

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 11, 1915

## THE COURT HOUSE BOARD DEFENDED

How the Plan for a Modest Court House Grew and Grew  
and Grew Until It Rivalled the Hanging Gardens of Babylon

By HON. WILLIAM M. BENNETT  
Senator 18th District, New York State

*THE history of the new court house and the civic center proceedings is the history of many State and Municipal public improvements. Beginning in a modest way they grow by leaps and bounds until a proposition simple and inexpensive at first becomes a costly and extravagant proceeding. Senator Bennett has written for the Real Estate Board for publication in pamphlet form an extended history—he calls it an "obituary"—of the project, from which the Record and Guide is permitted to make excerpts, while regretting inability to print the whole. The author acquits the Court House Board of responsibility for the selection of the site.*

THE present County Court House of New York County, built while Mr. Tweed was in control, was improperly designed and badly built, and in time became crowded, and because of lack of modern sanitary improvements, unhealthy. As a result of the complaints from the Bench and the Bar and the public generally, an act was passed in 1903 by the Legislature and accepted by the city, providing that the Board of Estimate and Apportionment of the City of New York should, before June 1, 1903, determine whether the present County Court House, located in the City Hall Park, afforded accommodations suitable and adequate for the proper transaction therein of the future business of the special and trial terms of the Supreme Court, appointed to be held in the County of New York, and the City Court of the City of New York, and the Commissioner of Jurors.

The act further provided that, unless the Board of Estimate and Apportionment determined by resolution before June 1, 1903, that such existing Court House Building was suitable and adequate, the Mayor should appoint five persons, to be known as the "Court House Board," which board should proceed with all convenient speed to locate a court house site south of Franklin street in Manhattan Borough.

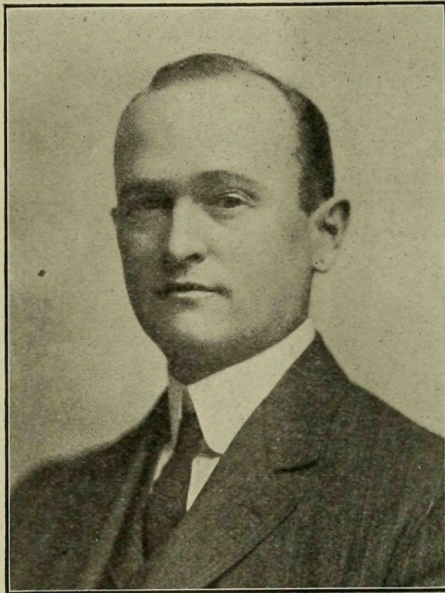
The act also provided that if it were determined to make the City Hall Park the site for such a building, then the present City Court Building and the fire engine house, at that time located in the park, should be removed and that the present Court House should either be removed or remodeled and enlarged.

And the act further provided that no building should be erected in City Hall Park that would occupy a larger superficial area than the aggregate area of the then existing court house, the said Brown Stone Building, now occupied by the City Court, the fire engine house and the building formerly used for the Register's Office.

William L. Bull, William N. Cohen, Charles A. Peabody, Edward W. Sheldon, Charles S. Fairchild and David B. Ogden later were appointed commissioners under this act and organized immediately as the Court House Board.

### Board Recommends Remodeling.

This was the beginning of the court house proposition. The board began work at once and examined the various available sites and obtained appraisals



HON. WILLIAM M. BENNETT.

and estimates of cost. The majority of the members of this original board favored the remodeling of the old court house with an extension, taking in the sites occupied by the buildings mentioned in this act; and if their idea had been carried out it would have resulted in the furnishing of all the necessary additional accommodations needed at a cost not exceeding \$2,000,000.

At the time, it was stated that an estimate of the cost of remodeling the court house and building an extension showed that the cost would not exceed \$2,000,000. If this sensible proposition had been adopted the project would have been completed by 1905 and the entire cost to the city for interest and amortization for court house facilities sufficient for many years to come would not have exceeded \$90,000 a year.

### Outside Influence Interferes.

When the proposition was broached, however, there was an immediate storm of protest from that class of people who, although they may not even be residents of the city, feel that they have its present and future interests entirely in their charge. To them there was only one question to be considered, the esthetic one. The convenience of lawyers and litigants and the cost to the city were matters of no importance. For years they had for some reason idealized the plot known as City Hall Park with its, to them, exquisite City Hall, and any attempt to erect a modern, convenient and inexpensive building in this plot for the convenience of the public would be vandalism, although, as we have hitherto said, the plan would not have taken any more of the park space than was then already occupied by buildings.

As a result of their efforts the proposition to build an inexpensive but all-sufficient court house in City Hall Park without taking any additional park space was abandoned and an act was passed

in 1905, which was also accepted by the city, providing that, if such court house should be located in the park, the Court House Board should acquire land contiguous to the park of the same area as the space to be occupied by the court house, which additional land should be annexed to the park as a part thereof.

To enable the Court House Board to build in City Hall Park, under this act, they would be compelled to purchase a similar area in what was at that time one of the most expensive real estate sections of Greater New York, and the cost was almost prohibitive.

In this action of the Legislature for the first time was the civic center idea enacted into law. It was this idea originating in the organizations to which we have heretofore referred, and encouraged by one of the present members of the Board of Estimate, which has made all the trouble and wholly unnecessary expense in securing additional accommodations for the transaction of the legal business of the city.

The commissioners, acting under the new law, began again to look for a site, always hampered, however, by the extravagant idea of a civic center to surround the new court house. Site after site was taken up, examined, appraised, and finally abandoned, and this continued until 1910, when, in response to public clamor for a settlement of the matter, Chapter 9 of the Laws of 1910, accepted by the city, was enacted. This gave the Court House Board power to select as large a site as they deemed necessary and also authorized them to close and include in any site selected such streets as might intersect such site, or any land contiguous thereto.

A further act, Chapter 556 of the Laws of 1910, accepted by the city, gave them power to add, from time to time, to any selected site, such additional lands and buildings or interest therein as the board might deem advisable. With this greatly increased power it was thought that the board might reach a conclusion. At this time the original board resigned and a new board was appointed.

### The Board of Estimate's Selection.

Even then the new board would not bring itself to the idea of causing the city to buy an expensive site, and in 1911 another act, Chapter 880, also accepted by the city, was passed which provided that the Board of Estimate and Apportionment should for six months have the exclusive power to select a site.

It was now that the civic center idea became the paramount proposition, and as the dreams of those in authority grew, additional power was later asked for. Before the termination of the six months named in Chapter 880 of the Laws of 1911, the Board of Estimate selected a site at Center and Duane and Worth streets and City Hall place, and proceedings in condemnation were begun immediately. (As a result the city acquired title to land at a cost of \$6,243,660, which amount was paid in 1914. It cannot be emphasized too strongly that it was not the Court House Board, but the city administration in the per-

sons of the Board of Estimate and Apportionment which selected the site.

### The Second Awakening.

After having awakened too late to the impossibility of the "Collect Pond" site, the city authorities have now finally awakened to what has been apparent for a long time to outside civic organizations, namely, the unparalleled extravagance of the plans for the building itself. However, they have finally awakened, and the Board of Estimate and Apportionment has had the plans of the Court House Board analyzed by the Bureau of Contract Supervision. The analysis is most interesting and illuminating.

They find the most extravagant robing rooms and lounging rooms and dining halls. There are elaborate quarters for a proposed lawyers' club, private elevators for judges, and sixty-eight bubbling fountains of chilled water all over the building. The dining halls are of most ornate design, with ceilings higher and more exquisitely decorated than those of any dining saloon in any hotel in the City of New York. There are to be forty-seven elevators and the most extravagant decorations and ornamentations throughout the building.

They properly say that a lounging room 100 ft. in length with a 27-foot high ceiling is absolutely unnecessary, and yet there was provided still another lounging room for the lawyers' club 100 feet in length and 25 feet in width. Connecting with the lawyers' club are tubs and private baths and dressing rooms. One dining room of the justices would seat 150 diners, and there are still another for the justices that would seat 80 diners. There were also 30 alcove, study rooms in connection with the library and the library would have room for a million books. In fact, it would appear from this report that every effort was made to increase the expense of the court house, while nothing was done toward economy.

### On the Horns of a Dilemma.

The Board of Estimate, however, finds itself now in this position: It has on its hands a proposition costing the city for each day of delay \$2,100; and yet it is impossible for the board to proceed with the building of the court house and the creation of a civic center because of the condition of the city's finances and the tremendous financial cost involved, most of which will under the "pay as you go" plan have to be paid for out of the annual tax levy.

Officers of the city and the Court House Board, when it became necessary to obtain authority to acquire a new site, said that there would be no difficulty in selling what was left of the old site to the Federal and State Governments or to private parties and estimated that at least \$3,000,000 would be returned to the treasury in this way. It was because of this statement, made by reputable men personally, that the Real Estate Board several months ago adopted a resolution favoring the continuation of the project. It has, however, been determined since that these remainders cannot be sold for anywhere near this value and that there has been no evidence whatever of any desire on the part of either the State or the Federal Government to avail themselves of any part of the land acquired or to be acquired for the building purposes.

### A Record of Mistakes.

There have been very many mistakes made in the entire proceeding. Only recently the Real Estate Board called the attention of the city authorities to the matter of the Hallenbeck Building. This building, which is said to have cost \$700,000 only a few years ago and is in a splendid state of preservation, was sold to wreckers for \$5,000, although it is estimated that machinery worth to the city \$80,000 was included in the sale.

Under the "pay-as-you-go" policy, forced upon the city by the bankers in 1914, it would be necessary for the city to place in the budget of 1916 one-quarter of the amount spent in 1915 on the court house, including the cost of the land, should it be decided to continue operations. One-half of the amount spent

in 1916, three-quarters of the amount spent in 1917, and the whole of the amount spent on the court house in 1918 must be paid for out of the tax levy.

This means that at least three-fourths of the cost of the court house would have to be paid for out of the annual tax levy. As the budget for 1915 without this amount will be at least \$215,000,000, of which not more than \$40,000,000 can be provided for out of the General Fund, there will remain \$175,000,000 to be provided for by the tax on real and personal property. If any considerable part of the cost of the court house is added, the tax rate on \$8,000,000,000 of real estate would be considerably over 2 per cent. for 1916; and when the final expense of the court house and of the millions of dollars of other non-revenue producing improvements already authorized and constantly being authorized by the Board of Estimate is added in 1918,

the tax rate will be probably beyond the present constitution limit of 2 per cent. plus the debt service.

### What the City Should Do.

It would seem to me that the sensible thing to do would be to accept the suggestion of the Real Estate Board and improve the present court house, add four stories to the Hallenbeck Building and fit up the building for the use of the County Clerk and for departments of the city government now paying rent and either sell the sites acquired or hold them in park shape until some proper disposition can be made of them. To continue to delay the matter would be wrong and to go on with the matter is impossible. The city must do what every prudent business man does when he has made a bad investment: make the best arrangement it can, save as much money as it can, but at any rate stop any further expense.

## LIMITATION OF BUILDING HEIGHTS

### Why the Proposed Constitutional Amendment Was Not Passed—Considered Unnecessary Under Home Rule

THERE was probably no constitutional amendment which received more representative or influential support than that relating to the limitation of the height of buildings and the districting of cities into zones.

It was actively urged upon the convention by the Advisory Council of Real Estate Interests, the Chamber of Commerce, the Merchants' Association, the Brooklyn Bureau of Charities, the Charities Organization Society, the Fine Arts Federation, the Municipal Art Society and the Fifth Avenue Association.

This amendment, originally drafted by Paul D. Cravath, Walter Lindner and Lawson Purdy, would have specifically conferred upon the Legislature power to delegate to cities the right to create, fix and regulate areas or districts for private residences, for the location of trades and industries and for the protection or improvement of particular localities, as well as limiting and regulating the height, dimensions, kinds and uses of buildings, by districts or otherwise.

It was revised in more concise form by Hon. Morgan J. O'Brien, Louis Marshall, Arthur J. Baldwin and Prof. Alfred G. Reeves. Having been reported favorably to the convention by the Cities Committee, the amendment would have been approved by the convention during its last session if it had not been the consensus of opinion at a conference with Senator Root, attended by President of the Board of Aldermen McAneny, Lawson Purdy, Walter Stabler and representatives of the Advisory Council, that the power which was sought to be incorporated into the Constitution now resided in the Legislature and could be exercised under the decisions of the United States Supreme Court, by cities.

Notwithstanding the fact that thirty amendments, approved by various subcommittees, were placed upon the calendar of General Orders in the convention, Senator Root specifically directed that the amendment relating to the limitation of building heights and the zoning of cities should be placed upon the list of Special Orders, for immediate consideration of the convention. This privilege was accorded to no other amendment upon the list, with the result that of all the amendments to be considered during the last days of the session this particular amendment was the only one among the Special Orders which was permitted to be discussed out of its regular sequence on the floor of the convention. In order to accomplish this, sufficient time to discuss it was given between the debate on the Bill of Rights and the discussion of the Minimum Wage proposal, the last amendment to be deliberated upon by the convention.

In order that property owners may thoroughly understand the general sentiment that prevailed in the Constitutional Convention with regard to the lim-

itation of the heights of buildings and the districting of cities into zones, the remarks of Judge O'Brien and Prof. Alfred G. Reeves are quoted verbatim. During the discussion there was no opposition manifested by any delegate or any speech delivered against the amendment. This fact in itself was unprecedented during the consideration of any other amendment before the convention. The remarks of Judge O'Brien were as follows:

"I was going to say that it was thought by many that it is unnecessary to have a Constitutional amendment authorizing the giving to municipalities of this State the right to have restricted areas and also to regulate the heights of buildings in cities. I want to say that under the decision of the United States Supreme Court, as I read it, it is within the police power of the State and therefore resides in the Legislature to regulate these matters. Now that we have passed the Home Rule bill, which gives localities the right through their local legislative bodies to legislate with respect to that, and with the other provisions we have just put into our Constitution, the Legislature may delegate such powers to them. Thus it will not be necessary to have a Constitutional amendment limiting the heights of buildings or districting cities into zones, because this subject can be taken care of by the Legislature."

Prof. Reeves' remarks were approximately as follows:

"The purpose of this amendment would have been to allow the Legislature to make zones and districts for residential purposes, building purposes and fixing the heights of buildings. It could not, of course, have militated against the Federal provisions in so far as it prohibits the taking of private property without just compensation. Looked at, therefore, in its essential nature, it was largely for moral effect on questions that may arise. The City of New York is already beginning to work along these lines and the opinion of those who have studied this most carefully is that it already has power and ability to do it and that, notwithstanding the fact that such a provision is not in the Constitution, the cities may go on and substantially do what this amendment was endeavoring to say in specific language they might do."

Therefore, if any cases might arise within the courts upon this subject, raising any Constitutional question, the attitude of the members of the Constitutional Convention, as well as the speeches made by the various members, could well be cited to substantiate the claim that under the Constitution of New York State it is possible for municipalities to limit the heights of buildings or district the city into zones.

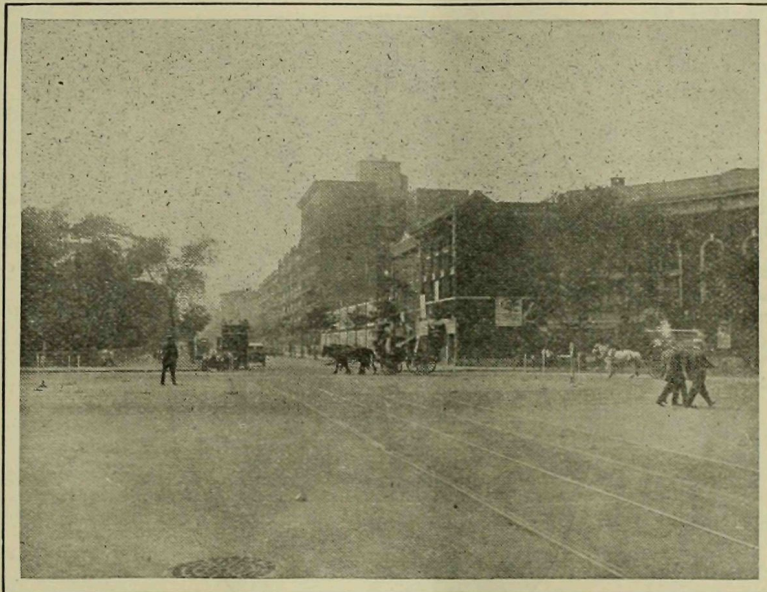
## REALTY TREND ON CATHEDRAL PARKWAY

Thoroughfare Devoted to Apartment Houses, Religious and Educational Institutions—New Taxpayer Erected in Zone

RECENT selling and building activity on Cathedral Parkway, especially between Fifth and Eighth avenues, serves to attract once more attention to this section. Of especial interest, in what has become a well established apartment house district, are three of the recent operations which strongly diverge from what seemed to have become a definite trend. Usually in the growth of any particular section, its desirability for certain classes of property becomes determined either by its geographical location, the shifting of trade centers, the general growth of the city or by other causes, and once such a determination has been reached, that development proceeds along certain marked lines. So it was with Cathedral Parkway, between Fifth and Eighth avenues, whose location opposite Central Park and its excellent transit facilities comprising not only subway, elevated and surface cars with even the busses, made it desirable for residential purposes.

It was not very long before apartment house builders realized its possibilities and to-day, with but few exceptions, the Parkway has been improved with high-class multi-family buildings. It was generally predicted that, once the success of this kind of property having been demonstrated, the remaining available plotages would be similarly absorbed.

Yet with that same inconsistency that is everywhere noticeable in New York



CATHEDRAL PARKWAY, WEST OF FIFTH AVENUE.

tion of a two-story taxpayer, to contain stores and lofts, from plans by George and Edward Blum, at an estimated cost of \$25,000. This operation, aside from its distinct departure from the development of the immediate neighborhood, occasioned additional comment on account of the evident desirability of the corner for apartment house improvement.

The other interesting project on the thoroughfare involved the plot, 100 x 100, beginning 400 feet east of Lenox avenue, which was acquired in 1913 from the estate of Mary G. Pinckney by the trustees of the Young Women's Hebrew Association, who later erected, at an estimated cost of \$200,000, the present

buildings associated with the Cathedral of St. John the Divine and the Women's Hospital, is principally an apartment house community whose growth has been steady and uninterrupted and along lines which would have been uniform but for the last two projects already outlined. Renting conditions have always been favorable and the houses, as a result, are well tenanted. In both the newer and older buildings the suites are from four to eight rooms in size.

"With the erection of so many large new houses, various amusement places began to seek locations in the immediate vicinity," said Harry P. Rogers, of A. V. Amy & Co., "and as a consequence small

Lenox avenue, a plot 125 x 171, irregular, from J. Sergeant Cram, as executor of the estate of Henry A. Cram.

Mrs. Hewitt selected, soon after the purchase, Warren & Wetmore, architects, to draw plans for a high-class residence on the plot, but this plan is in status quo and nothing definite has been accomplished. The erection of a private house on this corner, facing the Seventh avenue entrance to the Central Park Driveway, would have been in unusual contrast to the taxpayer of the Gramont Holding Company and the new apartment house and theatre opposite.

Cathedral Parkway, between Fifth and Eighth avenues, and even westward toward the Hudson, except in those blocks where are located the new



THE JUNCTION OF LENOX AND ST. NICHOLAS AVENUES.

City's growth, two of the recent projects involving frontages on Cathedral Parkway do not take the shape of apartment house improvement nor do they assume any one form, but two distinct and unrelated forms which contrast remarkably not only with the general character of the neighborhood but even with each other.

On the triangular plot, 134 x 236 x 201, at the junction of St. Nicholas and Lenox avenues, and 112th street, the Gramont Holding Co., Thomas J. McLaughlin, president, has begun the erec-

ten-story brick and limestone building, from plans and specifications by Louis A. Abramson and L. E. Jallade. The building is devoted entirely to the numerous activities of the association and its establishment in the street brought with it the prestige that such institutions usually lend to any locality.

What would have been another unusual building operation, if it had been undertaken, was said to have been contemplated last year by Mrs. Peter Cooper Hewitt, who acquired the northwest corner of Cathedral Parkway and

centers have been created around Fifth avenue, Seventh avenue and Park Circle at Eighth avenue. Among them are the new Lenox theatre, at Seventh avenue and 111th street, and Loew's Fifth Avenue, at Fifth avenue and 111th street."

"Sonntag's Casino," for many years a popular Harlem amusement resort, was formerly at the northeast corner of Lenox avenue and 110th street. The site was acquired by John A. Sonntag, from the Mary G. Pinckney estate and was subsequently utilized for apartment house improvements,

# A FALL PROGRAM FOR CITY TAXPAYERS

Concentration of Effort Needed to Solve Realty Problems—A Campaign Against the Tax-eaters—Should Begin With the City Budget

By HENRY BLOCH

THE problems affecting the real estate of this city are still unsolved. Precious little progress has been made. The realty market continues stagnant. Suggestions of the Mayor's Commission as to new sources of revenue have failed to materialize. Economies have been effected by city officials, new systems have been installed; the work of the army of 100,000 city employees is probably being done more effectively and efficiently than heretofore—and yet, the net total of next year's budget will far exceed last year's. The colossal direct State tax will make the tax rate almost confiscatory. The financial situation is certainly no better than it was a year ago.

### Underlying Confidence Prevailing.

However, there seems to be a fundamental confidence prevailing in the ownership of real estate. The depreciations and fluctuations in the real estate market—bad as they have been—cannot be compared with the ruin spread at the Stock Exchange. The realty market seems to be aching for an opportunity to redeem itself in the opinion of the conservative investor. Realty conditions, if given a fair chance, will improve in spite of high taxes and notwithstanding the enactment of laws and the enforcement of regulations inimical to realty interests.

### "Taxpayer Versus Taxeater."

During the summer months the realty owner has permitted his interest in civic affairs to wane. It is time for him to awaken to a direct realization of the situation and to forthwith energetically and vigorously renew the campaign of "Taxpayer versus Taxeater." He must realize that the ownership of real estate is not to be regarded as a sort of "side line" for the investment of surplus funds, nor is it secondary in importance to the business in which the owner happens to be engaged. There is a tremendous amount of work to be done and each taxpayer must do his share. There should be greater concentration of effort among realty organizations. To try to accomplish too much is to be lacking in efficiency. There are distinct activities to which taxpayers should this fall direct their energies to the exclusion, if necessary, of everything else.

### City Budget.

First in importance is the city budget. It is meaningless to criticise the high cost of the city government all year long. The only time to reduce it is now—before next year's budget is decided upon. The budget is now in the course of preparation. Tentative estimates of department heads have already been prepared and submitted to the Mayor. To intelligently discuss these figures, they must be studied with care. Preliminary hearings at which the estimates are considered in detail must be attended. More can be accomplished at these hearings and at conferences with department heads than at the public hearings before the Board of Estimate.

### New Lockwood-Ellenbogen Bill.

The splendid start made early in the year in securing the passage of the Lockwood-Ellenbogen bill should be consummated in the enactment of a law which will forever relieve owners of the unnecessary burdens of over-inspection and multiplicity of orders of Municipal and State departments. The direct payers of the running of the city government should not be annoyed and harassed any longer. The objections raised in the



HENRY BLOCH.  
Former Pres't United R. E. Owners' Assoc.

Mayor's veto of the bill should be met fairly and squarely. All of the parties interested should, with the co-operation of the city officials, agree upon every detail of a new bill to be offered to the legislature. The preparation of this bill should be started at once.

### The Constitutional Amendments.

It is an anomalous condition of affairs which permits so little interest to be taken in the fundamental changes of our organic law by the millions of persons who are so seriously affected thereby. The Constitutional Convention has completed its labors in the promulgation of new laws to meet modern conditions. It remains simply for the delegates to frame them in shape for presentation to the voters for their approval or disapproval.

Among the many problems which are of especial importance to realty owners, are:

A change in the Tax Law which abolishes contractual tax exemptions and authorizes the State Tax Department to tax personal property wherever located, for State purposes.

A "home rule" bill which will completely revise the powers hereafter to be granted to municipalities.

State budget reforms.

Authorization to Legislature to regulate or abolish manufacturing in tenement houses.

Abolition of the Condemnation Commission.

After a careful study of these proposals, and many others, a campaign of education should be started. The taxpayer should be informed of their exact meaning and how his interests may be affected thereby. It is a senseless procedure to have a man attempt to decide upon the revision of the constitution of the State without previous mature deliberation—and yet many people will vote just that way. This work of instruction is important and will be fruitful in result if intelligently handled.

### Expensive Experts.

A great saving for taxpayers can be accomplished by putting an end to the employment of experts and commissions by the city government. This policy has resulted in a prolific waste of money. The city has a sufficient number of competent and capable employees without

being compelled to hire so-called "efficiency engineers" and "experts" who seem to be unable to obtain permanent employment elsewhere. They seem to be sort of floating members of the business world. Not being limited in the expense which their suggestions might involve, they are impractical and wasteful and their reports are often iridescent dreams. If it is necessary to appoint "advisory commissions," the Mayor will undoubtedly be able to find many capable men who are willing to give the city the benefit of their advice without thought of compensation or reward.

### Bad Mortgage Situation.

Finally the mortgage situation needs immediate and most careful consideration. Bad mortgage conditions have been the cancer which has been constantly gnawing at the very vitals of the realty interests. Mortgagees who have become owners of property have learned the lesson that it does not pay to foreclose mortgages when times are hard. Nothing hurts the marketability of a piece of property more than the early maturity of a mortgage. Prospective purchasers fear mortgage troubles. The difficulty in procuring mortgages or renewals thereof, the cost and the high rate of interest have all contributed materially toward a depressed and inactive market. Something must be done to remedy the existing evil mortgage conditions—and quickly.

\* \* \*

Any effort expended by taxpayers in helping to solve these problems will be eminently worth the while.

## MAKING UP THE CITY BUDGET.

### Most Departments Ask for Larger Appropriations Than Last Year.

Most of the departments, bureaus and offices in the city and county governments have now submitted to the budget committee of the Board of Estimate their requests for appropriations for 1916. In most cases more money is asked.

The requests for 1916, showing whether they are increases or decreases over this year's appropriations, for the principal city departments, as received so far, are:

CITY DEPARTMENTS.		
	Total	Increase or requested decrease (*) for 1916. over 1915.
Board of Aldermen and City Clerk	\$310,143	\$975
City Chamberlain	57,865	*150
Department of Taxes and Assessments	571,577	*18,129
Municipal Civil Service Commission	222,710	5,865
Commissioner of Accounts	264,565	4,236
Bureau of Weights and Measures	77,298	11,023
College of the City of New York	782,270	89,814
New York Public Library	828,540	83,181
Brooklyn Public Library	507,863	61,999
Park Board	30,750	450
Parks, Manhattan and Richmond	1,169,094	116,112
Metropolitan Museum of Art	250,000	50,000
American Museum of Natural History	225,000	25,000
New York Aquarium	49,000	2,000
Department of Parks, Brooklyn	823,959	50,414
Brooklyn Institute of Arts and Sciences:		
Central Museum	118,085	9,050
Children's Museum	14,767	700
Brooklyn Botanic Garden	40,914	3,790
Department of Parks, Queens	228,450	54,553
Tenement House Department	706,180	*6,367
Department of Docks and Ferries	1,826,904	*119,611
City Court of the City of New York	256,446	*291
City Record (city)	918,821	*19,634
President Borough of The Bronx	1,230,150	9,907

## A GOOD REALTY TITLE IS MOST IMPORTANT

The Purpose of An Abstract—It is a Condensed History of the Property's Ownership and Reveals Defects at a Glance

By FRANK J. NORTON

**P**URCHASERS of real estate, as a rule have a very limited knowledge of their rights, duties and privileges as such purchasers, and it is my intention to set forth in this article, in simple, non-technical language, some of these rights, duties and privileges, with the idea in view of helping you to protect yourself against unscrupulous persons selling real estate. No attempt is made, however, to treat the subject exhaustively, but my desire is merely to touch upon such matters as arise in the purchase and sale of that form of property which, by its character, enables it to escape many of the risks attending other forms of property, and by reason of its immobility and permanency makes it one of the choicest forms of investment.

If this form of investment has a risk or a weak point, it is in the title.

When you buy real estate, the first thing you should interest yourself in is the title rather than in the land itself. The land represents only so much soil, which may be purchased at the nominal sum of 50 cents per load, or less, but the title represents the right to occupy the same without molestation and the right to sell, transfer and devise it by will. In other words, the right to possess, enjoy, sell or give it away.

The statutes of the several States, with great formality, state how the transfer of your real estate shall be made. You should, therefore, hesitate before you take the responsibility of drawing your own conveyance or allowing an inexperienced person to draw them for you, notwithstanding the fact that he is a notary public having a seal and clothed with the right and authority to take acknowledgments. Costly and irreparable errors in title have been made by careless and incompetent conveyancers. With this fact in view, how much more necessary is it that you should examine minutely the transfers of the title made by prior owners of the property.

### Should Demand Abstract.

You may say that you are not competent to make this examination; then it becomes your privilege to exercise the right to demand a complete abstract of title to the property which you intend to purchase, satisfy yourself that your abstract is made by a competent and experienced abstractor, whose responsibility is unquestioned; see that the abstract is complete from the government patent down to the time the transfer to you is made.

If the abstracts are printed forms or copies, see that they are properly signed by the abstractor, or by an officer of the abstract company making the certificate (with the corporate seal attached, if a corporation). Many a purchaser has found, after accepting what appeared to be an abstract, that he only had a showing of the title since the plat; possibly the abstract appeared to be complete, but was merely the old blanket form, which was nothing more or less than a copy of the numerical index; neither of which forms of abstract are acceptable to prospective purchasers and necessitates the securing of complete abstracts, at your expense.

A proper abstract should, in the caption thereof, contain such a description of the property in question as might be embodied in the deed as a good and complete legal description of the premises intended to be conveyed, and should so note conveyances of record and court proceedings that the examiner of the title may have before him sufficient information to enable him to pass upon

the legal effect of such instruments and proceedings intelligently.

The abstract should also contain so much of recorded plats as will definitely locate the premises in question with respect to the surrounding streets, roads, highways, drainage ditches, railroads, etc. Also with reference to section lines or to lines of minor governmental divisions of sections.

As to what are and what are not merchantable abstracts of title is largely a question of fact.

### Takes Years of Work.

It takes years of careful, reliable and constant accurate work on the part of the abstractor before his abstracts pass as merchantable. Therefore, ability, reliability and responsibility are the three great factors which go to determine the value of an abstract.

After you have demanded and received your abstract, do not take it for granted that because your request has been complied with that your title is good, for as I have stated before, the abstract is a short, concise showing of every link in the chain that makes up the title. It has been wisely said, and applies to titles as well, that "a chain is no stronger than its weakest link."

The office of the abstract is to disclose these weak and broken links, which together with the good ones make up the chain of title.

These defects can only be discovered by a careful examination of the abstract of title. Therefore it does not follow

that because you have an abstract, your title is good, but it should follow that you must have your abstract of title examined by a competent attorney before accepting your deed.

Don't depend on a warranty deed to protect you against defects in your title, for it is worthless if the party giving it is not financially responsible.

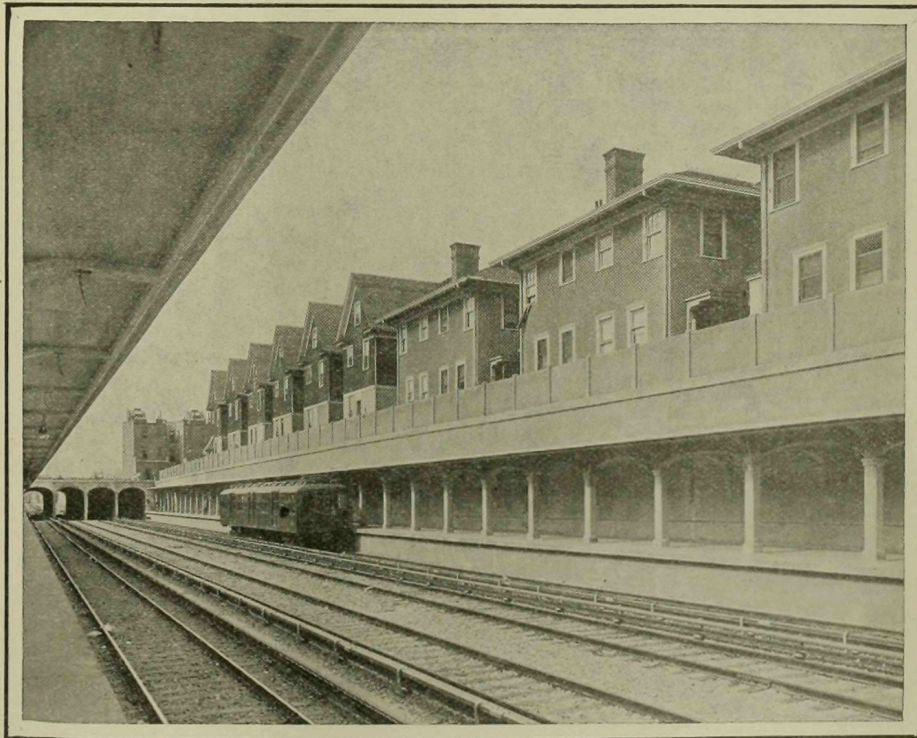
### Observe Deed's Reading.

After the attorney has approved the abstract and given you an opinion that the title is vested in fee simply in the person who is to execute the deed to you, have him examine the deed to see that it is properly drawn and executed. The laws with reference to execution of deeds differ in different States.

If your attorney should fail to draw your attention to the rights of parties in possession of the land which you intend to purchase, you should satisfy yourself as to the rights of any and all persons in possession of the land, for it is possible to have the fee simple title and yet be put to annoyance and expense in obtaining possession of your property. If there is apt to be a question with reference to the location of the land, have the same carefully surveyed and staked by a competent engineer.

When you have complied with all of the foregoing you can be at liberty to pay the consideration, accept your deed and immediately place it on record with the assurance that you can possess, enjoy or alienate your lands without let or hindrance.

## CONCRETE WORK ON THE SEA BEACH R. R.



KINGS HIGHWAY STATION—BUILT OF REINFORCED CONCRETE.

**T**HE Sea Beach division of the Dual System as a piece of construction work is very interesting. The reconstruction of the Brighton Beach line of the B. R. T. a few years ago prepared the public for some of the remarkable work that has been done in reinforced concrete and roadbed building on the Sea Beach.

Reinforced concrete construction in

this country is only ten years old, so that some things in that department of construction are being done now almost for the first time. Engineers and contractors have designed and built railroad stations, bridges, culverts, railroad ties, fences and embankments of reinforced concrete before, but they have not heretofore worked so many concrete elements in combination as they have on the Sea Beach.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate  
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."

Copyright, 1915, by The Record and Guide Co.

## TABLE OF CONTENTS

(Section One.)

	Page.
The Court House Board Defended; Hon. Wm. M. Bennett.....	429
Limitation of Building Heights.....	430
Realty Trend on Cathedral Parkway.....	431
A Fall Program for City Taxpayers; Henry Bloch .....	432
A Good Realty Title Most Important; Frank J. Norton .....	433
Repairs and Operations of Apartments; James C. McGuire.....	450
A New Tower Building for Madison Avenue .....	453
Advertised Legal Sales.....	445
Auction Sales of the Week.....	444
Attachments .....	449
Building Loan Contracts.....	449
Building Management .....	450
Building Material Market.....	466
Chattel Mortgages.....	449
Classified List of Advertisers .....	Third Cover
Current Building Operations.....	453
Departmental Rulings .....	448
Directory of Real Estate Brokers.....	443
Foreclosure Suits .....	446
Judgments in Foreclosure Suits.....	447
Leases .....	441
Lis Pendens .....	447
Mechanics' Liens .....	447
Personal and Trade Notes.....	465
Private Realty Sales of the Week.....	439
Real Estate Notes.....	443
Real Estate Appraisals .....	444
Useful Appliances .....	452
Satisfied Mechanics' Liens.....	448
Statistical Table of the Week.....	442
Trade and Technical Society Events.....	465

### The Results of the Constitutional Convention.

In due time a letter will appear from Chairman Root and a committee of the State Constitutional Convention to explain to the electors of the State the proposals to amend the constitution which received the approval of the convention. This will expound more clearly and accurately than words from any other source can do the measures which are to be submitted at the polls in November. Only thirty-three out of seven hundred and seventy introduced came through. The convention might have done, and rightly it should have done, more for the reformation of the State government and the statutory laws than it did do; but for a body composed mainly of men drawn from classes and pursuits wedded to long precedent or dependent on the continuance of the old order of things, it responded to the cry for reform and justice in a larger measure than anyone had reason to expect.

Hardly was a real short-ballot amendment to be expected from a convention so conservatively constituted. Or a reformed budgetary system. Or a home rule plan however limited. For this is a State which has believed hitherto in government by political parties and in a policy which transmutes even minor local legislation into political issues. Government on scientific principles was certainly beyond the comprehension of a State which permitted the setting up of no less than one hundred and fifty or more administration departments to perform duties which will hereafter be sufficiently covered by fifteen. The short-ballot rings the knell of Bossism, the new budget system spells Economy, and the home rule amendment will stop the unnecessary interference of the Legislature of the State in the purely local affairs of cities.

Under the last named grant the cities will have the right to make their own charters and select their own plan of government. Irrespective of what the State Constitutional Convention did or did not do, they now have the chance to show how able they really are to do for themselves, and how able to devise a business-like, simple and responsive form of government.

All laws affect either persons or property. While most of the work of the convention acts upon real estate interests either directly or indirectly, the proposal which gives the Legislature authority to permit the State Tax Commission to exercise control over local assessments and to reach personal property for taxation purposes will have a revolutionary effect. This is Article IX, which contains two sections as follows:

SECTION 1.—The power of taxation shall never be surrendered, suspended or contracted away, except as to the securities of the State or a civil division thereof. Hereafter no exemption from taxation shall be granted except by general laws and upon the affirmative vote of two-thirds of all the members elected to each house.

SECTION 2.—Taxes shall be imposed by general laws and for public purposes only. The Legislature shall prescribe how taxable subjects shall be assessed and provide for officers to execute laws relating to the assessment and collection of taxes, any provision of Section 2 of Article X of this Constitution to the contrary notwithstanding. The Legislature shall provide for the supervision, review and equalization of assessments.

Under the foregoing amendment the Legislature has power to enact laws authorizing the State Tax Commission to supervise and review local assessments and equalize taxes between one town and another, between one district and another and between one county and another, and to supersede the local assessors in taxing the property of corporations. Heretofore the State Tax Commissioners have had no control over local assessors except to "advise" them, and no authority to command a reassessment. It is imperative in a State where premises are honestly assessed at full value in some cities, as the State law

requires, that they shall be so assessed in all other cities as well.

A second amendment of direct importance to real estate abolishes the existing system of appointing commissioners to assess damages and benefits when private property is taken for public purposes. Hereafter the Supreme Court will take testimony and make awards as already provided for by recent constitutional amendment and statutory laws now reaffirmed.

Many proposals which real estate interests favored were among the seven hundred which failed to pass. Constitutional power to district the cities and limit the heights and uses of buildings was not granted. The right can still be exercised, however, by statutory authority. The Legislature's power to enact laws for the protection of the lives, health and safety of employees is not abridged, and this means that cities will still continue to be inspected by various departments and bureaus under authority from the State. Manufacturing is prohibited in tenement houses and the compensation laws for employees injured in the pursuit of their calling is reaffirmed. Occupational diseases are also made a subject for compensation to employees.

Welfare principles had a strong hold upon the convention, and their proponents had their way in everything except in the case of the short ballot amendment, when Senator Root's touching plea turned the scale against them and ensured a more economical and responsive form of government. A few great and desirable reforms were wrung from a body constituted mainly of old-school conservatives, and the only regret is that we could not obtain more.

### A City Ever Changing.

Even a theater building has its period of economic usefulness quite apart from its actual physical duration. As a structure it may be physically sound after standing a hundred years, but as a satisfactory income producer its career may not exceed a quarter of a century. At the end of that period it must submit to either considerable alterations or complete extirpation, if the land is to be made to produce the full return of which it is capable.

On the northwest corner of Seventh avenue and 42d street there stood until recently a building devoted during its whole existence to vaudeville. It occupied a site with a frontage of 100 feet and a depth of 131 in the very center of the theater district. It stood on land valued at \$1,150,000 and must have cost originally several times the sum at which it was assessed by the Tax Department of late years, namely \$25,000. As an unworthy encumbrance of so valuable a site, it is being leveled to the ground and will be succeeded by another theater building, one more capable of earning a reasonable return on the total investment.

It is interesting to note that this is not a case of a special building being superseded by one intended for an altogether different occupation. The site is more valuable to-day for theatricals than it was the day the curtain was first raised, and irrespective of the profits from the stage the owners have realized in the terms of the lease they have made to the Rialto Theater Corporation of Richmond, Va., a very large increment in the value of the site.

The new building will contain stores on the first floor, as store space has become too valuable on Times Square to be ignored in architectural design. For the theater portion of the new building and the roof (not including the stores and part of the basement) the Hammersteins, as the landlords, will receive an annual rental of \$80,000, or more than three times the assessed value of the old building and equal to the interest at 5 per cent. on \$1,600,000. As a matter of course, the new theater will be designed so as to be capable of earning the largest possible income. The roofs of amusement halls are important factors in their earning capabilities, and when the buildings are in shopping dis-

It is surprising the number of people who are willing to be real estate pioneers, to settle in the most inhospitable and unkempt places and wait for society to grow up to them—all for the sake of sitting upon their own piazza and having their own garden and garage.

"Small apartments of two, three, four and five rooms seem to be more in demand than ever," say reports from the renting field. Naturally. Because the rates are less, and the times have been hard. When a family reaches the place where the number of rooms they can afford is insufficient, the city loses a tenant and the suburbs gain a taxpayer.

For the first seven months of the current year the city administration has spent \$2,067,919 more than the total allowed in the city budget of \$198,989,000. The law permits the extra expenditure but only to the extent of \$2,000,000 in any one year. Another reason why we should have a municipal government organized and conducted on business principles, and no longer for political purposes.

Seventy-five per cent. of the benefit of the rapid transit improvements now under construction for Brooklyn is going to the districts on the south side of the borough, that is to Flatbush, Bay Ridge, Fort Hamilton and Flatlands, while the central section, where the population and the business interests mostly are, is being neglected, except for the third-tracking of the elevated, and this is counted as a detriment. In consequence of this and restrictive housing laws real estate values in old Brooklyn, along and adjacent to Fulton street, have been declining.

tricts the store spaces on the ground floor are also good income producers. Full use of these ideas has been made in the most recent theatrical construction.

One of the most remarkable things about New York—the old New York—is the process of rebuilding that is ever going on within her bounds. The city is being constantly made over. No one can say for any privately owned building, no matter how substantial it may be, how many years it will be permitted by economic laws and the customs of business to stand. Architects and builders no longer discuss the subject of the durability of materials, for almost any building will survive its economic usefulness. Only monumental public buildings and those private modern ones situated in a neighborhood which has a guarantee of permanent conditions are certain to be here one hundred years hence. Sections which have this guarantee are Wall street, the Grand Central and—what others?

**The Way to Improve the Port.**

*Editor of the RECORD AND GUIDE:*

I have read with considerable interest the article on the first page of your issue of September 4, entitled "Opposition to the Port Commission," and have also carefully studied the accompanying cut, showing the present condition of the new pier development at the foot of West 46th street, and desire to put myself alongside the protests uttered by Mr. McGuire, the president of the Real Estate Board of New York, and of President Mathewson of the Borough of the Bronx.

We do not need more commissions—to spend taxpayers' money. We do need action on the part of the present city authorities concerning propositions made by capable and practical men, looking to the co-ordination of the several units of harbor, storage, transportation, shipping, and the like.

Our present able Commissioner of Docks, R. A. C. Smith, knows the needs, never increasing, of this, the greatest port in the world; and Mr. Staniford, the Chief Engineer of the Dock Department, has repeatedly proven his worth and capability and stands ready to carry out a plan when adopted.

Mr. Staniford went abroad in the interest of his department, and familiarized himself with port conditions in the great European centers. We have too many commissions. Years of study and experience by those actually engaged in the great work in caring for the harbor has rendered them fit to promptly carry forward any new development work intrusted to their care. As Secretary Sherman once said, "The way to resume is to resume."

The way to improve our harbor is to stop talking and commence work. Not a storehouse on our waterfront offering modern facilities but is full to overflowing. The upper harbor is full of ships, awaiting, day after day, berth room. The influence of the Panama Canal is already felt, and the opening of the enlarged Barge Canal is upon us; and we talk of appointing commissions to consider the best way to handle conditions. It is indeed a condition and not a theory that confronts us.

At a meeting held in Brooklyn to discuss the marginal railroad along the East River front, I heard a very prominent financier say that he objected to the railroad running along the easterly side of Furman street as it would interfere with the comfort of the occupants of his private house on Columbia Heights overlooking the bay. He might be given a place on the commission.

The work on the West 46th street docks was begun long enough ago to have seen the finished piers doing duty; and yet the present state of this work, as your cut shows, is chaotic. Contrast the expedition shown by the railroad corporation in the building of new Piers 8 and 9, North River. It is true that in the case of West 46th street much excavation was necessary; but the delay in the actual work is only comparable to that shown in the condemnation proceedings to acquire this property which drag their slow way along—and the end is not yet.

The Lehigh Valley Railroad did not need a commission. Their own engineers are doing the work, which, beginning last spring, bids fair to add two new covered piers to our waterfront not later than early in the new year. The harbor of New York, in natural advantages, is without a rival; its future growth is beyond imagination; already we have seen it outstrip London, Liverpool, Hamburg and Antwerp—and this despite our failure to utilize fully its marvelous resources.

Practical men know what is wanted, and they are already in the service of the city. Let the Higher Powers give the word and the work will proceed.

At best we are behind the demand, and that is constantly growing. We need more docks. We need railroad connection with such. We require more storage warehouses, located on the waterfront. Both the North and East rivers need dredging to remove the shoals and rocks. The United States Government engineers have shown existing conditions and given estimates of cost of the improvement. Our Representatives should obtain Governmental aid. Congress would not refuse it if shown that New York is the great entrepot of the entire country, the mouth through which it feeds. The Merchants' Association has already done much, and can and will do more to aid.

We don't want commissions to sit for three years at \$125,000 per annum and then in the end tell us what we already know, in a large degree. We know what we possess—the knowledge obtained at great cost, by competent men—the query being its best use and development; and this may safely be left in the hands of experts already in the service of the city, practical men of experience, and familiar with the methods by which has been achieved the present condition of efficiency.

I do not mean the city authorities should arbitrarily proceed without the co-operation of those bodies of men who have already contributed so much to the welfare of the port—the Merchants' Association and the Chamber of Commerce—or fail to seek the advice of those composing the committee appointed by the Mayor, who fitly represent the railroad, steamship, merchant, manufacturer, forwarding, storage and other interests. These men stand ready to lend their aid, and they should be included among those who are to see the machinery of development started.

HERMANN DE SELDING.

128 Broadway.

**Ownership of New York Realty.**

*Editor of the RECORD AND GUIDE:*

The enclosed clipping was from the New York American of September 3:

Thirteen of 1,100,000 families in Greater New York own real estate in Manhattan assessed at \$205,404,875, or one-fiftieth of the total value of the island. These families are the Astor, Vanderbilt, J. P. Morgan, E. H. Van Ingen, Wendel, Goelet, Ehret, Gerry, Charles F. Hoffman, William R. H. Martin, Eugene Hoffman, O. B. Potter and Rhinelander. They are known also to own much valuable land in other boroughs of the city.

These figures are contained in a report made by the Society of Lower Rents and Reduced Taxes on Homes, of which Frederick C. Leubuscher, author and lawyer, is president.

The thirteen families mentioned own land in Manhattan on many properties the land is assessed for fifty times as much as the improvements. The society says:

"These families illustrate the reason for opposition to our programme to meet all increases in the city budget by a supertax on land values.

"This year these families pay \$4,948,350 in taxes. With buildings untaxed they would pay \$6,271,110, an increase of \$1,340,424. A Supertax on their land would yield \$1,027,024."

The Society to Lower Rents and Reduce Taxes on Homes falls into the usual misconceptions. They start out with thirteen families, compared with 1,100,000 families, using the term in the collective sense in the one case and in the other cases including the same families in their grand total of 1,100,000. As these thirteen families collectively represent more than twenty-six families individually, the error is only a little more than 100 per cent. Figures won't lie, but—

Then they state that fifteen times \$205,404,875 represents the real estate

assessment of Manhattan Island; while the actual assessment for 1915 was \$5,146,000,000; another little error of 40 per cent.

Then they state that on many of the properties the land is assessed for fifty times as much as the improvements, without intimating that there are many properties of these same families that carry the highest kind of improvements. They make an absolutely wrong inference as to some of these families, for the Vanderbilts, Morgans, Ehrets and Potters are generally known not to be interested in speculative unimproved real estate. These are great names for the agitators to conjure with; Vincent Astor especially holds many parcels of highly improved property, and is known to be interested in new developments.

With such data as I had at hand I spent a half hour with the printed assessment rolls of 1915 and found the following twenty-six parcels of real estate belonging to some of these families:

Sec.	Blk.	Lot.	Land.	Total.
1	21	6	\$2,500,000	\$4,100,000
1	154	7	400,000	750,000
2	646	47-49	129,000	241,000
2	628	4	100,000	200,000
2	645	29	185,000	375,000
2	497	18	415,000	560,000
3	833	67	1,540,000	2,045,000
3	833	1	800,000	1,375,000
3	833	15	440,000	520,000
3	834	57	885,000	1,280,000
3	848	61	602,000	870,000
3	815	28	3,100,000	4,496,000
3	815	41	5,150,000	7,635,000
3	866	58	505,000	625,000
4	994	54	2,550,000	4,050,000
4	1,016	36	2,270,000	3,840,000
4	1,167	11	725,000	1,185,000
4	1,170	1	1,390,000	3,400,000
4	1,234	19	1,325,000	3,750,000
4	1,098	29	70,000	165,000
5	1,280	1	1,300,000	1,900,000
5	1,290	73	245,000	265,400
5	1,290	60	1,200,000	2,650,000
7	1,951	29	255,000	325,000
3	866	25	1,323,000	1,500,000
3	866	33	92,000	190,000
			\$29,496,000	\$48,286,000
Improvements				18,790,000

These improvements, instead of being assessed at \$585,920, as they insinuate, are assessed at \$18,790,000. One of the buildings, at the time of its construction, was the finest improvement of its kind in New York and is now one of the best-known properties in the world. Assuming that the Single Taxers overlooked some of these buildings, we will call this error only 500 per cent.

These \$18,790,000 of improvements will return to Manhattan Borough, at the tax rate of \$18.70 per thousand, this year over \$350,000.

The remaining \$157,000,000 probably will return twice as much more, and this whole \$1,000,000 of taxes the Single Taxers have forgotten in their last computation. I am on the train for a Labor Day vacation; please have some High School student figure the percentage of actual fact conveyed by the statement as presented.

J. H. EHREHART.

1977 Broadway.

**Tax Hearings in October.**

Senator Ogden L. Mills, chairman of the Joint Legislative Committee on Taxation, issued a statement this week about the work of his committee, in which he announces the holding of public hearings in this city in October and elsewhere in the State at a later date, and asks those interested to appear before the committee with any suggestions they may have. Wherever possible, he requests that briefs be submitted at the earliest possible date. The Senator further says:

"The commission will, in the first place, take up the fiscal needs of the State; secondly, the defects in the existing system of taxation, and, thirdly, possible remedies and new sources of revenue. To the end that the committee should have the fullest information, we invite individuals and associations interested to appear before us and offer their advice and suggestions and request that, wherever possible, briefs should be submitted at the earliest possible date."

—Electrical exports from this country during the last fiscal year fell off 2 per cent. from the previous year, although in some items there was an increase.

Cable Address Established 1794  
Cruikshank, New York Incorporated 1903

## Cruikshank Company

Successor to  
E. A. Cruikshank & Co.

No. 141 Broadway

## REAL ESTATE

Agents Appraisers Brokers

### OFFICERS:

Warren Cruikshank, President  
William L. DeBost, Vice-President  
William B. Harding, Treas.  
Russell V. Cruikshank, Sec'y

### DIRECTORS:

E. A. Cruikshank Robert L. Gerry  
Warren Cruikshank R. Horace Gallatin  
William H. Porter William L. DeBost  
William B. Harding

## Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK  
BROKERS, APPRAISERS, AGENTS

### FIRM OF

## LEONARD J. CARPENTER

Agents Brokers Appraisers  
25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street  
Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

## JACOB APPELL

REAL ESTATE BROKER  
AND APPRAISER

271 WEST TWENTY-THIRD STREET  
TELEPHONE CALL, 373 CHELSEA

## Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management  
OF

## Real Estate

37 LIBERTY STREET

Established 1890

## JOHN P. KIRWAN & SONS

REAL ESTATE  
AND  
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

## RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 693 Madison Ave.  
NEW YORK

Irving Ruland, Pres. Jas. S. Anderson, Vice-Pres.  
Richard L. Beckwith, Secy. A. Rene Moen, Treas.

SPECIALISTS IN BUSINESS PROPERTY

## EDGAR A. MANNING

REAL ESTATE

Tel. 6835 Murray Hill. 489 FIFTH AVENUE

## REAL ESTATE NEWS OF THE WEEK

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

### REALTY CONVENTION.

#### Program Arranged for Large Gathering in New York Next January.

The executive committee of the National Association of Realty Brokers, at a meeting held last Wednesday, formulated the following program for its convention of real estate men to be held in New York City, January 18, 19, and 20, 1916.

Opening Tuesday, January 19, at 10 A. M., with addresses of welcome, reports of officers and committees, and other preliminary convention business, the special order for the forenoon session will be "Interstate Business in Real Estate Lines." Short addresses will be made by prominent real estate specialists discussing how practical co-operation among brokers handling such specialties can best be worked out between communities. Opportunity will be given for general discussions between addresses and for any official action deemed necessary by its members. One of the principal efforts of this association is to build up the handling of real estate business between communities, and this is regarded as one of the best ways of getting this subject down to a practical working basis. At the afternoon session the adoption of the permanent constitution and by-laws for the association will be considered. A committee, appointed at the recent founders' convention to draft this, will make its report at that time. The official emblem will also be selected at that time. The banquet will be held at night.

Wednesday, January 19, beginning at 9 A. M., the special topic will be "The Real Estate Man and His Advertising." This subject of advertising is of special interest to all brokers and advertising men and this meeting will be open to the public. A large hall will be procured for this occasion as a large attendance is expected. The afternoon session will be confined to catalog work which the association contemplates issuing.

At night there will be a meeting to consider formulating and adopting a national code of ethics among real estate men.

Thursday, January 20, the topic for the forenoon will be "The Real Estate Man and His Commissions." This subject will be treated from the standpoint of tabulating the schedule of commission charges in different communities; how this schedule can be standardized; the real estate laws of different states; what additional protection real estate men need in certain states; and other features along these lines. This will give an opportunity for the various state legislative committees of this association to become more active. The afternoon session will probably conclude the business of the convention. The election of officers, the appointment of new committees and selecting time and place for the next convention will receive action. Meetings of committees may be arranged for at night before the members disperse. An attractive program is being arranged for the entertainment of those accompanying members to this convention. The activities of the executive committee will then be directed towards the selection of the places where the various convention meetings will be held, the arrangements of the banquet and the selection of the special speakers for some of the sessions.

coming down the canal and the Hudson River:

"It will not be practicable to take such traffic around the Battery and up the already congested East River. Both Manhattan and Bronx boroughs have many miles of fine waterfronts awaiting development, and both are erecting large industrial establishments which will use the waterborne traffic of the canal.

"A straight channel 400 feet wide and 15 feet deep, from the Hudson River through the Harlem Kills to the Sound, will be of incalculable benefit to both Bronx and Queens, as well as northern and eastern Manhattan.

"Coarse freight coming down the canal in boats will find its way through the Harlem to Long Island Sound, and thence to the New England States. The experience of railroads in Germany has been that the opening of the waterways increased enormously the carriage of coarse freight at low rates, which would not be profitable to the railroads; but this coarse freight was manufactured into goods which were carried by the railroads, to the great benefit of the latter."

#### Foreclosure at Long Island City.

The Newburgh Savings Bank is foreclosing a mortgage of \$95,000 against the S. S. McClure Company building, located in Orchard street, near Jackson avenue, and one of the first big buildings to be erected in Long Island City. The sale will take place September 17 at the Jamaica Town Hall. There is a second mortgage of \$125,000, held by the West Virginia Pulp and Paper Company. The building was erected in 1906 for a publishing house, but is now leased as a shoe factory.

#### Fifty-three Lots in Foreclosure.

Mortgages on some fifty-three lots held by the late Frederick A. Freeman, of Long Island City, will be foreclosed September 8, when James C. Archer, under the direction of George A. Gregg and Henry B. Potter, referees, will cause the property to be sold at the Queens County Courthouse.

The property is to be sold in six parcels. It contains the land within the block bounded by the Boulevard, Freeman street, Sherman street and Marion street, Long Island City.

#### The Sparkill Mystery.

A. A. McCreary, who has purchased more than 500 acres of land near Sparkill on Hudson, says that war has spoiled the project temporarily, but he will not say for what purpose the land has been bought. It had been variously said that McCreary represented Ford Co., Bethlehem Steel, General Electric, Western Electric, Erie Railroad and Ontario & Western. Discussing these reports, he said enterprise was not connected in any way with manufacture of war munitions. He says the rebuilding of a large pier at Piermont is not a part of his plans, as two railroad lines will be sufficient for shipping purposes.

#### Improvement of Flushing Creek.

Efforts are being made by the Chamber of Commerce of the Borough of Queens to have Flushing Creek improved at once in order to handle the greater commerce that is coming to this important waterway. This stream, which is three miles long, flows into Flushing Bay, and its tonnage has increased in the past ten years from 143,000 tons in 1904, to over 1,000,000 tons in 1914. The tonnage in 1914 was valued at over \$1,000,000.

F. D. Thorne, chairman of the Com-

#### Make the Harlem Navigable.

Former Borough President Miller says the Barge Canal might just as well not have been built unless the Harlem River is made navigable for the traffic



merce Committee of the Queens Chamber of Commerce, and Charles G. Meyer, chairman of the sub-committee on the improvement of Flushing Creek, have taken up the matter with both Comptroller Prendergast, who is chairman of the Committee on Port and Terminal Facilities of the Board of Estimate, and Borough President Maurice E. Connolly, urging their co-operation to have condemnation commissioners appointed at once so that title to all land between the bulkhead lines may be vested in the city.

**LOCAL FIRE PREMIUMS.**

**Large Shrinkage in Manhattan and Bronx—Slight Gain in Brooklyn.**

The fire insurance premiums collected in the City of New York during the first half of 1915 aggregated \$11,435,251.33, as compared with \$12,560,591.01 for the first six months of 1914, a decrease of \$1,125,339.68, and a decrease of \$2,316,438.96 from the figures of the first half of 1913, which were \$13,751,690.29. These figures are the combined returns of the individual companies reporting to the New York Board of Fire Underwriters on their business in Manhattan and the Bronx, and to the Fire Insurance Salvage Corps on their Brooklyn business. The following table gives a comparison of the premium returns by classes of companies:

**MANHATTAN AND THE BRONX.**

	First six months, 1914.		1915.	
Local companies.....	\$3,140,392.91	\$2,816,988.05		
Foreign companies...	3,184,905.66	2,798,162.93		
Agency companies...	3,618,130.78	3,076,366.93		
Automobile companies	38,805.00	44,126.34		
Totals.....	\$10,082,234.35	\$8,735,644.25		

**BROOKLYN.**

Local companies.....	\$741,714.01	\$817,876.40
Foreign companies...	712,101.94	768,570.53
Agency companies...	1,021,202.28	1,168,507.83
Automobile companies	3,338.43	4,652.27
Totals.....	\$2,478,356.66	\$2,699,607.08

**BROADWAY SUBWAY EXTENSION.**

**Why Riverdale Property Owners Consider it Necessary.**

The Broadway Subway Extension Association, of which Florence J. Sullivan, of 27 Cedar street, is president, has issued a statement of the reasons why an extension of the Broadway subway from 242d street to the Yonkers City line is necessary for the welfare of property owners in the Riverdale section of the city.

The association has at the same time filed a formal petition with the Public Service Commission. The plan is to continue the road not on an elevated structure on the highway, but in a subway within the bounds of Van Cortlandt Park. A hearing will be held before the P. S. Commission some time this month.

The statement of the association sets forth that:

"It is estimated that \$20,000,000 in improvements in that section of the city are held up because of the present inadequate transit facility. The section that will be most benefitted is the last part of the west side of the city of New York to be developed. The Dyckman tract, extending north to the ship canal, is practically all taken up now by business interests on the river front and the construction of apartments. Kingsbridge and the Dyckman tract together have more structures in the process of completion than any other part of the city. They are the only parts that have shown growth during the depression of real estate.

"The Van Cortlandt estate is ready to invest more than \$1,000,000 immediately in constructing apartments in Broadway opposite Van Cortlandt Park provided the city will grant the improvement petitioned for. This estate has gone so far as to have plans prepared for buildings proposed.

"The Van Cortlandt property extends from 242d street to 256th street. The owners of the Broadway frontage from 250th to 263d street also are in favor of the proposed improvements, and many of them are prepared to erect apartments.

"The Riverdale section of the city pays in taxes \$267,000 annually, and all the residents must pay double fare as conditions now exist. A careful estimate of the amount spent annually by the city of New York in Riverdale for all purposes, including fire and police protection and such casual work as is done on the streets, amounts to less than \$25,000.

"Until the route is established building operations cannot be safely undertaken because of the fear that the subway might be extended as an elevated structure which, as in other sections of the city, would be a disaster.

"The actual construction of the subway can be started at such time as the funds of the city will permit, but the establishing of the route can just as well be done now as later, as this act would involve no expense, and it would be an immediate and substantial benefit to the property owners and to the city, as the buildings could be erected with the full knowledge of what would eventually be done."

On the Executive Committee of the Broadway Subway Extension Association are S. Stanwood Menken, of Beekman, Menken & Griswold, attorneys for the Van Cortlandt estate; Augustus Van Cortlandt, Joseph P. Day, the Rev. M. J. Murray Holder Hudgins, Thomas Lane, T. J. Totten, John J. Kennedy and Dr. Martin.

**THE ASTOR HOUSE SITE.**

**How John Jacob Astor Obtained Possession—The Previous Owners.**

The original John Jacob Astor lived at No. 8 Vesey street from 1802 to 1826. There was a large double house on the corner of Broadway and Vesey street. In this resided two English army officers, Col. Axtell and Major Rutherford. Adjoining this, on Broadway, was a vacant lot used as a garden. On this plot Gen. Rufus King, Minister to England, built a home shortly after the War of the Revolution. Adjoining the King house was the home of Cornelius Roosevelt, and farther along, near the corner of Barclay street, was the home of Richard Harrison. The Axtell and Rutherford dwelling was confiscated after the war and became the home of Lewis A. Scott, Secretary of State.

**Assembling the Site.**

Mr. Astor began his purchases of the Broadway frontage by acquiring the King house and the garden for about \$23,000. He had his new hotel in mind.

He rented the King house to Edward Livingston, Mayor of New York. Later he occupied it himself and is said to have entertained there Washington Irving, Fitz-Green Halleck and other literary men.

Mr. Astor had connected the King house by a covered gallery in the rear, with a warehouse owned by him on Vesey street. He was planning to build a more elaborate home far uptown at Broadway, between Prince and Houston street. Gradually he secured the other houses, except that of John G. Coster, on the Barclay street corner, and he is said to have paid approximately between \$15,000 and \$30,000 for each house and lot, 25 feet by 100 feet.

The Coster house, No. 227 Broadway, was the subject of considerable dickerings. Tradition says that Mr. Coster finally got \$60,000 for it.—Real Estate Bulletin.

**May Consolidate All Shore Cities.**

The old agitation to consolidate all the river-front communities of Hudson County, such as Bayonne, Hoboken, West Hoboken, Weehawken, Town of Union, West New York, North Bergen, Guttenberg, Kearney, Borough of East Newark, Harrison and Borough of Secaucus is still alive and may seem now to have a good chance of accomplishment. If this were effected at once Greater Jersey City would have a population of over 500,000, and would be a close rival to Newark, which, under a similar enabling act, would include within its borders the Oranges, Milburn, Harrison, Bloomfield and Lyons Farms.

It would seem apparent that a concentration of authority and government

Business Established 1853

**Horace S. Ely & Company**

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals. Acts as Broker in the sale and leasing of Real Estate.

**21 LIBERTY STREET  
489 FIFTH AVENUE**

**JOHN F. DOYLE & SONS**

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty  
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

**JOHN C. R. ECKERSON**

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

299 MADISON AVENUE, N. E. Cor. 41st St.  
NEW YORK

**E. DE FOREST SIMMONS**

REAL ESTATE

Tel., 837-838 Plaza 2 EAST 58th STREET

Established 1887

**CHAS. S. KOHLER**

REAL ESTATE and INSURANCE

Broker and Manager of Estates

901 COLUMBUS AVE., cor. 104th St.  
Highest References. Tel., 5504 Riverside

**FRED'K FOX & CO.**

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

**O. D. & H. V. DIKE**

Midtown Business  
Property

CANDLER BUILDING, 220 WEST 42D ST.

**THOMAS J. O'REILLY**

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET

New York Representative of

Caughy, Hearn and Carter, Baltimore and Washington

Sulflow & Mass Co., Minneapolis, Minn.

**HAROLD W. BUCHANAN**

Mortgage Loans and Real Estate

49 WALL STREET

**PORTER & CO.**  
REAL ESTATE

George W. Short      159 W. 125th STREET  
Charles F. Porter      Telephone Connections

**J. Edgar Leaycraft & Co.**  
Real Estate Agents, Brokers, Appraisers

FORTY-SECOND STREET BUILDING  
30 EAST 42d St., S. W. Cor. Madison Avenue  
Renting and Collecting a Specialty

**J. B. ENGLISH**  
Real Estate Broker

INSURANCE  
ESTATES MANAGED  
RENTS COLLECTED  
HOUSES FOR SALE  
AND TO LET

1531-7 Broadway  
N. W. Corner 45th St.  
Astor Theatre Building  
Phone: Bryant 4773

**JAMES A. DOWD**  
Real Estate—Insurance  
Renting—Management

874 SIXTH AVENUE, Above 49th Street

**REAL ESTATE**  
**MORGENTHAU JR & CO**  
111 BROADWAY  
**SPECIALISTS**

BOWERY PROPERTIES AND ITS VICINITY  
A SPECIALTY  
**JACOB FINKELSTEIN & SON**  
REAL ESTATE, MORTGAGES AND  
INSURANCE

Estates Economically Managed  
APPRAISERS      42 BOWERY  
Res. Phone 7553 Melrose      Tel. 1072 Franklin

**PEPE & BROTHER**  
Washington Square  
Real Estate Specialists

40 So. Washington Square  
Cor. Macdougall St.      Phone: Spring 8347

**Spear & Co.**  
This Company acts as agent  
for Trustees, Executors and  
Owners in taking entire charge  
of Real Estate.

**840 BROADWAY**  
Telephones, 627, 628 and 629 STUYVESANT

**FRANCIS W. FORD'S SONS**  
City Surveyors  
Real Estate and Insurance

8-10 JAMES STREET, N. Y. C.

HOWARD H. FORD      FREDERIC C FORD  
WALTER H. FORD, C.E.      HAROLD S. FORD

over all these communities would result in a more uniform growth and a redistricting of residential and manufacturing interests that is sorely needed in most of the communities lying so near to New York.

In Jersey City manufacturing establishments are concentrating in the low-land section, while a better trolley service and the subway extension have brought the Heights district even nearer to New York than the old residence center in the lower section was.

**New York Farms.**

It has been stated in many ways that New York farm products are within a night's ride from half the population of the United States. The fact seems too big for comprehension. Its true significance has been appreciated by only a small proportion of our farmers and has not been properly emphasized in communications to Western people. That the point is of great importance is evidenced in a sale by the Garfield Real Estate Company of Rochester of a farm in Oneida County to a business man from

value to the United States. In the first place, Congressman Smith's scheme is based upon military considerations of some moment, and it should be borne in mind that Sitka, the capital of Alaska, is a naval base of importance. It is one of the points in the strategic triangle completed by Honolulu and Unalaska. It is, therefore, in view of the existing Anglo-Nipponese alliance, unwise to surrender to the ally of a possible enemy an important naval position.—From American Industries for August.

**Owners' Liability.**

A lease of a building erected for a tenant in the city of New York provided that the tenant should comply at its own expense with all orders, notices, regulations or requirements of any municipal, state or other authority or department, and should keep the premises and every portion thereof, inside and outside, in good order, condition and repair. The plans of the building were submitted to the tenant, which had taken a long lease. A license to extend display windows into the street had been given by the city

**RAILROAD RATES ON AGRICULTURAL COMMODITIES.**

Com-modities.	Syra-cuse.	Chi-cago.	Des Moines.	From Kan. City.	San Francisco, Chic. to N. Y., 28c. per cwt. (30' car).	Seattle. Chic. to N. Y., 28c. per cwt. (36½' car).
Cattle	.15	.28	.47½	.47½	\$225 per single deck car to Chic. 30c. per cwt.	\$226 per car (36½') to Chic. Chic. to N. Y., 30c. per cwt.
Sheep	.17½	.30	.52½	.52½	\$1.40	\$1.00
Apples	.15	.30	.50½	.57	1.40	1.50
Berries, green.	.35	.75	1.14½	1.20	1.25	1.50
Grapes	.30	.65	1.03	1.10	1.05	1.02
Potatoes	.15	.30	.48½	.50	1.05	1.15
Cabbage	.15	.30	.48½	.50	1.05	1.05
Onions	.15	.30	.48½	.50	1.05	1.05
Hogs	.17½	.30	.53½	.53½	\$225 per 30' car to Chic. 30c. per cwt.	\$261 per 36½' car to Chic. Chic. to N. Y., 30c. per cwt.
Dressed meats.	.25	.45	.61½	.63½	\$2.00	2.65
Poultry, dr'sed	.35	.75	1.14½	1.20	2.00	2.65
Butter in wood	.30	.65	1.03	1.10	2.00	2.65
Cheese in boxes.	.25	.50	.85½	.93½	2.00	2.65
Eggs	.30	.65	1.03	1.10	2.00	2.65
Grain & grain products	.09	.19½	.32	.33½	1.50	.85
Hay	.15	.30	.40½	.50	.65	1.00

Note—All rates per 100 lbs., carload lots, except in cases where they are quoted per car. The approximate weight of cattle and sheep is 22,000 lbs., and on hogs 17,000 lbs., when loaded in a 36½ foot car.

northern Michigan. The sale was of the 104-acre farm belonging to the B. A. Osgood Estate which was purchased by R. R. Brooks, J. H. Fort of Oneida being associated in the sale. The purchaser had carefully compared the freight rates from all parts of the United States and Canada to the principal centers of population, and also had observed the advantage of being located where produce can be moved into the principal markets of the country with the least delay and lowest percentage of damage.

It is well known that the farms of New York produce their crops as abundantly and as cheaply as any soil on the continent, and every dollar of additional freight must be deducted from the profit derived by the Western producer. To show this handicap against the Western farmer the Traffic Department of the New York Central Railroad has furnished the Garfield company with the following table of freight rates from various important points:

**An Imperial Real Estate Trade.**

During the last session of Congress, which it may be remembered was a somewhat lengthy one, Congressman Frank O. Smith, of Maryland, introduced in the House, a resolution embodying a rather novel proposal. He proposes to arrange with Canada an exchange, whereby that country will receive the Alaska Pan-handle in return for some other tract of land. The object of this proposal is to remove a potential cause of war between the United States and Canada and to further the feeling of amity between the two peoples. The proposition is not altogether without merit, but these imperial deals in real estate should be approached with some caution. It is true that the Pan-handle of Alaska effectively bars Canada from the Pacific for a distance of several hundred miles, but it is not quite so much a certainty that the territory is without

when the building was erected, but was revoked some years afterwards. The windows were removed by order of the city as encroachments on the street, and the question arose whether the owner or the tenant should bear the expense of altering the windows. The New York Court of Appeals held, in the case of the Herald Square Realty Company vs. Saks & Co., that the language of the lease did not cover an important and permanent structural change in the building, and that the expense of altering the windows should be borne by the owner.

**Buying at Mineola.**

With the growth of Mineola, in Nassau county, fully determined along business lines within a radius of a quarter mile of the station, the buying movement in villa plots for improvement has been maintained in the Boulevard section, situated midway between Mineola and East Williston stations. The reason for this activity is the adjacency of main highways and trolley roads that lead to all parts of Nassau county as well as immunity from commercial contact.

Paralleling the Boulevard on either side is Willis avenue and Mineola road both of which go to Mineola station; while intersecting these highways are East Williston avenue—which leads to East Williston station—and Jericho turnpike, which penetrates Wheatley Hills and along which runs the trolley road, between Mineola and Brooklyn. The trolley road between Mineola and the north shore runs along Willis avenue.

**Motion Picture Film.**

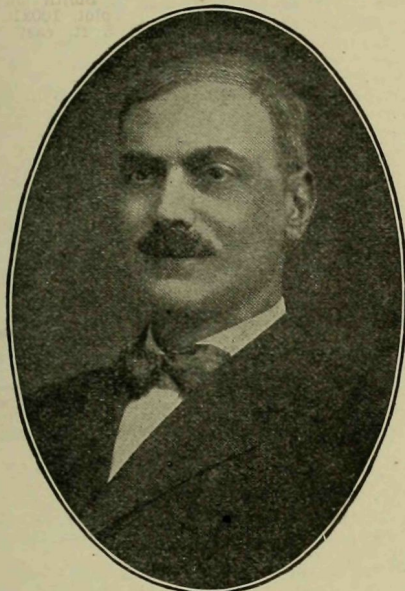
The provisions of the regulations of the Municipal Explosives Commission prohibiting the storage of motion picture films in a building within fifty feet of a theatre does not, in the opinion of the Board of Hazardous Trades, prohibit such storage above the first story of a

building otherwise in every respect suitable when such building on all stories above the first story is at all points fifty feet removed from the theatre, even though an extension or section of the first story of the building is within fifty feet of a theatre.

(Resolution adopted by Board of Hazardous Trades—June 7th, 1915.)

**WOODSTOCK TAXPAYERS.**

Marcus Weyl, senior member of the firm of Arthur Weyl & Co., real estate brokers, is the reigning president of the Woodstock Taxpayers' Association. Other officers are: First vice-president, Dr. John J. F. McLaughlin; second vice-president, Dr. Vincent E. Quin; recording secretary, Harold Weyl; corresponding secretary, Arthur Rosenberg; financial secretary, Roland L. DeHaan; treas-



MARCUS WEYL.

urer, Alfred G. Rowan; counsel, Alderman Harry Robitzek. The board of directors include the Hon. Anthony J. Griffin, chairman; Jacob L. Markel, John J. F. McLaughlin, Arthur Weyl, Henry W. Fried and Frank Baker.

**NEW MUNICIPAL COURT CODE.**

**Favorable to Small Litigants—Cuts Out Legal Technicalities.**

A feature of the new code for the Municipal Courts and one which is to be found in only one other court in the United States, the Municipal Court of Cleveland, Ohio, will be the conciliation docket, by which in petty cases the courts may dispense justice without the issuance of summonses, without swearing witnesses, without expense to the parties and without a strict observance of the rules of evidence. This, too, is an improvement distinctly favorable to the poor litigant, who is thus relieved of much of the expense and delay arising from red tape.

Under the new code the jurisdiction of the Municipal Court will be extended to include cases involving judgments for any amount up to \$1,000, instead of a maximum of \$500. This provision will relieve the higher courts in a large degree of the congestion of cases on their calendars at present.

The Municipal Court has heretofore been hampered because every step in practice and procedure was governed by statutory law. The Board of Justices will now be able to adopt more elastic rules and amendable by them without further action of the Legislature. All technicalities in trials are abolished.

The Municipal Court Code insures a speedier and cheaper trial in damage suits, for which reason it was strongly opposed, mainly by the traction and casualty company interests. Formerly a person who had been injured and who sued the responsible company for more than \$500 had to bring his action in the Supreme, City or County Court, where it took from one to three years to come up for trial. By that time, in many cases, the plaintiff's witnesses had disappeared,

or the plaintiff himself had become disgusted and let the matter drop.

By increasing the jurisdiction of the Municipal Court from \$500 to \$1,000, larger damage suits can be brought to this court, where they can be disposed of sometimes within two weeks of the beginning of the action.

**Budget Reduction.**

The budget estimates of John J. Hopper, Register of New York County for 1916, show a reduction of \$18,088.46 from 1915. The total appropriation for 1915 was \$291,392.25. The total requested for 1916 is \$273,303.79.

**Palisades Building Up.**

Have you been along the western slopes of the Palisades lately and seen the remarkable way the land is being cleared and built over with cottages and bungalows? Ridgefield Park has grown into a large town, as large as some small cities, and now extends along the ridge northward from Little Ferry all the way to Bogota, which has, for its part, grown back from the river and far up the slopes of the mountain. The Palisades would be built over in a twinkling if the Hudson could be crossed by a bridge.

**PRIVATE REALTY SALES.**

CONSIDERING the fact that the week started off with a holiday (Labor Day) and also included the Jewish New Year, the real estate market was fairly active, and the number of deals of various kinds reported showed an interest on the part of investors.

Labor Day usually marks the end of the summer season, for after that time the influx of population into the city is most marked. Real estate concerns who make a specialty of apartment house renting are most active signing up those who have waited for the last minute before closing their leases. The management department is also rushed with repair work for those who have renewed their leases.

Several interesting building operations were reported during the week, including a new thirteen-story apartment house structure for West 72d street, between Columbus and Amsterdam avenues. This block has undergone a complete change

during the last few years. The transition from private residences to business and apartment buildings has been marked, several of each class of structure having been erected. The street in itself is wonderfully located as regards transit facilities. On Columbus avenue there is the elevated railroad, with a station in the street, and one block to the west is the express station of the subway system. In addition, the section is served with surface lines which tap all parts of the city.

In the new printing section a building project has been announced. The structure, for which a building loan of \$300,000 was just obtained, will be erected in West 39th street, and will be twelve stories in height.

The suburban condition of the real estate market is weekly getting brighter. This time of the year usually finds an uplift in the sales market, due to people purchasing property in sections where they have spent the summer months. Queens has been particularly favored in this respect.

The total number of sales reported and not recorded in Manhattan this week was 10, as against 18 last week and 7 a year ago.

The number of sales south of 59th street was 2, as compared with 5 last week and 1 a year ago.

The sales north of 59th street aggregated 8, as compared with 13 last week and 6 a year ago.

The total number of conveyances in Manhattan was 61, as against 117 last week, 11 having stated considerations totaling \$955,467. Mortgages recorded this week number 46, involving \$1,325,436, as against 60 last week totaling \$3,225,250.

From the Bronx 3 sales at private contract were reported, as against 14 last week and 4 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,041,295, compared with \$169,119 last week, making a total for the year of \$50,115,365. The figures for the corresponding week last year were \$522,419, and the total from January 1, 1914, to September 12, 1914, was \$29,989,093.

**Lofts in \$300,000 Deal.**

Contracts were closed yesterday for the sale of the twelve-story store and loft building in course of construction

**Borrowers**

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

**Lawyers Title and Trust Company**

160 Broadway, Manhattan  
381-383 East 149th Street  
367 Fulton Street, Jamaica

188 Montague Street, Brooklyn  
44 Court Street, Brooklyn  
1354 Broadway, Brooklyn

**The Queensboro Corporation**

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES  
FACTORY  
SITES

Developers of

**Queens Borough Real Estate**

Established 1886

Tel. 1279 Spring

**National Window Cleaning & House Renovating Co.**

42 East 4th Street,

NEW YORK

at 44 and 46 East 25th street, abutting the annex of the Metropolitan Life Insurance Company. The property, held at \$300,000, was sold in a cash deal by Pease & Elliman for the J. M. Slattery Building & Construction Company, to the Ritz Realty Company, Robert M. Catts, president. The store and basement were recently leased from the plans to A. L. Reid & Company.

#### Buys \$250,000 Apartment.

Eugene Lamb Richards, as trustee, has sold, through the Brett & Goode Company, the six-story apartment house, on plot 189.9x75, occupying the entire block

## Wants and Offers

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

## PROPERTY OWNERS

Are you looking for someone to economically manage your property? Present connection with high class managing owners. Highest credentials. ZEALOUS, Box 708, Record and Guide.

**PARQUET FLOOR** (which by change in plans could not be used) for sale. Patent 4" x 4" quartered oak block with 6" manogany strip border, all 7/8". Size, 16' 9" x 21' 6". No mastic needed. Contraction or expansion provided for. A new high-class floor at a bargain. Box 648, Record & Guide.

**STENOGRAPHER**, 4 years' experience; wishes position in building, realty or other line; salary \$12. Box 710, Record & Guide.

**WANTED**—Position in management department, 15 years' practical experience; thorough knowledge of repairs, mechanical equipment, department orders, violations, renting, collecting. Box 682, Record and Guide.

**SUCCESSFUL** renting and selling broker wants position on salary or commission; high grade office more attractive than salary; experienced; references. Box 712, Record & Guide.

**ABLE**, intelligent man, age 32, possessing executive ability and initiative wants position in Real Estate or Building industry. For past nine years held financial and managerial position with New York building firm. Experienced in making and letting contracts, construction, mortgages, insurance, appraisal, etc. Connection with A. I. firm with chance for permanency and advancement more important than salary. Box 714, Record & Guide.

## TO ARCHITECTS

At 505 Fifth Ave., on the top floor, large room and reception room, over 800 sq. ft. in both, suitable for division.

**Thirteen large windows** unobstructed, north light. Lease to substantial architect for **five years** at \$1200 per year. Would consider building pent house on roof with this room. Total space would be about 1800 ft. Would rent at \$2500 per year.

Possession of room at once.

**Fifth Avenue Bond and Mortgage Co.**  
505 FIFTH AVENUE

Tel. 8620 Murray Hill.

**The Columbia Storage Ware-Houses**  
COLUMBUS AVE.  
66 TO 67 STS.  
90<sup>th</sup> ST AND  
AMSTERDAM AVE.  
VALUES  
FOR VALUABLES

front, on the west side of Audubon avenue, from 187th to 188th street, known as 440-450 Audubon avenue. The property was formerly owned by Saul and Isidor Oliner. The buyer was the Gudowitz Realty Company which formally acquired it at the auction sale of the bankrupt holdings on Wednesday for \$198,750.

#### Resells "Court Rebella."

Frederick Brown has resold, through Arnold, Byrne & Baumann, "Court Rebella," a six-story apartment house, on plot 100x90.11, at 416-422 West 122d street. The property was acquired by the seller in July and has been held at \$200,000. The buyer was Herbert C. Darling, who gave in part payment the two-story taxpayer in the north side of 164th street, 129 feet west of Edgecombe avenue.

#### Deal Near Cathedral Parkway.

Mrs. Emma Platt has sold, through Hopkins & Boyd, 124-126 West 111th street, two four-story dwellings, on plot 30x100.11, which have been in the possession of the family of the seller since 1898. The property is just west of the vacant plot at the southwest corner of Cathedral Parkway and Lenox avenue, bought several years ago by Mrs. Peter Cooper Hewitt.

#### Syndicate Buys Development.

A syndicate, headed by George Howe, has purchased the property in South Yonkers known as the Schieffelin-Lawrence estate, comprising about seventy-two city improved lots, bounded by Valentine Lane, Riverdale avenue, Radford street and St. Andrews, Radford and Bettner places. The tract formerly belonged to the estates of Henry M. Schieffelin, Joseph B. Lawrence and Isabella Lawrence Beckman.

#### New 72d Street Operation.

The G. B. Beaumont Company, builders, are the buyers of the two dwellings, 124-126 West 72d street, on plot 50x102.2, reported sold by the Lawyers Title & Trust Company in the Record and Guide of August 21. The new owners contemplate the erection of a thirteen-story apartment house. The broker was Alfred C. Marks.

#### Manhattan—South of 59th St.

49TH ST.—Frank B. Taylor sold for Mrs. L. M. Rice and Mrs. G. C. W. Lowrey, 28 West 49th st, a 4-sty dwelling, on lot 20x100.5, Columbia College leasehold.

#### Manhattan—North of 59th St.

78TH ST.—Paul A. McGolrick has bought from S. Emelie Schweizer, 111 West 78th st, a 5-sty flat, on lot 22.6x102.2.

82D ST.—C. Alfred Capen has sold through O'Reilly & Dahn, to Bernard Feifer, 116 East 82d st, a 3-sty dwelling, on lot 14.3x102.2. The house abuts the plot from 109-117 East 81st st, owned by Mr. Feifer, which is to be improved with an apartment house.

99TH ST.—Lucy A. Barton is reported to have sold 150 West 99th st, a 3-sty dwelling, on lot 15.4x80.8x irreg.

117TH ST.—Empire City Mortgage & Holding Co. has purchased 17-19 East 117th st, two 5-sty flats, on plot 50x100.11, held at \$68,000.

#### Bronx.

MARMION AV.—William J. Gabel sold for Clara E. Brown, Robert C. Brown and Wallace M. Cox, the plot 46x100, at the northwest corner of Marmion av and 176th st, to the Benenson Realty Co.

VALENTINE AV.—The Hoffman Company, George H. Hoffman, president, has sold to John M. Cantwell, 2438 and 2442 Valentine av, two 5-sty apartment houses, occupying a plot 101.11 x135. They were erected last year by the selling company.

VINCENT AV.—Kurz & Uren, Inc., have sold for a client of John J. Brady, a vacant plot, 75x100, on the west side of Vincent av, 150 ft. north of Town Dock road (Lots 26-27-28, Lohbauer Park), and a vacant lot, 25x100, at the southeast corner of Waterbury and Kearney avs. (Lot 624, Lohbauer Park), also the northwest corner of Ludlow and Theriot av, 45x110 (Lot 1240, Gleason Map No. 2).

#### Brooklyn.

ADAMS ST.—George F. Byrnes sold the frame building at 327 Adams st, 26.7x97.6, through to Union la, with a 2-sty building in the rear.

COOPER ST.—E. K. Ramee sold 29 Cooper st for Christine Plate to James J. Connors; also 339 40th st for Mrs. Ora J. Myers.

12TH ST.—F. C. Sauter sold the 3-sty flat, 239 12th st, for Mrs. Meta Dohrmann to Mrs. Margaret E. Stoddard.

39TH ST.—F. C. Sauter sold for James R. Williamson, the 3-sty flat 1149 39th st. The buyer gave in exchange 392 5th st, a 2-sty dwelling.

68TH ST.—The Samuel Galitzka Co. has sold for Tillie Karasik to Theodore Frost the plot 40x100 in the north side of 68th st 400 ft. east of 4th av; also the plot 20x100 in the south side of Senator st 400 ft. east of 4th av. Both properties will be improved with flats.

76TH ST.—E. J. Hollahan, Inc., sold the 2-sty dwelling, 644 76th st, for P. J. Carley.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Walter R. Lusher the business building on the east side of Flatbush av, 120 ft. north of Beverly rd, on plot 40x100.

KINGSTON AV.—Bulkeley & Horton Co. sold for Sara A. Compton, 122 Kingston av, a 3-sty apartment house, on plot 27x100.

4TH AV.—Frank A. Seaver & Co. sold for Anna Martin, the detached house, 7803 4th av, on plot 36x105.

#### Queens.

BAYSIDE.—Henry Brady has sold to John Josinsky the block front on the south side of Ashburton av, from Bismarck av to 1st st. Mr. Josinsky will improve with a row of 1-fam. houses. J. Wilson Dayton was the broker.

BAYSIDE.—Charles H. Harnden has sold to the Bayside Improvement Co. the plot 40x100 on the west side of Linwood av, 240 ft north of Lawrence boulevard.

BELLE HARBOR.—The Lewis H. May Co. Rockaway Park Office, Inc., has sold for J. C. Rutledge cottage, on a plot 80x100, on the northeast corner of Oxford av and Bayside dr to Lansing Onderdonk.

COLLEGE POINT.—Anna Schmidt has sold to Bernard T. Farrell two lots on the northwest corner of Av F and 15th st.

COLLEGE POINT.—Thomas J. Smith purchased from Herman Durholz the plot, 100x100, in the south side of 28th st, 325 ft. east of 14th av.

DOUGLAS MANOR, L. I.—The Long Island Bureau of the Country Life Permanent Exposition, with J. Hart Welch, has sold two lots to Charles E. Sommers, a builder of Huntington, L. I., and a plot, 100x100, to S. H. Hambrick.

FLUSHING.—Dennis T. Flynn has sold to Abraham U. Whitson three plots on the Ziegler tract.

FLUSHING.—John Gillies sold to Miller & Rubin, Inc., a plot, 93x100, on the northeast corner of Beach st and Percy st.

FLUSHING.—Patrick Colgan sold to William E. Martin a plot, 40x100, in the west side of 19th st, north of Franconia av.

KEW GARDENS, L. I.—The Kew Gardens Corporation has sold to W. C. Zimmer a plot, 65x120, at the southwest corner of Beverly rd and Richmond Hill av.

LITTLE NECK, L. I.—The Rickert Finlay Realty Co. sold to Mrs. Eleanor Coates, of Manhattan, two plots at West Moreland.

LONG ISLAND CITY.—The Cross & Brown Co. has sold for the Clifton Construction Co. the 2-fam. house at 621 Crescent st.

LONG ISLAND CITY.—William D. Bloodgood & Co. sold a plot with a frontage on the west side of Ely av, between Winour and Paynter avs, to the De Lisi Bertilino Co., of Manhattan, manufacturer of macaroni, which will erect a plant here.

LONG ISLAND CITY.—Sexauer & Lemke, who recently purchased the former Ravitch Iron Co. property on Vernon av and the East River, are reported to have paid \$5,000 for a strip 2x374.6 ft. separating their property from the stone yard of Edwin Suttleworth, who sold the strip.

MASSETH.—The Van Brunt Realty Co. purchased 15 lots from E. Muller in the Webber addition to Maspeth at a reported price of \$1,000 a lot. The property will be improved with tenements and 2-fam. dwellings.

ROSEDALE.—New York Suburban Land Co. sold 40x100, on the Boulevard, to E. A. Olcott, and 20x100, in Oxford pl, to K. Reilly.

#### Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for Max Mendel, the new 1-sty garage, 230 Central av, to the Starter & Battery Service Co., I. T. Straus, president.

#### Rural and Suburban.

ALPINE, N. J.—S. Osgood Pell & Co. has sold for the Dike Estate, through Payson McL. Merrill, as agents, 15 acres on the Palisades, near Alpine, N. J. The property has a large frontage on the Cliff and the Hudson boulevard and is thickly wooded with a variety of trees and shrubs and has an extensive view of the Hudson River and Long Island Sound. The buyer plans to erect a house for his own use.

FLORAL PARK, L. I.—The Queens Farm Corporation has bought from F. A. Sturgis a tract having a frontage of 2,719 ft. on the Jericho turnpike and 1,834 ft. on the Little Neck rd.

GARDEN CITY, L. I.—Adolf Weiss has sold three lots on Brixton rd, near Salesburg av, to J. Rufano, who will erect a residence. In exchange the buyer gave the corner of Grand and Irving sts, Rahway, N. J., a dwelling, on plot 87x165.

GARWOOD, N. J.—New York Suburban Land Co. sold 50x100 on South av. to Mrs. Thomas Myles and 40x100 on 3d av to A. H. Odeler.

GREAT NECK, L. I.—Mrs. William Astor Chandler's residence on Elms Point, considered one of the show places along the water front of Long Island Sound, has been sold by Frank Crowell to Peter M. Lanehart, of Manhattan. This property is situated in three parcels, comprising about 2 1/4 acres, with a residence of 18 rooms and 4 baths. The reported price was \$50,000.

KATONAH, N. Y.—The Rutledge & Merriam Organization sold the J. Doherty farm, on Cross River, to Charles G. Weir, of New York, who will build a residence.

MONTCLAIR, N. J.—Thomas S. Gladding has purchased the J. H. Sussman estate, at Clinton and Melrose avs, one of Montclair's show places, consisting of residence, garage and fine shrubbery. The property has been held at \$75,000 and was sold through F. M. Crawley & Bros.

MORRISTOWN, N. J.—H. C. Reynolds sold for the Herman Walker Realty Co. a 100-acre farm near Morristown to A. C. Hensler, of the Hensler Brewing Co., Newark, N. J. The property was held at \$5,000.

MORRISTOWN, N. J.—The estate of David Jordan sold to J. H. Bryant, of Iowa, its 17-acre farm, located between Morristown and Whippany. The sale was made by Eugene V. Welsh, of Morristown, N. J.

OYSTER BAY, L. I.—Worthington Whitehouse, Inc., and Seton Henry & Douglas Gibbons sold the John A. Eckert estate on Cove Neck Road consisting of 18 acres, with frontage on Oyster Bay harbor.

PEEKSKILL, N. Y.—Hudson Park, a 65-acre tract, has been purchased by F. B. Goodlife and J. Adriance Travis for development into residence sites.

SCARSDALE, N. Y.—Angell & Co. and W. J. Reed have sold the Wilfred Huggins house on Crane rd to Mrs. Margaret E. Hall. Angell & Co. also sold the plot, 50x100, on the corner of Lee av and Ewart st to Mrs. Hulda Schnabel.

SCARSDALE, N. Y.—Robert E. Farley Organization sold for the Model House Co. a new residence at Greenacres, to Avert Childress, of Rauscher & Childress.

### LEASES.

#### \$500,000 Deal in 55th Street.

The Hall-Berwin Corporation leased for Thomas C. Dunham and the Farmers' Loan & Trust Co., trustees of the estate of Thomas C. Dunham, the three four-story private dwellings, 51, 53 and 55 West 55th street, on plot 50x100, to the newly-formed Banley Realty Co., S. Morrill Banner, president. Plans have been prepared by Rouse & Goldstone for the erection of a nine-story fireproof apartment house containing housekeeping suites of two, three, four and five rooms and bath. A fully equipped kitchen will be installed in the basement for the exclusive use of the tenants. The building will be ready for occupancy May, 1916. The brokers report that they have secured a building and permanent loan for the new operation. Geller, Rolston & Horan represented the estate as attorneys.

#### \$100,000 Brooklyn Lease.

Pease & Elliman have leased for the Schulte Realty Company, to the Capitol Lunch Company, a large portion of the ground floor space formerly occupied by Dennett's Restaurant, at 353-355 Fulton street, in the Borough Hall district of Brooklyn. The rental aggregates about \$100,000. The same brokers recently leased the entire building to the Schulte Realty Company and have been appointed agents for the property.

#### Will Pay \$25,000 a Year.

Mrs. Alfred Gwynne Vanderbilt has leased, furnished, through Worthington Whitehouse, the Amos R. E. Pinchot residence, at the northeast corner of Park avenue and 85th street, a four-story house, on plot 42.2x82.3. It is reported that she will pay a rental of about \$25,000 a year.

#### Manhattan.

AMERICAN REAL ESTATE CO. has leased to Samuel L. Gellis the entire 4th floor in the Arena Bldg., 38-40 West 32d st.

DANIEL BIRDSALL & CO. have rented at an aggregate rental of about \$25,000, the store and basement in 3 and 5 West 29th st to Schwabach & Raphael, cotton dress goods merchants, for many years in Leonard st.

BERLIN RENTING AGENCY leased to the Mead Drug Co. the store at 162d st and Broadway for ten years at an aggregate rental of about \$25,000, and to the same concern two stores at the corner of 207th st and Broadway for ten years at an aggregate rental of about \$28,000. The Mead Drug Co. is a Western concern and it intends opening about 30 stores in New York City.

CORN & CO. have leased for I. D. & W. L. Rothschild the store, 1543 Broadway, to the Vassar Apparel Shops; for A. Kosower and J. M. Adrian, as agent, the corner store at 115 Delancey st to David Kronfeld; for Round Robin Realty Corporation, 5,000 sq. ft. at 8-10 West 19th st to Adolph Deutsch; and for the United Stores Land & Improvement Co., the corner store in the Heidelberg Building, Broadway and 42d st, to the Heidelberg Shop for a men's furnishing establishment.

JOHN J. CLANCY & CO. leased for Clara R. and John R. Gerken, trustees, the two 5-story flats at 361 and 363 West 58th st, at an aggregate rental of about \$100,000.

CROSS & BROWN CO., downtown office, has rented the building, 49x80 ft., 20x22 Worth st for M. B. Brandegee to be H. B. Claffin Co. of 224 Church, also the store 94 Leonard st for M. B. Brandegee to Sachs & Steinberg.

CROSS & BROWN CO. has leased the building at 131 West 51st st to Roscoe Clark, L. J. Kerrigan and C. J. Minn, for the Oakland Motor Co., also part of the top floor of the Strand Theatre Building, Broadway and 47th st, to George Shuman, and space at 1416 Broadway to William Eckart Studios, Inc., of 1476 Broadway.

DELAFIELD ESTATE has leased to Dr. and Mrs. J. W. Ward a private residence at 604 West 114th st.

DUROSS CO. has leased stores in 194 7th av to Harry Gold; at 255 West 18th st to C. J. McGovern; at 496 Hudson st to Frederick Bolt and at the southeast corner of Greenwich av and Perry st to Gerassimo N. Paris.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. Morris Joseph 32 East 65th st, a 4-story dwelling, to Mrs. A. S. Bramhall.

DOUGLAS L. ELLIMAN & CO. have leased apartments at 399 Park av for the Horatio Realty Co. and William Zeigler, Jr., to Alfred P. Hinton; also in 122 East 76th st to Julius Tishman & Sons to H. S. Dudley; also in 157 East 81st st to Albert Rosenthal and John L. Tonnele, Jr., and in 20 East 48th st to Mrs. E. R. Vedder.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 122 East 76th st for Julius Tishman & Sons to Dr. Montgomery La Roche; in 38 West 52d st for Mrs. L. A. Seely to F. A. Thompson; in conjunction with John J. Kavanagh, in 114 East 84th st to Dr. Lewis B. Robinson; in 125 East 57th st for the McAlpin Estate to Thomas H. C. Reed, and in 75 East 81st st to John B. Marsh.

BENJAMIN ENGLANDER has leased for the Wallack Construction Co. to Kaufman & Oberleder, Inc., of 24 West 25th st, the 9th and 10th lofts in the building now under construction at 29-33 West 30th st.

EWING, BACON & HENRY, in conjunction with A. L. Monfort, leased the 2d floor at No. 250 West 54th st to Francis Muncie, proprietors of the Gotham Auto Body Top & Painting Co.

J. ARTHUR FISCHER has leased for the Hanover Lunch Co. the top loft at 422 7th av to Ernest Fisher, also the 2d loft at 690 6th av to G. Mendoza, and for Philip Lewisohn the store at 709 6th av to Henry Barnett, trunk dealer; also apartments in 159 West 45th st to Edward Goldin and Hiram Cullman.

JULIUS FRIEND-EDWARD M. LEWI CO. leased for Charles H. Roman the 8th floor in 147-149 West 22d st to Morris Cohen; also for Abner T. Bowen the 4th floor in 155-157 Wooster st to the National Coat & Pad Co., of 79 Mercer st.

GOODWIN & GOODWIN rented for L. Lawrence Weber to Alfred Spitz the 3-story dwelling at 116 West 120th st on lot 20x100.11.

ROYAL SCOTT GULDEN and Harris & Vaughan have leased to Starbuck & Hunt decorators and importers of rugs, the 1st floor in 10-14 East 47th st. The lessees have been located at 5 East 35th st for many years.

M. & L. HESS (INC.) have renewed leases covering 50,000 sq. ft. for a term of years in the building at the northeast corner of University pl and 11th st to the Merchants Cloth Examining, Shrinking and Finishing Co.; I. Salamon & Co. and the Pacific Novelty Co.

M. & L. HESS (Inc.) leased the 4th loft at 53 West 24th st to Morris Liebling; space at 13-5 East 22d st to James J. Tierney; in 116-8 West 14th st to Bierman & Borer; additional space at 49-51 East 21st st to Forst Manufacturing Co.; additional space at 354 4th av to Edward P. Stabel & Co., and additional space at 432 4th av to Salembier, Levin & Co.

## Real Estate Board of New York

Organized 1896

Incorporated 1908

FRANK D. AMES Pres.  
BURTON J. BERRY Sec'y-Treas.  
**AMES & COMPANY**  
Real Estate Agents and Brokers  
Telephone 3570 Madison Sq. 26 WEST 31st ST.

### A. V. AMY & CO.

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

Tel., 8147 Cathedral 7th AVE., Cor. 115th St.

Established 1856

### J. ROMAINE BROWN CO.

REAL ESTATE

299 Madison Avenue New York City  
Telephone 1481 Murray Hill

#### Increasing Expenses Demand Strict Economy

Economy lies not so much in saving as in wise expenditure. Buying the services of a long experienced and well organized real estate firm to manage your property is strict economy. The majority of the big operators have realized this—if they profit by it, surely you will.

#### BULKLEY & HORTON CO.

Phone 414 Myrtle Ave.  
Bedford 5400 585 Nostrand Ave.  
BROOKLYN, N. Y.

### A. M. CUDNER

REAL ESTATE CO.

Real Estate Brokers and Managers

254 WEST 23D STREET

### J. CLARENCE DAVIES

BRONX BOROUGH  
REAL ESTATE

149th STREET & THIRD AVENUE  
Tel. Con. Branch Office, 156 BROADWAY

Member of Board of Brokers

*Joseph Day*

Auctioneer

31 NASSAU STREET

### DE SELDING BROTHERS

Real Estate, Loans, Appraisals

128 BROADWAY

### AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET. Tel., 1730 Cortlandt

### OGDEN & CLARKSON

Corporation

Real Estate and Insurance

657-659 FIFTH AVENUE, Corner 52d Street

### LOUIS

Agent, Broker  
and Appraiser  
Real Estate

### SCHRAG

Established 1890  
Tel. 1700-1 Chelsea  
142 W. 23d St.

### FRANK E. SMITH & SON

Inc.

Real Estate Investments

Telephone 6443 Gramercy 3 MADISON AVE.

### TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET  
Telephone, 2750 Murray Hill

### JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE  
Established 1819 Phone, 5266 Chelsea

ESTABLISHED 1879

# William P. Rae Co.

Woolworth Building | 180 Montague Street  
New York | Brooklyn, N. Y.  
Tel. 7451 Barclay | Tel. 4300 Main

## Real Estate

Auctioneers, Appraisers

Firm Established 1853

John B. Fickling | Albert A. Watts  
President | Treasurer

## DAVENPORT REAL ESTATE CO.

HILL SECTION SPECIALISTS

Cor. Fulton and S. Oxford Sts.  
BROOKLYN NEW YORK  
TELEPHONE, PROSPECT 2978

Firm Established 1874

# CORWITH BROS.

Greenpoint Real Estate

FACTORY SITES  
A SPECIALTY

Mortgage Loans, Appraisals, Insurance.  
Entire Management of Property

851 Manhattan Avenue, Brooklyn

BROOKLYN ESTATE MANAGERS

Members

Brooklyn Board of Real Estate Brokers

CHAS. L. GILBERT, Pres.  
ROBT. E. PATTERSON, Sec'y

## NOAH CLARK, Inc.

Real Estate—Insurance

Water Fronts, Factory Sites, Appraisals  
Main Office

837 Manhattan Avenue

Branches  
545 Morgan Avenue | 753 Nostrand Avenue  
BROOKLYN, N. Y.

Member Allied Real Estate Interests  
Member Brooklyn Board of Real Estate Brokers

Money to Loan on First Mortgages

# 5%

## Joseph T. McMahon

REAL ESTATE and MORTGAGE LOANS

188 and 190 MONTAGUE STREET  
BROOKLYN

Telephone 834 Main

SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES

HOUGHTON COMPANY leased to Elias E. and Lena Stewart the 3-sty dwelling 116 West 94th st for William H. Sheehy.

HOUGHTON COMPANY has leased for Josephine D. Morgan the 4-sty American basement dwelling at 616 West 114th st to the Delta Chapter, of the Zeta Beta Tau Fraternity.

HOUGHTON COMPANY leased for Charles Gulden to Flora A. Neal the 4-sty dwelling at 118 West 73d st.

GEORGE KETCHUM leased for D. C. & I. A. Watts the large store and basement at 124 West 34th st to Louis Kalise.

SAMUEL H. MARTIN leased for a client of Goodale, Perry & Dwight the 4-sty dwelling at 144 West 54th st.

SAMUEL H. MARTIN has leased for the West 60th St. Realty Co. the 3-sty dwelling 37 West 60th st, to Annie Kelly.

PEASE & ELLIMAN have rented for S. A. Fatman to Frederick Tilney of the College of Physicians and Surgeons the 4-sty dwelling, 45 East 63d st; also apartments for Harris & Vaughan as agents, in 27 East 62d st to J. Sanford Barnes; for the B. A. & L. Realty Co., George Backer & Arnstein & Levy, in 15 West 55th st to Robert D. Foote of Morristown; and for Clarence Payne, who was represented by Douglas L. Elliman & Co., in 383 Park av, to Loyall Osborne and Walter Cary, vice-president of the Westinghouse Lamp Co.

PEASE & ELLIMAN have rented apartments in 829 Park av to Felix Doubleday; also 14 rooms and 4 baths for Louis B. Preston as agent in the "Verona," at the southeast corner of Madison av and 64th st, to Charles A. Dana.

PEASE & ELLIMAN and Ernest Adler leased for Edwin Wolf of Philadelphia a loft in 5-9 West 37th st to J. Tenenbaum & Sons, ladies' hats, of 696 Broadway.

PEASE & ELLIMAN have leased for John J. Riker, represented by Douglas Robinson, Charles S. Brown Co., to Dr. William T. Doran, the 3-sty dwelling, 298 Lexington av; also leased for Gustav & Hugo Blumenthal the top floor in 20 West 47th st, to A. Cascioli, and for J. Lloyd Derby, his apartment in 150 East 72d st, to S. L. Fuller.

PEASE & ELLIMAN have leased for Gustav and Hugo Blumenthal a floor at 18 West 47th st to Hugo Ballin; also apartments in 104 East 40th st to Dr. George M. Jean and to Herbert Fuller.

PEASE & ELLIMAN have leased an apartment in 829 Park av to Mrs. Belle F. Taber.

PEASE & ELLIMAN have leased apartments as follows: in 56 West 11th st, to Mrs. Flora Livingston; in 146 East 49th st to Miss Clara Morrison; and in 137 East 35th st to Mrs. Alice M. Choate.

JOHN PETERS has leased for Clinton S. Harris, as executor and trustee for the estate of Betsy A. Fay, to Benjamin Holzman & Co. the building at the southwest corner 5th and Lewis sts.

REAL ESTATE MANAGEMENT CO. has leased for Mary H. Watts store at 294 Columbus av to Eugene Coussa.

MORRIS ROSE and Lewis L. Rosenthal leased the store and basement in the northwest corner of 30th st and 6th av for the Greeley Square Amusement Co., Marcus Loew, president, the "Miller," gowns and furs.

M. ROSENTHAL CO. has leased the east half of the store and basement in the Bawo & Dotter building, 20-28 West 33d st to Eugene Teschner & Co., Inc.

RULAND & WHITING CO. has rented the corner store at 710 Madison av to the Barrett-Nephews Co.; also apartments to Dr. Sidney Yankauer and Harry Eichelroth; also apartments at 34-6 East 58th st to Charles E. Kloeber, Miss Virginia K. Chandler and Miss Florence Spencer; also at 155 East 72d st to Miss Helen Lohmann and a large apartment in the Mayfair, southeast corner of Park av and 57th st to Charles R. Danforth.

SCHINDLER & LIEBLER have leased the store at 1815 Amsterdam av to John J. Griffin.

SCHINDLER & LIEBLER have leased the 3-sty dwelling, 513 West 142d st, to the Misses Scoville and Chisman, who, after extensive alterations and renovations, will open a private school on the premises.

SCHLUSING & ROESTEL have leased the 5-sty apartment house at 162 West 144th st.

SHAW & CO. have leased for John Shields the 5-sty building 315 Lenox av to Max Stern.

SHAW & CO. have leased for Edward Goldschmidt the 3-sty dwelling, 20 East 127th st, to Henry Riddle.

SLAWSON & HOBES rented for W. E. D. Stokes the 4-sty dwelling, 319 West 78th st, to H. S. Miller.

SLAWSON & HOBES leased for Emil Loeb, to John Cole, the dwelling, 140 West 78th st.

SLAWSON & HOBES have leased to John R. Moore for Varick D. Martin the 3-sty dwelling 129 West 87th st.

SLAWSON & HOBES have leased for the Estate of James Creelman to Dr. Thalmeier the 4-sty dwelling, 9 West 83d st, also furnished, the dwelling 463 West 140th st for Mrs. J. Fausner to C. A. Archibald.

SPEAR & CO. have rented for Raymond & Raisman the store and basement in 3-5 East 28th st to the Wyanoke Realty Co. the 9th loft in 205-209 West 19th st to the Prospect Button Works.

HENRY TRENKMANN leased the 9th floor at 33 East 21st st to F. E. Newman; also space at 303 5th av to Jacob Gold & Co., and the store at 239 Centre st to William Tunick.

UNGER & WATSON, Inc., has leased the store at 137-9 East 57th st to the Ignition Specialty Co.; and the 3-sty dwelling 224 East 60th st to Karl Olsson for S. Manheimer.

J. G. WHITE & CO. have leased the sixth floor in 721 Broadway to Lewis & Rose, manufacturers of ladies' hats, of 603 Broadway.

WM. A. WHITE & SONS have rented the building at 282 Pearl st to Arthur C. Stallman

& Co., the present tenant of the store and basement; also an apartment at 206 West 52d st to Robert Barber.

WM. A. WHITE & SONS have rented Weber's Theatre, at the northwest corner of Broadway and 29th st, and the theatre will be opened within the next week or ten days with a series of motion pictures.

DEAN WIDNER rented space in the Vanderbilt Concourse Building, 52 Vanderbilt av, to Robert B. Tweedy, the Realty Corporation, Albert E. Gibbs, of 7 East 42d st, Charles Money, E. P. Mellon, Brown & Buckley, Motor Tire Reconstruction Co., W. P. Jarrett, John Fulton, Jr.; Charles B. Thomson, Argus Sign Co., Thomas Bell, Phoenix Horse Shoe Co., New York Blue Print Paper Co. and Robert T. Lyons, Inc.; also through Nelson, Lee & Green to the Rotary Meter Valve Co., and through Cross & Brown to the Ink Association and T. A. Frey.

F. R. WOOD, W. H. DOLSON CO. leased for William Degener the 4-sty dwelling at 322 West 89th st to Jean Theslof and Norman Winter.

### Brooklyn.

GEORGE KETCHUM leased for the Borwin Realty Co. the store and basement in 1342-1344 Broadway to Charles Forser.

CHARLES E. RICKERSON has rented the 4-sty dwelling 198 8th av to William J. Harahan, president of the Sea Board Air Line Railway Co.; also the store 311 Flatbush av to La Petite Favor & Novelty Shop.

### Suburban.

EDWARD T. BELL has leased to Adams Brothers the Paterson Opera House, Paterson, N. J., which was burned out about two years ago. A motion picture theatre is to be erected on the site to seat about 1,650.

DEBLOIS & ELDRIDGE have rented for E. J. Berwin his place known as Stockton cottage on Bellevue av and Bellevue court, Newport, to Miss Fanny L. Johnson, of New York, for the summer of 1916. She has occupied the place this summer.

ROBERT E. FARLEY ORGANIZATION has rented for the Estates of Tappan Zee, Inc., at Philipse Manor-on-Hudson, to E. A. Kendrick, the 10-room cottage on Harwood av, formerly occupied by W. F. Dunsbaugh.

FEIST & FEIST leased to the newly-formed Woods Candy Specialty Co. the large heavy mill constructed factory building at 124-126 Adams st, Newark, N. J.

JULIA BEVERLEY HIGGINS has rented for Mrs. James Layng "Hillside," at Mt. Kisco, to Charles Short of New York; and for Justin Noyes his bungalow at Bedford to F. Sims McGrath of New York.

KENNETH IVES & CO. leased for Waldron Williams his residence in Kirby la, Rye, to Frank S. Washburn, of Nashville, Tenn. The property consists of about 2 acres, overlooking the Sound.

## REAL ESTATE STATISTICS

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

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

### MANHATTAN.

#### Conveyances.

	1915		1914	
	Sept. 3 to 9	Sept. 4 to 10	Sept. 3 to 9	Sept. 4 to 10
Total No.....	61	67	61	67
Assessed value.....	\$3,610,300	\$7,028,000	\$3,610,300	\$7,028,000
No. with consideration.....	11	6	11	6
Consideration.....	\$955,467	\$391,000	\$955,467	\$391,000
Assessed value.....	\$1,168,000	\$570,000	\$1,168,000	\$570,000
Jan. 1 to				
Total No.....	4,760	5,180	4,760	5,180
Assessed value.....	\$292,559,968	\$351,159,783	\$292,559,968	\$351,159,783
No. with consideration.....	736	608	736	608
Consideration.....	\$37,673,599	\$23,189,406	\$37,673,599	\$23,189,406
Assessed value.....	\$40,667,133	\$24,294,021	\$40,667,133	\$24,294,021

#### Mortgages.

	1915		1914	
	Sept. 3 to 9	Sept. 4 to 10	Sept. 3 to 9	Sept. 4 to 10
Total No.....	46	45	46	45
Amount.....	\$1,325,436	\$727,681	\$1,325,436	\$727,681
To Banks & Ins. Cos.....	10	6	10	6
Amount.....	\$806,000	\$446,000	\$806,000	\$446,000
No. at 6%.....	25	28	25	28
Amount.....	\$404,110	\$247,931	\$404,110	\$247,931
No. at 5½%.....	3	1	3	1
Amount.....	\$112,000	\$17,000	\$112,000	\$17,000
No. at 5%.....	10	8	10	8
Amount.....	\$723,500	\$350,250	\$723,500	\$350,250
No. at 4½%.....	.....	1	.....	1
Amount.....	.....	\$25,000	.....	\$25,000
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual rates.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Interest not given.....	8	7	8	7
Amount.....	\$85,826	\$87,500	\$85,826	\$87,500
Jan. 1 to				
Total No.....	2,671	3,037	2,671	3,037
Amount.....	\$71,020,516	\$91,242,904	\$71,020,516	\$91,242,904
To Banks & Ins. Cos.....	526	684	526	684
Amount.....	\$31,012,313	\$41,178,384	\$31,012,313	\$41,178,384

#### Mortgage Extensions.

	1915		1914	
	Sept. 3 to 9	Sept. 4 to 10	Sept. 3 to 9	Sept. 4 to 10
Total No.....	16	21	16	21
Amount.....	\$957,000	\$1,818,000	\$957,000	\$1,818,000
To Banks & Ins. Cos.....	10	9	10	9
Amount.....	\$866,500	\$779,000	\$866,500	\$779,000

	Jan. 1 to Sept. 9	Jan. 1 to Sept. 10
Total No.	1,328	1,452
Amount	\$77,680,006	\$77,938,935
To Banks & Ins. Cos.	538	500
Amount	\$55,706,900	\$47,676,060

**Building Permits.**

	1915	1914
	Sept. 4 to 10	Sept. 5 to 11
New buildings	5	4
Cost	\$2,005,000	\$130,200
Alterations	\$130,997	\$35,285

	Jan. 1 to Sept. 10	Jan. 1 to Sept. 11
New buildings	343	320
Cost	\$50,225,770	\$33,847,340
Alterations	\$10,893,994	\$8,874,258

**BRONX.**

**Conveyances.**

	1915	1914
	Sept. 3 to 9	Sept. 4 to 10
Total No.	53	68
No. with consideration	7	8
Consideration	\$51,250	\$37,550

	Jan. 1 to Sept. 9	Jan. 1 to Sept. 10
Total No.	4,007	4,513
No. with consideration	747	548
Consideration	\$5,128,994	\$4,772,840

**Mortgages.**

	1915	1914
	Sept. 3 to 9	Sept. 7 to 10
Total No.	39	30
Amount	\$320,432	\$151,716
To Banks & Ins. Cos.	6	2
Amount	\$90,000	\$9,000
No. at 6%	13	17
Amount	\$96,744	\$83,858
No. at 5½%	5	5
Amount	\$14,750	\$48,250
No. at 5%	5	2
Amount	\$113,500	\$6,100
Unusual rates	2	.....
Amount	\$2,910	.....
Interest not given	14	6
Amount	\$92,528	\$13,508

	Jan. 1 to Sept. 9	Jan. 1 to Sept. 10
Total No.	2,483	2,872
Amount	\$21,627,605	\$25,487,598
To Banks & Ins. Cos.	174	291
Amount	\$7,396,378	\$5,460,051

**Mortgage Extensions.**

	Sept. 3 to 9	Sept. 4 to 10
Total No.	2	6
Amount	\$11,500	\$86,500
To Banks & Ins. Co.	.....	1
Amount	.....	\$5,000

	Jan 1 to Sept. 9	Jan. 1 to Sept. 10
Total No.	618	513
Amount	\$9,970,905	\$10,171,750
To Banks & Ins. Cos.	151	94
Amount	\$3,498,925	\$2,798,400

**Building Permits.**

	1915	1914
	Sept. 3 to 9	Sept. 4 to 10
New buildings	10	5
Cost	\$337,300	\$137,500
Alterations	\$14,475	\$3,110

	Jan. 1 to Sept. 9	Jan 1 to Sept. 10
New buildings	670	559
Cost	\$19,564,050	\$12,696,757
Alterations	\$569,700	\$846,700

**BROOKLYN.**

**Conveyances.**

	1915	1914
	Sept. 2 to 8	Sept. 3 to 9
Total No.	375	286
No. with consideration	35	24
Consideration	\$519,037	\$85,650

	Jan. 1 to Sept. 8	Jan. 1 to Sept. 9
Total No.	15,248	16,318
No. with consideration	1,680	1,660
Consideration	\$13,051,795	\$10,580,235

**Mortgages.**

	1915	1914
	Sept. 2 to 8	Sept. 3 to 9
Total No.	336	242
Amount	\$1,220,844	\$1,061,790
To Banks & Ins. Cos.	75	26
Amount	\$540,600	\$306,250
No. at 6%	192	147
Amount	\$437,969	\$534,255
No. at 5½%	93	46
Amount	\$557,300	\$186,250
No. at 5%	24	29
Amount	\$149,125	\$119,550
Unusual rates	1	.....
Amount	\$360	\$500
Interest not given	26	19
Amount	\$76,150	\$221,235

	Jan. 1 to Sept. 8	Jan. 1 to Sept. 9
Total No.	12,444	11,965
Amount	\$49,543,609	\$51,183,231
To Banks & Ins. Cos.	2,295	2,393
Amount	\$16,447,055	\$18,993,979

**Building Permits.**

	1915	1914
	Sept. 3 to 9	Sept. 3 to 9
New buildings	58	47
Cost	\$722,800	\$498,500
Alterations	\$58,950	\$48,585

	Jan. 1 to Sept. 9	Jan. 1 to Sept. 9
New buildings	3,551	3,414
Cost	\$30,300,230	\$32,461,305
Alterations	\$2,947,028	\$2,170,760

**QUEENS.**

**Building Permits.**

	1915	1914
	Sept. 3 to 9	Sept. 3 to 9
New buildings	82	40
Cost	\$276,240	\$125,160
Alterations	\$15,059	\$9,400

	Jan. 1 to Sept. 9	Jan. 1 to Sept. 9
New buildings	3,977	3,363
Cost	\$14,717,286	\$14,891,584
Alterations	\$637,627	\$864,784

**RICHMOND.**

**Building Permits.**

	1915	1914
	Aug. Sept. 3 to 9	Sept. 3 to 9
New buildings	17	13
Cost	\$17,415	\$14,330
Alterations	\$25,240	\$10,850

	Jan. 1 to Sept. 9	Jan. 1 to Sept. 9
New buildings	831	853
Cost	\$1,591,550	\$1,438,687
Alterations	\$180,097	\$180,130

**OBITUARY**

TIMOTHY DELANEY, city tax assessor of Paterson, N. J., died on Thursday, at his home, 351 Main st., that city, aged sixty-one. He was born in Paterson and lived there all his life. Mr. Delaney is survived by a son, William F. Delaney, a newspaper man, and a daughter, Miss Loveta B. Delaney.

EDWARD D. FARRELL, a prominent New York City property owner, who controlled extensive frontages in 125th street, died last week. His city residence was at 18 West 86th st.

WILLIAM A. FOUNTAIN, collector of taxes in Matawan, N. J., died on Tuesday, at the home of his daughter, Mrs. William A. Close, in Metuchen, N. J. He was seventy-six years old.

ANDREW JACKSON SKINNER, connected with the New York branch of the Aetna Life Insurance Co., died on Thursday at the home of his parents, 32 William st., East Orange, N. J., in his thirty-third year.

DAVID B. KEELER, real estate broker,

who has been actively identified with the development of New Jersey coast properties, died of a complication of diseases, on Monday, at his home, 230 West 97th st. He was seventy-nine years old and a Civil War veteran. After the war he went into the real estate business and became interested in Seabright properties, where he has maintained an office for forty years. His New York office was at 10 wall st.

HOWARD R. MACCAFIL, president of the Hotchkiss-Jobs Realty Co. of New Jersey, died suddenly, on Sunday, at the home of his mother, in Brooklyn, aged forty-nine. He lived in Summit, N. J., where he was a member of the Board of Trade and its delegate to the Federation of Lackawanna Civic Societies.

THOMAS STOKES, president of Thomas Stokes & Sons, Inc., dealers in coal and wood, died on Tuesday, at his home, 122 West 77th st., aged seventy-six. Mr. Stokes was a director of the West Side Savings Bank and of the North River Savings Bank. He is survived by three sons and four daughters.

**REAL ESTATE NOTES.**

CHARLES J. SMITH is the buyer of 341 West 36th st., purchased last week through the Duross Co., from William R. Mason.

HARVEY W. CRAW has been elected second vice-president of the Robert E. Farley Organization, a newly created office.

NEHRING CO. has been appointed by the Middletown Savings Bank as its agent for the "Barney Court," 240 Audubon av.; also by the N. Y. Mortgage & Security Co. as its agent of 502 West 176th st.

**Directory of Real Estate Brokers**

**MANHATTAN**

**S. DEWALLTEARSS**

Auctioneer, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

**GEORGE V. McNALLY**

Real Estate, Insurance, Mortgages

7 EAST 42d STREET

Telephone, Murray Hill 8154-8155

**Henry C. B. Stein**

REAL ESTATE AGENT  
BROKER, APPRAISER

242 East Houston Street

Tel. 1930 Orchard Near Avenue A

Entire charge taken of property  
25 years' experience

**JOHN ARMSTRONG**

Real Estate Agent and Broker

Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

**JOHN J. BOYLAN**

Real Estate Agent, Broker and Appraiser

402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

**GOODWIN & GOODWIN**

Real Estate and Insurance

Management of Estates a Specialty  
Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'l'm

**BRYAN L. KENNELLY**

Auctioneer, Real Estate and Loan Broker

156 BROADWAY Business Established 1847

**THOS. F. McLAUGHLIN**

Real Estate and Insurance

1238 THIRD AVE., NEAR 72d STREET

**LOUIS V. O'DONOHUE**

Real Estate

Tel. 3555 Bryant 25 WEST 42d STREET

**Philip A. Payton, Jr., Company**

Real Estate Agents and Brokers

New York's Pioneer Negro Real Estate Agents  
Main Office: 67 WEST 134th STREET

**SCHINDLER & LIEBLER**

Real Estate and Insurance

Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

**BRONX**

**A. G. BECHMANN**

Real Estate and Insurance

Tel. 3975 Melrose. 1053 SO. BOULEVARD  
One block from Simpson Street Subway Station

**W. E. & W. I. BROWN, Inc.** Est. 1867

Real Estate Brokers and Appraisers

3428 THIRD AVENUE, bet. 166th and 167th Sts.

**WILLIAM A. COKELEY**

APPRAISER EXPERT TESTIMONY

1325 Fort Schuyler Road  
180th Street and Morris Park Avenue, Bronx

**O'HARA BROTHERS**

Real Estate and Appraisers

BRONX PROPERTY  
Tel. 615 Fordham WEBSTER AVE. & 200th St.

Telephone 36 Wmsbridge **ULLMAN**

Real Estate in All Branches

White Plains Ave., North of 207th St. or Burke St.

**OPERATORS**

**ELIAS A. COHEN**

Real Estate Operator

182 BROADWAY, Corner John Street

Telephone, 5005-5006 Cortlandt

**FISHER LEWINE**

IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

**WM. LUSTGARTEN & CO.**

68 WILLIAM STREET

Real Estate Operators

Telephone, John 6120

**HARRIS & MAURICE**

MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

**LOWENFELD & PRAGER**

Real Estate Operators

149 BROADWAY Tel. 7803 Cortlandt

**BROOKLYN'S OLDEST**  
**Real Estate Office**  
 FIRM ESTABLISHED 1843

**The Chauncey**  
**Real Estate Co.**

187 MONTAGUE ST.  
 BORO OF BROOKLYN, NEW YORK CITY  
 Telephones, 4300, 4301, 4302 Main

**Appraisers                      Auctioneers**

AGENTS AND GENERAL

**Real Estate Brokers**

Members  
 Brooklyn Board of Real Estate Brokers  
 Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers

**DAVID PORTER, Inc.**  
**Real Estate Agents**  
**Brokers, Appraisers**

APPRAISERS FOR  
 The United States Government  
 The State of New York  
 The City of New York  
 The Equitable Life Assurance Society  
 The U. S. Title Guaranty Co.  
 The Home Trust Company, etc., etc.

189 MONTAGUE STREET,  
 Telephone, 828 Main    **BROOKLYN, N. Y.**

Member Brooklyn Board  
 of Real Estate Brokers

**BROOKLYN**  
**REAL ESTATE**

EXPERT APPRAISER

**S. WELSCH**

207 MONTAGUE STREET  
 Brooklyn

Tel. 2738-9 Main    Branch, 177 Seventh Avenue

Members Brooklyn Board of R. E. Brokers  
 HOWARD C. PYLE                      GEO. H. GRAY

**General**  
**Brooklyn Real Estate**  
**Brokers**

**Howard C. Pyle Co.**

Real Estate                      Expert Appraising  
 Mortgage Loans                      Insurance

201 Montague Street    **BROOKLYN**  
 Telephone, 3385 Main

Established 1879

**William G. Morrissey**  
**REAL ESTATE**  
 BROKER                      APPRAISER

189 MONTAGUE STREET  
 Telephone 5856    MAIN  
 5857

**F.W. SCUTT & CO.**  
 Real Estate

**QUEENS CO.**  
**APPRAISALS**

Est. 1895  
 336 Fulton St  
**JAMAICA**

CROSS & BROWN CO. has been appointed agent for 40 Murray st and 67 Murray st for estate of Albert N. Brown, also for 690 Park av for New York Life Insurance & Trust Co.

MRS. R. J. WHARTON, of Philadelphia, is the lessee of the dwelling at the northeast corner of Washington sq and Washington pl, recently reported leased through Pepe & Bro.

DUFF & CONGER have been appointed managing agents of the following properties: for the Realty Corporation, 1049-51-53 Park av, and for the County Holding Co., 1133-35 Madison av.

CROSS & BROWN CO. were the brokers in the lease reported last week of the 6-sty building, 22-26 West 34th st, to Spear & Co., furniture dealers. Their present store at 6th av and 16th st will be retained as a branch.

GAINES & DRENNAN CO. made a loan of \$32,500 for Philip J. Kearns Construction Co., on 2331 Grand Concourse and boulevard. A loan of the same amount was recently made on the adjoining property by the same firm.

GUS R. SCHLUSING has severed his connection with Pease & Elliman and formed a partnership with William M. Roestel under the name Schlusing & Roestel, with offices at 1929 Broadway, corner of 64th st.

M. MORGENTHAU, JR., Co. has been retained by Frederick W. Parsons to develop and sell at auction the 30-acre Macumber strawberry farm at Binghamton, N. Y., which Mr. Parsons has acquired from Theodore Macumber. Selling will begin on Saturday afternoon, September 18, on the premises.

WM. A. WHITE & SONS have placed for the 324 West Thirty-ninth Street Corporation a building loan of \$300,000 at six per cent, for two years on 318-326 West 39th st, being a plot 125x98.9, on which there is to be erected a 12-sty loft building. This makes a total of \$5,801,500 placed by this firm since January 1.

LITTLE SIREETS COMPANY, representing Francis Bannerman, took title on Thursday to the one-time Marshall estate plot, at the northeast corner of 7th av and 31st st, occupied by a 2-sty garage, on plot 98.9x244. The property was acquired in foreclosure proceedings last July at the stand of Charles A. Berrian, in the Vesey street salesroom, by Frederick Fox & Co., acting for Mr. Bannerman, on a bid of \$556,000. The sale was the result of an action brought by the Equitable Life Assurance Society to foreclose a first mortgage of \$500,000. The plot was originally sold by the Marshall heirs in 1810 to William H. Bryan and others, who contemplated erecting a large hotel, but the project failed to materialize.

**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. In some cases he is not even the owner of record. 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.

**Rosalie Klingenstein**,—Aug. 28, 1914—BOWERY, 107-109—304-7, 5-sty bldg, 41.9x105.2, \$65,000.

**MADISON AV**, 1304—1504-19, 3-sty dw, 20.4x73, \$23,500.

**Jacob Klingenstein**,—Dec. 30, 1913—CANON ST, 110, nec Stanton—330-1, 6-sty tnt, 33.4x75, \$47,000. Details of other properties of this estate in Record & Guide of Sept. 4.

**Charles H. Lowerre**,—Oct. 13, 1914—76TH ST, 17 W.—1129-20, 4-sty dwg., 25x102, \$50,000.

**Celia M. Rafter**,—July 7, 1912—1ST AV, 177—452-30, 3 & 4-sty bldg, 23.7x64, \$30,000.

**86TH ST**, 43 W.—1200-10, 4-sty dw, 25x100.8, \$50,000.

**James L. Robertson**,—Nov. 25, 1913—9TH AV, 407-409, swc 33d st—730-49-50-51, two tnts with strs and one small dwelling, 46.3x70, \$50,000.

**33D ST**, 404 W.—730-53, 4-sty tnt, 30x98.9x irreg, \$20,000.

**Victor Rosenzweig**,—Jan. 2, 1915—JACKSON ST, 41-43—261-31-32, two 5-sty tnts, 49.11x100, \$56,000.

**SCAMMELL ST**, 31—266-6, 5-sty tnt, 25x78.2, \$31,000.

**John Howard Wright**,—Nov. 19, 1914—51ST ST, 41 E.—1287-28, 4½-sty dw, 22x100.5, \$95,000.

**FERRY ST**, 51—105-11, 5-sty loft, 22.6x96.6, \$20,000.

**AUCTION SALES OF WEEK.**

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

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

**The Auction Market.**

A total of \$248,350 was realized by Charles Shongood, auctioneer, for the bank holdings of Saul & Isidor Oliner, bankrupts, on Wednesday. The Gudowelt Realty Company, ratifying a previ-

ous purchase made last week, paid \$198,351 for the six-story apartment houses, 440-450 Audubon avenue; S. S. Breslin paid \$42,500 for 150 Delancey street and 96 Suffolk street, surrounding the southeast corner of these streets. The Brooklyn parcel, 559 Warren street, went to J. Briskman, for \$7,350.

William A. Flinn again became the owner of the five-story Law Building at 259 Fifth avenue as plaintiff in a foreclosure action against the Brogan Building Company. He paid \$500 above existing encumbrances aggregating \$355,385. Mr. Flinn sold the property December, 1914, with the twelve-story Standard Building at 35 and 37 West 31st street to the Brogan interests in part payment for the twelve-story apartment house at the northeast corner of Broadway and 81st street. Another proceeding, as a result of which plaintiffs bid in excess of existing encumbrances, concerned the old tenements at 138-140 West 32d street. The State & City Realty Company bid \$65,000 for the property, which held liens aggregating about \$57,250.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 10, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**89TH st, 276 W**, ss, 52 e West End av, runs e30xs67.8xw18xn43xw12xn24.8, 4-sty & b bk dwg; adj Sept 23.

**104TH st, 111-7 W** (\*), ns, 137 w Col av, 88x100.11, 6-sty bk tnt; due, \$25,909.95; T & c, \$4,382.50; Commonwealth Securities Co. 118,423

**160TH st, 546 W** (\*), ss, 419.11 w Ams av, 14.9x99.11, 3-sty & b stn dwg; due, \$7,644.40; T & c, \$367.80; Jessie N Stillman. 3,000

**Central Park W, 464**, ws, 57.11 n 106th, 18x100, 5-sty bk tnt; dower sale; Lawyers Realty Co. 14,075

HENRY BRADY.

**32D st, 138-40 W** (\*), ss, 395 w 6 av, runs w40xs49xe35xs1xe4.6xn20xe6xn30, 2-3-sty bk tnt; due, \$53,008.23; T & c, \$4,253; State & City Realty Co. 65,000

**61ST st, 233 W** (\*), ns, 300 e West End av, 24.9x100.5, 5-sty bk tnt; due, \$11,561.15; T & c, \$1,044.05; Anna A Ould. 12,000

**97TH st, 29 W**, ns, 325 w Central Park W, 25x100.11, 5-sty bk tnt; due, \$24,714.33; T & c, \$871; Edwin C von Hoff. 27,300

**124TH st, 58 W** (\*), ss, 243.9 e Lenox av, 18.9x100.11, 3-sty & b stn dwg; due, \$9,010.22; T & c, \$126.22; Mutual Life Ins Co of N Y. 7,000

BRYAN L. KENNELLY.

**Jackson st, 5** (\*), ws, 60.2 s Henry, 25x100, 5-sty bk tnt & str; due, \$7,368.74; T & c, \$388.88; Jonas Weil et al. 21,000

SAMUEL MARX.

**5TH av, 259** (\*), es, 98.9 n 28th, 49.4x100, 5-sty bk loft & str bldg; due, \$26,185.06; T & c, \$4,200; Wm A Flinn. 325,500

DANIEL GREENWALD.

**Delancey st, 40**, ns, 50 e Forsyth, 25x100, 5-sty bk tnt & str; also DELANCEY ST, 42, ns, 75.2 e Forsyth, 25.1x100, 5-sty bk tnt & str; withdrawn.

**46TH st, 216 W**, ss, 216.4 w Bway, 18.7 x100.5, 5-sty stn tnt & str; adj Sept 22.

JACOB H. MAYERS.

**Riverside dr, 42**, es, 62.1 n 76th, runs ne40.6xe96.2xs22.2xw46xs18xw55.10, 4 & 5-sty stn school; due, \$46,910.32; T & c, \$2,251.25; adj Sept 23.

L. J. PHILLIPS & CO.

**Lafayette st, 430** (\*), ws, 256.6 s Astor pl, 27x137.8, 3-sty stn tnt & 4-sty bk tnt in rear; due, \$31,318.48; T & c, \$505.40; Metropolitan Savgs Bank. 20,000

CHARLES SHONGOOD.

**Delancey st, 150**, ns, 22 e Suffolk, 22x50, 2½-sty bk loft & str bldg; also SUFFOLK ST, es, 50 n Delancey, 25x44, 4-sty bk tnt & str (bankrupt sale); S S Breslin. 42,250

**Audubon av, 440-50**, nwc 187th, 189.9 to 188th x75, 2-6-sty bk tnts (bankrupt sale); Gudowelt Realty Co. 198,750

Total ..... \$864,298  
 Corresponding week 1914..... 467,319  
 Jan. 1, 1915, to date..... 44,343,736  
 Corresponding period 1914.... 25,261,147

**Bronx.**

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

JOSEPH P. DAY.

**Bathgate av, 2281** (\*), ws, 32.3 s 183d, 25x94.4, 2-sty fr dwg; due, \$743.49; T & c, \$610; Perry D Duryea. 5,530

**Van Nest av**, nwc Barnes av, 25x100; due, \$1,269.82; T & c, \$186.84; Annie Biele. 1,517

**Weeks av** (\*), ws, 101 n 174th, 50x95, vacant; due, \$4,495.32; T & c, \$656.39; Jno Kennedy. 4,500

BRYAN L. KENNELLY.

**Gleason av**, ns, 188.3 w Pugsley av, 100 x103.1; due, \$1,076.17; T & c, \$503.57; Peter Dunken. 2,400



**CHARLES A. BERRIAN.**

**Olmstead av** (\*), ws, 101 n Starling av, runs n25x8xsw265.6xss22.6xe125; due, \$12,787.87; T&c, \$2,533.14; Caroline M Phraner. 12,000

**SAMUEL GOLDSTICKER.**

**Nelson av, 1127**, ws, 275.9 s 167th, 25.1x 105.1x25x107.10, 3-sty fr dwg; due, \$783.42; T&c, \$693.79; Harriet Adams. 2,800

**JAMES J. DONOVAN.**

**Teller av, 1040-6** (\*), nec 165th (Nos 351-71), runs n89.1xe107.7x839x—xe106 to Clay av (No 1039) xs49.11xw209.1 to beg, 2-5 & 1-4-sty bk tnts; due, \$14,145.12; T&c, \$3,083.17; sub to pr mtg \$136,250; Jane M Dollinger et al. 145,250

**Washington av** (\*), ss, 151.11 w Halsey pl, runs e25.4x94.10xw19x4xw6x94.10; due, \$3,961.09; T&c, \$250; Sophie Kolloff. 3,000

**HENRY BRADY.**

**Beaumont av, 2286**, es, 52 s 183d, 20x 92.11, 2-sty fr dwg; also BEAUMONT AV, 2284, es, 72.6 s 183d, 20.11x92.11, 2-sty fr dwg; also 179TH ST, 782-4 E, swc Mapes av, 100x35, 5-sty bk tnt; withdrawn. —

Total	\$176,997
Corresponding week 1914.....	55,100
Jan. 1, 1915 to date.....	5,771,629
Corresponding period 1914.....	4,727,949

**Brooklyn.**

*The following are the sales that have taken place during the week ending Sept. 8, 1915, at the Brooklyn Salesrooms, 189 Montague Street:*

**WILLIAM P. RAE CO.**

**DOUGLASS ST** (\*), ns, 250 e Smith, 25x100; Wm L Henderson..... 1,000.00  
**NICHOLAS AV**, es, 337.9 s Ridgewood av, 20x125; Williamsburgh Savgs Bank..... 3,500.00  
**5TH AV** (\*), nwc Union, 20x95; Jno W Weber, gdn..... 40,000.00  
**8TH AV** (\*), ses, 33.4 ne 7th, 16.8x 97.10; Eva S Wilkinon..... 7,600.00

**WILLIAM J. McPHILLIAMY & CO.**

**E 14TH ST**, ws, 120.7 n Av D, 40x100; Arthur H Bull..... 6,235.00  
**E 23D ST**, ws, 134.8 n Av D, 85.3x90; withdrawn..... —  
**FARRAGUT RD**, nwc E 21st, 100x50; Belle Johnston..... 8,400.00  
**ROAD** leading from Canarsie to Village of Flatlands, ss, intersec of land of Wm Kouvenhoven, runs ne387.7xne 101.6xse35.6xsw173.3xse585.11xse 232.7 xse193.7xne563.7xse690.6 xsw 480.8xse 474.2xsw98.11xse126.1xsw89.9xsw 76.8x sw55.6xse120.7xse 152.2xne 90.6 xne 39.11xe, se & s—xsw161.7xsw89.—xse 69.5xsw27.4xsw184xsw166.6 xsw 407.2 xnw196.11xw696.2xw889.7xne 1,240.6 xnw830.3xne666.1 to beg; except parts released; Gertrude L Trundy..... 150,000.00  
**15TH AV** (\*), nws, intersec nes 79th, —; Landon A Thomas..... 60,000.00  
**LOT 22** (\*), block 1344, sec 5; Bella Altman..... 2,350.00

**NATHANIEL SHUTER.**

**BERKELEY PL** (\*), ss, 135 w 7 av, 18.4x100; Chas A Moran..... 5,200.00  
**ELLERY ST**, ns, 337.6 w Tompkins av, 37.6x100; withdrawn..... —  
**INDIA ST**, ss, 175 w Provost, 25x100; Frances H Greene..... 1,800.00  
**ROGERS AV** (\*), ws, 19.4 s Snyder av, 19.4x70; Abr Avrutov..... 4,500.00  
**8TH AV**, ws, 44 s 17th, 25.4x85.2 Fredk Uholez..... 1,800.00  
**LOT 11** (\*), block 1102, sec 4; Nathan Kurtzka..... 2,000.00  
**LOT 58** (\*), block 651, sec 3; Esther Lifchitz..... 1,850.00

**JACOB H. MAYERS.**

**N 9TH ST** (\*), ns, bet Berry & Bedford av, lot 36; Danl London..... 500.00

**CHARLES SHONGOOD.**

**WARREN ST**, 559, 4-sty dwg, 25x100; bankrupt sale; J Briskman..... 7,350.00  
 Total..... \$304,085.00  
 Corresponding week 1914..... 210,866.00

**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:*

**SEPT. 11.**  
 No Legal Sales advertised for this day.  
**SEPT. 13.**  
**121ST ST**, 356 E, ss, 120 w 1 av, 20x100.11, 3-sty & b bk dwg; Addie B Seligman et al, admtrxs—Louis Brenner et al; Edmund Hurley (A), 233 Bway; Percival H Gregory (R); due, \$7,616.04; T&c, \$303.75; Joseph P Day.  
**SEPT. 14.**  
**DUANE ST**, 42, swc Lafayette (No 8), runs w 8x31.3xe19.2xn23.3xw18.3, 6-sty bk loft & str bldg; Hermine E Clark et al—Madison Av Real Estate Co et al; Harrison Clark, Jr (A), 15 William; Lawrence H Sanders (R); due, \$9,597.08; T&c, \$1,850.81; sub to mtg \$42,000; Joseph P Day.

**Bronx.**

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

**SEPT. 11 & 13.**  
 No Legal Sales advertised for these days.  
**SEPT. 14.**  
**156TH**, 865 E, ns, 28.8 w Hewitt pl, 25x95.7x26.8 86.3, 2-sty fr dwg; Barbara Kumpf—Peter L Biegen et al; Hamilton C Rieckaby (A), 176 Bway; Jno J O'Brien (R); due, \$6,607.17; T&c, \$288.12; James J Donovan.  
**SEPT. 15.**  
**135TH ST**, 270 E, see Lincoln av, 152-4.

**ESSEX ST**, 85-9, swc Delancey, 75x abt 87.6, 2-5-sty bk tnts & str & 5-sty bk loft & str bldg; Sheriff's sale of all right, title, &c, which Grand Delancey Co had on June 17, 1915, or since; Rosansky & Goldberg (A), 41 Park Row; Max S Griffenhagen, sheriff; Daniel Greenwald.

**LAFAYETTE ST**, 8, see Duane, 42.  
**16TH ST**, 5 & 7 E; ns, 141.10 e 5 av, 50x92, 10-sty bk loft & str bldg; Emigrant Indust Savgs Bank—Carrie M Butler et al; R & E J O'Gorman (A), 51 Chambers; Arthur D Truax (R); due, \$199,554.57; T&c, \$5,340.95; Henry Brady.

**33D ST**, E, nwc Lex av, see Lex av, 222.  
**126TH ST**, 7 W, ns, 126.10 w 5 av, 16.4x99.11, 3-sty & b stn dwg; German Savgs Bank in City of N Y—Wm Hills et al; A Henry Mosle (A), 30 Broad; Gerard B Townsend (R); due, \$9,993.87; T&c, \$186.82; Joseph P Day.

**187TH ST**, 661 W, ns, 161.8 w Wadsworth av, 16.8x94.11, 2-sty & a fr dwg; Lizzie Van Boskerck et al, extrxs—Jno A Honer et al; Rbt J Fox (A), 31 Nassau; Jas F Curnen (R); due, \$2,466.01; T&c, \$303.87; Joseph P Day.  
**LEXINGTON AV**, 222, nwc 33d, 26.8x100, 5-sty stn tnt & str; Wilfred A Openhym et al, trstes—Medoc Realty & Constn Co; Kurzman, Frankenhaimer & Gutman (A), 25 Broad; Harry Bijur (R); due, \$52,095.77; T&c, \$2,327.82; J H Mayers.

**SEPT. 15.**  
**OLIVER ST**, 52, es, 75 n Oak, 25x102x24.1x101, 2-sty bk tnt & str & 6-sty rear tnt; City of N Y—Michael A Rofrano et al; Frank L Polk (A), Municipal Bldg; Henry A Deimel (R); due, \$33,055.28; T&c, \$2,625.00; Joseph P Day.  
**79TH ST**, 339 E, ns, 100 w 1 av, 27.10x102.2 4-sty stn tnt; Julia Froman—Morris Schlossman et al; Harold Swain (A), 176 Bway; Jno J O'Connell (R); due, \$21,237.87; T&c, \$1,962.82; Joseph P Day.

**112TH ST**, 307 E, ns, 100 e 2 av, 25x100, 1-2 & 3-sty bk shop; Jas McDermott—Guisepe Zibelli et al; Jas O Farrell (A), 280 Bway; Robt L Stanton (R); due, \$3,885.17; T&c, \$633.34; Henry Brady.

**114TH ST**, 316 E, ss, 200 e 2 av, 25x100.11, 4-sty bk tnt; Ida Weisman—Caterina Paradiso et al; Geo H Ittleman (A), 60 Graham av, Bklyn; Lawrence S Greenbaum (R); due, \$2,739.69; T&c, \$547.26; sub to 1st mtg \$11,000; L J Phillips & Co.

**119TH ST**, 75 E, ns, 123.9 w Park av, 33.9x 100.11, 5-sty bk tnt; Estelle Scholle et al, trstes—Annie Alexander et al; Henry Hofheimer (A), 35 Nassau; Jno H Rogan (R); due, \$29,373.11; T&c, \$698.30; M Morgenthau, Jr, Co.

**SEPT. 16.**  
**9TH ST**, 628 E, ss, 288 w Av C, 27.6x93.11, 5-sty bk tnt; Wm Hann et al, trstes—Joel Berkowitz et al; Kantrowitz & Esberg (A), 320 Bway; Henry W Pollock (R); due, \$23,601.11; T&c, \$960.40; Samuel Marx.

**98TH ST**, 17 W, ns, 225 w Central Pk W, 25x 100.11, 5-sty stn tnt; Michael Friedsam—Barbara Spielberger et al; Thos J Brady (A), 31 Nassau; Maurice A Lynch (R); due, \$19,034.49; T&c, \$215.05; Henry Brady.

**115TH ST**, 431 & 433 E, ns, 244 w Pleasant av, 40x100.11, 6-sty bk tnt & str; Farmers' Loan & Trust Co, as agt & trste—Mariangiola Mennella et al; Robt W Candler (A), 48 Wall; Ely Rosenberg (R); due, \$36,691.28; T&c, \$1,618.70; Joseph P Day.

**123D ST**, 207-9 W, ns, 121.11 w 7 av, 31.2x100, 2-3-sty & b stn dwgs; Lawyers' Mtg Co—Sadie H Jacobs et al; Action 1; Cary & Carroll (A), 59 Wall; Phoenix Ingraham (R); due, \$19,322.57; T&c, \$686.25; Joseph P Day; mtg recorded Sept11'09.

**123D ST**, 201A W, ns, 75 w 7 av, 15.9x100, 3-sty & b stn dwg; same—same; Action 2; same (A); same (R); due, \$9,835.22; T&c, \$157.15; mtg recorded Sept11'09; Joseph P Day.

**123D ST**, 211-5 W, ns, 153.1 w 7 av, runs w46.11x n100xe25xn11'xe6.4xsl1'xe15.7xsl00, 3-3-sty & b stn dwgs; Lloyd Phoenix—Sadie H Jacobs et al; Cary & Carroll (A), 59 Wall; Francis W Pollock (R); due, \$26,484.00; T&c, \$681.48; mtg recorded Feb7'11; Joseph P Day.

**SEPT. 17.**  
**HAVEN AV**, ws, 562.10 s 181st, 50.6x192.2 to Riverside dr, x50x199.3, vacant; Carrie S Weiss—Montrose Realty Co et al; Goldsmith, Cohen, Cole & Weiss (A), 61 Bway; Richard C Murphy (R); due, \$17,387.18; T&c, \$1,560.56; L J Phillips & Co.

**5TH AV**, sec 73d (No 2), 77.2x130, vacant; Geo J Gould—Howard Gould et al; Taylor, Knowles & Hack (A), 165 Bway; Cornelius W Wickersham (R); due, \$55,050.81; T&c, \$36,036; Joseph P Day.

**SEPT. 18.**  
 No Legal Sales advertised for this day.

**SEPT. 20.**  
**28TH ST**, 150-2 W, ss, 150.6 e 7 av, runss73.5xe 1.9xs25.3xe51xn98.9xw51.2 to beg; 2-5-sty bk tnts & str; Tillie Wacht—28TH ST & 7 Av Realty Co et al; Action 1; Arnstein & Levy (A), 128 Bway; Phoenix Ingraham (R); due, \$13,844.26; T&c, \$894.86; Joseph P Day.  
**28TH ST**, 154-60 W, ss, 56.11 e 7 av, runs s78.2 xe18.6xn6.10xe27xs27.5xe50.2xn25.3xw1.10xn73.6 xw93.5 to beg, 4 & 5-sty bk tnts & str; same—same; Action 2; same (A); same (R); due, \$19,430.82; T&c, \$1,099.96; Joseph P Day.

**FOREST AV**, 883, ws, 112 n 161st, 21x90, 2-sty & b bk dwg; Henry Wundrack—Bertha Wundrack et al; Arthur Hutter (A), 140 Nassau; Edw D Bolton (R); due, \$1,723.52; T&c, \$82; sub to 1st mtg \$4,000; James J Donovan.

**LINCOLN AV**, 152-4, sec 135th, (No 270), 50x 100, 1-sty fr dwg; Emma Gett et al, admtrx—Jas T Riley et al; Herbert G Whipple (A), 220 Bway; Thos C Larkin (R); due, \$24,147.04; T&c, \$2,500; James J Donovan.

**SEPT. 16.**  
**214TH ST**, E, ss, 100 w Bronxwood av, 25x100; Urban Securities Co—City Equity Co et al; Reeves & Todd (A), 165 Bway; Jno G Dyer (R); due, \$424.27; T&c, \$110.62; Henry Brady.

**SEPT. 17.**  
**MAGENTA ST**, 629, ns, 40 e Bronx blvd, 30x 97.3; Wm G Appleton, exr—Wm Scholermann et al; Frees & McEveety (A), 3029 3 av; Chas A Oberwager (R); due, \$2,865.05; T&c, \$48.11; Jacob H Mayers.

**139TH ST**, E, ns, 575 e St Ann's av, 25x100, vacant; Florence R Pinner—Mary E Flynn et al; Carrington & Pierce (A), 200 Bway; Ely Neumann (R); due, \$2,550.55; T&c, \$81.33; Joseph P Day.

**256TH ST**, W, sec Fieldston rd, see Fieldston rd, sec 256th.

**256TH ST**, W, sec Wallis av, see Fieldston rd, sec 256th.

**256TH ST**, W, nec Sylvan av, see Fieldston rd, sec 256th.

# Moving Day

Moving day discloses the fact that most of the moving vans are depositing their loads in front of buildings equipped for electric service.

Modern families demand electric light in their homes. They know its many advantages and conveniences and go where they may enjoy them.

The residence or apartment electrically equipped rents more readily and sells at a higher price.

**EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN**  
 360 Pearl Street  
 Telephone, 8000 Main

## (Bronx Legal Sales Continued.)

AMUNDSON AV, ws, 325 s Nelson av, 25x100; Eastchester Savgs Bank—Johanna Paulson et al; J Mortimer Bell (A), 9 So 3 av, Mt Vernon, N Y; M Malawin Fertig (R); due, \$3,897.41; T&c, \$170.56; Joseph P Day.

FIELDSTON RD, sec 256th, 124.6x76.1x101.5x 146.2; WALLEs AV, sec, 256th, 95.3x46.2x 91.1x63.11; SYLVAN AV, ws, 131.3 n 256th, 25x100; SYLVAN AV, es, 204.11 n 256th, 75x 100; SYLVAN AV, nec 256th, 79.11x50x92.10x 21.8, vacant; Jno E Lockwood Beals—Jas S Segrave; Roe & Hayes (A), 44 Pine; Lewis Landes (R); due, \$7,601.86; T&c, \$124.60; Joseph P Day.

SYLVAN AV, es, 204.11 n 256th, see Fieldston rd, sec 256th.

SYLVAN AV, nec 256th, see Fieldston rd, sec 256th.

WALLEs AV, sec 256th, see Fieldston rd, sec 256th.

**SEPT. 18.**  
No Legal Sales advertised for this day.

**SEPT. 20.**  
174TH ST, E, sec Eastburn av, see Eastburn av, sec 174th.

177TH ST, E, ns, 92.11 w Zerega av, 116.9x37x 100x99.11; Adelaide A Wabst—Josephine A Murray; G Arnold Moses (A), 3721 Bronx Blvd; Jos L Zoetzel (R); due, \$1,382.40; T&c, \$849.22; J H Mayers.

BRYANT AV, 651, ws, 475 n Randall av, 25x 100, 2-sty bk dwg; Lorillard Spencer, 3d—Hunt's Point Estates et al; Miller, King, Lane & Trafford (A), 80 Bway; Edw D Dowling (R); due, \$7,759.72; T&c, \$13; Joseph P Day.

BRYANT AV, 633, ws, 500 n Randall av, 25x 100, 2-sty bk dwg; Isabella C King—Hunt's Point Estates et al; Miller, King, Lane & Trafford (A), 80 Bway; Edw D Dowling; due, \$7,777.18; T&c, \$13; Joseph P Day.

BRYANT AV, 657, ws, 525 n Randall av, 25x 100, 2-sty bk dwg; Eliz G Hardy—Hunt's Point Estates et al; Miller, King, Lane & Trafford (A), 80 Bway; Edw D Dowling (R); due, \$7,775.87; T&c, \$13; Joseph P Day.

EASTBURN AV, sec 174th, 100x50, vacant; Eugene T Woolf—Mary J Price, individ, &c, et al; Action 1; Deering & Deering (A), 135 Bway; Arthur N Giegerich (R); due, \$3,691.69; T&c, \$290.91; Joseph P Day.

EASTBURN AV, nec Parkway, 150x95, vacant; Eugene T Woolf—Mary J Price, individ, &c, et al; Deering & Deering (A), 135 Bway; Arthur N Giegerich (R); due, \$13,705.08; T&c, \$3,780.83; Joseph P Day.

WEBSTER AV, 2089, ws, 61.9 n 180th, 33.9x80, vacant; Chas Zoller—Chas Bjorkgren, Inc, et al; Timme & Knoepke (A), 149 Bway; Arthur N Giegerich (R); due, \$18,017.21; T&c, \$321.60; Joseph P Day.

**Brooklyn.**

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

**SEPT. 11 & 13.**  
No Legal Sales advertised for these days.

**SEPT. 14.**  
E 15TH ST, ws, 134.4 n Church av, 60x100; Wm N Cromwell et al, exrs—Grace L Brown et al; Henry J Davenport (A), 375 Pearl; J Gardner Stevenson (R); Wm P Rae.

E 35TH ST, ws, 260 n Beverly rd, 20x100; Chas H Puckhaber—U S Title Guaranty Co et al; Hirsch, Newman & Reass (A), 391 Fulton; Isaac Lublin (R); Wm J McPhilliary & Co.

72D ST, ss, 234.6 e 5 av, 20x100; Maria Kraemer—Bridget Rice et al; J Hunter Lack (A), 40 Court; Peter W Ostrander (R); James L Brumley.

MANHATTAN AV, nwc Moore, 25x75; Harris Salit—Morris Risincoff et al; Ira L Rosenson (A), 258 Bway; Stewart Engel (R); Nathaniel Shuter.

SUTTER AV, ns, 60 e Berriman, 40x90; Mary Harper—Andrea Rizzo et al; Henry J Davenport (A), 375 Pearl; G Burchard Smith (R); Wm J McPhilliary & Co.

18TH AV, sec 50th, 200.4x482.1; N Y Mtg & Security Co—Jos E Nute et al; Chas A Clayton (A), 44 Court; Chas J Ryan (R); Thomas Hovendon.

LOTS 1258 & 1259, block 32; Laura F Smith—Frances H Sill; Wilson & Van Wagoner (A), 164 Montague; Henry S Goodspeed (R); Jere Johnson, Jr, Co.

**SEPT. 15.**  
HANCOCK ST, ns, 282 w Lewis av, 18x100; Fredk Pierson—Moses M Apfel et al; Marshall S Marden (A), 37 Liberty; Manhattan; Samuel Y Gitlin (R); Wm J McPhilliary & Co.

PARK PL, ss, 105.4 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.

38TH ST, ss, 400 w 14 av, 20x95.2; U S Trust Co of N Y, trste—Jas E J Martin et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Louis R Bick (R); Nathaniel Shuter.

38TH ST, ss, 380 w 14 av, 20x95.2; Sarah L Dolan et al—Jas T J Martin et al; Henry M Bellinger, Jr (A), 135 Bway; Jno C Stammerman (R); Wm P Rae.

E 38TH ST, ws, 140 s Av C, 60x100; & LOTS 449, 450, Block 7349, Homecrest; Annie E Thornton, extrx—Magdalena R Koehler et al; Action 1; Thornton & Earle (A), 38 Park Row, Manhattan; Bertram Levy (R); Nathaniel Shuter.

E 38TH ST, ws, 300 s Av C, 120x100; same—same; Action 2; same (A); Abr L Doris (R); Nathaniel Shuter.

72D ST, ns, 95.10 e 5 av, 30x118.4xirreg; Louis Ruffo et al—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno T Eno (R); Nathaniel Shuter.

73D ST, nes, 338.8 nw 18 av, 20x100; Jacob Morgenthaler et al, exrs & trstes—Erisk G Geores et al; Action 1; Benj H Newall (A), 154 Nassau, Manhattan; Rodney T Martinsen (R); Wm J McPhilliary & Co.

73D ST, nes, 358.8 nw 18 av, 20x100; same—same; Action 2; same (A); Jas C Danzilo (R); Wm J McPhilliary & Co.

BEVERLY RD, sec E 12th, 50x100; Sheriff's sale of all right, title, &c, which Charlott A Carey had on Apr 26, 1915, or since; Lewis Swasey, sheriff; Wm P Rae.

BUFFALO AV, ws, 77.9 n Sterling pl, 25x100; R Annie Armstrong et al, exrs—Ponce Realty Co et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Wm H White (R); Wm J McPhilliary & Co.

BUFFALO AV, ws, 77.9 Serling pl, 25x100; R Annie Armstrong et al—Ponce Realty Co et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Wm H White (R); Wm J McPhilliary & Co.

KINGS HIGHWAY, ns, 109.9 w Gravesend av, 98.10x184.5xirreg; N Y Mtg & Security Co—Luca Cioliola et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Albert E Richardson (R); Wm P Rae.

MERMAID AV, ns, 50 w W 19th, 25x91; Maurice Kahn—Emma J Arnheiter et al; Maurice W Monheimer (A), 35 Nassau, Manhattan; Thos H Williams (R); Wm J McPhilliary & Co.

7TH AV, sec 59th, 120.2x80; Polstein & Polstein, Inc—Ulrich Bldg & Constn Co et al; Theo Witte (A), 375 Fulton; David Joyce (R); Wm J McPhilliary & Co.

9TH AV, nws, 46.10 sw 17th, 26.8x99.9; Richard Fitzpatrick—Sherwin Realty & Constn Co et al; Michael J Scanlan (A), 51 Chambers, Manhattan; Wm Watson (R); Wm J McPhilliary & Co.

**SEPT. 16.**  
BOREUM PL, wc Pacific, 40x50; Francis B Doyle—Hugh S Doyle et al; McGuire, Delany, Niper & Connolly (A), 189 Montague; Jos Gottlieb (R); partition; Nathaniel Shuter.

MACON ST, ns, 367 w Ralph av, 23x100; Fredk Lampe—Margaretha G Singer et al; Waldo R Blackwell (A), 375 Fulton; Michael Furst (R); Wm J McPhilliary & Co.

PIERREPONT ST, ss, 50 w Hicks, 20x100; Jas R Clarke et al—Lucille S Fabre et al; A L Phillips (A), 99 Nassau, Manhattan; Irving Katz (R); Wm P Rae.

SCHOLES ST, ns, 50 w Waterbury, 25x100; Fredk Schopps, individ & exr—Josephine Nelling et al; Adam Christmann, Jr (A), 931 Bway; Jose E Pidgeon (R); Nathaniel Shuter.

57TH ST, ss, 1,100 e 7 av, 20x100; Wilhelmina Bogemann—Edw M Duffy et al; Reynolds & Geis (A), 359 Fulton; Benj Ammerman (R); Nathaniel Shuter.

75TH ST, nes, 108 se 15 av, 18x100; Michael Shellens—Thos J Lennon et al; Geo B Davenport (A), 44 Court; Leon Mirabeau (R); Wm J McPhilliary & Co.

LOT 28, Block 4935, Sec 15; Dora Pines—Henry B Hill et al; Theodore I Schwartzmann (A), 44 Court; S Bishop Marx (R); Nathaniel Shuter.

LOT 22, Block 913, Sec 3; Chas J Manning—Theresa Schwartz et al; Litchfield F Moynahan (A), 233 Bway, Manhattan; Harry Wishnew (R); Wm P Rae.

**SEPT. 17.**  
WALTON ST, ss, 350 w Harrison av, 125x200; Williamsburgh Savgs Bank—Emma M Kissel et al; S M & D E Meeker (A), 217 Haveneyer; Arthur L Hurley (R); Wm J McPhilliary & Co.

50TH ST, sws, 170 se 2 av, 25x100.2; Sigmund Ashner—Grace L A DeGroot et al; Saul Bernstein (A), 149 Bway, Manhattan; Edwin L Garvin (R); Wm J McPhilliary & Co.

BEDFORD AV, ws, 40 n Lafayette av, 20x80; Annie B Conselyea et al, exrs—Eleanor L Campbell et al; Chas O Grim (A), 215 Montague; Geo R Brennan (R); Wm J McPhilliary & Co.

**SEPT. 18.**  
No Legal Sales advertised for this day.

**SEPT. 20.**  
57TH ST, ss, 100 e 7 av, 20x100; Wilhelmina Bogemann—Edw M Duffy et al; Reynolds & Geis (A), 359 Fulton; Benj Ammerman (R); Nathaniel Shuter.

AV C, sec Ocean pkway, 130x34; Clara E Browne—Emma C Miller et al; Reed & Pallister (A), 233 Bway, Manhattan; Chas H Fuller (R); Nathaniel Shuter.

**FORECLOSURE SUITS.**

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

**Manhattan.**

**SEPT. 4.**  
MONROE ST, ss, 125.5 w Jackson, 25x85.8; Raphael Prager—Wm Miller et al; A D Lind (A).

**SEPT. 7.**  
GREENWICH ST, nwc Charlton, 18x54.4; Harrison Lillibridge et al—Jno T Fenlon et al; Cary & Carroll (A).

85TH ST, 550-52 E; Marguerite E Schaefer—Chas Lutz et al; I Hyman (A).

114TH ST, 113 E; Isabel M Smith—Israel Kantor et al; Roelker, Bailey & Stiger (A).

**SEPT. 8.**  
WOOSTER ST, ws, 149.1 n Bleecker, 36.9x100; Empire City Savgs Bank—Morgan J O'Brien et al; amended; C W Dayton (A).

WEST END AV, 603; Geo B Lauck committee—Agnes L Durant et al; W N O'Neil (A).

**SEPT. 9.**  
MANHATTAN ST, ss, 466.3 w Bway, 50x150; Wm Rankin—Darrow Realty Co et al; W R Adams (A).

10TH ST, 261 E; Emigrant Industrial Savgs Bank—Christian Bierbeck et al; R & E J O'Gorman (A).

CONVENT AV, swc 147th, 99.11x75; Ella M Burke—Convent Av Constn Co et al; O'Brien, Boardman & Platt (A).

**SEPT. 10.**  
118TH ST, 215 E; Alfred F Hess—Reginald de S Loughran et al; Elkus, Gleason & Proskauer (A).

7TH AV, nwc 121st, 50.11x95; Levi P Morton—Ephraim L Ennis et al; Winthrop & Stimson (A).

**Bronx.**

**SEPT. 3.**  
OPDYKE ST, ss, 400 w 4 av, 87x100; also OPDYKE ST, ss, 400 w 4 av, 8.3x37; Howard M Shaw—Geo W Lockwood et al; A Collins (A).

134TH ST, ss, 171.6 w Willis av, 25x171.6; Edgar S Appleby et al—Leannora M Gray et al; Cannon & Cannon (A).

FULTON AV, ws, 132.7 s Claremont pkway, 50x 173.7; Maria Gecker et al—Realty Options Co et al; S Wacht, Jr (A).

WALEs AV, 518; Jno Zahn et al—Maria Ann Buellbach et al; J H Hildreth (A).

WALTON AV, nwc 149th, 26.8x105.9; Albert G Morganstern—Jos A Powers et al; Wolf & Kohn (A).

LOT 1000 (westerly half), map of Village of Wakefield; Chas F Moody—Jas J Doherty et al; C F Moody (A).

LOTS 90A & 90B, map of Subdivision of portion of Penfield prop; Mary M Sharkey—Guiseppe Zibelli et al; A S Barnes (A).

**SEPT. 4.**  
No Foreclosure Suits filed this day.

**SEPT. 7.**  
NORTH ST, ss, 15 e Davidson av, 50x100; Kate Oberscheimer—Lynridge Realty Co; N Blank (A).

VILLA AV, es, 171.5 s Van Cortlandt av, 50x 122.4; Fiore Amanna—Monaco Constn Co; W P Vining (A).

LOTS 45 & 46, block 49, sec 1, map of Morris Park, 24th Ward; Geo Hauser—Michael Tracy et al; Neier & Van Derveer (A).

**Brokers, Attention!**

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

**Realty Associates**

Capital and Surplus \$5,000,000

162 REMSEN ST. BROOKLYN  
Telephone 6480 Main

**JAMES L. BRUMLEY**

ESTABLISHED 1888

EXPERT

**Real Estate Appraiser  
Broker and Auctioneer**

189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

**KETCHAM BROS.**

ESTABLISHED 1891

EVERY BRANCH OF THE

**Real Estate Business**

Broadway Stuyvesant

Section Properties Our Specialty

129 RALPH AVENUE

Telephone, 85 Bushwick BROOKLYN

**WINDSOR LAND and IMPROVEMENT CO.**

Builders of Modern Homes  
in Suburban Long Island

AT HEMPSTEAD, FLORAL PARK,  
ROCKVILLE CENTRE, VALLEY STREAM,  
OCEANSIDE, EAST ROCKAWAY

LONGACRE BUILDING, entire 11th floor  
1476 BROADWAY, N. Y. Phone Bryant 146

**SEPT. 8.**  
WEBSTER AV, ws, 80 n 168th, 26x100; Gertrude Gottscho, as gdn—Louis Burger et al; Walmsley & Kohlman (A).  
LOT 106, map of 160 lots in the 23d Ward; Dora Frank—Cathn Connelly; I Levison (A).

**SEPT. 9.**  
4TH ST, ses, 160 ne Union av, 20x100; Elijah R Ryer—Minnie Parham et al; Clocke, Koch & Reidy (A).  
EAGLE AV, ws, 146 s 156th, 18x99.2; Carl M Owen—Jas S Segrave et al; Frucauff & R (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

**SEPT. 2.**  
LENOX AV, 233; Geo E Chisholm et al—Cath M Burnham; Stewart & Shearer (A); Morgan J O'Brien, Jr (R); due .....21,036.11

**SEPT. 3.**  
GREENE ST, 31; Robt Redfield—Amelia W Boardman et al; Richard P Lydon (A); Jno H Rogan (R); due..30,962.37

**SEPT. 4 & 6.**  
No Judgments in Foreclosure Suits filed these days.

**SEPT. 7.**  
61ST ST, 251 E; Julia Coleman—Josephine Shields et al; Herbert D Cohen (A); Harry N French (R); due... 1,774.01  
69TH ST, ss, 200 w 11 av, 25x100.5; Walther Luttgen—Rose Seinger; Chas S Davison (A); Myer Nussbaum (R); due .....11,124.17  
79TH ST, ns, 284 w Amsterdam av, 16x 102.2; Saml K Welsler—Omar A Jenks; Geo E Coney (A); due.....24,228.75  
110TH ST, 207 E; Metropolitan Savgs Bank—H Ames Budelman; A S & W Hutchins (A); Jno H Rogan (R); due .....11,397.22

**SEPT. 8.**  
No Judgments in Foreclosure Suits filed this day.

**Bronx.**

**SEPT. 3.**  
No Judgments in Foreclosure Suits filed this day.

**SEPT. 4.**  
No Judgments in Foreclosure Suits filed this day.

**SEPT. 7.**  
PROSPECT AV, 2350; Beatrice S B Ziegler—Herman D Junge et al; E Hurley (A); P L Mullaly (R); due. 6,216.66  
LOT 304 (southerly one-half), map of Unionport; Wm Seitz et al—Anna Mensch et al; Frees & McEveety (A); J P Hennessy (R); due..... 4,979.65

**SEPT. 8.**  
LOT 11, sec 11, blk 3109 on tax map; Louis Schwartz—Jas D Rogers et al; Schwartzman & Schwartzman (A); Jas Taylor (R); due..... 745.02  
LOT 10, sec 11, blk 2965 on tax map; Louis Schwartz—Jas D Rogers et al; same (A); same (R); due..... 739.66

**SEPT. 9.**  
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.**

**SEPT. 4.**  
No Lis Pendens filed this day.

**SEPT. 7.**  
112TH ST, ss, 195.6e 3 av, 19.6x100.10; Honor B Douglas et al exrs—Leon Kohn et al; (corrects error in the issue of Aug 28; when description was wrong); Roelker, Bailey & Stiger (A).

**SEPT. 8.**  
No Lis Pendens filed this day.

**SEPT. 9.**  
30TH ST, ss, 172.8 e 9 av, 18.4x98.9; 48TH ST, 311, 321-23 W; 48TH ST, ns, 278 w 8 av, 36x 100.5; 52D ST, 307 W; 47TH ST, ss, 80 w 9 av, 20x50, & 47TH ST, 402 W; Mabel L Bennett—Elisabeth M Myers et al; amended partition; Rollins & Rollins (A).  
WEST END AV, sec 78th, 83.2x71.2; American Hardware Corp of N Y—78th St & West End Av Co, Inc; action to declare lien; Morgan, Morgan & Carr (A).

**SEPT. 10.**  
53D ST, 409 W; Jos M L Striker—Metropolis Securities Co; action to regain possession of 3/4 lot; G R Hawes (A).  
GORE LOT, beg at a point in cl of blk between 40th & 41st, 100 w 3 av, runs w10.8xse55.1xn 33.1 to beg; Saml M Cohen—Albt B Graham et; partition; Rosenthal & Heermance (A).

**Bronx.**

**SEPT. 3.**  
SHERMAN AV, es, 88 se 166th, 100x200; Bronx Enterprise Co, Inc—J W Realty Co, Inc; action to compel specific performance of contract; J Rosenberg (A).

**SEPT. 4.**  
BROOK AV, 423; Jos Stern & Sons, Inc—Anna M Wiedersih et al; action to impress a lien; L Dashew (A).

**SEPT. 7.**  
No Lis Pendens filed this day.

**SEPT. 8.**  
BECK ST, ss, 100 w Av St John, 125x200; Pratt & Lambert, Inc—Ostro Constn Co et al; action to foreclose mechanic's lien; J F Coffin (A).  
LOT 3, plot 417, map of Unionport, 24th Ward; Daniel J White—Anna B Buckley et al; action to foreclose transfer of tax lien; W C Daly (A).

**SEPT. 9.**  
WILLIAMSBRIDGE RD, ws, beginning at point marked on stone in wall, 154x344; also LOT in Westchester fronting on Main, 35x200, belonging to Morris Baisley, deceased; Jos Kelly et al as exr—Geo P Baisley et al; action to set aside conveyance; C G Smith (A).

**Brooklyn.**

**SEPT. 2.**  
ADAMS ST, es, 112 s Concord, runs e102.9xs 50.2xw102.9xn49.10 to beg; Peekskill Savgs Bank—Potter & Decker Realty Co et al; H L Thompson (A).  
ADELPHI ST, ws, 81 s Myrtle av, 100x103.9; Realty Associates—Gowanus Wrecking Co; specific performance; L C Norris (A).  
CLEVELAND ST, ws, 160 n Glenmore av, 20x 90; Arcangelo Antoniello—Alfonso Vitale et al; W J Driscoll (A).  
WYCKOFF ST, ss, 101 w Nevins, 27x100; Geo N Tower—Jos A McGarry et al; H L Thompson (A).  
E 16TH ST, es, 540.5 s Dorchester rd, 16.4x100x 59.11x109.1; Eagle Savgs & Loan Co—Lewis H Pounds et al; J C McLeer (A).  
E 17TH ST, es, 135 s Cortelyou rd, 40x100; Eagle Savgs & Loan Co—Lewis H Pounds et al; J C McLeer (A).  
17TH ST, es, 200 nw 5 av, 20.5x100; Title G & T Co—Jno H K Green et al; T F Redmond (A).  
18TH ST, nes, 175 se 3 av, 25x100; Title G & T Co—Jas Crean et al; T F Redmond (A).  
22D ST, sec 4 av, 39x89; Title G & T Co—Sarah Ferchland et al; T F Redmond (A).  
30TH AV, ses, 70.2 ne 24th, 30x100; Title G & T Co—Andrew Trzaska et al; T F Redmond (A).  
4TH AV, ec 22d, 20x80; Jacques Ballin—Adolph Rehbein et al; T F Redmond (A).  
21ST AV, ses, 335 sw Bath av, 40x96.8; Isidore Lubitz—Cath F Salomon et al; H Aaron (A).  
LOTS 81-82, map 329 lots, part of farm of Jas W Voorhies at Coney Island; Thos F Wilson—Silas J McGinnis et al; Wilson & Van Wagener (A).

**SEPT. 3.**  
BOND ST, sec Union, runs e300xs100xw225xn 20xw75xn80 to beg; Kings Co Trust Co—Sarah Hynes et al; E T Horwill (A).  
COLUMBIA PL, es, 60.6 n State, runs, e63.3xn 10x—11.9xn10xw75xs20 to beg; COLUMBIA PL, es, 80.6 n State, 19.11x75x20x100.6; N Y Mtg & Sec Co—Waverly Associates et al; H M Bellinger, Jr (A).  
HANCOCKER ST, 1091-3; Otto Hilmer—Wm Brandiss et al; G M Moscovitz (A).  
LAKE ST, es, 232.11 s Kings Hwy, 20x75; Bklyn Associates—Laurie Rich et al; W T Lindsay (A).  
PRESIDENT ST, ss, 100 w Hicks, 30x100, 3/4 part; Title G & T Co—Franklin G Johnson et al; T F Redmond (A).  
REBSEN ST, ns, 50 e Clinton, 49x100; Victor Errante—Jno E Sullivan Co et al; foreclosure mechanic's lien; I Solomon (A).  
WASHINGTON ST, es, 127.10 s Johnson, 25x 107.1x25x107.2; Jos Wurzler—Helen M Sheldon et al; G F Alexander (A).  
E 15TH ST, es, 116.11 s Av K, 16.11x70; J J Lack Constn Co—Sander Terker et al; Levy, Gutman & G (A).  
20TH ST, ns, 185 e 6 av, 20x100; Isaac N Heidelberg—Edw Golka et al; T F Redmond (A).  
E 22D ST, es, 99.11 s Newkirk av, 60x200; Brazilian Devel Co—Dragone Constn Co et al; A W Burlingame, Jr (A).  
JEFFERSON AV, ns, 240 e Franklin av, 20x 100; Jno A Banmann & ano, exrs Krenzitia Banmann—Sarah E Hurley et al; T F Redmond (A).  
JOHNSON AV, nws, 225.3 ne 1st, 70x75; Title G & T Co—Esor Holding Co et al; T F Redmond (A).  
NEW YORK AV, es, 118.5 s Tilden av, 20x99.1x 20x98.6; Bertha Steinberg—Eliz Callan, W D Teese (A).  
NOSTRAND AV, ws, 20 s Lexington av, 20x100; 100; Jesse S Phillips—Mary Scher et al; F G Dunham (A).  
LOTS 721-723, block 19, map Sea Gate; Jno Offerman—Minnie S Twombly & ano; Hamilton, Gregory & F (A).  
on "map of prop of Jno E Searles"; Sarah A Moore—Peter Larsin Realty & Constn Co et al; to remove restrictions; F N Gilbert (A).

**SEPT. 4.**  
BARRETT ST, 237; Eve Silverstein—Fannie Farber et al; partition; J A Whitehorn (A).  
HOOPER ST, ss, 296.11 w Lee av, 19x100; Eagle Savgs & Loan Co—Francis T Moynan et al; Latson & Tamblin (A).  
KENMORE PL, ws, 400 s Farragut rd, 50x100; Louis H Beyer—Margt Messier et al; Jonas Lazansky & N (A).  
ROSS ST, nws, 216.6 ne Bedford av, 19.4x100; Jno F Clarke—Woodward Realty Co et al; J J Reiber (A).  
ST MARK'S AV, ns, 300 e Howard av, 20x100; Empire City Lodge 42, Ind Order Free Sons of Israel—Morris Greenblatt et al; A Gross (A).

**SEPT. 7.**  
BEADEL ST, ns, 100 w Vandervoort av, 20x 100; Mary Conway—Mazarin Land Devel Co et al; Gollman, Smith & F (A).  
CAMBRIDGE PL, es, 121.6 n Gates av, 17.6x100; Irving Lachenbruch—Mary F Brown; M Lessler (A).  
CONCORD ST, ses, 200 ne Atlantic av, runs ne 50xse50xse125xsw50xsw125 to beg; Gustav A Wambach—Kate Foran et al; S Seiderman (A).  
CONCORD ST, ses, 200 ne Atlantic av, 50x125; Gustav Wambach—Kate Foran et al; S Seiderman (A).

DEAN ST, ns, 240 w Ralph av, 20x107.2; Title G & T Co—Helen Gardner et al; H L Thompson (A).  
DOVER ST, es, 160 n Hampton av, 60x100; Manhattan Beach Co—Wm W Bell; Austin McLanahan & M (A).  
FULTON ST, nes, 60 se Classon av, 20x91; Herman B Scharmann—Wm E Gnad et al; S Seiderman (A).  
12TH ST, ns, 383.7 e 8 av, runs n100xe27.1xs100 xw26 to beg; Title G & T Co—Kath M T Allen et al; H L Thompson (A).  
E 14TH ST, ws, 300 w Av Y, 100x100; Rosa A Lee—Lazarus Brilliant et al; to set aside deed; W H Smith (A).  
NEW JERSEY AV, ws, 140.3 s Sutter av, 20x 100; Public Bank N Y City—David Schneider et al; to set aside deed; Stroock & Stroock (A).  
SUMNER AV, ws, 75 n Myrtle av, 25x100; Max Rosenberg—Sophie Abelow & ano; H S & C G Bachrach (A).  
VIENNA AV, ns, 40 w Cleveland, 60x85; Margt G Sander—Blanche Brooke; C S Taber (A).  
18TH AV, swc 71st, 40x100; Matilda A Turner—Jas P Paradis et al; partition; J M O'Neill (A).

**SEPT. 8.**  
BERGEN ST, ss, 75 w Hoyt, 16.8x100; Title G & T Co—Emma E Logan et al; T F Redmond (A).  
HOPKINS ST, ns, 375 w Tompkins av, 25x100; Saml J Kornblum—Leah Kosch et al; M Reizenstein (A).  
MARTENSE ST, ss, 95.6 w Rogers av, runs s25.11xe5.6xs93.10xw27.7xn119.11xe22.1 to beg; Merchants' Co-Op Mtg Co—Public Constn Co et al; M Hertz (A).  
MONTROSE ST, 187; Harold F Grayev—Leonardo Marotta et al; to set aside mtg; L Dashew (A).  
PROSPECT PL, ns, 265.5 w 6 av, 20x81; Adelaide B Nichols—Florence M Larcombe et al; H L Thompson (A).  
TILLARY ST, nec Navy, runs e43.9xn80xw55.7 xs81 to beg; Title G & T Co—Grace E Langler et al; T F Redmond (A).  
4TH ST, ss, 340 w Bond, 40.11x107.8x40x116.4; City Natl Bank—Natalo Maiorino et al; H J Davenport (A).  
E 12TH ST, ws, 525 s Av N, 40x100; Title G & T Co—Wm Hayde et al; T F Redmond (A).  
75TH ST, ss, 300 w Ridge blvd, runs s100xw60xs 100xw10xn100xw150xn100xe220 to beg; Yonkers Homeopathic Hospital & Maternity—Thos J Lockard et al; H L Thompson (A).  
AV C, ss, 60 e E 5th, 30x100; Title G & T Co—Anna Magrath et al; T F Redmond (A).  
AV J, ss, 40 e E 19th, 40x100; Gertrude S Higgins—Lydia P Austin et al; Watson & Kristeller (A).  
LAFAYETTE AV, ss, 122 w Clermont av, 20.4x 100; Catskill Savgs Bank—Robt Van Iderstone et al; T F Redmond (A).  
LEE AV, es, 40 n Ross, 20x75; Bond & Mtg Guar Co—Sarah Ehrenreich et al; T F Redmond (A).  
MANHATTAN AV, es, 70 n Ainslie, 30x78.6; Title G & T Co—David Werbelowsky et al; T F Redmond (A).  
MANHATTAN AV, ws, 100 s Dupont, 25x100; Bank for Savgs, Ossining—Jacob M Wald et al; T F Redmond (A).  
MANHATTAN AV, es, 150 s Meserole av, 44x100; Title G & T Co—Kent Mtg Co et al; T F Redmond (A).  
METROPOLITAN AV, ns, 25 w Graham av, 25x 86; Title G & T Co—Roscorio Briglio; T F Redmond (A).  
PITKIN AV, ss, 20 w Grafton, 20x75; State Bank—Lutina Holding Co et al; J A Kohn (A).  
ROCKAWAY AV, es, 125 s Belmont av, 50x100; ROCKAWAY AV, es, 175 s Sutter av, 50x 100; Isidore Levy—Rockaway Motion Picture Co et al; P Goldfarb (A).

**MECHANICS' LIENS.**

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

**Manhattan.**

**SEPT. 4.**  
125TH ST, 327-29 E; Christian Dages—Gottfried Walbaum; Ludwig W Lange (12) .....1,096.44  
134TH ST, 14 to 20 E; Jacob K Nussenbaum—Cassel Cohen; Paul Friedland (15) ..... 175.00  
BROADWAY, 1651-5; Pittsburgh Plate Glass Co—Est Jno J Emery, Albany Apartments (r) (14) ..... 606.25  
6TH AV, 250; Pittsburgh Plate Glass Co—Murzrok Bros Co; Adolf S Wexler; renewal (13) ..... 85.60

**SEPT. 7.**  
STUYVESANT ST, 42; Jos Nass—Louis Sussman, Bertha Sussman, Gustave Nadelbach & Solomon Nadelbach (20) 52.15  
WASHINGTON ST, 578-80; Moe Ginsberg—Jno J Bradley; J A Craig Grinder & Mixer Co (17) ..... 19.50  
94TH ST, 71 W; Hugh Greene—A Strauss (16) ..... 45.00  
110TH ST, ss, 26 w Park av; Shapiro & Stollman—Louis Loon; Wm Nachamkis (13) (corrects error in issue of Aug 28) ..... 290.00  
AMSTERDAM AV, 1521; Max E Jaffe—Mary E Horton; Isaac Kauffman (19) 58.70  
BROADWAY, sec 31st, 105.9x123.4; Jacob Lassman et al—Gladys B Thayer et al; A G Imhof, Inc (18) ..... 75.00

**SEPT. 8.**  
HAWTHORNE ST, nes, 125 nw Bway, 75x100; Jos Van Rehder—Kavaes Constn Co; Paul Silvestri (21).... 278.10  
8TH ST, nwc 2 av, 120x48; Geo H Storm & Co—Aron Wavelo et al; H Mankin & Maxrose Realty Co (23).... 265.71  
146TH ST, 167 W; Moses Klahr—Wm L Pallister; Piquet & Piquet (24).... 105.65  
BROADWAY, 2633; Jno S J Dean—Mc-nulty Bros; M Foulker, mgr (22).... 21.10



**SEPT. 8.**  
WEBSTER AV, nec 182d, 50x91; Edwin H Aube—McEvoy & Koster et al; Aug25'15 ..... 27.00

**SEPT. 9.**  
WASHINGTON AV, 1243; Leopold Altman—Sarah & Sol Goldberg et al; Sept1'15 ..... 75.00

**Brooklyn.**

**SEPT. 2.**  
STOCKHOLM ST, ses, 200 sw St Nicholas av, 35x100; Martin Stephan & ano—German Hospital Society & Tower Constn Co; Apr2'15 ..... 99.50

**SEPT. 3.**  
BARRETT ST, 70 to 78; Hyman Heckler—Wickham Realty Corp, Nathan Topol & I & J, Inc; June29'15..... 130.00

HINSDALE ST, es, 50 n Livonia av, 100x100; Wolfman Cont Co—Hinsdale Bldg Co; Aug6'15 ..... 29.00

50TH ST, ss, 200 w 6 av, 50x100.2; Guisepp Lambertini—March Realty Corp & Jos Paladino & Bro; Aug24'15 ..... 100.25

56TH ST, ss, 140 w 7 av, 40x100.2; Guisepp Lambertini—Bklyn Investors' Corp & Jos Paladino & Bro; Aug 24'15 ..... 100.00

58TH ST, ns, 300 w 11 av, 40x100; N Lambert & ano—A S & G, Inc; Aug 24'15 ..... 295.00

BAY RIDGE AV, ns, 100 4 e 3 av, 93x 100; Terminal Lumber & Trim Co—Upton Realty Co & N Y Title Ins Co; Aug23'15 ..... 300.00

**SEPT. 4.**  
No Satisfied Mechanics' Liens filed this day.

**SEPT. 7.**  
HOPKINSON AV, 579; Saml Ginsburg & ano—Hyman Kaufman; Aug20'15.. 603.00

**SEPT. 8.**  
WATKINS ST, swc Riverdale av, 50x 100; Morris Zimmet & ano—Docket Impt Co; July23'15 ..... 160.00

AV O, nec E 18th, 30x80; Jno Damelsen—Our Own Bldg Co (Inc); release; Aug31'15 ..... 275.00

CORTELYOU RD, swc Ocean av, —x—; Colonial Mantel & Refrigerator Co—Cortelyou Investing Co; Oct10'14.... 340.00

RIVERDALE AV, ss, 50 w Watkins, 50x 100; Morris Zimmet & ano—Docket Impt Co; July23'15 ..... 100.00

1Discharged by deposit.  
\*Discharged by bond.  
\*Discharged by order of Court.

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

**Manhattan.**

**SEPT. 2.**  
No Attachments filed this day.

**SEPT. 3.**  
BANKVEREIN, Suisse; Cecil French; \$2,006; MC Heine.

SHAFRIN, MAX & WM SCHMITZ; Lahn & Simons, Inc; \$406.68; Reit & Kaminsky.

**SEPT. 4 & 7.**  
No Attachments filed these days.

**SEPT. 8.**  
COFFIN VALVE CO; Chas T Bramhall; \$6,- 384.46; D Ball.

MONROE DRUG CO, Ltd; Irving W Rice & Co; \$75; H Amster.

**CHATTEL MORTGAGES.**  
AFFECTING REAL ESTATE.

**Manhattan.**

**SEPT. 3, 4, 7 8 & 9.**

A Goldberg & Son, Division st, 105.. Daisler Heating Co. Heating Apparatus. .... 450.00

Marotta, Louis, 110th st, 158 E.E Esposito. Barber Fix. .... 348.50

114th St & 7th Av Constn Co. 111th st, 125-35 W..Colonial Mantel & Refrigerator Co. Refrigerators..... 369.00

Trio Amusement Co, Inc, Broadway, 2409..Consolidated Chandelier Co. Fixtures. .... 630.00

**Brooklyn.**

**SEPT. 2, 3, 4, 7 & 8.**

Fyans, Thos. F. 2226 Gravesend av.. American Radiator Co. Boilers,&c. 148.00

Levy & Joseph. 58th st, bet 17 & 18 avs..Saul Rendelstein. Plumbing Supplies. .... 432.00

Nechanikus, Benj. Pennsylvania av, nr Liberty av. Plumbing Supplies.. 1,400.00

Renshaw Realty Co, Inc, Bedford av, nr Farragut rd..Isaac A Sheppard & Co. ....(R) 220.00

South 3d St Bldg Corp. S 3d st, c Hooper..Louis Greenberg. Wash Tubs, &c. .... 975.00

Winkel, Chas (Borough Park Homes, Inc). 51st st, nr 11 av..Abr Wohl. See paper. Boilers ..... 645.00

**BUILDING LOAN CONTRACTS.**  
The first name is that of the Lender, the second that of the Borrower.

**Manhattan.**

**SEPT. 10.**  
HAVEN AV, ws, 362.10 s 181st, 149.3x 119x irreg; City Mtg Co loans Chas Hensle Realty Co to erect 2-5-sty apartments; 10 payments .....80,000.00

55TH ST, 51-5 W; Thos C Dunham & Farmers Loan & Trust Co, trstes, loan Banley Realty Corp to erect 9-sty apartment; 11 payments.....100,000.00

**Bronx.**

**SEPT. 3.**  
173D ST, nwc Longfellow av, 55.8x 100.9; Manhattan Mtg Co loans W A J Bldg Corp to erect 5 & 6-sty apartment with stores; 11 payments.....38,000.00

189TH ST, swc Cambrelling av, 50x 100; Jas G Wentz loans De Canido Constn Co to erect 5-sty apartment; 8 payments .....31,000.00

**SEPT. 8.**  
MORRIS AV, es, 217 n 161st, 50x101; Rockland Realty Co loans Jos Sosin Co, Inc, to erect 5-sty apartment; 12 payments .....32,000.00

**ORDERS**

**Brooklyn.**

**SEPT. 2.**  
ELBERT'S LA, ws, 20 n Liberty, 80 x90; Cervadoro Constn Corp on J Lehrenkrauss & Sons to pay Schwartz & Cohn, Inc ..... 175.00

**SEPT. 8.**  
ATKINS AV, ws, 190 s Blake av, 100x 100; Leno Bldg Co on German Savgs Bank to pay Jacob Lenowitz ..... 700.00

Schenectady av, 187—Church of Latter Day Saints .....FA

Sheephead Bay rd, 508-10—Jos Jollies & Benj Pachman .....FA-ExS-GE

Snediker av, 475—Isador Lifshitz .....DC

S Portland av, 171—J Converse, NoS-FA-Rec-Rub

Stillwell & Canal avs—Topeka Paving Co, Inc, W 14, nr Neptune av.....FP-FA-Rec-NoS

Stratford rd, 230—Edward P Cypist...NoS-Rec

Sutter av, 952—A Abrahams .....Rub

Vernon av, 137—Adolph Bargida, NoS-FA-Rec-Rub

Wythe av, 330—Fulton Bay & Cotton Mills, Co .....DR

**Numbered Avenues.**

3 av, 981—Mrs Chas Mathison.....ExS-TD

4 av, bet 13 & 14 sts—Dept Education, 500 Park av, Man.....Ex-O-FP-FP(R)

4 av, swc 36 st—Dept Education, 500 Park av, Man .....FP

7 av, nec 79 st—Dept Education, 500 Park av, Man .....FP

**QUEENS ORDERS SERVED.**  
**Named Streets.**

Amity st, 113 (Flushing)—Mrs Elias Fairchild et al .....GE

Franklin st, 213 (Col Pt)—L Gally, 197 Main, CF

Fulton st, sec Columbus av (Edgemere)—Jennie J Oberndorfer .....FA

Orchard st, 24 (L I City)—Rosenwasser Bros, FP-NoS-FA-Rec

**Numbered Streets.**

24 st, 427 (Col Pt)—George Gress..NoS-FA-Rec

**Named Avenues.**

Alburtus av, 78 (Corona)—Daniel Wanzel, NoS-FA-Rec

Ammerman av, 112 (Arverne)—Mrs Charlotte S Weiss.....FE-Ex(R)-FA-ExS-GE

Ammerman av, 112 (Arverne)—Queens Boro Gas & Elect Co, 347 Central av (F Rky) ..GE

Boulevard, 757 (L I City)—Clonin & Messenger .....NoS-FA-Rec

Boulevard, nec Carlton av (R B)—Jacob Kohn.....FE-Ex(R)-FA

Boulevard, nec Carlton av (R B)—Mrs Rose Fox .....ExS-FA

Brandeth av, 44-46 (R B)—Jacob Seedman..ExS-FA

E Hayes av, 126 (Corona)—M Massucci, NoS-FA-Rec-El

Jackson av & Bridge Plaza (L I City)—National Casket Co.....DR

Lawn av, 1148 (Ozone Pk)—Jennie Ambrosino .....DC

Meredith av, 110 (Rock)—Mrs Sarah Shapiro.FA

Meredith av, 110 (Rock)—Queens Boro Gas & Elect Co, 347 Central av (F Rky).....GE

Meredith av, 110 (Rock)—Mrs Lizzie C Drake, FE-ExS

Ocean av, 207 (Arverne)—Mrs Lotti Hann, FE-ExS-FA

Ocean av, 50 ft n Dodge av—Sigmond & Oscar, ExS

Rockaway rd & Ferry st (Woodhaven)—Kasper Keller .....CF

Snediker av, near Jamaica av (Union Course)—A B Fleig .....NoS-FA-Rec

S Chase av, 98-100—Wm Hefferman..FA-Ex(R) S Hammel, 26—Natusoff & Hyman.....FA-ExS

Storm av, 75 (Arverne)—Nathan Jacobs, ExS-FA

Sutphin rd & Rockaway Blvd (Jamaica), A L Miller .....NoS-FA-Rec-El

Thompson blvd (L I City)—American Ever Ready Co .....DR

Wave Crest av, nwc Wat Jean ct (F R)—Eisenberg Catering Co .....TD-ExS

**Numbered Avenues.**

3 av, 48 (R Pk)—Queens Boro Gas & Elect Co, 347 Central av (F Rky).....GE

3 av, 48 (R P)—Mrs Anna Brown, Ex(R)-FA-ExS

3 av, 66—Mrs Fisher .....FA-ExS

8 av, 321 (L I City)—Francis J Meagher, NoS-FA-Rec

**RICHMOND ORDERS SERVED.**  
**Named Streets.**

Bay st, 234—Mrs Minnie T Mark.FP-Ex(R)-FE

**BOARD OF EXAMINERS.**

The following announcement is made by the Board of Examiners for the benefit of those desiring to file appeals:

APPEAL 340 of 1915, New Building 214 of 1915, 267-269 Fifth avenue, Manhattan, Starrett & Van Vleck, appellants.

NOTE: Former Appeal 307/15; Approved.

11. Building exceeds 150 feet in height and should be thoroughly fireproof throughout, as required for such buildings.

It being claimed that the rules and regulations of the President of said Borough, or the provisions of law, or ordinances do not apply.

Whether the penthouse constitutes an additional story under the provisions of section 105, and requires all frames, sashes, doors, trim, etc., throughout the building to be of incombustible material.

That the additional rooms added do not make the pent house construction constitute an additional story under the provision of section 105 as it occupies only 40 per cent of the area of roof and is not used for business purposes of any kind.

It is the intention to devote all the roof houses (except where necessary for machinery room) to recreation purposes.

Furthermore, it is shut off from the balance of building by fireproof doors and walls and all materials entering into the construction or finish will be incombustible.

Appearance: George E. Mathews.

On motion, APPROVED.

APPEAL 341 of 1915, New Buildings 110 of 1915, southwest corner 185th street and St. Nicholas av, Manhattan. Geo. Fred Pelham, appellant.

NOTE.—Former Appeal 231 of 1915; APPROVED May 25, 1915. Former Appeal 317 of 1915; DISAPPROVED July 14, 1915.

14. Rear court on west side must not be less than 12' wide.

15. Clear distance back of last row of seats in gallery and on the main floor must not be less than 12' and 16' respectively.

An equally good and more desirable form of construction can be employed.

14. Rear court on west side must not be less than 12' in width.

15. Clear distance back of last row of seats in gallery and of the main floor must not be less than 12' and 16' respectively.

14. The 6 ft. width of court at rear has been granted by Fire Department in consideration of a ready exit to streets being located on a corner.

15. The condition as proposed on plans would

necessitate a greater distance from seats in front instead of rear as the greater hazard would be at this point, also in regard to the balcony sufficient means have been provided and since seating capacity is small the 10' space at rear should be reasonable. The foregoing matters have been approved by the Fire Prevention Bureau pending the approval of the Board of Examiners and in compliance with Section 109 of the Building Code.

Appearances: Max J. Kramer and Fredk. J. Fox.

On motion, APPROVED.

APPEAL 342 of 1915, New Building 265 of 1915, 328-330 West End avenue, Manhattan. Robert M. Farrington, appellant.

2. Building exceeds 12 stories in height and should be thoroughly fireproof throughout, as required for such buildings.

3. An excessive per cent. of the lot area is covered at and above the second story.

6. Specify the construction, including the outside covering of the "pent house" walls. Show the height of the party wall. Skeleton walls exceed 75 ft. in height. Ashlar to be counted as part of the wall thickness must be 4 ins. and 8 ins. thick and thoroughly bonded into the brick backing. Upper and foundation walls including the vault walls, should be increased in thickness.

2. Section 105 states in part: "When the height of the building does not exceed 12 stories, nor more than 150 feet." This building is 131 feet high to top of roof beams, and 141 feet to top of service pent house roof beams.

3. Service pent house or 13 story covers only 25 per cent. of building. Building at 2d floor level covers 12½ per cent. of lot which is required for 12-story buildings.

6. According to recent decision of Board of Examiners, 12" walls have been allowed to exceed 75 feet where they are carried on steel.

2. To be allowed to build a service pent house above the 12th floor, consisting of four small rooms and one bath. The total height of building being 141 feet.

3. To be allowed to have courts figured for a 12-story building instead of 13 stories.

6. To be allowed to build exterior walls 12" thick down to first floor level, carried on steel at each story.

2. The building is in reality only 12 stories high. The so-called 13th story or service pent house can never be used for hotel purposes, it covers only 25 per cent of the roof. The total height is only 141 feet. Considering the fact that there has been built a number of 13-story buildings of this type with full 13 stories, I feel that this is no violation of the law.

3. As the service pent house or 13th floor covers only 25 per cent. of roof area, and sets back on all sides, as shown on alternate scheme submitted herewith, and in no case will the main wall of building be carried up above the 12th story, so that the light and ventilation of this building or any of adjoining buildings can in no way be affected.

6. The entire brickwork is carried on steel, and 12" walls have been in similar construction approved, where they exceed 75 ft. in height. I would like to be granted the same privilege.

Appearances: Robt. M. Farrington and F. J. Meseker.

On motion, APPROVED on CONDITION that all the floors and trim of the pent house be of incombustible material.

# BUILDING MANAGEMENT

## REPAIRS AND OPERATION OF APARTMENTS

By JAMES C. MCGUIRE, of James C. McGuire & Co.

THE relation between owner, architect and contractor, in order to construct a building on the most economical basis, should be a relationship which would require the architect to work for the best interests of the owner, without any question as to what his remuneration should be, and that the contractor should work also to the best interests of the owner in regard to using the best material and workmanship. This presupposes absolute integrity on the part of all three parties interested, which unfortunately is not always the case, but for the purpose of this article we shall have to assume that such is the case. The best way to bring this condition as near as possible to the ideal in making the original contracts with the architect, is for the architect to work for a fixed fee, rather than for a percentage, so that there should be no tendency on his part to make the work cost more than is necessary, in order to earn an increased fee, and the same is true of the contractor.

### Cost Plus Fixed Fee.

In order to approach the conditions which would be the most satisfactory, the contractor should be employed on the basis that he receive the cost of the work, plus a fixed fee.

Contractors of necessity have had a considerable amount of practical experience, and this experience is often valuable to both the architect and the owner, and if a contractor is getting a fixed amount for a piece of work, the owner and the architect can both feel that they can take his advice, as all question of a greater or a less remuneration to him is removed.

It is hard to convince owners that, in the great majority of cases, the class and character of work done in a building are what they actually pay for. If the owner accepts the lowest lump sum bid, he is apt to get an inferior class of work. If he accepts an honest contractor at cost, plus a fee, undoubtedly satisfactory results will be obtained.

### Foundations.

Great care should be taken, if possible, that all of the foundations of the building should be either on earth or rock, that is, if part are on rock and part on earth, that portion on the earth is apt to settle a certain amount. Of course that on the rock will not settle at all, so that where this condition is encountered, the foundations on the earth should have a greater spread than if all the foundations were on earth, in order that the settlement of that portion of the building on earth, should be reduced to a minimum, and that no cracks appear in the masonry between that portion of the building on earth and that on the rock.

The use of cast iron columns, except for ornamentation, in certain particular locations, has been relegated to the past, as they should have been long ago, and the extensive use of them in New York was only because of the high unit strains allowed on cast iron columns by the Building Code. It has come to be recognized that, irrespective of the allowed values of the unit stresses, cast columns are not desirable, not only from the standpoint of cost, but from the standpoint of danger during erection.

Steel columns should be used of either rolled or built-up sections, with all column connections riveted together (not bolted), which means all girders and beams riveted to columns (not bolted). You thus make a stiff, rigid job, which will go a long way towards paying for the patching of plaster in subsequent years.

It will be found economical to build your columns in 2-story lengths. What you lose in metal you save in shop work and the cost of handling.

Do not get the columns around elevator shafts too close to the side of the shaft, or if you do, provide, when designing your steel work, to carry these columns down about 4 feet farther than the other columns, below your lowest elevator landing, otherwise when you come to build your elevator pit the footings of these columns will interfere and you cannot make your elevator land flush with the lowest floor, because of the projection of the column footings into the elevator shaft.

### Brick Walls.

Whether required or not, brick should be laid in Portland cement mortar with 10 per cent. of hydrated lime. The class of work that such a mortar will produce is well worth the cost over ordinary lime mortar.

A point that is giving a great deal of trouble in apartment houses in New York today and causing the owner a considerable amount for repairs is leaky walls, especially with a hard driving rain. These leaky walls are caused in a number of ways, and some of the causes are very obscure.

In the majority of cases when a building is constructed the outside walls are painted, and inside they are treated with a waterproof compound. It has been found by close observation that taking a green wall, painting it or treating it with some waterproof compound outside, as is required by the Tenement House law, and then having treated the inside of the wall with another waterproof compound, the result is that all the moisture in the bricks and in the mortar is hermetically sealed in the wall. This moisture has to find its way out of the brickwork, and is evaporated either from the heat of the sun or the heat from the interior of the building, and in so doing the paint is forced off the outside of the wall. The paint used for this purpose, as a general thing, does not adhere to the brickwork as firmly as the damp-resisting paint used on the inside, consequently the rain will drive in where the paint has come off the outside of the building, and come through where chases have been cut after the wall has been damp-proofed inside, where a partition has been built against the wall before it was damp-proofed, or where the fireproof floor adjoins the wall, or the floor beams and girders join the wall, as this damp-proofing inside is always done after the floors and partitions are built.

### Damp-Proofing the Walls.

Experience has taught us that the proper way to damp-proof the walls of a building is to treat them outside with two good coats of damp-resisting paint, preferably lead and oil, putting nothing on the inside of the walls in the way of paint, because it cannot be done effectively; then the walls should be furred with plaster board. The result is that the moisture in the wall can escape to the inside of the building and there is no tendency, by the evaporation of moisture, to force off any of the damp-proof paint on the outside of the building, and furthermore, if the outside should leak the water has an opportunity to run down behind the furring and be absorbed in the brickwork or in the fireproof material of the floor arches without coming through the plaster.

It is highly important to carry the flashing on parapet walls up to and under the coping or, if copper, through the wall. Frequent causes of leaks in exterior walls are due to the water get-

ting in the parapet walls above the flashing, if the flashing is not carried to the coping or through the wall, and the water going down in the brickwork behind the flashing and following along a column possibly for several stories, or along a beam, and coming out on the ceiling probably as far as 12 or 15 feet from the exterior wall. Any moisture of construction in a green parapet wall, if it is painted on the outside and flashed on the inside, will find its way out under the coping or at the roof level, on a parapet wall is generally not over 3 feet high.

If a house is built as an investment, it will pay to use copper for the cornice down spouts and skylights. Galvanized iron is much cheaper for first cost, but unless painted every two years will soon deteriorate, and even if painted, will last only a limited time.

### Plastering.

More or less trouble is always caused in new buildings by cracks in the plaster. This is very largely a question of material and workmanship. Plaster cracks are annoying to tenants, and are expensive to fix and require a great deal of redecorating.

The best way to prevent this is to pick out a good plastering contractor and pay him a little more than the irresponsible low estimator, as it is impossible to stand over a man when he is mixing plaster to see that he uses the ingredients called for in the specifications. This is the principal reason why patent plaster or plaster which comes on the job already mixed, is more expensive than where the plasterers mix their own mortar, for in the latter case they are apt not to put the proper amount of hair and lime in the plaster.

All floors, whether parquet or strip, should be  $\frac{7}{8}$  inch thick. The tendency has been lately to use wood carpet and  $\frac{3}{4}$  inch thick floors. Through curling up these always gives trouble after two or three years, and are a source of expense for repairs which the first saving in cost does not justify.

Two pumps should be provided for pumping water to the tank on the roof, or an extra motor installed. The cost is very slight in comparison with the inconvenience of not being able to get water when a pump breaks down.

### Hot Water Heater.

There should be two hot water heaters no matter how small the building, as this is most essential to keep the tenants in good humor. The tubes in hot water heaters in high buildings particularly give trouble, owing to the great pressure combined with the heat. A saving in fuel and replacing of tubes would be effected by the use of copper tubes. Intelligent firing is necessary under these circumstances, not to get the fire so close to the tubes that they get burned.

Especially care should be taken to select good air-valves on the radiators. Not enough attention is paid to this. The result is a loss of steam by blowing through the radiator, also leaks through the valve or continual complaints of the tenants because the radiators are air-bound and do not get hot. There are very few good air-valves on the market, and such a valve should be selected with great caution, in order to get one that is effective and cannot be thrown out of adjustment by the tenant.

It will be found economical and profitable to build under the kitchen window-sill a closet 12 inches deep, the height of the window-sill. This furnishes a little shelf in the kitchen, which is very useful, and provides a semi-cold storage place, as this wall between this closet and the outside wall is only 8 inches

thick and things like preserves, etc., can be easily kept there.

Most kitchens in apartment houses have two laundry trays. It is advisable to make the covers for these trays in one piece and out of enameled iron. In this way the top can be used for a table. If made in two pieces it does not furnish as good, or as large a table-top, and if the top is made in wood, it will, in a short time, warp and crack.

Much care should be exercised in selecting the paint that is used on the interior trim. An inferior grade of paint will discolor, and require frequent re-painting, and consequently displeases the tenant. A good quality of paint is worth all that it costs, and is the cheapest in the long run. Next to plastering, this is one of the most unsatisfactory questions to deal with in an apartment house. It is best to select the particular paint desired, after getting the best information available and specifying the maker and the particular brand of paint, and that it shall be brought to the job in the original packages. Painters often will try to supply substitutes, and other manufacturers will also try to get their products substituted, but a good paint, by good manufacturers, is sold at standard prices and there is no danger of having the price raised because of specifying a particular article.

The same argument applies to tiling that applies to paint. Pick out the particular manufacturer and the particular brand of tile that he makes, and specify that manufacturer's tile and grade. In this way you know what you get. It is impossible to judge tile by samples, and the tile of one manufacturer will not stand like the tile of another. Combination angles and corners should be used to make the most sanitary job.

#### Water Pipes.

Probably more trouble in apartment houses today is being caused by the corrosion of water pipes than from any other one cause and it is a problem for which no satisfactory solution has been offered.

The Croton water today, combined with the poor material out of which the galvanized pipes are made is the cause of the trouble. In some instances the pipes are corroded after having been in place only four years.

The ordinary galvanized pipe of commerce is made of steel. Some manufacturers are urging the use of a wrought iron pipe. A great deal of pipe is being sold in the market under the name of wrought iron pipe which is not a puddled wrought iron pipe. There is only one manufacturer, from the best information furnished to the author, who is marketing only puddled wrought iron pipe under the head of "wrought iron pipe." It is not an established fact that wrought iron pipe will overcome this difficulty.

Brass or lead pipe have been suggested and used in many houses, especially on the hot water lines where the trouble is most pronounced, but owing to the increased price of copper and zinc, the price of brass pipe today is excessive, and for the first time in history brass is more expensive than copper, due to the high cost of zinc.

More trouble occurs on the hot water lines than on the cold, and on the former, more trouble occurs on the horizontal runs than on the vertical runs for obvious reasons.

On the whole, if the price will admit, it is recommended that brass be used on the Croton water lines. If not, the lines should be so installed that they will be accessible without having to do an unnecessary amount of damage to the building in their replacement.

The method of cutting water pipes causes a serious contraction in the area of the pipe, and it will pay an owner to have the ends of all pipes reamed after cutting, for if not reamed this contracted area of the pipe will be the first place to collect sediment and thereby start corrosion and then a stoppage with leaks.

Frequent mistakes are made in the too economical use of valves. Valves should be provided at the foot of each steam riser, so that if any trouble occurs outside of the radiator valve, that line

can be shut down and repairs made, also the hot and cold water lines, as the case may be, should be controlled by a valve, also all branch lines. Provide a drip valve at the foot of all steam and Croton rising lines to drain lines for repairs.

Branch lines from mains to flushometers should not be less than 1¼ inches, with the mains 2 inches. A frequent tendency of plumbers is to make these too small, which interferes with the flow of water, and is the most frequent cause of trouble in the operation of flushometers.

#### Boilers.

A boiler with a minimum amount of brick setting will be found the most economical, because of repairs. Ample stack capacity should be provided, because the tendency is to work to smaller coals, and the finer coal you use the more draft you require. A locomotive type of boiler is recommended having a grate opening of about 5-16 inch for consuming buckwheat coal.

In housekeeping apartments, sinks are not generally provided for the use of the scrubwomen.

It will be found of great advantage to provide a sink on each floor landing in the main hall, and also a large sink in the basement where the porters can wash out the garbage pails. An old enamel iron bath-tub will serve this purpose with comparatively no additional cost.

#### Telephones.

The practice is becoming almost universal to omit the telephone switchboard in the hall, owing to the expense that it is to the owner, and the dissatisfaction to the tenants. Where an owner has his own switchboard, if he gets back the amount he pays the telephone company, he is lucky, and then he either has to pay, in addition, the cost of the telephone operators, or if it is left to the hall-boys in connection with their other work the dissatisfaction of the tenants will be considerable, because the boys are not constantly at the board to answer calls promptly and good and prompt management are quite as necessary as economical management.

It will be found most economical in the long run, to pursue a generous policy towards tenants. If they want a little painting done, or new window shades or new awnings, give it to them without argument, although what they have may be plenty good enough. If their lease is not renewed, it costs from \$100 up to decorate an apartment, and a little matter like refusing a tenant minor repairs often prejudices the execution of a new lease, and \$100 will pay for many minor renewals to please a tenant.

#### Inspection by City Departments.

It is to be regretted that the Mayor sawfit to veto recent legislative bills which would have afforded the owners and taxpayers a considerable relief from a number of inspectors from the different city departments as organized today.

The multiplicity of these inspectors simply increases the taxes, which is not only unnecessary, but a burden. According to statements in the daily press, the reason given by his Honor, the Mayor, was that he was not consulted as to his wishes before the bill had passed the Legislature and was sent to him for his approval. The real reason, in the opinion of the author, for the bill being vetoed, was because some of the departments and bureaus under the Mayor were losing some of their patronage, which is a reason that hardly seems compatible with the dignity of the chief executive of the City of New York.

#### The New Building Code.

The Building Code, compiled and edited by Rudolph P. Miller, C.E., is in process of revision by the Board of Aldermen. The City Charter provides that the Building Law be amended at least once in ten years. Up to the first of this year, with but minor changes, the law approved by the Mayor, October 24, 1899, has been in effect, although two commissions have been appointed by the Board of Aldermen to effect a new code, together with several independent efforts on the part of the city officials,

and now it is in the hands of a committee of the Board of Aldermen. They are framing a new code by the enactment of new sections, one at a time, bearing on the different subjects of the code, a few of which only have passed.

This has proved a slow process in providing the taxpayers with adequate relief, as the individual personal interests of the members of the Board of Aldermen seem to take precedence over the benefit to the taxpayers as a whole, and it is to be regretted that our Board of Aldermen, which seems to have outlived its usefulness, cannot be brought to realize this fact, that they are standing in the light of the development of the city, and by some measure they should be made to help to relieve the burden of the taxpayer by subserving their own individual interests and gain to the benefit to the city.

#### Painting Old Brick Walls.

In the case of a large brick building, the walls of which had never before been painted, the mortar had fallen out of the points in many places and it was to be pointed up by a bricklayer. The walls were to be finished flat and a correspondent in a recent issue of the Painters Magazine asks how he can best stop the suction in the bricks and how he should treat the newly painted portion of the surface to prevent the lime in the mortar from eating through and discoloring the work. In reply the authority in question says:

To avoid all risks of the lime in the mortar used in pointing the joints, it would be best to have the bricklayer do his pointing so that the mortar would not be on a level with the face of the bricks, but from one-sixteenth to three-thirty-seconds of an inch below. In that case you could putty up the joints, after applying your first or priming coat, thus stopping the suction in both bricks and joints. On hard pressed brick fronts, where the joints are not very open, pointing with mortar or cement is not resorted to, but the joints are filled in with colored putty after the first coat, and sometimes after the second coat, of paint.

As to advising you how to stop suction in the bricks, it must be considered whether the brick in question is of the hard or soft variety, because in the latter case one more coat of paint is required than for hard brick. If you paint in imitation of red brick and the wall is composed of ordinary (not hard pressed) brick, use good Venetian red in oil, thinning with raw linseed oil and very little good drier, making a paint of medium consistency, which brush well into the surface. Then putty up as suggested with linseed oil and whitening putty, colored with dry Venetian red or mineral brown. The putty must not contain any cheap oils or it is liable to sweat out and make trouble. For the second coat, make the paint from Venetian red and yellow ochre or metallic brown in oil, according to the depth of shade desired for the final coat, adding about one-fourth as much of keg lead as you have of color and thin to brushing consistency with raw linseed oil three parts and turpentine one part, adding very little japan. Do not use turpentine substitute, if you wish to avoid trouble. Let this coat dry good and hard and see to it that there are no shiners, if you wish to make a good flat finish.

For this flat coat, unless you purchase flat brick color in paste form, to be thinned with turpentine, mix Venetian red and yellow ochre, or red and metallic brown, ground to stiff paste form, until you have the desired shade; then, for every twenty pounds of color in oil add five pounds fine dry whitening and thin for use with one-third best brown japan and two-thirds pure turpentine. If the color is to be buff, the first or priming coat should be keg lead, tinted with yellow ochre and Venetian red, thinned with raw linseed oil and a small portion of drier. The putty may be colored with yellow ochre. For second and third coat follow same rule as in the case of the red color.

## 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.

### Magazine Fed Boiler.

**B**OILER feeding that can be manipulated to the maximum degree for the most economical use of coal is being introduced. It is a magazine fed boiler of very unusual possibilities in management. It is shown in detail herewith.

This boiler has a fuel feed pipe that can be adjusted according to the size and kind of fuel being burned. It is also possible to use one side of the grate in mild weather. In addition, the flue travel on the Newport boiler is adjustable. This is accomplished by removing the flue plates located in the flues, short-circuiting the gases into the smoke outlet, thereby raising the temperature of the flue and increasing the draft. In this way the boiler may be made to work fully up to the capacity of the flue to which it is attached.

The sloping grate of the boiler is self-cleaning, so that the sifting of ashes is unnecessary. The greatest accumulation of ash in a boiler of this type is at the lower end of the grate. In this boiler the connecting bar is placed above the grate. This bar has openings for the admission of air, the same as the grate, while on the inside are located ribs for the purpose of agitating the fire more violently in this corner when the grate is gently shaken, thereby evenly cleaning the grate.

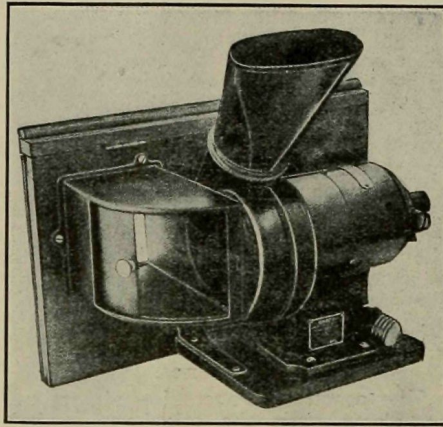
Still another feature emphasized by the manufacturers is the ash pit spray. A water spray, by a turn of a valve, sprinkles the ashes so that their removal is not accompanied by the usual clouds of dust.

fire in the coolest part of the boiler in order to absorb more heat from the gases.

This boiler is admirably suited for use in apartment houses where the most exacting requirements often are levied against the boiler room during the late spring and early autumn. With this boiler instant adjustment is possible with the lowest possible fuel consumption.

### Perfect Office Ventilation.

**I**LLUSTRATED herewith is a new device that has met with great favor in offices. It is operated by a motor and fits into the window sill, so that perfect adjustment of ventilation can be obtained at all times without danger of



blowing important papers off desks. In operation it is extremely simple.

When the slide is brought forward and the duct closed to the room, the blower draws only cold air; when it is pushed back, the cold air is cut off and air from the room is being circulated; when it partly opens the duct to the room, it closes the opening to outdoors by the same amount and streams of cold

ing need be installed; the amount used by the smaller set is about that used by the ordinary incandescent bulb. The finish of the metal parts is similar to that of the black telephone instruments.

The placing of the window-board in the window-frame causes no damage to the woodwork; four small brass dowel-sockets are sunk in the frame, and dowels in the window-board fit into these and hold the board firmly, but so that it can be easily removed by a simple lifting movement. A metal rain shield protects the board from the weather; it has openings protected by hoods, and filters the air passing through it of dust by gravity, and also, if necessary, by cloth screens. The window-board is so weather-stripped as to prevent leakage of cold air.

Under usual conditions the smaller set will maintain a good atmosphere in a room having five occupants—the larger, about twenty. It is not so important to introduce great volumes of new air as it is to have the new air distributed; this is done automatically when the cool air is blown to the ceiling, no pockets of stale air can form and a uniform temperature will prevail from floor to ceiling. Where a uniform change of air occurs draughts do not endanger health.

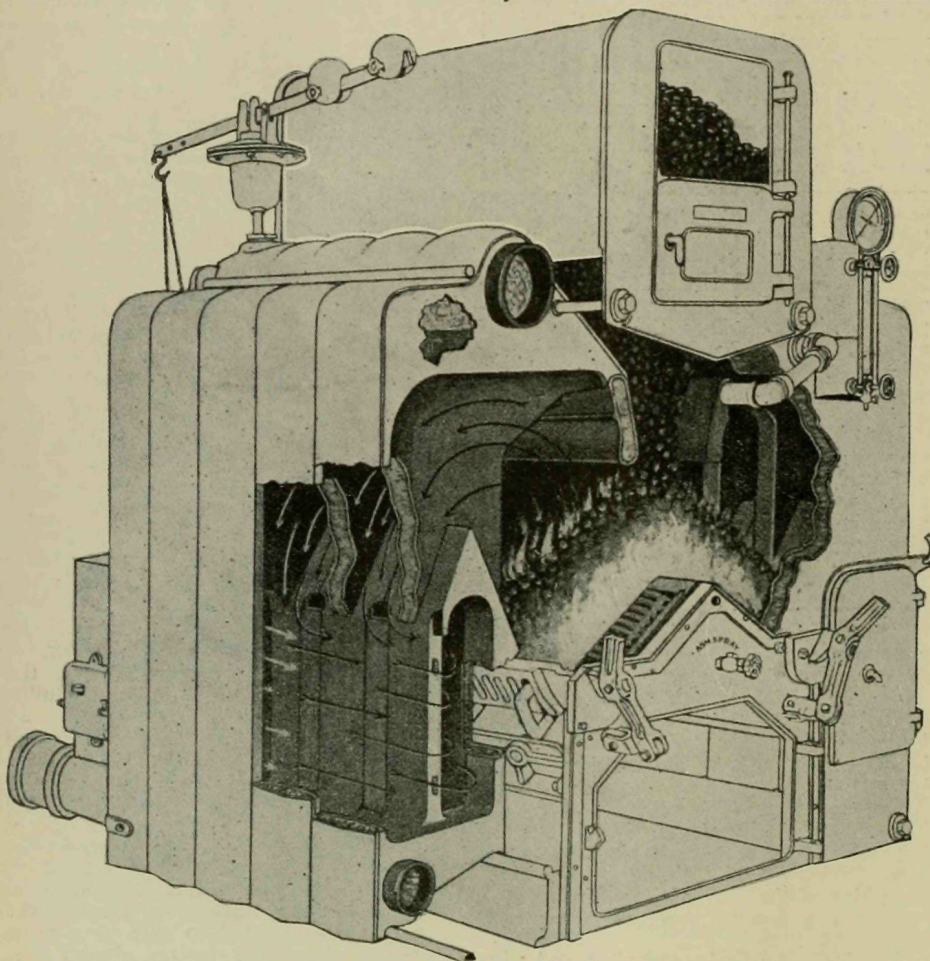
### A Wonderful Air Compressor.

**I**F IT takes one ton of metal to construct a slide valve vacuum or air compression machine, the same amount of metal will suffice for eight machines of a type that has just been perfected and which is now being sold in this city.

Such is the description in brief of an air compressor now in service in this city and which is on exhibition for any contractor, building superintendent, or architect to see. The device, that weighs only seventy-five pounds, will do the work of a machine that weighs a ton and calls for the services of a tremendous motor to operate it. The compressor cited requires no heavy foundation, they are portable, any laborer being able to lift one with ease and set it upon a table. A compressor capable of driving tools, and similar work to which a great compressing machine usually is called upon to do, can be hauled, with its motor with a plug and line attachment to be connected to nearby sockets to any point on an ordinary four wheeled box truck.

The secret of this remarkable device is that it is a rotary, non-valve machine, obtaining compression, or when reversed, creating vacuum, far beyond the realization of engineers who have not seen it.

These machines are positive pumps, and in addition to the foregoing advantages, they have also practically no vibration, no springs, no valves, no gears, no cams, no eccentric action, no thrust; having no bearing they are hydraulically balanced and sealed; leakage is reduced to a minimum; there is no regurgitation, no parts that move and touch, hence no frictional wear; no centrifugal or centripetal force; they are self-oiling and economical with oil, have no fly wheels, may be driven direct-connected at motor speed or by gears or belts, and are guaranteed against breakage or undue wear. These devices are said to be revolutionary in all fields for the use of air mechanically or chemically where they are applicable. They save 50 per cent. and upwards in comparative cost of construction; the same or more in space occupied, and are at least 20 per cent. more efficient per unit of motive force of driver. Operation consists merely of turning a switch and as it has no friction wearing parts cooler air is generated, thus saving cost of temperature reducing in certain industries. It has a special application in large buildings where both compressed air and vacuum cleaning systems are used because all that is necessary is to reverse the motor and presto! the air compressor becomes a vacuum generator of almost any desired potency within reason. The compressor also has a call for clay products manufacturers who require a uniform pressure for applying slip glazes.



The boiler is equipped with an exclusive patented combiner check and draft, balanced by the adjustment of the regulator weight. The hottest gases first come in contact with the crown sheet and overhanging fire surfaces. They then follow downward between the sections into the outside flue, then forward into the inside flue from which they pass rearward to the smoke box, thus leaving the boiler at the coolest part. The flues are located below the

air and room air mix in the blower. By this means any temperature can be had at the nozzle between the indoors and out. The cool mixture, being blown to the ceiling, spreads out against it, gradually sinks through the room air, and is breathed before it passes to the radiators.

The motor base contains a speed controller giving three speeds and having an open-circuit point. Current from the lighting circuit is used, so that no wir-



# CURRENT BUILDING OPERATIONS

**New Tower Structure, Being Erected by August Heckscher, at Madison Avenue and 42d Street, Completes North Gateway to Murray Hill**

ONE of the notable improvements of the year, and one which should have a far reaching effect upon the section, is now in course of construction, at the southeast corner of Madison avenue and 42d street. August Heckscher purchased about two years ago the plot at 309-313 Madison avenue, just south of the corner of 42d street, and subsequently obtained, under long lease, the immediate

corner; also the properties on the east and south sides, making a combined plottage measuring 98.9 on Madison avenue and 113.6 feet in 42d street. Jardine, Hill & Murdock, architects, successors to Jardine, Kent & Jardine, have prepared plans for the structure, which will include a central building, self contained, twenty-five stories high and culminating in a tower. This portion of the plot is owned in fee by Mr. Heckscher, while the adjoining properties, which comprise the leaseholds, will be improved with five-story buildings, taking up the entire frontages and conforming with the main building. When completed, the structure and the new Forty-second Street Building will constitute the north gateway to Murray Hill.

The building has been so designed that there is sufficient setback to insure permanent light and air on all four sides, above the first floor. The setback in 42d street will afford the equivalent of a street 125 feet wide, and the stores and mezzanine floor will have front and skylight easements.

The old structure on the plot purchased by Mr. Heckscher has been cleared and it is expected that the new building will be completed and ready for occupancy by May 1, 1916. The design selected for the facade is Italian Renaissance, and white marble will be used for the first five stories. The shaft rising above this level will be of light brick, with ornamental terra cotta treatment of the cornices and pilaster treatment of the upper three stories and the surmounting tower.

By this design the tower will be free and unobstructed, and will not be encroached upon by its neighbors. On the other hand there is no danger of its encroaching on the adjoining properties. According to the floor plans, the offices will be shallow, with generous allowance for windows, thus assuring the maximum amount of light and air. The street floor and basements will be laid out with store space, and an entrance to the subway will be had through the main entrance. Mr. Heckscher's own office will occupy the two top floors of the main building. Five highspeed elevators will be installed.

The architects have provided a novelty in office building service. On the twenty-third floor a squash court, with shower

baths, will be installed for the use of the tenants of the building. Access will be provided to two tower promenades, which, together with the peak of the tower, will be illuminated electrically.

Mr. Heckscher has become prominently identified with real estate investments in Manhattan. Several years ago he bought the one-time residence of the late William C. Whitney, at Fifth avenue and 57th street, from Mr. H. P. Whitney.

residence, at the southwest corner of Madison avenue and 38th street. It was announced some time ago that this property would be improved with a mercantile structure, but there is but little prospect that this will be done for some time to come. The property is on the crest of Murray Hill and owners in that section have endeavored to keep the district free from mercantile encroachment.

The zone adjacent to the Grand Central Terminal has been the scene of a wonderful amount of structural activity during the last few years, so much so that the entire skyline is changed and those who have not visited the section within that time would wonder where tenants could be found to occupy so much floor space. As the result of the work of a couple of pioneers, the section, which for years was dormant, came into its own, and the success of the undertakings speedily brought others into the district.

Probably one of the most daring improvements, to the layman, was the erection of the Forty-second Street Building, at the southwest corner of Madison avenue and 42d street. The owners found but little difficulty in obtaining a high class of tenants for the offices and stores, and today there is but a small percentage of vacancies. This condition is also true as applied to the other buildings in the vicinity, which undoubtedly influenced Mr. Heckscher in purchasing and leasing the property to be improved.

Other buildings of newer construction in the neighborhood include the H. W. Johns-Manville Company building, at the southwest corner of Madison avenue and 41st street, and the twelve-story office building at the northeast corner of Madison avenue and 41st street; the Professional Building, at 40 East 41st street, the Vanderbilt Avenue Building, on the west side of Vanderbilt avenue, between 42d and 43d streets, the International Correspondence School Building, now being erected at the southwest corner of Madison avenue and 40th street, and the addition to the Anderson Galleries, at 15-17 East 40th street.

The section of the city adjacent to the Grand Central Terminal has a wonderful location and is destined to become one of the busiest centers in Manhattan. The district is served by every surface and sub-surface car line system and is easily accessible from every section. At the present time there is the Madison avenue line which transfers to all cars operated on the Metropolitan company's system; the subway, and the 42d street line. Besides this, one block to the east is the Third avenue elevated road and the tunnel to Long Island. In the future the new East Side subway will be connected at this point and also the extension of the McAdoo system.



Jardine, Hill & Murdock, Archts.  
 TWENTY-FIVE STORY OFFICE BUILDING FOR 50 EAST 42D STREET.

The property was altered and today serves as a taxpayer until a permanent improvement is made on the site. Mr. Heckscher is contemplating the erection of a mercantile building on the site, but no decision has been reached relative to the details.

Mr. Heckscher, in speaking of the plan by which some of the greatest disadvantages of the very high building have been eliminated, said:

"It will be a boon to New York if owners of high buildings in future setting back from their property lines, will build or combine to build in such a manner that each high building shall be wholly self-contained, light obtained from the outside on each facade, and no encroachment made on the light of neighboring owners. I have tried to follow this principle in my new structure at Madison avenue and 42d street."

Among the other important holdings of Mr. Heckscher is the old Havemeyer

## SUBWAYS AND ELEVATED.

### Progress of Construction Work as Reported by President Shonts.

In the fiscal year ended June 30 Interborough Rapid Transit, operating the subway and elevated lines, earned a surplus available for dividends of \$8,068,484, equivalent to 23.05 per cent. on the \$35,000,000 stock, compared with surplus of \$8,024,580 last year, equivalent to 22.92 per cent. on the stock.

The total number of passengers carried was 647,378,266. There was a gain of 5,172,646 on the subway division and a loss of 9,681,051 on the elevated lines.

President Shonts in his annual report makes the following remarks relative to the progress of construction work on the subway and elevated lines:

"Exceptionally rapid progress has been made in the construction of the Manhattan Elevated third tracks and extensions. This work has been expedited for the purpose of making the additional facilities available to the public as early as possible. Practically 80 per cent. of the construction work has been completed on the Second and Third Avenue lines and 60 per cent. on the Ninth Avenue line, and the power and equipment requirements are equally well advanced.

"While the Third and Ninth Avenue lines have for several years had an express service which provided quicker transit between terminals than the local service afforded, it added very little to the capacity of the road, express trains being confined to certain intermediate sections and to the use of the local tracks beyond these limits. The additional facilities which will now shortly be available will almost double the present carrying capacity of the elevated roads.

"The work of constructing the new subways to be operated by the Interborough Rapid Transit Co., while not so far advanced as the elevated improvements, is nevertheless making good progress.

"The Seventh avenue subway, from a connection with the present subway at Times square, to Chambers street and West Broadway, is 50 per cent. completed.

"The two-track extension from Chambers street, via Greenwich street to South Ferry, is 25 per cent. completed.

"The Park place, William and Clark street subway, from Chambers street to a connection with the present subway at Borough Hall, Brooklyn, is 10 per cent. completed.

"The Eastern Parkway line, Brooklyn, from the Atlantic avenue terminus of the present subway to Prospect Park, is 25 per cent. completed. Beyond this point practically no work has been done on extensions in Brooklyn, although all of the lines are under contract except the two-track extension from Eastern Parkway and Buffalo avenue, via Livonia avenue to New Lots road.

"The Lexington avenue subway, from a connection with the present subway at Park avenue and 41st street, to Lexington avenue and 53d street, is 25 per cent. completed.

"From 53d street and Lexington avenue to 138th street and Mott avenue in the Bronx it is 95 per cent. completed.

"The western branch, from 138th street to 157th street and Jerome avenue, is 95 per cent. completed.

"The Jerome avenue extension from 157th street to 182d street is 80 per cent. completed.

"The portion from 182d street to Woodhaven is 65 per cent. completed.

"The Southern boulevard and Westchester avenue extension from Mott avenue to Bancroft street is 60 per cent. completed. The remaining portion of this line, from Bancroft street via Westchester avenue to the terminus in Pelham Bay Park (which is an elevated structure) has not yet been placed under contract.

"The White Plains road extension, from a connection with the present subway at 179th street and Boston road to 241st street, is 70 per cent. completed.

"The Queensborough subway, from Grand Central station near East 42d street and Lexington avenue to Jackson

avenue, Long Island City, is completed. From that point to the Queensborough Bridge plaza it is 70 per cent. completed.

"The Corona elevated line from Queensborough Bridge plaza to Vandam street is 50 per cent. completed, and from Vandam street, via Queens boulevard and Roosevelt avenue to Sycamore street, 95 per cent. completed.

"The Astoria elevated line, from Queensborough Bridge plaza via Second avenue to Ditmars avenue, is completed.

"The elevated railway portions of the subways on the Astoria and Corona lines in Queens and the White Plains road and Jerome avenue lines in the Bronx will be available for use in connection with the present elevated and subway systems in advance of the completion of the subway portions of these lines. This will encourage the growth of the outlying districts served by these branches, and secure to the new subways and elevated lines a permanent traffic which would be difficult to create under less promising conditions."

### Building Situation in Southern Nassau County.

The building situation in southern Nassau County, Long Island, is changing for the better; and especially is this noticeable at Baldwin Harbor, where the demand has become prevalent for more costly types of houses than were heretofore in demand. The building of seventy-five new frame bungalows has been going forward during the summer and some of them have been sold on the plans.

As the season has progressed, however, larger and more substantial bungalows and dwellings on larger plots have been sought by investors at Baldwin Harbor. As a result, plans are being prepared for fifty stucco and tile roof bungalows with concrete piazzas and open-air sleeping porches, and ground will be broken for these new houses before frost arrives. Hundreds of mechanics will thus be kept busy through the winter and an abundance of bungalows of varied architecture will be ready for spring delivery. They will be supplied with sea water for bathing as well as fresh water.

The operating company developing and improving Baldwin Harbor has

carefully felt the investing public's pulse since the inception of the extensive improvements under way there. It began construction work with bungalows worth from \$3,500 to \$5,000 each, with all improvements. Gradually the demand has been for more costly types of dwellings, until now the improvements will be houses costing from \$7,500 to \$10,000 each.

The water facilities at Baldwin Harbor have been a vital contributing factor to the improved real estate situation there. Long Island is famous for its waterfront, and the fact that several miles of waterways are being finished at Baldwin Harbor has attracted the better class of buyers who love nautical pleasures and who wish to be slightly removed from the business environment that attaches to the railroad station. At least one hundred waterfront villa plots at Baldwin Harbor will be ready for structural improvements by next spring. Some such plots are being built upon now.

### Mechanics' Wages.

In some unions the rate of wages has advanced fifty per cent. in the last twenty years; in others one hundred per cent. In the meantime the advance in wages of the generality of workers in this prosperous land has been probably less than fifteen per cent. The advance of building wages so far beyond that of the generality has made the building business a shining mark. You may have heard that death loves a shining mark.—Theodore Starrett.

—The Church of Notre Dame on Morningside Drive has a floor arch with the largest clear span of any floor arch in the world. The span is 60 feet and is formed of four courses of Gustavino tile.

### Fifteen Tubes Under the East River.

The tunnel under the East River at 60th street for the Broadway Subway trains to Queens will make eight in all. As seven tunnels have two tubes each there will be practically fifteen tunnels under the East River within the next two or three years. Count them.

Beginning at the Battery, there is the present subway tunnel; next the White-

## NEW COURTHOUSE FOR BROWNSVILLE



PLANS have been prepared by Edward M. Adelson, architect, 1776 Pitkin avenue, Brooklyn, for a proposed courthouse to be erected on the site of the present public baths, in the south side of Pitkin avenue, between Watkins and Osborne streets, on a plot 50x100. The proposed structure will be two stories high, the lower portion of the walls being the present bath house on which will be mounted a stone pediment. Two court rooms, each 50 x 70 feet, have

been provided. Light will be obtained from skylights and the side walls. The cost has been placed at between \$20,000 and \$25,000. At present the city leases two courtrooms, paying an annual rental of about \$8,000. These quarters are separate, which, it is claimed, causes considerable inconvenience to attorneys and litigators. The leases on the present spaces expire in May, 1917, and it is being urged that the new structure be erected prior to that date, so that they will not have to be renewed.

hall-Montague Street tunnel; next the Old Slip-Clark Street tunnel; next the Fourteenth Street-Eastern tunnel; next the Pennsylvania tunnel; next the Queensboro tunnel; next the 60th street tunnel. The other tunnel is that of the Consolidated Gas Company leading from its works at Astoria to 130th street in the Bronx.

Sub-aqueous tunnels are costly works. The cheapest two-tube tunnels cost about \$4,000,000, and the cost ranges from that figure up to \$8,000,000. It is a conservative estimate, according to the Public Service Record, that the tunnels built and projected will cost from \$40,000,000 to \$50,000,000 when completed.

In addition to the tunnels there are four bridges spanning the river from the Manhattan shore and another under construction from the Bronx. Without looking up the figures, let us estimate that these bridges cost on an average, \$20,000,000 apiece. That would make \$100,000,000 for bridges, which, added to

the cost of the tunnels, makes a total of \$140,000,000 to \$150,000,000 for crossings over and under this river.

#### Building a Tunnel Relief Sewer.

Work was begun on a large tunnel relief sewer which the City is to build in 41st street, Manhattan, to drain the area in the vicinity of the Grand Central Station. Ground was broken at the site of the proposed shaft at the southeast corner of Lexington avenue and 41st street. Robert Ridgway, Engineer of Subway Construction for the Commission, turned the first shovelful of earth after it had been loosened by a pick wielded by R. A. Shaler, Managing Engineer of the Rapid Transit Subway Construction Company.

The new sewer, which will cost about \$240,000, will extend down Madison avenue from 43rd to 41st street and thence through a rock tunnel, 40 to 45 feet below the surface, under 41st street to the East River. That portion extending from

Park avenue under the existing subway to a point slightly beyond Third avenue will be constructed by the Rapid Transit Subway Construction Company as part of its contract for Routes Nos. 43 and 26, the connection between the old subway and the new Lexington avenue subway. The rest of the work will be done by contractors for the city under the supervision of the Manhattan Bureau of Sewers.

#### May Build on Seventh Avenue.

Francis Bannermann, dealer in military goods, 501 Broadway, contemplates the erection of a large business building at the northeast corner of Seventh avenue and 37th street, on the old Marshall plot. The site is one of the finest for improvements in the Pennsylvania section, containing a frontage of 98.9 feet on the avenue and 244 feet in 37th street. At present the proposed improvement is only tentative, nothing definite having been determined.

## Bed Rock Evidence

"I have always found Edison Service satisfactory," says Homer Foot, Jr., renting agent. The better known of his building projects, 7 East 42nd Street, 10 East 43rd Street, and 334 Fourth Avenue, have looked to Central Station Supply since their respective openings

Among other operating expenses, Edison Service here has been put to the scientific economy test. That it has held its own against the most optimistic private plant estimates is a cold fact impossible to avoid

The relation of adequate electrical supply to big building success is growing more and more evident. Proof is shown in the Edison supply of 97 out of every 100 of the new loft, office, and apartment structures. Our engineers are at your call by 'phone or mail

## The New York Edison Company



*At Your Service*



General Offices  
Irving Place and 15th Street

Telephone  
Stuyvesant 5600

## Don't Renew Your Compensation Insurance Before Consulting

### The Metropolitan Mutual Liability Insurance Company of New York

A dividend of 20% has been paid in cash to all policyholders at the end of the first year with the approval of the New York Insurance Department.

Reductions in rates averaging 20% have been obtained for policyholders in addition to dividend.

Safety absolutely guaranteed by re-insurance of all excess hazards.

*We will be pleased to have our representative call on you*

## Metropolitan Mutual Liability Insurance Co.

37 Liberty Street, New York City

BENJ. D. TRAITTEL, Pres.

AVON C. BURNHAM, Treas.

RICHARD MOLLER, Vice-Pres.

HERBERT W. HEYER, Asst. Treas.

ED. B. BROOKS, Sec'y.

# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

# Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

## INSURANCE AND BONDS

FOR  
BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

# Gnybco

TRADE MARK

Good  
New  
York  
Buildings  
Carry  
Only

## GREATER NEW YORK BRICK CO.

Gnybco Brands

Phone, Murray Hill, 761 103 Park Ave.

## RAPP CONSTRUCTION CO.

(Incorporated)

### Fireproof Arches

30 EAST 42d ST. Phone, Murray Hill 1831  
F. B. Rapp, Pres. J. F. Rapp, Vice-Pres. W. J. Rapp, Sec. & Treas.

## DENNIS G. BRUSSEL ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION  
FOR LIGHT—HEAT—POWER

Office and Works Telephones  
39-41 West 38th Street 189-190 Greeley

## CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

### Telephone Building in 79th Street.

McKenzie, Voorhees & Gmelin, 1123 Broadway, were selected architects this week to design plans for a new telephone building from five to nine stories in height, to cover the plot 100x100 feet at 208 to 216 East 79th street, the New York Telephone Company, 15 Dey street, being the owner.

### Thirteen-Story Apartment in 72d Street.

George B. Beaumont & Company, 286 Fifth avenue, are having plans prepared privately for a thirteen-story apartment house, 50x100 feet, to be erected at 124-126 West 72d street. The owner will construct the building and will take estimates on all sub-contracts about September 20.

### New Building in 42d Street.

Harry Leslie Walker, 103 Park avenue, has prepared plans and will be ready to take bids on general contract, about September 20, for a six-story store and office building, 22x100 feet, to be erected at 24 East 42d street, for William Decatur Parsons, Ocean avenue, Bayshore, Long Island. The facade will be of marble and terra cotta.

### Big Loft for 39th Street.

Crow, Lewis & Wickenhoefer, of 200 Fifth avenue, have plans in progress for a twelve-story store and loft building with dimensions of 125x98 feet, to be erected at 318-326 West 39th street, by the Three Hundred and Twenty-four West Thirty-ninth Street Corporation (the estate of August Finck), owners. The construction will be of high type, with a facade of light brick, terra cotta trimmings and limestone. The cost is estimated at about \$300,000. Estimates will soon be taken by the architects on the general contract and structural steel work.

### Latest Apartment House in 55th Street.

The Banley Realty Company, a newly-formed corporation, of which S. Morrill Banner, 170 Broadway, is president, is having plans prepared by Rouse & Goldstone, 38 West 32d street, for a nine-story apartment house to be erected at 51 to 55 West 55th street, covering a plot 50x100 feet, now occupied by three private dwellings. The Banley company has taken a long-term lease to the property from the estate of Thomas C. Dunham. The structure will contain house-keeping suites of two and five rooms. In the basement will be installed a fully equipped kitchen for the use of all tenants. The company has obtained a building and permanent loan and it is stated that work will be completed and ready for occupancy by next May. The awarding of contracts has not been made.

### Contract for Station Finish.

The Public Service Commission has awarded the contract for station finish on both the Jerome avenue and White Plains avenue Rapid Transit lines to the Altoria Realty & Construction Company, the lowest bidder, for \$860,636.50.

The Jerome avenue line is a three-track elevated railroad branching off from the Lexington avenue subway at 138th street and Park avenue and running north through River avenue and Jerome avenue to Woodlawn road. It will also be connected with the west side elevated system by a line to be built through 162d street and eventually will be operated both by trains from the elevated lines and trains from the Lexington avenue subway.

The White Plains road line is a three-track elevated extension of the Lenox avenue branch of the existing subway and runs from Bronx Park or 180th street north through White Plains road to 241st street near the northern boundary of the city. The steel structure on both lines is more than half completed and ready for the station finish.

Both lines will be operated by the Interborough Rapid Transit Company under the Dual System contracts. The contractor is allowed six months to finish each station, but must begin work within thirty days after being notified by the Commission's engineer that a station is ready for the finish.

### NO ARCHITECTS SELECTED.

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

NIAGARA FALLS, N. Y.—The Trinity Lutheran Church, Rev. Paul T. Guthnecht, pastor, 15th st, contemplates the erection of a church in 15th st, to cost about \$15,000. Project will probably not go ahead until spring. No architect selected.

ROCKLAND COUNTY, N. Y.—The Board of Supervisors of Rockland County, Josiah Felter, Haverstraw, N. Y., chairman, contemplates the erection of a tuberculosis hospital here to cost about \$50,000. No architect selected.

NEW ROCHELLE, N. Y.—The Y. M. H. A., Alfred Schachet, secretary, 39 North av, contemplates the erection of a 2-sty Y. M. H. A. on Winyah av, to cost about \$15,000. No architect selected.

MINEOLA, L. I.—Frank P. Krug, this place, contemplates the erection of an annex and grill to the Krug's Hotel. No architect selected.

### PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS  
MANHATTAN.—A. L. Mordecai & Son, Inc., 30 East 42d st, general contractors, are taking bids on granite for the 13-sty apartment on the west side of Park av, 51st to 52d sts, for N. Y. C. & H. R. R. Co., 70 East 45th st. Warren & Wetmore, 16 East 47th st, architects. Cost, about \$700,000.

NEWARK, N. J.—A. H. Thomson, 22 Market st, architect, is taking bids to close soon for two 3-sty hollow tile and stucco apartments at 382-386 South Belmont av, for Frederick W. Hassinger, 376 Montrose av, South Orange. Cost, about \$12,000 each.

FAR ROCKAWAY, L. I.—Morrell Smith, Bank Building, architect, is taking bids for a 3-sty brick apartment, 66x74 ft, on the south side of Cornaga av, 76 ft west of Beach 20th st, for the Isaac Goldman Co., 76-88 Lafayette st, Rockaway. Cost, about \$20,000.

### CHURCHES.

NORTH PELHAM, N. Y.—The Church of the Covenant, Rev. Dr. H. Hewitt, pastor, is taking bids for a 2½-sty fieldstone and bluestone church, 40x50 ft, at Central and Maple avs, from plans by George H. Olphert, Proctor Building, Mt. Vernon. Cost, about \$15,000.

NEW ROCHELLE, N. Y.—The First Church of Christ Scientist, premises, is taking bids for a 1½-sty addition, 40x50 ft, to the 1-sty church in the rear of 19 Locust av, from plans by Lawrence L. Barnard, 46 Lawton st. Cost, about \$15,000.

### DWELLINGS.

MANHATTAN.—Howells & Stokes, 100 William st, architects, are taking bids for a 5-sty residence, 80x41 ft, at the north-west corner of 79th st and Park av, for John Sherman Hoyt, 1 Broadway. Cost, about \$150,000.

MANHATTAN.—Bing & Bing, 119 West 40th st, are taking bids for alterations to two residences at 109-111 East 91st st, from plans by Emery Roth, 119 West 40th st. Cost, about \$20,000.

WESTBURY, L. I.—Plans are being figured for the residence here for Devereux Milburn, Hitchcock lane. Peabody, Wilson & Brown, 339 5th av, Manhattan, architects.

GLEN RIDGE, N. J.—The Board of Education, City Hall, Cephas I. Shirley, 922 Bloomfield av, owner, is taking bids for a 2½-sty frame residence, 26x54 ft, at Bloomfield av and Parkway, from plans by H. M. Fisher, 483 Bloomfield av, Montclair. Cost, about \$7,500.

### FACTORIES AND WAREHOUSES.

BROOKLYN.—G. A. Moore, care of owners, engineer, is taking bids for a 7-sty storage building, 75x100 ft, at the south-east corner of Bridge and Plymouth sts, for Kirkman & Son, 215 Water st, S. A. Kirkman, president. Cost, about \$100,000.

BROOKLYN.—Plans are being figured for the 2-sty anchor laundry building, 50 x164 ft, with 1-sty wing, 64x200 ft, including stable, on Prospect av, near 9th av, for the Anchor Laundry Co., F. L. Rath, 361 7th av, president. Thode & Harvie, 406 9th st, architect and engineer. Cost, about \$60,000.

BROOKLYN.—Koch & Wagner, 26 Court st, architects, are taking bids for alterations to the factory at the southwest corner of Gardner av and Johnson av, for E. T. Trotter & Co., 576 Johnson av. Cost, about \$10,000.

**BROOKLYN.**—The P. & L. Contracting Co., 230 Grand st, Manhattan, owner is taking bids on subs and materials for the 4-sty factory, 94x140 ft, at the northwest corner of Atlantic av and Cleveland st, from plans by M. J. Harrison, World Building, Manhattan.

**BROOKLYN.**—Wm. J. Yennie & Co., 45 East 42d st, Manhattan, are figuring the contract for the factory to be erected at 45-53 Clinton av, from plans by Wm. J. Dilthey, Manhattan.

**JERSEY CITY, N. J.**—N. B. Cook Oil Co., Gilbert Smith, 148 Front st, Manhattan, owner, is taking bids for a 2-sty brick factory, 40x50 ft, on Tonnelle av, from plans by William Allen Balch, 110 West 40th st, Manhattan. Cost, about \$4,000.

**HALLS & CLUBS.**

**MANHATTAN.**—Kirby & Petit, 103 Park av, architects, are taking bids for alterations to the theatre at Central Park West and 62d st, for music hall purposes. New Theatre Co., at site, owner. Cost, about \$50,000.

**ASTORIA, L. I.**—Advanced Lodge, F. & A. M. No. 635, Mr. Gelson, Corona, chairman building committee, is taking bids on general contract for a 2-sty lodge building, 35x100 ft, on Grand av, near Crescent st, from plans by G. M. Nelson, Woodhaven. Cost, about \$15,000.

**HOSPITALS AND ASYLUMS.**

**BROOKLYN.**—Plans are being figured for the 4-sty hospital, 35x93 ft, at the southeast corner of Brooklyn av and President st, for the Home of St. Giles the Cripple, Garden City. Ludlow & Peabody, 101 Park av, Manhattan, architects. Cost, about \$100,000.

**BROOKLYN.**—Donn Barber, 101 Park av, Manhattan, architect, is taking bids on general contract for alterations and additions to the 7-sty hospital, 50x100 ft, at 277-283 Hicks st, for St. Christopher's Hospital for Babies, premises. Cost, about \$95,000.

**MORRIS PLAINS, N. J.**—Plans are being refigured for an extension to the industrial building for the Board of Managers of New Jersey State Hospital, O. M. Bowen, warden. George S. Drew, State House, Trenton, N. J., architect.

**MORRIS PLAINS, N. J.**—Bids will close September 22d for an incinerating plant for the New Jersey State Hospital for Insane, O. M. Bowen, warden. George S. Drew, State House, Trenton, state architect. Prof. Chas. McMillian, Princeton, engineer. Cost, about \$6,000.

**SCHOOLS AND COLLEGES.**

**ELIZABETH, N. J.**—The Board of Education, Walter B. Timms, president, is taking bids for the Elmora Public School in Magie st, from plans by C. Godfrey Poggi, 2 Julian pl. Runyon & Carey, 845 Broad st, Newark, steam and electrical engineers. Cost, about \$52,000.

**ELIZABETH, N. J.**—The Board of Education of the City of Elizabeth, Walter B. Timms, president, is taking bids to close at 8 P. M., September 30, for the Winfield P. S. on Madison av, from plans by C. Godfrey Poggi, 2 Julian pl. Runyon & Carey, 845 Broad st, Newark, steam and electrical engineers. Cost, about \$128,000.

**STABLES & GARAGES.**

**MANHATTAN.**—James Bradley, 1 Madison av, owner, is taking bids on separate contracts for the 2-sty brick garage, 21x100 ft, at 206 West 102d st, from plans by Janes & Cordes, 124 West 45th st. Cost, about \$15,000.

**MANHATTAN.**—Fred T. Ley & Co., Inc., 52 Vanderbilt av, general contractors, are taking bids on subs and materials for a 5-sty concrete garage at 226-228 East 54th st, for the Monmouth Garage Co., 126 East 54th st. Ballinger & Perrot, 1211 Arch st, Phila., Pa., architects. Cost, about \$100,000.

**BRONX.**—James P. Whiskeman, 30 East 42d st, architect, is taking bids for an extension to the 2-sty garage at 1003-5 Morris av, for Nathan Fromm, 691 Broadway. Cost, about \$11,000.

**WEST HOBOKEN, N. J.**—Hensel & Weir, 809 Savoye st, architects, are taking bids on general contract for a 2-sty garage at Clinton av and Malone st, for Hildner Bros., premises. Cost, about \$10,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—Plans are being figured for alterations to the 7 and 5-sty wholesale house at 881-887 Broadway, for Henrietta, Louise and Marie Constable Estate, and Edith C. MacCracken, 111 5th av. Chas. Zinn & Co., 138 Grand st, lessee of entire building. Cady & Gregory, 40 West 32d st, architects. Cost, about \$40,000.

**BRONX.**—The 175th St. Holding Co., David Zipkin, 180 Broadway, owner, is taking bids on general contract for a 1-sty brick taxpayer, 100x88 ft, in the east side of 207th st, 100 ft south of Vermilyea av, from plans by Sass & Springsteen, 32 Union sq.

# MR. BUILDER

## Don't Cry "Hard Times"

### Brace Up!



Don't Squeal Just Root

### U-NEED-ME

## Brooklyn Bridge Brand Rosendale Natural Cement

### WHY?

For Economy, Strength and Durability  
Never produce a "squeal"

Those who once use it always "root" for it

**CONSOLIDATED ROSENDALE CEMENT CO.**  
50 Church Street New York City

# CAELMSEENNT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK See Page 149 Sweet's Catalogue for particulars



## Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

**Vulcanite Portland Cement Co.** 8 WEST 40th STREET Phone, Bryant 5370

## EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM  
WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

OFFICE AND FACTORY, GREENPOINT AVENUE AND PROVOST STREET  
TELEPHONE: 818 GREENPOINT BROOKLYN, N. Y.

## JOHN C. ORR COMPANY

Telephone 948 Greenpoint

Sash, Doors, Blinds and House Trim

### LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

## Plans Figuring (Continued).

## THEATRES.

**MANHATTAN.**—The Steiner Mass Construction Co., at site, general contractor, is taking bids on all subs for the 3-sty moving picture theatre and office building at 235-237 East 14th st, for the New 14th St Theatre, Inc. Chas. Steiner, president, 235 East 14th st. L. F. J. Weiher, 271 West 125th st, architect. American Movie Co., 111 East 7th st, lessee. Cost, about \$50,000.

**MANHATTAN.**—Plans are being figured by Wm. J. Yennie & Co., 45 East 42d st, for alterations and additions to the Century Theatre at 62d st and Central Park West, from plans by John J. Petit.

**BRONX.**—J. M. Felson, 1133 Broadway, architect, is taking new bids to close September 10 for alterations to the 1-sty moving picture theatre, 78x100 ft, at 869 Longwood av, for Lachman & Goldsmith, 35 Nassau st. Cost, about \$10,000.

**BROOKLYN.**—Max Hirsch, 391 Fulton st, architect, is taking bids for a 2-sty theatre and residence, 20x65 ft, at the southeast corner of Kingston av and East New York av, for Raffaello Domato, 608 Lincoln rd. Cost, about \$5,000.

**CLIFTON, N. J.**—Abraham Preiskel, Hobart Trust Building, Passaic, architect, is taking bids for a 2-sty moving picture theatre and stores, 91x104 ft, on Main av, for Edward M. Yearceane, 645 Main av.

## MISCELLANEOUS.

**MANHATTAN.**—Wm. J. Yennie & Co., 45 East 42d st, are figuring the contract for the abattoir to be erected at 44th st and East River, from plans by H. A. Smitt, Boston.

**ELIZABETH, N. J.**—The Galena Signal Oil Co., 17 Battery pl, Manhattan, owner, is taking bids for a bulkhead to cost about \$25,000. Borne Scrymser Co., 80 South st, Manhattan, lessee. Mr. Baker, care of owner, in charge.

## CONTEMPLATED CONSTRUCTION.

## Manhattan.

**APARTMENTS, FLATS & TENEMENTS.**  
74TH ST.—G. Greene, 695 6th av, is at work tearing down the building covering the property at 101-105 East 74th st, where an 8-sty apartment house will be erected, 75x102 ft, by the John H. Taylor Construction Co., 30 East 42d st, owner and builder. Blum & Blum, 505 5th av, architects. Cost, about \$200,000.

79TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 13-sty apartment, 83x100 ft, at 156-160 East 79th st, for Julius Tishman & Sons, 18 East 41st st, owners and builders. Cost, about \$350,000.

82D ST.—Schwartz & Gross, 347 5th av, are preparing plans for the 9-sty apartment house, 71x102 ft, at 110-114 East 82d st, for the 82d St. Corporation, Samuel A. Herzog, 299 Madison av, president and builder. Estimates are now being received by the owner on wrecking.

214TH ST.—Andrew Thomas, Fordham rd and Webster av, is the architect for the two 5-sty apartments, 75x100 ft each, in the north side of 214th st, 200 ft east of 10th av, for the H. M. Construction Co., 927 East 163d st, owner and builder.

## CHURCHES.

**TIEBOUT AV.**—N. Serracino, 1170 Broadway, has completed plans for the church at the corner of East 187th st and Tiebout av, for the East 187th St. United Presbyterian Congregation, East 187th st and Lorillard pl. Cost, about \$40,000.

## FACTORIES AND WAREHOUSES.

28TH ST.—Paul C. Hunter, 191 9th av, is preparing plans for alterations and additions to the factory, 95x98 ft, at 526-532 West 28th st, for the E. R. Merrill Spring Co., premises. Cost, about \$25,000. Bids on general contract will be received about September 22.

## STABLES AND GARAGES.

144TH ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 1-sty brick and concrete garage, 100x99 ft, in the north side of 144th st, 450 ft east of Lenox av, for Joseph E. Marx, 3809 Broadway. Cost, about \$10,000. Owner will probably take bids.

## STORES, OFFICES AND LOFTS.

**BROAD ST.**—The Wall Street Journal Building, 42-44 Broad st, with an arcade to New st is soon to have a new exterior and a much altered interior according to the reports of Messrs. Pease & Elliman, who have been recently appointed agents for the property. The owners have appointed Frederick Putnam Platt as architect for this alteration. The work should

be completed by the first of the new year and ready for new tenants.

8TH ST.—Maynicke & Franke, 25 East 26th st, have been commissioned to prepare plans for alterations to the loft at 66 East 8th st, for the Sailors' Snug Harbor, 61 Broadway. Cost, about \$6,000.

8TH ST.—Maynicke & Franke, 25 East 26th st, have been commissioned to prepare plans for alterations to the loft at 6-8 East 8th st, for studio purposes. Sailors' Snug Harbor, 61 Broadway, owner. Cost, about \$10,000.

40TH ST.—Maynicke & Franke, 25 East 26th st, have completed plans and will take bids for alteration to the store at 113-119 West 40th st, for Phillip Lewi-son, 923 5th av. R. Wurlitzer Co., 113 West 40th st, lessee. Plaster block partitions will be installed on the ground floor.

## Bronx.

**APARTMENTS, FLATS & TENEMENTS.**  
HOME ST.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for two 5-sty apartments, 50x87 ft, in the north side of Home st, 286 ft east of Longfellow av, for the Durbar Realty Co., Henry Kra-kauer, 80 Maiden la, owner and builder. Cost, about \$50,000.

176TH ST.—Chas. Schaefer, care of the Kreymborg Architectural Co., 163d st and Southern Boulevard, has been commissioned to prepare plans for a 5-sty apartment at the northwest corner of 176th st and Marmion av, for the Benenson Realty Co., Benjamin Benenson, 401 East 152d st, president.

## DWELLINGS.

**STEPHENSON PL.**—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 3-sty frame residence, 18x27 ft, on the south side of Stephenson pl, 150 ft west of Sedgwick av, for Annie H. Legden, 3146 Fort Independence st, owner, who will take bids on subs about Sept. 16. Shingle roofing, no heating. Cost, about \$4,000.

**GUNTHER AV.**—Toalberg & Son, 1167 Fox st, have completed plans for two 2-sty frame residences, 21x50 ft, on the west side of Gunther av, 331 ft south of Barnes av, for Hugo Scheeren, 460 East 158th st, owner and builder. Cost, about \$10,000.

## HOSPITALS &amp; ASYLUMS.

167TH ST.—Louis Allen Abramson, 220 5th av, has completed plans for the 4-sty home for the aged at 167th st, between Teller and Finley avs, for the Daughters of Jacob, 301-303 East Broadway. Chauncey Matlock, 30 East 42d st, steam engineer. Cost, about \$500,000. The architect will soon call for bids.

## SCHOOLS AND COLLEGES.

**BRONX.**—The Board of Education opened bids September 7 for installing electric equipment in P. S. 54. Jandous Electric Equipment Co., Inc., low bidder at \$11,890.

**BRONX.**—Bids were opened by the Board of Education September 7 for installing heating and ventilating apparatus in P. S. 54. Daniel J. Rice low bidder at \$62,233. For temperature regulation Johnson Service Co. at \$4,782.

**BRONX.**—Bids were opened by the Board of Education September 7 for installing electric equipment in P. S. 55. Jandous Electric Equipment Co., Inc., low bidder at \$12,043.

## STORES, OFFICES &amp; LOFTS.

**PROSPECT AV.**—M. W. Del Gaudio, Tremont and Webster avs, is preparing plans for a 1-sty brick taxpayer, 50x44 ft, on the west side of Prospect av, 157 ft north of 165th st, to cost about \$15,000.

## Brooklyn.

**APARTMENTS, FLATS & TENEMENTS.**  
BRISTOL ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 50x88 ft, in the east side of Bristol st, 100 ft south of Blake av, for the Derbniner Building Co., 810 New Jersey av, owner and builder. Cost, about \$25,000.

**KINGS HIGHWAY.**—Shampan & Shampan, 772 Broadway, have prepared plans for three apartments at the southwest corner of Kings Highway and East 13th st for the Lancastershire Realty Co.

## DWELLINGS.

59TH ST.—F. W. Eisenla, 147 Remsen st, has completed plans for a 2-sty brick residence, 20x54 ft, in the south side of 59th st, 52 ft east of 17th av, for Robert A. McAvoy, 1770 59th st, owner and builder. Cost, about \$4,000 each. Slag roofing, hot air heating, electric wiring, tile baths and parquet floors will be required.

**DREW AV.**—Louis Dananher, 12 Washington st, Jamaica, has completed plans for two 2-sty brick residences, 19x53 ft, on the west side of Drew av, 242 ft north of Jerome st, for Margaret L. Ryan, 137 St. Marks av. Total cost, about \$7,500.

## The Clinton Fireproofing System

INSTALLED IN  
Ruppert Brewery  
Warehouse  
92nd St. and Third Ave.

ARCHITECT  
Maynicke & Franke

BUILDER  
James Stewart & Co.

FIREPROOFING  
James Stewart & Co.

Albert Oliver & Son, Inc.  
101 PARK AVENUE

IN USE A QUARTER  
OF A

CENTURY

**Dragon**  
PORTLAND CEMENT

The Lawrence Cement Co.  
Makers and Shippers

of more than 34,000,000 Barrels Cement  
BROADWAY NEW YORK

—Dragon White—

ARTISTIC HIGH GRADE  
METAL CEILINGS  
and Wall Decorations

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect  
the Work, as desired.

We Consider it a Privilege to Estimate

Also Carry Large Varieties of

METAL LATH  
IN STOCK

Immediate Deliveries Guaranteed

The Garry Iron and Steel Co. of N. Y.  
521-523 West 23d Street, New York  
Telephone 8020 Chelsea

**JEFFERSON**  
CONCRETE  
COMPANY

DAVID J. HAVENS, Pres.

REINFORCED CONCRETE  
FLOOR ARCHES

For General Building  
Construction

30 East 42d Street Phone  
Murray Hill 8432

**SNEDIKER AV.**—M. Rothstein, 601 Sutter av, is preparing plans for three 3-sty residences, 25x68 ft, on the east side of Snediker av, 25 ft south of Newport av, for Abraham Sogolowitz and Abe Kobokaw, 582 Hinsdale st, owner and builder. Total cost, about \$21,000.

**JUNIUS ST.**—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 2-sty brick shop and residence, 50x100 ft, at 66 Junius st, for Morris Anenberg, 125 Powell st. Cost, about \$10,000.

**20TH ST.**—A. D. Hinsdale, 5010 12th av, has completed plans for seven 2-sty brick residences, 19x52 ft, in the east side of West 20th st, 165 ft north of Surf av, for Chas. Blanket, 1509 Mermaid av. Total cost, about \$21,000.

**NAVY ST.**—Harry Dorf, 614 Kosciusko st, is preparing plans for five 2-sty brick residences, 20x33 ft, at the northeast corner of Navy st and Satterlee av, for the Hendrix Improvement Co. Harry Druce, 232 Jerome st, president and builder. Cost, about \$25,000. Slag roofing, hot air heating, electric wiring, tile baths, parquet floors.

**39TH ST.**—F. W. Eisenla, 147 Remsen st, is preparing plans for two 2½-sty residences, 25x55 ft., of cement blocks, for Eugene H. Huss, 1157 East 39th st, owner and builder. Shingle roofing, hot air heating, electric wiring, tile baths, parquet floors, hardwood trim. Cost, about \$4,000.

#### STORES, OFFICES AND LOFTS.

**ROEBLING ST.**—P. Tillion & Son, 381 Fulton st, have completed plans for a 3-sty loft, 30x100 ft, at the southwest corner of Roebling st and North 9th st, for Jos. S. Rourke, Inc., 2015 Ocean parkway, owner and builder, who will take bids on subs. Cost, about \$12,000.

**PROSPECT PL.**—Dodge & Morrison, 135 Front st, Manhattan, have completed plans and will soon take bids on general contract for a 1-sty brick market building, 40x130 ft, at 1728-1730 Prospect pl, for Rebecca Kopleton, 1702 Park pl. Cost, about \$10,000.

**GEORGIA AV.**—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 1-sty brick laundry, 50x100 ft, on the west side of Georgia av, 400 ft south of Vienna av, for Morris Wiener, 410 Sackman st, owner and builder. Cost, about \$10,000.

#### Queens.

##### APARTMENTS, FLATS & TENEMENTS.

**LONG ISLAND CITY.**—Frank J. Schefcik, 4168 Park av, Bronx, has completed plans for two 5-sty tenements, 62x123 ft, on the south side of Jamaica av, 200 ft east of Ely av, for Jere F. Ryan, 1 Bridge Plaza. Cost, about \$120,000.

##### DWELLINGS.

**FLUSHING, L. I.**—William E. Martin, 136 South 19th st, contemplates the erection of a 2½-sty stucco and shingle residence in the west side of 19th st, north of Franconia av, from private plans.

**ROCKAWAY, L. I.**—Phil Kaplin, 16 Court st, Brooklyn, is preparing plans for a 2½-sty frame residence, 24x30 ft., at Channel Drive and Beach 141st st, for W. T. Shuttle, State st, Paterson, owner and builder. Cost, about \$4,000.

#### Richmond.

##### DWELLINGS.

**CLIFTON HARBOR VIEW, S. I.**—Bids are in for the 2-sty brick residence, 26x32 ft, for J. Fanderlik, 123 Cedar st, Manhattan. Cost, about \$6,000. Harry W. Bogner, 134 Cedar st, Manhattan, architect.

#### Nassau.

##### DWELLINGS.

**GREAT NECK, L. I.**—Bids are in for the 2½-sty residence, 32x50 ft, for L. W. Bidding, 611 West 115th st, Manhattan, from plans by George Barnes, Grace av. Cost, about \$8,000.

**ROSLYN, L. I.**—John T. Windrim, Commonwealth Building, Phila., Pa., has been commissioned to prepare plans for a large residence for Nicholas T. Brady, 54 Wall st, Manhattan.

#### Westchester.

##### APARTMENTS, FLATS & TENEMENTS.

**YONKERS, N. Y.**—William Katz, 12 North Broadway, is preparing sketches for three 4-sty apartments, 50x65 ft, on Warburton av, to cost about \$18,000 each. The owner's name for the present withheld.

##### DWELLINGS.

**WHITE PLAINS, N. Y.**—The sketches of Russell G. Swartwout, Miles Building, have been approved by Thos. Simpson, Willets Corners, Scarsdale, for a 2½-sty brick and stone residence, 65x40 ft, garage and cottage, on South Broadway.

**WHITE PLAINS, N. Y.**—John C. Moore, Realty Building, has completed plans for

## COMPENSATION INSURANCE CONTRACTORS' BONDS WILLIAM T. RITCH, INC.

Specialists on Contractors' Risks in Any Part of the Country

30 West 33rd Street  
BUILDERS' EXCHANGE  
New York

SPECIAL AGENTS  
ÆTNA LIFE INSURANCE CO.  
CONTRACTORS' RISKS

GENERAL AGENTS  
NATIONAL SURETY CO.  
CONTRACTORS' BONDS

Tele- phone 3060 Madison Square

**IF** A SMALL WORD OF GREAT MEANING **IF**  
"IF"  
**"METROPOLITAN"**  
**IF** IT'S A GUARANTEE THAT IT IS THE **IF**  
BEST  
SWITCH or SWITCHBOARD **IF**

## OTIS ELEVATORS

All Types for Passenger and Freight Service, including Gearing and Gearless Traction, Push Button, Hydraulic, Belt and Hand Power.

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

OTIS ELEVATOR COMPANY  
Eleventh Avenue and Twenty-sixth Street, NEW YORK  
Offices in All Principal Cities of the World.

## SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River  
Near South Amboy, N. J.

MANUFACTURERS OF Fine Face Brick

(White) (Light and Dark) Buff, Ochre,  
Red, Gray, Old Gold and

ENAMELED AND PORCELAIN BRICK, several colors

Pompeian (or Mottled), both Plain or Moulded.

HARD BUILDING BRICK

Office, 261 BROADWAY, Cor. Warren Street,

HOLLOW AND FIRE BRICK

Telephone, 6750 Barclay

NEW YORK

## PFOTENHAUER—NESBIT COMPANY. IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,

GENUINE HARVARD BRICK,

GENUINE GREENDALE RUGS,

TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St.

Tel. 1152 and 1153 Madison Sq., NEW YORK

## Hay Walker Brick Company

Successors to Harbison-Walker Refractories Co., Building Brick Dept.

Manufacturers HIGH GRADE FRONT BRICK ALL SHADES  
PITTSBURGH, PA. NEW YORK OFFICE, 470 FOURTH AVE.

Telephone, 5687-5688 Madison

## New York Wood Working Corporation

506 E. 19TH ST., N. Y. C. Telephone: Gramercy 3239

Cabinet Makers, General Wood Workers and Turners

Architectural Woodwork  
Office and Store Fixtures

Mouldings, Doors and Trim  
Special Furniture

All Kinds of Millwork  
Jobbing a Specialty

## Contemplated Construction—Continued.

a 2½-sty hollow tile and stucco residence, 46x30 ft, on Linder av, for Chauncey B. Griffen, 94 Waller av. Slate roofing, hot water heating, electric wiring, city sewage and water. Bids on general contract will soon be received by owner.

LAWRENCE PARK, BRONXVILLE, N. Y.—Katherine C. Budd, 527 5th av, Manhattan, is preparing sketches for a residence for George R. Percy, 239 West 103d st, Manhattan. Cost, about \$25,000.

## PUBLIC BUILDINGS.

WHITE PLAINS, N. Y.—Alfred E. Hopkins, 101 Park av, Manhattan, has completed plans for the 3-sty penitentiary and workhouse, 200x300 ft, to be erected at East View, for the Westchester County Building Commission, Robert S. Brewster, 49 Wall st, Manhattan. Cost, about \$250,000.

## New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, is preparing plans for a 5-sty apartment, 67x118 ft, at the northwest corner of High and Spruce sts, for the Greenstone Realty Co., David Harper, president, 222 Washington st. Cost, about \$125,000.

PASSAIC, N. J.—Abraham Preiskel, Hobart Trust Building, has completed plans for a 3-sty tenement, 22x65 ft, at 275-277 Hope av, for Adam Proppe, 42 Quincy st, owner and builder. Slag roofing, no heating or wiring. Cost, about \$10,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has completed plans for a 3-sty flat, 50x114 ft., at the southeast corner of Spruce and Charlton sts, for the Newark Investment & Construction Co., 800 Broad st, owner and builder. Cost, about \$20,000.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for a 4-sty apartment, 27x90 ft, at 15th and Madison sts, for Sele Nopelbaum, 126 West 16th st, Bayonne.

## CHURCHES.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st, has completed plans for a 2-sty hollow tile and stucco community house, 52x93 ft, on Watchung av, for the Watchung Av Congregational Church, Dr. Thomas Travis, rector. Cost, about \$25,000.

## DWELLINGS.

BOGOTA, N. J.—J. W. Weiss, 16 Court st, Brooklyn, is preparing plans for ten 2½-sty frame residences, 24x26 ft, for A. Putterman, 132 Nassau st, Manhattan, owner and builder. Cost, about \$4,000 each.

SPRING LAKE, N. J.—Hensel & Weir, 809 Savoye st, West Hoboken, are preparing plans for a 2½-sty hollow tile and stucco residence, 36x40 ft, at St. Clair and 4th avs, for August Berenger, care of architects. Cost, about \$8,000.

MONTCLAIR, N. J.—William Leslie Walker, 103 Park av, Manhattan, is preparing plans for a 2½-sty brick residence, 40x72 ft, on the east side of Upper Montclair, near Berkeley pl, for A. E. Perelese, 80 Pearl st, Manhattan. Cost, about \$15,000.

## FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Factory Construction Co., care of owner, has received the general contract to erect a storehouse, 67x190 ft, at 78-92 Darcy st, for the Celluloid Co., 290 Ferry st, F. M. Martin, care of owner, engineer. Cost, about \$30,000.

JERSEY CITY, N. J.—William Marangelo, Second National Bank Building, Hoboken, is preparing new plans for a 2-sty packing house, brick, and frame, 25x100 ft, at 691 Henderson st, for Morris Weisbart & Co., premises. Cost, about \$7,000.

WEST HOBOKEN, N. J.—Edward McDermott, 582 Spring st, has completed plans for a 2 and 3-sty factory, 46x127 ft, at Ino st and Mountain rd, for M. Lichtman, 311 Mountain rd.

NEWARK, N. J.—Morris Zimetbaum, president and treasurer of the Newark Leather Goods Co., has purchased property at 34 Division pl, consisting of a 2-sty and basement dwelling, with a 2-sty building in the rear and contemplates the erection of a 4-sty heavy mill constructed building to cover the entire plot, which is to be used in connection with the large plant adjoining his property immediately on the north.

## THEATRES.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has completed plans for a 1-sty moving picture theatre, 54x100 ft, at 242-244 Washington av, for William A. Pearson, 127 Montclair av, owner and builder. William H. Richards, Clinton Square Thea-

tre, 213 Clinton av, lessee. Cost, about \$18,000.

## Other Cities.

## DWELLINGS.

NEW WINDSOR, N. Y.—William H. Beers, 235 5th av, Manhattan, has been commissioned to prepare plans for an addition to the residence here for Mrs. Peter Cooper Hewitt.

## HALLS AND CLUBS.

AUBURN, N. Y.—Samuel E. Hillger, 92 Genesee st, is preparing tentative plans for an addition to the masonic temple for Auburn and St. Paul Lodge. George McFarland, chairman of building committee.

## HOTELS.

WATERTOWN, N. Y.—A. F. Lansing, 1 Burdick Building, is preparing sketches for alterations to the 4-sty brick LeRay Hotel, 75x100 ft, at Public Square, for the Jefferson County Savings Bank, Washington st. Cost, about \$10,000.

BINGHAMTON, N. Y.—E. W. Dickerman, Perry Building, is preparing sketches for a 5-sty addition to the hotel, 40x84 ft, at 118-120 Chenango st, near Warren st, for The Carlton Hotel, Howard W. Brown, proprietor. Cost, about \$60,000.

POUGHKEEPSIE, N. Y.—Simon King, premises, contemplates the erection of an addition to the lodging house at 42-44 Cannon st, from plans by DuBois Carpenter, 42 Market st.

## STABLES AND GARAGES.

CHATHAM, N. Y.—Victor De Prose, 11 South 4th st, Hudson, is preparing sketches for a 1½-sty brick carriage house, ice storage house and stable for Louis F. Payne, this place. Cost, about \$10,000.

## STORES, OFFICES &amp; LOFTS.

ALBANY, N. Y.—The Fuller Robinson Co., 95 State st, is preparing plans for a 9-sty store and office building at 74-76 State st, for the Kinney & Woodward Co., corner Maiden la and James st. Cost, about \$250,000.

## CONTRACTS AWARDED.

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

## BANKS.

HUNTINGTON, L. I. (sub.)—Howard J. Smith & Son, 256 St. James pl, Brooklyn, have received the carpenter work for the 2-sty bank building, 51x85 ft, in Main st, for the Bank of Huntington. Dennison & Hiron, 475 5th av, Manhattan, architects. John T. Woodruff & Son, 1 Bridge Plaza, L. I. City, general contractors.

## DWELLINGS.

MT. VERNON, N. Y.—Owen J. Tegan, 452 Union av, has received the general contract to erect a 2½-sty frame residence, 35x70 ft, at Villa and Livingston avs, for Wm. F. Menzel, 64 Broad st, Manhattan. George M. Bartlett, 103 Park av, Manhattan, architect. Cost, about \$12,000.

GLEN COVE, L. I.—William I. Lawson, Maple st, has received the general contract to alter and erect an addition to the 2½-sty brick residence for Mrs. William Beard, Ridge rd. Howard Major, 597 5th av, Manhattan, architect. Cost, about \$12,000.

SUMMIT, N. J.—W. H. Smith, 36 DeForest av, has received the general contract to erect a 2½-sty residence, 30x40 ft, for Mrs. Joseph Kirk, 36 Badeau av. B. V. White, 110 East 23d st, Manhattan, architect.

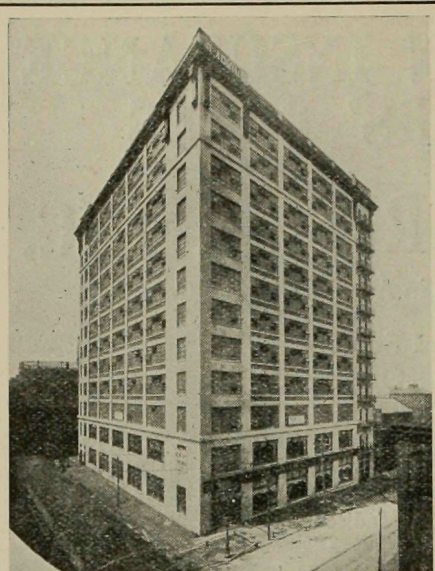
SCARSDALE, N. Y.—Standard Building, Inc., 70 East 45th st, has received the general contract and will begin excavating soon for the 2½-sty residence, 49x45 ft, on Fox Meadow rd, for Rudolph C. Culver, care of Malcolm E. Smith & Co., 185 Madison av, Manhattan.

NEW CANAAN, CONN.—The Miller Reed Co., 103 Park av, Manhattan, has received the general contract to erect a 2½-sty residence, 45x96 ft, for Adrian Van Sinderen, 14 Wall st, Manhattan. Clark & Arms, 542 5th av, Manhattan, architects. Cost, about \$40,000.

RYE, N. Y.—Elliot C. Brown Co., 70 East 45th st, Manhattan, has received the general contract to erect a 2½-sty residence, for Benjamin Nields, care of architects, Henry C. Dangler, 220 South Michigan st, Chicago, Ill., associated with Henry O. Milliken, 331 Madison av, Manhattan. Cost, about \$40,000.

## FACTORIES AND WAREHOUSES.

BROOKLYN (sub.)—James Armstrong, 348 Court st, has received the plumbing contract for the 10-sty factory, 52x100 ft, northwest corner of Front and Jay sts, for the Grand Union Tea Co., Arthur A. Jones, president. William Higginson, 13 Park Row, Manhattan, architect. John Thatcher & Son, 60 Park av, general contractor. Cost, about \$100,000.



Larkin Building, Philadelphia, Pa.  
Ballinger & Perrot, Architects.

## Safe and Certain

The reinforcement is the backbone of a concrete structure. Hidden beneath the surface, it is called upon to bear the brunt of loads and stresses. It must be right.

## Corrugated Bars

because of their design, are safe and certain. The lugs grip and hold in the concrete—positive bond—no slipping.

This means that bar and concrete, firmly bonded together, act as one, and the maximum strength of both can be utilized.

Corrugated Bars have twice the bonding efficiency of plain or twisted bars.

Our Engineering Staff stands ready to consult with you or your architect on all phases of reinforced concrete construction. Write us.

## CORRUGATED BAR CO.

422 Mutual Life Building  
Buffalo, N. Y.

17 Battery Place, New York City

Boston Philadelphia New York Chicago Detroit Syracuse St. Louis

THE NEW JERSEY  
TERRA COTTA CO.

K. MATHIASSEN, President  
ARCHITECTURAL TERRA - COTTA  
Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

RONALD TAYLOR  
Granolithic and Asphalt Pavements  
"TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET  
Telephone, 4 Gramercy NEW YORK

HENRY MAURER & SON  
Fireproof Building Materials

Manufacturer of EVERY DESCRIPTION  
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.  
Office and Depot, 420 E. 23d STREET  
Works, Maurer, N. J. NEW YORK



COLLEGE POINT, L. I.—Walter Kidde Construction Co., 140 Cedar st, Manhattan, has received the general contract to erect a 1-sty brick factory, 41x158 ft., on the south side of 3d av, 3d to 5th sts, for the American Hard Rubber Co., 150 3d av. A. B. Miller, 140 Cedar st, Manhattan, architect. Cost, about \$15,000.

NIAGARA FALLS, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract to erect a storage building here for Norton Co., Wooster, Mass.

## HOTELS.

BRONX.—V. Manzione, 3804 White Plains av, has received general contract to erect a 3-sty frame hotel, 25x74 ft, on the north side of Wickham av, 150 ft west of Neried av, for Jenny Wolff, 132 Nassau st. M. W. Del Gaudio, Tremont and Webster avs, architect. Cost, about \$8,000. Foundations are under way.

## MUNICIPAL WORK.

YORKTOWN HEIGHTS, N. Y.—Averill-Matthews Co., Essex Building, Newark, has received the contract for the sewage disposal for the Board of Managers of N. Y. State Training School for Boys. Lewis F. Pilcher, Capitol, Albany, architect. Cost, about \$74,000.

## SCHOOLS AND COLLEGES.

BROOKLYN.—Adam Wischerth, 355 Highland Boulevard, has received the general contract to erect a 3-sty brick convent, 39x75 ft, at 235 Jerome st, for the Order of St. Dominic, premises. F. J. Berlenbach, 260 Graham av, architect. Cost, about \$15,000.

SCARSDALE, N. Y.—Frank N. Goble, 1 East 42d st, Manhattan, has received general contract to alter the stables for private school and gymnasium purposes on Mamaroneck rd, about 1½ miles from Gedney Way station, for the Misses Tewksbury School, premises. Cost, about \$10,000.

ROOSEVELT, L. I.—Chas. Hoffman, Jamaica, has received general contract to erect a 2-sty brick school, 84x63 ft, for the Board of Education. I. B. Baylis, 55 Main st, Hempstead, architect.

## STABLES AND GARAGES.

MANHATTAN.—H. P. Wright & Co., 20 East 42d st, have received the general contract to alter and extend the 1-sty garage at 1036-1042 Av A, for Burns Bros., 50 Church st. H. Combs Rossell, 87 Arlington av, Jersey City, architect. Cost, about \$20,000.

BROOKLYN.—Meyer & Sweeny, 607 Flatbush av, have received the general contract to erect a 1-sty brick auto shop, 30x60 ft, in the north side of Robinson st, 100 ft east of Bedford av, for Morris & Smith Auto Co., Inc., care of general contractors. Snee & Bryson, 154 Montague st, architects. Cost, about \$4,500.

SANDS POINT, L. I.—Smull & Walsh, Port Washington, have received the general contract to erect a 1 and 2-sty stable and garage for N. Bruce Mackelvie, 25 Broad st, Manhattan. Arnold & Stern, 404 Cutler Building, Rochester, architects. Cost, about \$25,000.

## STORES, OFFICES AND LOFTS.

MANHATTAN (sub.).—John J. McGrath Plumbing Co., 308 West 21st st, has received the plumbing contract for the 12-sty loft, store and office building at northwest corner of 5th av and 31st st, for the 302 5th Av Co., 3785 Broadway, owner and builder. George & Edward Blum, 505 5th av, architects. Brandt Construction Co., 192 Bowery, mason. Cost, about \$350,000.

MANHATTAN (sub.).—The Underpinning & Foundation Co., 290 Broadway, has received the foundation contract for the building at 33-35 West 46th st, from plans by L. F. J. Weiher. Ritz Realty Co., general contractor.

MT. VERNON, N. Y.—E. E. Paul Co., 101 Park av, Manhattan, has received the general contract to erect a telephone building at 35-37 South 6th av, for the New York Telephone Co., 15 Dey st, Manhattan. McKenzie, Voorhees & Gmelin, 1133 Broadway, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, steam engineers. Cost, about \$50,000.

MANHATTAN.—The Marmac Construction Co., 316 West 30th st, has received the general contract to alter the 9-sty store and salesrooms, 40x80 ft, at the southwest corner of 4th av and 18th st, for the Hennessey Estate, 125 West 56th st. Randolph H. Almirot, 220 5th av, architect. Cost, about \$18,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

APARTMENTS, FLATS AND TENEMENTS.  
156TH ST, 517-519 West, n s, 125 w Amsterdam av, 5-sty brick tenement, 75x87; cost, \$75,-

000; owner, Manhattan Heights Improvement Co., Inc., 135 Broadway; architects, Sass & Springsteen, 32 Union sq. Plan No. 312.

## CHURCHES.

150TH ST, 564-568 West, 2-sty brick Sunday school and assembly room, synagogue, 50x95; cost, \$65,000; owner, Mount Nebon Congregation, 535 West 149th st; architects, Berlinger & Moscovitz. Plan No. 313.

## STORES, OFFICES AND LOFTS.

NASSAU ST, 170, s e cor Frankfort st, 3-sty brick stores and offices, 56x58; cost, \$65,000; owner, Sun Printing & Publishing Association, 150 Nassau st; architect, Frederick Putnam Platt, 1123 Broadway. Plan No. 314.

5TH AV, 511, s e cor 43d st, 16-sty fireproof bank and offices, 62x123; cost, \$800,000; owner, Five Eleven Fifth Avenue Corp., 128 Broadway; architects, York & Sawyer, 50 East 41st st. Plan No. 311.

MADISON AV, 136-146, 16-sty fireproof store and lofts, 147x116; cost, \$1,000,000; owner, Geo. Backer Construction Co., 156 West 45th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 310.

## Bronx.

## APARTMENTS, FLATS AND TENEMENTS.

166TH ST, s e cor Sheridan av, two 5-sty brick tenements, plastic slate roof, 50x88, 48x88; cost, \$100,000; owner, Adger Bldg. Co., Oscar A. Pedersen, 148th st and 3d av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 492.

181ST ST, n s, 100 w Vyse av, 5-sty brick tenement, slag roof, 61.4x93; cost, \$60,000; owner, Rondle Const. Co., A. Arthur Kuttler, 520 West 183d st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 493.

174TH ST, n s, from Anthony to Carter av, 5-sty brick tenement, plastic slate roof, 106.67x68; cost, \$100,000; owner, Moritz Kandel, 132 West 117th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 495.

NELSON AV, w s, 229.03 s Macombs rd, 5-sty brick tenement, plastic slate roof, 75x88; cost, \$60,000; owner, Ezra Const Co., Isador Rosenfeld, 870 Kelly st, Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 498.

## DWELLINGS.

STEVENSON PL, w s, 151.52 s Sedgwick av, 314-sty frame dwelling, shingle roof, 18x27; cost, \$4,000; owner, Annie H. Leyden, 236th st and Heath av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 494.

## STABLES AND GARAGES.

MELVILLE ST, e s, 95.01 s Morris Park av, 1-sty brick garage, 25x50, plastic slate roof; cost, \$1,000; owner, Desidius Triulzi, 558 Morris Park av; architect, Anthony Vandsasco, 183 Spring st. Plan No. 497.

## STORES, OFFICES AND LOFTS.

BATHGATE AV, n e cor 172d st, 1-sty brick stores, tin roof, 20.15x115.56; cost, \$6,000; owner, John R. Shields, 1628 Bathgate av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 499.

SPOFFORD AV, n w cor Coster st, 1-sty brick stores, slag roof, 25x100; cost, \$6,000; owner, Wm. Lowe, on premises; architect, Wm. Koppe, 830 Westchester av. Plan No. 496.

## MISCELLANEOUS.

213TH ST, n s, 151.10 e White Plains av, 1-sty frame shed, 15x18.6; cost, \$300; owner, Ignatz Meli, 3547 White Plains av; architect, A. J. De Pace, 854 East 217th st. Plan No. 491.

## Brooklyn.

## APARTMENTS, FLATS AND TENEMENTS.

UNION ST, s w cor Rogers av, 4-sty brick store and tenement, 27.9x90. — roof, 7 families; cost, \$25,000; owner, 250 Pacific St. Inc., 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 6257.

UNION ST, s s, 205.1 e Utica av, two 4-sty brick tenements, 50x94, slag roof, 20 families each; total cost, \$70,000; owner, Solomon Glickman, 1750 Union st; architects, S. Millman & Son, 1780 Pitkin st. Plan No. 6301.

BEDFORD AV, e s, 125 n Linden av, 4-sty brick tenement, 82.6x154.1, slag roof, 35 families; cost, \$80,000; owner, Israel E. Kobre, 119 Grove st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6335.

## Lumber and Triboli Flour Auction Sale

25% cash down. Pennsylvania R. R. Co. will sell at public auction to the highest bidder, **JERSEY CITY, N. J., 11 O'CLOCK THURSDAY, SEPTEMBER 16, 1915. MORGAN STREET FREIGHT YARD,** at Hudson River. One car N. C. pine, tongue and grooved; 125 bags of Tripoli flour. Morgan St. is 2 blocks north of Exchange Place. It is near Henderson, Grove and Exchange Place Stations, Hudson Tubes and all ferries.

**NEWARK, N. J., 2 O'CLOCK, THURSDAY, SEPTEMBER 16, 1915, SOUTH ST. STATION FREIGHT YARD,** corner Mulberry St., 2 cars Yellow Pine, tongue and grooved; 2 cars oak plank; 1 car pine boards. Reached by Penn. R. R. from New York 34th St. to South St. Station. Trains at 12:34 and 1:24. From Jersey City at 12:46 and 1:44. By Hudson Tubes to Park Place, Newark or D., L. & W. R. R., or C. R. R. to Broad St., Newark, then trolley on Broad St. to South St.

Details from Harold Bouton, 845 Broad St., Newark.

## PROPOSALS

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

**NOTICE TO CONTRACTORS:** Sealed proposals for Addition to Power House, Construction, Heating and Equipment, Plumbing and Drainage, Electric Work and Coal and Ash Conveying Equipment at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3.30 o'clock P. M. on Friday, September 24, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by certified checks for the following amounts: Construction Work, Proposal No. 1, \$400; Proposal No. 2, \$25; Heating Work and Equipment, \$6,000; Plumbing and Drainage, \$100; Electric Work, \$60; Coal and Ash Conveying Equipment, \$600. The contractors to whom the awards are made will be required to furnish a surety company bond in the sum of 50% of the amount of contract and in accordance with the terms of Specifications Nos. 2308, 2268, 2269, 2270 and 2311. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., and at the New York office of the Department of Architecture, Room 1224, Woolworth Building. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a check in the sum of \$10.00, made payable to the State of New York, for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated, September 1, 1915.

E. S. ELWOOD,  
Secretary, State Hospital Commission.

**TREASURY DEPARTMENT,** Supervising Architect's Office, Washington, D. C., Sept. 1, 1915.—Sealed proposals will be opened in this office at 3 p. m., Oct. 13, 1915, for the construction, complete (including mechanical equipment, lighting fixtures, and approaches), of a one-story and basement, brick, terra-cotta, and stone-faced building of 4,115 square feet ground area, fireproof construction, composition and tile roof, for the United States post office at Naugatuck, Conn. Drawings and specifications may be obtained from the custodian of the site at Naugatuck, Conn., or at this office in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

## BERGER'S METAL CEILINGS

S. E. COR. 11th AVENUE AND 22d STREET

Telephone, 1409 Chelsea

402 East 152d Street

Telephone, 2853 Melrose

## BERGER'S METAL LATH

## A. BATAILLE &amp; CO.

MANUFACTURERS OF  
Elevator Enclosures

Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron

Bank and Office Railings

587 Hudson St., New York  
Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea

WINE BOTTLE RACKS

ESTABLISHED 1868  
**SKYLIGHTS HAYES METAL LATHING & CO.**  
718 8th AVE. NEW YORK.  
FIREPROOF WIRE-GLASS WINDOWS

## Plans Filed, Brooklyn, Continued.

# POMEROY

## FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

**S. H. POMEROY CO., Inc.**

30 East 42nd Street NEW YORK  
Telephone, M. H. 3338

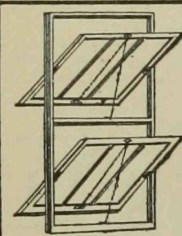


## "Daby"

### Safety Heaters

for Garages, Stores, Lofts, Playrooms and Workrooms where inflammable vapors may exist.

**R. KIDDE, Distributor**  
90 West Broadway, New York



## FIREPROOF WINDOWS

**M. F. Westergren**  
Incorporated

213-231 East 144th St.  
NEW YORK

Telephone { 3291 } Melrose  
              { 3292 }  
              { 3293 }

## FIRE PREVENTION BUREAU AND STATE LABOR LAW WINDOWS

### Metal Covered Doors, Windows and Mouldings

Standard Firedoors a Specialty

## ECLIPSE Fireproof Sash & Door Co.

273-277 RUSSELL STREET, BROOKLYN  
Phone, Greenpoint 3162

## SUN FIREPROOF SASH AND DOOR CO.

Manufacture and Installation of Metal Covered Woodwork

Fire Prevention and Labor Law Windows and Doors a Specialty  
Standard Fire Doors

OFFICE AND FACTORY

370-380 Jefferson St., Brooklyn  
Phone, Stagg 3912

TELEPHONE STAGG 3500

## GLASS AND GLAZING

### HEADQUARTERS

## J. H. WERBELOVSKY

Glass for New Buildings and Alterations. Wired Glass. Colored and Fancy Glass. GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE! MIRRORS MADE TO ORDER OR RESILVERED. If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORNAMENTAL AND LOW PRICED.

J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

EASTERN PKWAY, n s, 1,028.10 e Underhill av, 6-sty brick tenement, 75x128.5, slag roof, 37 families; cost, \$90,000; owner, Taggart Bldg. Co., 1405 Carroll st; architect, C. L. Seifert, 110 West 40th st, Manhattan. Plan No. 6372.

FT. HAMILTON AV, n s, 314 e East 2d st, five 3-sty brick stores and tenements, 21.8x80.6, slag roof, 5 families each; total cost, \$39,000; owner, Richard P. Sherlock, 873 3d st; architect, Richard P. Sherlock, 873 3d st. Plan No. 6352.

SNEDIKER AV, e s, 25 s Newport av, three 3-sty brick tenements, 25x68.10, gravel roof, 6 families each; total cost, \$21,000; owner, Abraham Sagalowitz, 712 Hindsdale st; architect, Morris Rothstein, 601 Sutter av. Plan No. 6361.

East 4TH ST, s w cor Ditmas av, 3-sty brick store and tenement, 25x72.8, gravel roof, 5 families; cost, \$9,000; owner, Samson Falk, 1662 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 6388.

DITMAS AV, s s, 25 w East 4th st, three 3-sty brick tenements, 25x72.8, gravel roof, 6 families each; total cost, \$24,000; owner, Samson Falk 1662 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 6389.

### CHURCHES.

BEDFORD AV, e s, 100 s Glenwood rd, 1-sty brick church, 24x72, shingle roof, \$2,000; owner, Chester A. Halstead, 414 Rogers av; architect, Thos. Bennet, 3d av and 52d st. Plan No. 6349.

### DWELLINGS.

DELAMARE PL, e s, 620 s Av M, 2-sty brick dwelling, 20x40, shingle roof, 1 family; cost, \$4,000; owner, Wm. Broadfield, 636 East 34th st; architect, Wm. Parker, 24 McDonough st. Plan No. 6342.

EAST 15TH ST, w s, 360 s Av N, two 2-sty frame dwellings, 16x36, slag roof, 1 family each; total cost, \$5,400; owner, John H. Fogarty, 747 Lincoln pl; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 6344.

59TH ST, s s, 480 e 17th av, 2-sty brick dwelling, 22x54, gravel roof, 2 families; cost, \$5,000; owner, Jas. H. Walker, 1569 59th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 6368.

BROOKLYN AV, w s, 97.6 n Av L, two 2-sty brick dwellings, 18x55, slag roof, 2 families each; total cost, \$10,000; owner, Blass Constn. Co., 215 Montague st; architect, M. Ethel Cobb, 38 Schermerhorn st. Plan No. 6359.

BARREN ISLAND, East End, 1-sty frame dwelling, 25x49, slag roof, 2 families; cost, \$600; owner, Joseph Kievero, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6370.

CANARSIE LA, s e cor East 89th st, two 1-sty frame dwellings, 16x30, shingle roof, 1 family each; total cost, \$4,000; owner, W. C. Hamilton Const. Co., 11 John st, Manhattan; architect, Wm. Richter, 4411 18th av. Plan No. 6290.

PINE ST, n w cor Glenmore av, five 2-sty brick dwellings, 19x32, gravel roof, 1 family each; total cost, \$10,000; owner, Louis H. Bell, 1127 Eastern parkway; architect, Louis J. Rockmore, 1216 Liberty av. Plan No. 6285.

EAST 89TH ST, s s, 248.6 n Glenwood rd, 1-sty brick dwelling, 20x34, slag roof, 1 family; cost, \$2,000; owner, Vincenzo Volturo Varkin, Hook rd and School la; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6253.

CARROLL ST, s s, 538 w Rogers av, two 2-sty brick dwellings, 20x69, slag roof, 2 families each; total cost, \$12,000; owner, John Kilcourse, Carroll st and Rogers av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6313.

WEST 15TH ST, e s, 320 n Neptune av, 2-sty frame dwelling, 19x40, slag roof, 2 families; cost, \$2,000; owner, Carmela La Spina, 1 1/2 Livingston st; architects, Meli & Petrone, 27 Prince st, Manhattan. Plan No. 6302.

EAST 39TH ST, e s, 297.6 n Av J, 2-sty brick dwelling, 25x55, gravel roof, 2 families; cost, \$5,000; owner, Eugene H. Huss, 1157 East 39th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 6306.

46TH ST, n s, 380 e 15th av, two 2-sty frame dwellings, 24x54, shingle roof, 2 families each; total cost, \$10,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 6312.

51ST ST, s s, 100 w 16th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$5,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 6311.

54TH ST, s s, 80 w 8th av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$8,000; owner, B. C. Realty Co., 1268 39th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6309.

ALBANY AV, w s, 260 s Linden av, three 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, \$6,000; owner, Postrel Const. Co., 560 Christopher av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 6331.

WINTHROP ST, s w cor East 51st st, 2-sty frame dwelling, 26x23, shingle roof, 1 family; cost, \$3,500; owner, John Cannavay, 297 Court st; architects, Dannibel Bros., 200 5th av, Manhattan. Plan No. 6386.

### FACTORIES AND WAREHOUSES.

ATLANTIC AV, s e cor Montauk av, 1-sty brick storage, 51.8x36, slag roof; cost, \$1,500; owner, Crew Severick Co., 387 Hendrix st; architect, Fredk. Wormberger, 387 Hendrix st. Plan No. 6288.

14TH AV, s s, 100 e 63d st, 1-sty brick storage, 20x15, tin roof; cost, \$300; owner, Maria Ravola, 6205 14th av; architect, Angelo H. Martin, 6605 14th av. Plan No. 6308.

PARK AV, s w cor Nostrand av, 6-sty brick factory, 200x232.3, gravel roof; cost, \$250,000; owner, American Tobacco Co., 111 5th av, Manhattan; architects, Francisco & Jacobus, 200 5th av, Manhattan. Plan No. 6380.

### STABLES AND GARAGES.

CARROLL ST, s s, 184.5 w Rogers av, two 1-sty brick garage, 20x19, slag roof; total cost, \$800; owner, John Kilcourse, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6291.

ATLANTIC AV, s s, 354 e Warwick st, 1-sty brick garage, 73x90, gravel roof; cost, \$1,500; owner, Frank Richards, 148 Sunnyside av; architect, Wm. C. Winters, 106 Van Sien av. Plan No. 6298.

STARR ST, s s, 175 w Knickerbocker av, 1-sty brick stable, 13x16.4, slag roof; cost, \$800; owner, Giovanni Ingrassia, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 6329.

14TH AV, e s, 70 s 64th st, 1-sty brick stable, 13x18, gravel roof; cost, \$600; owner, Vincenzo La Barbera, 6405 14th av; architects, De Rosa & Savignano, 150 Nassau st, Manhattan. Plan No. 6367.

### STORES AND DWELLINGS.

JUNIUS ST, w s, 215 Liberty av, 2-sty brick store and dwelling, 50x97, slag roof, 1 family; cost, \$6,000; owner, Morris Annenberg, 121 Powell st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6374.

### STORES, OFFICES AND LOFTS.

85TH ST, n s, 108.8 e 18th av, 1-sty brick store, 12x17, slag roof; cost, \$500; owner, Anna Diamond, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 6284.

### MISCELLANEOUS.

17TH ST, s s, 200 w 4th av, brick driveway, 13x54, concrete roof; cost, \$300; owner, Frank Nahodyl, on premises; architect, Wm. Kurtzer, 1753 Boston rd, Bronx. Plan No. 6292.

WILLIAMS AV, w s, 400 s Vienna av, 1-sty brick laundry and stable, 50x100, slag roof; cost, \$8,000; owner, Harry Weiner, 410 Sackman st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6373.

### Queens.

### APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Sherman st, w s, 407 s Freeman av, 3-sty brick tenement, 25x65, 5 families, gravel roof; cost, \$8,000; owner, F. Luidisi, 113 Vernon av, L. I. City; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 3129.

### DWELLINGS.

ELMHURST.—Horton st, s s, 347 e Court st, 2-sty frame dwelling, 19x54, tin roof, 2 families, steam heat; cost, \$3,000; owner, Joseph Kenyon, Caldwell av, Elmhurst; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 3088.

JAMAICA.—Grant av, w s, 212 n Hillside av, 2-sty frame dwelling, 26x34, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Walter L. Lam, 187 Linden av, Brooklyn; architect, C. W. Vanderbeck, 342 Oak st, Richmond Hill. Plan No. 3091.

MIDDLE VILLAGE.—LaForge st, w s, 253 n Metropolitan av, two 1-sty frame dwellings, 20x32, tin roof, 1 family; cost, \$3,000; owner, Jacob Wendel, 577 Forest av, Ridgewood; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 3105.

RIDGEWOOD HEIGHTS.—Charlotte pl, s w cor Millwood av, five 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$15,000; owner, Charlotte Pl. Corporation, 1538 Union st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3095.

RIDGEWOOD.—Palmetto st, s s, 50 w Traffic st, nineteen 2-sty brick dwellings, 20x62, slag roof, 2 families; cost, \$85,500; owners, Stier & Baur, Inc., 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3096 to 3101.

WOODHAVEN.—Woodhaven av, e s, 225 n Dalrymple av, three 2 1/2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$7,500; owner and architect, R. H. Gunsberg, 4006 Dalrymple av, Woodhaven. Plan Nos. 3102-3-4.

FLUSHING.—19th st, w s, 200 s Cypress av, 2-sty frame dwelling, 16x40, shingle roof; cost, \$2,000; owner, W. E. Martin, 136 S. 19th st, Flushing. Plan No. 3114.

RICHMOND HILL.—Brandon av, s e cor Oxford av, 2 1/2-sty frame dwelling, 17x42, shingle roof; cost, \$3,700; owner, Andrew Woodin, 205 Elm st, Richmond Hill; architect, owner. Plan No. 3115.

RICHMOND HILL.—Lusitania av, w s, 520 s Majestic av, 2-sty frame dwelling, 16x26, tar paper roof; cost, \$500; owner, Geo. Schmidt, Richmond Hill Circle. Plan No. 3106.

BAYSIDE.—Bismark av, w s, 150 n Ashburton av, 2 1/2-sty frame dwelling, 20x26, shingle roof; cost, \$3,500; owner, Louis Orgle-fanger, Bayside. Plan No. 3134.

JAMAICA.—Stranski av, w s, 40 n Henry st, 2 1/2-sty frame dwelling, 16x36, shingle roof; cost, \$2,400; owner, Adam Trelor Strenski pl, Jamaica. Plan No. 3132.

RICHMOND HILL.—Mill st, n s, 100-125 w Maure av, two 2 1/2-sty frame dwellings, 16x37, shingle roof; total cost, \$6,000; owner, Harry E. Wade, 460 Guion av, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 3127-3128.

RICHMOND HILL.—Green st, w s, 705 n Metropolitan av, 2-sty frame dwelling, 17x37, shingle roof; cost, \$3,000; owner, Steven Spath, 251 Wicks st, Richmond Hill; architect, C. Bauer, 861 Manhattan av, Brooklyn. Plan No. 3119.

RIDGEWOOD.—Palmetto st, n s, 40 e Doubleday st, five 2-sty brick dwellings, 20x50, tin roof; total cost, \$22,500; owners, Stier & Bauer, Inc., 2420 Putnam av, Ridgewood; architects, Louis Berger & Co., Ridgewood. Plan No. 3120.

RIDGEWOOD.—Palmetto st, s s, 40-20 e and s e cor Doubleday st, ten 2-sty brick dwellings, 20x55, tin roof; total cost, \$45,000; owner and architect, as above. Plan Nos. 3123-3124-3125.

RIDGEWOOD.—Palmetto st, n s, 20 and n e cor Doubleday st, two 2-sty brick dwellings, 20x62, tin roof; total cost, \$9,000; owner and architect, as above. Plan Nos. 3121-3122.

ELMHURST.—20th st, w s, 305 n Laurel Hill boulevard, 2½-sty frame dwelling, 17x38, shingle roof; cost, \$2,500; owner, A. Barrymore, Broadway, Elmhurst. Plan No. 3135.

ELMHURST.—Laconia st, n w cor Van Horn st, 2½-sty frame dwelling, 17x38, shingle roof; cost, \$2,500; owner, Fred Reiner, Elmhurst. Plan No. 3136.

KEW GARDENS.—Mobraay pl, e s, 200 n Austin st, 2½-sty frame dwelling, 38x34, shingle roof; cost, \$7,000; owner, Chappelfields Const. Co., Amityville, L. I.; architect, A. C. Bethune, Kew Gardens. Plan No. 3137.

#### STABLES AND GARAGES.

RICHMOND HILL.—Cedar av, e s, 175 n Chichester av, steel garage, 10x16; cost, \$20; owners, Hoffman & Hauk, premises. Plan No. 3107.

ROCKAWAY PARK.—Beach 184th st, e s, 180 n Washington av, frame garage, 12x20, shingle roof; cost, \$200; owner, C. G. Shirkey, 462 Boulevard, Rockaway Beach. Plan No. 3108.

BAYSIDE.—Bell av, bet Lamartine and Crocherson avs, steel garage, 12x18; cost, \$110; owner, T. H. Simon, premises. Plan No. 3133.

ELMHURST.—Cornish st, s s, 340 e Queens boulevard, 1-sty frame garage, 20x25, tin roof; cost, \$500; owner, J. F. Johnson, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3126.

#### STORES AND DWELLINGS.

RIDGEWOOD.—Fresh Pond rd, w s, 20 s Van Cortlandt st, three 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$18,000; owner, A. B. C. Improvement Co., Inc., 100 Graham av, Brooklyn; architect, W. T. McCarthy, 16 Court st, Brooklyn. Plan No. 3089.

RIDGEWOOD.—Fresh Pond rd, s w cor Van Cortlandt av, 3-sty brick store and dwelling, 20x56, tin roof, 2 families; cost, \$6,000; owner, A. B. C. Improvement Co., Inc., 100 Graham av, Brooklyn; architect, W. T. McCarthy, 16 Court st, Brooklyn. Plan No. 3090.

#### MISCELLANEOUS.

JAMAICA.—Hillside av, s s, 1,500 e Carpenter av, frame billboard, 40x12; cost, \$100; owner, R. C. Maxwell Co., Trenton, N. J. Plan No. 3093.

JAMAICA.—Merrick rd, e s, 500 s Remsen st, frame sign; cost, \$100; owner, R. C. Maxwell Co., Trenton, N. J. Plan No. 3094.

WOODSIDE HEIGHTS.—Queens boulevard, n s, 250 w Hancock st, frame shed, 22x19; cost, \$150; owner, J. Haring, premises. Plan No. 3092.

COLLEGE POINT.—7th av, s s, 100 e 17th st, frame greenhouse, 91x24; cost, \$600; owner, Henry Kreamer, 850 7th av, College Point. Plan No. 3109.

JAMAICA.—Queens boulevard, w s, 500 n Astoria rd, steel sign, 100x11; cost, \$100; owner, Jamaica Poster Co., Jamaica. Plan No. 3110.

JAMAICA.—Queens boulevard, e s, s Miller av, as above. Plan No. 3111.

JAMAICA.—Queens boulevard, s e cor Lincoln av, as above. Plan No. 3112.

JAMAICA.—Queens boulevard, e s, 2,000 s Hillside av, as above. Plan No. 3113.

WINFIELD.—Lenox av, e s, 100 s Polk av, frame shed, 25x12; cost, \$200; owners, Wilson & English Co., 50 Church st, Manhattan. Plan No. 3116.

WINFIELD.—Decker st, e s, 400 n Calmus av, same as above. Plan No. 3117.

WOODHAVEN.—Jerome av, s s, 67 e Spruce st, frame shed, 17x16; cost, \$60; owner, J. Antansi, premises. Plan No. 3118.

L. I. CITY.—West av, s w cor Nott av, steel storage tank, 93 ft. diameter, 47 ft. high; cost, \$9,000; owner, Standard Oil Co. of New York, 26 Broadway, Manhattan. Plan No. 3130.

L. I. CITY.—West av, n e cor 10th st, steel agitator, 25 ft. diameter, 52 ft. high; cost, \$4,000; owner, Standard Oil Co. of New York, 26 Broadway, Manhattan. Plan No. 3131.

### Richmond.

#### DWELLINGS.

DAVID ST, s s, 160 w Osborn av, Great Kills, 1-sty frame bungalow, 22x18; cost, \$250; owner, Theo. Sanjour, New Dorp. Plan No. 872.

THERESA PL, s w cor Duncan av, Stapleton, 2½-sty frame dwelling, 24x26; cost, \$2,300; owner, Wm. S. Carr, 46 Duncan av, Stapleton; architect, Henry Otto, 6 Jackson st, Tompkinsville; builder, Salvator La Bianca, 194 Lincoln av, Bronx. Plan No. 876.

8TH ST, e s, 105 n Barnes av, Midland, 1-sty frame dwelling, 24x35; cost, \$1,200; owner, Mrs. I. Baird, Midland Beach; architect, T. W. Biddle, Jr., Midland Beach; builders, Kurt & Grohman, Midland Beach. Plan No. 866.

MILL RD, 200 s Griyan av, Oakwood, S. I., 1-sty frame bungalow, 20x32; cost, \$200; owner, Oakwood Bungalow Co., Oakwood, S. I.; builder, G. H. Carsten, Oakwood. Plan No. 869.

OCEAN AV, e s, 1,500 s e Mill rd, Oakwood Beach, 1-sty frame bungalow and greenhouse, 26x30, 11x48; total cost, \$525; owner, E. R. Tuchs, 205 East 9th st. Plan No. 880.

TODT HILL RD, n e cor Whitlock av, Middle Town, 2½-sty frame dwelling, 38x25; cost, \$7,500; owner, C. E. Gollner, Inc., 256 Broadway; architect, E. Guy Gollner, 256 Broadway. Plan No. 867.

#### STABLES AND GARAGES.

PROSPECT ST, s s, 100 w Elizabeth st, West New Brighton, 1-sty frame garage, 16x19; cost, \$100; owner, W. A. Horton, 652 Prospect st, West New Brighton; builder, R. H. Leadley, 23 Winant av, Port Richmond. Plan No. 875.

AMBOY RD, n s, 120 e Giffords lane, Great

Kills, 1-sty brick garage, 40x50; cost, \$1,200; owner, James Nolan, Great Kills; architect, James Whitford, New Brighton. Plan No. 882.

HARBOR RD, e s, 500 s Richmond terrace, Mariners Harbor, 1-sty frame garage, 13x18; cost, \$150; owner, Ida Heckert, Mariners Harbor; builder, Edward Kruser, Port Richmond. Plan No. 868.

OAKLAND AV, e s, 450 s Henderson, West New Brighton, 1-sty frame garage, 12x16; cost, \$175; owner, Jacobson, Oakland av, West New Brighton; builder, F. W. Van Name, 971 Post av, Port Richmond. Plan No. 874.

ROMER RD, e s, 715 n e Four Corners rd, Dongan Hills, 1-sty tile garage, 31x20; cost, \$2,000; owner, Chas. J. Fay, 14 Wall st, Manhattan; architect, Aymar Amburg, 137 Madison av; builders, J. H. L. Hommedieu's Sons & Co., 132 Madison av. Plan No. 877.

SLEIGHT AV, e s, 185 n George st, Tottenville, 1-sty con. iron garage, 12x16; cost, \$65; owner, Herbert W. Moore, 417 Sleight av, Tottenville. Plan No. 871.

#### MISCELLANEOUS.

JERSEY ST, 234, New Brighton, 1-sty frame bake shop, 18x35; cost, \$750; owner, A. Maggio, New Brighton; architect and builder, Jos. Destifino, Burgher av, West New Brighton. Plan No. 873.

VAN DUZER ST, n e cor Hannah, Tompkinsville, 1-sty frame wagon shed, 30x41; cost, \$600; owner, W. P. Tierman, Tompkinsville; architect, D. Santro, Stapleton. Plan No. 881.

ODER AV, w s, 75 n w Pierce st, Concord, 1-sty frame shed, 18x20; cost, \$75; owner, Julia F. Murphy, 695 Danube av. Plan No. 870.

CLINTON AV, n s, cor Lafayette st, Port Richmond, 1-sty frame workshop, 16x24; cost, \$125; owner, J. C. Haabestad, Port Richmond. Plan No. 879.

LAUREL AV, n e cor Park st, Richmond Park, 1-sty stone wagon shed, 25x27; cost, \$200; owner, Robert C. Turnbull, Campbell, N. Y.; architect, John Schroll, Richmond, N. Y. Plan No. 878.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BLEECKER ST, 118, erect shed for 1-sty brick lumber yard; cost, \$200; owner, Charles Garibaldi, 118 Bleecker st; architect, Anthony Vendrasco, 183 Spring st. Plan No. 2064.

GRAND ST, 430-432, n s, 40 e Attorney st, new stairway, bulkhead, apartments, bathrooms, etc., fire-escapes, show windows, vestibule, sinks to 5-sty brick stores and tenement; cost, \$5,000; owner, Corporation of St. Mary, 28 Attorney st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 2107.

GRAND ST, 443, s e cor Ridge st, new fire-escapes, stairs, fireproof doors and windows to 4-sty brick store and tenement; cost, \$1,200; owner, Mary C. Moore, 401 Grand st; architect, Max Muller, 115 Nasau st. Plan No. 2109.

GREENE ST, 215-217, new fireproof partitions to 6-sty brick lofts; cost, \$5,000; owner, Henry S. Barbey, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2100.

GREENE ST, 143, 95 s West Houston st, new fireproof partitions and general alterations to 5-sty brick lofts; cost, \$2,500; owner, Arthur Carey, Fellowship House, Waltham, Mass.; architect, Adolph E. Nast, 546 5th av. Plan No. 2102.

GREENWICH ST, 90, w s, 26 s Rector st, install w. c., fireproof shaft to 5-sty brick tenement; cost, \$1,000; owner, Patrick McCarthy, 90 Greenwich st; architect, Patrick J. Murry, 201 Bush st. Plan No. 2099.

HENRY ST, 216, 94 e Clinton st, erect water tank and steel supports to 3-sty brick tenement; cost, \$125; owner, Arthur B. Conger, 401 Grand st; architect, Julius Rosenwach, 615 Grand st. Plan No. 2078.

HOWARD ST, 29, s s, 198 e Broadway, new elevator shaft, fireproof doors, skylight, pent house to 5-sty brick store and lofts; cost, \$1,000; owner, Cheseborough Estate, 33 Howard st; architect, Henry H. Holly, 38-46 West 32d st. Plan No. 2104.

READE ST, 111, s s, 24 e Broadway, new stairs, bulkhead, skylights, mason work, doors, balcony to 5-sty brick store and lofts; cost, \$300; owner, Dr. Arthur C. Combes, care W. A. White & Son, 46 Cedar st; architect, Henry H. Holly, 38-46 West 32d st. Plan No. 2106.

SPRING ST, 92, s w cor Broadway, extend stairs, new bulkhead to 5-sty brick lofts; cost, \$500; owners, M. F. P. L. & R. Ronalds & F. F. Ritchie, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2103.

WAVERLY PL, 7-9, n e cor Mercer st, extend stairs to roof, new partitions, bulkhead to 6-sty brick store and factory; cost, \$2,000; owner, George P. Lies, care architect, Otto L. Spannake, 13 Park Row. Plan No. 2062.

4TH ST, 293-297 East, n w cor Av C, new partitions to (3) 4, 7 and 5-sty brick stores and tenement; cost, \$2,500; owner, Trustees of Theodore Goetze Estate, care 156 Stratford rd, Brooklyn; architect, Chas. H. Dietrich, 529 East 138th st. Plan No. 2081.

4TH ST, 34-38, s w cor Greene st, erect sprinkler tank system to 7-sty brick factory; cost, \$2,000; owners, Cornelia Stewart Butler and others, 46 Cedar st; architects, Ford, Butler & Oliver, 101 Park av. Plan No. 2113.

12TH ST, 633 East, n s, 233 w Av C, new partitions, closets, c. i. boxes, slate floors, bases and safes to 4-sty brick tenement; cost, \$1,000; owner, Jacob A. Geissenheimer, 231 West 14th st; architect, Henry Regelman, 133 7th av. Plan No. 2079.

13TH ST, 634 East, s s, 233 w Av C, new partitions, windows, c. i. boxes, slate floors,

bases and safes to 4-sty brick tenement; cost, \$1,000; owner, Jacob A. Geissenheimer, 231 West 14th st; architect, Henry Regelman, 133 7th av. Plan No. 2080.

13TH ST, 726-8 East, erect "Leanto" to 1-sty brick office and work room of gas fitting department; cost, \$150; owner, The New York Mutual Gas Light Co., 36 Union sq; architect, owner. Plan No. 2095.

22D ST, 26 East, new platform, passages, skylight, stairs, extend floor to 9-sty fireproof lofts; cost, \$1,500; owner, Michael Kennedy, 1133 Broadway; architect, J. H. Stewart, 503 Clinton av, Jamaica. Plan No. 2088.

23D ST, 510-534 West, new toilets, entrance, partitions, porch, flooring, door openings, platform, stairway, skylights, trolley track, remove masonry, repair roof to 5-sty brick factory; cost, \$5,500; owner, Westinghouse Lamp Co., 1261 Broadway; architect, James F. Scrimshaw, 526 Elm st, Arlington, N. J. Plan No. 2063.

24TH ST, 445 West, new partitions, toilet, steel beams, bath, remove wall to 3-sty brick day nursery; cost, \$250; owner, Haven Day Nursery, 445 West 24th st; architect, Harry Allan Jacobs, 320 5th av. Plan No. 2098.

34TH ST, 448 West, s s, 278 e 10th av, new well hole, stairs, platform, skylight, partitions, windows, vestibule to 3-sty brick dwelling and office; cost, \$3,300; owner, Louis M. Alofrim, 448 East 34th st; architect, John Cox, Jr., 30 East 42d st. Plan No. 2087.

42D ST, 129 West, n s, 330 w 6th av, new store fronts, remove stairs and partitions to 5-sty brick stores; cost, \$800; owner, Jules Altman, 50 East 42d st; architect, J. M. Felson, 1133 Broadway. Plan No. 2083.

42D ST, 208 West, s s, 80 w 7th av, lower floor beams, new steel beams, c. i. columns, brick wall, g. i. store cornice to 4-sty brick store, lofts and offices; cost, \$500; owner, Elizabeth A. Paddell, 208 West 42d st; architect, George Hof, Jr., 371 East 158th st. Plan No. 2086.

43D ST, 463 West, n e cor 10th av, new store front and toilet room to 5-sty brick store and tenement; cost, \$1,000; owner, Francis McDermott, 315 West 92d st; architect, L. Kern, 422-4 East 92d st. Plan No. 2110.

55TH ST, 20 East, erect tank and supports to 4-sty store, lofts and bachelor apartments; cost, \$125; owner, Jennette L. B. Parsons, 128 East 73d st; architect, Joseph H. Isseks, 83 Pike slip. Plan No. 2069.

56TH ST, 432-42 East, s s, 100 w Av A, erect brick wall to six 5-sty brick tenements; cost, \$300; owner, Peter Doelger Brewing Co., Inc., 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2084.

82D ST, 10 West, s s, 157 w Central Park West, new entrance, partitions, bathroom apartments, stair and plumbing to 4-sty brick bachelor apartments; cost, \$2,000; owner, Josephine B. Hitze, 165 West 48th st; architect, Samuel Levingson, 101 West 42d st. Plan No. 2071.

83D ST, 305 East, n s, 125 e 2d av, new partitions and plumbing to 5-sty brick store and tenement; cost, \$500; owner, Chas. F. Kremo Estate, 112 East 57th st; architect, Otto L. Spannake, 13 Park Row. Plan No. 2089.

86TH ST, 327 West, 1-sty extension and partitions to 4-sty brick private dwelling; cost, \$500; owner, C. H. Walker, 124 West 73d st; architect, F. A. Wright. Plan No. 2060.

134TH ST, 127 West, n s, 325 e 7th av, new partitions, mason work, windows, fire-escapes, stairs, bulkhead and skylight to 5-sty brick tenement; cost, \$2,500; owner, Joseph Bogner, care Henry Aretz, 341 East 25th st; architect, Otto Reissmann, 147 4th av. Plan No. 2111.

135TH ST, 12 West, s s, 185 w 5th av, divide apartments, new bath rooms, sinks, wash tubs, concrete floor, window openings, stairs, bulkhead, fireproof doors to 5-sty brick (4) stores and tenement (18 fam.); cost, \$800; owner, Barnett Bernstein, 480 East 141st st; architect, Simon Cohen, 2205 5th av. Plan No. 2076.

165TH ST, 540 West, s w cor St. Nicholas av, new partitions, door, woodwork, divide store to 6-sty brick stores and apartments; cost, \$150; owners, James Murry & Robert Hill, 540 West 65th st; architect, J. C. Cocker, 2017 5th av. Plan No. 2074.

165TH ST, s s, bet Ft. Washington av and Riverside drive, new fire-escapes with stairs, iron balcony to 2-sty brick and stone laundry and sleeping quarters; cost, \$887; owner, New York Institution of Deaf & Dumb, premises; architect and contractor, J. W. Fiske Iron Works. Plan No. 2068.

AV A, 1036-1042, build 1-sty extension to 1-sty fireproof garage; cost, \$20,000; owners, Burns Bros., 50 Church st; architect, H. Combs Rossell, 87 Arlington av, Jersey City, N. J. Plan No. 2065.

AMSTERDAM AV, 601, n e cor 89th st, new partitions, stores, w. c. compartments, entrance, steel beams, store fronts to 5-sty brick stores and tenement; cost, \$1,000; owner, Bernard McGreevy, 601 Amsterdam av; architect, Otto Reissmann, 147 4th av. Plan No. 2093.

AMSTERDAM AV, 54, s w cor 62d st, erect 1-sty extension to 2-sty brick store and loft; cost, \$250; owner, Josephine Del Drago, 693 9th av; architect, John H. Knubel, 305 West 43d st. Plan No. 2108.

BROADWAY, 402-406, 30 n Walker st, new fireproof partitions and general alterations to three 5-sty brick lofts; cost, \$6,000; owner, Mid City Realty Co., 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2101.

BROADWAY, 372, reinforce tier beams, concrete bases, fireproof windows and doors, metal ceiling, hand power elevator to 5-sty brick lofts; cost, \$2,500; owner, Carson C. Peck Estate, 381 Clinton av, Brooklyn; architect, Edmund Reisdorf, 86 Roosevelt st. Plan No. 2082.

BROADWAY, 2900-2904, n e cor 113th st, new openings, entrance, fireproof bridges and

## Plans Filed Alterations (continued).

marble banking screen to 7-sty brick bank and tenement; cost, \$10,000; owners, John W. & Josephine Butler, care Hotel Ansonia, Broadway and 73d st.; architect, H. T. Lindeberg, 2 West 47th st. Plan No. 2085.

BROADWAY, 832-4, e s, 70 n 12th st, new stairway, bulkhead, doors, partitions to 12-sty fireproof store and lofts; cost, \$1,500; owner, Seamen's Bank for Savings, 46 Cedar st.; architect, Henry H. Holly, 38-46 West 32d st. Plan No. 2105.

BROADWAY, 2600-2610, n e cor 98th st, new mezzanine gallery, dumbwaiter shaft, doors, partitions to 12-sty fireproof stores and apartments; costs, \$500; owner, Jacob Ruppert Realty Corp., 1639 3d av; architect, Augustus H. Allen, 2 West 45th st. Plan No. 2112.

CENTRAL PARK WEST & 16 WEST 62D ST, stage addition, new roof, doors, opening to 11-sty fireproof theatre; cost, \$7,000; owner, The New Theatre Co., 52 William st; architect, John J. Petit, 103 Park av. Plan No. 2067.

LENOX AV, 509, w s, 80 n 135th st, erect balcony, new stairs to 5-sty brick store and tenement; cost, \$500; owner, Sacandago Realty Co., 17 West 42d st; architect, Otto Reissmann, 147 4th av. Plan No. 2094.

PARK AV, 935, s e cor 81st st, new partitions to 5-sty brick stores and tenement; cost, \$150; owner, Edward T. McLaughlin, 2 Rector st; architects, Gross & Kleinberger, 77 Bible House, Astor pl. Plan No. 2091.

2D AV, 197, w s, 61 n 12th st, new show window, remove stairs, stoop and pier to 4-sty brick store and dwelling; cost, \$500; owner, Raffaele Lucatorti, 197 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2066.

3D AV, 1351, e s, 21 n 77th st, erect brick curtain walls, openings to 2-sty brick store and sitting room; cost, \$400; owner, Herman Siefke, 148 74th st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 2072.

3D AV, 2336, new fireproof doors and windows, w. c. compartments, skylight, partitions, staircase, chimney, elevator shaft, motor room, concrete roof, elevator, store front to 4-sty brick store and lofts; cost, \$5,000; owner, John D. Hass Estate, 247 West 102d st; architect, Frank Haulse, 81 East 125th st. Plan No. 2096.

6TH AV, 753, w s, 21 s 43d st, erect new extension, skylight, steps, show windows, steam heating system, rearrange fire-escapes to 2-sty brick lofts and store; cost, \$4,000; owner, Simon Meyer, 315 West 98th st; architect, J. F. Rieger, 154 Nassau st. Plan No. 2097.

7TH AV, 886, n w cor 56th st, erect steel tank supports to 7-sty fireproof hotel; cost, \$250; owner, J. Hull Browning Estate, 199 Chambers st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2077.

7TH AV, 2513, e s, 40 s 146th st, new partitions, door openings to 6-sty brick tenement; cost, \$250; owner, E. C. Realty Corporation, 299 Broadway; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2075.

7TH AV, 711, e s, 100 n 47th st, four additional rooms, door openings, two new bathrooms and basins, remove staircase to 4-sty brick saloon and hotel; cost, \$1,500; owner, Richard J. Butler, 711 7th av; architect, Samuel Levingson, 101 West 42d st. Plan No. 2070.

7TH AV, 2026-28, w s, 50 n 121st st, new steel columns and girders, show windows, steps, lower and reinforce 1st tier beams, partitions to 6-sty brick stores and tenement; cost, \$21,000; owner, Levi P. Morton, care architect, Otto L. Spannake, 13 Park Row. Plan No. 2090.

8TH AV, 352, new screen, rearrange entrance and seats to 4-sty brick moving picture theatre and lodging house; cost, \$500; owner, Edward Jansen, 110 West 18th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2061.

8TH AV, 2433, new partitions, bathrooms, close openings to 5-sty brick stores and tenement; cost, \$600; owner, John H. Wohltmann, 982 Lincoln pl, Brooklyn; architect, Chas. M. Straub, 147 4th av. Plan No. 2073.

9TH AV, 194, e s, 18 s 22d st, new partitions, skylight, windows, w. c. compartments to 4-sty brick store and tenement; cost, \$1,500; owner, John J. Lagrave Estate, Rye, Westchester Co., N. Y.; architect, Otto Reissmann, 147 4th av. Plan No. 2059.

## Bronx.

183D ST, 506-508, two 1-sty brick extensions, 16x5, to 2-sty frame stores and dwellings; cost, \$1,500; owner, Edw. Emden, on premises; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 385.

213TH ST, n w cor Holland av, raise to grade two 3-sty frame stores and dwellings; cost, \$400; owner, Cesare Palmieri, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 388.

BARNES AV, 1820, raise to grade 2-sty frame dwelling; cost, \$700; owner, John Speed, on premises; architects, Horenburger & Bards, 122 Bowery. Plan No. 327.

BELMONT AV, 2504-6, new partitions to 5-sty brick tenement; cost, \$50; owner, Wm. Gullery, 1472 Washington av; architect, Philip Markowitz, 3391 Wayne av. Plan No. 386.

AV ST. JOHN, 911, new toilet to 3-sty frame store and tenement; cost, \$150; owner, Vergilio Potito, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 378.

BARKER AV, w s, 25 n Adee av, move 2-sty frame dwelling; cost, \$400; owner and architect, Edw. B. M. Garry, 660 Burke av. Plan No. 383.

BROOK AV, 1516, new partitions to 4-sty brick tenement; cost, \$500; owner, Ignatz Friedman, on premises; architect, Philip Markowitz, 3391 Wayne av. Plan No. 379.

BURNSIDE AV, n w cor Andrews av, move 1-sty portable school; cost, \$300; owner, City of New York; architect, C. M. Morgan, 529 Courtlandt av. Plan No. 376.

BURKE AV, s w cor Olinville av, move 2-sty frame dwelling; cost, \$300; owner, Mary McGarry, 660 Burke av; architect, Edw. B. McGarry, 660 Burke av. Plan No. 384.

OLINVILLE AV, w s, 34 s Burke av, move 2-sty frame dwelling; cost, \$300; owner, Mary McGarry, 660 Burke av; architect, Edw. B. McGarry, 660 Burke av. Plan No. 382.

ST. ANNS AV, e s, 80 n 159th st, 1-sty of brick built upon 1-sty extension of 2-sty brick garage; cost, \$7,000; owners, A. Hupfel's Sons, 842 St. Anns av; architect, M. J. Garwin, 3307 3d av. Plan No. 375.

WALLACE AV, w s, 99.94 s Bear Swamp rd, move 2-sty frame dwelling; cost, \$1,800; owner, Andrew Flood, 1963 Wallace av; architect, Jas. A. Garvey, 1911 White Plains av. Plan No. 381.

WASHINGTON AV, w s, 115.5 s 168th st, new balcony to 2-sty frame church; cost, \$75; owner, Morrisania Presby. Church, Thos. Morris, 396 East 171st st, chairman trustees; architect, Geo. P. Mandel, 1204 Washington av. Plan No. 380.

WICKHAM AV, s e cor Edenwald av, 2-sty frame extension, 20x16, to 2-sty frame dwelling; cost, \$1,000; owner, Jos. Schmitt, on premises; architect, Chas. Rheinlander, Ely av and Boston rd. Plan No. 377.

## Brooklyn.

ASHFORD ST, n s, 127.7 n Atlantic av, interior alterations to 1-sty dwelling; cost, \$200; owner, Geo. T. Stockham, 1 West 31st st, Manhattan; architect, Wm. H. Gompert, 171 Madison av, Manhattan. Plan No. 6261.

BLEECKER ST, s s, 375 w Central av, extension to 3-sty tenement; cost, \$400; owner, John J. Kolb, 1150 Bushwick av; architect, W. J. Conway, 400 Union st. Plan No. 6276.

BRADFORD ST, w s, 200 s Glenmore av, interior alterations to 1-sty dwelling; cost, \$125; owner, Chas. Welge, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6387.

CLEVELAND ST, n w cor Blake av, extension to three 2-sty stores and meeting rooms; cost, \$5,000; owner, Becky Kalinsky, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6340.

DEGRAW ST, n s, 75 w Van Brunt st, elevator; cost, \$2,500; owner, International Provision Co., 35 Degraw st; architect, Otis Elevator Co., 250 11th av, Manhattan. Plan No. 6378.

DEWEY PL, n s, 140.7 e West 6th st, extension to 1-sty dwelling; cost, \$800; owner, Morris Kohn, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6310.

FREEMAN ST, s s, 103 w West st, exterior alterations to 1-sty boiler house; cost, \$1,000; owner, N. Y. Quebracho Extract Co., 80 Maiden la, Manhattan; architect, N. Y. Quebracho Extract Co., 80 Maiden la. Plan No. 6350.

HENRY ST, e s, 326 s Joralemon st, interior alterations to 3-sty apartments; cost, \$6,000; owner, Fortuna Bldg. Co., 177 Rensen st; architects, Ulrich & Hoffman, 371 Fulton st. Plan No. 6326.

LEONARD ST, w s, 113 n Driggs av, interior alterations to 3-sty tenement; cost, \$300; owner, Liza A. Wilson, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 6266.

NOBLE ST, s w cor West st, interior alterations to 5-sty factory; cost, \$3,500; owner, American Mfg. Co., on premises; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 6365.

PELLINGTON ST, n s, 250 w Jamaica av, extension to 2-sty dwelling; cost, \$500; owner, Harry Garret, on premises; architect, A. Rose, 1772 Highland boulevard. Plan No. 6299.

RICHARDSON ST, s s, 320 e Humboldt st, extension to 3-sty factory; cost, \$5,000; owner, Jacob Hirschberg, on premises; architect, Chi. Bauer, 861 Manhattan av. Plan No. 6369.

SKILLMAN ST, w s, 147.11 s Flushing av, interior alterations to 5-sty factory; cost, \$1,200; owner, Franklin Brewing Co., 414 Flushing av; architect, John P. Voelker, 979 3d av. Plan No. 6356.

STOCKTON ST, n s, 272 w Tompkins av, interior alterations to 3-sty tenement; cost, \$250; owner, Lizzie Rosenberg, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6267.

VARICK ST, n e cor Thames st, extension to 1-sty freight house; cost, \$1,500; owner, L. I. R. R., Penna. Station, Manhattan; architect, E. M. Weaver, Jamaica Station. Plan No. 6371.

WALLABOUT ST, s s, 169.6 w Marcy av, extension to 3-sty tenement; cost, \$600; owner, Hyman Solomon, 86 Gerry st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6328.

WITHERS ST, n s, 225 w Kingsland av, extension to 2-sty dwelling; cost, \$700; owner, Geo. H. Weisbecker, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 6283.

YORK ST, s s, 25 e Jay st, plumbing to 3-sty store and dwelling; cost, \$150; owner, Jas. Collin, 112 York st; architect, Michael Morrell, 170 Nassau pl. Plan No. 6271.

11TH ST, s s, 70 w 5th av, extension to 4-sty tenement; cost, \$400; owner, Mrs. Mary C. McManus, 247 9th st; architect, W. J. Conway, 400 Union st. Plan No. 6341.

WEST 15TH ST, w s, 280 n Mermaid av, extension to 2-sty dwelling; cost, \$350; owner, Frank Rugerrio, 2909 West 15th st; architect, S. B. McDonald, 2802 Neptune av. Plan No. 6337.

WEST 15TH ST, w s, 280 n Mermaid av, extension to 2-sty dwelling; cost, \$1,000; owner, Frank Rugerrio, 2909 West 15th st; architect, S. B. McDonald, 2802 Neptune av. Plan No. 6336.

21ST ST, e s, 60 s Bath av, move 2-sty dwelling; cost, \$500; owner, Chester Realty Co., 2034 Bath av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 6330.

47TH ST, s s, 120 e 8th av, interior alterations to 3-sty dwelling; cost, \$500; owner, Carmen Imperale, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6338.

94TH ST, s w cor 3d av, interior alterations to 2-sty store and dwelling; cost, \$1,000; owner, Robert C. Emmons, 120 96th st; architect, Olaf B. Almgren, 230 96th st. Plan No. 6384.

AV J, n s, 40 e East 13th st, extension to 2-sty theatre; cost, \$5,000; owner, Midwood Theatre, Inc., 375 Pearl st; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 6278.

CARLTON AV, e s, 145 n Greene av, exterior alterations to 3-sty dwelling; cost, \$500; owner, Mina Von Nostitz, on premises; architects, Ulrich & Hoffman, 371 Fulton st. Plan No. 6327.

FLATBUSH AV, n e cor Hanson pl, roof sign to 1-sty office; cost, \$1,000; owner, G. Schwager, 140 Flatbush av; architect, S. J. Kessler, 1037 Tiller av. Plan No. 6300.

HUNTERFLY RD, e s, 159.9 n Atlantic av, extension to 1-sty shed; cost, \$700; owner, Jos. Merz, 9 Hunterfly rd; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6362.

JOHNSON AV, s s, 100 e Graham av, plumbing to 3-sty store and tenement; cost, \$125; owner, Libbey Sobel, 804 Eastern pkway; architect, Simon Cohen, 2205 5th av, Manhattan. Plan No. 6357.

JOHNSON AV, s s, 125 e Graham av, plumbing to 3-sty store and tenement; cost, \$150; owner, Libbey Sobel, 804 Eastern pkway; architect, Simon Cohen, 2205 5th av, Manhattan. Plan No. 6358.

LAFAYETTE AV, n s, 60.6 e Rockwell pl, extension to 3-sty store; cost, \$12,000; owners, Dayton & Montgomery, 63 Flatbush av; architect, A. Ulrich, 371 Fulton st. Plan No. 6330.

LIBERTY AV, n e cor Schenck av, extension to 2-sty store and dwelling; cost, \$250; owner, Jacob Menig, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 6385.

MERMAID AV, s s, 40 e West 32d st, extension to two 2-sty dwellings; cost, \$2,500; owner, Mrs. Van Arsdale, 140 West 109th st, Manhattan; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6307.

MYRTLE AV, n e cor Harman st, exterior alterations to 3-sty store and dwelling; cost, \$900; owner, Geo. H. Little, 501 Madison st; architect, Louis Allmendinger, 926 Broadway. Plan No. 6286.

NASSAU AV, s s, 75 w Oakland st, interior alterations to 2-sty store and storage; cost, \$250; owners, James Carlos & ano, on premises; architects, P. Tillion & Son, 381 Fulton st. Plan No. 6390.

PARK AV, s s, 27.7 e St. Edwards st, interior alterations to two 3-sty stores and tenements; cost, \$600; owner, David Berlin, 284 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6334.

SHEEPEHEAD BAY RD, s s, 60.4 e East 15th st, interior alterations to 3-sty hotel and dwelling; cost, \$500; owner, North American Bwg. Co., Hamburg and Greene avs; architect, C. L. Otto, 45 Broadway, Manhattan. Plan No. 6275.

UNION AV, s e cor Maujer st, interior alterations to 3-sty store and tenement; cost, \$400; owner, Tillie Feld, 226 East 3d st, Manhattan; architect, Max Cohn, 280 Bedford av. Plan No. 6343.

14TH AV, w s, 40 s 43d st, extension to 3-sty brick store and dwelling; cost, \$600; owner, Max Bashist, 1305 43d st; architect, Saml. Gardstein, 1168 45th st. Plan No. 6289.

## Queens.

ASTORIA.—Ridge st, s s, 25 e Van Alst av, plumbing in dwelling; cost, \$170; owner, Frank Daddrio, premises. Plan No. 2041.

ASTORIA.—Ridge st, s s, 75 e Van Alst av, plumbing to dwelling; cost, \$225; owner, J. Di Jirio, premises. Plan No. 2042.

BROOKLYN HILLS.—Freedom av, e s, 70 s Sherry st, plumbing in frame dwelling; cost, \$90; owner, Mrs. Vogel, Hempstead, L. I. Plan No. 2052.

FLUSHING.—So. 15th st, 16, alter porch of frame dwelling; cost, \$180; owner, Mrs. J. H. Springer, premises. Plan No. 2062.

FLUSHING.—Geranium st, s s, 300 w Jamaica av, plumbing to dwelling; cost, \$100; owner, M. Miller, premises. Plan No. 2033.

GLENDALE.—Tesla pl, e s, 61 s Central av, plumbing in frame dwelling; cost, \$100; owner, Jane Evans, premises. Plan No. 2053.

JAMAICA.—Washington st, e s, 125 n South st, erect extension on side of frame church, 5x10, 1-sty, shingle roof; cost, \$1,000; owner, African M. E. Church, Rev. C. W. Wilson; architect, R. W. Kurz, 324 Fulton st, Jamaica. Plan No. 2063.

JAMAICA.—Rockaway rd, n w cor Elm st, new store window in brick store; cost, \$100; owner, Julia Kalb, premises. Plan No. 2056.

JAMAICA.—Wyckoff av, w s, 25 s Shore av, plumbing in frame dwelling; cost, \$50; owner, N. Wolzek, premises. Plan No. 2055.

JAMAICA.—Wyckoff av, e s, 25 s Shore av, plumbing in frame dwelling; cost, \$50; owner, H. Herst, premises. Plan No. 2054.

JAMAICA.—Jamaica av, s e cor Van Wyck av, interior alterations to frame hotel; cost, \$150; owner, Distler Estate Co., Inc., 11 Miller pl, Evergreen. Plan No. 2043.

L. I. CITY.—Ridge st, s w cor Court st, plumbing in store and dwelling; cost, \$50; owner, J. Serrono, premises. Plan No. 2044.

L. I. CITY.—Ely av, 275, new foundation to dwelling; cost, \$175; owner, L. Randazzo, 275 Ely av, L. I. City. Plan No. 2038.

L. I. CITY.—Ridge st, 69, raise 3-sty frame tenement and erect new foundation under same; cost, \$800; owner, Susia Ortolono, 1 6th av, Manhattan; architect, Chas. Hewitt, 604 Academy st, L. I. City. Plan No. 2047.

L. I. CITY.—Payntar av, 87, replace store front in frame store; cost, \$150; owner, Jennie Heinsman, 68 Barrow st, L. I. City. Plan No. 2048.

L. I. CITY.—Ely av, e s, 175 n Wilbur av, interior alterations to frame dwelling; cost, \$1,000; owner, L. Randazzo, premises; architect, F. Chmelik, 769 2d av, L. I. City. Plan No. 2049.

METROPOLITAN.—Metropolitan av, n w cor Weisse av, 1-sty frame extension, 25x5, front dwelling; cost, \$400; owner, Jos. Klingebach, premises. Plan No. 2039.

MIDDLE VILLAGE.—Metropolitan av, 1806, plumbing to dwelling; cost, \$75; owner, Frank Stieger, premises. Plan No. 2034.

MIDDLE VILLAGE.—Metropolitan av, n w cor Wisse av, interior alterations to frame office, 25x14; cost, \$400; owner, J. Klingebach, 2285 Metropolitan av, Middle Village. Plan No. 2039.

MASPETH.—Grand st, s e cor Columbia av, alterations to frame store, 25x50; cost, \$150; owner, John Ingias, premises. Plan No. 2040.

RICHMOND HILL.—Church st, e s, 225 s Fulton st, plumbing to dwelling; cost, \$75; owner, J. Froelich, premises. Plan No. 2037.

RIDGEWOOD.—Fresh Pond rd, 703, erect electric sign on front of brick store; cost, \$75; owners, Fitter Bros., premises. Plan No. 2057.

ROCKAWAY PARK.—6th av, w s, 240 n Triton av, erect extension on rear of frame hotel, 34x56, 3-sty, shingle roof; cost, \$8,000; owner, Harry H. Lustig, premises; architect, W. E. Sandifer, Rockaway Beach. Plan No. 2061.

WINFIELD.—Railroad av, n s, 54 e Carroll pl, erect frame extension on rear of frame dwelling, 20x16, 1-sty, tin roof; cost, \$250; owner, Chas. Hartwig, premises; architect, H. J. Maloney, 30 East 42d st, Manhattan. Plan No. 2051.

WOODHAVEN.—Park pl, w s, 150 n Rockaway rd, erect 1-sty frame extension on rear of frame dwelling, 12x15, tin roof; cost, \$300; owner, H. Von Clan, premises; architect, John Schoedel, Water st, Woodhaven. Plan No. 2059.

WOODHAVEN.—Liberty av, n w cor Emerald st, erect frame extension on front of frame dwelling, 20x18, 2-sty, gravel roof; cost, \$800; owner, A. Vendith, premises; architect, Jos. Monda, 3938 Broadway, Woodhaven. Plan No. 2050.

**Richmond.**

CENTRE ST, s s, 153 e Garretson av, alterations to brick bakery; cost, \$3,500; owner, Hy. Holterman; architect, John Schroll. Plan No. 385.

GORDON ST, 96, Stapleton, alterations to frame office; cost, \$1,000; owner, H. R. Stein, 96 Gordon st, Stapleton. Plan No. 387.

PROSPECT ST, s s, 100 w Elizabeth st, West New Brighton, alterations to frame dwelling; cost, \$750; owner, W. A. Horton, 652 Prospect st, West New Brighton; builder, R. H. Leadley, 23 Winant av, Port Richmond. Plan No. 383.

ROCKAWAY ST, w s, 1,175 Clermont, alterations to frame dwelling; cost, \$90; owner, David B. Banto, 14 Taylor st, Newark, N. J. Plan No. 382.

1ST ST, 250 e Clinton av, New Brighton, alterations to frame dwelling; cost, \$400; owner, Patrick Corley, 253 2d st; builder, C. G. Normand, 84 Sand st, Stapleton. Plan No. 391.

BROOKS AV, n s, 1,000 e Martlins lane, West New Brighton, alterations to frame chicken house; cost, \$50; owner, Actors' Fund Home, 740 Brooks av, West New Brighton. Plan No. 384.

CAREY AV, s s, 100 w Burgher av, West New Brighton, alterations to frame dwelling; cost, \$250; owner, Herman Rosbac, 380 Carey av, West New Brighton; architect, W. H. Curry, 1119 Castleton av. Plan No. 390.

JEWETT AV, s e cor Maine av, Westerleigh, alterations to frame church; cost, \$18,400; owner, Deems Memorial Church, Westerleigh; architect, James Whitford, Tompkinsville; builder, J. C. Haabestad, Port Richmond. Plan No. 388.

WASHINGTON AV, s s, 110 w Harbor rd, Port Richmond, alterations to frame dwelling; cost, \$300; owner, J. E. Labezas, Washington av; builder, J. Ellis, Jr., Union st. Plan No. 386.

MOUNT LORETTO, S. I., alterations to brick reservoir; cost, \$500; owner, Mission of the Immaculate Virgin, premises. Plan No. 389.

**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 Aug. 30. The location is given, but not the owner's address.

WEST NEW YORK.—Henry Simons, n e cor Broadway and 16th st, 4-sty brick, \$16,000; Sele Maplebaum, n w cor Madison av and 15th st, 4-sty brick, \$20,000.

NEWARK.—Frank Trybulec, 100 Tyler st, 3-sty brick, \$6,000; Samuel Mittleman, 74 Waverly av, 3-sty frame alteration, \$1,200; Elizabeth Scheibel, 57 Boyd st, 3-sty frame alteration, \$300; Max Greenbaum, 35 Bowery st, 3-sty frame alteration, \$500; Newark Cons.

& Inv. Co., s e cor Charlton and Spruce sts, 3-sty brick, \$20,000; Louis Gelman, 222 Hillside av, 3-sty frame, \$5,000; Frank Marzulli, 168 8th av, 4-sty brick, \$5,000; Vincenzo DeLuca, 94 Prospect st, 3-sty frame alteration, \$2,000.

NEWARK.—Louis Blum, 143 Charlton st, 3-sty frame alteration, \$1,000.

JERSEY CITY.—Simon Abramson, s e cor Summit av and Poplar st, 4-sty brick, \$40,000; Salvatore Ciarcane, 307 Summit av, 3-sty brick \$12,000; Giuseppe Calebrese, 53 Gregory st, 3-sty frame alteration, \$300; Alice F. Dunn, 752 West Side av, 3-sty brick, \$9,000; John A. Haley, 23 4th st, 5-sty brick alteration, \$100.

JERSEY CITY.—Michael Aita, 444 York st, 3-sty frame alteration, \$300.

IRVINGTON.—J. & William Ring, n w cor Roosevelt terrace and 21st st, 3-sty frame, \$8,000; J. & William Ring, w s Roosevelt terrace, 40 ft. west of 21st st, 3-sty frame, \$7,000.

CALDWELL.—William Eckman, n s Bloomfield av, 60 ft. e of Smull av, 2-sty brick, \$15,000.

WEST HOBOKEN.—Alexander Allen, n e cor Summit av and Syms st, 4-sty brick, \$18,000.

LODI.—Antonio Maddi, 24 Main st, 2-sty frame alteration, \$400.

PASSAIC.—David Stein, 242 and 248 Bloomfield av, two 4 and 6-sty brick, \$30,000; Pine Lesser, 121-123 10th av, 4-sty brick, \$15,000.

PASSAIC.—Mayer Baker, 589 Main av, 2-sty brick, \$4,000.

PATERSON.—Michael Yannello, 372 10th av, 3-sty frame alteration, \$1,000; Mary J. Shutt, 433 McBride av, 3-sty frame alteration, \$2,000.

PATERSON.—David Stein, n w cor Hamilton st and Lee pl, 4-sty brick, \$35,000.

TOWN OF UNION.—Morris Goldberg, 4427 Boulevard, 4-sty brick, \$20,000.

KEARNY.—Jacob Goldstein, 12 Kearny av, 3-sty frame alteration, \$1,900.

MONTCLAIR.—David Stein, 332-334 Bloomfield av, 3-sty brick, \$15,000.

WEST ORANGE.—Zaentz & Slochovsky, 36-38 Lindsley av, two 3-sty frame, \$12,000.

**PERSONAL AND TRADE NOTES.**

F. G. FEARON COMPANY, contractors, formerly of 32 Broadway, has moved to 165 Broadway.

WILSON & CRAIG, architects, Barrett Building, Jamestown, N. Y., desire catalogues on steel and concrete piling.

SELBACH MEYER COMPANY, 601 22d st, West New York, N. J., will furnish the ornamental iron work required for the public school addition at Leonia, N. J.

THE PARK IRON WORKS, 712 West 136th st, will furnish ornamental and structural iron required for two apartments now building at Review pl and 238th st, Bronx.

VAN WAGONER LINN CONSTRUCTION COMPANY, 1133 Broadway, Manhattan, will install the electric wiring necessary for St. Bridget's Roman Catholic Church at Westbury, Long Island.

THE S. & C. POLETTO MARBLE COMPANY, 37 Moultrie st, Brooklyn, will furnish the marble necessary for Public School No. 41 at Bayside, Long Island, now under course of erection from plans by C. B. J. Snyder.

CHARLES SCHOEN, formerly of the Schoen-Badkin Company, 227-229 West 29th st, designer and manufacturer of artistic brass, bronze and iron work, has formed the firm of Charles Schoen, Inc., with an office at 29 West 34th st, where he will carry on his old practice.

HORACE G. SIMPSON and Hart Wood announce the opening of offices in the French Bank Building, San Francisco, Cal., for the practice of architecture, under the firm name of Wood & Simpson. Mr. Simpson is a graduate of the Institute of Technology, and has studied extensively in Europe as holder of the Rotch Traveling Scholarship. He also has had training as a designer in the offices of Cass Gilbert, Guy Lowell, and other leading Eastern architects. Since going to California he was for some years chief designer for L. B. Dutton & Co., now retired. Among other buildings for this firm which have caused favorable comment may be mentioned the First Trust and Savings Bank of Oakland, and the English Cottage for the Holt Mfg. Company's Exhibit at the Exposition. Mr. Wood went to California in 1902, and was for a time connected with the office of Mr. Hodges, then resident architect of Stanford University. After coming to San Francisco he allied himself with the firm of Bliss & Faville, and remained with them until recently. During his connection with that firm he has had charge of the design of most of their important work; among which may be mentioned the Bank of California, Columbia Theatre, Savings Union Bank & Trust Company, Children's Hospital, Masonic Temple, St. Francis Hotel additions and the main group of buildings at the Exposition.

**OBITUARY**

JOSEPH A. BOYCE, a contractor of Long Beach, L. I., with offices at 110 West 34th st, Manhattan, died on Sunday at the Flower Hospital in his thirty-eighth year.

JOSEPH MONELL SAYRE, sixty-three, for years prominent in the building business, and a former president of the Builders' and Traders' Exchange of Newark, N. J., died at his home in Madison, N. J. Mr. Sayre was a member of the firm of Russell & Sayre, which con-

structed a number of the largest buildings in and about Newark. For 25 years he was a director of the Newark Y. M. C. A. and a deacon and trustee of the Third Presbyterian Church. He was also a director of the Newark Bureau of Associated Charities. He leaves a wife and three children.

GEORGE W. ANDERSON, a prominent builder and a member of the firm of John D. Anderson's Sons, died suddenly on Monday at his home, 950A Greene av, Brooklyn, in his fifty-third year. Mr. Anderson was prominent in Masonic circles, and was a member of Orion Lodge, No. 717, F. and A. M., Orient Chapter, No. 138, R. A. M.; Clinton Commandery, No. 14, Knights Templar; Kismet Temple, A. A. O. N. M. S., and of the Mechanics and Tradesmen's Exchange of Brooklyn. His firm built some of the largest factories and churches in that borough. Mr. Anderson is survived by his widow, a son and a daughter.

COL. ROBERT B. WOODWARD of Brooklyn, a director in the Thompson-Starrett Co., died at Cooperstown Sept. 2. Col. Robert B. Woodward was born in Sands st, seventy-five years ago, not far from the home of Seth Low's father, A. A. Low, in Washington st. Both families removed more than sixty years ago to the Heights, the Woodwards to Pierrepont st and the Lows to Columbia Heights. Col. Woodward's brother, Gen. John B. Woodward, was one of Brooklyn's most distinguished citizens. Several years ago Col. Woodward retired as a member of the firm of Platt & Woodward, commercial paper manufacturers. He was a trustee of the Bowery Savings Bank, a trustee of the Franklin Safe Deposit Company, a director in the Home Life Insurance Company, a director in the Lloyds Plate Glass Insurance Company, a director in the Nassau National Bank, of Brooklyn, of the Safe Deposit Company of New York, of the Thompson-Starrett Company, of the U. S. Casualty Company, of the Brooklyn Union Gas Company and the Estates of Long Beach. Col. Woodward had long been active in the affairs of the Brooklyn Institute of Arts and Sciences and at the time of his death was a trustee and first vice-president. He was also a member of the Finance committee and a director of the Brooklyn Academy of Music. He left \$200,000 in his will to the institute. His estate is estimated at \$500,000.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its convention in San Francisco September 16-18. F. L. Hutchinson, 33 West 39th st, secretary.

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.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

NATIONAL HOUSING ASSOCIATION, fourth conference at Minneapolis, October 6 to 8. John Ihler, of 105 East 22d street, New York, is field secretary.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting at San Francisco, September 16-18. Headquarters will be at the Hotel Bellevue. Secretary, J. J. Blackmore, 29 West 39th st, Manhattan.

NATIONAL ASSOCIATION PAVING BRICK MANUFACTURERS' ASSOCIATION at the quarterly meeting of its board of directors held in Cleveland, recently, affirmed arrangements tentatively made for holding its annual meeting Oct. 11-12, at Dayton, O.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the New Willard Hotel, Washington, D. C., Sept. 20-23 inclusive. E. S. Marlow, of the Potomac Electric Power Company, Washington, D. C., is chairman of the convention committee. The schedule of sessions, papers, etc., will be announced later.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

ENGINEERING CONGRESS.—The materials of engineering construction will receive special attention in the proceedings and discussions of the International Engineering Congress, to be held in San Francisco, September 20-25. The field will be treated under eighteen or more topics, covering: Timber resources; preservative methods of brick and clay products in general; life of concrete structures; aggregates for concrete; water-proofing; volume changes in concrete; world's supply of iron; life of iron and steel structures; special steels; status of copper and world's supply; alloys; aluminum; testing of metals of full-sized members, and of structures. Some twenty-five papers are expected for this meeting, prepared by authors representing five different countries. The list of authors includes many of the most eminent names in this field of engineering work throughout the world.

BUILDING MATERIALS AND SUPPLIES

CEMENT PRODUCTION AND SHIPMENTS FOR AUGUST—TALK OF CRUSHED STONE COMBINATION TO STABILIZE MARKET

August Gains 13.7% — Brick Steadier—Structural Steel Firm

CONTINUED heavy shipments of gold into this country from abroad gave added encouragement to real estate and building interests in the matter of better building conditions for the immediate future. Bradstreet's today will report a gain of 13.7 per cent. in building construction in 132 cities for August, which is equivalent to the total value of plan filings in 152 cities in 1913.

Definite preparations were made by manufacturers of many building commodities regarding winter capacities. Arrangements are practically settled for continuing the production of iron and steel at 90 per cent. of capacity until the first of the year on current orders. Hudson brick manufacturers have practically decided to continue manufacturing up to the middle of October following the improvement of building conditions in the metropolitan district. Raritan interests probably will make no change in their present rate of production which is said to be about 60 per cent. of capacity. A report was current this week of a premium having been paid to a lumber manufacturer in the south to insure prompt delivery for special lines of lumber in anticipation of an autumn speculative movement in manufacturing sections of Queens and Newark where factory extensions are said to be responsible for a heavy demand for inexpensive houses to rent. Hardwood manufacturers are going to be short on oak and maple flooring, according to wholesale trade reports.

Advices from the Lehigh and Hudson Portland cement mills for August show that of the twenty-four mills, eight of which are in the Hudson Valley, shipped practically the same quantity of cement from their mills in August as they did in the same month last year. The reserve was a little less in August than in July. There is comparatively little new business coming in at the now \$1.52 level. This is because a great quantity of this material is still being shipped at the \$1.32 and \$1.42 levels.

Dealers in the metropolitan district are exceptionally well stocked with cement which accounts for the apparent weakness in the \$1.52 quotations. Some are said to be overloaded. The business that does develop is eagerly sought for and in order to get it some concerns have resorted to shading. Practically all the important Lehigh mills are standing firm at the \$1.52 level except where there are back orders to be filled. That quotation, however, is being rigidly adhered to on all business calling for delivery sixty days from date and it was authoritatively stated that the prevailing winter price for this commodity would

not be under \$1.52 and may be as high as \$1.62 per barrel, wholesale. Talk of a threatened price cutting war like that of last spring, to force small dealers to come up to the standard list quotation was ridiculed. The prospects for heavy winter orders and continued low reserves are said to be sufficient in themselves to prohibit such a course, not to mention heavy losses sustained by all the eastern mills during the first five months of this year.

There is a rumor in crushed stone circles to the effect that a combination of several leading producers is being planned to create a more stable market here. This action was inspired largely by the fact that the local market has been demoralized for some time. When subway bids were opened recently there was such a wide range of prices as to cause all proposals to be rejected and the contract was ordered readvertised. Quotations originally made ranged from 60 cents to 90 cents.

Despite the steadily stiffening conditions of the steel market wire mesh reinforcement prices for September show no change over those for August. The condition of the spelter market led many to believe higher prices would be asked, but spelter demand slightly subsided leaving the reinforcement market unchanged. Structural steel orders are reported to be better. New York base is \$1.52.

The entire eastern building situation at present is decidedly favorable to contractors and builders. Dealers and manufacturers are inclined to be conciliatory except in steel and other metals in which department quotations are rigidly held to list. Money is cheaper than it has been in a year and a half, according to mortgage authorities and, while there is no definite assurance that it will remain so, the prospects are good that better opportunities will be offered for profitable building investments, particularly those designed for moderate price rents, than have been met with for some time. Real estate interests are receptive and are inclined to encourage purchases in most of the suburban cities and in some parts of New York. Manufacturing prosperity always means a revival in building and real estate buying.

Plan filings in the five boroughs, with comparisons for those of the preceding week, follow:

	Week ending,		Sept. 11.	
	No.	Value.	No.	Value.
Manhattan.....	11	\$617,000	5	\$2,005,000
Bronx.....	18	465,300	10	337,300
Brooklyn.....	133	984,235	58	722,800
Queens.....	153	557,525	82	276,248
Richmond.....	23	34,133	17	17,415
Totals.....	338	\$2,658,193	172	\$3,358,755

"Building trade activity evidently turned a corner in August, because that month's report of expenditures is one of the best in some time. Compared with a decrease of 14.4 per cent. in July and 21.8 per cent. in June, and a gain of only three-tenths of 1 per cent. in May, the showing is particularly favorable. The number of permits granted in connection with this expenditure was 20,834, an increase of 6.3 per cent. over August last year, and in this connection it is worth noting that only two groups of cities, the southwest and far western, show fewer permits, while the southern and far western show smaller expenditures than a year ago in August.

"Not quite half the gain at the entire 132 cities is furnished by New York (three boroughs reporting), which gains 34.6 per cent. over a year ago in August. Chicago shows even a larger quantitative gain than New York—\$3,744,000, against \$3,372,000 at New York, with a gain of 64.8 per cent."

The percentage of gain shown in August is the first since early in July, 1914, and is the largest since early in 1913. The grand total for August is only a little below the aggregate at 152 cities in 1913, and next in importance to the high record August total of 1912.

BUILDING METALS.

Structural Steel Orders Improve—Spelter Less Active—Copper Steady.

LOCAL contracts developing this week included an order for 1,000 tons for the DeGnon Construction Company, awarded to the Hay Foundry & Iron Works, and 400 tons for an apartment house in West End avenue taken by the Harris-Silvers-Baker Company. Paterno Brothers announce a new apartment house operation for 115th street and Broadway which will take 700 tons of steel and the Westchester County Court House will take about 700 tons more.

PORTLAND CEMENT.

Shipments in Lehigh and Hudson Valleys Conform with Last Years.

PORTLAND CEMENT shipments from the Lehigh and Hudson valleys for August were about equal with those for the same month in 1914. Reserves are lower, however. The reserve supply of Portland cement in the twenty-four mills reporting for Zones Nos. 1 and 2 in August was a little lower than it was in last July.

Dealers for the most part are heavily loaded. Indeed, some of them have more cement on hand or engaged than they can readily assimilate under the present rate of building. The result is that buying at the mills has slacked off and quotations are said to be weak. As for deliberate price cutting tactics, it is hard to find a definite case. Dealers are not in a position to dictate terms because the reserve at the mills is so close to actual production as to give the manufacturers an upper hand. There are, however, various subterfuges adopted to force lower prices by so-called "over-ordering" either on "back contracts" or other ways. Investigations have been made by the manufacturers' agents here and this practice probably will be stopped.

Although Portland cement is reported to be selling for prices between \$1.42 and \$1.48, the Record and Guide is in possession of information permitting it to authoritatively advise dealers those are minimum prices that cannot endure very long. Mill repair times are coming, railroads have not yet placed their fall orders, road work in preparation for winter has not been let and export business that is expected to develop this autumn all will combine to force prices up to at least \$1.52 base.

One dealer with knowledge of the trade conditions impending tried to tie up for winter cement at \$1.52 base preparatory to getting in near the bottom of a big operation that is about ready to go ahead. He was surprised, however, to find that \$1.62 was the best price he could get for deliveries into January. One company, he said, had quoted him \$1.68.

COMMON BRICK.

Manufacturers Encouraged to Keep Going a While Longer.

MANUFACTURERS of common brick in both the Hudson and Raritan River districts have been encouraged by an improvement in the demand for their products within the last fortnight. Prices have firmed, although the market cannot yet be said to be stiff. This is doubtless because dealers have loaded up so completely with Portland cement that they have been forced to make their purchases of common brick from hand to mouth. With the gradual change upward in the price of Portland cement, however, there is every reason to believe that common brick prices will go from firm to stiff within the next few weeks as autumn construction gets fully under way.

The front brick situation in New York has reflected that of other lines in that demand has not been up to expectations. Fire brick is in moderate demand. Enamels are reported to be slow movers. Rough cut front brick manufacturers report a strong suburban movement for this material.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 9, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M.,	Sept. 3-7.	Arrived.	Sold.
Friday, Sept. 3.....	9	7	7
Saturday, Sept. 4.....	5	2	2
Monday, Sept. 6.....	13	6	6
Tuesday, Sept. 7.....	0	10	10
Wednesday, Sept. 8.....	3	5	5
Thursday, Sept. 9.....	5	4	4
Total.....	35	34	34

Reported en route, Friday, Sept. 10-13.

Condition of market, firm. Prices: Hudsons, \$5.75 to \$6.00; Raritans, \$5.75 and \$6.00 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.75 and \$7.00 (yard). Cargoes left over Friday A. M., Sept. 10-8.

1914.		1915.	
Left over Friday T. M., Sept. 4-21.	Sept. 4-21.	Arrived.	Sold.
Friday, Sept. 4.....	4	5	5
Saturday, Sept. 5.....	5	2	2
Monday, Sept. 6.....	9	3	3
Tuesday, Sept. 8.....	0	7	7
Wednesday, Sept. 9.....	7	4	4
Thursday, Sept. 10.....	1	—	—
Total.....	26	23	23

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.50; Newark, yard, \$6.75 to \$7.25; nominal. Left over Friday a. m., Sept. 11-24.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 9, 1915.....	1,225
Total No. of bargeloads sold Jan. 1 to Sept. 9, 1915.....	1,217
Total No. bargeloads left over Sept. 10, 1915.....	8
Total No. bargeloads left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 10, 1914.....	1,144
Total No. bargeloads sold Jan. 1 to Sept. 10, 1914.....	1,120
Total No. bargeloads left over Sept. 11, 1914.....	24

PLASTERERS TO ARBITRATE.

Pending Decision, the Men Will Return to Work.

FOLLOWING a meeting of the journeymen plasterers on Thursday night to discuss whether they shall arbitrate their differences with respect to the introduction of the steward system into this city, it was announced that arbitration won and that pending a decision of the conference between the bosses and employes the men will return to work under the old system. The time and place of the conference has still to be decided, the conference committee named and confirmative action by the Building Trades Employers Association taken to reopen operations now tied up. Work will be resumed by the plasterers pending the outcome of the arbitration of their differences, probably on Monday.

AUGUST BUILDING INCREASED.

Gain of 13.7 Per Cent. Over National Filings of Last Year.

BUILDING plan filings in 132 cities for August this year totalled \$63,907,981, a gain of 13.7 per cent. over August, 1914, according to Bradstreet's, which today will say: