\$43 365 \$2,070
	Jan. 1	to Aug. 5	Jan. 1	to Aug. 5

TOOL OF OTHER PROPERTY.		~	-	021010	
Jan.	1 to	Aug. 5	Jan. 1	to Aug. 5	
ew Buildings		\$1 404 6	12	767 2 333 420	

Jan. I	o Aug. o Jan	n. 1 to hug. 5
New Buildings	712 \$1,404.695 \$127,865	767 \$2,333,420 \$150,841

## REAL ESTATE NOTES.

LEWIS PHILLIPS, Thomas J Goodwin and Monroe L. Simon are real estate men serving on this month's regular grand jury.

ANDREW J. CONNICK, JR., formerly of 244 5th av, is now with Geo. R. Read & Co. at 30 Nassau st.

5th av, is now with Geo. R. Read & Co. at 30 Nassau st.

CROSS & BROWN CO. has been appointed agent for the 10-sty office and loft building, "The Mecca," at Broadway and 48th st.

PEASE & ELLIMAN have been appointed agents for the 7-sty apartment house 63 East 74th st by Mrs. Marmaduke Tilden.

VAN NORDEN & WILSON have been appointed agents of the 19-sty Century Building, at 74 Broadway, through to 9-13 New st.

KURZ & UREN, INC., were the brokers in the sale recorded last week of the dwelling 1112 Swinton st, Bronx to Leo Loewenthal, who gave in exchange 50 lots at Woodridge, N. J.

LEWIS L. ROSENTHAL, late with M. Rosenthal Co., has been appointed manager of the real estate department with the firm of Morris Rose, Long Acre Building.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the 9-sty apartment house, "Carlton," at 157 East 81st st, owned by Mrs. John T. Atterbury et al.

RICHARD GOODWIN was not the broker in the recently reported sale of the corner of Bushwick ay and Hancock st, Brooklyn, 100x 275.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has been appointed agent for the new 26-sty Western Union Building, now being built course at the northwest corner of Broadway and Dey st. course a and Dey

THE 114TH ST. AND 7TH AV. CO., Max Weinstein, president, is the buyer of the 6 lots, 150x99.11, in the north side of 150th st, 150 ft. west of Broadway, reported sold last

Weinstein, president, is the buyer of the 6 lots, 150:99.11, in the north side of 150th st, 150: ft. west of Broadway, reported sold last week.

CHRIS SCHIERLOH and John P. McMahon were the brokers in the recently recorded sale of the two old buildings 549-551 West 53d st, on plot 50x/6x irreg, for William B. Schuman to Anna S. Ganges, who will build a garage.

JOHN J. KAVANAGH was the broker in the recently recorded sale of 1088 Park av, for the Wallenstein Co. to Mark L. and S. H. Abrahams, who own adjoining property at 1084 and 1086, and now control a plot 75x82.2.

ACHILLES R. SCHARSMITH & CO. negotiated the sale recorded on Tuesday of the lot 25x100, at the southwest corner of Seneca and Longfellows avs, for David Kraus to Dr. V. F. Kouba, who owns the adjoining lot, and now controls a plot 50x100.

AETNA EXPLOSIVES, INC., a New York firm, has bought, through L'Ecluse, Washburn & Co., a tract of 530 acres on the St. Francis River at Drummondville, Province of Quebec. Construction work on a plant for the manufacture of explosives is now under way.

BENJAMIN MORDECAI had no interest in the sale reported last week of the lots in West 150th st, west of Broadway, having sold his interest some time ago, together with that of the Mordecai Holding Co., to the Surety Realty Co., Samuel H. Stone, president.

A NEW YORK INVESTOR, whose identity is as yet unknown, has acquired the Bernheimer leasehold property at the northeast corner of 12th and Main sts, Kansas City Mo., in a deal that involved about \$3,000,000 in rentals. The lease begins in 1918 and the rental from 1922 is to be \$30,000 a year. It is reported that a tall building is to be erected.

CLARENCE H. KELSEY, president of the later appointed administrator of the estate of Mary G. Pinkney, deceased, in place of the later holdings of the sale and management of the Large holdings of the estate. The properties consist of thirty-one parcels, including the Pembroke apartment house, 10-12 West 93d st, which will be under the exclusive management of the J. Romaine

## AUCTION SALES OF WEEK.

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

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

### The Auction Market.

Auction sale buyers continued to absorb suburban offerings and this week acquired 697 lots at Belle Harbor at the stand of Joseph P. Day and 376 lots and five houses at Edgemere Crest, through the M. Morgenthau, Jr., Company and Fitz-James E. Browne, associate auctioneers. Both sales were well attended and the prices obtained, though considered low, were satisfactory.

In the Manhattan and Bronx salesrooms, parties in interest acquired prac-

In the Manhattan and Bronx salesrooms, parties in interest acquired practically all of the offerings. Among them
were R. H. Swartout and others, who
bid \$300,000 for the six-story mercantile
building at 428-432 Broadway, southeast
corner Howard street. Liens aggregated
approximately \$339,000.

Bryan L. Kennelly will sell this afternoon, on the premises, thirty-two lots
near the Westbury, L. I., railroad station, located on Old County road, Post,
Taylor, Myrtle, Park, Bedford, Fifth,
Lexington and Madison avenues and in
Grand and Fulton streets.

Manhattan.

## Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 6, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Brown at 210 (\*) 52 25 6 e Chrysti

### STOREPH P. DAY.

Broome st, 319 (\*), ss, 25.6 e Chrystie, 25.6x75.4, 6-sty tnt & strs; due, \$26,270.82; T&c, \$473.85; Bettie Rothfeld. 26,000

Duane st, 42, swc Lafayette (No 8), runs w8xs31.3xe19.2xn23.3xnw18.3 to beg, 6-sty bk loft & str bldg; withdrawn.

36TH st, 410 W, ss, 150 w 9 av, 25x98.9, 5-sty stn tnt; due, \$19.311.80; T&c, \$288.75; Rosana C Hafner, party in int. 19,000 S1ST st, 7 W (\*), ns, 148.9 w Central Park W, 26.3x104.4, 4-sty & b stn dwg; due, \$53,164.30; T&c, \$2,147.45; Corn Exch Bank. 10,500 H17H st, 106-10 E (\*), ss, 52.6 e Park av, 52.6x100, 6-sty bk tnt & strs; due, \$58,888.66; T&c, \$1,137.56; Cooper Union for the Advancement of Science & Art. 52,000 123D st, 431 E (\*), ns, 324.6 e 1 av, 16.8 x100.11, 3-sty & b stn dwg; due, \$4,156.57; T&c, \$140.91; Emigrant Industrial Savgs Bank. 4000 178TH st, 600 W, swc St Nicholas av (No 1351-9), 94.11x100, 6-sty bk tnt & strs; due, \$36,953.17; T&c, \$30; Brendan Realty Co, party in int. 187,082 Broadayay, 428-32 (\*), sec Howard (Nos 37-41), runs s51.10xe98.4xs49.11xe24.9xn 101.10xw123.5 to beg, 6-sty bk loft & strbldg; due, \$333,059.48; T&c, \$5,792.25; Richd H Swartout. 300,000 St Nicholas av, 720 (\*), es, 262.4 n 145th, 18.6x61.6x18.8x62; due, \$16,158.96; T&c, \$1,615.96; T&c, \$1,615.9

3D av, 1654 (\*), ws, 100.8 n 92d, 25x100, 6-sty bk tnt & strs; due, \$32,387.88; T&c, \$414.10; Benj C Faulkner et al. 30,000 7TH av, 2529-31 (\*) es, 80 n 146th, 39.10 x100, 6-sty bk tnt & strs; due, \$38,075.63; T&c, \$852.36; Greenwich Savgs Bank.

BRYAN L. KENNELLY.

133D st, 131 W (\*), ns, 366.6 w Lenox av, 33.3x99.11, 5-sty stn tnt; due, \$26,364.62; T&c, \$613.55; J Lawrence Pool, trste.
27,500

WILLIAM P. RAE CO.

WILLIAM P. KAE CO.

75TH st, 240 W (\*), ss, 220 e West End
av. 20x102.2, 3-sty & b bk dwg; due, \$22,376.74; T&c, \$2,169.24; May G F Sanford.
15,000

#### HENRY BRADY

HENRY BRADY.

Greene st, 225 (\*), ws, 112.8 n 3d, 20.3x 87.3x20.3x87.5, 5-sty bk loft & str bldg; due, \$27,900; T&c, \$1,019.75; Commonwealth Ins Co of N Y. 25,000
27TH st, 312-14 W (\*), ss, 137.6 w 8 av, 37.6x98.9, 5-sty stn tnt; due, \$13,499.70; T&c, \$154.10; Jos L Buttenwieser. 41,235
30TH st, 7 E, ns, 164.4 e 5 av, 215.x81.2, 3-sty & b stn dwg; due, \$47,829.22; T&c, \$2,372.47; Jno W Sterling. 30,000
2D av, 2126 (\*), es, 50.10 n 109th, 25x75, 4-sty bk tnt & strs; due, \$14,017.29; T&c, \$272.13; Pauline Myers. 13,000

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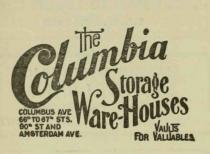
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Auction Sales, Manhattan-Continued.

#### SAMUEL MARX.

75TH st, 55 W, ns, 112 e Col av, 21x 102.2, 4-sty & b stn dwg; due, \$25,708.37; T&c, \$2,576.39; Walter Luttgen, party in int.

3D av, 2100 (\*), swc 115th, 32.1x100, 6-sty bk hotel; due, \$1,645.21; T&c, \$1,500; Wm T Koch et al.

Total \$931,442
Corresponding week 1914 1,731,375
Jan 1, 1915 to date 40,597,898
Corresponding period 1914 23,270,040

## Bronx.

The following are the sales that have taken place during the week ending August 6, 1915, at the Bronx Salesrooms, 3208-10 3d av.

CHARLES A. BERRIAN.

Cromwell av (\*), ws, 408.1 n 165th, 113.3 x120.10x113.4x116.7, vacant; due, \$3,322.87; T&c, \$452.52; Susan W F Oudin, trste.

3,050

Prospect av, 2446, es, 460 n 187th, 20x
95, 2-sty bk dwg; withdrawn.

BRYAN L, KENNELLY.

Clinton av, es, 132 n 181st, 66x150; withdrawn.

JACOR H. MAYERO

JACOB H. MAYERS.

JACOB H. MATERS.

Grenada pl (\*), swc St George's Crescent, 24.6x1.7x100x25x92.6, 2-sty fr dwg; due, \$4,975.01; T&c, \$1,169.48; Jno C Heintz.
3,500

2.5TH st E (\*), ns, 205 e Barnes av, 100x114; due, \$1,909.55; T&c, \$316; L Josephine Moses.

## HENRY BRADY.

HENRY BRADY.

.142D st, 489 E (\*), ns, 190 w Brook av, 25x100, 4-sty bk tnt; due, \$10,037.75; T& c, \$647.94; Luder Ranken. 6,000

Marmion av, 1980 (\*), es, 66.3 s 178th, 33.1x85.7, 4-sty bk tnt; due, \$19,068.58; T&c, \$1,071.56; Sarah E Furnald et al. 18,000

Marmion av, 1984 (\*), es, 33.3 s 178th, 33.1x85.7, 4-sty bk tnt; due, \$19,017.17; T&c, \$1,071.57; Sarah E Furnald et al. 18,000 GEORGE PRICE.

187TH st, 456-60 E (\*), ss, 150 e Park av, 50x100, 3-2-sty fr dwgs; due, \$11,-992.84; T&c, \$691.65; Fredk Steeg, deft, 12,500

Corresponding	week 1914 date period 1914	72,066 5,307,178
Corresponding	period 1914	4,100,001

#### Brooklyn.

The following are the sales that have taken place during the week ending Aug. 4, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM J. McPHILLIAMY & CO.

Kalb av, 24x112.7, Louis in Levy. 10,500.00
57H AV, nec 63d, 40x100; Jos L Sackman 5,250.00
13TH AV, ws, 106 n 37th, 18.3x100; Kusti Laivo 2,800.00
14TH AV (\*), 80 n 77th, 40x100; Jno Calendo et al 5,000.00
24TH AV, 82d & Stilwell av, triangular plot; withdrawn 10T 8 (\*), map of prop of Jno Hartman on Gravesend Bay; & LOT 12, same map; Wm Matthews 3,100.00
NATHANIEL SHUTER.
MOORE ST (\*), ns, 329.5 w White, 50
100; Nathan Federgreen 10,500.00
PULASKI ST, nec Lewis av, 100x20; L
Lurie 5,875.00
WINTHROP ST, ns, 609.10 e Nostrand av, 20x106; Roy M Hart 1,505.00
43D ST, ns, 80 e 13 av, 20x100.2; Flobert Realty Corpn 3,500.00
HAMILTON AV, — c Nelson, 17.9x
25.4xirreg; D Robbins 1,505.00
LIBERTY AV, ss, 40 e Crystal, 20x
75; A B Roberts 2,800.00
LOT 12, Block 4777, Sec 15; withdrawn 1, of prop formerly belonging to Saml J Tilden; Henry Metzinger 14,250.00

JAMES L. BRUMLEY.

MESEROLE ST (\*), nec Manhattan av, 100x50; Wm Ulmer Brewery.......30,000.00 83D ST, ss, 281.10 e 20 av, 18.2x100; Ambrose W O'Bryan ......3,600.00 F'OSTER AV (\*), ns, 175 e 3d, 225x100; Wm H Seibert, trste ......8,000.00

#### 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 7. No Legal Sales advertised for this day.

No Legal Sales advertised for this day.

AUG. 9.

14TH ST, 243 E, ns, 79.3 w 2 av, 26.2x103.3, 5
sty stn tnt; N Y Savgs Bk—Jno A Anger et al;

Jno A Dutton (A), 80 Maiden la; Walter W
Irwin (R); due, \$19,449.78; T&c, \$825.77;

Joseph P Day.

69TH ST, 243-9 W, ns, 465 w Ams av, 80x100.5,

5-sty bk stables & 2-sty bk garage; Tudor

Realty Co—Jane Riley et al; Fredk M Sanders (A), 111 Bway; Jas A Foley (R); due,

\$14,336.15; T&c, \$675.73; sub to 2 1st mtgs

aggregating \$52,000; Joseph P Day.

104TH ST, 304 W, ss, 100 w West End av, 20x

100.11, 3 & 4-sty & b stn dwg; Manhattan

Savgs Inst—Jos Berndt et al; Rapallo &

Kennedy (A), 66 Bway; Henry M Goldfogle

(R); due, \$20,418.76; T&c, \$453; Samuel Goldsticker.

AUG. 10.

Reinedy (A), 66 Bway; Henry M Goldlogic Ri; due, \$20,418.76; T&c, \$453; Samuel Goldsticker.

AUG. 10.

68TH ST, 67 W; ns, 106 e Col av, 22x100.5, 5-sty bk dwg; N Y Savgs Bank—Attilla C Keene et al; Jno A Dutton (A), 80 Maiden la; Maurice Simmons (R); due, \$26,029.30; T&c, \$1,245.45; Joseph P Day.

78TH ST, 63 E, ns, 122 w Park av, 17x102.2, 4-sty & b bk dwg; Robt S Clark—Isabella Levy Rytenberg et al; Ver Planck, Prince & Flanders (A), 149 Bway; Benno Lewinson (R); due, \$38,019.91; T&c, \$1,566.50; Bryan L Kennelly.

80TH ST, 70 W, ss, 100 e Col av, 20x100.8, 4-sty & b bk dwg; Marcus M Marks—Louis H Abenheimer et al; Wolf & Kohn (A), 203 Bway; Arthur M Levy (R); due, \$25,378.00; T&c, \$300; Samuel Marx.

100TH ST, 204 E, ss, 102 e 3 av, runs s50.7x e3xs50.4xe25xn100.11xw28 to beg, 5-sty bk loft bldg; Ethel P Arnold—Edwin L Karner et al; Oscar Lowenstein (A), 31 Liberty; Sheridan S Norton (R); due, \$26,201.86; T&c, \$247.77; Joseph P Day.

180TH ST, 820 W, swc Pinehurst av (No 820), 112.8x50x109.7x50.1, 5-sty bk tnt & strs; Alonzo Co—Dinloe Holding Co et al; Oscar Hamman (A), 118 5 av; R L Luce (R); due, \$16,99.98; T&c, &—; Henry Brady.

1ST AV, 43, ws, 77 s 3d, 25x100, 5-sty bk tnt & strs; Eberhardt Schmidt—Amelia Neumeyer et al; Francis B Chedsey (A), 320 Bway; Elis H Avram (R); due, \$26,327.65; T&c, \$67.51; Joseph P Day.

7TH AV, 301.5, nec 27th (No 163), 77.10x70x 76.7x77.9, 3-5 & 1-4-sty bk & stn tnts & strs; Oceanic Investing Co—28th St & 7 Av Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway; Phoenix Ingraham (R); due, \$163,-259.05; T&c, \$1492.09; Henry Brady.

Bway; Phoenix Ingraham (R); due, \$163,-259.05; T&c, \$1,492.09; Henry Brady.

AUG. 41.

ALLEN ST, 14, see Canal, 67-71.

CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & strs; also 65TH ST, 170 W, ss, abt 128 e Ams av, —x—, 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver; receiver's sale; Henry B Ketcham, receiver; receiver's str, 216 W, ss, 216.4 w Bway, 18.7x100.5, 5-sty stn tnt & str; Sheriff's sale of all right, title, &c, which Annie Moore had on July 1, 1913, or since; leasehold; Winslow, Keenan & Budd (A), 111 Bway; Max S Griffenhagen, sheriff; Daniel Greenwald.

48TH ST, 220-8 W, ss, 275.6 e 8 av, 99.6x100.5, 4-sty bk theatre; Union Estates Co—Adlon Constn Co et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Samson Lachman (R); due, \$77,189.89; T&c, \$—; Joseph P Day. 65TH ST, 170 W, see Canal, 67-71.

due, \$77,189.89; T&c, \$\frac{8}{2}\$—; Joseph P Day.
65TH ST, 170 W, see Canal, 67-71.

AUG. 12.

38TH ST, 267 W, ns, 141 e 8 av, 20.6x98.9, 4sty bk tnt & strs; Wilhelmina Z Bohner—
Margt T Albus et al; Geo W Weyand (A),
Buffalo, N Y; Warren Leslie (R); due, \$4,105.78; T&c, \$2,395.26; mtg recorded July16

'78; Bryan L Kennelly.

72D ST, 40 W, ss, 550 W Central Park W, 25x
102.2, 4-sty & b bk dwg; Bway Savys Inst of
the City of N Y—Helen Hasbrouck et al;
Richard Kelly (A), 233 Bway; Wilbur Larremore (R); due, \$63,819.70; T&c, \$1,288.55;
Henry Brady.

150TH ST, 462 W, ss, 233 e Ams av, 17x99.11,
2-sty & b fr dwg; Jas S Greves et al—Blosben Corpn et al; Cary & Carroll (A), 59
Wall; Horace E Deming (R); due, \$6,636.65;
T&c, \$141.64; Joseph P Day.

150TH ST, 464 W, ss, 215 e Ams av, 17x99.11,
2-sty & b fr dwg; Wm B Mann—Blosben
Corpn et al; Cary & Carroll (A), 59 Wall;
Horace E Deming (R); due, \$6,639.75; T&c,
\$141.64; Joseph P Day.

150TH ST, 466 W, ss, 199 e Ams av, 17x99.11,
2-sty & b fr dwg; Robt T Varnum—Blosben
Corpn et al; Cary & Carroll (A), 59 Wall;
Horace E Deming (R); due, \$6,619.57; T&c,
\$141.64; Joseph P Day.

150TH ST, 468 W, ss, 182 e Ams av, 17x99.11,
2-sty & b fr dwg; Robt T Varnum—Blosben
Corpn et al; Cary & Carroll (A), 59
Wall; Horace E Deming (R); due, \$6,619.57; T&c,
\$141.64; Joseph P Day.

August 7, 1915

150TH ST, 470 W, ss, 165 e Ams av, 17x99.11, 2-sty & b fr dwg; Warwick Saygs Bank—Blosben Corpn et al; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$7,737.50; T&c, \$154.24; Joseph P Day.

150TH ST, 472 W, ss, 148 e Ams av, 17x99.11, 2-sty & b fr dwg; Edwin-J Appleton—Blosben Corpn et al; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,633.45; T&c, \$141.64; Joseph P Day.

150TH ST, 474 W, ss, 131 e Ams av, 17x99.11, 2-sty & b fr dwg; Mary O Maxwell—Blosben Corpn et al; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,646.33; T&c, \$141.64; Joseph P Day.

150TH ST, 476 W, ss, 114 e Ams av, 17x99.11, 2-sty & b fr dwg; Sosph—Blosben Corpn et al; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,616.33; T&c, \$141.64; Joseph P Day.

150TH ST, 478 W, ss, 97 e Ams av, 17x99.11, 2-sty & b fr dwg; Jno P C Alden—Blosben Corpn et al; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,619.87; T&c, \$141.64; Joseph P Day.

150TH ST, 478 W, ss, 97 e Ams av, 17x99.11, 2-sty & b fr dwg; Jno P C Alden—Blosben Corpn et al; Action 1; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,079.61 T&c, \$141.64; Joseph P Day.

150TH ST, 480 W, ss, 80 e Ams av, 17x99.11, 2-sty & b fr dwg; same—same; Action 2; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,079.65 T&c, \$141.64; Joseph P Day.

3D AV, 1697, es, 25.8 n 95th, 26x100, 5-sty bk tht & strs; Farmers' Loan & Trust Co—Wolf Somerstein et al; Geller, Rolston & Horan (A), 22 Exch pl; Powell Crichton (R); due, \$25,518.19; T&c, \$276.72; Samuel Goldsticker, TTH AV, 307-9, es, 78.1 s 28th, runs e76.4xn6.11 xe27xs55.2xw26.7xn8xw76.11xn41.5 to beg, 2-5-5 ty th this & strs & 2-4-sty bk rear this; Chas N Lee, exr—28th St & 7th Av Realty Co et al; Wm C Orr (A), 51 Chambers; Henry C Quinby (R); due, \$6,670.28; T&c, \$852.56; Herbert A Sherman.

3WOOSTER ST, 179 to 183, ws, 100 s Bleecker, 25 x100, 6-sty bk loft & str bldg; Franklin Trust Co—Lillie S Beall et al; McKeen, Brewster & Morgan (A), 20 Exch pl; Chas S Foote (R); d

### Bronx

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

AUG. 7 & 9.

No Legal Sales advertised for these days.

AUG. 10.

ELSMERE PL, 772, ss, 95 e Prospect av, 42.4x
48.10, 2-sty fr dwg; Nathan Himowich—
Cleophas V Moore et al; Murray M Himowich (A), 233 Bway; Warren Leslie (R);
due, \$1,800.57; T&c, \$260.00; Joseph P Day.

due, \$1,800.57; T&c, \$260.00; Joseph P Day.

149TH ST, 734 E, sws, 125 se Jackson av, 30x

SO, 2-sty fr tnt; LOT 107, on map attached
to report of referee in an action between
Dolores Casanova de Villaverde et al—Pedro
C Casanova et al; Sheriff's sale of all right,
title, &c, which New Arcadian Real Estate
Co had on Apr 24, 1915, or since; Isidore
Niner (A), 160 Bway; Jas F O'Brien, sheriff;
Anthony V Cagglano.

WEBSTER AV, 2508, es, 240.11 sc Fordham rd,
50.2x119.8x50.3x121, 2-sty fr bldg & vacant;
Church of Our Lady of Mercy—Matthew J
Smith et al; Amend & Amend (A), 119 Nassau; Jos R Truesdale (R); due, \$12,920.31;
T&c, \$337.45; James J Donovan.

AUG. 11.

AUG. 11.

PROSPECT AV, 1095, ws, 40 n 166th, 40x100, 6-sty bk tnt & strs; Wm F Johnson—Crown Operating Co et al; Arthur Knox (A), 198

Bway; J Robert Rubin (R); due, \$5,708.43;

T&c, \$——; Joseph P Day.

AUG. 12. CEDAR AV, ws, 518 n 179th, 50x112.2x—x117, vacant; Cora G Briggs—Amelia Steinmetz et al; Salter & Steinkamp (A), 140 Nassau; Jno P Dunn (R); due, \$2,864.43; T&c, \$333.66; Chas A Berrian.

AUG. 13 & 14. No Legal Sales advertised for these days.

No Legal Sales advertised for these days.

AUG. 16.

BROOK AV, 1508, es, 25 n 171st, 25x100.10, 4sty bk tnt; Ignatz Mantler—Max Koenig et
al; Chas Recht (A), 80 Maiden la; Matthew
C Griffin (R); due, \$4,660.37; T&c, \$—;
Leopold Fuld.

3D AV, 4439, ws, 331.6 n 181st, 50x127.11, 5-sty
bk tnt & strs; Cath Finnen—Valentine Constn
Co et al; Elfers & Abberley (A), 277 Bway;
Jacquin Frank (R); due, \$6,556.25; T&c,
\$626.50; sub to pr mtg of \$37,200; Joseph P
Day.

## Brooklyn.

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

AUG 7. No Legal Sales advertised for this day.

PARK PL, ss, 405.4 e New York av, 18.6x127.9; Bowery Savgs Bank—Josephine H Roe et al; Harry L Thompson (A), 175 Remsen; Lewis C Grover (R); James L Brumley.

## Cheap Soft Coal Can Be Burned Smokelessly In a Kewanee Smokeless Boiler!

The New York City ordinance does not prohibit the use of soft coal. merely says you must not make smoke. And if you install a Kewanee Smokeless Boiler you can burn the cheapest of soft coal and still keep well within the provisions of the New York City smoke ordinance.

Bituminous coal is both cheaper and richer in heating value than anthracite. And it contains less ash, thereby saving labor in firing and in hauling ashes.

525 Park Avenue, New York City, Edgar H. Levy Const. Co., Owners, Schwartz & Gross, Architects. 2 No. 117 Kewanee Smokeless Boilers installed by Reis & O'Donovan.



## KEWANEE Smokeless Boilers

are cutting coal costs, by burning soft coal smokelessly in many of the best buildings in New York City as well as in every other important city in the United States and Canada.

When you install a Kewanee Smokeless you intrench your investment with a heating equipment that permits you to use fuel that is cheap twelve months in the year. Bituminous coal is unrestricted in production, is very plentiful, and the price therefore is always low.

## KEWANEE BOILER COMPANY

Kewanee, Illinois

Steel Heating Boilers, Water Heating Garbage Burners

New York City, 47 W. 42nd Street

Erected and Repaired to meet all requirements of The Department of State Labor **FACTORY VIOLATIONS REMOVED** 

**GRAND CENTRAL IRON WORKS** 

L. B. GESCHEIDT, Proprietor Phone, Plaza 3583 212 EAST 52nd STREET, N. Y.

REPAIRS

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LONG ISLAND CITY

HOUSES FACTORY SITES

Developers of Queens Borough Real Estate

Established 1886

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National Window Cleaning & House Renovating Co.

42 East 4th Street,

**NEW YORK** 

Legal Sales, Brooklyn-Continued.

AUG. 10.

DEAN ST, ns, 220 w Ralph av, 20x107; Rose Gilbert—Helen Gardner et al; Geo W Pearsall (A), 49 Court; Abr Feinstein (R); Wm J McPhilliamy & Co.

72D ST, sec 5 av, 104.6x20.7; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Gilbert H Rhoades (R); Wm J McPhilliamy & Co.

86TH ST, sws, intersec nws 15 av, 169.1x740x irreg; MACON ST, ns, 367 w Ralph av, 23x 100; First National Bank of the City of Bklyn—Margaretha G Singer et al; Coombs & Wilson (A), 260 Bway; Bernard I Finkelstein (R); Wm J McPhilliamy & Co.

AV D, sec New York av, 100x75; Frank M McCurdy Co, Inc—Jno Monteleone et al; Wilmot Y Hallock (A), 189 Montague; Leone D Howell (R); Wm J McPhilliamy & Co.

AV O, ss, 44 w E 2d, 40x100; Cornelia Tuthill—Water V Patton Constn Co et al; Action 1; Henry J Davenport (A), 875 Pearl; Edwin L Snedeker (R); Wm J McPhilliamy & Co.

AV O, ss, 84 w E 2d, 40x100; same—same; Action 2; same (A); same (R); Wm J McPhilliamy & Co.

AV R, nwc W 10th, 100x154; AB R, nec W 10th, 100x136; Otto E Reimer—Daniel W Moore Realty Co, Inc; Sackett & Lang (A), 99 Nassau, Manhattan; Thos G Flaherty (R); Wm J McPhilliamy & Co.

GRAVESEND AV, ws, 500 n Av F, 20x100; Maria Kraemer—Harry E Fuller et al; J Hunter Lack (A), 40 Court; Chas A Oberwager (R); J H Mayers.

SNEDIKER AV, es, 167.6 n Blake av, 15x100; Eleanor A Greenberg—Saml Feigelson et al; Harry L Thompson (A), 175 Remsen; Chas S Aronstam (R); Nathaniel Shuter.

LOT 10, Block 4333, Sec 14, & LOT 60, same map; Dora Pines—Chas Hinklein et al; Theo I Schwartzman (A), 44 Court; Arthur E Goddard (R); Nathaniel Shuter.

LOT 10, Block 4333, Sec 14, & LOT 60, same map; Dora Pines—Chas Hinklein et al; Theo I Schwartzman (A), 44 Court; Arthur E Goddard (R); Nathaniel Shuter.

LOT 10, Block 4333, Sec 14, & LOT 60, same map; Dora Pines—Chas Hinklein et al; Theo I Schwartzman (A), 44 Court; Arthur E Goddard (R); Nathaniel Shuter.

phonse M Dreyer (R); Wm J McPhilliamy & Co.

AUG. 11.

BAY 7TH ST, ses, intersec sws Bath av, 100x 86.8; N Y Produce Exch—Susanna Leudemann et al; Baldwin, Fisher & Potter (A), Walter W Irwin (R); Wm P Rae.

79TH ST, ss, 460 e Bay Pkway, 60x100; Thos S Kelty—Abram F Bucher et al; Henry J Davenport (A), 375 Pearl; W R A Koehl (R); Wm J McPhilliamy & Co.

GRAVESEND AV, ws, 135.10 n Av Q, 102.2x38.8; Bklyn Trust Co—Lizzie M Ritter et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Isaac W Jacobson (R); Wm P Rae Co.

GREENPOINT AV, ss, 295 e Franklin, 25x95; Timothy Dwyer—Wm A Smith et al; F Fossett Briggs (A), 367 Fulton; Chas J Carroll (R); Wm P Rae.

PUTNAM AV, ss, 37.6 w Marcy av, 17.6x80; Mary W X Piper—Matilda McKeegan et al; Alvah Burlingame (A), 391 Fulton; Barker D Leich (R); Wm P Rae.

18TH AV, ses, 109.1 sw Ocean pkway, 15.4x 116.11; Margt R Graham—Jennie L Kern et al; Harry L Thompson (A), 75 Remsen; Sarah Stephenson (R); Nathaniel Shuter.

LOTS, 5, 6, 82, 83, 84, 85 & 86, map of prop of Williamson Rapalje et al; New Lots Development Co—Empire Keystone Impt Co et al; Jonas, Lazansky & Neuberg (A), 115 Bway, Manhattan; Chas A Oberwager (R); Wm P Rae.

Jonas, Lazansky & Neuberg (A), 115 Bway, Manhattan; Chas A Oberwager (R); Wm P Rae.

AUG. 12.
CONCORD ST, nws, 150 sw Lafayette av, 50x 125, & CONCORD ST, nws, 100 sw Lafayette av, 50x125; Herman Richter—Barbara Trefz et al; Reynolds & Geis (A), 359 Fulton; Jas Gray (R); Wm P Rae.

HASTINGS ST, es, 220 s Hampton av, 80x100; Leavitt J Hunt—Manhattan Beach Mtg Co et al; Hunt, Hill & Betts (A), 165 Bway, Manhattan; Ernest P Seelman (R); Wm J McPhilliamy & Co.

LOGAN ST, es, 90 s Sutter av, 100x100; Sheriff's sale of all right, title, &c, which Agnes M Pragnell had on Aug 12, 1915, or since; Lewis M Swasey, Sheriff; Wm P Rae.

PULASKI ST, ss, 133.4 Stuyvesant av, 16.8x100; Simon Miller—Simon Blatt et al; Chas W Walter (A), 203 Bway, Manhattan; Wm S Miller (R); Wm P Rae.

WARREN ST, ss, 70.3 e Columbia, 27.9x74.10; City Real Estate Co—Eugene L Parodi et al; Harry L Thompson (A), 175 Remsen; Arthur T Hanson (R); Wm J McPhilliamy & Co.

2D ST, ns, 122.10 n Prospect Park W, 25x 100; Jas A McCafferty—Thos O'Connor et al; McLoughlin & Stern (A), 15 William, Manhattan; Fredk W Sparks (R); Wm J McPhilliamy & Co.

71ST ST, ns, 502.10 w 18 av, 83.10x100; South Jersey Land Co—Melchior Longo et al; Kramer & Bourke (A), 220 Bway; Bernard Finkelstein (R); Wm J McPhilliamy & Co.

FLATBUSH AV, es, 55.1 s Fenimore, 32.1x112; Clementina S Wing—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; David P Goldstein (R); Wm J McPhilliamy & Co.

FRANKLIN AV, es, 525 s Montgomery, 25x100; Mary V Newbegin—Mary A Gill et al; Warren I Lee (A), 34 Nassau, Manhattan; Peter W Ostrander (R); James L Brumley.

7TH AV, swe 74th, —x125.11; Tunis S Bogart—Jno E Sullivan Co et al; Chas H Lott (A), 206 Bway, Manhattan; Jno D Mason (R); Wm. P Rae.

14TH AV, nws, 40 sw 71st, 40x100; Philip Hengst—Clara M Boerner et al; Weinberg (Bros, (A), 302 Bway, Manhattan; Isaac W Jacobson (R); Nathaniel Shuter.

Jacobson (R); Nathamel Snuter.

AUG. 13.

W 15TH ST, es, 460 n Neptune av, 40x118.10;
Frances H McCormick—Anastasio Minichella
et al; Action 1; Andrew F Van Thun, Jr
(A), 189 Montague; Jno C Von Glahn (R);
Nathaniel Shuter.

W 17TH ST, es, 140 n Neptune av, 40x100;
same—same; Action 2; same (A); Myles
Purvin (R); Nathaniel Shuter.

AV J, ss, 100 e Delamare pl, 50x100; Greater N Y Development Co-Julie de St Vrain Schwankovsky et al; Isaac Roth (A), 261 Bway; Nathan Marks (R); Nathaniel Shuter.

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

AUG. 16.
HOPE ST, nes, 175 se Keap, 25x80.9xirreg;
Dora Nass et al—Abr I Bleistift et al; Jonas,
Lazansky & Newburger (A), 115 Bway, Manhattan; Geo B Davenport (R); Nathaniel

Shuter:
ALBERMARLE RD, nec E 15th, 66.8x130; N Y
Mtg & Sec Co—Jno F Hirsch et al; Chas A
Clayton (A), 44 Court; Walter E Warner
(R); Wm J McPhilliamy & Co.

#### FORECLOSURE SUITS.

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

#### Manhattan.

Mannattan.

JULY 31.

10TH ST, 256-58 E; N Y Life Ins Co et al—
Maud B Barclay et al; Cary & Carroll (A).

62D ST, ns, 155 w 2 av, 50x100.2; Farmers'
Loan & Trust Co—Home of the Christian
Hungarian Sick Benevolent Societies of N Y
et al; Geller, Rolston & Horan (A).

88TH ST, 111 W; Simon R Weil, trste, &c—
Lillian G Hamilton; Geller, Rolston & Horan
(A).

(A).

103D ST, ns, 180 w Ams av, 114.2x165xirreg;
City Real Estate Co—Mayfield Constn Co et al; amended; H Swain (A).

11TTH ST, 61 E; Mary L Wight—Murray Estate et al; Nash & Jones (A).

133D ST, 61 E; J Lizzette Cummings—Frank Terrelli et al; amended; Dilworth & Wurts

(A).

LEXINGTON AV, 1820; Jacob Pawel, exr—

Mirian C Thorn et al; S Bitterman (A).

Mirian C Thorn et al; S Bitterman (A).

AUG. 2.

E BROADWAY, 145; U S Trust Co of New York, as trste—Abr D Levy et al; Stewart & Shearer (A).

4TH AV, 330-32; Jas B Ford, trste—Abr Schwab et al; Cary & Carroll (A).

LOT 3, plot 417, map of Unionport; Danl J White—Anna B Buckley et al; amended; W C Daly (A).

Daly (A).

AUG. 3.

MERCER ST, 72-77; Chas F Dean; exr—Wm Lane; Sullivan & Cromwell (A).

13TH ST, 357 E; Commonwealth Ins Co of N Y—Julian G Buckley; Bowers & Sands (A).

60TH ST, ss, 200 e West End av, 25x100.5; Adele Kneeland, extrx—Wm G Rose et al; H L Bogert (A).

92D ST, ss, 204.4 e Col av, 20.4x100.8; Ella A Gray—Martin S Herbert, admr, et al; C P Latting (A).

112TH ST, ss, 195.6 e 3 av, 19.6x100.10; Honor B Douglas et al, exrs—Leo Kohn et al; Roelker, Bailey & Stiger (A).

117TH ST, ss, 125 w 3 av, 25x100.11; The American Savgs Bank—owners Standard Realty Corp et al; J V Irwin (A).

AUG. 4. SIST ST, 147 W; Elizabeth J Haynes—Wm B Harned; W F Clare (A).

Harned; W F Clare (A).

AUG. 5.

E BROADWAY, 165; American Bonding Co of Baltimore—Meyer Jarmulowsky et al; O'Brien, Boardman & Platt (A).

36TH ST, 206-16 W; R Bleecker Rathbone—Edw G Soltmann et al; E L Bushe (A).

57TH ST, 227 E; City Real Estate Co—Margt L Devins et al; H Swain (A).

61ST ST, 251 E; Julia Coleman—Emma J Shields et al; H D Cohen (A).

AUG. 6.
37TH ST, ss, 228.6 e 6 av, 21.6x98.9; Jos C
Levi et al—Geo Bickelhaupt et al; W S Newhouse (A).
53D ST, 316 E; Christian F Tietjen et al—Fred W Herbert et al; E J Martin (A).

## Bronx.

JULY 30. UNION AV, es. 432.2 s 156th, 40.8x173.6; Albany City Savgs Inst et al—Poundridge Realty Co, inc, et al; Cary & Carroll (A).

JULY 31. KELLY ST, es, 305.8 s Westchester av, 30x100; Bradish Johnson et al, as trstes—Jno B Haskin Estates, Inc, et al; Cary & Carroll

Haskin Estates, Inc, et al, Caly & Carlol.
(A).

161ST ST, 700 E; Lawyers' Mtg Co—Agnes M
Pragnall et al; Cary & Carroll (A).

EAGLE AV, ws, 185 n Morrisania Branch Railroad, 25x120; Magdalene Messerschmidt—
Marst A Clarke et al; Reynolds & Geis (A).
WASHINGTON AV, ws, 335.8 s 180th, 25x145;
Julie M M Grant et al; as trstes—Chas Wagner, Jr, et al; Joline, Larkin & Rathbone
(A).

LOT 304 (Southerly half), map of Unionport;
Wm Seitz et al—Anna Mensch et al; Frees &
McEveety (A).

AUG. 2.

KELLY ST, es, 229.8 s Westchester av, 38x100;
Belle G Bernheimer et al, as trstes—Jno B
Haskin Estates, Inc, et al; Cary & Carroll

Haskin Estates, Inc, et al; Cary & Carroll (A).

BEAUMONT AV, es, 52 s 183d, 20.6x97.3; Sarah Browning—Sarah J Schaeffer et al; Hirleman & Vaughan (A).

BEAUMONT AV, es, 72.6 s 183d, 20.6x92.9; Sarah Browning—Sarah J Schaeffer et al; Hirleman & Vaughan (A).

WASHINGTON AV, ws, 284.1 n 166th, 27.1x 141.3; also 166TH ST, ns, 93 w Washington av, 48.7x66; Rachel L Bartley et al, as trstes—Barnet Schapiro et al; Knox, Sender & Deignan (A).

FOX ST, 667; Abr Rice—Winfred Watson et al; Lachman & Goldsmith (A).

134TH ST, ss, 89.6 e Alexander av, 21x100; Sol S Marx—H M Weill Co et al; L H Berliner (A).

134TH ST, ss, 110.6 e Alexander av, 21x100; Sol S Marx—H M Weill Co et al; L H Ber-liner (A).

AUG. 4. No Foreclosure Suits filed this day.

AUG. 5.
RESERVOIR OVAL, es, 175 s Holt pl, 75x115;
Emitly T Fairchild et al extrx—Jos A Powers et al; Salter & Steinkamp (A).
207TH ST, ns, 80 w Perry av, 25x94.4; same—same; same (A).
PARKSIDE PL, nwc 209th, 45x190; same—same; same (A).

### JUDGMENTS IN FORECLOSURE SUITS.

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

#### Manhattan.

JULY 29.

5TH AV, es, 27.5 n 42d, 37x108;
Schuyler L Parsons—Improved Property Holding Co of N Y; Bowers & Sands (A); Wilbur Larremore (R);

JULY 30 & 31. No Judgments in Foreclosure Suits filed these days.

these days.

AUG. 2.

114TH ST, 246 E; Knickerbocker Hospital—Jos Scher; Cary & Carroll (A); Francis W Pollock (R); due. 8,041.99

AUG. 3.

121ST ST, 356 E; Addie B Seligman—

Louis Brenner et al; Edmund Hurley (A); Percival H Gregory (R); due. 7,294.58

#### Bronx.

Bronx.

JULY 30.

LOT 60, blk 3, map of Edenwald, 24th Ward; also LOT 61, blk —, map of Edenwald, 24th Ward; also LOT 73, blk 28, map of Edenwald; also LOT 74, blk 28, map of Edenwald; also LOT 75, blk 28, map of Edenwald; also LOT 14, blk 30, map of Edenwald, 24th Ward; also LOT 14, blk 30, map of Edenwald, 24th Ward; Dora Pines—Horatio Meredith et al; Schrawtzman & Schwartzman (A); W J McKeon (R); due.

JULY 31.

JULY 31.
No Judgments in Foreclosure Suits filed this day.

AUG. 2. LOT 789, map of Laconia Park; Urban Securities Co—City Equity Co et al; Reeves & Todd (A); Jno G Dyer (R); due

'RANKLIN AV, 1064; Chas Colgate— Young Realty & Constn Co et al; Joline, Larkin & Rathborn (A); E J Flynn (R); due

527.40

721.69

.51.791.65 741.08

AUG. 4.

LOT 116, map of Washingtonville; Wm
P McCarthy—Chas Paul et al; Siegel
& Siegel (A); F S McAvoy (R); due.

LOT F, map of Washingtonville; Wm
P McCarthy—Chas Paul et al; Siegel
& Siegel (A); F S McAvoy (R); due

AUG. 5.
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.

JULY 31. No Lis Pendens filed this day.

AUG. 2. 40TH ST, 108-12 W; National Fireproofing Co-Edw West Browning et al; action to fore-close mechanic's lien; Phillips & Avery (A).

AUG. 3. No Lis Pendens filed this day. AUG. 4. No Lis Pendens filed this day.

No Lis Pendens filed this day.

AUG. 5.

JANE ST, ns, 90.10 w Greenwich, 41.x87.5; & GREENWICH ST, 822; Aaron Dunham—David Dunham et al; partition; C G Wager (A).

17TH ST, 319 W; Tenement House Department—Equitable Realty Co et al; violation of tenement house law; F' L Polk (A).

45TH ST, 159&61 W; Harry Birnbaum et al—Chas Rohe et al; action to foreclose mechanic's lien; R Jablin (A).

64TH ST, ns, 325 w Amsterdam av, 25x100.5; S Shanker Metal Ceiling Co—Libman Cont Co et al; action to foreclose mechanic's lien; A A Silberberg (A).

G. 5. Lis Pendens filed this day.

### Bronx.

JULY 30.

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

JULY 31. No Lis Pendens filed this day.

AUG. 2. No Lis Pendens filed this day.

AUG. 3.

No Lis Pendens filed this day.

AUG. 4.

No Lis Pendens filed this day.

AUG. 5.

LOT 189, map of Wakefield, 24th Ward; Geo J

Puckhafer—Wm Stewart et al; action to
foreclose transfer of tax lien; G A Moses
(A).

LOT 47, plot 26, on tax map; same—Eastchester
Develpment Co et al; action to foreclose
transfer of tax lien; same (A).

Rrooklyn.

Brooklyn.

JULY 29.

BARRETT ST, ws, 406.6 n Sutter av, 53x99.11;
Harris Levine— I & J (Inc) & ano; specific performance; Alex Sachs (A).

CLEVELAND ST, es, 290 s New Lots av, 20x 100; Eliz Merkel—Wm Harker et al; H H Seaton (A).

CLEVELAND ST, es, 310 s New Lots av, 20x100; same—same; same (A).

HART ST, ns, 66 w Tompkins av, 14x55; also TOMPKINS AV, ws, 55 n Hart, 20x80; Louis Kaplan—Rachael Bunimovitz et al; Chas L Meckenberg (A).

HAWTHORNE ST, ns, 580.6 e Nostrand av, 20 x100; Williamsburgh Savings Bank—Margt A Reilly et al; S M & D E Meeker (A).

HAWTHORNE ST, ns, 600.6 e Nostrand av, 20x 100; same—same; same (A).

HENDRICKSON ST, sws, 140 se Av P, 40x100; Mabel D Marston as extrx of Julia S Thorn, deed—Gennaro Gragnano et al; Thos F Redmond (A).

100; same—same; same (A).

HENDRICKSON ST, sws, 140 se Av P, 40x100; Mabel D Marston as extrx of Julia S Thorn, decd—Gennaro Gragnano et al; Thos F Redmond (A).

PACIFIC ST, we Emmett, 39x50; Title Guar & Trust Co—Francis A Cunningham et al; T F Redmond (A).

PARK PL, swc Rogers av, 27.11x105.7; Wm F Armstrong—Peter A Peterson et al; R T Griggs (A).

SACKETT ST, ec Court, runs se14xse55xse37.2 xsw20.6 to st xnw90 to beg; Emma Doig—Edwin A Rafter et al; T F Redmond (A).

STATE ST, sws, 250 nw Hoyt, 25x100; Title Guar & Trust Co—Herman Russ et al; T F Redmond (A).

STEPHENS CT, ss, 118.6 w Flatbush av, 16.8x 90; Hamilton Trust Co as guard of Stephen D Nostrand—Marie R Gallagher et al; Thos F Redmond (A).

IST ST, ss, 258 e Hoyt, 16x82x16x81.8; Franklin Trust Co—Caroline L Kerbey et al; T F Redmond (A).

1ST ST, ss, 258 e Hoyt, 16x82x16x81.8; Franklin Trust Co—Caroline L Kerbey et al; T F Redmond (A).

1ST ST, ss, 140 w 5 av, 20x100.2; Oswego City Savgs Bank—Richd P Sherlock et al; T F Redmond (A).

52D ST, ss, 60 w 10 av, 20x100.2; Title Guar & Trust Co—Frank W Bailey et al; Thos F Redmond (A).

75TH ST, sws, 200 nw 12 av, 100x300; Jno Zitelli & ano—75th St Bldg Corpn, &c; fore-close mechanics lien; Chas J Steinberg (A).

86TH ST, sws, 19.4 se 16 av, 19.4x74.5; same—same; same (A).

86TH ST, sws, 19.4 se 16 av, 19.4x74.5; same—same; same (A).

86TH ST, sws, 19.4 se 16 av, 19.4x74.5; same—same; same (A).

86TH ST, sws, 74.4 se 16 av, 19.4x74.5; same—same; same (A).

80TH ST, sws, 58 se 16 av, 19.4x74.5; same—same; same (A).

80TH ST, sws, 74.4 se 16 av, 19.4x74.5; same—same; same (A).

80TH ST, sws, 74.4 se 16 av, 19.4x74.5; same—same; same (A).

80 D, nwc E 26, 20x90; Patk Benjamin—Virginia L Egbert et al; Harry L Thompson (A).

AV D, nwc E 26, 20x90; Anna I Ledford—Virginia L Egbert et al; Harry L Thompson (A).

(A).

AV D, nec E 25, 20x90; Anna I Ledford—Virginia L Egbert et al; Harry L Thompson (A).

AV D. nec E 25, 20x30; Anna 1 Legiord—Virginia L Egbert et al; Harry L Thompson (A).

BELMONT AV, ss, 40 w Atkins av, 20x90; Carrie F Artus—Richd D Williams individ & as exr of Lillian M Williams, deed, et al; H F Kenna (A).

EVERGREEN AV, nes, 75 se George, 25x100; Margt Wachmann—Salvatore Alfano et al; Wood, Cooke & Seitz (A).

FLATLANDS AV, ns, at int cl E 100th, 260x 84.10; Augusta P Price—Rebecca Neubauer; T H Williams (A).

HAMILTON AV, nwc Coles, 59.2x irreg; Title Guar & Trust Co—Eugenio Gentile et al; T F Redmond (A).

ROGERS AV, es, 101.2 n Malbone, 40.5x99.10x 40x106; L Amelia Hanks—Cath Armstrong et al; New, Gilchrist — Spedick (A).

VERNON AV, 240A; Benj Steinman & ano—Max Levinson et al; Krakowi & Peters (A).

LOTS 1 & 2, blk 4641, map Rugby; Susan R Lawton—Alex W Whiteford & wife; F L Mayham (A).

LOTS 7 to 20, map of prop of Michl Ford as divided into city lots; Harris Seglin—Gottlob F Menzel et al; McDonald, Roesch & McDonald (A).

LOTS 9-11 & 39, blk 4662, map Rugby; Jacob H Natter—Fredk R Schwab et al; F L Mayham (A).

LOTS 156 to 160, map of 548 lots at McLaugh—lin Park; Carrie B Woodford—Harry H Williams et al; Hunter & Hatch (A).

LIBER 3457 of Conveyances Page 264 rec in Register's office; Jacob Beştritzky & ano—Jos Mostowitz et al; Simon & Weinstein (A).

Mostowitz et al; Simon & Weinstein (A).

JULY 30.

BRADFORD ST, es, 240 n Belmont av, 20x100;
Sophie V Minasian—Sarah Citron et al; G A Minasian (A).

GRAND ST, 393-5; Olper Levine—Morris Rosen et al; to create a lien; A Gronich (A).

KOSSUTH PL, nc Bway, runs nw46.6xne75xnw
144.1xne25xne95xsw1.10xse4xne50xse93 xsw 150 to beg; Home Life Ins Co—Bklyn Public Market, Inc, et al; T F Redmond (A).

KOSCIUSKO ST, 424; Geo L Schaefer—Sol Seaman et al; Weinberg Bros (A).

TROUTMAN ST, ns, 200 ne Evergreen av, 25x 100; Angela Richter—Mary Hoelscher individ & as extrx of Theresia Hoelscher decd et al; partition; Anson B Cole (A).

3STH ST, sws, 520 se 10 av, 20x95.2; Alice C

Ireland—Patk J Reynolds et al; Harry L Thompson (A).
75TH ST, ss, 200 w 12 av, 300x100; Saml S Rosenberg—75th St Bldg Corpn et al; Max N Koven (A).
AV F, nwc Gravesend av, 20x80; Eliza M Salmon—Mary E Schaefer et al; T F Redmond (A).

Salmon—Mary E Schaefer et al; T F Redmond (A).

MEEKER AV, ns, 150 w Graham av, 50x100;
Milziade Vitolo—Mary I Volppa; foreclose mechanics lien; Wm Adams Robinson (A).

MYRTLE AV, 383; Carrie J Baird—Benj Burstein et al; H J Davenport (A).

TH AV, ses, 57.10 sw 53d, 20x80; Agnes J Hutchins & ano as trstes, &c, Robt J Swan—Hugo J Krombholz et al; T F Redmond (A).

THH AV, ses, 57.10 sw 53d, 20x80; Agnes J Hutchins & ano as trstes, &c, Robt J Swan—Hugo J Krombholz et al; T F Redmond (A).

JULY 31.

BERGEN ST, ss, 124.7 e Utica av, 17x127.9; Alex I Norton & ano—Eagle Savgs & Loan Co; Jas C McLeer (A).

W 5TH ST, ws, 150 s Av T, 19.8x100; Home Title Ins Co—Beatrice Amato et al; H J Davenport (A).

52D ST, sws, 80 nw 20 av, 20x100.2; N Y Mtg & Security Co—Bklyn Realty Sellers et al; H M Bellinger, Jr (A).

52D ST, sws, 220 nw 20 av, 20x100.2; same—same; same (A).

52D ST, sws, 200 nw 20 av, 20x100.2; same—same; same (A).

52D ST, sws, 200 nw 20 av, 20x100.2; same—same; same (A).

52D ST, sws, 160 nw 20 av, 20x100.2; Lillian De Gray & ano; same—same (A).

52D ST, sws, 240 nw 20 av, 20x100.2; Columbus Trust Co—Bklyn Realty Sellers et al; H M Bellinger, Jr (A).

52D ST, sws, 140 nw 20 av, 20x100.2; Columbus Trust Co—Bklyn Realty Sellers et al; H M Bellinger, Jr (A).

52D ST, sws, 140 nw 20 av, 20x100.2; Columbus Trust Co—Bklyn Realty Sellers et al; H M Bellinger, Jr (A).

52D ST, sws, 140 nw 20 av, 20x100.2; Lillian De Gray & ano; same; same (A).

52D ST, sws, 140 nw 20 av, 20x100.2; Lillian De Gray & ano; same; same (A).

52D ST, sws, 180 nw 20 av, 20x100.2; Columbus Trust Co—Bklyn Realty Sellers et al; H M Bellinger, Jr (A).

52D ST, sws, 140 nw 20 av, 20x100.2; Lillian De Gray & ano; same; same (A).

52D ST, sws, 140 nw 20 av, 20x100.2; Lillian De Gray & ano; same; same (A).

52D ST, sws, 140 nw 20 av, 20x100.2; Columbus Trust Co—Bklyn Realty Sellers et al; H M Bellinger, Jr (A).

52D ST, sws, 140 nw 20 av, 20x100.2; Columbus Trust Co—Bklyn Realty Sellers et al; H M Bellinger, Jr (A).

Augustine Howell & ano; Davison & Underhill (A).

UTICA AV, 169; Louisa Morgan—Sophie Williams et al; Murtha & Hanson (A).

UTICA AV, 169A; same—same; same (A).

WYTHE AV, nc Rutledge, 30x80; Marketable Title Co—Mary S Bragow et al; Watson & Kristeller (A).

10TH AV, nwc 64th, 100x140; 38TH ST, ns, 100 W 12 av, 120x95; 38TH ST, ns, 240 w 12 av, 140x95; 65TH ST, ss, 30.2 w 18 av, 40x100; E 5TH ST, ws, 140 n Av U, 100x356.10x121.10 426.6; 50TH ST, nes, 220 se 19 av, 20x100.2; 50TH ST, nes, 20 se 19 av, 40x80; 50TH ST, nes, 80 se 19 av, 20x80; WEST ST, ws, 65.10 n 53d, 20x81.1x27.6x62.3; WEST ST, ws, 85.10 n 53d, 20x81.1x27.6x62.3; WEST ST, ws, 85.10 n 53d, 20x100; WEST ST, ws, 225.10 n 53d, 20x100; WEST ST, ws, 225.10 n 53d, 20x100; WEST ST, ws, 225.10 n 53d, 20x61.9x100; WEST ST, ws, 225.10 n 53d, 20x60.8x11.9x100; WEST ST, ws, 245.10 n 53d, 20x60.8x12.9x100; ST, ws, 20 av, 80x100.2; 52D ST, sws, 280 nw 20 av, 20x100.2; 45TH ST, sws, 250 se 12 av, 5x100.2; GREENWOOD AV, ns, 91.4 e E 2d, 20x100; AV J, ss, 20 e West, 20x100; AV J, ss, 120 e West, 40x100; GRAVESEND AV, ws, 100 s av J, 80x100; WEST ST, es, 300 s Av J, 40x100; N Y Mig & Security Co—Bklyn Realty Sellers et al; H M Bellinger, Jr (A).

AUG. 2. CARROLL ST, nc 3 av, 18.6x75 Bklyn Trust Co —Caroline I D'Amato et al; T F Richmond

CARROLL ST, nc s av, 1830x10 bktyn reduced—Caroline I D'Amato et al; T F Richmond (A).

HUBBARD ST, ws, bet Av Z & Canal av, —x—;
Louis Perlmutter—Anna Bergen et al; foreclosure of tax lien; T I Schwartzman (A).
JOHNSON LA, swc E 5th, 121x426x100x356;
Louis Perlmutter—Brody Bldg Co et al; foreclosure of tax lien; T I Schwartzman (A).

MANSFIELD PL, ws, bet Avs N & O, 88x100x
100x90; Louis Perlmutter—Jno Hess et al;
foreclosure of tax lien; T I Schwartzman (A).

ST JOHN'S PL, ss, 100 e 6 av, 19,7x1002;
Oliver W Ingersoll—Mary C Mofflit et al; T
F Redmond (A).

VAN SICLIN ST, es, s Av T, 60x100; Bessie A
McGuire—Jas C Danzilo et al; foreclosure of
tax lien; H Yarm (A).

W 6TH ST, ws, bet 86th & Av X, 171x127x—;
Dora Pines—Virginia S Overton et al; foreclosure of tax lien; T I Schwartzman (A).

W 6TH ST, ws, bet 86th & Av X, 50x127; Bella
Altman—Virginia S Overton et al; foreclosure
of tax lien; T I Schwartzman (A).

W 7TH ST, es, bet Avs W & X, —x—; Bella
Altman—Virginia S Overton et al; foreclosure
of tax lien; T I Schwartzman (A).

BAY 11TH ST, es, 120 s Bath av, 20x96; Louis
Perlmutter—Kingshire Realty Co et al; foreclosure of tax lien; T I Schwartzman (A).

E 17TH ST, es, bet Voorhies & Emmons av,
268x200; Emil Mayer—Edw J McKeever et al;
foreclosure of tax lien; C H Schwartzman
(A).

Tith St. es, bet Voorbies & Emmons av, -x-; Louis Perlmutter—Edw J McKeever eal; foreclosure of tax lien; T I Schwartz man (A).

al; foreclosure of tax Hen; T I Schwartzman (A).

BAY 17TH ST, es, 190 s Bath av, 100x96; Louis Perlmutter—Sarah Bernstein et al; foreclosure of tax Hen; T I Schwartzman (A).

BAY 22D ST, ws, 153.7 s Benson av, 40x138.9; Emil Mayer—Albert Stern et al; foreclosure tax Hen; C H Schwartzman (A).

BAY 26TH ST, es, 460 s Benson av, 60x90; Louis Perlmutter—C A Stevens et al; foreclosure of tax Hen; T I Schwartzman (A).

W 23D ST, s—e Surf av & Atlantic Ocean, —x—; Dora Pines—Ellen Nevins et al; foreclosure of tax lien; T I Schwartzman (A).

E 40TH ST, ns, 97 s Av I, 60x100; Louis Perlmutter—Horatio S Stewart Realty Co & ano; foreclosure of tax lien; T I Schwartzman (A).

(A). 56TH ST, ss, 180 e 4 av, 20x100.2; Title G &

T Co-Isabella M Fischer et al; T F Red-mond (A).

mond (A),
70TH ST nwe Ft Hamilton av, 97x60; Louis
70TH ST nwe Ft Hamilton av, 97x60; Louis
70TH ST, ss, 240 w 19 av, 80x100; Louis Perlmutter—Dominico Di Fede et al; foreclosure
of tax len; T I Schwartzman (A).
79TH ST, ss, 187.4 E 16 av, 114.8x89; Emil
Mayer—Mollie F Scott et al; foreclosure tax
lien; C H Schwartzman (A).
80TH ST, swe 6 av, —x.; Philip L Iondheim—
Jacob J Moore et al; foreclosure of tax lien;
C H Schwartzman (A).
83D ST, ns, 410 e 2 av, 60x100; Louis Perlmutter—Evalyn B Jefferies et al; foreclosure of
tax lien; T I Schwartzman (A).
92D ST, ns, 65 w 4 av, 50x125; Louis Perlmutter—Hy T Taber et al; foreclosure of tax
lien; T I Schwartzman (A).
99TH ST, ss, 250 w 4 av, 25x100; Louis Perlmutter—Jno McCarthy et al; foreclosure of
tax lien; T I Schwartzman (A).
AV H, see Bklyn av, runs e200xsw200xw75xn157
to beg; Louis Perlmutter—Benj H Hitchings,
lne, et al; foreclosure of tax lien; T I Schwartzman (A).
AV I, ns, 40 e Albany av, 20x97; Louis Perlmutter—Rose Lachman & ano; foreclosure
tax lien; T I Schwartzman (A).
AV N, swe e 45th, 60x30x69x55; Louis Perlmutter—Jno J Carey et al; foreclosure of tax
lien; T I Schwartzman (A).
AV W, swe W 7th, 59,6x159; Dora Pines—
Menallen Securities Co et al; foreclosure of
tax lien; T I Schwartzman (A).
AV W, swe W 7th, 59,6x159; Dora Pines—
Menallen Securities Co et al; foreclosure of
tax lien; T I Schwartzman (A).
BATH AV, nec Bay 26th, 96x121; Sol Fishbone
—C A Stevens et al; foreclosure of tax
lien; T I Schwartzman (A).
BATH AV, nec Bay 26th, 96x121; Sol Fishbone
—C A Stevens et al; foreclosure of tax
lien; T I Schwartzman (A).
BATH AV, nec Bay 26th, 96x121; Sol Fishbone
—C A Stevens et al; foreclosure of
tax lien; T I Schwartzman (A).
BATH AV, nec Bay 26th, 96x121; Sol Fishbone
—C A Stevens et al; foreclosure of
tax lien; T I Schwartzman (A).
BATH AV, nec Bay 26th, 96x121; Sol Fishbone
—C A Stevens et al; foreclosure of
tax lien; T I Schwartzman (A).
BROOKLYN AV, ws, 57 s AV I, 40x100; Louis
Perlmutter—Margut Green Schwartzman (A).
BROOKLYN AV, nes

(A).

AUG. 3.

BOREUM ST, 24-28; Jos Stolz—Saml Scheindelman Co et al; foreclosure of mechanic's lien; Weschler & Kohn (A).

COURT ST, es, 20.6 s Huntington, 29.6x80; Lincoln Trust Co—Whelan Realty Co et al; T F Redmond (A).

LEONARD ST, es, 21 s Devoe, 21.2x75; Saml J Jacobs—Julius Levy et al; T W Baker (A).

MORTON ST, 60; Louis Straus—Mary Schermer et al; S Widder (A).

RODNEY ST, ss, 297 w Lee av, 22.6x100; Ellen Shewan—California, Wine Assn & ano; Foley & Martin (A).

RODNEY ST, ss, 297 w Lee av, 22.6x100; Ellen Shewan—California Wine Assn & ano; Foley & Martin (A).

SACKETT ST, ns, 128.6 w Court, 21.6x100; Bond & Mtg Guar Co—Raphael Scotto et al; T F Redmond (A).

VARET ST, ss, 238.8 w White, 25x100; Barney Zirinsky—Anna Cohn et al; D Zirinsky (A).

N 5TH ST, sws, 125 nw Roebling, 25x100; Title G & T Co—Aniello Sinonetti et al; T F Redmond (A).

W 25TH ST, ws, 100 n Surf av, 20x133.9x20x 133.7; Stella Steinbuch—Sidney De Verna et al; partition; J H Steenwerth (A).

43D ST, ns, 300 w 3 av, 25x100.2; Title G & T Co—Ellen Brush et al; T F Redmond (A).

STH ST, ns, 120 e 5 av, 20x100.2; Title G & T Co—Margt F Edwards et al; T F Redbond (A).

(A).

BATH AV. ec 17 av, 96.8x75; Hiran Sicitra—
Emilio Sarno; foreclosure of mechanic's lien;
A J Oishel (A).

DIVISION AV. ns, 75 e Berry, 25x98.11x25x
98.10; Louis Straus—Mary Schermer et al;
S Widder (A).

7TH AV, ws, 83.4 s Lincoln pl, runs w110xs
16.8e10xs16.8xe100xn— to beg; N Y Title Ins
Co—St Heliers Holding Co et al; H M Bellinger, Jr (A).

AUG. 4.

AUG. 4.

BAINBRIDGE ST, ss, 385 e Sumner av, 20x100;
Peter Nelson—Martin F Noon et al; E W
Engel (A).

DEAN ST, ns, 333.1 w Classon av, 26.7x110;
Margt T Ludlow—Eisler-Jablin Realty Co et
al; C A Clark (A).

	HAMILTON AV, 155; Pittsburgh Plate	Brooklyn.
Lis Pendens, Brooklyn, Continued.	Glass Co-Morris Block 35.00 WEST END AV. ws. 120 n Hampton av,	JULY 29. <sup>2</sup> BARBEY ST, es, 140 s Blake av, 40
HINCKLEY PL, ns, 140 e E 8th, 40x100; Ceilla Katz—Jno W Heaslip, Jr, et al; Jas Taylor	120x100; Louis Bossert & Sons— Paul J Gallagher Co, Inc 3,438.60	x100; Bayid Kratenstein—Sol Agress; June30'15 164.00
(A). PRESIDENT ST, ss, 238 w Schenectady av, 19 x120; Saml M Meeker—T & B Leslie Co et al;	JULY 30. PARK PL, 457; Jno Kops—Sarah A	246TH ST, ns, 280 e 14 av, 40x100; Eva Silinsky—Kornblum Bldg Co; June10 15
x120; Sami M Meeker—1 & B Schenectady av, J C Loud (A). PRESIDENT ST, ss, 180.10 w Schenectady av,	Coffin individ & as extrx, &c, Elmer R Brown, decd	'15 FOUNTAIN AV, es, 100 s Belmont av, 100x100; Lippe Chodorovsky—C & K
91.1x120; same—same; same (A).	E 15TH ST, es, 600 n Av N, 29.10x75; Helar Schoenig—Annie Thomas 117.00	Corpn; July21'15
& Sec Co-Brigh Realty School of	E 21ST ST, ws, 620 n Av P, 46x100; Benj Meyers & ano—L Ethel Forciei & Jos Simon, Simon Plumbing Co 110.00	—x—; Ike Schkolnik & ano—Sam & Louis Halperin & Harry Bierman;
Bellinger, Jr (A). 54TH ST, sws, 225, nw 3 av, 17.6x100.2; Union Trust Co—Wm T Hall et al; Miller, King,	54TH ST, ss, 80 w Ft Hamilton av, 160 x100; Louis Eichenhofer—Caspar	May26'15
Lane & T (A).	HAMILTON AV. ns. 89.11 nw Hicks,	—Arthur Hannslea; June25'15 17.00  JULY 30.
De Forest—A S & G Inc et al, Il o l'accessor	50x100; Levin Kronenberg & Co- Salvation Army, Rose E & Morris	NEWKIRK AV, nwc Coney Island av, 100x100; Chonie Schkolnik—Mr Sum-
CLINTON AV, es, 237.7 s Greene av, runs e105 xs5xe75xs51xw180xn56 to beg; Board of Church Erection Fund of General Assembly of	Block	mer; Profit Holding Corpn & Abe Fishkin; July27'15 28.00
of Presbyterian Church—Emma v Redman et	33.4x101; Janovsky & Falitz, Inc— Louis Horvitz & Isaac Marshal 250.00	JULY 31. No Satisfied Mechanics' Liens filed this
al; H L Thompson (A).  PARK AV, ss, 320 w Tompkins av, 20x100; Bond & Mtg Guar Co—Jacob Friedman et al; H L	WEST END AV, es, 120 n Hampton av, 120x100; Pittsburgh Plate Glass Co—Paul J Gallagher, decd, & Paul	day. AUG. 2.
Thompson (A).	J Gallagher	W 24TH ST, es, 100 n Mermaid av, 30x 118.10; Jno Burns & Son—Gennaro
Isaac Schwartz—Rosse Spector et al; C H Eisenberg (A).	WILLOUGHBY AV, nwc Steuben, 75x 87; R A Rutherford Co—Pratt Insti-	Fasano & Vincenzo Nasta & Son; July 9'15
MECHANICS' LIENS.	tute & Jno E Sjostron Co, Inc 234.30 12TH AV. nec 43d, 60.2x100; Janovsky	berg—Homecrest Bldg Co (Inc); July 22'15
First name is that of the Lienor, the second	& Falitz, Inc-N & S Realty Corpn. 325.00 JULY 31.	<sup>2</sup> AV U, ss, bet E 13th & E 14th, -x-; same—same; July22'15
that of the Owner of Desset, and that of the Contractor or Sub-Contractor.	COURT ST, 160; Square Lumber Co— Isaac Cohen & Abr Sainet & Max	ROCKAWAY AV, ws, 175 s Schenck av, 400x400; Jno T Sullivan—Canarsie
Manhattan.	Levine	Operating Co & Philadelphia Tobogan Co; May11'15
CHURCH ST, es, whole front bet Mur- ray & Park pl, 150x50xirreg; Levin	(Inc)—Jno Clark & Harry Silverman 49TH ST, ws, 175 s 18 av, 25x100; Jno Walberg—Edith Cherrington, Jno	WEST END AV, ws, 120 n Hampton av, 120x100; Jno Bossert & Sons—Paul J
	Mayhew & Wm Mayhew 37.50	Gallagher Co (Inc); July29'15 3,438.60  AUG. 3.
Bros Co, Inc—Estate of Clas X 250, 1,426.00 Jno Gilgar (103)	AUG. 2. LINWOOD ST, 602; M Margulies— Rose Silverman	HERKIMER ST, 628; H M Noble— Margt Archer; Feb17'15
AUG. 2.	POLHEMUS PL, 11; W Biffi—Henry B Plumb & W B Martin 9.75	Margt Archer; Feb17'15
-Max Edelstein; Sunoik Constit Co, Wahn Bros. Inc. (3)	DUMONT AV, 931; Edw Crane—Jacob & Annie Chesler & Jos Tepper 30.00	POWELL ST, sec Dumont av, 100x100; Julius Friedman—Stratmore Co (Inc)
13TH ST, 37 E; Patrick H McCarthy —Daniel Buckley (1)	ROCKAWAY AV, 675-7; A Katz—Hy- man Rapps & Louis Brass & Livonia	& Kalmon Balotin; July7'15 268.98 ST. JOHN'S PL. 1208: Jno Lally & ano
20TH ST, 219 W; Alberene Stone Co John Doe; R W Strachan (4) 2D AV, 534; Adolph Klein—Elizabeth	Holding Co 600.00	—Swedish Bethany M E Church & Sunset Iron Wks (Inc); July27'15 33.00
J Smith; Alois Smith (2) 25.00	BERGEN ST, 186; J Weinstein—Cath Kohlsdorf 131.70	BAY RIDGE PL, nws, 120 sw Bay Ridge av, 80x80; Schwartz & Cohn
Doe; R W Strachan (5)	STOCKTON ST, 204 & 208½; H Gash —Minnie Rosenberg; Benj Silver &	(Inc)—Montrose Bldg Co; Aug18'14 85.00 BAY RIDGE PL, 18-24; Columbia Mantel Co—same & Thos Brown; Sept
AUG. 3. TRINITY PL, 70-76; L Dornbusch & Co, Inc.—Alliance Realty Co; Valen-	Sarah Kaplan	14'14
tine Lynch & Co (9)	Holmes 419.75	
Peollo Co—Wyanoke Realty Co et al.,	AUG. 4. BALTIC ST, 461-3; R Vitiello—Gaetana & Vincenzo Fucarazzo	20x80; Jno A Driscoll—Montrose Bldg
Amelia Bldg Corpn; Sam Griff (6) 172.00	tana & Vincenzo Fucarazzo 140.70 MAPLE ST, 419; F Curcis—Raffaele Saccone	AUG. 4.
SAME PROP; Louis Belzer—Amelia Bldg Corpn; Jos Emerich (7) 379.00	56TH ST, 1232; M Goldberg—Metuchen Realty & Impt Co	Thatcher Furnace Co—Geo H Edwards & Henry Dedrich; Mar3'15 156.15
AUG. 4. STUYVESANT ST, 42; Leonardo Cario	DUMONT AV, ns, 60 e Warwick, 20x 100; Hartan & Hodge, Inc—Annie	W 29TH ST, 2936; Otto Dreber—Siegel Cont Co, Jno Williams & Jno D Clare;
—Louis Sussman; Isaac Silverman (10)	Chester, Harry Batonick & Jacob & Jos Tepper	July15'15
J Smith; Alois Staudt (correction) 25.00	Name and the second sec	av, -x-; R L Williams—Thos Brown; Jan22'15
MADISON ST, 28; Isidor Goldman— Mary J McShane; M Iser (11) 296.25	SATISFIED MECHANICS' LIENS.  First name is that of the Lienor, the second	Geo H Edwards & Henry Dedrick; Mar13'15
128TH ST, 218-22 W; Jos Shanke—Jos Bachrach & Co & Jos Bachrach (12) 17.50	that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.	¹Discharged by deposit.
BOND ST, 42 & 44; L Dornbush & Co, Inc.—Seamen's Bank for Savgs; Val-		Discharged by bond. Discharged by order of Court.
entine Lynch & Co (13) 50.00 AUG. 6.	Manhattan.  JULY 31.	A COM A CALLAGE PARTY.
111TH ST, 257 W; J Plunkett & Co— Saml Bookman & R D Norton & Miller (15)	AMSTERDAM AV, ws, whole front bet 176th & 177th; Geo H Moran, Jr— Heslock Real Estate Co et al; Mar	ATTACHMENTS.  The first name is that of the Debtor,
Miller (15) 245.66 140TH ST, 163-9 W; Saml Layefsky— Rossmore Holding Co, Inc (16) 168.00	11'14 213.1	the second that of the Creditor.
MADISON AV, 1125; Wm Regon— Wm Ziegler Estate & I Henry Glaser	Moran, Jr—Heslock Real Estate Co et al; Marll'14	
Constn Co (14) 18.50	AUG. 2. GREENWICH ST, 90; Sladon Iron Wks,	JULY 29. No Attachments filed this day.
JULY 30.	Inc—Hannah Mendelsohn et al; July 7'15	
WASHINGTON AV, 1309; J P Duffy Co  —Roseff Realty Corpn; James Cont  (23)  251.43	AUG. 3. FT WASHINGTON AV, 270-80; Robt	J & A T Sapinsky. FEIST, Ernest; Sonn Bros Co; \$5,000; Cohen
WASHINGTON AV, 1343; J P Duffy	Arnstein, Inc—Tillman Constn Co; Mar11'15	Bros.  6 JULY 31. LUTZ & SCHRAMM CO; Chas A Peacock, \$1,-
Co (22) 282.49  JULY 31.	No Satisfied Mechanics' Liens filed this	1445; P B Adams. SALINAS, Genaro; Fiss, Doerr & Carroll Horse
BECK ST, swc Av St John, 100x100; Louis Weiss—Brislow Bldg Corpn;	AUG. 5. Western Western	Co; \$495,000; J A Lynch.
Von Dietsch Painting & Decorating Co (24)		SAEGER, Earl S, Emma S Schoch, Roy S Saeger, Eugene Messinger, Myrtle Uhler,
228TH ST, nec Bronxwood av, 50x100; D Haberman & Co—Liberty Lace &	13TH ST, 37 E; Patk H McCarthy-	Agnes M Messinger & Louisa E Messinger;
Netting Works; Jno K Cooke & Son (25)	Bunier Buomes, or my	Houston. O AUG. 3.
LAYTON AV ,nec Waterbury av, —x —; Andrew J Swanson—Rosie Kirchien; Chas Peterson (26)	AUG. 6.	DAVIS, Eugene; Chas H Bobst; \$3,800; W H Warner.
AUG. 2. No Mechanics' Liens filed this day.	Eff Realty Co et al; Dec13'13 78.	OTIS, Chas A, Wm A Otis & Matthew C Har-
Aug. 3. STEBBINS AV, 845, 849-53; Cambridge	JULY 30.	vey; American Manufacturing Co, Inc; \$4,-352.11; H S Goodspeed.
File Mfg Co—Foxvale Realty Co; Michl Cerussi (1) 256.4	No Satisfied Mechanics' Liens filed this	ON A MODEL AND DOCK COM
AUG. 4. WHITLOCK AV, nwc Tiffany, 100x100;	JULY 31. No Satisfied Mechanics' Liens filed this	CHATTEL MORTGAGES.  AFFECTING REAL ESTATE.
City Kalamein Co, Inc—Ensign Impt Co (2)	day.	Manhattan.
AUG. 5. PARNES AV 1731: Max Spitzberg-	No Satisfied Mechanics' Liens filed this day.	JULY 30, 31, AUG. 2, 3, 4 & 5.
Loretta Becker (3)	WESTCHESTER AV, 624; Gus Schlaier	Worle, Wm. Greenwich st, 142. F Lohmann & Sons. Sal Fix 36.58
JULY 29.  DEAN ST. cc. 50 w Saratoga av 50x	Eagle Wrought Iron Wks, Inc—Eliza- beth Wright et al; Mar23'15 66.	Bollmann & Bons.
DEAN ST, ss, 50 w Saratoga av, 50x 55; Jos Rott—Hyman Rappaport, in- divid & as Pres, Congregation Bekur	AUG. 4. No Satisfied Mechanics' Liens filed this	THE N 20 21 AUG 2 2 4 & 5
Choilum & Beney Jacob	AUG. 5.	Bergman, Louis I. 1620-22 Bathgate av. Glassberg Mfg. Co., Inc, plumb-
90; Jos Tepper—Jacob & Annie Chesler 260.0		ing fixtures
	Appendix and the policy of the first	

#### BUILDING LOAN CONTRACTS.

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

#### Manhattan.

ment;1 payment

5TH AV, sec 72d, 115x125; Metropolitan Life Ins Co loans 907 5th Av Inc

## DEPARTMENTAL RULINGS.

#### BUREAU OF FIRE PREVENTION. Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. 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, Combusti-bles in Places of Public Assembly.

....Interior Alarm System,
....Locked Doors.
...Electrical Equipment.
...Exits.
...Fire Appliances, Miscellaneous.
...Fire Escapes,
...Fire Escapes,

Rub. ExS. NoS \*Spr. \*St... \*Stp. SA... \*Tel..

Fire Drills.
Fire Escapes,
Fireproofing.
Fireproof Receptacles.
Gas Equipment and Appliances.
Heating or Power Plants (Dangerous conditions of)
Obstructions.
Rubbish.
Exit Signs.
No Smoking Signs.
Sprinkler System.
Stairways.
Standpipes.
Structural Alterations.
Telegraphic Communication with Headquarters.
Time Detector for Watchman.
Vacate Order (Discontinue use of)
Windows, Skylights and Shutters.
Certificates of Fitness.
Discontinuances or Removals.
Approved Filtering and Distilling Systems.
Oil Separator,
Reduce Quantities.
Storage System.

\*NOTE—The symbols—A—FE—FP—Spr—St— Stp—Tel—WSS—Fil Sy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so speci-fied same shall be to provide an entirely new alarm sys-tem, fire escape, sprinkler system, etc., as the case may be

## Week Ending July 31.

## MANHATTAN ORDERS SERVED.

Named Streets. Allen st, 174—Ignatz Jacobson, 77 Stanton.FA-FD Bedford st, 7-9—Isaac Selkowitz......FD

Bedford St, 1-5—ISade Seikowitz
Bedford st, 7-9—West Side Grinding CoFD
Bedford st, 7-9—Benjamin RosenbluthFD
Bedford st, 7-9-Louis GottheimerFD
Bedford st, 7-9—Nathan PerlmanFD
Beekman st, 99-103—Harry P CraneFD
Postman St, 99-105—Harry P ClanePD
Beekman st, 99-103-Williamsport Radiator
CoFD
Beekman st, 99-103-Morris L HerzogFD
Beekman st, 99-103—Charles HeilandFA-FD
Beekman st, 99-103-Capewell Horse Nail
CoFA-FD
Beekman st, 99-103-Blue River Diamond
Co
Beekman st, 99-103—Abraham Hessenberg.FA-FD
Beekman st, 99-103—Edward J MooreFD
Beekman St, 99-105—Edward J MooreFD
Beekman st, 99-103-Kahn Bros. FA-FP-FD-Rec
Beekman st, 99-103—Rosamond FinleyFD
Beekman st, 99-103-Charles MallochFA-FD
Beekman st, 99-103-Silas W Frey FA-FD-Rec
Beekman st, 99-103-C J Osborne Co.
FA-FD-Rec
Beekman st, 99-103-Arthur J Bradley FA-FD
Beekman st, 99-103—Jack RappoportFD
Poolsman at 00 102 Winds at 100 Times

Beekman	st,	99-103-Arthur J Bradley FA-FD
Beekman	st,	99-103—Jack RappoportFD
Beekman	st,	99-103—Winchester & CoFA-FD
Beekman	st,	99-103—Concentrated Fruit Co.
n .		FA-FD-Rec
Beekman	st.	99-103-William Waldenburg FD

Beekman st, 99-103—William Waldenburg. FD Beekman st, 99-103—John W Boyle... FD Beekman st, 99-103—Henry Bosse... FD Beekman st, 99-103—3-in-1 Brush Co. FD Beekman st, 99-103—William P Mille... FD Bethune st, 33-37—Silk Finishing Co, 137 Mad-

Bethune st, 33-37—Silk Finishing Co, 137 Madison av.

Bleecker st, 97-99—B Illfelder & Co, 97
Bleecker st, 255—Rosia Peronia D&R
Bleecker st, 255—Samuel Ellis, 203 W 61. D&R
Bleecker st, 255—Est of John Moneypenny,
c Rosina H Macfarland, Cambridge, N Y. D&R
Chambers st, 128—Charles L Acker Est Inc,
200 Broadway. Spr(R)
Chrystie st, 159—Francis Koges.D&R-FP-FA-ExS

to erect 12-sty apartment; 11 pay-ments 1,400,000,00

#### Bronx.

AUG. 2. ALBANY CRESCENT, swc Heath av, 65.3x75.6; Columbia Trust Co loans

Chrystie st, 178—Isaac Zuckerman.....FA-FP Division st, 105—Benjamin Goldberg, 101 

Grand st, 64—Metropolitan Life Ins Co, 1
Madison Co, 1
Grand st, 273-275—Benson Construction Co, 63
Orchard WSS(R)
Great Jones st, 6—L H Bandeau Co. FP
Greene st, 78—Est of Robert Winthrop
WSS(R)-A-FD-Spr
Greene st, 111—Sanders Guthman, 452 B'way...O
Grove st, 51½—Tito Beanchi... FA-FP-GE-Rec
Houston st, 210 E—Max D Steuer, 42 B'way,
Jane st, 81—Johanna Herbst. Ex(R)

Mulberry st, 164—Abraham Rosenthal, 115
Rector FP-Rec
Mulberry st, 164—Stabile Bros, 189 Grand. .FP
New Chambers st, 24-34—Jacob New Realty
Co, 320 B'way. ... A-FD
Park pl, 71-77—Columbia College Trustees,
63 Wall FD
Prince st, 131-135—M L Typerness Co. ... FP
Pearl st, 172—Mark & S Starlight, Savoy
Hotel WSS-FP
Pearl st, 448—Est of Maurice O'Meara.
D&R-FP-WSS-EE
Pearl st, 456—Fritz Kahran FA-ExS Pearl st, 456—Fritz Kahran......FA-ExS Washington Sq S, 73-75—Lorenzo A Cuneo, 12 E 8......FP

32 st, 410-416 E—Cohocton Realty Co, 413 E 

Phelan Bros Constn Co to erect 5-sty apartment; 11 payments ......38,500.00

HEATH AV, ws, 65.3 s Albany Crescent, 65.2x81.6; Columbia Trust Co loans Phelan Bros Constn Co to erect 5-sty apartment; 11 payments .....36,500.00

#### ORDERS

#### Brooklyn.

JULY 29.
EASTERN PKWAY, ns, 143 w Hopkinson av, 25x93; Fink Kap Realty Constn Co, Inc, on Lawyers Mtg Co to pay Louis Brook. to pay Louis Brook.

JULY 31.

NBLSON ST, 12; Peter Marcello on
Girardo De Lia to pay Watson Lumber Co

53,21

Named Avenues.

Av A, 1408—Manhattan Savings Inst, 644

Broadway .FP

Bowery, 9—Alice Flynn, 200 E 27. .Ex

Bowery, 25—Emil Wagner, 76 Broadway .FP

Bowery, 104-106—Rector Paper Co.

D&R-FP-Rec Bowery, 146-148—Charles V Tournier.....ExS Bowery, 146-148—Ralph De Landry.......FA Bowery, 146-148—New Home Gas & Elec Co. FA-Rec

Bowery, 146-148—New Home Gas & Elec Co.
FA-Rec
Bowery, 146-148—Frederick Kramer. FA
Bowery, 146-148—Henry Nesonoff. FA
Bowery, 146-148—Joseph Conte. FA-Rub
Bowery, 146-148—Joseph Conte. FA-Rub
Bowery, 221—Joseph H Schwartz, 77 W 113.
WSS(R)-FE(R)
Bowery, 334-336—Max November, 334 Bowery, FP
Broadway, 203—Estate of Elliott F Shepard,
c Mrs Schieffelin, 5 E 66. A-FD
Broadway, 475—Miller & Bomme. FD
Broadway, 475—Abraham Steiglitz. FD
Broadway, 475—James Naughton & Co. FD
Broadway, 475—Nathan Trabrilski & Co. FD
Broadway, 475—Samuel Reiter. FD-Rec
Broadway, 475—Samuel Lisk & Co. FD-Rec
Broadway, 475—Samuel Lisk & Co. FD-Rec
Broadway, 475—Samuel Lisk & Co. FD-Rec
Broadway, 475—David H Haight, 156 Bway
Stp(R)
Broadway, 519—David H Haight, 156 Bway

Broadway, 519—David H Haight, 156 Bway Stp(R)

Broadway, 515—David Realty Co, 241
West Stp(R)
Lexington av, 540-550—Adams Express Co, 53
Broadway O
Lexington av, 645—Philibert Combier, 166 E
67 F Madison av, 315—Realty Advertising & Sup Co. Madison av, 500-506—Berkshire Apartment

Numbered Avenues.

1 av, 852—Alvina Reinhard.........FP-FE(R) 3 av, 2072-2074—Mrs Charles H Jones, 116 W 72 ... Rub 5 av, 1A—Sailors Snug Harbor, 61 Bway. FP 6 av, 528—C N Hammond Inc, 1263 Bway. FA-FP-Rec 8 av, 672—Michael Sabatmar.....FP-Rec 8 av, 814-820—N Y Railways Co, 165 Bway.FE

## BRONX ORDERS SERVED.

Numbered Streets.

138 st, 410-412 E-Mary J McNamara......Ex

## BROOKLYN ORDERS SERVED.

Named Streets.

Named Streets.

Boerum st, 131—Samuel Schindleman...WSS
Fulton st, 178—Michael Flynn........A
Grand st, 198-200—Frederick W Saltsieder...FP
Stanhope st, 265-267—Seifter & Son, Inc...GE
Named Avenues.

De Kalb av, 850—Est of Jacob May......FP
Lexington av, 797-801—Eissing Chemical Co.

D&R
Pennsylvania av, 29-33—Shetland Co, 61
Broadway, Manhattan..................FE
Rogers av, 126—Swedish Hospital...FP-WSS-ES
Union av, 6-8—Est of Louis Bossert...........FP

## QUEENS ORDERS SERVED.

QUEENS ORDERS

Numbered Streets.

Beach 114 st, 25, Rockaway—Mrs Louisa
Sparks .....A-FP-FE(R)-E(R)-FA-G-TD-ES-WSS(R)

Named Avenues.

## BUILDING MANAGEMENT

## TRIBULATIONS OF A MANAGER

By EUGENE S. L. MOSES, of J. Romaine Brown Co.

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

T O descant at length upon the tribulations of an agent seems at first blush a golden opportunity to relieve one's mind of all the unpleasant experione's mind of all the unpleasant experiences, real and imaginary, that have been stored up there for years. It seems to me when I was asked to say a few words on this subject that here was a chance any agent would gladly welcome to unbosom himself to the public and to let everyone know what a long suffering, misunderstood individual he really is. When, however, I come to look at our business seriously, I am afraid that the plain truth makes me realize that probably our troubles are no worse than those that beset everyone in every possible business. sible business.

## Business Not So Bad.

Some evenings when I come home after a day during which elevators have become balky, steam plants wouldn't make steam, tenants were deeply hurt when asked to pay their rent, and a few other similar experiences have been gone through, I think an agent's lot is a pretty miserable one. Then I may chance to hear that the hat that looked so well in the millinery shop doesn't look anything

miserable one. Then I may chance to hear that the hat that looked so well in the millinery shop doesn't look anything like it at home, and must go back tomorrow, and so I feel that perhaps some other fellow's job isn't a bed of roses either, and the real estate business doesn't look so bad after all.

It seems to me that what we need badly and what all of us should work toward bringing about, is a better understanding between landlord and tenant than exists today. Unfortunately for the three people most affected, the landlord, the tenant and the agent, as a general rule there exists a sort of armed truce ready to be broken at any moment by any act deemed overt by any one of the participants. The sufferer generally is the agent, whose position is almost always like the grist between the two mill stones. The tenant squeezes on his side because he can't get more from the agent, and the landlord squeezes on his because he can't get more out of his property. All this is, of course, perfectly natural and not to be wondered at, and can only be remedied by trying to make each side see the reasonableness of the other's position.

It seems to be a traditional condition for the tenant to have murder in his heart, for the landlord, whether he lives

for the tenant to have murder in his heart, for the landlord, whether he lives in a peat hut, in an Irish bog, or in a \$25,000 apartment on Fifth avenue and conversely the traditional attitude of the landlord is to feel as I once heard an old real estate owner say—that tenants were the worst class of people in the world.

### What Is the Solution?

What Is the Solution?

Now how can we change this and by doing so make our own work easier, more pleasant and more profitable both for ourselves and for the landlords who employ us? I am firmly convinced that, in the past, the tenant did not get all that he was entitled to, and that only the increasing competition has forced the pendulum to swing the other way and to get him accustomed in many instances to more than he is entitled. I feel that the landlord, and therefore his representatives, the agent, is in the same position atives, the agent, is in the same position as a retail merchant and that the tenant is his customer. Every merchant con-siders himself very fortunate when he has a customer who comes to him twelve has a customer who comes to him twelve times a year and pays him a substantial bill and he is glad to come to the door to welcome him with his hat in his hand, and to offer him every courtesy and con-sideration his establishment affords. So the customer who gets what he believes to be not only value for his money, but



EUGENE S. L. MOSES.

fair and kindly treatment, keeps on coming back month by month and an amicable and profitable business relationship is established and maintained. And so it should be between landlord and ten-It should be between landlord and ten-ant. It is not a difficult thing to do, nor does it mean that the agent must waste his owner's money to bring about this result. The average human being is a reasonable and fair creature and when the feeling that there must be hostility between owner or agent, and tenant, can be dispelled, the battle is more than half won, and the agent's tribulations disap-pear.

## Agent's Requirements.

If the agent sees to it that the tenant gets the essential things that belong to him in an apartment, that is if the building is kept scrupulously clean, if the superintendent and other employes give him courteous and prompt service, if he gets plenty of heat and hot water, it takes a rather exceptionally captious tenant to make any inordinate demands. People are apt to ask for more from a disagreeable, disobliging agent, than from one who meets them with a smile and who backs up good, service with polite and agreeable manners. If we can bring ourselves to this viewpoint and get our owners to agree with it and to can bring ourselves to this viewpoint and get our owners to agree with it and to encourage it, and not to view every dollar spent for the betterment of their property, and for the retention of tenants, as a drop of blood squeezed from them by a rapacious and cruel highwayman, whose sole desire is to see his victim suffer, half of our campaign of education is finished, and we can turn our attention to the tenant and make him stop and think a bit as he makes out his list of the things he must have to make life at all bearable. life at all bearable.

## Trials of the Owner.

Few tenants in New York realize what the taxpayer, particularly in these times, has to bear and how helpless he finds himself at the mercy of the hungry horde of political wolves of all parties, and especially from up the State, who look upon our city as a never failing source of money to be poured out for their benefit. Little does the tenant know or care of the various departments filled with officials whose chief form of amusement is thinking up orders of all kinds with which to harass the landlord and his agent unnecessarily. The tenant goes to the telephone, but he doesn't know of the Few tenants in New York realize what

loss the landlord must suffer in giving him this convenience. He doesn't know that the Public Service Commission, sup-ported by the taxpayers' money, won't establish telephone rates that will permit the biggest taxpayers to operate switch-board service in apartment houses, except at a great loss. These are things he should know, and I believe if he did, re-iationship toward the landlord and his agent would change.

## Ignorance the Father of Trouble.

After all, ignorance is the father of most of the troubles in the world, including those of the agent, and as the agent has an easy time of it anyway he might just as well add one more task to his many sided work, and constitute himself a bureau for the dissemination of information to both landlord and tenant of all the things they both should know and so gradually do away with all his own troubles.

troubles.

Fortunately for the agent, however, he will not be able to stagnate entirely even when this Utopian state of affairs comes, and there will always be some cases to keep him mentally stimulated. There will always be people, I suppose, like the tenant who came down to see his agent to tell him that his apartment was untenable because the buzzer connecting the dining room table with the kitchen was out of order and wouldn't ring, and the lady who called up the agent one day late in May, when the thermometer registered 72 degrees, and asked him to order the superintendent of a large twelve story building in which she lived to start the steam heat that had been shut down for more than ten days. On being asked why she could possibly want heat on such a day, she calmly told the agent that she expected to wash her hair that afternoon and wanted to dry it over the radiator. Fortunately for the agent, however, he

I suppose I could fill up several pages of the Record and Guide with similar anecdotes, but after all, these are only incidents that a little patience and perhaps a sense of humor help us to overcome and should not be classed as tribulations. Our troubles that seem pretty real, do come when we do our best and do produce good results and then have our work go for nought by seeing the property sold or having the owner say, "Well, that building is all full now and seems to run itself, I think I'll let my bookkeeper collect the rents, and look after it myself," or when we find an owner who can never get enough even when his property produces far more than he himself anticipates, and then has not even a word of commendation for

not even a word of commendation for his agent. However, these cases are just as rare as are those of the unreasonable tenant, and are all part of the day's work. It's a pretty good little old business after all—this real estate business of ours, and as to its tribulations, I for myself say—let them come, I am ready to take on as many as I can get.

—The National Civic Federation investigation into the relative division of wages as between capital and labor just wages as between capital and labor just issued shows that of the per capita production of \$2,420 in this country, \$1,395 represents raw material purchased. To the cost of raw material must be added taxes, rents, etc., leaving \$889 to be divided between labor and capital. The report says that of this \$590 or 66.4 per cent went to labor and \$299 or 33.6 per cent to capital. cent to capital.

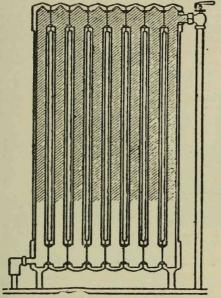
-A community with industries is entirely dependent upon transportation facilities for sustenance.

## 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.

Vapor Heating.

T WO systems of vapor heating are shown on this page. Both are featured by exceptional virtues not usually found in heating systems. The first is a graduated vapor heating system that is simply constructed, requires little attention and has no mechanically operate. Rapid circulation is given to tention and has no mechanically operating parts. Rapid circulation is given to the vapor by a special type of construction that permits a pressure so low that the maintenance cost is said to be reduced to the minimum. The manufacturers say that it has no air vents and therefore it constructs are writted or a left. fore it cannot sputter or emit odors. It cannot freeze because there is no water in the pipes. The cut shown below il-



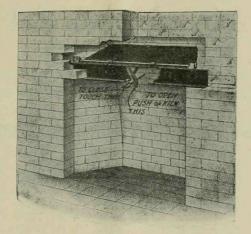
lustrates the difference in operation be-tween an ordinary hot water system and vapor plant.

Vacu-Vapor Heating.

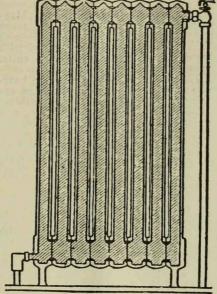
Vacu-Vapor Heating.

Vacu-VaPOR heating is a new system of air line and return line vacuum heating. The construction and function of the different appliances and their action is too complicated to be given in these columns, owing to limited space, but inquirers will be supplied with information in toto. The secret of this system is that there are many entirely new devices introduced for the first time regarding the control of first time regarding the control of vacuums in heating appliances. The whole system, in fact, is based upon patents all designed to completely

Ever so many builders failed to realize the scientific reasons for careful



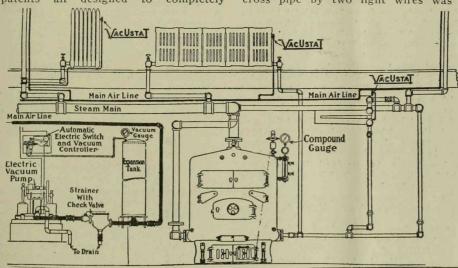
construction of the chimney and especially of the fireplace. The damper shown in the accompanying illustration controls



the fire in a most scientific manner. Explanation data in the cut shows the flue action. It also indicates the general design of the damper and its ease of installation and operation. It is made in a number of styles and sizes to suit practically every condition and our practically every condition and our readers can obtain a list of these styles and sizes from the manufacturers.

Pipeless Gas.

A GAS and electric light company recently installed a novel advertising scheme in a front window. Two 1-inch pipes, ten feet high and two feet apart, connected on the top with elbows and cross pipe, rested upon a pedestal ten inches high. Suspended from the cross pipe by two light wires was a



change existing principles of heating. There are three styles of heating covered by this system, all of which have proved highly satisfactory.

New Fireplace Damper.

BEFORE the general use of gas and electricity it was understood that a chimney was an essential part of a

fixture consisting of two glass tubes one inch in diameter and four inches long inserted in an ordinary metal T that had a half-inch pipe three inches long pointing upward, and from which a flame was continually fluttering. To the spectator on the sidewalk there did not appear to be any source of supply or pipe connection to furnish gas for

the flame. A placard in the window bore

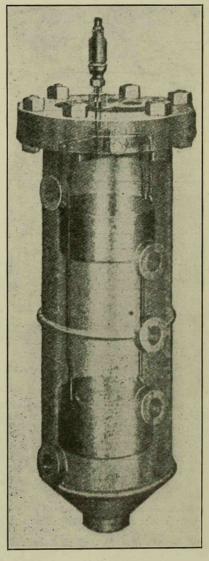
the flame. A placard in the window bore this inscription:

"A Nut For You to Crack;
Not Wireless Electricity, but Pipeless Gas."

The secret of the combination was this: gas was fed into the upright pipes through a rubber tube at the bottom, invisible from the sidewalk. In the pipes, opposite the ends of the glass tubes, were holes about the size of a pinhead through which the gas escaped with sufficient force to carry it across the intervening three-inch space, into the intervening three-inch space, into the open ends of the glass tubes; the mixture of gas and air burning from the top of the vertical nipple. The holes in the upright pipes were invisible from the sidewalk.

Alarm Water Column Without Floats.

T HIS "safety-first" water column was designed to meet the requirements designed to meet the requirements of a steam plant having 1000 horsepower units carrying 225 pounds pressure. With the increase in the pressures carried, many engineers have felt the need of a reliable alarm column. Floats have to be made of thin material to possess the necessary buoyancy, and as a consequence cannot resist the combined action of water, steam and high pressure. If not collapsing, they often become filled with water, although no



leak can be detected, and it is generally conceded that under the above conditions, the thin walls are permeable.

The column resembles the ordinary

The column resembles the ordinary alarm column, and is provided with two steam connections and two water connections to facilitate the attachment to any type of boiler. The whistle is operated by two solid metal weights hung from two bronze rods. The levers balance on a knife-edged fulcrum, and one lever is connected by a yoke to the whistle valve. The whistle valve and seat are of Monel metal to avoid the possibility of corrosion.

The weights are suspended, so they counterbalance each other; the lower weight designed that while it is larger and heavier than the top one, it weighs less than the top weight when completely submerged in water.

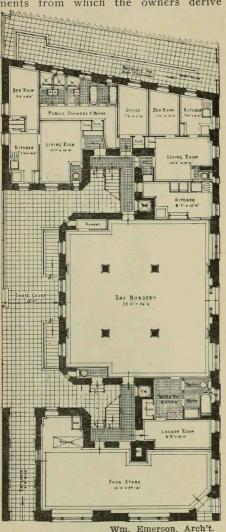
#### BUILDING OPERATIONS CURRENT

New Model Tenements Just Completed on Eleventh Avenue, Which Provide All Modern Conveniences and Comforts

ODEL tenement house construction has progressed rapidly in the Borough of Manhattan for some years past. In the majority of instances the buildings have proved successful as investments as well as assisting in a large way in solving the city's sociological problem of housing its poor families in sanitary surroundings. The new buildings are designed with this thought uppermost and demonstrate in a broad way the possibility of better liv-

ing.

These model tenements have been erected in some instances as investments from which the owners derive



Wm. Emerson, Arch't. FIRST FLOOR PLAN.

and returns, satisfactory returns, and in many cases by societies or individuals philanthropically inclined. However, the fundamental idea behind the erection of structures of this type has been a deep motive of social service and desire for improvement in the material and mental condition of those families least in a position to improve themselves. The introduction of the modern model tenement satisfactory sition to improve themselves. The introduction of the modern model tenement has provided hygienic and attractive housing facilities at rentals which are no greater, and in many instances less, than those obtained by unscrupulous owners for accommodations in many of those dark and dingy warrens scattered over various parts of the city.

A new structure of the model tenement type has recently been completed which from every viewpoint is justly entitled to the name of model tenement. This building has been erected at the southeast corner of Eleventh avenue and 53rd street, by Mrs. William Emerson. The structure adjoins the Children's Aid Society

building and is so constructed that the courts of both buildings amplify each other's light and air. The new structure is directly opposite De Witt Clinton Park and thus has an assurance of permanent light and air from that quarter. William Emerson, architect, 597 Fifth avenue, designed this model tenement after long study and deep research in the

William Emerson, architect, 597 Fifth avenue, designed this model tenement after long study and deep research in the design and history of this type of construction. In his plans have been included the best principles of tenement house construction and many innovations suggested by Mrs. Emerson. Manhattan's latest model tenement is seven stories in height. It is built of brick with façades of face brick trimmed with limestone and ornamental terra cotta. In construction it is fireproof throughout. All exterior walls are of the bearing type and the interior partitions are of plaster on metal lath. The building is erected on a plot 50x109.9 feet and has its frontage on Eleventh avenue, facing the Hudson River. Fully realizing the vital importance of light and air the architect has designed this building with an interior court 50x13 feet which is an unusual size for buildings of this character.

In his floor plans the architect has very successfully adapted his space to the economic needs of the occupants of the building. The entire first floor with the exception of the office of the building and a three room apartment for the janitor or caretaker, is given over entirely to community purposes. The 53d street portion of the floor, with the exception of the entrance passage, has been utilized as a model food store. This store may

of the entrance passage, has been utilized as a model food store. This store may be entered directly from the building and also has an entrance from the street. This store is the last word in sanitary construction and equipment and is being operated for the benefit of the community.

operated for the benefit of the community.

The central portion of the first floor is equipped to be used as a day nursery. This room is 33x36 feet with large windows giving outlook onto the street and interior court. It is entered from the building and has an additional entrance from Eleventh avenue. In connection with the day nursery a locker room for children's outer clothing has been provided with separate bath and toilet rooms. The day nursery is being operated by a local society. In connection with the day nursery is a model kitchen where the older children are taught the rudiments of domestic science under competent instructors, and also a model three room apartment where still older scholars may take up domestic science in its more may take up domestic science in its more advanced forms. On the first floor are located tub and shower baths with hot and cold water, for the free use of the ten-

Located in the basement in addition to the boiler and heating plant, storage bins for tenants, clothes dryer, coal storage, etc., is a room of generous proportions designed as a storage for baby carriages, which is directly reached by a ramp from the street level.

The six upper floors are arranged with

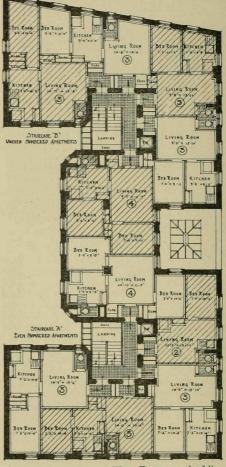
the street level.

The six upper floors are arranged with ten suites to the floor. Each floor contains one two-room, seven three-room and two four-room suites. The floors have been so planned that each room has a possibility of cross ventilation and the rooms are fair sized. The structure has two exterior stairways located in the rooms are fair sized. The structure has two exterior stairways located in the angles of the courts. These are wire enclosed and have hoods of wire glass. They serve in the dual capacity of providing access to the apartments above the first floor and also as a means of escape in the event of fire or panic.

Each kitchen is equipped with combi-

nation sink and wash tray, cupboard and gas range. Halls throughout are lighted by electricity and in the apartments the illumination is by gas. Facilities for drying clothes has been provided in the basement, in the form of a steam clothes dryer which each tenant will have the privilege of using without charge for a stated number of hours each week. The northern portion of the roof has been designed as a roof garden, sun shade and playground for children and a recreation space for parents. The balance of the roof may be used when desired by tenants for open air clothes drying. This practice will be discouraged if possible,

2 FOUR ROOM APARTHENTS
7 THREE ROOM APARTMENTS
1 TWO ROOM APARTMENT
10 APARTMENTS
31 ROOMS
31 ROOMS
FLOOR



Wm. Emerson, Arch't. TYPICAL FLOOR PLAN.

however, in favor of the steam dryer located in the basement. Accommodations in this building are figured at \$1 and \$1.25 a room a week, which is about the average price obtained for space in buildings of this type throughout the

Throughout this structure, wherever possible, the architect has provided for efficient and economical management and operation by simplifying his planand operation by simplifying his planning and the introduction of new methods of construction. This is particularly true of the plumbing and heating systems, which most often are the causes of trouble. Piping for these systems has been enclosed in chases which are easily accessible for repairs from all points of each floor. The building is complete in every respect and has many of the conveniences only to be found in the higher priced tenements. The recent opening of this model tenement will tend to greatly improve this neighborhood.

## MEMORIAL TO GENERAL SMITH.

Highly Esteemed Building Material Dealer Honored by Directors.

THERE are few men of the old business school who live to attain the distinction, honors and general respect which the late General George Moore which the late General George Moore Smith, the senior member of the building material firm of Candee, Smith & Howland achieved. He was a man whose word was respected, whose counsel was sought and whose friendship was a most precious thing to a host of people in this city. Stately in his bearing, a true gentleman, the very acme of honor in his business dealings, the late General had been affectionately called by some of his acquaintances the Tall Sycamore of the Building Material trade in New York.

At a meeting of the Board of Direct-

At a meeting of the Board of Directors of his company held on July 28, the following memorial was adopted, reflecting in part, at least, the high place he held in the hearts of those with whom he had been associated in business for so long.

Upon motion, the following preamble and resolution was adopted and directed to be enrolled at length on these minutes and an engrossed copy thereof directed to be sent to his family:

The Candee, Smith & Howland Company, with sincere regret, records the loss which it, and each person associated with it, has sustained in the death on the twenty-first day of June, 1915, of our president, General George Moore Smith.

Smith.

From early manhood unto the allotted four score years, he had thought and wrought for the interests of our concern; and he was so intimately connected with the beginnings of the business lives of so many of the present officers and employees as to make his career to be entwined in the very nerve and sinew of our organization.

twined in the very nerve and sinew of our organization.

Interested and active in the affairs of the Nation, State and community, to consider General Smith simply as a business associate is wholly inadequate. His private life was so admirable, his directness of conduct and unfailing devotion to duty so rugged, his tenderness of heart and readiness of sympathy, well known to his intimates, so true, that they were a challenge to disloyalty or lukewarmness on the part of an associate in any undertaking.

BE IT THEREFORE RESOLVED by this company, that, as a memorial, there be spread upon our minutes and an engrossed copy sent to his family, this expression of our appreciation of his character and career, and in recognition of the great debt of esteem and affection we owe him in the affairs of this company.

CANDEE, SMITH & HOWLAND COMPANY, by Francis N. Howland, Treas.

Dated July 28, 1915.

Builders' Week At Exposition.
Important among the coming events
of the year to builders is "American
Builders' Week" at the Panama-Pacific of the year to builders is "American Builders' Week" at the Panama-Pacific International Exposition from October 18 to 23. The importance of the builder, as an individual as well as collectively, his intimate connection with all industrial and national progress, is at once manifest when we recall the fact that forty per cent. of the entire population of the United States is directly or indirectly dependent upon the building industry and its success. No one line of business has more to do with progress than the builders of homes, of cities and towns and those public utilities upon which the comfort, among the building fraternity of this great nation, has ever occurred before, health, and happiness of our people depend.

The assembling of many thousands of builders from every city and corner of the country to participate in such a celebration cannot fail to promote and foster an interchange of progressive thought upon technical and business matters or to more firmly establish good fellowship, educational and social intercourse.

Future Looks Optimistic.

## Future Looks Optimistic.

The chairman of the United States Realty and Improvement Co. is optimistic regarding the future business outlook, particularly as applied to a revival in the building trades. He recently said, "Building in the East shows little activity, but there is more doing in the Middle West. Good harvests as now seem certain, may stimulate building but at certain, may stimulate building, but at present more or less uncertainty prevails. The war and threatened international complications are responsible for prevailing dullness. Investors are cautious and are not inclined to make

large commitments into the future. cept for those concerns benefiting through war orders general business is not brisk, but we look for a satisfactory outcome. From other quarters, we are continually receiving optimistic reports, and as a matter of fact there are more than an average number of good over and as a matter of fact there are more than an average number of good contracts already let. The change in the war outlook, which threatens to bring the war tumult near to our own doors, may have a deterrent influence on the building trades, but there will be plenty of employment for everyone in many directions."

Unique Bungalow.

Walter H. Jackson, as architect, has prepared plans for a bungalow of the Japanese type, to be built on a plot 100x120 feet on Jackson avenue, at the point where Baldwin Harbor and Milburn Bay meet, in southern Nassau County, Long Island. A distinct feature of this dwelling will be a boathouse for the owner's motorboat, that will enable him to go to and from the boat by a stairway and door, the waters of Baldwin Harbor flowing under that part of the dwelling, the latter of which will be one of the most picturesque domiciles in the section. C. M. Van Tassell, of Baldwin Harbor, is the builder.

Building operations and waterway improvements at Baldwin Harbor are extensive at this time. Real estate brokers and lumber dealers assert that there is treble the amount of house construction here as there is at Rockville Centre, Oceanside and East Rockaway combined. Titles to Baldwin Harbor real estate are passing almost daily, and several houses recently were sold from the plans.

Asphalt for Street Surfaces.

Asphalt for Street Surfaces.

Practically everyone recognizes that black, viscous mass used in surfacing our streets as asphalt; but how many of us know what it is, where it is produced and the processes it passes through before it is usable for our street surfaces, roofs, waterproofing our buildings, and the various other ways in which this interesting material is utilized.

Asphalt is a product of nature, and after it is refined by a secret heating and cleansing process it is the best waterproofing material known. Many chemical preparations which look like asphalt are oftentimes used for the same purposes

oftentimes used for the same purposes but none have the same durability or are as efficient as a good quality of natural

asphalt.

Asphalt is not a manufactured product, unless the process of refining it may be called manufacturing. Much of it comes from Trinidad Lake, located in the Island of Trinidad, a British possession in the West Indies. This lake might well be named among the natural wonders of the world. Travellers visiting Trinidad

the West Indies. This lake might well be named among the natural wonders of the world. Travellers visiting Trinidad make it a point of visit as one of the interesting sights of the island. Bermudez Lake, in Venezuela, South America, also produces a crude asphalt of high quality which is widely used in the United States.

Both of these lakes are located at a considerable height above sea level. They are supposed to be the craters of volcanoes long extinct. The asphalt lake at Trinidad covers an area of about 140 acres in extent and is nearly circular in form, with a diameter of approximately one-half mile. From this lake nearly 135,000 tons of crude asphalt are removed yearly without a perceptible diminishing of the supply. As the material is removed the hole rapidly fills up again and the supply seems to be endless. The subterranean asphalt springs are constantly working and sending forth new material from the earth's interior. Test borings to locate the bottom of this lake have been repeatedly made, but without success.

In these lakes the asphalt is in con-

without success.

In these lakes the asphalt is in constant motion. Numerous islands, varying in size, and bearing trees of considerable height, with other vegetation, dot the surface. These islands are constantly moving about, although at an almost imperceptible speed. The center of the lake is higher than it is at the edges, due to the ebulition of the soft edges, due to the ebulition of the soft

asphalt near the center. The raw material is dug with picks or mattocks and is transported in carts over roads built on the surface of the lake to the loading piers, from which it is shipped to the refining plants. refining plants. Natural asphalt is a black, viscous sub-

Natural asphalt is a black, viscous substance, containing a high percentage of natural oils. These oils supply its power of resisting the disintegrating influences of constantly changing weather conditions, and which make it so valuable as a waterproofing and paving material. When first dug from the lake it is not sticky like the refined product which we ordinarily see, on account of the large amount of water and organic matter it contains. This water and the foreign substances are eliminated in the refining process. The refining is accomplished by submitting the raw material to a heating process in which the degree of heat is carefully watched by employees thoroughly familiar with the process of asphalt refining. The apparatus used has been perfected after many years of experimentation. perimentation.

Bronx Theatre Project.

J. C. Cocker, architect, 2017 Fifth avenue, has completed plans for a modern theatre building to be erected at the northwest corner of Fordham road and Morris avenue, the Bronx. The owner is H. U. Singhi. The building will be fireproof, two stories in height and will occupy a plot 60 x 148 feet. The cost of the operation is placed approximately at \$100,000.

Architect for Plant Residence. Guy Lowell, architect, 225 Fifth avenue, has been retained to prepare the nue, has been retained to prepare the plans and specifications for the new residence to be erected by Morton F. Plant on the plot, 50 x 120 feet, recently purchased by him at the northeast corner of Fifth avenue and 86th street. No sketches have been made as yet and definite details of construction will not be available for some time.

Addition to Brooklyn Plant.

Addition to Brooklyn Plant.
The Turner Construction Co., 11
Broadway, Manhattan, has been awarded the general contract for the construction of a reinforced concrete extension to the plant of A. Schrader's Son, Inc., located at the corner of Vanderbilt and Atlantic avenues, Brooklyn. The new building, which will be seven stores in height, will be erected on a plot 100 x 168 feet, and will adjoin the present building. Timmis & Chapman, architects and engineers, 315 Fifth avenue, Manhattan, prepared the plans for this building. Its cost is estimated at \$150,000. \$150,000.

W. J. Taylor Co. Obtains Contract.

W. J. Taylor Co. Obtains Contract.

A general contract was recently awarded to William J. Taylor Co., 5
East 42d street, for the erection of a nine-story fireproof hotel, on a plot 150 x 90 feet, at 3 to 9 West 67th street. This structure will be erected by the Hotel Des Artistes, Inc., Penrhyn Stanlaws, president, 33 West 67th street. The building has been planned by George Mort Pollard, architect, 127 Madison avenue, and C. J. Jeppesen, 56 West 45th street is the structural engineer. The hotel is designed principally for the accommodation of artists. Each floor will have a mezzanine from the studio to provide additional rooms. The project will represent an expenditure of about \$800,000.

Plans for New Church.

Walter Cook, architect, 3 West 29th street, has completed plans and specifications for the new church building to be erected at the southeast corner of Amsterdam avenue and 92d street for the Central Baptist Church, the Rev. Frank Goodchild, pastor. I. W. Cokefair, 10 Maiden Lane, is chairman of the building committee. The new structure will have a frontage of 78 feet on Amsterdam avenue and 115 feet in West 92d street. The building will contain accommodations for a Sunday school and parish house. The church auditorium will seat approximately 1,000 people. The cost of this operation will be in the neighborhood of \$200,000,

## NO ARCHITECTS SELECTED.

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

ELIZABETH, N. J.—The Board of Education, Walter B. Timms, president, contempletes the erection of a public school here. No architect selected. An appropriation of \$69,000 has been granted.

priation of \$69,000 has been granted.

NEW ROCHELLE, N. Y.—The First Church of Christ, Scientist, on premises, contemplates the erection of a 1½-sty church in the rear of 19 Locust av, to cost about \$15,000. No architect selected.

FULTON, N. Y.—The Hunter Arms Co., Thomas Hunter in charge, at site, contemplates the erection of two factory buildings on Seneca River, north of Fulton st, to cost about \$30,000. No architect retained.

RAHWAY, N. J.—St. Mary's Roman Catholic Church, Rev. Father T. A. Maher, pastor and chairman of building committee, will erect a 2-sty brick convent for sisters on Central av. No architect selected

NORWICH, N. Y.—The Norwich Contagious Hospital Association, Dr. Paul B. Brooks, Dr. E. F. Gibson and George Marsters, all of Norwich, committee in charge, contemplate the erection of a contagious hospital building. Probably frame, 2½ stys in height. No architect selected.

#### PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
BRONX.—The Adavine Const. Corp.
Adelstein & Avrutine (Iron Works), 71
Nassau st, is taking bids on all sub-contracts and materials for the 5-sty apartment to be erected at the southwest corner of Weeks av and 173d st, to cost \$70,000. C. B. Meyers, 1 Union sq, is architect.

tect.

BRONX.—John Brown, 661 Tinton av, owner, is taking bids on all subs and materials for the 5-sty apartment with stores, 66x108 ft., to be erected in the north side of 180th st, 132 ft. west of Prospect av, Bronx, to cost \$65,000.

BRONX.—Conti Bros., 229 Willis av, owners, are taking bids on general contract for a 4-sty brick flat to be erected in Victor st, north side, 125 ft. south of Morris av, the Bronx, to cost about \$12,000. M. W. Del Gaudio, 401 Tremont av, has made plans.

CHURCHES.

OLEAN, N. Y.—Brickell & Brickell, 311
First National Bank Building, are taking new bids for the 2-sty synagogue, 34x96
ft, to be erected in 3d st, near State st, for the Harmony Club of the Hebrews of Olean, to cost \$10,000.

for the Harmony Club of the Hebrews of Olean, to cost \$10,000.

DWELLINGS.

MORSEMERE, N. J.—George Willaredt, architect, 23 Ward st, West New York, will take bids on general contract about Aug. 10 for a two-family residence for M. F. Grossman, owner.

FACTORIES AND WAREHOUSES.
BRONX.—Henry M. Weill, 264 West 34th st, has plans and is taking bids on general contract for a 1-sty brick factory, 19x100 ft., in the north side of 136th st, 96 ft. east of Alexander av, to cost \$6,000. Moore & Landsiedel, architects.
106TH ST.—M. W. Del Gaudio, 1910 Webster av, Bronx, has completed plans for a 3-sty brick fireproof factory, 50x96 ft, to be erected in the north side of 106th st, 413 ft east of First av, for Imperato & Camera, 2107 First av. The architect will take bids on general contract about Aug. 10. Cost, about \$15,000.

UNION HILL, N. J.—Philip H. Dilmer, 128 Humboldt st, Union Hill, architect, will take bids for the 2-sty brick dairy building, 53x97 ft., which William Jordan will erect in Fulton st, here at a cost of about \$15,000. The front will be of face brick.

ROCHESTER, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, will

ROCHESTER, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, will soon take bids on all subs and materials for the packing house and warehouse which the Vacuum Oil Co. is to erect at Exchange and Flint sts, this city. Cost is placed at \$100,000.

is placed at \$100,000.

HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—The Knights of Columbus, 190 Main st, Richard Leo Fallon, Grand Knight, will take bids about Aug. 15 for the 2-sty brick and steel lodge building, 60x110 ft., to be erected at Centre av and Relyea pl, at a cost of \$30,000. J. Edward Birmingham, 45 Warburton av, Yonkers, is architect. Building will contain auditorium, bowling alleys, billard room, kitchen and lodge room,

ALBANY, N. Y.—Shattuck & Gleason, 564 Broadway, Albany, architects, will take bids late in August, for the 3-sty brick and stone semi-fireproof lodge building and stores which the Combined Lodges of Order of Eastern Star, Charles H. McNary, 35 Ten Brooch st, Albany, in charge, will erect at Hudson av and Lark st. Estimated cost is \$22,000.

HOSPITALS AND ASYLUMS.
BRONX.—The Home of the Holy Comforter, Riverside Drive and 139th st, Frederick Wagner, president, is taking additional figures for the 4-sty Home for Incurables, 103x148 ft., fireproof, brick and stone, to be erected on the Grand Boulevard and Concourse and 196th st, Bronx. J. B. Snooks' Sons, 261 Broadway, architects.

architects.

MUNICIPAL WORK.
BAYONNE, N. J.—Bids close Aug. 17
for repairing cuts in asphalt pavements
at Bayonne. Address City of Bayonne,
Wm. P. Lee, clerk, City Hall.

Wm. P. Lee, clerk, City Hall.

PUBLIC BUILDINGS.

BRONX.—Walter C. Martin, Tremont and Arthur avs, Bronx, is taking bids on masonry, carpentry and other sub-contracts for the county court house and jail building, east side of Arthur av, 134 ft south of 177th st, to cost approximately \$300,000. William C. Bergin, builder, Burnside av, is the owner. The City of New York Dept. of Correction is lessee. Post & McCord, 101 Park av, have structural steel, and A. B. See Electric Elevator Co., elevators.

NEWARK, N. J.—The Passaic Valley

tor Co., elevators.

NEWARK, N. J.—The Passaic Valley sewerage commission, John S. Sinnott, chairman, Essex Building, Newark, is taking bids, to close Aug. 31, for the erection of the Newark Bay pumping station (superstructure), part of section No. 5, on the Newark Meadows. Cramp & Co., 23 East 26th st, Manhattan, are figuring the general contract and desire bids on all sub-contracts prior to Aug. 28.

bids on all sub-contracts prior to Aug. 28.

IRVINGTON, N. J.—The Essex County Park Commission, Alonzo Church, secretary, 810 Broad st, Newark, is taking bids until Aug. 10, 3 p. m., for a 1-sty field house, hollow tile and stucco, 27x82 ft., to be erected in Irvington Park. Estimated cost, \$10,000. Sutton & Sutton, Union Bldg., Newark, architects.

SCHOOLS AND COLLEGES.

HASKELL, N. J.—The Board of Education of Pompton Township, Joshua Ricker, Midvale, president, is taking bids to close Aug. 11, for an addition to the public school here, to cost about \$14,000. Newark, N. J., architect.

BELLEVILLE, N. J.—Bids are being

BELLEVILLE, N. J.—Bids are being received until 8 p. m., Aug. 10, for furnishing about 1,000 seats for the new high school here. Town of Belleville, J. W. Depew, president Board of Education, owner; Essex Const. Co., 85 Academy st, Newark, architect. Estimated cost is \$93,000.

cost is \$93,000.

STABLES & GARAGES.

BRONX.—John G. Kleinhenz, 1839 East
12th st, Brooklyn, is revising plans and
will call for bids about Aug. 10, for the
6-sty garage and warehouse, 56x100 ft,
concrete blocks, limestone and granite,
which the Ames Transfer Co. (Chas. B.
Ames), on premises, will erect on the
west side of Kingsbridge av, 173 ft south
of 236th st, to cost \$75,000.

THEATRES

BROOKLYN.—William B. Wills, 1181 Myrtle av, has completed plans and the Empire Photo Play Co., 1265 Myrtle av, owner, is taking bids for a 1-sty brick theater, 50x92 ft, at South 4th and Hooper sts, to cost about \$10,000.

### CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS & TENEMENTS.
AMSTERDAM AV.—George & Edward
Blum, 505 5th av, have been commissioned to prepare plans for a 6-sty apartment, 100x125 ft, at the southwest corner
of Amsterdam av and 140th st, for the
Surety Land Co., 253 West 58th st.

84TH ST.—Gunvald Aus Co., 101 Park av, is the steel engineer for the 12-sty apartment, 107x150 ft, at the northeast corner of 84th st and Park av, for Bing & Bing, 119 West 40th st. Emery Roth, 119 West 40th st, architect. Cost, about \$5500,000 \$500.000

\$500,000.

PARK AV.—Schwartz & Gross, 347 5th av, have completed plans for the 13-sty apartment house, \$0x102.2 ft., to be erected at 930 Park av, corner of 81st st, by the 930 Park Avenue Company, Inc., of 505 5th av. Estimated cost is \$275,000.

2D ST.—Jacob Fisher, 25 Av A, has prepared plans for alterations to the 5-sty

tenement, 235 2d st. for Fanny Jacobo-witz, 324 East 8th st. Estimated cost witz, 324 Ea about \$5,000.

215TH ST.—William Koppe, 830 West-chester av, has completed plans for the 5-sty apartment, 75x87.11 ft., in the south side of 215th st, 275 ft. east of 10th av, to cost about \$60,000. The 204th Street Corporation, 836 Westchester av, is owner.

22D ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty flat to be erected at 334-336 West 22d st for S. S. Construction Co., 106 West 13th st, to cost \$50,000.

LEXINGTON AV.—Geo. M. McCabe, 96 5th av, is preparing plans for extensive alterations to the residence at 1012 Lexington av, into stores and apartments for Dr. Durro, owner, on premises. Work consists of new store fronts and general interior alterations. Cost, about \$5,000.

STORES, OFFICES & LOFTS.
29TH ST.—Randolph H. Almiroty, 220
5th av, is preparing plans for a 3-sty
brick store and loft building, 65x98.9 ft,
to be erected at 36-40 West 29th st. Additional details will be announced later.

MADISON AV.—Excavating is under way for the 20-sty store and office building which August Heckscher, 576 5th av, is to erect at Madison av, southeast corner, 42d st, from plans by Jardine, Hill & Murdock, 3 West 29th st. Specifications are now being written. Russell B. Smith, 305 Madison av is supervising engineer. 305 Madison av, is supervising engineer.

THEATRES.

THEATRES.
BOWERY.—William Gorman, 212 Patchen av, Brooklyn, has been selected to prepare plans for alterations to the vaudeville and moving picture theatre at 50-54 Bowery, for John Miele, of Miele & Castellano, 299 Broadway, lessees.

## Bronx.

APARTMENTS, FLATS & TENEMENTS.

JEROME AV.—Andrew J. Thomas, 2526

Webster av, has been commissioned to
prepare plans for four 5-sty apartments
at the northwest corner of Jerome av and 192d st, for Brown & Lapin, 661 Tinton av.

181ST ST.—Plans are being prepared by Moore & Landsiedel, 149th st and 3d av, for a 5-sty apartment, 61x93 ft., on the north side of 181st st, 100 ft. west of Vyse av, for the Ronele Const. Co., 520 West 183d st. Cost, about \$60,000.

HEATH AV.—Moore & Landsiedel, 149th st and Third av, are preparing plans for two 5-sty brick apartments, 65x77 ft., to be erected at the southwest corner Heath av and Albany Crescent. Phelan Bros.' Construction Co., 2045 Ryer av, owners and builders. Cost, about \$100,000. Work will be started about Aug. 15.

HOSPITALS AND ASYLUMS.
WHITLOCK AV.—B. H. & C. N. Whinston, 148th st and 3d av, have completed plans for a 5-sty hospital at 959-61 Whitlock av, for the Bronx Maternity Hospital, 956-61 Whitlock av. Cost, about \$50,000.

HOTELS.
WICKHAM AV.—M. W. Del Gaudio, 1910
Webster av, has completed plans for a 3sty brick hotel, 25x70 ft, to be built on
the east side of Wickham av, 150 ft north
Nereid av, for Mrs. Jennie Wolff, owner,
132 Nassau st, Manhattan. Cost, about

## Brooklyn.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
BUSHWICK AV.—R. T. Short, 370 Macon st, has completed plans for a 4-sty tenement, 50x90 ft, at the southeast corner of Bushwick av and Hancock st, for C. S. Cozine, 662 Putnam av, owner and builder. Cost, about \$35,000.

KEAP ST.—Shampan & Shampan, 772 Broadway, Brooklyn have completed plans for two 6-sty apartment houses, to be erected on a plot of 189x107 ft, at the southeast corner of Keap st and New Grand st extension, for the Williamsburgh Plaza Realty Co., as owners, to cost

Realty Co., as owners, to cost \$100,000.

LINCOLN PL.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for 2 tenements, 4-stys, 51x79 ft, for the T. E. Realty Co., 187 Pulaski st, to be erected on the north side of Lincoln pl, 364 ft east of Brooklyn av, to cost \$110,000. The owner builds.

eost \$110,000. The owner builds.

PRESIDENT ST.—Cohn Bros., 363 Stone av, have completed plans for two 4-sty brick tenements, 8 families each, 40x65 ft., to be erected on the south side of President st, 140 ft. east of Rogers av. K. & K. Bldg. Co., 1311 President st, owner. Cost, about \$30,000. Owner builds and takes bids on subs and materials.

VANDERBILT AV.—W. T. McCarthy, 16 Court st, has completed plans for alterations to the tenement on the west side of

Vanderbilt av, 100 ft south of Park place, for O. Raguson, 4702 New Utrecht av, to cost \$8,000.

EASTERN PARKWAY.—Clarence L. Seifert, 110 West 40th st, Manhattan, has completed plans for a 6-sty brick and limestone elevator apartment house, 79x 225 ft, to be erected on Eastern Parkway through to Lincoln pl, for the Taggart Bldg. Co., care G. W. Martin, 1405 Carroll st. Owners will build and take bids on subs and materials. Cost, about \$200,000.

Subs and materials. Cost, about \$200,000.

DWELLINGS.

EAST 54TH ST.—Fannie Ratner, owner, Hunterfly road and Clarkson ave, will take bids on all contracts for a residence and stable, brick, 2½-stys, on the west side of East 54th st, 220 ft north of Snyder av, to cost about \$9,000. Cohn Bros., 361 Stone av, architects.

of Snyder av, to cost about \$9,000. Conn Bros., 361 Stone av, architects.

22D ST.—Abram Bastow, 101 Park av, Manhattan, has completed plans for two 3-sty frame residences, 22x44 ft, in the east side of East 22d st, 220 ft north of Av Q, for Edna B. Bastow, 2103 Ocean Parkway. Cost, about \$4,500.

AV J.—C. B. White, 375 Fulton st, has completed plans for two 2½-sty residences, 18x39 ft, on the north side of Av J, 30 ft east of East 18th st, for Our Own Building Co., Gideon Richmond, 1553 East 14th st, owner and builder. Shingle roofing, steam heating, electric wiring, parquet floors, tile baths. Cost, about \$7,500.

CHURCH ST.—The S. O. Realty Co., 208 Pulaski st, owner, is having plans prepared by Shampan & Shampan, 772 Broadway, Brooklyn, for four residences with stores, 3-stys, 21x60 ft, at the southeast corner of Church st and Liberty av, to cost \$36,000. The owner builds.

13TH AV.—L. Koen, 27 Graham av, has completed plans for three dwellings with stores, 2-stys, brick, on the west side of 13th av, 60 ft south of 44th st, for David Lite, 690 Classon av, to cost a total of

53D ST.—F. W. Eisenla, 147 Remsen st, has completed plans for a 2-sty frame dwelling, 22x54 ft, on the south side of 53d st, 200 ft west of 14th av, for the C. W. P. Co., 5107 New Utrecht av, to cost \$5000

17TH AV.—M. W. Del Gaudio, 1910 Webster av, Bronx, has completed plans for a 3-sty brick dwelling, 22x50 ft, to be erected in the east side of 17th av, 38 ft south of 58th st, for M. T. Monahan, 1840 58th st. Owner will take bids about August 15. Cost, about \$6,000.

EAST 2D ST.—B. F. Hudson, 319 9th st, has completed plans for four 2-sty brick dwellings, 20x52 ft, to be erected in East 2d st, 200 ft south Albemarle rd, by August Wuest, 324 East 7th st, owner and builder. Cost, \$18,000 total.

20TH AV.—Gross & Kleinberger, Bible House, Manhattan, have completed plans for eight 2-sty dwellings for the Utrecht Realty Co., to be erected on the east side of 20th av, 24 ft. north of 80th st, at a total cost of \$25,000. The owner will build.

PENNSYLVANIA AV.—W. C. Winters, 106 Van Siclen av, is preparing plans for a 2½-sty brick rectory, 20x40 ft., to be built on the east side of Pennsylvania av, 75 ft. north Liberty av, for St. Clements P. E. Church, Rev. J. H. Heady, rector. Cost, about \$4,000.

STABLES AND GARAGES.

11TH ST.—S. L. Behen, 161 9th av, has completed plans for a 3-sty brick garage, 50x95 ft, in the south side of 11th st, 248 ft east of 5th av, for William O. Ostheimer, premises. Cost, about \$15,000.

## Queens.

DWELLINGS.

BELLE HARBOR, L. I.—W. T. Kennedy
Co., 462 Boulevard, Rockaway Beach, has
completed plans for a 2½-sty frame residence, 40x32 ft, at the northwest corner
of Newport av and 131st st, for Mrs.
Louise Galvin, Suffolk av. Cost, about
\$7.000.

MASPETH, L. I.—Felix Masilkowsk!, 204 Greenpoint av, Brooklyn, has completed plans for a 2-sty brick residence on the east side of Clinton av, 375 ft east of Clermont av, for Jacob Drombrosky, 104 Clinton av. Cost, about \$4,500.

JAMAICA, L. I.—Phil Kaplan, 16 Court st, Brooklyn, has plans for three dwellings with stores, brick, 2-stys, 17x60 ft, for K. Cohen, 5 Globe av, to be erected at South st and Globe av, to cost \$12,000. Owner builds.

CORONA, L. I.—A. L. Marinelli, 11 East Jackson av, has completed plans for a dwelling with store, brick, 3-stys, 20x55 ft, on the west side of 47th st, 114 ft north of Jackson av, to cost \$5,000. Scalione & Co., 18 East Jackson av, owner.

MIDDLE VILLAGE, L. I.—Plans are being prepared by J. W. Weiss, 16 Court st, Brooklyn, for a 2½-sty frame dwelling, 20x50 ft, to be erected in the east side of Proctor st, 175 ft south of Metropolitan av, for Anthony Michaels, owner, Middle Village, L. I. Shingle roof, steam heat, electric wiring and parquet floors. Cost, about \$5,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for the construction of twelve 2½-sty frame dwellings, 20x50 ft., to cost \$3,500 each, to be erected in Richmond Hill, L. I., exact location to be announced later. Frank R. Rowdell Const. Co., owner, Hatfield av, Richmond Hill. Owner will be ready for bids on subs and materials about Aug. 19.

#### Nassau.

#### BANKS.

MINEOLA, L. I.—The Nassau County Trust Co., this place, contemplates the erection of a \$50,000 bank building here from private plans. Hoggson Bros., 7 East 44th st, Manhattan, general contrac-

Westchester.

DWELLINGS.

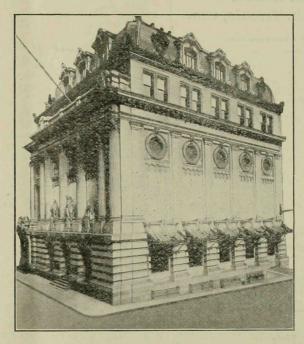
NEW ROCHELLE.—F. D. Pagan, 222
Main st, has completed plans for a 2½sty frame residence, 32x29 ft, to be built
in Colonial pl, by Noonan Bros., Chauncey
st, New Rochelle, owners and builders.
Shingle roof, vapor heating, electric wiring. Cost, about \$6,500.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
JERSEY CITY, N. J.—Nathan Welitoff,
222 Washington st, Newark, N. J., is preparing plans for a 3-sty brick apartment,
50x81 ft, 13 families, location to be announced later. Louis Dorison, 115 Grant
av, Jersey City, owner and builder. Cost,
about \$18,000. about \$18,000.

DWELLINGS.
ELIZABETH, N. J.—W. E. Clum, 74
Broad st, has completed plans for a 2½sty residence, 34x44 ft, on Westfield av,
for Philip Cohen, 243 Elizabeth av, owner
and builder. Shingle roofing, steam heating, electric wiring. Cost, about \$6,000.
MAPLEWOOD, N. J.—William J. Fitz-

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almons, 207 Market at, Newark, is preparing plans for a 2½-sty residence, 32x30 ft, at the northeast corner of Ridgewood rd and Baker st, for Warren C. Biggin, 637 High st, Newark. Bids will not be taken before Aug. 15. Shingle roofing, electric wiring, township sewage and water. Cost, about \$6,000.

MORRISTOWN, N. J.—Howard Pierson (carpets) of this place has had plans prepared by Arthur S. Pierson, Trust Co. Bldg., for a 2½-sty dwelling in Erley st, to cost about \$5,000. The owner builds.

FACTORIES AND WAREHOUSES.

WEST NEW YORK, N. J.—Edward McDermott, 582 Spring st, West Hoboken, is preparing plans for a 2-sty brick machine shop, 32x100 ft., on east side of Hudson Boulevard 32 ft. south of Sip st, to cost about \$7,000. Frank Selbach, 527 Dubois st, West Hoboken, is owner.

SCHOOLS & COLLEGES. simons, 207 Market st, Newark, is prepar-

SCHOOLS & COLLEGES.

POTTERSVILLE, N. J.—C. P. Van Nuys,
1 West Main st, Somerville, N. J., is preparing plans for a 1-sty hollow tile and
stucco school, 31x74 ft, to contain 2 class
rooms, seating 40 each, at Pottersville,
for the Board of Education of Bedminster
township. Owners will take bids on general contract about August 15. Cost, about
\$5.500.

STABLES AND GARAGES.

NEWARK, N. J.—Plans are being prepared by Frank Grad, American Natl.

Bank Building, for a 1-sty brick garage, 35x103 ft., to be erected at 356 Central av. Owner's name will be announced later. Cost, about \$8,000.

STORES, OFFICES & LOFTS.

NEWARK, N. J.—Convery & James V.
Thetford, Union Building, are preparing plans for alterations to the moving picture theatre, 437 Central av, into a hall and automobile show room. The Liberty Trust Co., Gottlob Kautzmann, secretary and treasurer, is owner.

THEATERS.

JERSEY CITY, N. J.—Chris H. Ziegler,
75 Montgomery st, will be ready to take
bids about Aug. 15, for a moving picture
theater, 1-sty, 42x100 ft, on Ocean av, near
Orient av, to cost about \$12,000. The
owner's name will be announced later.

## Other Cities.

DWELLINGS.

CHURCHVILLE, N. Y.—Howard B.
Nurse, 305 Cutler Building, Rochester,
N. Y., has completed plans for a 2-sty
stone dwelling, 30x50 ft., to be erected
here for Judd Knapp. The owner will
soon be ready for estimates on general
contract. Cost, about \$15,000.

PUBLIC BUILDINGS.
BATH, N. Y.—Lewis F. Pilcher, state architect, Albany, will start plans late this year for rebuilding the barracks building here for the New York State Soldiers' & Sailors' Home, to cost about \$15,000.

STORES, OFFICES & LOFTS.
-SYRACUSE, N. Y.—Charles D. Wilsey, 611 S. A. K. Building, is preparing plans for a 3-sty business block and apartments in East Fayette st, for Joseph A. Griffin, care of L. Vinney Co., 130 South Salina st. Cost, about \$50,000.

### CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—The Lustbader Construction Co., 163 East \$2d st, has received the general contract to alter the 6-sty tenement at 1250-1258 Amsterdam av, for Fanny Korn, 238 East 68th st. Sommerfeld & Steckler, 31 Union sq, architects. Cost, about \$10,000.

Cost, about \$10,000.

WEST NEW YORK, N. J.—Siro Tagliabue, 241 Spring st, Hoboken, N. J., has received the general contract to erect a 2-sty brick store and apartment, 40x48x58 ft, at the corner of Paterson Plank rd and Summit av, for Wm. Meyer, 3764 Boulevard, West Hoboken. George Willaredt, 411 23d st, architect. Cost, about \$10,000.

CHURCHES.

WEEHAWKEN, N. J.—F. H. Kukuk,
309 Harrison pl, Union Hill, N. J., has received a general contract to erect a
church and parsonage, to cost about \$25,000, at Park av and Columbia Terrace, for
the English Evangelical Lutheran Church
of the Good Shepherd, Rev. Arthur
Schmeyer, 156 Edgar st, pastor. Frederick H. Klie, 1206 Hudson st, Hoboken, N.
J., architect.

DWELLINGS.

MANHATTAN.—William Young Co., 414
West 41st st, has received the general
contract for alterations to the residence,

88 East 86th st, for William Church Os-born, 71 Broadway. Grosvenor Atterbury, 20 West 43d st, architect. General inter-ior changes will be made.

MANHATTAN.—Rufus H. Brown, 350 Fulton st, Brooklyn, has received the general contract to erect a brick residence on the east side of Goodridge av, 133 ft south of 250th st, for the Delafield Estate, Inc., 27 Cedar st. Carlton Van Valkenburgh, architect. Cost, about \$10,000.

architect. Cost, about \$10,000.

EASTHAMPTON, L. I.—Frank B. Smith, this place, has received the general contract to erect a 2½-sty terra cotta block and stucco residence and private garage on Lilly Pond rd, for Clarence Alcott, care of architect, Harrie T. Lindeberg, 2 West 47th st, Manhattan. Cost, about \$40,000.

SCARSDALE, N. Y.—J. M. Fallon, 186 Boston road, Mamaroneck, has received the general contract to erect the residence on Overhill tract for Edward F. Adrian, 2776 Morris av, Bronx, to cost \$12,000. Wm. Stanwood Phillips, 103 Park av, Manhattan, is architect.

MT. VERNON, N. Y.—Owen Tegan, 452

av, Manhattan, is architect.

MT. VERNON, N. Y.—Owen Tegan, 452
Union av, has received a general contract
and Wm. Sargent, 3 South Third av, the
mason work for a 2½-sty frame dwelling,
30x30 ft, to be erected on Oakland av,
north side of tracks, for H. S. Dickson, 24
West 1st st. A. G. C. Fletcher, 103 Park
av, Manhattan, architect. Cost, \$8,000.

FLUSHING, L. I.—Mystic Construction
Co., 103 Park av, Manhattan, has received
a general contract to erect a 2½-sty brick
store and dwelling on the north side of
Auburndale av, 276 ft n Broadway, for
John Breden, 2894 Eighth av, Manhattan,
owner. E. K. Leonard, care A. C. Nash, 345
Fifth av, Manhattan, architect. Cost,
about \$5,000. about \$5,000.

GLENDALE, L. I.—Henry Schlachter, Alpha pl and Cooper av, Ridgewood, L. I., has received a general contract to erect a 3-sty brick rectory, 22x53 ft, on the south side Myrtle av, for St. Pancras R. C. Church, Rev. Father F. O. Siegelack, pastor. F. J. Berlenbach, 260 Graham av, Brooklyn, architect. Cost, about \$7,500.

Brooklyn, architect. Cost, about \$7,500.

FACTORIES & WAREHOUSES.
LONG ISLAND CITY.—Contract has been awarded for pile foundation for the barrel storage warehouse at the Pratt Works of the Standard Oil Company, Long Island City, to MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan. Turner Construction Co., general contractor.

BUTLER, N. J.—John Provost, Butler, has received the general contract to erect an "L" adjoining the plant of the Lequance Rubber Co., here. M. Houman, 6 Park av, Paterson, N. J., architect. Building will be brick, reinforced concrete, 3-stys, 47x142 ft, to cost around \$28,000.

NEWARK, N. J.—Andrew Grano, 57 New st, has received a general contract to erect a 3-sty brick factory, 43x99 ft, at 15-17 Stone st, for M. Basch, of Basch & Greenfield Co., 67 Seventh av. Hyman Rosensohn, 800 Broad st, architect. Cost, about \$13,000.

about \$13,000.

MUNICIPAL WORK.

RIDGEWOOD, L. I.—Kelly & Kelley,
Inc., 12th st, L. I. City, have received the
general contract to erect a destructor
plant on the north side of Flushing av,
133 ft north of Metropolitan av, for the
City of New York. Hans Liebau, P. O.
Building, Jamaica, L. I., architect. R. D.
Kimball Co., 15 West 38th st, Manhattan,
consulting engineer. Cost, about \$166,000.

PUBLIC BUILDINGS.

ALBANY, N. Y.—Feeney & Sheehan Building Co., 164 Montgomery st, Albany, at \$162,000, were low bidders for remodeling the state house in Eagle st, for the

EDGEWATER, N. J.—Warren B. Eyrich, Grantwood, N. J., has received the general contract to erect a 1-sty brick and marble library building, 30x40 ft, north of Ferry house in Edgewater, for the Carnegie Library Committee. Hobart A. Walker, 437 Fifth av, Manhattan, architect. Cost, about \$15,000.

STABLES AND GARAGES.
GREENWICH, CONN.—J. Doll Construction Co., 10 East 23d st, Manhattan, has received the general contract to erect a 1-sty garage, 60x30 ft., here for Dr. C. Greenway, of Meads Point, Greenwich. Cross & Cross, 10 East 47th st, Manhattan, architects.

STORES, OFFICES & LOFTS.
MANHATTAN.—T. J. McWalters, 225 5th
av ,has received the general contract to
alter the residence, 22 East 65th st, into
stores and lofts. Charles F. Peck, 5 East
42d st, is architect. M. J. Downing, owner.

BROOKLYN.—Chas. A. Cowen & Co., 1123 Broadway, Manhattan, has received a general contract to erect a 5-sty brick and limestone store and loft building at 471-485 Fulton st, for Oppenheim Collins

& Co., 35 West 24th st, Manhattan. Buch-man & Fox, 20 East 42d st, Manhattan, architects.

HUDSON HEIGHTS, N. J.—Rockwell Construction Co., 819 Sterling pl, Brooklyn, has received general contract to erect the laboratory and studio building hollow tile, steel and stucco for the Ideal Film Co., from plans by E. B. Kinsella, Port Jervis, N. Y.

Port Jervis, N. Y.

MISCELLANEOUS.

OAKLAND, CAL.—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has been awarded contract for concrete pile foundation and walls of the coal bunkers, trackways for coal handling bridge, etc., at the plant of the Western Fuel Co., Oakland, Cal. Mr. H. S. Howard, engineer, San Francisco, Cal.

QUEBEC, P. Q.—The new Union Station and power house of the Canadian Pacific Railway in Quebec, P. Q., will be supported on pedestal concrete piles made by the MacArthur Concrete Pile & Foundation Co., Montreal. Downing, Cook Co., Ltd., contractors, Montreal.

Ltd., contractors, Montreal.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. ST. NICHOLAS AV, 1528, e s, 75 s 187th st, 5-sty brick stores and tenement, 39.10x88; cost, \$38,000; owner, S. B. Building Corporation, 503 5th av; architect, Charles B Meyers, 1 Union Square West. Plan No. 266.

28TH ST, 441-443 West, 225 east 10th av, 6-sty brick tenement, 49.11x85.8; cost, \$30,000; owner, Chelsea Homes Corp., 119 West 40th st; architects, Baer & Klaber. Plan No. 267.

215TH ST, 414-418, s s, 275 e 10th av, 5-sty brick tenement (30 families), 75x87; cost, \$55,000; owner, 204th Street Corporation, 836 West-chester av; architect, William Koppe, 830 West-chester av. Plan No. 268.

1607H ST, s e cor Broadway, 6-sty brick apartments, 212x144.9; cost, \$500,000; owner, Hudson View Const. Co., 189 Broadway; architects, Young & Wagner, Inc., 347 5th av. Plan No. 271.

CHURCHES.

AMSTERDAM AV, 649-51, s e cor 92d st, 4sty fireproof church, Sunday school and parish
house, 78x115; cost, \$200,000; owner, trustees
of the Central Baptist Church of New York,
515 West 149th st; architect, Walter Cook, 3
West 29th st. Plan No. 264.

West 29th st. Plan No. 264.

DWELLINGS.

69TH ST, 9 East, 6-sty fireproof private dwelling, 28x99; cost, \$60,000; owner, Edwin C. Jameson, 20 West 43d st; architect, Grosvenor Atterbury, 20 West 43d st. Plan No. 269

HOTELS.

WEST END AV; 328-30, 12-sty fireproof hotel, 35x94; cost, \$147,000; owner, Lillian M. Soresi, 322 Riverside Drive; architect, R. M. Farrington, 345 5th av. Plan No. 265.

MISCELLANEOUS.

30TH ST, 135-141 West, n s, 250 e 7th av, 16-sty fireproof court and jail for women, 101x98.9; cost, \$365,000; owner, City of New York, care Hon. Marcus M. Marks, as Pres.; architects, Griffin & Wynkoop, 30 Church st. Plan No. 270.

## Bronx.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
CROTONA AV, w s, 70 s 187th st, two 5-sty
brick tenements, slag roof, 50x68; cost, \$90,
000; owner, Cosenzo Bidg, Co., Saverio Scalzo,
724 East 187th st, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 421.
RYER AV, e s, 186.71 n 183d st, two 5-sty
brick tenements, plastic slate roof, 50x88; cost,
\$100,000; owner, Valhalla Corp., Jacob O. Pedersen, 145th st and 3d av, Pres.; architects,
Moore & Landsiedel, 3d av and 148th st. Plan
No. 424.

SOUTHERN, BOWLEYARD

Moore & Landsiedel, 3d av and 148th st. Plan No. 424.

SOUTHERN BOULEVARD, w s, 129.28 n 179th st, 5-sty brick tenement, tar and gravel roof, 66.08x120.4; cost, \$70,000; owner, Park Hill Con. Co., Harris Ratner, 779 Crotona Park North, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 422.

VALENTINE AV, w s, 180.59 s 192d st. 5-sty brick tenement, slag roof, 50x88; cost, \$50,000; owner, Louis C. Fries Con. Co., Louis C. Fries, 3029 3d av, Pres.; architect, H. T. Howell, 3d av and 149th st. Plan No. 420.

180TH ST, n s, 132.16 w Prospect av, 5-sty brick stores and tenement, plastic slate roof, 661.x107; cost, \$65,000; owner, Av. St. John & Fox St. Corp., John Brown, 661 Tinton av, Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 425.

BAYCHESTER AV, w s, 142 s Boston rd, 3-

West. Plan No. 425.

BAYCHESTER AV. w s, 142 s Boston rd, 3-sty brick tenement, 20x60, tin roof; cost, \$5,500; owner, Henry I. Crawford, 252 West 73d st; architect, Louis Allmendinger, 926 Broadway. Plan No. 430.

VYSE AV, e s, 130.53 s Freeman st, 5-sty brick tenement, slag roof, 50x88; cost, \$55-000; owner, Wm. Sinnott Co., Wm. Sinnott, 967 East 165th st. Pres.; architect, Kreymborg Archl. Co., 1029 East 163d st. Plan No. 434.

DWELLINGS.

HAIGHT AV, e s, 100 n Pierce av, 2-sty frame dwelling, rubberoid roof, 21x53; cost, \$5,000; owner, Wm. McKinley, 313 East 21st st; architect, T. J. Kelly, 643 Morris Park av. Plan No. 428.

STABLES AND GARAGES.

STABLES AND GARAGES.
FRANKLYN AV, n s. 250 e City Island av,
1-sty frame garage, 12x18; cost, \$200; owner,

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Plans Filed (New Buildings-Continued.)

Lena P Wood, on premises; architect, Chas S. Clark, 441 Tremont av. Plan No. 431.

UNIVERSITY AV, e s, 307.5 S 183d st, 1-sty brick garage, 19x24; cost, \$800; owner, Edw. Gockner, 2452 3d av; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 429.

STORES AND DWELLINGS.

WEBSTER AV, w s, 100.17 s 197th st, 1-sty brick stores and dwelling, plastic slate roof, 50x 65; cost, \$8,000; owner, Benenson Realty Co., Benj. Benenson, 401 East 152d st, Pres.; architect, Tremont Archit Co., 401 Tremont av. Plan No. 436.

STORES, OFFICES AND LOFTS.
BRIGGS AV, w s, 69 s 196th st, 1-sty b, stress, slag roof, 25x40; cost, \$2,500; ow Katie A. Zimmerman, 2707 Briggs av; artect, Chas. Collin, Jr., 140 West 42d st. P. No. 435.

SPOFFORD AV, n w cor Faile st, 1-sty brick stores, tar and gravel roof, 25x100; cost, \$6,000; owner, Samuel Cowen, 784 East 156th st; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 433.

THEATRES.

FORDHAM RD, n w cor Morris av, 2-sty brick theatre, slag roof, 60x148; cost, \$100,000; owner, H. N. Singhi, 121 W. Kingsbridge rd; architect, J. C. Cocker, 2017 5th av. Plan No. 426.

MISCELLANEOUS.
HUNTER AV, w s, 175 n Ditmar st, 1½-sty
rame lockers, 19.10x112; cost, \$700; owner,
larlem Yacht Club, on premises; architects,
eifert & Webb, 104 West 42d st. Plan No.

FORT SCHUYLER RD, w s, 128 w Whitmore av, two 1-sty frame hot houses, 20x116, 21x 116; cost, \$2,000; owner, John Meskers, 560 West 224th st; architect, M. A. Buckley, 1513 Lurting av. Plan No. 423.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
BARRETT ST, w s, 100.3 n Dumont av, five
3-sty brick tenements, 24x70, gravel roof, 6
families each; total cost, \$35,000; owners, Hoffman & Sauer, 270 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 5461.

LINCOLN PL, n s, 321.2 e Brooklyn av, 4sty brick tenement, 46.1x79, gravel roof, 16
families; cost, \$50,000; owner, Lincoln Pl.
Realty Co., 187 Pulaski st; architects, Shampan & Shampan, 772 Broadway. Plan No.

LINCOLN PL, n a 205

LINCOLN PL, n s, 365 e Brooklyn av, two 4-sty brick tenements, 51x79.4, gravel roof, 16 families each; total cost, \$110,000; owner, Lincoln Pl Realty Co., 187 Pulaski st; architects, Shampan & Shampan, 772 Broadway. Plan No.

PRESIDENT ST, s w cor Troy av, 4-sty brick tenement, 50x100, gravel roof, 19 families; cost, \$45,000; owner, Jas. K. Cole, 1407 Carroll st; architect, C. L. Siefert, 110 West 40th st, Manhattan. Plan No. 5502.

PRESIDENT ST, s s, 50 n Troy av, 4-sty brick tenement, 50x96, gravel roof, 16 families; cost, \$45,000; owner, Jas. K. Cole, 1407 Carroll st; architect, C. L. Siefert, 110 West 40th st, Manhattan, Plan No. 5501.

WARWICK ST, e s, 110 s Sutter av, four 3sty brick tenements, 25x70, gravel roof, 6 families each; total cost, \$40,000; owner, Morris
Katz, 420 Van Siclen av; architect, Benj. Cohn,
361 Stone av. Plan No. 5494.

80TH ST, s s, 637.8 e 5th av, 3-sty brick tenement, 32.6x67, gravel roof, 6 families; cost,
\$12,000; owner, John W. Sands 472 58th st;
architect, F. W. Eisenla, 147 Remsen st. Plan
No. 5483.

SOTH ST, s s, 149.8 e 5th av, sixteen 3-sty brick tenements, 30.6x67, gravel roof, 6 families each; total cost, \$192,000; owner, John W. Sands, 472 58th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 5484.

80TH ST, s s, 637.8 e 5th av, 3-sty brick tenement, 32.6x67, gravel roof, 6 families; cost, \$12,000; owner, John W. Sands, 472 58th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 5485.

No. 5485.

MANHATTAN AV, n e cor Powers st, 5-sty brick tenement, 50x67.6, gravel roof, 25 families; cost, \$35,000; owner, Rubin Zirwin, 76 Allen st, Manhattan; architect, M. J. Harrison, World Building, Manhattan. Plan No. 5520.

DWELLINGS.

HOLLY ST, w s, 140 n Vienna av, 1-sty brick dwelling, 20x45, tin roof, 2 families; cost, \$1,800; owner, Antonio Cappocci, 839 Hemlock st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 5468.

EAST 89TH ST, s w c, 248.6 n w Av G, 1-sty brick dwelling, 20x36, tin roof, 1 family; cost, \$1,800; owner, Vincenzo Valturo, — School lane; architect, J. W. Johnson, 12 Loomis av, Yonkers. Plan No. 5475.

S3D ST, s s, 300 e 19th av, two 2-sty frame dwellings, 20x37.8, shingle roof, 1 family each; total cost, \$8,000; owner, Utrecht Realty Co., 1963 82d st; architects, Gross & Kleinberger, Bible House, Manhattan. Plan No. 5505.

NEPTUNE AV, n e cor West 36th st, 1-sty frame dwelling, 19x59, shingle roof, 1 family; cost, \$800; owner, Mrs. Edith Vinton, 2950 West 32d st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5504.

PENNSYLVANIA AV, e s, 74 n Liberty av, 2-sty brick rectory, 20x40, slag roof; cost, \$4,-000; owner, St. Clements Church, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 5480.

architect, Wm. C. Winters, 106 van Sielen A. Plan No. 5480.

E 36TH ST, w s, 177.6 s Av I, two 1-sty frame dwellings, 16.6x42.8, shingle roof, 1 family each; total cost, \$7,000; owner, Caroline C. Svenson, 1165 East 42d st; architect, S. T. Schaffer, 1526 Flatbush av. Plan No. 5535.

E 56TH ST, e s, 140 s Church av, 2-sty brick dwelling, 20x34, gravel roof, 1 family; cost, 8,000; owner, Mrs. Angela Schroeder, 204 Rutledge st; architect, Geo. A. Elliott, Walton and Jeffrey avs, Jamaica. Plan No. 5532.

Jeffrey avs, Jamaica. Plan No. 5532.

GREENWOOD AV, s w cor Prospect av, 2-sty frame dwelling, 20x31,10, shingle roof, 1 family; cost, \$4,000; owner, Prospect Av M. E. Church, on premises; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 5536.

FACTORIES AND WAREHOUSES.

HAUSMAN ST, e s, 100 n Nassau av, 2-sty brick factory, 24x39, slag roof; cost, \$2,200; owner, Rudolph Seldner, 383 St. Johns pl; architect, R. R. Collins, 1562 East 22d st. Plan No. 5506.

No. 5506.

53D ST, s s, 50 w 1st av, 1-sty brick shop, 32.64x99.2, iron roof; cost, \$5,000; owner, E. W. Bliss Co., 17 Adams st; architect, Walter Pfandler, 75 Pineapple st. Plan No. 5560.

STABLES AND GARAGES.

LINCOLN RD, s s, 160 e Flatbush av, 1-sty brick garage, 13.4x21.8, shingle roof; cost, 8800; owner, Edw. C. Mader, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 5410.

Plan No. 5410.

HOPKINSON AV, w s, 167 s Pitkin av, 1-sty brick garage, 24.6x20, gravel roof; cost, \$500; owner, Isaac Levy, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 5552.

HOPKINSON AV, w s, 205 s Pitkin av, 1-sty brick garage, 24.6x20, gravel roof; cost, \$500; owner, Jos. Weinig, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 5553.

STORES AND DWELLINGS.

ETNA ST, ne cor Grant av, 3-sty brick store and dwelling, 20.2x59.6, gravel roof, 2 families; cost, \$5,000; owners, Jos. Moss & ano, 315 Etna st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5442.

lantic av. Plan No. 5442.

ETNA ST, n s, 20.2 e Grant av, three 2-sty brick stores and dwellings, 20.2x38, gravel roof, 2 families each; total cost, \$9,000; owners, Jos. Moss & ano, 315 Etna st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5443.

ETNA ST, n s, 80.9 e Grant av, 2-sty brick store and dwelling, 22.2x50.2, gravel roof, 2 families; cost, \$4,000; owners, Jos. Moss & ano, 315 Etna st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5444.

39TH ST, n s, 200 s 10th av, 2-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$5,000; owner, John S. Wallice Bldg. Co., 1066 49th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 5510.

PARK PL, s s, 285.4 e Howard av, 1-sty

Remsen st. Plan No. 5510.

PARK PL, s s, 285.4 e Howard av, 1-sty brick store and dwelling, 12.6x55, gravel roof, 1 family; cost, \$3,000; owner, Rodell Realty Co., 1518 Lincoln pl; architects, Cohn Bros., 361 Stone av. Plan No. 5487.

STORES, OFFICES AND LOFTS.

NEW JERSEY AV, n w cor Pitkin av, 1-sty brick store, 30x20, tin roof; cost, \$1,400; owner, Louis Jakobson, 115 Broadway, Manhattan; architect, E. Dennis, 241 Schenck av. Plan No. 5500.

FULTON ST, n e cor Lawrence st, 4-sty brick store, 80.1x183.2, brick roof; cost, \$300,-000; owners, Oppenheim & Collins, on premises; architects, Buchman & Fox, 30 East 42d st, Manhattan. Plan No. 5478.

THEATRES.

CONEY ISLAND AV, w s, 46 n Av 0, 2-sty brick theatre, 47.2x92, slag roof; cost, \$25,000; owner, Homecrest Bldg. Co., 1322 Av U; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5463.

MISCELLANEOUS.

OCEAN AV, AV U, NECK RD, VOORHIES LANE, 3-sty frame stand, \$2x20.6, shingle roof; \$2,000; owner, Sheepshead Bay Speedway Corp., 17 Battery pl, Manhattan; architect, Blaine H. Miller, on premises. Plan No. 5449.

WATKINS ST, s w cor Newport av, 1-sty frame shed, 18x36, tar roof; cost, \$100; owner, Saml. Speigel, 274 Fulton av, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 5524.

dle Village. Plan No. 5524.

WATKINS ST, s w cor Newport av, 1-sty frame shed, 18x100, tar roof; cost, \$150; owner, saml. Speigel, 274 Fulton av, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 5525.

WATKINS ST, s w cor Newport av, 1-sty frame shed, 18x36, tar roof; cost, \$100; owner, Saml. Speigel, 274 Fulton av, Middle Village, Plan No. 5528.

WATKINS ST, s w cor Newport av, 1-sty frame shed, 18x36, tar roof; cost, \$100; owner, Saml. Speigel, 274 Fulton av, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village, Plan No. 5529.

WRIGHT ST, s e cor Front st. 1-sty brick

WRIGHT ST, s e cor Front st, 1-sty brick boiler house, 38.4x62, gravel roof; cost, \$8,000; owner, Standard Oil Co., Kingsland av; architect, Standard Oil Co., Kingsland av. Plan No. 5537.

Queens.

Queens.

DWELLINGS.

CORONA.—42d st, e s, 472 s Shell rd, 2½sty frame dwelling, 20x42, shingle roof, 2 families; cost, \$4,000; owner, Joseph Troscher, 33
Davis st, L. I. City; architect, B. Delehanty, 3
West 47th st, Manhattan. Plan No. 2640.

EAST ELMHURST.—Astoria and Flushing
rd, n e cor Grand av, 2½-sty frame dwelling,
20x38, shingle roof, 1 family, steam heat; cost,
\$4,000; owner, Gennaro De Martino, 1691 West
End av, Manhattan; architect, A. DeBlasi, 94
East Jackson av, Corona. Plan No. 2642.

RICHMOND HILL.—Leggett av, w s, 1,216
n Jamaica av, three 2-sty frame dwellings, 16x
38, shingle roof, 1 family, steam heat; cost,
\$7,500; owners, Sim & Greig, 2d st, Union
Course; architects, H. T. Jeffrey & Son, Butler
Building, Jamaica. Plan Nos. 2620-21-22.

RICHMOND HILL.—Herald av, w s, 125 n Liberty av, seven 2-sty frame dwellings, 16x 36, shingle roof, 1 family, steam heat; cost, \$17,500; owner, Harry Fleit, Herald av, Rich-mond Hill; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan Nos. 2623 to 2629

RICHMOND HILL.—Frost av, w s, 195 s Lilberty av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$3,-000; owner, M. Moran, Manheim st, Elmhurst; architects, H. T. Jeffrey & Son, Butler Build-ing, Jamaica. Plan No. 2630.

RIDGEWOOD.—Marten av, e s, 200 s Myrtle av, seven 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$21,000; owner, Blake Const. Co., \$45 Dumont av, Brooklyn; architect, Harry Dorf, 64 Kosciusko st, Brooklyn. Plan Nos. 2635-36.

Bort, 64 Kosciusko st, Brooklyn. Plan Nos. 2635-36.

WOODHAVEN.—Manor av, e s, 18 n Atlantic av, two 2-sty brick dwellings, 18x36, shingle roof, 1 family, steam heat; cost, \$6,-000; owner, Inovation Homes Corp., 1127 Av G. Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan No. 2619.

WOODHAVEN.—Woodhaven av, e s, 20 n Atlantic av, five 2-sty brick dwellings, 18x39, shingle roof, 1 family; cost, \$15,000; owner, Inovation Homes Corp., 1127 Av G, Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan No. 2618.

BAYSIDE.—Highland av, e s, 340 n Palace boulevard, 2½-sty frame dwelling, 28x33, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, G. A. Sheffield, 3d st, Bayside. Plan No. 2609.

CORONA.—42d st, e s, 450 s Shell rd, 2½-sty frame dwelling, 20x48, shingle roof, 1 family, steam heat; cost, \$4,000; owner, J. Troscher, 33 Davis st, L. I. City; architect, Bradley Delahanty, 3 West 47th st, Manhattan. Plan No. 2610.

ELMHURST.—Lewis av, s s, 175 e Toledo

No. 2610.

ELMHURST.—Lewis av, s s, 175 e Toledo av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$5,000; and Lewis av, n s, 200 w Hanover av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Wm. J. Schwarz, 407 Herald av, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 2597-98-99-2600.

FLUSHING.—17th st, e s, 260 s Cypress av, 2-sty brick dwelling, 20x50, slag roof, 2 families; cost, \$6,000 (2 buildings); owner, Chas. Modica, 148 Melrose st, Brooklyn; architect, T. Goldstone, 49 Graham av, Brooklyn. Plan No. 2606.

GLENDALE.—Thompson av.

GLENDALE.—Thompson av, e s, 360 n Deyo st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, J. A. Fischer; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2605.

GLENDALE.—Thompson av, e s, 360 n Deyo st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, J. A. Fischer, 73 Brush st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2605,

GLENDALE.—Edison pl, e s, 100 s Central av, 2-sty frame dwelling, 18x55, slag roof, 2 families; cost, \$3,200; owner, H. Kopp, 211 Edison pl, Glendale; architect, M. Perlstein, Middle Village. Plan No. 2616.

Middle Village. Plan No. 2616.

MIDDLE VILLAGE.—Pulaski st, n s, 228 e Griffeth st, twelve 2-sty frame dwellings, 20x40, tin roof; cost, \$23,400; owner, Morton Park Realty Co., 464 Grand st, Manhattan; architect, M. Perlstein, Fulton av, Middle Village. Plan Nos. 2611 to 2615.

MIDDLE VILLAGE.—Mt. Olivet av, w s, 220 s Eliot av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$2,500; owner, Theo. Rabmel, Mt. Olivet av, Middle Village; architects, L, Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2604.

ROSEDALE.—Melrose av, e s, 140 n Hampton rd, 2-sty frame dwelling, 18x26, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Otto Bleisenaer, Rosedale; architect, owner. Plan No. 2607.

BELLAIRE.—Queens pkway, n s, 60 w Euclid

BELLAIRE.—Queens pkway, n s, 60 w Euclid av, 2½-sty frame dwelling, 35x24, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Edw. S. Willey, Euclid av, Bellaire; architect, J. H. Burchard, 116 Central av, Flushing. Plan No. 2654.

ELMHURST.—Lewis av, s s, 251 e Toledo av, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Wm. J. Schwarz, 407 Herald av, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. ily, steam Schwarz, 40 tect, G. E. 2645.

JAMAICA.—Dean st, e s, 75 s Sylvester av, 2½-sty frame dwelling, 16x32, shingle roof, 1 family, steam heat; cost, \$2,200; owner, Alex. Konrowcky, Jay and Smith st, Jamaica; architect, Edw. Jackson, Herriman av, Jamaica. Plan No. 2653.

Plan No. 2653.

QUEENS.—Catherine st, e s, 160 s Stewart av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Queens Court Realty Co., 200 Broadway, Manhattan; architect, J. L. Theo. Tillack, 150 Nassau st, Manhattan. Plan No. 2627.

RICHMOND HILL.—Washington av, w s, 50 n Cleveland st, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$7,500; owner, John F. Haufe, 16 Parkview av, Glendale; architect, G. E. Crane, Richmond Hill. Plan Nos 2647-48-49.

RICHMOND HILL.—Cleveland st, n s, 85 w Washington av, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner, John F. Haufe, 16 Parkview av, Glendale; architect, G. E. Crane, Richmond Hill. Plan No. 2650.

WOODHAVEN.—Stanton st, s s, 275 w Vande-

WOODHAVEN.—Stanton st, s s, 275 w Vandeveer av, 2-sty frame dwelling, 16x40, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Thomas Smith, 6 Shipley st, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No.

MIDDLE VILLAGE.—Proctor st, e s, 175 s Metropolitan av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$3,000; owner, An-thony Michael, 3 Ward st, Middle Village; ar-chitect, Joz. W. Weiss, 16 Court st, Brooklyn. Plan No. 2660.

Plan No. 2660.

JAMAICA.—Shore av, s s, 125 w Wyckoff av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Thos. Gerus, 324 Fulton st, Jamaica; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 2672

JAMAICA.—New York av, e s, 80 s State st, 2½-sty frame dwelling, 16x37, tin roof; cost, \$1,600; owners, Cerus & Esapate, 150 Wyckoff st, Jamaica. Plan No. 2673.

MIDDLE VILLAGE.—Pulaski st, n s, 150 e Hinman st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,000; owner, Jos. Monischulsky, 67 Pulaski st, Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 2675.

MIDDLE VILLAGE.—Morton av. e s. 100 s

MIDDLE VILLAGE.—Morton av, e s, 100 s Pulaski st, six 2-sty brick dwellings, 20x51, slag roof, 2 families; cost, \$18,500; owner, Morton Park Realty Co., 464 Grand st, Man-hattan; architect, M. Perlstein, Fulton av, Mid-dle Village. Plan Nos. 2668-69-70-71.

dle Vilíage. Plan Nos. 2668-69-70-71.

F'ACTORIES AND WAREHOUSES.
FLUSHING.—Locust st, n s, 205 e Main st,
1-sty brick shop, 24x36, slag roof; cost, \$1,800; owner, John W. Dobson, 234 Amity st,
Flushing; architect, owner. Plan No. 2608.

L. I. CITY.—9th av, w s, 439 n Riker av, 1sty brick oil storage, 14x19; cost, \$500; owner,
Astoria Veneer Mills Co., premises. Plan No.
2678.

STABLES AND GARAGES,
ELMHURST.—Butler st, s s, 180 w Grand st,
1-sty frame garage, 11x17, tin roof; cost, \$100;
owner, J. E. Troy, premises. Plan No. 2617.

CORONA.—Albertis av, s w cor Merrit st, 1sty tile garage, 20x15; cost, \$300; owner, J. J.
Salerino, 35 Albertis av, Corona; architect, A.
Magnoin, 112 50th st, Corona. Plan No. 2637.

RICHMOND HILL.—Abingdon rd, n s, 326 w
Brevoort st, frame garage, 12x18; cost, \$250;
owner, Susie M. Muller. Washington av, Richmond Hill.—Westpoint av, s e cor Chichester
av, frame garage, 12x17; cost, \$200; owner, H.
Leonard, on premises. Plan No. 2651.

WOODHAVEN.—Dennington av, w s, 300 s
Ferris av, frame garage, 12x18; cost, \$250;
owner, Frank O. Pratt, on premises. Plan No.
2644.

FOREST HILLS.—Queens boulevard

FOREST HILLS.—Queens boulevard, s e cor Windsor pl, frame garage, 18x20; cost, \$200;

owner, Chas. Kondascius, premises. Plan No. 2659.

EAST ELMHURST.—Humphrey st, s s, 260 Lyon av, frame garage, 16x16; cost, \$200; wner, B. J. Demmerle, premises. Plan No.

2677.

FLUSHING.—Lincoln st, n s, 100 w Percy st, frame garage, 20x22, tin roof; cost, \$300; owner, P. J. Bang, premises. Plan No. 2676.

APARTMENTS, FLATS AND TENEMENTS. GLENDALE.—Epsioln pl, e s, 100 s Myrtle av, five 3-sty brick tenements, 26x77, slag roof, 6 and 3 families; cost, \$40,000; owner, Chas. Young, 522 McDonough st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2601-2-3.

GLENDALE.—Richard av, s, e cor Central av.

Ridgewood. Plan Nos. 2601-2-3.

GLENDALE.—Richard av, s e cor Central av, seventeen 3-sty brick stores and tenements, 28x 65, slag roof, 6 families; cost, \$139,000; owner, Fred Thomsen, 2 Folsom av, Glendale; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan Nos 2593-4-5.

MASPETH.—Clinton st, s s, 450 e Clermont av, 3-sty brick store and dwelling, 22x40, slag roof, 2 families; cost, \$4,800; owner John Nagel, Broad st, Maspeth; architect, F. J. Naselkowski, 204 Green Point av, Brooklyn. Plan No. 2656.

THEATERS.

CORONA.—Locust st, s s, 50 e Mulberry av, 1-sty brick moving picture theatre, 50x100, slag roof; cost, \$12,000; owner S. Gallucci, Railroad av, Corona; architect, Wm. McIntyre, 187 Roosevelt av, Corona. Plan No. 2652.

MISCELLANEOUS.

LITTLE NECK.—Jackson av, n s, 1,000 w
Main av, frame sign; cost, \$50; owner, Alex.
D. Shaw, 75 Broad st, Manhattan. Plan No.

BROAD CHANNEL.—Shad Creek, e s, 150 s 9th rd, steel water tower, 21x21, 50 ft. high; cost, \$2,500; owner, Broad Chanel Corp., 31 Nassau st, Manhattan. Plan No. 2641.

BROOKLYN HILLS.—Cherry st, n s, 145 w Freedom av, cesspool; cost, \$50; owner, Wm. Gleidman, premises. Plan No. 2638.

CORONA.—42d st, s w cor Shell rd, steel sign; cost, \$150; owners, McElroy Bros., 87 Bedford av, Brooklyn. Plan No. 2639.

ROCKAWAY BEACH.—R. B. R. R., w s, 160 s Ramblersville Station, two frame billboards; cost, \$185; owner, F'. W. Dunton, 11 John st, Manhattan. Plan Nos. 2633-34.

SPRINGFIELD.—Bay av, e s, 1648 s Cross st, 1-sty frame boat house, 15x22; cost, \$150; owner, Marg. G. Cusick, 132. Newtown av, Brooklyn. Plan No. 2631.

SOUTH JAMAICA.—Baylies st, s s, 381 w

SOUTH JAMAICA.—Baylies st, s s, 381 w Merrick rd, frame shed, 15x20; cost, \$150;

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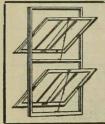
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Plans Filed, New Buildings, Continued.

owner, Chas. Giamboli, premises. 2632.

owner, Chas. Giamboli, premises. Plan No. 2632.

LITTLE NECK.—Jackson av, n s, 1,000 w Main av, frame sign; cost, \$50; owner, A. D. Shaw, 76 Broad st, Manhattan. Plan No. 2655.

RIDGEWOOD.—Wyckoff av, s s, 100 e Covert st, two 1-sty greenhouses, 15x183, glass roof; cost, \$3,000; owner, Frank Albrecht, premises. Plan No. 2658.

CORONA.—Central av, w s. 40 s Railroad av, frame barn, 12x12; cost, \$50; Jas. Angeles, premises. Plan No. 2674.

JAMAICA CREEK.—Richter av, s s, 630 n Glass pl, frame boat house, 12x15, tin roof; cost, \$100; owner, Alex. Weber, 174 East 82d st, Manhattan. Plan No. 2662.

JAMAICA CREEK.—Jamaica Creek, w s, 602 n Glass pl, frame boat house, 12x21; cost, \$100; owner, Christ Taeger, 420 East 16th st, Manhattan. Plan No. 2665.

JAMAICA CREEK.—Bay av, e s, 238 n Cross st, two 1-sty frame boat houses, 14x20, tin roof; cost, \$500; owner, A. L. Reich, 1224 Freedom av, Ozone Park. Plan Nos, 2666-67.

L. I. CITY.—Broadway, n w cor Van Alst av, frame stand, 20x20; cost, \$100; owner, C.

dom av, Ozone Park. Plan Nos, 2666-67.

L. I. CITY.—Broadway, n w cor Van Alst av, frame stand, 20x20; cost, \$100; owner, C. Andreas, premises. Plan No. 2663.

MASPETH.—Jay av, n s, 175 e Columbia av, frame shed, 24x15; cost, \$100; owner, L. E. Meckel, premises. Plan No. 2661.

RIDGEWOOD.—Hancock st, n s, 83 w Myrtle av, 1-sty brick shed, 17x22, slag roof; cost, \$400; owner, Carl Kroeher, premises. Plan No. 2664.

### Richmond.

DWELLINGS.

DWELLINGS.

CATHERINE ST, s s, 300 Decker av, Port Richmond, 2-sty frame dwelling, 22x45; cost, \$4,200; owner, G. Blafield, 164 Catherine av, Port Richmond; architect, J. P. From, Charles av, Port Richmond; builder, G. Ericson, 158 Catherine st, Port Richmond. Plan No. 756.

DUER PL, e s, 125 n Valley st, 2½-sty frame dwelling, 31.10x30; cost, \$4,500; owner, E. H. Mullan, Arrochar, S. I.; architect, Norman McGleashan, 1123 Broadway. Plan No. 758.

NEW DORP LANE, n s, 80 s Britton lane, New Dorp, 1-sty frame bungalow, 14x32; cost, \$500; owner, Mary H. Neuendorf, P. O. L. B. 9 f. New Dorp: architect and builder, W. C. Neuendorf, P. O. L. B. 9 f., New Dorp: Plan No. 761.

PRICE LANE, s s, 140 s e Lexington av, Port Richmond, 1-sty frame bungalow, 20x25; cost, \$500; owner, Robert Brown, Norwood, N. J.; builder, C. Price, 96 Simonson pl, Port Richmond. Plan No. 753.

2D ST, s s, 300 e Franklin av, New Brighton, 1500; frankey dwellier, 20x46.

mond. Plan No. 753.

2D ST, s s, 300 e Franklin av, New Brighton, 2½-sty frame dwelling, 22x46; cost., \$4,100; owner, Johanna Moller, 2d st, New Brighton; architect, Wm. F. Behler, 84 Clinton av, Port Richmond. Plan No. 744.

CAST AV, n s, 231 e Glen av, New Brighton, 2½-sty frame dwelling, 21x44; cost., \$2,675; owner, Chas. A. Hall, 1st av; architect, John Davies, Castleton av, Tompkinsville; builder, Chas. Shay, Tompkinsville. Plan No. 755.

MADISON AV, e s, 1,000 s Post av, Port Richmond, two 2-sty frame dwellings, 19x38; cost., \$5,000; owner, Ole Jensen, 99 Madison av, Port Richmond. Plan No. 759.

OCEAN AV, s s, 385 Old St, rd, South Beach,

Richmond. Plan No. 759.

OCEAN AV, s. s. 385 Old St. rd, South Beach, 1-sty brick dwelling, 21x36; cost, \$1,500; owner, Jos. Crovo, Richmond av, Arrochar; architect and builder, Picario Const. Co., 342 East 120th st. Plan No. 749.

PALM AV, n. s. 157 e Decker av, Port Richmond, 2-sty frame dwelling, 21x47; cost, \$4,400; owner, W. M. Johnson, Nicholas av, Port Richmond; architect and builder, O. H. Lee, 231 Nicholas av, Port Richmond. Plan No. 747.

WILLIAMS AV, w. s. 164 n. Russell st. Great

Nicholas av, Port Richmond. Plan No. 747.

WILLIAMS AV, w s, 164 n Russell st, Great Kills, 1½-sty frame dwelling, 16x20; cost, \$2.-000; owner, Arthur F. Kimball, 1982 East 17th st, Brooklyn. Plan No. 751.

STABLES AND GARAGES.

ARTHUR AV, w s, 220 s Rich av, 1-sty frame barn, 14x14; cost, \$125; owner, G. Conte, 26 2d av, Manhattan; builder, B. Domino, 107 St. Mary's av, Rosebank. Plan No. 760.

RICHMOND RD, w s, 500 w Old Town rd, D-ngan Hills, 1-sty frame garage, 12x16; cost, \$200; owner, H. A. Hasbrouck, 1207 Richmond rd; architect and builder, Henry Clause, 505 Britton av, Concord. Plan No. 750.

ROSSVILLE AV, n s, 10 n Sinclair av, Princess Bay, 1-sty frame garage, 12x18; cost, \$130; owner, J. Bernhard, Huguenot Park, S. I.; builder, Fred Klein, Huguenot Park, S. I. Plan No. 746.

No. 746.

MISCELLANEOUS.
CHURCH ST, e s, 300 e Broadway, Tottenville, concrete coal pocket; cost, \$2,500; owner, Tottenville Copper Co., Tottenville; architects, Lockwood, Greene & Co.; builder, McClintic, Marshall & Co., 21 Park Row, Manhattan, Plan No. 757.

Marshall & Co., 21 Park Row, Manhattan. Plan No. 757.

CAST AV, s s, 400 e Broadway, West New Brighton, 1-sty frame shed, 22x20; cost, \$162; owner, Geo. Whitford, 100 Castleton av, West New Brighton; builder, G. Boardman, Jr., 160 Greenleaf av, West New Brighton. Plan No. 748.

748.
GLENWOOD AV, e s, 75 Clove rd, 1-sty frame wagon shed, 12x16; cost, \$100; owner, Mr. Brader, Clove rd; architect, Chas. F. Lange 299 Broad st. Plan No. 762.
OCEAN AV, n s, Oakwood Heights, 1-sty frame storage, 16x19; cost, \$250; owner, P. H. Trubrulash, Oakwood Heights. Plan No. 752.

## PLANS FILED FOR ALTERATIONS.

Manhattan.

CANAL ST, 55-59, n w cor Orchard st, erect in. thick fire wall in shaft to (2) 4 and 5-y brick loft building; cost, \$500; owner, Ber-

nard Epstein, 35 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 1806.

nard Epstein, 35 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 1806.

CHRYSTIE ST, 45 n w cor Canal st, construct private wooden stairs, 1-sty to 6-sty brick stores, offices and show rooms and lofts; cost, \$100; owner, 125 Canal St Co., 72-74 Madison av; architect, David Bleier, 545 East 139th st. Plan No. 1816.

EAST ST, 17, w s, 25 n Broome st, form alcoves in partitions, rearrange occupancy of 5 families to 3 families, create bathrooms and brick up fireplaces to 4-sty brick tenement; cost, \$500; owner, Frederick Heipershausen, 43 Thompson st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1822.

EAST BROADWAY, 183, s s, 75 w Jefferson st, erect extension at rear, 23x33 and 20 ft. high, and remove part rear wall of cellar to 5-sty brick dwelling and offices; cost, \$4,000; owner, The Day Publishing Co., 183 East Broadway; architects, Cohn Bros., 361 Stone av, Brooklyn. Plan No. 1825.

EAST BROADWAY, 253, remove 2 partitions and shift plumbing pipes to 4-sty brick apartments; cost, \$500; owner, S. Liebovitz, 75 Leonard st; architect, Louis Allen Abramson. Plan No. 1837.

FERRY ST, 18-20, s s, 158 e Gold st, new wall to be tied into old walls to 5-sty brick

Plan No. 1837.

FERRY ST, 18-20, s s, 158 e Gold st, new wall to be tied into old walls to 5-sty brick storage warehouse; cost, \$600; owner, Geo. F. Hewitt, 48 Beekman st; architect, Willard Parker, 24 McDonough st, Brooklyn. Plan No. 1796.

FRONT ST, 195, s e cor Fulton st, join 2 buildings by removing partition, cut 5 new doorways, new store front, iron girders and columns, erect boiler room and 2 toilet rooms and fire escapes and fireproof windows and doors to 4-sty brick warehouse; cost, \$6,000; owner, trustees William B. Schermerhorn, deceased, 25 Liberty st; architect, Aldridge D. Kelley, 4 Gold st. Plan No. 1831.

GREENWICH ST, 12 w s, 137.10 n Battery pl, remove front wall and partitions, new storefront and lower 1st tier beams to 3-sty brick store and dwelling; cost, \$1,000; owner, Julius A. Doyle, 533 Ovington av, Brooklyn; architect, Adolph Balschun, 2693 Creston av. Plan No. 1795.

HAMILTON PL, 144-54, s w cor 144tb et 20.

No. 1795.

HAMILTON PL, 144-54, s w cor 144th st, remove wood store fronts and new metal covered store fronts to 6-sty brick stores and apartments; cost, \$500; owner, Louis Schwartz, 252 West 76th st; architect, Albert Reimann, 152 Hamilton pl. Plan No. 1808.

HESTER ST, 91-93, n s, 21.10 e Allen st, extend stairway to roof, new bulkhead (metal covered) to 7-sty brick lofts; cost, \$300; owner, Morris Goldstein, 8 East 97th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1832.

JAMES ST, 45, w s, 25 s Madison st, new stud partitions to form new rooms and water closet compartments, new gal. iron skylight to d-sty brick store, dwelling and furnished rooms; cost, \$300; owner, Samuel Feinstein, 237 East 112th st; architect, Frank Straub, 25 West 42d st. Plan No. 1833.

112th st; architect, Frank Straub, 25 West 42d st. Plan No. 1833.

PRINCE ST, 93-99, n w cor Mercer st, erect fireproof enclosed stairway, supported on steel columns to 6-sty brick store and lofts; cost, \$3,000; owner, William Waldorf Astor, London, England, care Clarence W. Baldwin, attorney, 21 West 26th st; architect, J. Francis Burroughs, 410 West 34th st. Plan No. 1798.

SPRUCE ST, 37, n s, 78 w Gold st, erect new wood studs, partitions, metal covered, to 5-sty brick lofts; cost, \$150; owner, Edward Spiegel, 37 Spruce st; architect, Gilbert I. Prowler, 167 Van Buren st, Brooklyn. Plan No. 1820.

WASHINGTON PL, 21, n e cor Greene st, install two new bulkheads on roof and stairs, 4-in. terra cotta blocks in bulkhead, metal covered, skylights to 8-sty fireproof store and lofts; cost, \$200; owner, Anna A. Bradford, 21 Liberty st; contractor, Joseph W. Vervier, 34 Stone st. Plan No. 1814.

WOOSTER ST, 35-37, construct steel trusses to suport 2 tanks, enclose pressure tank to 5-sty brick store and lofts; cost, \$2,000; owner, Otto Lindemann, 35-37 Wooster st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 1827.

4TH ST, 353, n s, 80 w Av D, erect new stair-

4TH ST, 353, n s, 80 w Av D, erect new stairway enclosed in 2x4-in, stud partitions and bulkhead metal covered to 3-sty brick stable and shop; cost, \$500; owner, John Parr Estate, 3S1 East Sth st; architect, Jacob Fisher, 25 Av A. Plan No. 1839.

A. Plan No. 1839.

17TH ST, 637-41 East, n s, 88 w Av C, erect 10,000-gal, wood tank and 7,500-gal. tank, steel supports and non-fireproof pent house to 5-sty brick factory; cost, \$1,850; owner, Nic Althaus Co., 637 East 17th st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 1818.

21ST ST, 105 East (Gramercy Park North), remove entrance stoop, convert 1st sty into janitor apartment and doctor's office, enclose stairway in stud partitions, new elevator with 6-inch terra cotta shaft, new light shaft constructed in angle irons and dumbwaiter shaft of 3-inch terra cotta blocks to 5-sty brick bachelor apartments; cost, \$10,000; owner, william Pierson Hamilton, 105 East 21st st; architect, Adolph Mertin, 34 West 28th st. Plan No. 1817.

21ST ST, 22-28 West, s s, 370 w 5th av, erect

21ST ST, 22-28 West, s s, 370 w 5th av, erect steel supports for 10,000 gallon wood gravity tank and 7,000 gallon steel tank to 12-sty fire-proof lofts; cost, \$1,900; owner, The 76 5th Av Co. 149 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 1799.

25TH ST, 105 West, remove stone stoop and replace new iron stoop to 3-sty brick restaurant and dwelling; cost, \$250; owner, Scholle Estate, 5 Nassau st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 1807.

35TH ST, 157 East, n s, 146 w 3d av, change building into studios by removing partitions and portion of roof and installing new skylight, etc., to 2-sty brick sculpturer's studios; cost, \$3,000; owner, C. C. Tegethoff, 475 5th av; architect, George Butler, 62 West 45th st. Plan No. 1787.

38TH ST, n s, 22 w 7th av, brick up and cut down windows, remove stairs, new floor beams, posts and girders to 3-sty brick stores and dwelling; cost, \$150; owner, Charles Hensle, 530 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1797.

39TH ST, 629-41 West, and 630-36 West 40th st, additional 2-sty building, adjoining present one to 2-sty fireproof machine shop; cost, \$10,-000; owners, Jos. Sterns & Son, Inc., 616 West 40th st; architect, Edward J. Poirot, 616 West 40th st. Plan No. 1792.

42D ST. 137 East, n e cor Lexington av. build

42D ST, 137 East, n e cor Lexington av, build chimney and metal flue to 5-sty brick offices and stores; cost, \$60; owner, William H. Reynolds, 397 Lexington av; architect, Edward F. Lawler, 103 Park av. Plan No. 1790.

42D ST, 228-32 West, install new platform (14,000 lbs.), motor, gears and wiring to 6-sty semi-fireproof restaurant; cost, \$1,500; owner, Dunmore Realty Co., 200 West 72d st; architect, E. W. Barnum, representing Turner Machine Co., Danbury, Conn. Plan No. 1830.

44TH ST, 216-30 West, s s, 207 w 7th av, carry up rear wall of dressing rooms of masonry and steel construction, hollow steel windows and s. c. fireproof doors to 2-sty fireproof music hall and roof garden; cost, \$400; owner, The 44th St Realty Co., 216 West 44th st; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 1800.

45TH ST, 17-19 West, n s, 233 w 5th av, erect

architect, Herbert J. Krapp, 116 East 16th st. Plan No. 1800.

45TH ST, 17-19 West, n s, 233 w 5th av, erect exterior screened stairway and fireproof certain windows and cut others down to 10-sty fireproof offices and lofts; cost, \$5,000; owner, Abbey Story Marshall, care Robt. Colgate & Co., 59 William st; architect, Peter Joseph McKeon, 13-21 Park Row. Plan No. 1828.

47TH ST, 8-14 East, build stairs, toilet rooms and enlarge windows to 5-sty fireproof stores and offices; cost, \$1,500; owner, Robert W. Goelet, 9 West 17th st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 1784.

47TH ST, 38 West, s s, 430 e 6th av, remove chimney breast in basement to 4-sty brick store and 1-family; cost, \$25; owner, Minnie Krauss Estate, 24 Broad st; architect, Jacob M. Felson, 1133 Broadway. Plan No. 1835.

49TH ST, 149-51 West, n s, 187 e 7th av, increase elevator wells 16 inches, iron beam, remove concrete beams to 4-sty reinforced concrete garage; cost, \$1,000; owner, Ressiter Realty Co., Shawnee on Delaware, Pa.; architect, Richard D. Evans, 59 West 44th st. Plan No. 1826.

51ST ST, 113 West, n s, 200 w 6th av, block in well bole, new stairway beader at rear

tect, Richard D. Evans, 59 West 44th st. Plan No. 1826.

51ST ST, 113 West, n s, 200 w 6th av, block up well hole, new stairway header at rear, iron beams, remove partitions and woodwork, partition and ceiling covered with sheet iron and plaster boards, fireproof windows and S. C. F. P. doors and partitions to 2-sty brick private garage; cost, \$350; owner, Elizabeth C. Stokes Vatable, 70 Worth st; architect, James W. Cole, 515 West 50th st. Plan No. 1804.

52D ST, 123 West, n s, 300 west 6th av, remove wall, new girders, iron beams, c. i. separators and brick piers to 3-sty brick garage and offices; cost, \$500; owner, Constance B. Ripley, 48 West 52d st; architect, Percival R. Pereira, 226 West 42d st. Plan No. 1811.

65TH ST, 38 East, s s, 120 e Madison av, remove rear wall and rebuild in cement mortar, increasing thickness of piers to 4-sty brick residence; cost, \$1,000; owner, Goodhue Livingston, 38 East 65th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 1821.

103D ST, 200-204 West, s w cor Amsterdam av, erect new partitions, remove window and provide new hollow metal windows to 7-sty brick apartment hotel; cost, \$100; owner, Judick apartment hotel

1801.

114TH ST, 417 West, n s, 150 e Amsterdam av, sub-divide six-room apartments into two apartments with bath and w. c., new plumbing, dumbwaiter shaft to 6-sty brick tenement; cost, \$2,000; owner, Chas. H. Parmly, 524 West 114th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 1836.

116TH ST, 225 West, erect stud partitions forming water closet compartment and 2 stores to 2-sty brick stores and dwelling; cost, \$500; owner, Samuel Williams, 71 West 113th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1834.

Plan No. 1834.

117TH ST, 216 East, s s, 180 e 3d av, remove partitions, etc., erect new 4-inch stud partitions forming rooms and water closet compartments, bulkhead on roof metal covered and skylight and self-closing door, new stairway, windows, chimney and fire escapes on front to 4-sty brick tenement; cost, \$1.500; owner, Benjamin Bernstein, 230 East 123d st; architect, Otto Reissmann, 147 4th av. Plan No. 1823.

125TH ST, 29 West, n s, 350 w 5th av, raise 1st and 2d sty, new stud partition, stair enclosure and fire escapes at rear, fill in sidewalk vault, new fixtures and tile floors for tollets, repair roof, metal celling and skylights to 5-sty brick store and offices; cost, \$5,000; owner, Albert Guerin Estate, 51 Chambers st; architect, Percival R. Peeira, 226 West 42d st. Plan No. 1810.

125TH ST, 144-146 West, and 153-55 West

architect, Percival R. Peeira, 226 West 42d st. Plan No. 1810.

125TH ST, 144-146 West, and 153-55 West 124TH ST, remove stone work around columns, shift stairways, floor over wellholes and install new toilets to 5-sty brick furniture house; cost. \$2.000; owner, Archibald D. Russell, 144 West 125th st; architect, William D. Russell, 25 West 42d st. Plan No. 1829.

126TH ST, 240-58 West, and 253-59 West 125th st, remove show windows, erect new show window (metal covered) and partitions to 5-sty fireproof stores, meeting rooms and theatre; cost, \$300; owner, Joseph Litt, 253 West 125th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1793.

130TH ST, 135 West, 400 w Lenox av, enlarge w. c. compartment and install basin and bath tub and new wash tub and sink and door, create hall bed room with partitions, remove partitions to 4-sty brick private dwelling; cost,

\$125; owner, Joseph Schur, 135 West 130th st; architect, William J. Russell, 25 West 42d st. Plan No. 1794.

Plan No. 1794.

166TH ST, 501 West, n w cor Amsterdam av, remove show windows, partitions, etc., coping, railing, gable wall, new show window (metal covered), partitions, steel beams, iron grating, iron columns, concrete floor arch to 5-sty brick tenement; cost, \$1,000; owner, Charles Yung, 239 4th av; architect, Henry Regelmann, 133 7th av. Plan No. 1786.

AV A, 43, n w cor 3d st, install new window in brick wall to 4-sty brick store and dwelling; cost, \$50; owner, William Waldorf Astor, 23 East 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 1838.

BOWERY, 122, s w cor Grand st, erect new

ing; cost, \$50; owner, William Waldorf Astor, 23 East 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 1838.

BOWERY, 122, s w cor Grand st, erect new iron stair, No. 2 iron beams removed, cut new opening, s. c. fireproof doors, stud partitions to (No. 2) 4-sty brick bank and offices; cost, \$1,000; owner, Philip Zeitlen, 231 Grand st; architect, Charles L. Calhoun, 560 West 163d st. Plan No. 1815.

BROADWAY, 529-533, n w cor Spring st, install new boiler, metal ceiling, 4 new fire doors, remove 8-inch brick wall and boilers to 5-sty brick offices and lofts; cost, \$2,300; owner, Ray Estate Corporation, 55 Wall st; architect, Charles H. Richter, 68 Broad st. Plan No. 1791.

BROADWAY, 881-87, 113-15 5th av and 9-13 East 18th st, building A, build elevator shafts (fireproof doors), new entrances, fireproof stairways extending to roof, enclose in 6-inch hollow tile, fireproof blocks and s. c. fireproof doors, fireproof steel beams and columns, fireproof floors of re-inforced concrete, remove No. 2 elevators and fireproof floor inserted in place install freight elevator, new skylights, fireproof ceiling, partitions and windows to (No. 3), 7 and 5-sty brick and fireproof wholesale houses for dry goods; cost, \$40,000; owners, Henrietta, Louise and Marie Constable Estate; also Edith C. MacCracken, 111 5th av; architects, Cady & Gregory, 40 West 32d st. Plan No. 1783.

BROADWAY, 189-91, s w cor Dey st, remove roof of shaft, erect vent skylight (screen over same), new wood beams to 6-sty semi-fireproof store and offices; cost, \$200; owner, Oceanic Investing Co., 49 Wall st; architect, Norman H. Hunt, 139 West 34th st. Plan No. 1813.

BROADWAY, 1179 w s, 25 s 28th st, marble facing about show window, iron awning, stairways, stud partitions, kalamine doors, f. p. s. c. doors and windows, etc., new well in 1st floor ceiling and new ceiling, sidewalk elevator (enclosed) to 4-sty brick cafe, offices; cost, \$200; owner, Anna F. Leverich, 30 East 42d st; architect, Augustus N. Allen, 2 West 45th st. Plan No. 1824.

\$8,000; owner, Anna F. Leveller, 2 West 45th st. Plan No. 1824.

LEXINGTON AV, 491, e s, 40 s 47th st, remove front stoop and partitions, brick up door, new steps, stairs and partitions to 4-sty brick dwelling; cost, \$500; owner, Emma C. Bailey, care John Jordon, 93 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 1788.

WEST BROADWAY, 557, e s, 75 s 3d st, cut 2 windows in wall, build partitions and short runs of stairs to 3-sty brick restaurant and dwelling; cost, \$600; owner, Charles J. Pessagno & Sylvester Montresor, 534 West Broadway; architect, Rayne Adams, 7 West 42d st. Plan No. 1803.

WEST END AV, 472, s e cor 83d st, construct 4 new bath rooms by enlarging w. c. compartments, lath and plaster partitions to 2-sty brick tenement; cost, \$1,000; owner, Elizabeth King Hosford, 30 Broad st, care I. B. Hosford; architect, Eli Benedict, 1947 Broadway. Plan No. 1805.

3D AV, 443-47, e s, 19 s 31st st, erect marquise on front, 15 ft, long to 3-sty brick theatre; cost, \$250; owner, Thomas J. McCabill Estate, Larchmont, L. I.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1819.

3D AV, 498-504, s w cor 34th st, remove front wall. portion of beam, rear stage, new c. i.

3D AV, 498-504, s w cor 34th st, remove front wall, portion of beam, rear stage, new c. i.

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## **PROPOSALS**

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

NOTICE TO BIDDERS.

Sealed proposals will be received at the Office of the Board of Supervisors, of Nassau County, at the Court House, Mineola, New York, up to noon, on Thursday, August 26th, 1915, for the manufacture, delivery and erecting of Lighting Fixtures for the additions to the Nassau County Court House, in accordance with the specifications prepared by William B. Tubby. Architect, 81 Fulton Street, N. Y. City, N. Y.

The sum of Seven thousand dollars (\$7,000.00) has been appropriated for this work, and bids are to be based upon this amount and the schedule of quantities, which are to be in itemized form showing a total amount of \$7,000 for all of the fixtures furnished and installed complete with glass ware, Tungsten electric lamps and inspection.

Each proposal must be accompanied by a certified check in the sum of One thousand Dollars (\$1,000.00), payable to the Board of Supervisors of Nassau County, which shall be forfeited for damages sustained should the unsuccessful bidder fail to enter into a contract for this work and to give a satisfactory surety bond for fifty per cent (50%) of the amount of the contract for the faithful performance of this contract and also satisfactory bond against mechanics' liens to the full amount of the contract price, within ten days after award is made to the contractor.

It is understood that no bids will be considered that will show a total of more or less than \$7,000.00.

The Board of Supervisors and the Architect reserve the right to reject any or all bids.

By order of the Board of Supervisors.

GEORGE M. GOODALE,

Supervisors' Clerk
Dated at Mineola, L. I., Aug. 2, 1915.

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columns and steel girders, show windows copper covered, S-inch brick wall forming fireproof passage, asbestos operator's booth, metal celling and fireproof partitions to 3-sty brick store and moving picture theatre; cost, \$8,000; owner, William Waldorf Astor, 21 West 26th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1789.

5TH AV, 188, e s, 78 n 11th st, remove partitions, etc., erect new stud partitions and toilet compartments, enlarge window openings and No. 2 4-inch steel beams, slate safes and floors for w. c. compartments to 5-sty brick tenement; cost, \$1,000; owner, John Ehrlich, Rosedale, L. I.; architect, Henry Regelmann, 133 East 7th st. Plan No. 1785.

5TH AV, 1490, e s, 50 s 78th st, remove and erect show windows to 4-sty brick stores and apartments; cost, \$250; owner, Elias Rosenbuum, 953 Prospect av, Bronx; architects, Stever & Vander Clute, 55 Broadway. Plan No. 1802.

57H AV, 640, n w cor 51st st, tearing out practically all interior work, altering floors and rearrangement of suits, window and door changes to 4-sty semi-fireproof restaurant; cost, \$240,000; owner, Cornelius Vanderbilt; architect, Horace Trumbauer. Plan No. 1812.

77H AV, 2410-12, s w cor 141st st, remove and rebuild partitions to 7-sty brick tenement; cost, \$100; owner, John Schreiner, 272 West 90th st; architect, Samuel Cohen, 503 5th av. Plan No. 1809.

#### Bronx.

ROCHELLE ST, n s, 180 e City Island av, raise to grade, new windows front, new partitions to 2-sty frame dwelling; cost, \$2,500; owner, Ella Wood, Marine av, C. I.; architect, Chas. S. Clark, 441 Tremont av, Plan No. 331.

166TH ST, s s, 129, 78 w 3d av, new store front to 1-sty frame store and dwelling; cost, \$400; owner, John Mozger, on premises; architect, Robt. Glenn, 597 Courtlandt av. Plan No.

335.

173D ST, s w cor Clay av, new columns, new girders, new partitions to 4-sty brick stores and tenement; cost, \$3,000; owner, Dr. Samuel Gittenberg, 251 East 119th st; architects Young & Wagner, 347 5th av. Plan No. 336.

227TH ST, n s, 150 w Lowerre pl, move two 2-sty frame dwellings; cost, \$1,600; owner, Michael Brennan, Inc., Michael Brennan, 3617 White Plains av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 333.

CUNHILL RD, WOODHAVEN, AV and 210TH

223d st and White Plains av. Plan No. 333.

GUNHILL RD, WOODHAVEN AV and 210TH
ST and STEUBEN AV, new corridor, new partitions to 4-sty brick hospital; cost, \$5,000;
owner, Montifiore Home & Hospital, on premises; architects, Buchman & Fox & A. W.
Brunner, 101 Park av. Plan No. 329.

MORRIS AV, 479, new beams, &c, to 5-sty
brick tenement; cost, \$150; owner, Antonio
Maugieri, 292 East 148th st; architect, Nathan
Laufer, 81 East 121st st. Plan No. 334.

ST. ANNS AV, 210, new store front to 5-sty
brick stores and tenement; cost, \$500; owner,
Jos. Katz, on premises; architects, B. H. & C.
N. Whinston, 3d av and 148th st. Plan No.
330.

VERIS AV. w s, 127 n 233d st, 1-sty frame extension, 33x16, to 1-sty frame shed; cost, \$450; owner, Matilda Roemer, 331 East 233d st; architect, Henry W. Roemer, 1758 Bussing av. Plan No. 327.

WILKINS AV, w s, 244 n 170th st, 1-sty brick extension, 62x25, to 1-sty brick stores; cost, \$1,500; owner, H. & R. Const. Co., Robt Fensterer, 1471 Wilkins av, Pres.; architect Kreymborg Archit Co., 1029 East 163d st. Plan No. 328

3D AV, 2861, new foundation, new beams, etc., 3-sty frame store; cost, \$1,500; owner, cloise Geismann, 298 East 158th st; architect, ohn H. Friend, 148 Alexander av. Plan No.

## Brooklyn.

BREMEN ST, w cor Forrest st, interior alterations to 3-sty store and tenement; cost, \$300 owner, Jos. Shapiro, 165 McKibben st; architect, Tobias Goldstone, 49 Graham av. Plan No 5547.

CATHERINE ST, e s, 75 s Devoe st, interior alterations to 3-sty tenement; cost, \$375; owner, Nicholas M Nasi, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 5515.

COLUMBIA ST, e s, 300 n Degraw st, plumbing to 4-sty store and tenement; cost, \$200; owner, Cath. Bovino, on premises; architect, John Burke, 370 Union st. Plan No. 5426.

CONGRESS ST, s s, 190 e Columbia st, interior alterations to 4-sty brick store and tenement; cost, \$500; owner, Domenico Vittella, 530 Hicks st; architect, John Burke, 370 Union st. Plan No. 5425.

FRANKLIN ST e s 24 n Greenneint av. in

Plan No. 5425. FRANKLIN ST, e s, 24 n Greenpoint av, interior alterations to 3-sty store and dwelling; cost, \$150; owner, Peter Doelger Brewing Co., 407 East 55th st, Manhattan; architect, Chas. Stegmeyer, 168 East 91st st. Plan No. 5539.

Stegmeyer, 168 East 91st st. Plan No. 5539.

FULTON ST, s s, 82 e Force Tube av, exterior alterations to 1-sty store and dwelling; cost, \$700; owner, Dr. Morris Anberg, 146 Stanton st, Manhattan; architect, Max Hirsch, 391 Fulton st. Plan No. 5486.

HEYWARD ST, n s, 80 w Wythe av, interior alterations to 2-sty slaughter house; cost, \$200; owner, Geo. Joseph, 284 Warren st; architect, W. J. Conway, 400 Union st. Plan No. 5467.

MAPLE ST, n s, 94.5 w Kingston av, exterior alterations to 2-sty dwelling; cost, \$300; owner, A. Fulfuzio, 535 Maple st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5481.

MORELL ST, e s, 71 s Varet st, interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, Louis J. Rosenthal, 439 Bushwick av; architect, Lew Keon, 27 Graham av. Plan No. 5507.

MORTON ST, s s, 110 e Wythe av, interior alterations to 3-sty dwelling; cost, \$400; owner, Mrs. Annie Shuner, 1127 East 10th st; architect, Max Hirsch, 391 Fulton st, Plan No. 5482.

tect, Max Hirsch, 391 Fulton st. Plan No. 5482.

PRESIDENT ST, s s, 270 e Columbia st, interior alterations to 3-sty tenement; cost, \$250; owner, Bartolomew Birrello, on premises; architect, John Burke, 370 Union st. Plan No. 5562.

RUSH ST, s s, 179 w Division av, interior alterations to 3-sty club and dwelling; cost, \$200; owner, Isaac Brodsky, 524 Wythe av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5499.

SKILLMAN ST, e s, 182.3 s Park av, interior alterations to 2-sty dwelling; cost, \$400; owner, Mrs. Severia Cassella, 184 Franklin av; architects, Farber & Markwitz, 189 Montague st. Plan No. 5509.

SKILLMAN ST, e s, 357.9 n Myrtle av, extension to 3-sty store and dweling; cost, \$650; owner, Angelo Nicolas, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 5446.

WALWORTH ST, e s, 130 s Willoughby av, plumbing to 3-sty tenement; cost, \$150; owner, Michael Mancaro, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 5462.

WEIRFIELD ST, s s, 115 e Broadway, interior alterations to 2-sty store and dwelling; cost, \$200; owners, Davis Bros., 209 Barbey st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5516.

2D PL, s s, 66 e Clinton st, interior alter-tions to 4-sty dwelling; cost, \$500; owner, A. Johnson, 438 Court st; architect, A. J. John-on, 438 Court st. Plan No. 5557.

NORTH 4TH ST, n e cor Roebling st, interior alterations to 2-sty market; cost, \$400; owner, Simon Bernstein, 49 Manhattan av; architect, Tobias Goldstone, 49 Graham av. Plan No. 5476.

SOUTH 4TH ST, s s, 114.6 e Rodney st, interior alterations to 4-sty tenement; cost, \$600; owner, Saml. Heintz, 546 Willoughby av; architects, Brook & Rosenberg, 350 Fulton st. Plan

SOUTH 4TH ST, s s, 115 n Keap st, interior alterations to 4-sty tenement; cost, \$600; owner, Saml. Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5465.

17TH ST, n s, 19 w 10th av, interior alterations to 3-sty tenement; cost, \$150; owner, Claus W. Giell, 512 Covert st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5538.

49TH ST, n s, 120 e 3d av, plumbing to 2-sty dwelling; cost, \$175; owner, John H. Smith, on premises; architect, Jos. Simon, 19 Bay 23d st. Plan No. 5497.

lan No. 5497. 61ST ST, n s, 380 w 11th av, plumbing to 2-ty dwelling; cost, \$250; owner, Antony Scarpa, 205 11th av; architect, Angelo H. Martin, 6005 4th av. Plan No. 5479.

ATLANTIC AV, n e cor Clermont av, extension to 7-sty factory; cost, \$9,000; owner, A. Schrader Sons, Inc., on premises; architect, Turner Const. Co., 11 Broadway, Manhattan. Plan No. 5458.

Plan No. 5458.

ATLANTIC AV, s s, from Ashford to Cleve-land st, extension to 2-sty office; cost, \$2,000; owner and architect, Brooklyn Union Gas Co., 176 Remsen st. Plan No. 5427.

76 Remsen st. Plan No. 5427. BROADWAY, 1024, extension to 3-sty store; ost, \$500; owner, Isabella Realty Co., 534 West 9th st. Manhattan; architect. Hy Holder, Jr., 42 Franklin av. Plan No. 5433.

BROADWAY, n s, 125.4 w Berry st, exterior and interior alterations to 3-sty store and factories; cost, \$2,500; owner, Gustave A. Allers, Broadway and Roebling st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 5432.

BROADWAY, s w cor Saratoga av, exterior alterations to 3-sty store; cost. \$500; owners, Lipstein & Rosenfeld, 1480 Broadway; architect, Louis Allmendinger, 926 Broadway. Plan No. 5554.

Louis Allmendinger, 926 Broadway. Plan No. 5554.

CHURCH AV, s s, 113.1 e Flatbush av, extension to 3-sty cafe; cost, \$3,000; owners, Wm. Octien & ano. 2338 Church av; architect, Jas. A. Elliott, 2603 Av D. Plan No. 5531.

DE KALB AV, n s, 285 e Lewis av. plumbing to 3-sty store and dwelling; cost, \$175; owner, Mike F. Boylan, on premises; architect, Hy. Walker, 3 Reid av. Plan No. 5513.

DUMONT' AV, 183, extension to 3-sty store and tenement; cost, \$850; owner, Barnett Wiener, 1876 Pitkin av; architects. S. Millman & Son, 1780 Pitkin av, Plan No. 5430.

EMMONS AV, n e cor Ocean av, exterior alterations to 2-sty hotel; cost, \$500; owners, Nick Vaugh & ano, on premises; architect, Edw. Long, 2769 East 23d st. Plan No. 5471.

FLUSHING AV, s s, 49.3 e North Elliott pl, plumbing to 3-sty store and tenement; cost, \$130; owner, Thos. Morane, on premises; architect. Nathan Lasker, 237 Myrtle av. Plan No. 5496.

FLUSHING AV, n s, 75 e Evergreen av, in-

FLUSHING AV, n s, 75 e Evergreen av, interior alterations to 4-sty store and tenement; cost, \$300; owner, Melchiore Mulle, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 5441.

FLUSHING AV, n s, 101.3 e Humboldt st, interior alterations to 3-sty store and tenement; cost, \$250; owner, Cassimeno Liotta, on premises; architects. Cannella & Gallo, 60 Graham av. Plan No. 5556.

FRANKLIN AV, e s, 80 n DeKalb av, interior alterations to 1-sty theatre; cost, \$2,500; owner, John Loon, 215 Montague st; architect, Hy, Holder, Jr., 240 Franklin av. Plan No. 5534.

Holder, Jr., 240 Franklin av. Plan No. 5534.

HAMBURG AV, s e cor Gates av, extension to 3-sty dwelling; cost, \$2,000; owner, Jos. Eppig estate, 28 Linden st; architect, Louis Allmendinger, 926 Broadway. Plan No. 5550.

JAMAICA AV, s s, 106.6 w Wyona st, interior alterations to two 2-sty dwellings; cost, \$200; owner, Gerene Cook, 77 Van Siclen av; Plan No. 5470.

LINCOLN AV, w s, 130 s Dumont av, raise 2-sty dwelling; cost, \$250; owner, Antonio Necrolio, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 5469.

NEW LOTS AV, n s, 63 w Christopher av, extension to 2-sty store and dwelling; cost, \$250; owner, Tilly Hoos, 55 New Lots av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5429.

Plan No. 5429.

NOSTRAND AV, w s, 232.5 s Flushing av, exterior alterations to 5-sty storage; cost, \$1.000; owner, Araboe Mfg. Co., on premises; architects, Janes & Cordes, 124 West 45th st, Manhattan. Plan No. 5464.

PARK ST, n w cor Skillman st, extension to 4-sty store and dwelling; cost, \$1,500; owner, Antonio M. Burtell, 55 Skillman st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5551.

No. 5551.

THROOP AV, s e cor Hancock st, interior alterations to 4-sty tenement; cost, \$6,000; owner, Jacob M. Schoenfeld, 299 Broadway, Manhattan; architect, Gabriel De Martino, 150 Nassau st, Manhattan. Plan No. 5437.

WYTHE AV, w s, 23 s Ross st, interior alterations to 4-sty store and tenement; cost, \$700; owner, Adolph Friedman, 56 South 10th st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5452.

WYTHE AV, s w cor Ross st, interior alter-

WYTHE AV, s w cor Ross st, interior alterations to 4-sty store and tenement; cost, \$800; owner, Adolph Friedman, 56 South 10th st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5451.

5TH AV, n w cor 9th st, exterior and interior alterations to 5-sty store; cost, \$1,000; owners, Michael Bros., 442 5th av; architect, John C. Wandell, 4-5 Court sq. Plan No. 5440.

#### Queens.

Queens.

CEDAR MANOR.—Cedar st, w s, 400 w Prospect st, plumbing to dweling; cost, \$150; owner, J. J. Yonker, on premises. Plan No. 1790.

COLLEGE POINT.—20th st, w s, 280 n 5th av, plumbing to dwelling; cost, \$50; owner, Paul Bay, on premises. Plan No. 1776.

CORONA.—Newin st, 52, repairs to dwelling; cost, \$200; owner, S. Grossberg, on premises. Plan No. 1772.

cost, \$200; owner, S. Grossberg, on premises. Plan No. 1772.

CORONA.—Albertus av, s s, 100 n Roosevelt av, 1-sty brick extension, 7x28, rear dwelling, tin roof; cost, \$150; owner, C. O'Flaherty, on premises. Plan No. 1779.

CORONA.—Lake st, n s, 66 e Louna av, 1-sty frame extension, 12x25, rear dwelling, tin roof; cost, \$100; owner, F. Newmann, on premises. Plan No. 1755.

ELMHURST.—Toledo av, w s, 150 s Purcell st, plumbing to dwelling; cost, \$40; owner, H. F. Smith, on premises. Plan No. 1743.

ELMHURST.—Toledo av, e s, 125 s Pearsall st, plumbing to dwelling; cost, \$50; owner, Mrs. Ricard, on premises. Plan No. 1789.

FLUSHING.—Bradford av, 17, gas piping to dwelling; cost, \$50; owner, Mrs. Thos. Sinnott, on premises. Plan No. 1793.

FLUSHING.—Broadway, n w cor Lawrence st, pred dwelling.

on premises. Plan No. 1735.

FLUSHING.—Broadway, n w cor Lawrence st, 1-sty frame extension rear store and dwelling, tin roof; cost, \$120; owners, Donohue & Halleran, on premises. Plan No. 1785.

FLUSHING.—Central av, w s. 90 n Elm st, plumbing to dwelling; cost, \$50; owner, J. Drasser, on premises. Plan No. 1770.

Drasser, on premises. Plan No. 1770.

FLUSHING.—Farrington st, s w cor Center st, plumbing to dwelling; cost, \$50; owner, A. Delio, on premises. Plan No. 1798.

JAMAICA.—Division st, w s, 230 n Beaver st, plumbing to dwelling; cost, \$175; owners, J. & T. Adikes, on premises. Plan No. 1777.

JAMAICA.—Davis st, s w cor O'Donnell av, new foundation to dwelling; cost, \$200; owner, Jos. Sienkinviz, on premises. Plan No. 1780.

JAMAICA.—HANGENOUS.

JAMAICA JUNCTION.—Fulton av, n w cor Southern blvd, 1-sty frame extension, 16x8, rear dwelling, tin roof; cost, \$75; owner, L. Kurz, on premises. Plan No. 1781.

JAMAICA.—South st, s w cor Rockaway rd, ew doorway to store; cost, \$20; owner, North merican Brewery Co., on premises. Plan No.

American Brewery Co., on premises. Plan No. 1771.

JAMAICA.—Willow st, s s, 100 w Franklin st, gas piping to dwelling; cost, \$16; owner, M. Levy, on premises. Plan No. 1751.

JAMAICA.—Harvard av, 28, new foundation to dwelling; cost, \$100: owner, J. F. Hussey, on premises. Plan No. 1787.

L. I. CITY.—10th av, e s, 400 n Jamaica av, new store front to dwelling; cost, \$200; owner, Anna Goldman, on premises. Plan No. 1788.

L. I. CITY.—Lockwood st, e s, 200 n Webster av, 1-sty frame extension, 9x14, front shed, tin roof; cost, \$70: owner, W. Walsh, on premises. Plan No. 1752.

L. I. CITY.—Winthrop av, n s, 55 w Barclay st, plumbing to shaft house; cost, \$100; owner, Astoria Light, Heat & Power Co., 130 East 15th st, Manhattan. Plan No. 1750.

L. I. CITY.—Duryea st, s s, 50 w L. I. R. R., 1-sty frame brick extension, 24x110, on side storage, slag roof, interior alterations; cost, \$4,000; owner and architect, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 1746.

L. I. CITY.—Hancock st, w s, 150 s Harris av, gas piping to dwelling; cost, \$10: owner, T. Fort, on premises. Plan No. 1747.

L. I. CITY.—Payntar av, n s, 100 e Sherman st cas piping to dwelling; cost, \$25.

L. I. CITY.—Payntar av, n s, 100 e Sherman st. gas piping to dwelling; cost, \$25; owner, T. Tortora, on premises. Plan No. 1738.

L. I. CITY.—Marion st, w s, 125 n Payntar av, gas piping to dwelling; cost, \$25; owner, T. Tortora, on premises. Plan No. 1739.

L. I. CITY.—14th st and Gouverneur pl, freight elevator factory; cost, \$2,500; owner, F. Ayer, on premises. Plan No. 1795.

L. I. CITY.—Ridge st, w s, 20 e Court st, plumbing to dwelling; cost, \$100; owner, Wm. C. Luckings, on premises. Plan No. 1797.

MASPETH.—Perry av, 120, new foundation to dwelling; cost, \$270; owner, P. Clare, on premises. Plan No. 1773.

ises. Plan No. 1773.

NORTH BEACH.—Bowery Bay rd, s e cor Glenworth av, gas piping to store; cost, \$15; owner, W. Freshman, on premises. Plan No. 1744.

OZONE PARK.—Lawn av, e s, 150 s Beaufort st, plumbing to dwelling; cost, \$50; owner, Columbia Bldg. & Loan Co., Woodhaven. Plan No. 1796.

QUEENS.—Grant av, e s, 100 s Hollis av, 1 sty frame extension, 10x21, side dwelling, interior alterations; cost, \$1,700; owner, Alois A. Mosbach, Hollis av, Queens; architect, Otto Thomas, 354 Fulton st, Jamaica. Cost, \$1740.

QUEENS.—Grant av, e s, 100 s Hollis av, two

A. Mosbach, Hollis av, Queens; architect, Otto Thomas, 354 Fulton st, Jamaica. Cost, \$1740. QUEENS.—Grant av, e s, 100 s Hollis av, two 2-sty frame extensions, 17x12, side and rear of dwelling, interior alterations; cost, \$1,800; owner, Alois A. Mosbach, on premises; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1741.

RICHMOND HILL.—Stoothoff av, 1023-25, plumbing to dwelling; cost, \$125; owner, F. A. Knoll, on premises. Plan No. 1742.

RICHMOND HILL.—Morris av, s e cor Garden st, plumbing to dwelling; cost, \$50; owner, J. Brush, on premises. Plan No. 1754.

RICHMOND HILL.—Freedom av, n w cor Linden st, plumbing to dwelling; cost, \$50; owner, T. Mear, on premises. Plan No. 1783.

RICHMOND HILL.—Cedar av, e s, 175 s St. Ann's av, plumbing to dwelling; cost, \$80; owner, W. Keaton, on premises. Plan No. 1784.

RICHMOND HILL.—Chestnut st, w s, 175 s Chichester av, plumbing to dwelling; cost, \$50; owner, W. F. Lindlau, on premises. Plan No. 1786.

RICHMOND HILL.—Vine st, e s, 300 n Bel-RICHMOND HILL.—Vine st, e s, 300 n Bel-

1786.
RICHMOND HILL.—Vine st, e s, 300 n Belmont av, plumbing to dwelling; cost, \$50; owner, M. Powers, on premises. Plan No. 1794.
RIDGEWOOD.—Myrtle av, s s, 346 w Harman st, new store front to dwelling; cost, \$300; owner, K. Hermann, on premises. Plan No. 1778.

owner, K. Hermann, on premises. Plan No. 1778.

ROCKAWAY BEACH.—82d st, e s, 460 s Boulevard, plumbing to dwelling; cost, \$85; owner, L. Hartung, on premises. Plan No. 1749

WHITESTONE.—No. 7th av, 118, plumbing to dwelling; cost, \$50; owner, M. F. Regan, on premises. Plan No. 1799.

WOODHAVEN.—Oceanview av, e s, 200 s Brandon st, plumbing to dwelling; cost, \$50; owner, P. Polhemus, on premises. Plan No. 1753.

WOODHAVEN.—3d st, 28, gas piping to dwelling; cost, \$5 cowner, W. Brewster, on premises. Plan No. 1748.

WOODHAVEN.—Woodland av, e s, 180 n Brandon st, plumbing to dwelling; cost, \$50; owner, J. Schmidt, on premises. Plan No. 1782.

WOODHAVEN.—Oceanview av, 340, plumbing to dwelling; cost, \$50; owner, W. Schuester, on premises. Plan No. 1774.

WOODHAVEN.—Oceanview av, 372, plumbing to dwelling; cost, \$50; owner, F. Klund, on premises. Plan No. 1775.

## Richmond.

Richmond.

CANAL ST, e s, 202 s Canal st, Stapleton, alteraitons to frame dwelling; cost, \$150; owner, Chas. Ostwald, Beach st, Stapleton; builder, Thos. Cummings, Jr., Metcalf st, Stapleton. Plan No. 341.

JERSEY ST, 294, New Brighton, alterations to brick and frame dwelling; cost, \$425; owner, Jos. Kolchin; architect, John Davies, Castleton av, Tompkinsville. Plan No. 345.

LIBERTY ST, n s, 325 e Hancock, Dongan Hills, alterations to frame dwelling; cost, \$300; owner, Antonio Derosa, 172 Liberty st, Dongan Hills. Plan No. 343.

BAYVIEW AV, w s, 600 s Railroad, Prince Bay, S. I., alterations to frame dwelling; cost, \$150; owner, A. Worcester, Prince Bay, S. I.; builder, Fred Klein, Huguenot Park. Plan No. 337.

HATFIELD AV, s s, 75 w Sharpa av Port

337.

HATFIELD AV, s s, 75 w Sharpe av, Port Richmond, alterations to frame store and dwelling; cost, \$600; owner Frank Milock, 40 Growe av; architect and builder, G. Odelarde, 27 Hatfield av. Plan No. 342.

SIMONSON AV, s s, 115 w New York av, Clifton, S. I., alterations to frame dwelling; cost, \$500; owner, Steven Egghartt, 22 Simonson av, Clifton; architect, D. Santora, 22 Sand st, Stapleton. Plan No. 344.

SPRAGUE AV, w s, 800 s Amboy rd, Tottenville, alterations to frame dwelling; cost, \$125; owner, A. Langford, 104 Sprague av; builders, Depuy & Jensen, 249 Fisher av, Tottenville. Plan No. 338.

## PLANS FILED IN NEW JERSEY

## 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 July 31. The location is given, but not the owner's address.

NEWARK.—Samuel Cohen, 117 Prince st, 3-sty brick alteration, \$2,000; Greenstone Realty Co., 717-723 High st, two 4-sty brick, \$70,000; George Murphy, 448-450 Jelliff av, two 3-sty frame, \$12,000.

BAYONNE.—Abraham Levy, 456 Av C, 3-sty frame alteration, \$1,000; Hyman Susser, south east corner Boulevard and 26th st, 3-sty brick, \$12,000.

JERSEY CITY.—William Ewald, 148 Stegman st, 3-sty brick, \$8,000; Rosie Pancsh, 53-55 Bostwick av, 3-sty brick, \$10,000; Woodward

Realty Co., 104 Baldwin av, 3-sty brick, \$8,000; Luigi Dora, 49 Skillman av, 3-sty frame, \$9,000; Woodward Realty Co., 104 Baldwin av, 3-sty brick, \$18,000; David Golden, 73 1st st, 4-sty frame alteration, \$1,500.

WEST NEW YORK.—Frank J Weisberg and William Codel, Hudson av and 13th st, two 4-sty brick, \$60,000.

BELLEVILLE.—Jare Marchione, Harrison st, south side, 34 ft. east of Sandford av, 3-sty frame, \$2,000.

EAST ORANGE.—Michael Fiere, north Park st, 172 ft. from Dodd st, 2-sty brick, \$6,000. LODI.—Carlo Polierano, 242 Westminster pl, 2-sty brick alteration, \$100.

#### PERSONAL AND TRADE NOTES.

HERBERT LUCAS, architect, has moved his fices from 340 Madison av to 2 West 45th st.

PEERLESS RUBBER MFG. CO. has moved its offices and salesrooms from 16 Warren st to 31

Warren st.

SIMON LARKE, architect, has moved his offices from 608 Elmwood av to 719 Main st, Niagara Falls, N. Y.

CHAS. MONEY, after fifteen years of active service, has resigned as the secretary of the corporation of John H. Deeves & Bro., building contractors.

PERCIVAL R. PEREIRA, formerly of the firm of Crane & Pereira, architects, 500 5th av, is now practicing his profession at 226 West 42d st.

west 42d st.

OLMSTEAD-FLINT CO., Cambridge, Mass., manufacturer of belting, has opened a New York office at 57 Warren st, where a large stock in all sizes of belting will be carried.

JAMES L. GERNON, formerly chief inspector of the mercantile division at the State Labor Bureau, 4th av and 27th st, has been appointed First Deputy Commissioner succeeding F. J. Prial.

LAVIGNE MANUFACTURING CO., Detroit, Mich, manufacturer of valves, cocks, etc., recently moved its eastern office, in charge of R. H. Watson, to the Columbia Trust building, 358 Fifth av.

PAUL WISSMARCH GLASS COMPANY, now at 138 West 57th st, Manhattan, plan to move its organization next Autumn into larger quarters in the new Brett Building in Long Island City.

Island City.

TREXLER LUMBER CO. has moved its sales office from 30 Church st. Manhattan, to its yard on the east bank of the Passaic River between Jersey City and Newark. The mailing address is Newark, N. J.

L. T. SIMSON CO., of Glen Cove, L. I., has recently been formed for the purpose of doing a general contracting business. Leonard T. Simonson and Floyd H. Dusinberre, of Port Washington, compose the firm.

J. M. BERLINGER AND J. MOSCOWITZ, architects, have formed a partnership for the joint practice of their profession, under the firm name of Berlinger & Moscowitz. The firm has opened offices at 527 Fifth av.

F. R. BECK & CO., manufacturers of fine wall

has opened offices at 527 Fifth av.

F. R. BECK & CO., manufacturers of fine wall papers and lincrusta walton, at Hoboken, N. J., are exhibiting their lines during the August wall paper convention at the Hotel Breslin as well as at their New York office, 3 West 29th st.

NEW YORK & QUEENS GAS COMPANY is erecting a gas holder of 1,000,000 cubic feet capacity, at Center and Farrington sts, Flushing, L. I. The additional equipment is necessary to provide for the growing business.

PORT WASHINGTON SEWER COMMISSIONERS have engaged Carl H. Watson as engineer of the sewer district. Mr. Watson is also the engineer in charge of the Great Neck sewer, construction of which is about to be started.

PHILIP P. FARLEY, formerly consulting engineer in the

construction of which is about to be started.

PHILIP P. FARLEY, formerly consulting engineer to the New York State Highway Department during the administration of Governor Glynn, has opened offices at 103 Park av for the purpose of continuing his practice as a consulting engineer.

C. H. KENNEDY was recently appointed manager of the New York City division of the Kennedy Valve Manufacturing Co., Elmira, N. Y., succeeding Thomas F. Cushing. Mr. Kennedy's father, Daniel Kennedy, is the president and founder of the plant at Elmira.

R. A. BETHUNE, of the firm of Bethune & Fuchs, architects of Buffalo, N. Y., who died recently, was the oldest practicing architect in the city of Buffalo. Mr. Bethune's death makes George H. Metzger, 19 West Huron st, now dean of the architectural profession in Buffalo.

W. A. CASE & SON MANUFACTURING CO.,

W. A. CASE & SON MANUFACTURING CO., Buffalo, N. Y., manufacturer of valves, fittings, oilers, etc., has lately completed a two-story building at Parkville station, Brooklyn, where the company has recently established a branch office. The new structure covers an area of 150x 100 feet. A. K. Sage is manager of the local branch.

100 feet. A. K. Sage is manager of the local branch.

JOHN H. DUNCAN, architect, 347 Fifth av, has offered his services in designing the pedestal for the proposed monument to be erected at Binghamton, N. Y., in honor of Daniel S. Dickinson, the pioneer, orator, statesman and patriot of Binghamton. The offer was made in a letter to Charles H. Tupper, one of the members of the committee of Exempt Firemen in charge of the plans and the raising of funds for the erection of the monument. Mr. Duncan is a former resident of Binghamton and commenced his study of architecture in the offices of I. G. Perry of that city.

BOARD OF CITY COMMISSIONERS, of Jersey City, N. J., has adopted a new ordinance governing the inspection of electric wiring in buildings, providing for the establishment of a new bureau of electrical inspections, to be under the supervision of Building Inspector John Saul. A chief inspector will be appointed by the Board. The bureau will be self-sus-

taining, being supported by the fees charged for electric inspection and making the city the beneficiary. Under the former plan, the Eoard of Fire Underwriters has been handling the inspection work, no inspections being made by the municipality.

EDWARD J. YOUNG, of Madison, Wis.; Grant T. Stephenson, of Marinette, Wis., and Frank R. Barns, of Chicago, Ill., have organized the Commonwealth Timber Securities Company, capital stock, \$150,000, and will on August 10 open offices in Chicago under the management of Frank R. Barns. The officers of the Common wealth Timber Securities Company are: Frank R. Barns, president and treasurer; Grant T. Stephenson, vice-president; Edward J. Young, vice-president and secretary. The company's business will consist of the purchase and sale of timber lands and timber securities; a booklet fully explaining the company's operating plan and form of security is now being prepared and will be available for distribution within the next thirty days. The organization will purchase carefully selected tracts of timber during periods of business depression like the present, and co-operate with their clients—the purchasers of the securities—in holding such tracts until better conditions and improved timber values justify their sale.

#### OBITUARY

GUSTAVE ANDERSON, a dock builder, died of heart disease at his home, 54 Grant st, Tompkinsville, S. I., Tuesday, July 27. He was born in Sweden fifty-four years ago and had been a resident in America about thirty-five years.

years.

PATRICK H. DOWNEY, a well-known building contractor, who had erected many public buildings, schools and hospitals, died at his home, 1790 Clinton av, the Bronx, Wednesday, August 4. He was sixty-seven years old and was a native of Ireland, although he had been in America for more than fifty years. He is survived by his widow.

AVERY DENISON, a pioneer builder of South Bergen County, N. J., who had erected many homes at Rutherford and Union Townships, and for fifty years a resident of Lyndhurst and Rutherford, died at his home, 311 Lake st, Lyndhurst, N. J. He was in his ninety-fifth year, and had long been retired. He had always been active in politics.

ALEXANDER MILNE, senior member of the

been active in politics.

ALEXANDER MILNE, senior member of the firm of A. Milne & Co., steel and iron merchants, of New York, Boston and Chicago, died at his home in White Plains, Sunday, Aug. 1. He was eighty-three years old. Mr. Milne came to this country in 1869 and became a member of the firm of Naylor & Co. in 1883, from which he withdrew in 1887 to found the corporation which bears his name. He was well known among the iron and steel manufacturers of this country. He was one of the oldest golfers in this country and competed each year in the Seniors' tournament. He was also a former president, and at the time of his death a governor, of the Scarsdale Golf Club. Mr. Milne is survived by his widow, a son and a daughter.

### TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF SANITARY E GINEERS will hold its annual convention San Francisco, Cal., August 9-11.

AMERICAN INSTITUTE OF ARCHITECTS will hold its next convention on the Pacific Coast—in October—and sessions will be held both in San Francisco and Los Angeles. Entertainment committees have been appointed by both the San Francisco and Southern California chapters.

MANHATTAN MASTER PLUMBERS' ASSOCIATION will hold its annual outing and field day at Hoffman's Park, Westchester, N. Y., Tuesday, August 24. An interesting program of events is being prepared which will be followed by a dinner in the evening.

ruesday, August 24. An interesting program of events is being prepared which will be followed by a dinner in the evening.

ASSOCIATION OF IRON AND STEEL ELECTRICAL ENGINEERS will hold its annual convention at Detroit, Mich., September 8-11. Headquarters at the Hotel Statler. Secretary, W. T. Snyder, McKeesport, Pa.

FRIENDS OF THE YOUNG ARTISTS, an organization which has held two successful competitions already, one for young sculptors and the other for young painters, announced recently a third competition, which will be for young architects. Of this Thomas Hastings will be in charge, and will be one of the twenty-five members of the jury of award. The theme is a private mausoleum, to be erected by the head of a well known family in the principal cemetery of his native city, to be the burial place for the members of his immediate family. It is suggested that the bullding, which is to be erected on a site 50 feet wide on the principal avenue and 75 feet deep, should be designed in the free treatment of classic or Renaissance architecture, and arrangement is to be made for sixteen catacombs, placed either with the lateral or end face or slab toward the interior. Conditions also provide that there shall be an altar raised one step above the general level of the interior and one or more windows are required. The building proper is not to exceed 28 feet in its greatest exterior dimension. As in the other competitions, thirteen prizes will be awarded, the first of \$200, the second \$150, and the third \$100, and ten prizes of \$25 each. Four weeks will be given for the development of the work, and the exhibition will be opened to the public on Sept. 15, to continue for one month. The work, which may be executed by any young architect, must be completed and delivered at Mrs. Harry Payne Whitney's studio, 8 West 8th st, on or before Sept. 3. This is to be individual work and collaboration will not be permitted.

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## BUILDING MATERIALS AND SUPPLIES

STRUCTURAL STEEL UP-PORTLAND CEMENT SHIPMENTS CONTINUE HEAVY INDICATING FURTHER FUTURE ADVANCES

Specialty Companies Buying Hardwoods—Brick Stays Weak

ULY building reports for the entire country probably will show a slight improvement over that of June, which was 7.7 per cent. behind June of last year in point of total anticipated expenditure. At the same time there is a great deal of construction going ahead, work that has been held up for more than a year in some cases. It is notable that the large cities are not the ones that have been making the biggest gain in the last month as far as building construction reports available at this time are concerned. Practically all of the improvement in construction work is noticeable in the smaller industrial cities. It is also significant that the building commodities that find a good call when quick construction is underway is in heaviest demand and at higher price levels today. Structural steel and Portland cement continue to be the dominating factors in the market. Water-proofing paints are in better demand than are decorative paints, although it is said that some of the big paint distributors are feeling an improvement. Paint prices have not receded with the general drop in linseed oil prices because the cost of pigments and lead is still abnormally high.

A halt seems to have been made in the advancing price of copper and sheet brass used extensively by fireplace goods improvement over that of June, which

A halt seems to have been made in the advancing price of copper and sheet brass used extensively by fireplace goods manufacturers, building for copper flashing and leader work and interior ornamental metal workers. New York prices have sagged slightly on account of the slight slump in demand. The market, however, does not believe that this halt will be permanent, but so far as can be learned fireplace fixture manufacturers have not been in a speculative mood.

Portland cement is still in a tight market, not only in the east, but in some places in the west. The Lehigh district shipments to New York in July were far in excess of last year's total, the estimated excess being around 20 per cent. Prices in New York in the last month have risen and sagged, but the net gain over the quotations ruling two months

ago at the mill is 23 cents a barrel. The crippling of the Knickerbocker Portland cement plant due to the collapse of its power house in quicksand will not put this plant with a capacity of 3,000,000 barrels a year seriously out of service. It has made arrangements already with other companies to take care of its contracts. There were reports to the effect other companies to take care of its contracts. There were reports to the effect that this accident will hasten the reopening of the Edison plant at New Village, N. J., in order to relieve the pressure on other mills. Wholesale prices in New York at the first of the month were \$1.52, shaded, whereas two months ago it was \$1.23. It had been said that no business carrying deliveries over sixty days is being taken by cement manufacturers' agents at less than \$1.58 a barrel. barrel.

barrel.

Common brick throughout the New York metropolitan district is very weak. The heavy rains have done great damage to the yards and green brick, which is a further aggravation to Hudson river manufacturers, some of whom have already made arrangements to shut down their plants this month. That will mean a supply of only half that normally required by New York over the fall, winter and spring. This may mean abnormally high prices later on.

Lime, plaster and concrete ingredients are practically where they were as to

are practically where they were as to price a month ago, although there is less inclination upon the part of distributors to shade. Dealers say there is a better inquiry for building materials, indicating an awakening on the part of consumers regarding the future price. consumers regarding the future price levels.

Plan filings in the five boroughs this week follow: In the same week last year there were 214 plans filed with an estimated value of \$3,370,650.

		Week en	ding,	
	Ju	ly 30.	Au	g. 6.
	No.		No.	Value.
Manhattan	5	\$460,000	8	\$1,395,000
Bronx	13	415,950	19	560,700
Brooklyn	108	779,250	63	970,250
Queens	122	531,180	121	398,935
Richmond	16	29,330	22	33,422
Totals	264	\$2,215,710	213	\$3,358,307

## PORTLAND CEMENT.

#### Stock in Lehigh District 10 Per Cent. Less Than Last Year.

S TOCKS of Portland cement in the Lehigh dis-S TOCKS of Portland cement in the Lehigh district on Aug. 1 were 10 per cent. less than than they were on the same date last year. Shipments during the month of July, owing to excessive rains, were slightly less than they were in June, but shipments during the first seven months of this year were five per cent. greater than they were during the same seven months in 1914. Hudson river prices reflect the trend of Lehigh mill prices. One Lehigh company received a few orders Thursday morning for cement at 95 cents mill for immediate delivery. This means a price of \$1.62 in large quantities at wholesale here. The Hudson price is said to be in excess of \$1.42 which is equivalent to \$1.52 for Lehigh cement owing to the 7½ cent bag rebate as against a 10 cent rebate for Lehigh bags.

## COMMON BRICK.

## Heavy Rains Check Manufacture and Consumption.

C OMMON brick production was practically at a standstill this week. Prices, however, rea standstill this week. Prices, however, remained practically unchanged at \$5.25 to \$5.75. Practically every brick manufacturer is shipping brick at a loss and only a long dry spell will prevent a general cessation of activities up the river late this month or early in September. If good drying weather should follow the recent wet season, resulting in renewed activity in construction work, it is possible that a general revival of brick making will follow. In the present slight demand there is little prospect of an upward change in brick prices.

Official transactions for Hudson River brick covering the week ending Thursday, Aug. 5, in the wholesale market, with comparison for the corresponding period last year, follow:

Open barges, left over, Friday 30—16.	A. 1	M., July
	Arrive	d. Sold.
Friday, July 30	8	8
Saturday July 31	8	
Saturday, July 31	9	9
Tuesday, Aug. 3	. 0	5 9 3 7
Wednesday, Aug. 4	. 4	7
Thursday, Aug. 5	. 6	
Indisday, Aug. J	. 0	11
Total	95	43
Reported en route, Friday,		
Condition of market, firmer.		
sons, \$5.25 and \$5.75; Raritans,		
(wholesale dock, N. Y.); (for		
add profit and cartage); New		
\$6.75 (yard). Cargoes left over	Frida	y A. M.,
Aug. 6—6.		
1914.		The same of the sa
Left over Friday, A. M., Jul	y 31—	13.
7.1	Arrive	d. Sold.

Aug. 6—6.	
1914.	
Left over Friday, A. M., July 31-13.	
	Sold.
Friday, July 31 11	11
Saturday, Aug. 1 5	4
Monday, Aug. 3 18	11
Tuesday, Aug. 4 0	4
Wednesday, Aug. 5 6	6
Thursday, Aug. 6 6	5
	_
Total	41
Condition of market, weak. Prices: Hu	
\$5.25 to \$5.75; Newark, yard, \$6.75 to \$	
nominal. Left over Friday a. m., Aug. 7	-18.
OFFICIAL SUMMARY.	
Left over, Jan. 1, 1915	
Total No. bargeloads arrived, including left	
over bargeloads, Jan. 1 to Aug. 5, 1915	
Total No. of bargeloads sold Jan. 1 to	
Aug. 5, 1915	
Total No. bargeloads left over Aug. 6, 1915	
Total No. bargeloads left over Jan. 1, 1914.	
*Total No. bargeloads arrived, including left	
over, Jan. 1 to Aug. 6, 1914	
*Total No. bargeloads sold Jan. 1 to Aug. 6	

### CURRENT WHOLESALE PRICES

C URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as fol-lows. In each case the quotations given below were those prevailing up to Aug. 3, 1915.

at the close of the last month, are as lows. In each case the quotations is
below were those prevailing up to A
1915.
Note.—Current price changes are cated by black-face type. For compa
see Fecord and Guire July 3.
Hudson common\$5.25@
Raritan common 5.50@
Newark (yard)
cated by Diack-Tace type. For compa         see Fecord and Guire July 3.         Hudson common       \$5.25 @         Raritan common       5.50 @         Second hand common       — @         Newark (yard)       6.75 @         Front or face       18.00 @
CEMENT (Wholesale, 500 bbls, lots over, along side dock, N. Y.): Domestic Portland, Spot\$1.46@ Over 30 days
Over, along side dock, N. Y.):
Over 30 days
10c. bag; returns on bags.
Con. Rosendale Nat. to dealers \$0.906
Dealers price to job 1.10 @
Alsen's German No Oues
Dyckerhoff GermanNo Quoi
CRUSHED STONE (500 cu. yd. lots
B. along side dock N. Y., whole
Trap rock, % in
Bluestone, 1½ in
GLASS Window—from johners' list-
10c. bag; returns on bags.  Mill base Con. Rosendale Nat. to dealers \$0.90 @ Con. Rosendale Nat. to dealers \$0.90 @ Dealers price to job
Single thick
Plate (May 1 list)
GRAVEL (500 cu vd lote F O P
side dock N. Y., wholesale):
side dock N. Y., wholesale): 1½ in, 34 in,
side dock N. Y., wholesale): 1½ in, ¾ in, P. S. C. gravel.
side dock N. Y., wholesale): 1½ in, ¾ in, P. S. C. gravel. HOLLOW TILE (fireproofing. Price)
side dock N. Y., wholesale):  1½ in,  ¾ in,  P. S. C. gravel.  HOLLOW TILE (fireproofing. Pricon O. B. factory, Perth Amboy, N. Exterior—
Single thick Double thick Plate (May 1 list) GRAVEL (500 cu. yd. lots F. O. B. side dock N. Y., wholesale): 1½ in, ¾ in, P. S. C. gravel. HOLLOW TILE (fireproofing. Pric O. B. factory, Perth Amboy, N. Exterior— 4x12x12 in.
side dock N. Y., wholesale):  1½ in, 34 in, P. S. C. gravel.  HOLLOW TILE (fireproofing. Pric O. B. factory, Perth Amboy, N.  Exterior—  4x12x12 in 6x12x12 in 8x12x12 in
6x12x12 in. 6x12x12 in. 8x12x12 in. 10x12x12 in.
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City):		
Yellow pine (merchantable 1905, f. N. Y.):	0.	b.
8 to 12 in\$22.00@	200	= 0
14 to 16 in 28.50@	00.	50
Heart face siding 4-4 &		
_5-4	28.	00
Flooring, 13-16x21/2 & 3	700	-
ins 14.00@	27	00
Hemlock, Pa., f. o. b. N. Y.	-	00
base price, per M	22	50
base price, per M ——@ Hemlock, W. Va., base price	22.	00
per M	20	= 0
Hemlock, Eastern mixed	40.	U
cargoes 18.00@	10	00
(To mived corres price and desirely	19.	00
(To mixed cargo price add freight	1.00	2.)
Spruce Canadian\$24.00@	25.	00
Spruce (W. Va. f. o. b. N. Y., lightellimits):	era	.6
2x4, 18 and 20 ft	26.	00
9 In., 16 It. and under	28.0	00
2x6, 10 and 14 ft	23.	00
9 in., 16 ft. and under 2x6, 10 and 14 ft. 2x8, 12 and 14 ft.	23.	00
2X10, 3X10, 10 to 16 It	29.	0.0
Add \$1.00 per M. for each inch ov	ar ·	19
ins.		
Add \$1.00 per M. for every 2 ft. ov		20
ft. in length.	01	40
1x2 shingling lath, rough or dressed		
one side\$	25 6	20
		10
LATH (Eastern spruce f. o. b. N. Y	.):	
1½-in. slab	39.7	70
	-	

	yard,	Manhati	tan):		
Ma	sons fini	shing in	100 lb.		
1	bags, p	er ton	\$	10.50 @	
	BLOCKS-			and the same	
2 1	n. (Solid	per sq.	ft	0 \$0.06	
3	in. (nollo	(w)		-0 .06 1/2	
Po	n. (nono	(W)		-0 .07%	
		i. thick, p	er sq. yd	<b>—0</b> .16	
	AND—				
SCI	eened an	Wooha	d Cow Ba	w K00	
~~-	concu an	u washe	u cow ba	J. 000	
	cu, yds.	lots, wh	olesale	\$0.45 @ \$0.50	
5	cu, yds.	lots, who	olesale re. N. Y.):	\$0.45 @ \$0.50	
Per	cu, yds. SLATE (H nn. Bange	lots, where square or ribbor	olesale re, N. Y.):	\$0.45 @ \$0.50 4.120 @ \$4.75	5
Per Mu	cu, yds. SLATE (I nn. Bange nson, Ma	lots, who er Squar or ribbor line, No.	olesale re, N. Y.):	\$0.45 @ \$0.50 4.120 @ \$4.75 5.50 @ 7.75	
Per Mu Mu	cu, yds, SLATE (I nn. Bango nson, Ma nson, Ma	lots, who Per Squar or ribbor ine, No. ine, No.	re, N. Y.):	\$0.45 @ \$0.50 \$4.120 @ \$4.75 5.50 @ 7.75 4.50 @ 6.75	
Per Mu Mu No.	cu, yds, LATE (H nn. Bango nson, Ma nson, Ma 1 red	lots, who Per Squar or ribbor ine, No. ine, No.	olesale re, N. Y.):	\$0.45 @ \$0.50 \$4.120 @ \$4.75 \$5.50 @ 7.75 \$4.50 @ 6.75 \$10.00 @ 12.00	5
Per Mu Mu No. Un:	cu, yds. SLATE (Inn. Bangenson, Manson, Manson, Manson, Ind.)	lots, who Per Squar or ribbor ine, No. ine, No.	olesale re, N. Y.):	\$0.45 @ \$0.50 64.120 <b>@</b> \$4.75 5.50 @ 7.75 4.50 @ 6.75 10.00 @ 12.00 4.00 @ 6.00	
Per Mu Mu No. Un: Ger	cu, yds. SLATE (Han. Bangerson, Manson, Manson, Manson, Bading grandine Bar	lots, who Per Squar or ribbor ine, No. ine, No. reen	olesale re, N. Y.): 1 2	\$0.45 @ \$0.50 \$4.120 <b>@</b> \$4.75 5.50 <b>@</b> 7.75 4.50 <b>@</b> 6.75 10.00 <b>@</b> 12.00 4.00 <b>@</b> 6.00 4.75 <b>@</b>	55
Per Mu Mu No. Uni Ger Per	cu, yds.  ELATE (I nn. Bange nson, Ma nson, Ma 1 red fading gr nuine Bar n Argyle	lots, who Per Squar or ribbor ine, No. ine, No. reen ngor	olesale re, N. Y.):	\$0.45 @ \$0.50 \$4.120 <b>Ø</b> \$4.78 \$5.50 <b>Ø</b> 7.78 \$4.50 <b>Ø</b> 6.75 10.00 <b>Ø</b> 12.00 \$4.00 <b>Ø</b> 6.00 \$4.75 <b>Ø</b> 6.00	

PLASTER—(Basic dealer prices, yard, Manhattan):

STRUCTURAL STEEL (Waverly):

Beams & channels up to 14 in 1.95c @ 2.00c
Beams & channels over 14 in 1.95c @ 2.00c
Angles 3x2 up to 6x8. 1.95c @ 2.00c
Zees and tees. 1.95c @ 2.00c
Steel bars, half extras. 1.90c @ 1.95c

1914 .... \*Total No. bargeloads left over Aug. 7, 1914.

\*Corrects errors of July 31.