

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, SEPTEMBER 18, 1915

AT WORK ON THE CITY BUDGET PROBLEM

Paring Down the Department Estimates—A Tax Rate of \$2.05
the Estimate of the Advisory Council—The Mayor Says \$2.09

WITH the prospect of a tax rate for 1916 of about 2.05 the hearings before the Budget Committee of the Board of Estimate should command the most careful study and attention on the part of taxpayers and real estate associations. The preparation of the 1916 budget is now in progress and estimates have been submitted by practically all but two or three of the larger city departments.

Some of the departmental estimates indicate that the requests for appropriations will be smaller than in 1915; but many of the larger departments, like the Police, Park, Health and Board of Education, have requested increases. In view of the fact that it is almost impossible to analyze the budget in detail because of the vast array of figures and mass of statistics, taxpayers are directing their efforts more towards a consideration of the general principles of economy than endeavoring to recommend economies which may, for the most part, be impossible to effect because of mandatory legislation.

Of the 199 million dollars in the 1915 budget, approximately 66 millions represent obligatory appropriations for debt service and deficiencies in the collection of taxes. Of the remaining 133 million dollars, 26 per cent. was mandatory legislation, 13 per cent. was partly mandatory, leaving 63 per cent. in part discretionary with the city budget makers.

During the past five years the departments under the Mayor have increased their expenses on an average of about 11 per cent., while those departments over which the Mayor has but partial control have increased 32 per cent. When it is further understood that the Board of Education, the county governments and many of the city salary expenses are mandatory, to a certain degree, although included within the 63 per cent. of the budget now being examined by the committee, it is evident that the degree of saving which can be accomplished by the city administration is limited to a great extent.

Standardization of Salaries.

One very vital principle now being enforced and which will shortly come before the Board of Estimate for approval is the standardization of salaries and grades, among city employees. There are approximately 103,000 employees paid by the city; 21,000 come under the head of the Board of Education; 11,000 under the Police Department; 8,000 under the Fire Department, and 35,000 laborers. The tentative specifications with regard to the classifications of salaries relate at this time to those in professional and clerical service, of which there are approximately 26,000.

It may be quite possible that classification of salaries and grades may be accomplished in the Police, Fire and Labor Departments in the estimates of these departments for 1916; but owing to the fact that the Board of Education is a separate corporation under the jurisdiction of the State, the classification of employees can only be put into effect there after the Home Rule Amendment to the Constitution is approved next No-

THE Board of Estimate, acting through a sub-committee, is engaged in making up tentatively a budget to show the sums of money necessary to raise by taxation to meet the expenses of government next year. The Mayor estimates, taking into account both the State and city levy, that the tax rate will be \$2.09, as compared with \$1.87 for Manhattan in 1915. With a desire to ease the burden upon real estate as much as possible the Mayor has directed the Tax Department to rigidly enforce the tax against personal property and for the Budget Committee to cut out all unnecessary positions in the civil service.

member. It has been estimated that if the classification of salaries and grades alone were to be put into operation in all departments, a saving to the city would be close to \$13,000,000. If the Board of Estimate should approve of the tentative specifications now being applied by the Budget Sub-committee to the professional and clerical services of the city, it has been estimated the saving in salaries would be about \$2,000,000 and the saving from positions abolished would be approximately \$2,000,000.

Represented at the Hearings.

Real estate interests have been represented at these hearings by members of the Advisory Board of Real Estate Interests which accepted the invitation of the Board of Estimate to sit with its Sub-committee in the preparation of the budget. Taxpayers are in no way committed to the acceptance of the budget, as recommended by the Sub-committee and, with the Advisory Council, will have the privilege of appearing before the Board of Estimate to protest, object to and criticize any items that have been included in the budget. The entire responsibility for the making of the budget is imposed on the Board of Estimate, so that it is essentially important that taxpayers be prepared to attend the public hearings to be given at City Hall.

In advance of these hearings, copies of the reports of the Bureau of Standards to the Committee on Salaries and Grades of the Board of Estimate and Apportionment should be obtained. There have been three reports prepared.

The first is on the Cost of Living for an Unskilled Laborer's Family in New York City, in which this bureau maintains that the minimum wage for an unskilled laborer's family of five should be between \$720 and \$840, to be consistent with American ideas. This would apply principally to salaries in the Street Cleaning Department. Many reductions of salaries have been recommended in the reports on Professional Service and Clerical Service, while many positions

will remain unfilled or be abolished if the reports should be adopted. The classifications cover practically all employees, except departmental heads.

Five Factors.

The basis for the rates of compensation which the Bureau of Standards recommends for the various positions are based upon five factors, which are as follows: First, the market value of the particular kind of work performed; second, the conditions peculiar to certain employments in the city service; third, the experience of the municipal civil service commission, in examining and certifying for positions in the city service, at the existing rates of compensation; fourth, the assumption that New York City wishes, as far as it is financially able, to be a model employer; five, the theory that a range of salaries rather than a fixed rate should be established for the majority of positions in the city service.

These specifications are being carefully analyzed by the executive committee of the Advisory Council, in conference with the Director of the Bureau of Standards, and a report of their conclusions will be submitted to real estate owners within the near future. In view of the fact that no taxpayers' association can intelligently or wisely analyze the budget, because of its complexity, the Advisory Council believes that it will be expedient for the Bureau of Standards, the Bureau of Contract Supervision and the office of the Commissioner of Accounts to be combined into a central Bureau of Organization and Control.

Possibly under such a plan, the office of Chamberlain could be merged with that of the Comptroller and the present City Chamberlain, whose reports and investigations have been very valuable in the interests of economy, could be designated to act as the head of such a central Bureau. The duties of such a central Bureau would be to reorganize the city administration along the lines of efficiency, abolish unnecessary committees and departments and continue an active investigation, for the benefit of taxpayers, of the entire city budget, as is now being done by the Commissioner of Accounts, the Bureau of Contract Supervision and the Bureau of Standards, as separate organizations.

State Equalization.

Notwithstanding the fact that property owners are agreed that the assessments placed by the Department of Taxes and Assessments upon real estate throughout the city are abnormally high, compared with market values, the State Board of Equalization at Albany has fixed the ratio of assessment upon real property in the City of New York as follows: New York County, 93 per cent; the Bronx and Kings Counties, 92 per cent.; Queens and Richmond Counties, 89 per cent., with an average of 92.41 per cent. for the five counties. The City of New York will be required to pay 68 per cent. of the direct State tax upon this basis, as compared to 72 per cent. in 1913. Out of a Direct State Tax of \$19,693,690 the city will pay \$13,358,412.

In addition to placing the assessed val-

uations of New York City at a low figure, the State Board has, for the first time, decided to tax bank shares. Heretofore the tax on bank shares has gone direct to the city, for the direct State tax has been levied merely upon real and personal property, exclusive of bank shares. Comptroller Prendergast and the Corporation Counsel have decided to contest this action on the part of the State Board, for if a direct State tax of 1.7 mills should be imposed on bank shares, the city's contribution to the State for this year will be \$616,608.92, increasing the amount to be paid by New York City to \$13,975,021.

The Advisory Council of Real Estate Interests has decided to reinforce the action taken by the Comptroller, in contending that the value of bank shares should not be included in the assessed valuations upon which the basis of the State tax is fixed and collected. If the State should determine to take to itself this tax upon bank shares, it will thus impose upon real estate an additional burden, for the tax on bank shares obtained by the city has always been contributed to the general fund for the purpose of reducing taxation. Each year there are certain funds which are utilized by the Board of Estimate for meeting a certain proportion of the expenditures under the city budget.

Thus, if these funds are to be gradually taken by the State and the assessed valuation of real estate is to be determined at a lower figure than actually prevails, the possibility of relief is far distant. Consequently, property owners should communicate with the Attorney General and the State Board, impressing upon them the fact that these decisions that have been arrived at recently are unfair and inequitable.

Recommendations of the Real Estate Board.

The Real Estate Board has submitted to the Tax Budget Committee of the Board of Estimate certain specific recommendations with respect to the Tenement House Department and the Mayor's Board of Weights and Measures.

In following the work of budget making the Real Estate Board has decided to confine its attention to the departments and bureaus under the jurisdiction of the Mayor and the Board of Estimate. As to departments or officials subject to mandatory legislation, the Real Estate Board will request only that allowances be kept down to the minimum of statutory requirements.

With respect to the general subject of salary reductions or reduction of employees in various departments, the board is satisfied that the Tax Budget Committee is, up to date, pursuing the proper course after investigation.

Following are the recommendations presented by the Real Estate Board:

Tenement House Department.

"The Tenement House Department has submitted an estimate of \$706,180.82 as the amount required for the department in 1916, being a decrease of \$6,367.58 from the appropriation of \$712,548.40 for 1915.

"Certain increases in salary are requested and certain reductions in the working force. The increases asked do not seem unreasonable and the Real Estate Board assumes that the Tax Budget Committee, co-operating with the Committee on Standardization of Salaries is qualified to pass on the merits of these requests.

"The Real Estate Board, however, reiterates the recommendations made to your committee last year, substantially as follows:

"The yearly cost of this department in recent years has averaged about \$750,000.00, taking 1906 as a base. The cost in 1906 was \$618,433.08; in 1910 it was \$833,102.50; in 1914 it was \$767,109.00.

"This yearly cost continues notwithstanding the fact that the department has been in existence for several years and must, to a very large extent, have finished its survey of buildings erected before 1906. It is reasonable for the taxpayers to wish to know why the de-

partment should cost approximately \$100,000.00 more in 1916 than it did in 1906. In the earlier years of the existence of the department there were many thousands of old tenements to be inspected and brought up to the standards required by the law. In 1916 there must be comparatively few such buildings. Your committee is therefore respectfully requested to direct its attention to the Old Building Bureau of the department and to learn from the Commissioner if material reductions cannot be made in the operation of this bureau.

Bureau of Weights and Measures.

"The Mayor's Bureau of Weights and Measures asked \$77,298.20 for the conduct of this office in 1916. This is an increase of \$11,023.20 above the \$66,275.00 appropriated for 1915. The summary presented by your committee indicates no attempt at economy by the Chief of the Bureau of Weights and Measures. A new clerk is requested at \$1,680 and five new inspectors at \$1,200 each. This is on the score of additional duties imposed by new legislation.

"The Real Estate Board thoroughly appreciates the necessity for the inspectional functions performed by this bureau. It believes, however, that these duties could be better performed by the Department of Markets of the Comptroller's office, which is the logical governmental machinery for doing this work. A very large percentage of the money now appropriated for the Bureau of Weights and Measures might thus be saved without curtailing the work of inspection. The Real Estate Board therefore makes the specific recommendation that your committee advise the Board of Estimate of the necessity for this change.

"As to the increases asked for, the Real Estate Board believes that your committee should insist that, in view of the existing financial conditions of the city, the Chief of the Bureau so apportion his own duties and those of his staff as to make these increases unnecessary."

More Revenue from Personal Taxation.

The Mayor is also determined that personal property shall not hereafter so easily escape paying its just share of the burdens of government. He has given notice to the Tax Board that all persons who appear to swear off personal taxes shall be put through a searching examination and required to furnish proof that the assessments are unfair.

"I have no idea how much the personal assessments will be increased," the Mayor said, "but I know that the Tax Department is getting all the income it can in personal taxes and intends to apply the law as it is written."

Not only will the assessments of those already on the books be increased wherever just, but the Tax Department will reach out after persons who hitherto have escaped any personal tax.

A Hit and Miss Affair.

"Tax experts generally and all who have studied the personal property tax law as in force in this city agree that it is bad and unscientific," the Mayor declared. "It is often confiscatory, and is easily evaded except by estates and those least able to pay. Personal assessments are a hit and miss affair, arrived at by guesswork and without scientific basis.

"Meantime we all recognize that many individuals and business houses are paying only a small part of what they should. In view of the absolute necessity for relief to real estate and in view of the exigency created by the imposition of the crushing burden of the direct State tax, \$13,000,000 of which the city must carry, the Tax Board is making a determined effort to reach persons who have not borne hitherto their proper share of the burden of government.

"We are doing only what is our duty under the law. It is hoped our efforts will result in some measure of relief."

The administration intends to get after many forms of personal property

that hitherto have escaped taxation. Under the law these things are taxable: Books, pictures, art objects, goods, wares and merchandise of all kinds, office fixtures, machinery, cash on hand, deposits in bank, bills receivable, notes, mortgages on New York real estate and bonds not exempt under the registration law. Against these are offsets of all debts, which sometimes are so manipulated as to balance the assets. The great trouble has been that the city levies assessments on October 1. It has been hard to prove that a man who was found to have personal property later actually had it on October 1.

POPULATION FIGURES.

The City Has 5,066,222—Manhattan Has Lost 188,481 in Five Years—State Total, 9,773,817.

THE population of New York City, according to the State enumeration just completed, is 5,066,222. The population of the entire State is 9,773,817.

According to the Federal census of 1910, Manhattan had a population of 2,331,542. Compared with this year, there has been a decrease of 188,481.

In the following table the first column gives the Federal census of 1915 as reported from Albany; the second column contains the State count of this year, and in the third column is the estimate made in advance of the official count by the Board of Health:

	Census 1910	Census 1915	Estimate 1915
Manhattan ...	2,331,542	2,143,061	2,590,455
Bronx	430,980	625,635	705,742
Brooklyn	1,634,351	1,803,191	1,990,614
Queens	284,041	395,651	417,107
Richmond	85,969	98,684	102,614
Totals	4,766,883	5,066,222	5,806,532

The figures include the inmates of all institutions. Of the 9,773,817 in the State there are 1,622,125 aliens and 8,151,692 citizens. The State has gained only 660,203 in population in the past five years, since the last Federal census was taken, or only 7 per cent., the smallest gain over any five-year period since 1900.

In submitting the census figures, the Secretary of State explained that the enumeration, while not entirely complete, is substantially so. The increase of 7 per cent. is to be compared with an increase of twelve and one-half per cent. between 1905 and 1910, and eleven per cent. between 1900 and 1905.

New York City, with 5,066,222, falls 740,000 below the estimate of the city Health Department for the year 1915. The population of the city, however, exceeds that of the rest of the State by more than 300,000, as the count for the State outside of New York shows a population of 4,707,595.

The Borough of Manhattan shows a decrease in population of 188,481, falling from 2,331,542, according to the Federal census in 1910, to 2,143,061. The other boroughs of the city have all increased, the Bronx showing the largest advance, 184,655, and now having a population of 625,635, an increase of about 42 per cent. over 1910.

Queens with 395,651, shows an increase of about 39 per cent. The entire city, however, shows an increase in population of only 300,661 in the five years.

Time for Forcing Action.

(N. Y. Tribune.)

If the political appointees and sinecure holders were rooted out of the city departments the saving might be one million dollars, or it might be ten million dollars, a year. Nobody knows. The list of city employees is a volume of 418 large pages of small type. If the city authorities would go through that list and cut out unsparingly every needless or profitless person, as a private individual whose business was in straits comparable to the crisis the city faces would do, there would be many pages less. If then the salaries of those who remained were readjusted, even on a generous basis of compensation for work actually performed, there would be almost an equally great saving. It is time the taxpayers forced such action.

MARBLE HILL UNDERGOING A CHANGE

Purchase by Film Company of Large Tract First Step Toward Industrial Invasion—Should Retain Residential Character For Years

MARBLE HILL, the "farthest north" section of Manhattan, occupies a peculiar position, having once been connected with the main line of Manhattan, prior to the cutting through of the Ship Canal, and when this improvement was accomplished the district was divorced from the main land and made an independent island. Subsequently, how-

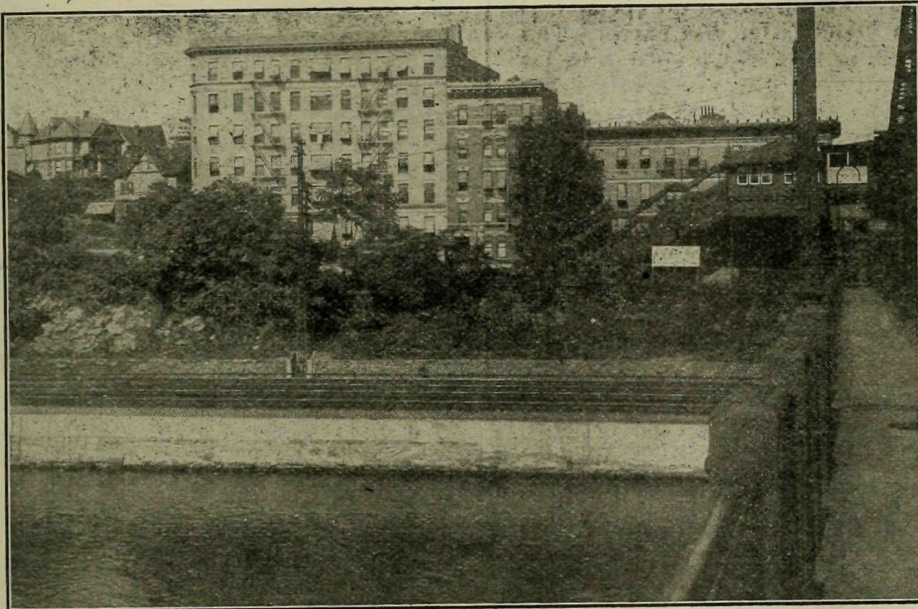
this particular section after a careful inspection of many available areas for several reasons, including its proximity to the upper West Side residential district, the splendid transportation facilities, which include the New York Central Railroad system, the subway, on Broadway; also the surface lines which connect all sections of the Bronx as well as upper Manhattan.

fire on September 11. The fire, which destroyed the old Ninth Regiment armory, at 213-227 West 26th street, also consumed some films which had never been shown, and to overcome the recurrence of such a loss at Marble Hill, it is proposed to excavate a vault, of considerable size, in bed rock, which will be absolutely fireproof.

"The future of Marble Hill appears particularly bright at this time," said A. N. Gitterman, who has been identified with the section for several years. "Several desirable corners are still available for residential improvement, but these should be absorbed within a reasonable time, because there is a good demand for sites suitable for improvement.

"The exceptional transportation facilities lend themselves toward a factory development in the blocks adjacent to Exterior street in the Bronx, while the extensive frontages, in 225th street, could be utilized, profitably, for improvements of a business character, designed to meet the requirements of the residents in the section."

Some years ago a tract was acquired to the east of Broadway, between 225th and 227th streets, by a syndicate in which Frank Farrel, then interested in the New York American League Baseball Club, was a member, and the announcement was made that the property would be improved as a baseball park. This project has been abandoned, but the property is available for improvement. A large amount of work was done filling in the low spots and levelling the tract.



VIEW OF MARBLE HILL APARTMENT HOUSE FROM BRIDGE.

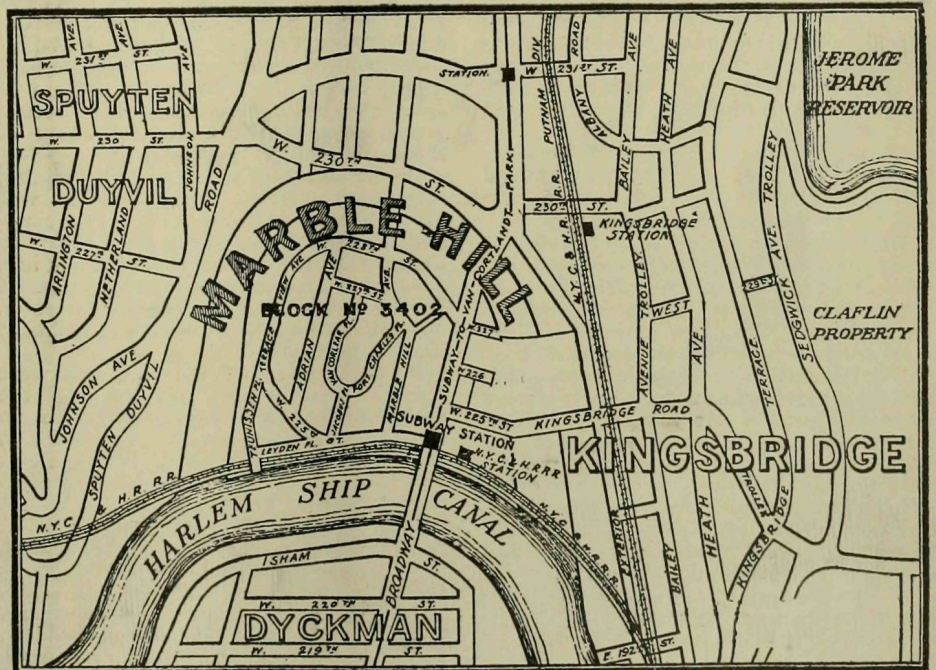
ever, through an act passed by the Legislature, part of the old Spuyten Duyvil creek was filled in, and today Marble Hill is connected with the main land of the Bronx, though it still remains a portion of Manhattan.

The section was improved with detached residences long before the Dyckman tract and Washington Heights were built up. It was one of the numerous villages which have gradually been absorbed by the northward growth of the City. Today many of the original houses of frame construction stand as relics of old New York. They are for the most part owned by private investors and occupied by them, though in some instances properties have been placed upon the market for rent. The demand is so good, however, that today there is practically nothing to rent.

Some years ago, what was termed an experiment, was tried out. A four-story multi-family house was erected at 36 Marble Hill avenue, having accommodations for two families on a floor. The innovation met with almost instantaneous success and a similar project at 2 Marble Hill avenue soon followed, though in this case the building was erected six stories high, on a plot 117x86.8. Since that time other apartment houses have been built at 15 Terrace View avenue and 109-115 West 228th street, each five stories high.

All signs pointed toward the conviction that Marble Hill was destined to remain a purely residential community, but a short time ago the sale, to the Famous Players Film Company, Adolph Zukor, president and Daniel Frohman, managing director, of a tract of thirty-one lots, opened a new field of development for the section.

Announcements were made that the property just acquired would be improved immediately with studios, open air stages, laboratories and other buildings incidental to the production of motion picture plays. The company selected



MAP OF MARBLE HILL AND ENVIRONS.

Marble Hill affords unusual advantages for the staging of outdoor film scenes. There are several picturesque spots in the immediate neighborhood, including the Riverdale Hills, the Van Cortlandt Parade Ground and the water ways, which can be utilized for marine spectacles. With modern photographic art the natural scenery in the section can be readily made to depict anything from the foothills of the Rocky mountains to "Peaceful Valley."

There is but little doubt that the work of erecting the plant will be pushed with all possible speed, as the studios and laboratories occupied by the company for some time were destroyed by

All the districts surrounding Marble Hill are suitable for improvement and there are many plots of size which can be acquired. For the most part the property has been strongly held for several years, but it is only a question of time before speculative interests will see the possibilities of the district and a building movement of size can be anticipated.

This movement has already taken place to the south of Marble Hill, in the Dyckman tract, and there has been a good, steady buying demand for apartment houses. Last week two new houses were sold by a construction company to an investor.

THE FUNCTION OF THE REALTY OPERATOR

He Plays an Important Part in the Upbuilding of the City—
Is Responsible for the Swinging of Most of the Large Deals

HAS real estate operating, by the individual, become a lost art? Have his functions been gradually usurped or taken over by or relinquished to new arrivals in the real estate field, or is he still a potent factor in the city's real estate activity? What has been his contribution toward the real estate history which has so materially aided in making New York city the greatest in the new world? Has he outlived his usefulness and what position does he hold in the real estate world of to-day? What can his contribution be toward the future development of the city?

Several real estate operators discussed these questions this week, and while all agreed that in many respects the present day operator was not like the one of former days, yet his activity was not a thing of the past.

Operators Marking Time.

On the contrary, while the real estate operator was generally conceded to be marking time at this particular period, his position as a permanent unit in the business was firmly established.

With New York City's growth and the advent of new machinery, new methods of production and distribution, the tremendous influx of new populations, new transit lines and municipal improvements, and the now historic and almost revolutionary shifts of residential and commercial centers, practically every business has undergone striking changes. New theories and practices, time and labor-saving devices and everything which goes to increase efficiency have been introduced into business management and even the real estate business in all its branches has felt this undeniable influence of the march of progress.

The real estate man of even a generation ago lived in a different world and within the last quarter of a century practically every branch of his business has been changed, modernized and specialized.

Changed Conditions.

Real estate operating of to-day is not what it formerly was, any more than the office building management to-day is as management was when the now demolished Tower Building represented the last word in building construction.

Fundamentally the principle on which real estate operating is based will always remain the same. As Joseph L. Buttenwieser says, "The operator serves the same purpose in the real estate market that the middleman does in every other field of endeavor."

There are to-day shady operators, just as there are crooked grocers and butchers, but they do not flourish for any length of time and the cleaner element in the trade eventually purges itself of the unclean.

Powerful Factor.

The old-time operator was, as he is to-day, a powerful and legitimate contributor to the city's economic growth. In looking back and reviewing the fascinating field of real estate history few names stand out more prominently than those of the famous operators and bear witness that real estate operating is as legitimate and honorable a profession as ever was practiced.

In the first half of the nineteenth century operating may have been said to have had its inception, when the Astor, Goelet, Wendel, Schermerhorn, Rhineland, Spingler and other fortunes were founded. In the strict sense, their founders were not operators in that they were not buying in the hope of immediate profit. They were buying, how-

Realty operators play an important part in the market, and, without their aid, many large and successful projects never would have been completed. With the recent inactivity in the real estate field, the question has been asked as to whether the day of the operator, as a useful factor, has passed. This can be answered, positively, by the statement that never before has there been such need for the legitimate operator as exists to-day. Building operations have reached such proportions that the average "small" man cannot handle the deals, and, consequently, an expert in the line, whether an individual operator or a syndicate, must swing the project. The operator has come to stay.

ever, with the hope of ultimate profit, and while all of them acquired huge fortunes, some were greater than others, because they bought where they thought the greatest growth of the city would be.

Past History.

After the Civil War, there was a great speculative period, particularly between the years 1868 and 1873, and George R. Read was a leading figure in the creation of what has been called the "old dry goods district." From 1874-1879 there followed the period of stagnation, which invariably follows a great era of activity, just as the lull within recent years followed the hysterical boom of 1906 and 1907.

In the 80's began the great upbuilding movement of the city, and it was prompted by operators. The entire upper section of the West Side began to be transformed from a vacant waste into a high-class residential district. Charles D. Barney, Francis M. Jencks, James A. Deering and a host of others contributed to this movement.

From 1904-1911 Golde & Cohen were largely instrumental in changing the rocky waste of Convent Hill into an apartment house district. The work of Henry Morgenthau and his contemporaries in the Bronx may also be mentioned in this connection.

Operator versus Building.

Even to-day the real estate operator has been largely responsible for new building movements. The vast unimproved holdings of the Loyal L. Smith estate in the Fort Washington section have been marketed, through Harris & Maurice Mandelbaum, operators, and the plots have passed into the hands of apartment house builders for improvement.

Formerly the great function of the operator was to finance a building project. He would sell vacant land to a builder and loan the money for the improvement. The advent of the title companies and insurance institutions into the lending field have practically absorbed all of this business, and as far as the operator is concerned, this phase of his activity has practically been eliminated. There are not as many individual operators now as there formerly were. There is syndicate buying to-day and even those old-time operators who formerly bought for their own

account are pooling their interests. Only a few months ago a syndicate composed of William H. Chesebrough, Daniel B. Freedman and the Alliance Realty Company acquired a large Bronx tract which will probably be resold in small parcels to builders.

Just why there is more syndicate buying than formerly is hard to explain. The reason may be that more capital is required for transactions these days and that larger deals requiring immediate cash are being negotiated.

"The chief function of the operator," said Elias A. Cohen, "is to act as a buffer between the large holder of real estate and the small buyer. A great many large estates divided up for sale, either at private contract or at auction, are acquired by operators and retailed by them through the neighborhood brokers in the various sections with which he is constantly in touch. The real estate operator is the clearing house for all brokers."

Expert in Values.

"The successful real estate operator maintains his position," said Nathan L. Ottinger, "as the result of a life-long study of real estate. He grows with the city, he foresees the inevitable transit and those neighborhoods which must eventually be benefited. He is an expert in values and a keen and careful student, oft-times unconsciously, of all the economic influences which tend toward the upbuilding of new and undeveloped areas."

"The real estate operator," added William Lustgarten, "does more than qualify as an expert in values. He backs up his judgment with his own capital. He is not the appraiser whose interest in an estimated valuation ceases with the appraisal, but he supports his estimate of value by buying the real estate. As a result, he has been recognized as an authority on values and very often owners, taking advantage of such knowledge, offer him real estate in order to get a free, as it were, appraisal, never even intending to sell."

Reasons for Success.

Considerable time and space could be devoted toward outlining the qualifications necessary for successful operating. Some operators have been successful because of their initiative, others on account of their "real estate sense."

Others claim, as a criterion of success, a large acquaintance among buyers, coupled with absolute honesty in their relations, both with the brokers and the investors.

That he still has a function to perform and is performing it is evident.

"The real estate operator makes it possible," said Joseph L. Buttenwieser, "for the buyer, of moderate means, to avail himself of this most acceptable form of investment, by making the terms of payment easier."

"There is little doubt that investors could again be encouraged to turn to real estate if they received reasonable assurance of relief from the many burdens and vexations attendant upon present ownership. The growth of the city has been largely stimulated and furthered by the operators and many thriving neighborhoods were built up as a result of their foresight and energy. They can help along the present market, by uniting and co-operating actively with others in the real estate business, in order that more influence may be exerted toward the lessening of needless burdens on real estate and the preventing of additional obnoxious legislation."

THE WEST SIDE TERMINAL PROBLEM

The Respective Rights and Needs of the City and the Railroad—The Ownership of the Right-of-Way in Question

By STEWART BROWNE

President United Real Estate Owners' Association

THE New York Central's Hudson River approach should be improved for the benefit of the City of New York; its tracks should be increased in number and it should have additional sidings and yards; it also should have a connection at two or more points for floating docks.

It is an impossibility to preserve the entire waterfront between 72d street and Spuyten Duyvil for artistic or park purposes; there are at least three outlets that are and must always be commercial.

Irrespective of the fact that the "covered" plan will cost \$9,000,000 less than the tunnel plan and irrespective of whether it be artistically equal to the tunnel plan, the city should force the railroad to accept the tunnel plan so that the city may regain possession of the entire waterfront, which it ought to own; it is impossible for anyone to say what the next twenty-five or fifty years may require of such waterfront.

About two-thirds of the land upon which the railroad tracks are now located belong to the city, and the railroad could be ejected from its present occupancy; the railroad company knows this to be a fact, hence its refusal to state what it is willing to accept or do.

The Railroad Should Pay.

The railroad is quite satisfied with the tracks in their existing location, but it wants additional trackage and additional shunting and yard space and in the interests of the city at large it ought to have it, but it must pay for it.

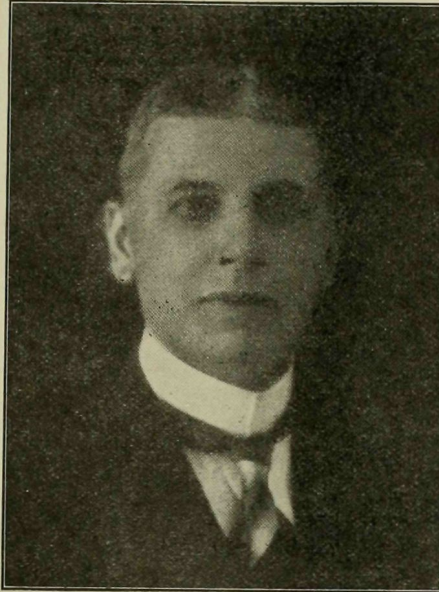
As two-thirds of the railroad's present right of way is owned by the city, it has the railroad by the throat, but only provided it can convince the company that it can be ejected from its present position; unless therefore, the city forces a fight along that line and shows the railroad that it means business, it will continue to occupy the land that it does today and it would have nothing to say except, "what have you got to offer?" "What are you going to do about it?"

While it is true that the railroad cannot obtain adverse possession by occupancy for twenty years, it is a fact that in 1916 the railroad, under its present organization, will have been in possession of the present location for twenty years and such possession, while not conclusive against the city, gives the railroad a better fighting chance than it has now, and it is all essential that the basic proposition should be fought out now as to the occupancy by the railroad of land owned by the city.

Investigating Titles.

The Board of Estimate says that it is investigating the title of the railroad to the land occupied by it and has been so investigating for two years, but no such investigation is necessary; all it has to do is to walk to the Register's Office and look on the map which was filed by the railroad when it took title to the land it owns, and it can be seen that to the remainder of the land which it occupies, it has no title whatever, but it does hold deeds therefor, all of which are invalid so far as the land is below high water, which part is shown on the maps accompanying said deeds. The map filed by the railroad company under the Act of 1911 shows exactly the original line of high water as per Randel's map the whole way from 72d street to Spuyten Duyvil, from which it can be observed at a glance that the railroad's tracks are mostly west of this line and consequently on land owned by the city.

If the city will give us six men from



STEWART BROWNE.

either the Corporation Counsel's Office or the Re-Indexing Department in the Register's Office, we will, inside of a month, present a complete chain of title showing exactly what land is owned by the railroad and what by the city.

If the city should decide on the "covered plan" in place of the tunnel plan, it is essential that in any settlement that is made by the railroad, no title in fee to land at present owned by the city should be granted to the railroad. Whatever arrangement is made under these circumstances should consist simply of a lease to use said land for a specific period of years, and the city also should arrange with the railroad that its ownership of the land on which the tracks are now laid be vested in the city; the all-important point being that the city should own the entire waterfront.

In the discussion so far had, there has been complete silence as to the railroad's tracks from 72d street down to St. John's Park Depot. This is in some respects much more important than the improvement above 72d street by reason of the danger to life of the surface tracks.

It has been decided by injunction suit in the court that the railroad is lawfully maintaining these tracks, but a trial on the merits would probably reverse this decision. It has not been decided by the courts that it has the right to use steam as motive power; the city started a suit to prevent the railroad from operating by steam, but its present status is unknown to us.

If the courts were to decide that the railroad had no right to use steam as motive power, it would be an impossibility to move freight cars by other than steam or electricity; the city would then have another whiphandle on the railroad to force it to better terms on the entire proposition.

There can be no doubt of the desire of the railroad to use its riverside tracks to carry passengers to the Grand Central Station, as well as freight from 72d street to farther south.

The Dock Commissioner's plan provides for the continuance of the present tracks by elevated down to 30th street and gives ownership in perpetuity to the city of two additional elevated tracks; the present tracks run down to St. John's Park; it is proposed by the railroad, and apparently concurred in by

the city, to discontinue the tracks between 30th street and St. John's Park irrespective of the public's necessities below 30th street.

Is an elevated freight to 30th street as good or better than a tunnel? Considering the damage suits, it is questionable whether the cost of the tunnel would not be less than that of the elevated; the cost of maintenance would be less.

Why an elevated for freight and a tunnel for passenger business? Or is it the intention to run passenger cars on the elevated down to 42d street and then by tunnel east on 42d street to the Grand Central Station?

The city's plan so far seems to ignore the possibility of this passenger tunnel and the question is, Why this "silence?" Why should not this "passenger certainty" be considered along with the freight plans?

How the Case Stands.

The actual position seems to be about as follows:

The railroad company now has its tracks and terminals mostly on city-owned land and can be ejected.

The railroad wants additional trackage and terminal facilities above 72d street and must pay the city's price.

The railroad uses steam as motive power below 59th street and can legally be stopped.

The railroad wants a freight elevated south of 59th street and must pay the cost and obtain a franchise from the city.

The railroad wants a passenger tunnel down to Grand Central Station and must pay the cost and obtain a franchise from the city.

The value of the city-owned land and piers at the south of 72d street occupied by the railroad, plus the value of the two franchises south of 59th street, about equals the cost of the tunnel above 72d street, plus the value of the railroad-owned land above 72d street; therefore the contribution by the city to the entire proposition should be little or nothing.

Therefore the city should forthwith take up with the railroad a settlement of this entire question and have it settled for good and all; irrespective of whether the proposed changes be commenced now or be spread over a period of time.

A Wrong Assumption.

The 1911 report made by Messrs. Mitchel, McAneny and Prendergast assumes all through that the railroad owned all the land it occupies above 59th street, and there is no evidence to date to show that they have changed this view; this probably accounts for the delay in taking any action against the railroad.

Our conclusion is that nothing will be done by the city to assert its rights to the ownership of the land in question, which is the proper end to start and finish with, before considering what the railroad wants or should receive, and who is to pay the costs, etc.

If the city declines taking the above suggested action against the railroad, then the taxpayers must; in which case we are prepared to assert the city's rights in court provided the several taxpayers' organizations will contribute a fair amount of the expenses of the litigation, which will not be large.

—“No investment on earth is so safe, so certain to enrich its owner as undeveloped realty. There is no such savings bank anywhere.”—Grover Cleveland.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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TABLE OF CONTENTS

(Section One).

	Page.
At Work on the City Budget Problem.....	471
Marble Hill Undergoing a Change.....	473
The Function of the Realty Operator.....	474
West Side Terminal Problem; Stewart Browne	475
Wasting the People's Money; Wm. H. Browning	477
Building Managers' Convention.....	492
New Structure to Be Erected on Fifth Ave..	494
Advertised Legal Sales.....	486
Auction Sales of the Week.....	484
Attachments	490
Building Loan Contracts.....	490
Building Management	492
Building Material Market.....	506
Chattel Mortgages	490
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	494
Departmental Rulings.....	490
Directory of Real Estate Brokers.....	485
Foreclosure Suits.....	487
Judgments in Foreclosure Suits.....	487
Leases	480
Lis Pendens	488
Mechanics' Liens	489
Personal and Trade Notes.....	505
Private Realty Sales of the Week.....	476
Real Estate Notes.....	482
Real Estate Appraisals.....	483
Useful Appliances.....	483
Satisfied Mechanics' Liens.....	489
Statistical Table of the Week.....	482
Trade and Technical Society Events.....	505
Voluntary Auction Sales.....	486

Looks as if the tax and rent payers were going to get a measure of justice from the budget makers and that the great army of entrenched placeholders and beneficiaries will eventually be shelled out and brought into subjection.

The fire in West 26th street last Saturday night was an exceptionally fierce one for modern New York, since we have few big blazes any more, but the lessons to be learned from it are only such as emphasize the safer construction of the fireproof business buildings now required by law.

In ten years the gross revenues of the Interborough Rapid Transit Company have almost doubled, and the surplus available for dividends is three and a half times what it was in 1905. The I. R. T. is earning 20 per cent. dividends, but they are not trickling through to the common stockholders.

The territory along the Sea Beach division of the Dual System has contradicted precedent and prophecy by not responding with an accelerated real estate market to the opening of the new subway route. Agents and builders agree that it is because of inability to get loans and that there will be plenty of action when the money market permits.

Primed and fired by the call for war munitions, business is running into other industries, not very rapidly, but steadily. The States of New Jersey, Connecticut, Pennsylvania, Rhode Island and Massachusetts have become very active with construction work, and example is contagious. Here in New York nothing is holding back the improvers but the inability to get loans as they want them—and \$135,000,000 worth of work scheduled so far this year in the five boroughs is not bad.

The Enemies of Home Rule.

The friends of good government in this city and State should realize as soon as possible that if the amendments to the State Constitution which are to be submitted to the electorate in November are carried, a powerful and most determined opposition will have to be overcome. All those elements of society whose interests and activities are dependent upon a continuance of the present extravagant plan of city management, with its over-manned civil service, will be arrayed against you. All the seventy-five thousand male employees of the municipal government in the city of New York, with as many personal friends as each one of them can muster—and they are very efficient as vote-getters—are being urged by the civil service organs and organizations to work and vote against the home rule amendment especially. The enactment of this particular amendment would give the city power to administer its own affairs without interference from the State Legislature, and this the city employees are being persuaded is inimical to their interests. The amendment reads as follows:

Sec. 3. Every city shall have exclusive power to manage, regulate and control its property, affairs and municipal government, subject to the provisions of this constitution and subject further to the provisions of the general laws of the State, of laws applying to all the cities of the State without classification or distinction, and of laws applying to a county not wholly included within a city establishing or affecting the relation between such a county and a city therein.

Such power shall be deemed to include among others:

(a) The power to organize and manage all departments, bureaus, or other divisions of its municipal government and to regulate the powers, duties, qualifications, mode of selection, number, terms of office, compensation and method of removal of all city officers and employees, including all police and health officers and employees paid by the city, and of all non-judicial officers and employees attached to courts not of record, and to regulate the compensation of all officers not chosen by the electors and of all employees of counties situated wholly within a city, except assistants and employees of district attorneys and except officers and employees of courts of record.

"Seldom has an issue been so clear-cut and well defined," says an editorial champion of the employees. "No one outside of the service will see the danger as closely as those in it. The handwriting on the wall is distinct. Will city employees heed the warning?"

A solid Praetorian Guard of 75,000 men, "each with three male friends outside the service," means an army of 300,000 voters, out of a total in Greater New York of something over 590,000, or more than one-half the necessary number of votes to defeat the amendment, without counting such help as they may expect from citizens in general. Fortunately, the voting on the amendments will not be limited to Greater New York, or the prospect of their approval would be slight. If New York City gets home rule we shall be very largely indebted for it to the rest of the State. Separate and alone the great city of 5,000,000 population would be at the mercy politically of its beneficiaries.

Senator Root in his farewell address to the Constitutional Convention said he found the State service "swarming with men holding sinecures, put there for political reasons, every one spending all the money he could get." With equal truth the same could be said of the municipal service here, and with the taxes of the State and city running into enormous sums, with business depressed and many small property owners hardly able to meet their payments, it is high time we had a civic reformation.

For the next budget the city administration has, with commendable courage, decided upon a program which will relieve the civil list of many placeholders and readjust the salaries of others on a more business-like basis, but only about one-tenth of the total number of employees can be reached by the city authorities under the existing laws. The Mayor has also determined that in order to meet the \$13,000,000 of direct tax which the State has placed upon the city that there shall be a lynx-eyed enforcement of the personal tax laws, and the Tax Department has been instructed to ex-

tract all the income it can from this source. Over a million dollars will be saved from the salary list, it is prophesied at City Hall, but no one ventures to say how much will be realized from the personal tax. That it could be made to supply all the funds needed by the State if perjurers were properly punished is a very general belief.

If this should be the outcome of the crisis—that personal property has been compelled to pay its share—real estate owners would feel that good had come out of evil.

The Cause of Manhattan's Loss in Population.

Manhattan has lost 188,481 in population in five years, according to the disclosures of the census returns. Estimating five persons to a family, the loss figures out as 37,600 families missing. Averaging twenty families to a residential building, this number would have filled 1,880 apartment houses had they remained. What caused them to move?

The fundamental reason is because they were displaced by the demolition of buildings and because the residential replacements were not sufficient or of a kind to accommodate them. Their defection was the net consequence of, first, the structural improvements demanded by the territorial extension of the business elements of the community and the resulting increase in the value of land, and, second, the inability of the building interests to supply the deficiency. The absence of any law protecting residential neighborhoods from the invasion of industrial forces had some part in generating this civic evolution.

For a long period of years, until last year, the number of buildings annually demolished in the Borough of Manhattan exceeded 1,000. In the year 1910 they amounted to 1,072; in the year 1911 to 1,078. Among the 1,023 extirpated in 1912 were 393 dwellings and 225 tenements. In the next year 341 dwellings and 194 tenement houses were among the 1,050 buildings of all kinds that were sent to the scrap heap; and last year 304 dwellings and 255 tenements were similarly treated.

The total number of buildings of all kinds demolished in the five years was 4,869. In the last three years 1,038 dwellings and 674 tenements (or apartment houses) went that way. A conservative estimate is that altogether more than 2,500 residential buildings (dwellings and tenements) not counting many buildings classified otherwise but which served to house one or more families, were removed within the five-year period.

They were replaced, to be sure, by other buildings, but the residential replacements were not enough to house the 37,600 families plus other thousands newly arrived in the city. The residue had to admit defeat in the competition for suitable homes and seek them elsewhere, either in the other boroughs or in the adjoining counties where building operations have been active and the growth of the population in proportion.

Why Manhattan has lost and the other boroughs have gained in population can therefore be accounted for by the reduction of building operations in the one place and their multiplication in the other places. With smaller building units to handle and with the smaller loans required in the outer boroughs and the suburbs, builders and investors can oftentimes be independent of the monetary sources which the big builders of the central sections must mostly depend upon. At any rate mortgage money has been more available for small suburban work than for the big operations which the central borough requires, and, in fact, the average suburban operation is carried through more nearly on a cash basis than the average city apartment house job can possibly be.

The timidity of the bankers who have been frightened out of the Manhattan real estate market because of the burdens put upon real property by extravagant government agencies is probably the cardinal reason for Manhattan's

loss of population. Meanwhile, however, residential property has been well tenanted and has justified the confidence placed in it.

Who Owns Manhattan Island?

Editor of the RECORD AND GUIDE:

Mr. J. H. Ehrehart's letter in your last issue, criticising the report of the Society to Lower Rents and reduce Taxes on Homes on Land Ownership in Manhattan, contains errors which we are confident you will wish to have corrected. Mr. Ehrehart quotes the New York American's statement of this report on September 3. That paper headed the story, "13 Families Own \$205,404,875 Manhattan Land." Mr. Ehrehart charges us with a 40 per cent. error for saying that this sum is one-fifteenth of the assessed value of land in Manhattan, which is in fact \$3,184,441,505.

Mr. Ehrehart confuses terms, and in his statement includes buildings as well as land. Land and buildings are two absolutely distinct types of property. Mr. Ehrehart's error is, therefore, qualitative, as well as quantitative.

Mr. Ehrehart says the thirteen families we mentioned are really twenty-six. There are several members of some of the families. But that doesn't make several families out of one. What can Mr. Ehrehart mean by saying that if the thirteen families were twenty-six out of 1,100,000 families, we have made an error of 100 per cent.? Can it be that when a person, even a child, inherits land in Manhattan, he becomes so independent that he can support a family without doing any work, and so is to be regarded as a new family, though unmarried?

Mr. Ehrehart then gives certain figures to "prove" that we are in error in stating that on many of the properties of the families, we mentioned, the land is assessed for fifty times as much as the building. We noted in our report that the "improvements" on the land owned by these thirteen families are assessed for \$59,212,775, or "a little more than one-fourth of the value of the land." A large number of their parcels, however, are vacant. We can't give the full list of underimproved properties, but Wm. V. Astor is credited with one property, 380 Lenox avenue, land assessed for \$72,000, building for \$500, and another at 62-76 Tenth avenue, land assessed for \$152,000, building for \$2,000. Mr. Ehrehart sees an error of 500 per cent. in claiming that 152 is, at least fifty times two!

FREDERIC C. LEUBUSCHER,
320 Broadway.

A Question of "Wasting the People's Money."

Editor of the RECORD AND GUIDE:

Cannot something be done to bring home to the people of New York that everyone must contribute his share toward real estate taxes as long as he lives in the city?

One way would be to itemize the rent bill. This would not necessarily increase rents a particle. It would simply state so much for rent and so much for taxes, the amount of taxes to be proportionate to the amount of space occupied by the individual tenant.

The trouble with this scheme is that just at present tenants are rather scarce, and when they agree to pay a certain amount of rent they know just what they have got to pay and if you attempted to reduce the rent or itemize the bill in the form of making them pay a certain percentage of the taxes, it would probably be more difficult to make the lease, particularly at the present time.

Another scheme would be for the landlords to write their tenants and tell them that they would rebate the difference between the taxes of this year and the following year if they should be any less, in proportion to the space they occupy in the building.

The only trouble about this is there is pretty sure to be no decrease in the taxes, and if there was the amount would be so small, that though the tenant might be interested if he had to pay it, he would not be interested if he simply saved it. I can also imagine that

some short-sighted landlords might think that if they rebated all the reduction in taxes there would be no saving for themselves, but taking the city as a whole, the taxes are simply paid by the people that live in the city anyway, and what we wish to do is to make the city a desirable place to live in and do business in. The supply and demand will take care of the rent and it is absolutely regulated by that law.

When our city officials force the owners to remove show windows and take off the projections of buildings, or when they serve orders on property owners which put them to considerable expense to comply with the demands of many new laws that have been passed in the interest of labor, they seem to do so with the impression that labor is not going to bear any share of this expense, while the truth of it is, it is simply a tax on business, and places just so much additional expense on doing business in New York, with the result that it goes right down the line and those in whose interests they are passed are the chief sufferers, because they are least able to bear the increased expense.

Personally, if every penny's worth of tax were taken off real estate, I do not believe that after existing leases had run out, real estate would be permanently any better off. It is not a question of where the tax is placed. It is a question of wasting the public money. It makes no difference whether you place the burden of collecting the money on the landlord, the tenant or the business itself. The burden is just the same; and when more money is needed than the people can afford the community is bound to suffer as a whole. There is no doubt that all these matters will correct themselves in time, because people out of work are not inclined to vote for those in office, and after all is said and done, the payroll regulates the vote more than any other thing.

To my mind the Income Tax is one of the fairest ways of raising revenue, though unfortunately the present laws seem to have been passed by people who seemed to feel that the average American was by nature dishonest and consequently the collection of it was made more burdensome in detail than it need have been.

It is beyond me how anyone can vote to pass laws having for their object the desire to make it easier for the working classes without first stopping to consider whether the people they are trying to benefit have the means to pay for these benefits. They might just as well pass a law that no East Side butcher could sell anything but tenderloin of beef with the intention that all people on the East Side would hereafter have tenderloin. The result would be that ninety per cent. of the butchers would go out of business and ninety per cent. of the people would go without meat.

WILLIAM H. BROWNING,
Pres. Browning, King & Co.

Next Week's Convention at Saratoga.

Editor of the RECORD AND GUIDE:

In connection with the coming convention of the Real Estate Association, which will be held next week, from Thursday afternoon, at Saratoga Springs, and continue Friday, Saturday and Sunday, a special effort will be made to secure a closer affiliation of the local real estate associations throughout the state. This has more or less already been accomplished, in fact, if not in name, through the organization of the executive committee of the association.

Among its members are L. D. Woodworth, president Rochester Real Estate Association; C. A. Hills, president Syracuse Real Estate Board; H. L. Reed, president Amsterdam Real Estate Board; W. J. Russell, of the Farm Brokers' Association; Ten Ecyk T. Mosher, vice-president Albany Real Estate Board; William D. Bloodgood, Queens Chamber of Commerce, and Charles F. Warner, of the Buffalo Real Estate Association. It is felt, however, that these associations and the associations in Greater New York could work in closer harmony, and that all should support

the State association and together maintain an active bureau in working for the benefit of all.

In addition to the local associations above mentioned, there are local boards in the following cities in this State: Rome, Utica, Ogdensburg, Binghamton, Brooklyn, Jamestown, Malone, Auburn and others.

The importance of these local boards will be fully explained to the members at the coming convention. An effort will be made to form local boards where there are none, so as to carry the successful work to a conclusion.

M. MORGENTHAU, JR.

Fourth Avenue Opportunities.

Editor of the RECORD AND GUIDE:

I have read with great interest the article in your issue of September 4, 1915, upon the present rental conditions on Fourth avenue and believe your canvass to be a very accurate one. I have made a study and specialty of Fourth avenue real estate for several years and the present success of properties on that now great business thoroughfare have sustained my predictions of 1912.

I regret very much that there is not a large store and loft building now in the course of construction on this avenue, and I believe by February 1, 1916, when such a building should be put up on the market, there will be a great shortage of available space, and had it not been for the European war I believe there would not be a vacancy on Fourth avenue today. However, the enterprising builder who starts a new operation this coming spring on one of the remaining Fourth avenue corners, should meet with success.

WRIGHT BARCLAY (Inc.),
Wright Barclay, Pres.

Taxation in the Constitution.

Editor of the RECORD AND GUIDE:

Does not the proposed constitution dodge the most important issue in which real estate owners are interested, i. e., the question of a simple, straightforward system of taxation and appropriation, on the "pay as you go" principle?

The main trouble with our present system is that the Constitution of 1846 and its amendments did not provide for indirect taxes intended to cover a number of years and producing various amounts which no one could approximately estimate.

The practice of issuing temporary bonds, in anticipation of revenue, therefore grew up, with the result of imposing additional burdens on the permanent load of the taxpayers, if the indirect taxes proved insufficient.

The new constitution fails to remedy this evil. It repeats, in § 23, Art. III., the provision in our present Constitution, that every law imposing a tax must state the object for which the revenue is to be applied, which is openly violated in every indirect tax law, because it would be impossible to make appropriations extending over an indefinite number of years.

The proposed constitution, in § 2, Art. X., taxes off the limit which the present constitution imposed on the issue of temporary bonds, in restricting such issue to one million dollars (§ 2, Art. VII. of present constitution).

It is submitted that the taxpayers do not wish to increase the power of administrative officers to increase their debt burden, by guessing at what amount the taxes will produce and issuing bonds in accordance with such guesses; the new constitution will not stop, but rather encourage that practice.

J. BLEECKER MILLER,
Sec. United R. E. Owners' Assn.

Statistics of No Value.

The error due to overestimating the number of residents in the city runs through all the computations of the Health Department based thereon, and obviously renders their results of no value for the purposes for which they are used.—New York Sun.

Yet it is upon these valueless statistics pretending to show a diminishing death rate that the extraordinary appropriations to the Health Department have been predicated and excused,

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REAL ESTATE NEWS OF THE WEEK

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

LETTER FROM PRES'T WILSON

To the Real Estate Association of the
State of New York on Next Week's
Convention.

W. L. Schweikert, of Brooklyn, general secretary of the twelfth annual convention of the Real Estate Association of the State of New York, announces that a very encouraging letter has been received from President Wilson with regard to the coming convention at Saratoga Springs, Friday, Saturday and Sunday of next week. President Wilson says in part:

"I wish very much that it were possible for me in person to convey to the Twelfth Annual Convention of the Real Estate Association of the State of New York the good wishes I so sincerely feel towards them. They have had much to think about and much to strive against in the last few months, but are certain to partake of the practically universal prosperity in business conditions, and I wish that you would be kind enough to convey to them from me my very warm greetings."

A representative of the President is expected to address the convention with a personal message from him.

Frederick W. Cameron, chairman of the State Reservation Commission of Saratoga Springs, has invited the members of the Real Estate Association of the State of New York, who will be assembled in convention at that place on Friday, Saturday and Sunday of next week, to inspect the springs on Sunday as the guests of the commission. Special guides have been provided by Mr. Cameron, and arrangements are being made through the entertainment committee, of which George I. Horton, of Brooklyn, is chairman, for automobiles to convey the members from the convention headquarters to the Springs.

The entertainment committee is also arranging for an automobile trip to Lake George on Sunday afternoon the 26th.

The S. S. Berkshire, of the Hudson Navigation Company, will carry a good sized party of association members en route to the Springs for the convention, when it sails on Thursday evening, September 23. Special arrangements and rates have been made for members.

Real Estate Board Golf.

The 1915 Fall Golf Tournament of the Real Estate Board will be held at the Fox Hills Golf Club, Staten Island, on the morning and afternoon of Tuesday, October 5. It will be the fifth tournament of the Board, and the committee is desirous of having at least a hundred entries. The fee is \$3 including green's fee, luncheon and the cost of prizes. The Golf Committee consists of Albert B. Ashforth, chairman; Joel S de Selding, secretary; John P. Kirwan, H. H. Hazelton, Walter Stabler and W. J. Van Pelt.

Fire Losses in Berlin.

(Reported by Consul General Robert P. Skinner while at Berlin.)

Fire losses in Berlin are strikingly low. This is due, among other things, to the small quantity of wood used for structural purposes, the limitations of the height of buildings to 72 feet, and, no doubt principally, to the temperament of the people. All real (immovable) property in Berlin is required by law to be insured in the so-called Municipal Fire Society (städtische Feuersozietät). The report of this institution for a recent fiscal year announced fire losses in

the course of the year amounting to \$260,529 on policies aggregating \$1,314,367,233, or \$0.20 of indemnity paid for each \$1,000 of insurance. The average for the decade 1902-1911 was \$0.21.

PRIVATE REALTY SALES.

MIDSUMMER market conditions prevailed in a week characterized by midsummer weather, and the activity, generally anticipated with the opening of the fall season confined itself to small properties. There were, however, several important sales and leases closed, involving well-located properties, and although business was not heavy, it yet reflected strength in certain quarters. Leasing, commercial and residential, continued moderately active; late apartment seekers stimulating one branch of the market which has been especially strong, within recent weeks.

The final disposition of the Post estate corner at Lexington avenue and 69th street, for a high-class apartment house operation, may be considered an important transaction because it may indicate the beginning of the building movement on Lexington avenue, that has been looked for since the commencement of subway construction work. The corner is especially adapted for residential purposes, being located in a district almost exclusively built up by private houses and by institutions of a charitable or educational character.

An interesting lease this week by a tenant of one of the Sailors' Snug Harbor properties, brought to public attention the new policy of the trustees, not to permit the sale of liquor on their holdings after present leases expire.

The total number of sales reported and not recorded in Manhattan this week was 11, as against 10 last week and 3 a year ago.

The number of sales south of 59th street was 4, as compared with 2 last week and none a year ago.

The sales north of 59th street aggregated 7, as compared with 8 last week and 3 a year ago.

The total number of conveyances in Manhattan was 84, as against 61 last week, 14 having stated considerations totaling \$809,300. Mortgages recorded this week number 54, involving \$1,494,768, as against 46 last week totaling \$1,325,436.

From the Bronx 7, sales at private contract were reported, as against 3 last week and 6 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$999,065, compared with \$1,041,295 last week, making a total for the year of \$51,114,430. The figures for the corresponding week last year were \$617,131, and the total from January 1, 1914, to September 19, 1914, was \$30,606,224.

Realty Associates Sell.

Bauer Stier, Inc., builders, purchased from the Realty Associates 102 lots in Ridgewood as follows: Thirteen in the north side of Grove street, 100 feet east of Fresh Pond road; eighteen in the south side of Grove street, 106 feet east of Fresh Pond road; six in the north side of Linden street, between Fresh Pond road and Traffic street; four at the northeast corner of Gates avenue and Doubleday street; nine at the southeast corner of Gates avenue and Doubleday street; eight at the northwest corner of Palmetto and Traffic streets; two in

Cammann, Voorhees & Floyd

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the south side of Palmetto street, between Doubleday and Traffic streets; twenty-four at the northwest corner of Woodbine and Traffic streets, and eighteen in the south side of Woodbine street, between Doubleday and Traffic streets. Realty Associates recently sold to the same buyer 141 lots in the vicinity, which are being improved. Realty Associates also sold to Martin A. Otto six lots in the south side of Woodbine street, 100 feet east of Doubleday street and to J. & G. Burkard, six lots in the north side of Madison street, 260 feet east of Doubleday street. Both of these parcels will be improved.

Sale and Lease in Cliff Street.

The Charles F. Noyes Co. has sold for the Dame & Townsend Company to the 27 Cliff Street Corporation, the property at 27 Cliff street, through to Ryders alley, a plot of 4,250 feet with a frontage of 27.1 feet and a depth of 164 feet. The property will be improved with a five-story loft building from plans by James S. Maher. The proposed structure has been leased, through the same brokers, for fifteen years from May 1, 1916, at the rate of \$9,000 a year plus taxes, insurance and all repairs, a total aggregate rental of about \$200,000, to the firm of Thurston & Braidich, dealers in crude drugs, gum arabic, etc. The sellers were represented by Sullivan & Cromwell, and the purchasers by Stoddard & Mark, and the lessees by Hector W. Thomas, as counsel.

Rumored West Side Deal.

It was rumored yesterday that Dr. Charles V. Paterno had purchased from the Douglas Realty Company the plot of 4,080 square feet at the northeast corner of Riverside drive and 101st street. The property, which is vacant, fronts 27.7 feet on the drive and 142.10 feet in 101st street, with an irregular northerly line and an easterly line of 37 feet. Dr. Paterno is said to have given cash and a large property at Ampere, East Orange, N. J., in part payment, the entire transaction amounting to about \$300,000.

Dyckman-Jersey Trade.

Ambrose S. Becker has purchased from the Haven Construction Company, through S. J. & H. Albert, the two-six-story apartment houses, known as the Drake Court and the Isham Park Court, at the southeast corner of Broadway and 215th street, and the adjoining southwest corner at Amsterdam avenue and 215th street, having a combined frontage of 125 feet in the street and 100 feet on each avenue. The properties have been held at \$225,000. In part payment the new owner gave twenty lots in Arlington Park, N. J.

Insurance Company Enlarges Holdings.

The City of New York Insurance Company has purchased from Carsten D. Berger the five-story building at 65 Maiden lane, northwest corner of William street, on lot 21x40.2. The buyer owns the twelve-story building adjoining at 63 Maiden lane, extending around the corner of William street. The newly acquired parcel adjoins two small buildings owned by the estate of John G. Wendel, which the insurance company tried in vain to acquire several years, when it erected its present structure.

Post Estate Corner Sale.

The Brixton Construction Company, Edwin S. Brickner, president, has purchased, through Pease & Elliman, from the estate of George B. Post, the four private houses at the northwest corner of Lexington avenue and 69th street, plot 78 x 80, which is to be improved with an apartment house of the highest type with two apartments to the floor. The sale disposes of a prominent corner which has figured prominently in numerous rumored sales within the last few months.

Buys Nassau Estate.

The Success Lake Realty Co., represented by George S. Statton, of Great

Neck, has sold to a client of H. J. Sachs, a tract of 89 acres, at Lakeville, midway between Great Neck and New Hyde Park, adjoining the estate of William K. Vanderbilt. The reported price was \$210,000. No plans have been worked out regarding the property, although it may be converted into a private estate.

Clubhouse for Theatrical Men.

A syndicate of theatrical men organized as the "Lights of Long Island," has purchased at Baldwin Harbor, L. I., a tract of two acres to be used for the erection of a clubhouse, garage, pier, tennis court and an auditorium for summer theatricals. The property overlooks Baldwin Harbor. Work on the project will begin within a short time. Among those interested are George M. Cohan, Vernon Castle, Fred Stone and A. L. Erlanger.

Option for Hospital Site.

It was reported early this week that a syndicate headed by Dr. A. T. B. Savage had secured an option from Ernest Flagg on the block front on the east side of Broad street, from Water to Front streets, as a site for an eight-story modern hospital. The option, it is understood, will hold for three years, the cost of the proposed structure being estimated at \$150,000.

Manhattan—South of 59th St.

CLINTON ST.—George G. Hallock, Jr., sold for Leopold Rothman to C. W. Hunter, 129 Clinton st, a 5-sty tenement, lot 25x100.4, south of the entrance of the Williamsburgh Bridge.

49TH ST.—Edward V. Z. Lane is reported to have purchased 24 West 49th st, a 4-sty dwelling, on lot 20x100.5, which he has occupied, as tenant, for some time.

2D AV.—Louis N. Hartog, analytical chemist, purchased from the M. Reichman estate the 5-sty factory building at the northeast corner of 2d av and 21st st, known as 362-372 2d av, and 301-303 East 21st st. The property is a Hamilton Fish leasehold, fronting 112.9 feet on the av and 100 ft. in the st, and has 53 years more to run.

Manhattan—North of 59th St.

72D ST.—Laura M. Smith sold to Frederick Brown, through Frederick Zittel & Sons, 43 West 72d st, a 5-sty dwelling, on lot 25x102.2.

104TH ST.—Pease & Elliman have sold for Adele M. Lindemeyer the 3-sty dwelling 311 West 104th st, on lot 17x100.

122D ST.—Moore, Schutte & Co. sold for Eva A. Warbach 273 West 122d st, a 5-sty apartment house, to Sybille C. Pope, who gave in part payment 337 Convent av, a 3½-sty dwelling, on lot 20x100.

Bronx.

SIMPSON ST.—Daniel H. Jackson has bought from Peter A. Lee 1024 Simpson st, a 5-sty apartment on lot 40x100. Thomas L. Reynolds was the broker.

138TH ST.—August Vollmer sold to M. Schlemmer, 492 and 498 East 138th st, two 5-sty flats.

151ST ST.—Peter Pinto has bought from Mary Gilmartin and others, 237-239 East 151st st, two 5-sty flats, with stores, on plot 50x118.

187TH ST.—Frank J. McRickard has sold the plot 35x100 in the north side of 187th st, 100 ft east of Valentine av.

198TH ST.—Frank J. McRickard has sold for Anne Gully, 114 East 198th st, a 3-sty dwelling on lot 25x100.

DAVIDSON AV.—The Sharp estate sold a vacant plot 75x100, on the west side of Davidson av, 150 ft north of Fordham road.

PROSPECT AV. — David and Bertha Bloom sold to the Nason Realty Co., 80 Prospect av, a 5-sty new law house, on plot 37.6x100.

Brooklyn.

CLINTON AV.—A J. Waldron has sold for Ernest M. Turner 144 Clinton av, a 3-sty dwelling, on plot 46x125.

ELTON ST.—The Minold Realty Co., Abraham Benedict president, has sold to Aniello Massa, 268 Elton st, a 3-sty building on lot 25x90. This property was purchased from the Kips Bay Brewing Co. last June.

WEIRFIELD ST.—James M. Hawley sold to Frank Filliger 383 Weirfield st.

68TH ST.—Ross & Meeks sold the vacant plot at the southwest corner of 68th st and 5th av, 100x100, for Mrs. Sarah H. Newman to Sigmund Goldberg.

79TH ST.—Frank A. Seaver & Co. sold the 1-family detached house, 1255 79th st, for John Heil.

ATLANTIC AV.—Wm. A. White & Sons have sold for the Seamans Church Institute the three buildings at the corner of Atlantic av and Furman st, covering a plot 60x75. This property was purchased by the Seamans Institute several years ago as a lodging house for sailors, but this idea was abandoned when the new building in Coenties slip, New York, was completed. After making extensive alterations the building will be occupied by the Johannis Steamship Provision Co.

BEDFORD AV, ETC.—Paul A. McGolrick has bought from the Mechanics Bank for cash the four houses: 598 Bedford av, 4-sty flat on

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a plot 28.2x100; 636 Union st, 5-sty new law apartment house on a plot 38.8x95; and 162-164 Franklin av, two 3-sty flats, on a plot 50x105.

BEDFORD AV.—John O'Connell, Jr., sold for Arthur H. Strong the bungalow at 2654 Bedford av.

4TH AV.—Frank A. Sears sold for Anna Martin the dwelling 7803 4th av, on plot 36x105.

5TH AV.—John P. Kucks sold through F. C. Sauter to Mandel Lippert, the store and flat property, 376 5th av.

10TH AV.—Frank A. Seaver & Co. sold the block front on the west side of 10th av, between 74th and 75th St Parkway, for Margaret C. Gallagher, to the Johnson Construction Co., which will erect ten superior two-family houses of an entirely new type. The plans are being specially prepared to suit this location, having among other features a 10-ft driveway running from st to st through the rear of the plot.

Queens.

ROSEDALE.—New York Suburban Land Co. sold 20x100 in Oxford pl to K. Reilly and 40x100, on President av to H. Corey.

SPRINGFIELD.—R. A. Armstrong, as executor, has sold to Mandel Pressberger, of Manhattan, a tract of 11½ acres at the southeast corner of Cherry and New York avs. The price is said to have been \$15,250. Mr. Pressberger has transferred a plot 75x441 ft, commencing at the corner, to the Franklin Home Co., which is planning to erect several dwellings.

WOODHAVEN.—T. Keindl has sold to G. O. Van Orden, a builder, 15 lots in the Woodhaven section, adjoining the Brooklyn Borough line and adjacent to Liberty av.

Richmond.

BAYSIDE.—Jan H. Stelling bought the cottage on plot, 100x100, at the northwest corner of 6th st and Montauk av, from E. Scott McKnight, for about \$13,500.

NEW BRIGHTON.—Hugh A. Bain sold through Cornelius G. Kolff to Mrs. Bertha Schmidt the residential property 109 Central av, on plot having a frontage of 66 ft. on Central av, and through 200 ft. to Tompkins av.

RICHMOND TURNPIKE.—Cornelius G. Kolff has sold for Mrs. Johnstone of Lexington, Ky., twenty lots on the east side of Richmond Turnpike, between Cebra av and the De Jonge paper factory. The purchaser is a building operator, who intends to erect 1 and 2-fam. dwellings.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. H. B. Osborne, to Harry Lewis of New York, the residence and grounds, at 48 Shanley av.

NEWARK, N. J.—Salaam Temple, Nobles of the Mystic Shrine, purchased from the Fidelity Trust Co., of Newark, the F. Wolcott Jackson property at the southeast corner of High and West Kinney sts, as a building site for a temple. The property consists of a large brick dwelling, on a plot 100x254. The present building will be renovated, as it is not the intention to start the erection of the temple for some time.

NEWARK, N. J.—Feist & Feist have sold to Elmer C. Miller, a New York attorney, for the estate of Thomas W. Adams, the residence at 107 Clinton av.

LEASES.**New Sailors' Snug Harbor Policy.**

A new policy has been adopted by the trustees of Sailors' Snug Harbor not to permit the sale of liquor upon any of the land or buildings which they own or control. This applies to the tenants at the expiration of their leases, which will not be renewed. The first tenants who have felt the effect of this new policy are Schwab Bros., who have been conducting a restaurant and cafe for sixteen years as tenants of the trustees. They have been compelled to seek a new location and Heil & Stern, as brokers, have rented to them the store and basement at 732 Broadway for F. DeR. Wissman. After alterations to meet requirements, they will occupy the premises.

To Combine Factories.

The Young Hat Company has leased, through M. & L. Hess (Inc.), from Louis Stern, Benjamin Stern and the Estate of Isaac Stern, an entire floor containing about 35,000 square feet, at 32-46 West 23d street, through to 21-35 West 22d street, at an aggregate rental of about \$75,000. The premises leased are part of the one-time Stern Brothers' department store. The lessees' factory are at present located at 65 West Houston street and at Prince street and West Broadway; this change will consolidate these under one roof.

Manhattan.

ADVERTISING MEN'S LEAGUE of New York has leased for its quarters the rooms formerly used by the old Midtown Club, in the Madison Square Hotel, at 37 Madison av. The lease has been taken for 5 years at \$12,000 a year.

LEON S. ALTMAYER and John J. Kavanagh have leased the 5-sty dwelling 14 East 92d st, immediately to the rear of the Hammond and Burden residences.

LOUIS BECKER CO. has leased for the estate of Bridget Scallon the store at 2022 Amsterdam av to Matteo Settibirino; also the dwelling, 515 West 158th st, for Mrs. D. K. Fajen to Mrs. Sarah Lepperman.

DANIEL BIRDSALL & CO. rented lofts in 85 Franklin st to the Empire Suit Case Co.; in 21 West Houston st to Joseph Burger; in 64 Grand st to Nessenbaum & Minvis; in 62 Grand st to the Bromberger Manufacturing Co.; in 71 Franklin st to Knight & Smith, and in 27-29 West 4th st to the New England Panama Hat Co.

BRETT & GOODE CO. has leased apartments in 29 East 48th st to C. Mortimer Wilmerding, Mrs. Helen A. Wade and William Barr.

CARSTEIN & LINNEKIN, INC., leased at 33-39 6th av half of the 11th loft to Papatina & Papas and half of the 8th loft to Fedrico & Placido; also space at 456 4th av to Nyan Saenger and office at 303 5th av to Heilmann Manufacturing Co.; also space at 347 5th av to David R. Schapiro.

CHILDRESS & HAMMONS leased the 4-sty dwelling at 130 West 71st st, for the estate of Emily Hoyt to Caroline Garland, and the 4-sty dwelling, 106 West 85th st, for Alice L. Atocha.

CROSS & BROWN CO. has leased space in 1416 Broadway to Philip L. Pierce for the Broadway and 39th St. Co., also part of the 5th floor in 8-10 West 45th st for A. B. Norton and D. J. Roberts to Samuel Tashof.

CROSS & BROWN CO. has leased the entire building at 243-5 West 64th st to the Taxicab Association and the Town Taxicab Co., Inc., for the Bournonville Realty Co.; also center space in 1886 Broadway to S. Wiesbader for the Oakland Motor Car Co.; and the front portion of the 8th floor in 597-9 5th av, in conjunction with John N. Golding, to Gardner & Sylla, of 1271 Broadway.

CROSS & BROWN CO. has leased the store and basement at 22 East 41st st, 25x100, to the Defiance Manufacturing Co., architects' supplies and drawing materials, for the Rivoli Realty Co., 22 East 41st st was built as a light protection for the 20-sty office building at 18-20 East 41st st, and this completes the rental of the entire building. Cross & Brown Co. also rented space in 18 East 41st st to the Eclair Film Co.; in the Strand Theatre Building to Z. B. Marcus for the Mitchel H. Mark Realty Corp., and the front half of the 4th floor at 27-29 West 36th st, to William F. Shipley for Mrs. M. A. W. Heaton.

JOHN R. DAVIDSON leased for Lillian Klein 43 West 105th st, a dwelling, to Andrew E. Paul.

JAMES A. DOWD rented for M. G. Richards the dwellings at 123 West 47th st for the estate of Jacob Knight; at 74 West 47th st, and for E. E. Rice at 48 West 49th st.

DUFF & CONGER have leased apartments for Arthur Bloch to Mrs. H. Wade Ransom in 1264 Lexington av; also for Ernest C. Bliss to Mr. A. S. Manoville in 120 E. 85th st, and for August Oppenheimer to David Schaye in the Fairfax, 94th st and Madison av; for the Falcon Realty Co. to Alexander Lesser in 1248 Madison av and for the Irving Savings Institution to Mrs. Marie E. Hanlon in 538-40 West 124th st.

DOUGLAS L. ELLIMAN & CO. have leased 45 East 51st st, a modern 5½-sty dwelling for Julien A. Ripley to Henry P. Perry.

DOUGLAS L. ELLIMAN & CO. and Moore & Wyckoff have leased an apartment of 14 rooms and 4 baths in 410 Park av, owned by the estate of Ogden Goelet, for Mrs. J. M. Holton to Jervis R. Harbeck, of the American Can Co.

DOUGLAS L. ELLIMAN & CO. have leased 125 East 39th st, a 5-sty residence, for Mrs. Price Post, of Tuxedo, to Thomas Moore; also apartments in 122 East 82d st to Orlando D. Hammond; in 19 East 57th st for Alvan W. Perry to Edward DeW. Walsh; in conjunction with Harris & Vaughan in 114 East 84th st to Lawrence McK. Miller; in 26 East 49th st to Miss Helena Meals, and in 157 East 81st st to Paul B. Rossire.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. Robert G. Reese 160 East 63d st, a 3-sty private house, to Harry A. Cushing, and in conjunction with Lewis B. Preston, for Mrs. Henry Liebmann, 42 East 72d st, a 4-sty house, to Walter C. Hubbard, to be occupied by his daughter, Mrs. Duncan Sterling.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 390 Park av for Samuel A. Herzog and William Zeisler, Jr., to George L. Nichols of Masten, Nichols & Co.; also an apartment in 114 East 84th st for Samuel A. Herzog to Mrs. C. A. Taylor; in 34 East 58th st for Ruland & Whiting Co. to Eltinge F. Warner, and in 122 East 76th st for Julius Tishman & Sons to Mrs. Louise Freeman.

HORACE S. ELY & CO. and Royal Scott Gulden leased the dwelling, 10 West 55th st, for the Misses Kendall to Mrs. R. L. Allebone.

J. B. ENGLISH has leased for the Alland Realty Corporation to C. Bernier the 4-sty dwelling 230 West 52d st.

B. FLANAGAN & SON rented the 4-sty dwelling at 36 West 97th st, to Mrs. Catherine Leary.

JULIUS FRIEND, EDWARD M. LEWIS CO. has leased the entire building 4230 Broadway to the Busy Lady Baking Co.

GOODALE, PERRY & DWIGHT have rented the dwelling 896 West End av for M. R. Cherry to John T. Smith.

GOODALE, PERRY & DWIGHT have leased the 3-sty business building at 330 West 25th st to Ridley & Ottinger, represented by David Cohn.

GOODALE, PERRY & DWIGHT, have rented the private house at 871 West End av, for V. L. Forrest to Mark Emmanuel.

GOODWIN & GOODWIN rented for the Antler Realty Co. to Michael Werle and Ernest Hussar the 4-sty dwelling at 3 West 121st st.

GOODWIN & GOODWIN rented apartments in 56 West 12th st to S. Ausfresser, Sarah Binder, Milton Saumell, Robert K. Roe, Morris Welcher, Max Rubenstein; in 1885 7th av to S. Solomon, Joseph Spero, Dr. M. D. Rosenberg, Morris Drucker, Sarah P. Sobel and L. Leinsdorfer; in 512 West 122d st to Edward M. Sait, T. G. Barr, J. M. Levien, Mrs. W. D. Evans, Chas. T. Pfaltz, Mme. Ottilie Brand; in 620 West 122d st to Mrs. F. Willson, Mrs. Hattie Birdsall, Dr. Anna Bauerberg, Lester M. Marx, Henry Schuldenfrei, Howard W. Smith, D. E. Feldenheimer, Lawton Mackall; in 23 East 124th st to Dr. L. Hama, M. O'Connor, Sidney Dubrin, Herman Schmelz, David Riesser, John J. Horgan; in 501 West 138th st to Bruno Blumentritt, Mrs. Mary McDonald, Peter C. J. Treanor, John H. Segelman, Mrs. Libbie Brand, Robert H. Seeber, and Henry P. Dundon.

N. BRIGHAM HALL & WM. D. BLOODGOOD, Inc., leased for Philip Rhineland the tenth loft at 48-50 West 21st st, to Max Rosen, manufacturer of dresses, of Jersey City.

M. M. HAYWARD & CO. have leased for Mrs. Frank E. Hayward the 5-sty dwelling, 256 West 78th st, to Attilie C. Keene.

M. & L. HESS (INC.) leased the store and basement at 166 West 23d st to W. E. Marshall & Co., seeds, bulbs, etc.; the 2d loft at 115-7 East 23d st to William H. Robertson Co., and the 9th loft at 34-8 West 27th st to the Plaza Waist Co.

M. & L. HESS, Inc., have leased the fifth loft at 23 East 20th st to George F. Dormer; the tenth loft at 48-50 West 21st st, to Max Rouen; space at 17-21 East 22d st to the Thomas-Schadler Co., and at 15-19 East 26th st, to James S. Whitman.

HOUGHTON COMPANY has leased for the Altson Co., represented by William E. Finn, the 4-sty dwelling 307 West 78th st to Oscar Arlin.

HOUGHTON COMPANY has leased the 3-sty dwelling, 40 West 106th st, for George E. Stuckey to Elizabeth Giles.

C. F. W. JOHANNING has leased for the estate of George Amend the store 2239 5th av to John Mulligan for 3 years; also for A. J. Hoffman to Charles Weiss the store at 2658 8th av for 3 years, and for E. G. Hantsche to Felix Erman the store at 2216 8th av for three years.

A. KANE & CO. rented the 3-sty dwellings 227, 231 and 233 West 120th st, and for F. H. Schlomann, 551 Manhattan av, to Robert T. Simpson.

JOHN J. KAVANAGH has leased apartments in 51 East 78th st to Dr. George W. Luton; in 980 Madison av to Miss A. Fleck; in 100 East 81st st to Mrs. I. Starin, and in 924 Madison av to Samuel Rapaport.

PAYSON McL MERRILL CO. leased apartments in 140 West 57th st, to Charles L. Crutchfield, Marshall Stewart, Jr., Ropelje Howell and O. L. Holloway; in 36 East 40th st; to Jesse D. Hampton; in 112 West 47th st to Powel Crichton and Barnard Powers; in 21 West 30th st, to William W. Houston and in 257 West 86th st, to Mrs. E. N. Davis, Clara L. Wachter, and Maurice E. Ketten.

SAMUEL H. MARTIN has leased for Eliza J. Arkenburgh the 3d and 4th floors of 1983 Broadway to Albert Cooper.

SAMUEL H. MARTIN leased in conjunction with William A. Cruikshank's Sons, the 5-sty automobile building 1934 Broadway to the Astor Automobile Co.

A. L. MONTFORT leased the entire building at 147 West 54th st to Andrew Duggan for George McKesson Brown, of Huntington, L. I.

PEASE & ELLIMAN have leased the 5-sty dwelling at 235 West 72d st for A. J. Roux as agent to Antonio D. Domenico; also an apartment in 49 West 57th st to W. R. Hough-taling.

PEASE & ELLIMAN have leased for a term of years for Mrs. Isidor Wormser the 3-sty stable, 103 East 63d st, to Victor Grimwood, who will alter the property and use it as a riding academy. Mr. Grimwood is the treasurer of the Little Riding School, which will move to the new building.

PEASE & ELLIMAN have leased apartments in 145 East 35th st to Mrs. J. W. Wright; in 56 West 11th st to Miss Clara L. King; in 75 East 81st st for Mrs. G. M. Miller to a Miss Cunningham; in 155 East 72d st for the City Land & Improvement Co., represented by Ruland & Whiting, to Dr. Samuel Floorsheim; and in "Marquand House" at 68th st and Madison av to Mrs. D. M. Turnure.

PEASE & ELLIMAN have leased for the United States Mortgage & Trust Co. to John H. Harper the 5-sty dwelling at 49 East 92d st; for Mrs. Richard Rodriguez the 3-sty dwelling at 220 West 71st st to Dr. Charles M. Hickey; and apartments in the "Hereford," at 310 West 79th st, for W. C. Holmes to Madame Melanie Kurt, of the Metropolitan Opera Co., and 12 rooms and 4 baths in 135 West 58th st to E. K. Lincoln.

PEASE & ELLIMAN have leased for Mrs. Charles Pfizer to William E. Wheelock the 4-sty dwelling, 19 West 50th st; also apartments in 125 Riverside drive, for W. R. & J. M. Stewart to L. Rover; in 35 East 30th st, for Miss Virginia Potter to Miss Christine McHugh; in 510 Park av, to G. H. Barrett; and in 601 Madison av to Miss Catherine Belden; also renewed the lease of two apartments in 103 East 75th st, jointly to Mrs. F. W. Fellowes and Mrs. A. G. Thompson.

PEASE & ELLIMAN have rented for Mrs. Walter C. Hubbard to Miss Emma Loeffler the 4-sty dwelling at 313 West 77th st; also for R. Stuyvesant Pierrepont to Richman Levering the 5-sty dwelling, 120 East 79th st; renewed the office lease of Ogden Codman, the architect, in their own building at 340 Madison av; renewed the loft lease of Sauer & Schaefer in 4 West 37th st and leased an apartment in 146 East 49th st to Miss Margaret Slosson.

PEASE & ELLIMAN have rented for Mrs. Elizabeth Kennedy to Miss Louis Guettier the 4-sty dwelling, at 142 West 73d st; also renewed for Chalmers Dale the lease of Mrs. E. E. Moberly of an apartment of 14 rooms and 4 baths in 12 East 87th st; leased apartments in 146 East 49th st to Everit A. Herter; in 56 West 11th st, to Miss Marjorie Sidney; in 829 Park av to Mrs. Belle F. Taber; and in the "Safit Urban" at 89th st and Central Park West, to David Neuberger; and furnished for Guggenheimer, Untermeyer & Marshall as attorneys a large apartment in 970 Park av, to B. H. Ridder of the family owning the "Staats Zeitung."

S. OSGOOD PELL & CO. has completed the renting of the building owned by the Motoaka Realty Co. at the southeast corner of Broadway and 57th st, by leasing the 5th floor to the Gad-about Motor Co., the 8th floor to Freeman & Brady, and the 9th floor to Holden One Man Top Co., and to the United Auto Co.

JOHN PETERS has leased for the estate of K. Wagner to Louise Edelman the store at 40 1st av; also for Mary C. Therry to Max Strolovitz the east store at 220 East 14th st.

PORTER & CO. have leased for Selma Wronker to John W. Mann the 3-sty dwelling at 261 West 127th st.

PORTER & CO. have leased for Susan B. Whitfield to Daniel and Lucy Striebel, 216 West 127th st.

PORTER & CO. have leased for Hannah E. Walke to Catherine Haggerty the 3-sty dwelling at 464 East 185th st.

PORTER & CO. have leased for Ira B. Couch of Tampa, Fla., to Charles Harrod the 4-sty dwelling 127 West 136th st.

PORTER & COMPANY have leased for Eva Phipps to Anna Macready the 3-sty dwelling at 220 West 122d st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. in conjunction with Charles E. Williams leased for the estate of Morris K. Jesup 195 and 197 Madison av, southeast corner of 35th st, two 4-sty dwellings, to Miss Ahearn.

GEORGE ROSENFELD CO. leased apartments at 307 West 79th st to Julius Schwab, Dr. Marie J. Hyndman and M. F. Millikan.

GEORGE ROSENFELD CO. leased apartments at 307 West 79th st, to David C. Goodman, L. I. Lipschitz and Julian B. Strauss.

ROY SCHERICK rented for the Sternfeld Building Co., the 3d, 4th, 5th, 6th, 7th lofts in 317-323 East 34th st, to Emden & Wormser, Max Levinson & Co., and the Smith Homeopathic Pharmaceutical Co., for a long term of years for a sum aggregating about \$83,000.

LOUIS SCHRAG has leased the store and basement 570 7th av to Alvera Cervera Castro for term of 5 years for a restaurant; also the store and basement 344 6th av to David Wiener; and the store and basement at 407 6th av to Sobel & Shatz.

SHAW & CO. have leased for Richard K. Fox the 3d floor at 2038 5th av to Herbert Comins.

SHAW & CO. have leased for Daniel Bird-sall & Co. the 4-sty dwelling 160 West 129th st.

SHAW & CO. have leased for F. M. & M. A. Taylor the 3-sty dwelling, 59 West 126th st, to Kate Quinn.

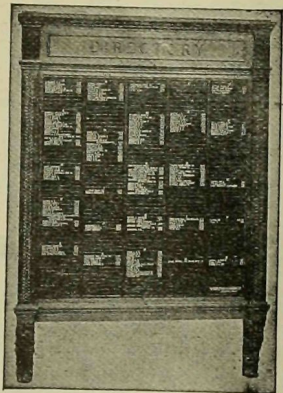
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NEW YORK

MALCOLM E. SMITH & CO. leased the fifth floor apartment in 142 West 57th st to Mrs. Josephine T. Farrington.

L. TANENBAUM, STRAUSS & CO. have rented for the estate of Isaac Stern the entire first loft of 21,000 sq. ft. in 28-30 West 23d st, through to 9-19 West 22d st, to Elias Brothers Co., formerly of 554 Broadway.

CHARLES B. WALKER has leased for the estate of John R. Graham, loft in 210-212 Canal st to the Mirror Novelty Co.; in 209 Centre st to Edwin Auth, for Mary McAdam; in 147 Spring st to Winter, Goldstein & Bigeleisen; for estate of Philip Feuring in 149 Grand st to Alfred Freeman, city marshal; and through Charles F. Noyes Co. in 197-199 Grand st to Henry Gotterher.

UNGER & WATSON, (INC.) leased the top loft in 159-161 East 54th st for the Falkenbach Mfg. Co.; also leased 613 Lexington av to Fredrick Jacob, dressmaker, for Bartholomew O'Brien.

VAN NORDEN & WILSON have leased for Cammann, Voorhees & Floyd, a store in 77 Madison av, to Max Hechtman, for the retail cigar business.

WM. A. WHITE & SONS have rented the store and basement at 24 Bond st to Feintuch Brothers; also an entire floor in 832-834 Broadway to Govertz, Jacobs & Co., and a store at 80 Cherry st to the Church of Our Lady of Guadalupe.

WM. A. WHITE & SONS have rented an apartment in 43 East 62d st, to Winthrop W. Aldrich; also the parlor store in the recently remodeled building at 19 East 32d st, to Jacob Gumpertz, furrier. This completes the renting of the building.

F. R. WOOD-W. H. DOLSON CO. leased for Mrs. John M. Talbot the 3-sty dwelling 59 West 97th st to B. A. Starr.

F. R. WOOD-W. H. DOLSON CO. leased apartments in 265 Central Park West to Nathan Lamport; in 583 Riverside dr to S. H. Blumauer; 209 West 97th st to Hattie R Van Santvoord, Kenneth Allen and Isaac Markens; in 622 West 113th st to William G. Kohn, in 109 West 82d st to Lillian W. Cooke; 961 St. Nicholas av to William H. Bonner; 262 West 83d st to Mrs. John C. Grote; 10 West 61st st to Mrs. Emily Ryan; 47 Claremont av to Frederick S. Fisher; 528 West 111th st to William A. Barden; 472 West End av to Edward K. Cook, Drs. Arnold J. Gelarie and Maurice J. Lewi, and in 451 West End av to Helen M. Lounsberry.

Brooklyn.

CHARLES E. RICKERSON leased 631 2d st, a 3-sty dwelling, to Mrs. Martha Miller.

L. L. WALDORF CO. has leased the following houses: the 3-sty dwelling, 528 3d st, to B. I. Igelheimer; also 568 5th st to H. Broder; 474 4th st to A B Codet; 469 4th st to Edward Moran.

Queens.

WILLIAM D. BLOODGOOD & CO. have leased at the northeast corner of Jackson av and Purvis st, Long Island City, one of the large stores to the Wells-Fargo Express Co. for offices.

LEWIS H. MAY CO. leased at Far Rockaway, L. I., for Bertha Metzger cottage on Neilson av to I. M. Friedman; for Max Katz cottage on Cornaga av to B. Rosenschein.

LEWIS H. MAY CO. leased at Far Rockaway, for Mrs. Mary Lavery, cottage on Cedar av to A. Gussow; at Woodmere, for G. Heidelberg, cottage on Burton av to D. W. Blumenthal.

Suburban.

COLORGRAPH LABORATORY, manufacturers of motion picture films in color, leased the Christian Becker factories and a large plot of ground on Hudson Park rd, New Rochelle, N. Y., for 5 years, with the privilege of purchase. J. E. Gleason & Son were the brokers.

F. M. CRAWLEY & BROS. leased a residence on Gates av, Montclair, N. J., to H. V. Schieren; also for Frank A. Sawyer the house on the west side of North Mountain av, near the Atlantic Club, to Burr R. Brown, of New York.

FEIST & FEIST leased for William M. Sommer to "Miller, the Shirtman," the 3d floor loft at 849 Broad st, Newark. The lessee was represented by Joseph J. Miller of Pittsburgh, Pa.

FISH & MARVIN have leased furnished for Herbert N. Cowperthwait his property at Orienta Point, Mamaroneck, consisting of a large dwelling, 7 acres and out-buildings.

GOLDSCHMIDT & MACDONALD rented at Woodmere, L. I., for B. H. Booth to Emil Fried from the plans the dwelling, 80x100, at the southwest corner of Neptune av and Crawford rd.

EDWARD P. HAMILTON & CO. leased to Hugh C. Barrett the Currier residence in Washington st, East Orange, N. J.

L'ECLUSE WASHBURN & CO. has leased for Mr. Thomas A. Weatherly his residence at Plandome to Launcelot Armstrong of Manhattan.

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 8 P. M. Friday.

THOROUGHLY experienced in construction, repair and management of property, mortgages, appraisals, etc., manager and secretary of builders' office for past ten years seeks responsible, permanent connection. Will start with good concern at \$40 per week, though present income \$5,000 per year. Box 716, Record & Guide.

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

PARQUET FLOOR (which by change in plans could not be used) for sale. Patent 4" x 4" quartered oak block with 6" mahogany strip border, all 3/8". 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.

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REAL ESTATE NOTES.

FIFTH AV. BOND & MORTGAGE CO. has moved its offices to 505 5th av.

NEHRING CO. has been appointed agent of 1090 St. Nicholas av.

PEASE & ELLIMAN have been appointed by J. W. Herbert, agents, for the 4-sty factory building at 316 East 5-d st.

CARSTEIN & LINNEKIN (INC.) were associated with Daniel Birdskall & Co. in leasing the store at 3-7 West 29th st to Schwaback & Raphael.

RICHARD KAHRS is now associated with the Houghton Company, in connection with their dwelling and apartment house department.

ROY SCHERICK has been appointed by the Ritz Realty Corporation, agent of the 12-sty building which is being erected at 44-48 East 2-oth st.

BROOKLYN BOARD of Real Estate Brokers baseball club will play the team of the Hudson Motor Car Co. this afternoon, at R. E. B. Field, Ocean Parkway and Av S.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 9-sty apartment house nearing completion at 149 East 40th st. The building will be completed the first part of October.

DR. GEORGE E. BREWER is the purchaser of the vacant lot, 25x98.9, at 145 East 22d st, sold recently by the Hewitt Realty Co. through the A. N. Gitterman Corporation and Wm. A. White & Sons.

DUFF & BROWN CO. negotiated the recently recorded sale for the Sterling Realty Co. to O. M. Bostwick, of the 5-sty tenement with stores, 421 East 18th st. This property was given in part payment for 21 West 69th st, a dwelling, 20x100, recently reported sold.

M. MORGENTHAU, JR., CO. of this city is conducting to-day (Saturday) at Binghamton an auction sale of 250 lots at Hill Crest Park. The sale will be continued in the evenings in a tent and on Monday. The firm issued a large illustrated bulletin for the occasion.

ELISHA SNIFFIN, secretary of the Real Estate Board, gave an outing and dinner to the Golf committee last Wednesday at Travers Island. His guests were Walter Stabler, Albert B. Ashforth, Joel S. De Selding, Laurence M. D. McGuire, William J. Van Pelt and Harry H. Hazleton.

ANTON L. TRUNK, who has been associated with Geo. R. Read & Co. for the last twelve years, has formed a partnership with Edgar A. Manning under the firm name of Manning & Trunk for the transaction of a general real estate business with offices at 489 5th av.

REAL ESTATE BROKERS of Bergen County are arranging a "get-together" supper at the Union League Club, Hackensack, N. J., Monday evening, October 4, to be held under the auspices of the Realty Men's Protective Agency. These brokers have never organized a local real estate association, although several unsuccessful attempts have been made in recent years to do so. In addition to the formation of a local association, several matters of special interest in business ways will be discussed and acted upon. An examination will be made of the New Jersey laws affecting real estate brokers and the protection afforded for claiming commissions and enforcing collections. There is one law in particular that no real estate broker in New Jersey can legally collect his commission unless the owner or seller of the property for which the broker has found a customer has given said broker the authority to sell and the promise to pay the commission in writing duly signed. This law has worked a hardship to many brokers, particularly when clients prove unscrupulous or dishonest in their dealings, and it materially differs from the laws of many other states where greater protection is afforded the brokers.

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 resume from January 1 to date.)

Table of Real Estate Statistics for Manhattan Conveyances, comparing 1915 and 1914 data for September.

Table of Real Estate Statistics for Manhattan Mortgages, comparing 1915 and 1914 data for September.

Table of Real Estate Statistics for Manhattan Mortgage Extensions, comparing 1915 and 1914 data for September.

	Jan. 1 to Sept. 16	Jan. 1 to Sept. 17
Total No.	1,351	1,480
Amount	\$79,180,006	\$81,856,735
To Banks & Ins. Cos.	548	512
Amount	\$56,567,400	\$50,946,360

Building Permits.

	1915	1914
	Sept. 11 to 17	Sept. 12 to 18
New buildings	5	10
Cost	\$123,000	\$2,123,700
Alterations	\$230,580	\$97,490

	Jan. 1 to Sept. 17	Jan. 1 to Sept. 18
New buildings	348	330
Cost	\$50,348,770	\$36,971,040
Alterations	\$11,124,574	\$8,971,748

BRONX.

Conveyances.

	1915	1914
	Sept. 10 to 16	Sept. 11 to 17
Total No.	90	98
No. with consideration	11	8
Consideration	\$25,750	\$37,250

	Jan. 1 to Sept. 16	Jan. 1 to Sept. 17
Total No.	4,097	4,611
No. with consideration	758	556
Consideration	\$5,154,744	\$4,810,090

Mortgages.

	1915	1914
	Sept. 10 to 16	Sept. 11 to 17
Total No.	53	44
Amount	\$536,921	\$331,909
To Banks & Ins. Cos.	5	3
Amount	\$60,800	\$88,400
No. at 6%	15	18
Amount	\$185,421	\$152,761
No. at 5 1/2%	1	6
Amount	\$3,600	\$90,450
No. at 5%	18	12
Amount	\$300,250	\$71,700
Unusual rates	1	3
Amount	\$2,000	\$5,798
Interest not given	18	5
Amount	\$45,650	\$11,200

	Jan. 1 to Sept. 16	Jan. 1 to Sept. 17
Total No.	2,536	2,916
Amount	\$22,164,526	\$25,819,507
To Banks & Ins. Cos.	179	294
Amount	\$7,457,178	\$5,548,451

Mortgage Extensions.

	Sept. 10 to 16	Sept. 11 to 17
Total No.	14	5
Amount	\$178,500	\$38,500
To Banks & Ins. Co.	7	1
Amount	\$54,500	\$3,500

Building Permits.

	1915	1914
	Sept. 10 to 16	Sept. 11 to 17
New buildings	12	8
Cost	\$220,500	\$111,000
Alterations	\$8,200	\$8,325

	Jan. 1 to Sept. 16	Jan. 1 to Sept. 17
New buildings	682	518
Cost	\$10,149,405	\$10,210,250
To Banks & Ins. Cos.	158	95
Amount	\$3,553,425	\$2,801,900

BROOKLYN.

Conveyances.

	1915	1914
	Sept. 9 to 15	Sept. 10 to 16
Total No.	359	431
No. with consideration	39	64
Consideration	\$279,709	\$277,790

	Jan. 1 to Sept. 15	Jan. 1 to Sept. 16
Total No.	15,607	16,749
No. with consideration	1,719	1,724
Consideration	\$13,331,504	\$10,858,025

Mortgages.

	1915	1914
	Sept. 9 to 15	Sept. 10 to 16
Total No.	252	257
Amount	\$1,151,118	\$1,200,398
To Banks & Ins. Cos.	70	30
Amount	\$579,400	\$466,400
No. at 6%	144	145
Amount	\$479,634	\$388,432
No. at 5 1/2%	67	56
Amount	\$499,680	\$379,600
No. at 5%	22	35
Amount	\$120,800	\$352,100
Unusual rates
Amount
Interest not given	19	21
Amount	\$51,004	\$80,206

	Jan. 1 to Sept. 15	Jan. 1 to Sept. 16
Total No.	12,696	12,222
Amount	\$50,694,727	\$52,383,629
To Banks & Ins. Cos.	2,365	2,423
Amount	\$17,026,455	\$19,460,379

Building Permits.

	1915	1914
	Sept. 10 to 16	Sept. 10 to 16
New buildings	166	55
Cost	\$1,066,000	\$745,705
Alterations	\$64,825	\$67,720

	Jan. 1 to Sept. 16	Jan. 1 to Sept. 16
New buildings	3,667	3,470
Cost	\$31,366,230	\$33,207,010
Alterations	\$3,011,853	\$2,238,480

QUEENS.

Building Permits.

	1915	1914
	Sept. 10 to 16	Sept. 10 to 16
New buildings	126	91
Cost	\$336,485	\$491,925
Alterations	\$9,049	\$33,150

	Jan. 1 to Sept. 16	Jan. 1 to Sept. 16
New buildings	4,103	3,454
Cost	\$15,053,771	\$15,383,509
Alterations	\$646,676	\$897,954

RICHMOND.

Building Permits.

	1915	1914
	Sept. 10 to 16	Sept. 10 to 16
New buildings	26	7
Cost	\$38,875	\$14,550
Alterations	\$2,825	\$5,629

	Jan. 1 to Sept. 16	Jan. 1 to Sept. 16
New buildings	857	860
Cost	\$1,630,425	\$1,453,237
Alterations	\$640,452	\$185,759

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.

George A. Blessing.—July 26, 1914—21ST ST, 217 W.—771-30, 3-sty dwg., 25x98.9, \$18,000.
 21ST ST, 219 W.—771-29, same as 21ST ST, 217 W.
 21ST ST, 221 W.—771-28, 5-sty flat, 25x98.9, \$33,000.
 22D ST, 52 W.—823-71, 4-sty dwg., altered for business, 23x98.9, \$45,000.

Samuel Isham.—June 12, 1914—BROADWAY, nec Isham st—2243-1, 115.10x273x irreg, 4-15 int, \$23,333.
 BROADWAY, ns, 275.10 east of Isham, 632.20x289.9 on Park Terrace East x200.6 x91.10x316.4x120, 4-15 int, \$57,633.
 W 214TH ST, es—2243-75, entire block front from Park Terrace East to Park Terrace West, 288.4x127.1x irreg, 4-15 int, \$11,433.
 W 214TH ST, es—2243-90, entire block front between Park Terrace West and Seaman av, 200x214x irreg, 4-15 int, \$5,833.
 SEAMAN AV, sec ISHAM ST—2243-21, 199.4x419.9x irreg, 4-15 int, \$17,150.
 ISHAM ST, ws—2242-11, 17, 19, entire block front between Seaman av and Cooper st, 219.3x106.7x irreg, 4-15 int, \$8,166.
 SEAMAN AV—2249-70, plot bounded by Seaman av, W 213th st, Kiernsen pl and Isham st, 421.4x190x408.2x304.2, 4-15 int, \$14,116.
 SEAMAN AV, nwc ISHAM ST—2249-56, 66.2x228.1x irreg, 4-15 int, \$3,733.33.
 ISHAM ST, ws—2249-37, plot 225 ft n of Seaman av, 346.11x63.1x195x180.9, 4-15 int, \$1,493.33.
 SEAMAN AV, nec 214TH ST—2250-27, 91.10x135.8x irreg, 4-15 int, \$1,400.
 COLD SPRING RD—2252-10, easterly parcel, 61x214x200x136, 4-15 int, \$1,400.
 COLD SPRING RD—2252-14, westerly parcel, 173.6x200.8x201x213, 4-15 int, \$1,633.
 INDIAN RD—2249-110, plot 178x231.9x 380.1x214.11x irreg, 4-15 int, \$5,250.
 9TH AV, es—2192-1, 5, 14 & 18-26 (inc), entire block front from W 211th st to W 212th st, 199.10x irreg, 1-5 int, \$19,950.

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10TH AV, es—2208-1 and 5, entire block front from W 211th st to W 212th st, 199.10x350x irreg, 1-5 int, \$24,850.
 BROADWAY, sec 213TH ST—2230-5, 118.7 x70x99.11x133.10, 1-5 int, \$6,300.
 9TH AV, nec 214TH ST—2195-1, 99.11x75, 1-5 int, \$3,150.
 9TH AV, nwc 214TH ST—2211-25, 99.11x150, 1-5 int, \$7,000.
 W 216TH ST, ss—2213-1, entire block front, between 9th and 10th avs, 500x123.6x irreg, 1-5 int, \$11,375.
 10TH AV, sec 216TH ST—2211-5-12 (inc), 99.11x200, 1-5 int, \$8,750.
 W 215TH ST, ns—2212-33, plot 200 ft e of 10th av, 100x99.11, 1-5 int, \$4,200.
 BROADWAY—2232-31, plot bounded by Broadway, W 216th st and 10th av, 102.7x26.11x99, 1-5 int, \$1,400.
 W 215TH ST, ns—2196-39, plot 100 ft e of 9th av, 100x99.11, 1-5 int, \$3,500.
 Ann White.—Sept. 2, 1914—10TH AV, 48—646-5, 3-sty bldg., 20x75, \$10,750.
 10TH AV, 50—646-6, same as 10th av, 48.
 10TH AV, 52—646-7, same as 10th av, 48.
 10TH AV, 54—646-8, same as 10th av, 48.
 10TH AV, 56—646-9, 3-sty bldg., 23.3x75, \$35,000.
 41ST ST, 430-436 W.—1050-49, 2-sty bldg., 100x98.9, \$36,000.
 WEST ST, 15-16—15-16, 4-sty tnt, 31x89.7, \$40,000.
 WASHINGTON ST, 24—15-32, 1-sty theatre, 31x89.9, \$32,000.
 WASHINGTON ST, 25—14-16, land only, 30.10x59.10, \$18,500.
 CHAMBERS ST, 145—140-4, 5-sty loft, 25x76.2, \$50,000.
 GRAND ST, 210—470-30, 3-sty bldg., 23.3x99.10, \$22,000.
 MORTON ST, ss—602-7 and 13, entire blk front from Washington to West sts, 320 in Morton st x 50 in Washington and West sts, land only, \$120,000.
 14TH ST W, ss—654-31, triangular plot 41.8 in W 14th st, 107.10 on 10th av and 115.6 in Marginal (West st), land only, \$35,000.
 Charles Zeitner—Oct. 22, 1911—2D AV, 1072—1349-3, 4-sty tnt, 20.10x70, \$16,500.
 2D AV, 1074—1349-4, 4-sty tnt, 20.10x70, ½ int, \$7,750.

NOTE.—The following report on the estate of John G. Wendel was filed by E. Rabell, attorney for the heirs, with William C. Clark, State Transfer Tax Appraiser, of Mt. Vernon. It comprises the valuations which the estate placed on the properties and not the valuation upon which they will be taxed by the State. The appraisal papers now pass into the hands of the attorney for the State Controller, who will determine whether or not the valuations of Mr. Rabell are satisfactory to the State. The final report will be published in the Record & Guide as soon as it is completed.

John G. Wendel.—Nov. 3, 1914:
 BROADWAY, 1625—1021-43, 3-sty bldg, 25x81.4, \$109,000.
 GRAND ST, 225—239-16, 3-sty, 23.11x55.3, \$17,000.
 WEST BROADWAY, 350—476-77, vacant, 18.5x68.2, \$12,000.
 WEST BROADWAY, 352—476-76, vacant, 18.8x68.4, \$12,000.
 WEST BROADWAY, 354—476-75, vacant, 22.2x68.7, \$14,000.
 COLUMBUS AV, 390—1150-33, 1-sty, 25.6x100, \$27,000.
 WEST BROADWAY, 246—190-43, 2-sty, 16x35.10x irreg, \$7,500.
 MAIDEN LA, 55—67-12, 5-sty, 25x99.8x irreg, \$140,000.
 FULTON ST, 147—89-5, 5-sty, 23x81x irreg, \$105,000.
 ANN ST, 22—89-19, 5-sty, 24.11x50.6, \$55,000.
 GRAND ST, 405—313-20, 3-sty, 25x80, \$32,000.
 GRAND ST, 407, and CLINTON ST, 165-167—313-21, 3-sty, 25x80, \$45,000.
 50TH ST, 529-531 W—1079-16-17, 1-sty, 50x100.5, \$19,000.
 PEARL ST, 378—112-12, 5-sty, 20.3x98.1, \$17,000.
 ESSEX ST, 13—297-23, 6-sty, 25x87.5, \$33,000.
 40TH ST, 203-205 W—1012-28½, 4-sty, 39x74.5, \$76,000.
 7TH AV, 560, nwc 40TH ST—1012-29, 3-sty, 25.1x61, \$86,000.
 7TH AV, 562—1012-30, 5-sty, 24.8x61, \$65,000.
 7TH AV, 564—1012-31, 5-sty, 24.8x61, \$57,000.
 BOND ST, 45—529-31, 4-sty, 25x98.7, \$32,000.
 HUDSON ST, 289-291 and 294 SPRING—594-79, 2-sty, 50x44, \$28,000.
 WILLIAM ST, 87-89—67-7, 4-sty, 38.2x21, \$85,000.
 ANN ST, 49—92-16, 4-sty, 19.1x82.7x irreg, \$36,000.
 ANN ST, 51—92-15, 4-sty, 19.1x79.6x irreg, \$35,000.
 MAIDEN LA, 8—64-20, 4-sty, 21x88, \$155,000.
 MAIDEN LA, 73—68-15, 5-sty, 25x59.7x irreg, \$71,000.
 MAIDEN LA, 75—68-14, 3½-sty, 24.10x70.2, \$60,000.

WEST ST, 379—603-5, 2-sty, 25x109.2, \$21,500.
 SPRING ST, 298—594-78, 2½-sty, 28.8x50, \$10,000.
 SPRING ST, 300—594-77, 2½-sty, 17.3x50, \$5,500.
 AV D, 60-64—360-39, 40, 41, three 3-sty, each 19.5x83, each \$11,000.
 AV D, 78—363-2, 2-sty, 20.6x100, \$13,000.
 AV D, 79—376-38, 4-sty, 25x93, \$19,000.
 AV D, 81—376-37, 3-sty, 20.8x93, \$11,500.
 AV D, 83-87—376-36, 35, 34, three 3-sty, each 22.8x93, each \$12,000.
 AV D, 89—376-33, 2-sty, 20.4x93, \$11,000.
 GRAND ST, 160—472-26, 2½-sty, 19.7x75, \$18,000.
 3D AV, 182—872-43, 4-sty, 18.2x59, \$19,500.
 GRAND ST, 162, and CENTRE ST, 132—472-25, 2½-sty, 25.11x75.2, \$40,500.
 7TH AV, 513-515—813-67, 2-sty, 49.4x100, \$179,000.
 7TH AV, 517—813-65, 2-sty, 24.8x100, \$82,000.
 7TH AV, 519—813-64, 2-sty, 24.8x100, \$120,000.
 BROADWAY, 703-705—546-38-37, two 2-sty, each 25x100, each \$88,000.
 BROADWAY, 181—63-17, 6-sty, 25.5x100, one-half interest, \$217,500.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

PUBLIC sales of foreclosed suburban development properties figured prominently among the auction offerings of the week. Joseph P. Day sold on the premises all the remaining plots and tracts of the Jamaica Estates as the result of an action brought by the Matawok Land Company against the Jamaica Estates and others, defendants. Ernest Scholvids, of Philadelphia, in the interests of certain of the bondholders bought part of the tract for \$81,806.81, while the balance went to the attorney for the plaintiff on a bid of \$132,046. In a similar proceeding, Belle Terre Estates at Port Jefferson, L. I., were acquired on last Saturday, for \$100,000, by Hiram R. Wood, of Rochester, representing bondholders who it is said will place the property on the market. The tract contains about 950 acres. The mortgage and expenses of sale amounted to about \$325,000.

George J. Gould, through the 73d Street Realty Company, bought the Gould property at the south corner of Fifth avenue and 73d street, on a bid of \$513,000. He had brought an action against his brother, Howard Gould, to collect a judgment of \$55,050 and other claims amounting to about \$36,000.

On Tuesday of the coming week, Joseph P. Day will offer at executive sale, for the estate of Elizabeth M. Barry, a number of residential properties in the East Bronx, also two out-of-town parcels. He will also offer for the estate of Leopold Mayer the miscellaneous properties at 224-232 West 30th street.

On October 5 the famous old Watt Homestead block, bounded by Lenox and Seventh avenues, 139th and 140th street, will be sold at foreclosure by Henry Brady to satisfy a judgment of \$600,249 with interest and \$20,000 in taxes. The action is brought by the New York Life Insurance Company against Annie S. Watt and others. During the Harlem "boom" the property is said to have been held at \$1,250,000.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 17, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Duane st, 42, swe Lafayette (No 8), runs W 8xs31.3xe19.2xn23.3xnw18.3, 6-sty bk loft & str bldg; due, \$9,597.08; T&C, \$1,880.81; adj Sept 28.
 Lafayette st, 8, see Duane, 42.
 79TH ST, 339 E (*), ns, 100 w 1 av, 27.10x102.2, 4-sty stn tnt; due, \$21,237.87; T&C, \$1,962.82; Julia Froman.
 115TH ST, 431-3 E (*), ns, 244 w Pleasant av, 40x100.11, 6-sty bk tnt & str; due, \$36,691.28; T&C, \$1,618.70; Farmers' Loan & Trust Co, as agt & trste. 35,000

Satisfied Mechanics' Liens, Continued.

WALES AV, nwc 142d, 108x144.8; Thos F Howden-Ward Baking Co et al; Junel'15 2,654.00

SEPT. 15. No Satisfied Mechanics' Liens filed this day.

SEPT. 16. STEBBINS AV, sec Freeman, 35.6x 111.2; Harry Rothbart-Hamp Bldg Corp et al; Sept'13'15 606.45

Brooklyn.

SEPT. 9. LINCOLN PL, sec Bedford av, 134.6x 107.2; M R Dowdeswell Co-Carmina & Jas V Camardella; Apr'10'15. 391.60

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

SEPT. 11. DEAN ST, ss, 50 w Saratoga av, 50x 54.2; Jos Rott-Hyman Rappaport; indiv & as Pres Congregation Bykur Choleim Bney Jacob; July'29'15. 77.60

SEPT. 13. MALBONE ST, ss, 220 e Bklyn av, 20x100; Guiseppi Petrucci-Raffaele De Vita & wife; Aug'9'15 238.00

SEPT. 14. FLATBUSH AV, 715-725; Robt Griffin Co-Teplitz & Gold & Bklyn Union Bldg Corp; July'26'15 195.00

SEPT. 14. KEAP ST, ns, 322.4 e Marcy av, 19.7x 95.5x21.5x62.11; Plotzker & Morawsky -Lazarus Harris; July'21'15. 500.00

SEPT. 15. BERGEN ST, 186; Jacob Weinstein-Cath Kohlsdorf; Aug'3'15 131.70

SEPT. 15. 21ST ST, ws, 620 n Av P, 40x100; Guzepa Rosielle et al-Lillian E Forcier, Mary Williams & Julius C Bloom; Aug'10'15 190.00

SEPT. 15. 21ST ST, ws, 620 n Av P, 40x100; Guzepa Rosielle et al-Lillian E Forcier, Mary Williams & Julius C Bloom; Aug'10'15 190.00

ATTACHMENTS.

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

Manhattan.

SEPT. 9. CHORALULO CO; Irene Justice; \$1,150; Rabe & Keller.

SEPT. 10. BURGESSER, Albert D; Merchants Bank of Canada; \$10,000, \$2,470 & \$2,030; Hill, Lockwood, Redfield & Lydon. MASTERPIECE FILM MFG CO; Adolph Figman; \$1,800; House, Grossman & Vorhaus.

SEPT. 11. No Attachments filed this day.

SEPT. 13. MENDOZA, Jose, Anthony, Francesca & Juan; Jos Proskauer, assignee; \$1,419.31; Rosenberg, Lewis & Ball.

SEPT. 14. C E PIERCE CO; A R Radway, Inc; \$1,435.67; Blandy, Mooney & Shipman.

SEPT. 15. EASTMAN, Robt M; Cecil M Virginia Davis; \$150,000; E J Treacy.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

SEPT. 10, 11, 13, 14, 15 & 16. O'Connor, Thos. 47th st, 233-5 W.F Lohmann & Sons, Inc. Sal Fix. 2,458.69

Brooklyn.

SEPT. 9, 10, 11, 13, 14 & 15. Dellon, Walter K Co. 502 Fulton st. Louis Greenberg. Plumbing Supplies Modern Home, Inc. Thatford av & New Lots Rd. Eastern Mantel Co. Consols. 193.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

SEPT. 14. CLIFF ST, 27; Luke H Cutter loans 27 Cliff St Corp to erect a 5-sty bldg; - payments 30,000.00

SEPT. 15. DYCKMAN ST, sec Sherman av, 100x 50; Hanover Mtg C loans J B C Bldg Co to erect 5-sty apartment; 11 payments 55,000.00

Bronx.

SEPT. 11. UNIVERSITY AV, ws, 50 s 190th, 100x 100; City Mtg Co loans Osborne Real Estate Corp to erect 2 5-sty apartments; 9 payments 60,000.00

SEPT. 14. FAIRMOUNT PL, ss, 101.3 w Southern Blvd, 50x127.9; Comity Mtg Co loans H C Jackson Realty Co, Inc, to erect 5-sty apartment; 8 payments 30,000.00

SEPT. 16. PROSPECT AV, 1913; City Real Estate Co loans Trojan Bldg Corp to erect 5-sty apartments; 6 payments 35,000.00

ORDERS

Brooklyn.

SEPT. 15. CLIFTON PL, ns, 550 e Bedford av, - x-; Chester Architectural Iron Wks on DeKalb Constr Co to pay Barnet Weinstein 965.00

SEPT. 15. S 3D ST, swc Hooper, 75x70.6; Terker Iron Wks on S 3d St Bldg Corp to pay Barnet Weinstein 1,100.00

SEPT. 15. SAME PROP; S 3d St Bldg Corp on Security Bank, N Y, to pay same. 1,000.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

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

- *A.....Interior Alarm System. DL.....Locked Doors. EL.....Electrical Equipment. Ex.....Exits. FA.....Fire Appliances, Miscellaneous. FD.....Fire Drills. FE.....Fire Escapes. FP.....Fireproofing. Rec.....Fireproof Receptacles. GE.....Gas Equipment and Appliances. DC.....Heating or Power Plants (Dangerous conditions of) O.....Obstructions. Rub.....Rubbish. ExS.....Exit Signs. NoS.....No Smoking Signs. Spr.....Sprinkler System. St.....Stairways. Stp.....Standpipes. SA.....Structural Alterations. Tel.....Telegraphic Communication with Headquarters. TD.....Time Detector for Watchman. Vac.....Vacate Order (Discontinue use of) WSS.....Windows, Skylights and Shutters. CF.....Certificates of Fitness. D & R.....Discontinuances or Removals. FilSy.....Approved Filtering and Dist. Ling Systems. RO.....Oil Separator. QS.....Reduce Quantities. StSys.....Storage System.

*NOTE-The symbols A- FE- FP- Spr- St- Stp- Tel- WSS- FilSy- OS- StSys- when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system.

Week Ending Sept. 11.

MANHATTAN ORDERS SERVED. Named Streets.

Allen st, 74-Joseph Solotorevsky..FP-Rec-FA Allen st, 192-Israela Rosen.....FP-Rub

Attorney st, 59-Alice H Keteltas, 9 E 79...Rub Barclay st, 39-41-Est George Douglas, care Wm P, 257 Bway.....A-FD

Baxter st, 72-Pasquale Pantano, 40 Mulberry.....Rub Beekman st, 59-Euphema Whittredge, Summit, N J.....FD-A

Beekman st, 77-Est Peter Hayden, care A Hill, 79 Beekman.....A-FD Bleecker st, 43-9-Clarence W Seaman, 293 Bway.....A-FD

Bleecker st, 85-9-Weinstock & Brown.....El Bleecker st, 85-9-Max Stern.....Rec Bleecker st, 345-Albert Semenza, 215 W 10.FA

Bond st, 27-Oseas Egerman.....Rec-FA Broad st, 121-Wolverine Lubricants Co, 78 Broad.....D&R-Rec-O

Centre st, 209-13-Inverness Realty Co, 49 Wall.....FD-FP Cliff st, 29-31-Chamberlain Supply Co.....Rec

Columbia st, 66-Congregation Albertstein.FD Columbia st, 66-Abraham Secunda & Son..FD Columbia st, 66-Morris Horowitz.....FD

Columbia st, 66-Abraham Zeromah.....FD Columbia st, 66-Phillip Schultz.....FD Columbia st, 66-David Ehrenthal.....FD

Columbia st, 66-Benjamin Braver.....FD Columbia st, 66-Morris Judkowitz.....FD Columbia st, 66-Phillip Schwartz.....FD

Columbia st, 66-Cong Tarnigrodger.....FD Columbia st, 66-Cong Soxol Belz.....FD Cooper st, 51-Maria L May..NoS-FA-Rec-D&R

Cortlandt st, 73-George Maloof.....FA-ExS Cortlandt st, 73-George Ehret, 235 E 92 FP-Ex(R)-FE(R)-Rub

Delancey st, 178-Hyman S Hellar.....FA-Rec Delancey st, 336-8-Michael Marx Est..WSS(R) Dyckman st, nr Hudson River-N Y Magdalen Home, Inwood.....A-FD

E Houston st, 87-9-Pete Joice.....FD E Houston st, 87-9-Star Hand Laundry...FD E Houston st, 87-9-United Cigar Stores Co, 44 W 18.....FD

E Houston st, 87-9-Abe Hirsch.....FD E Houston st, 87-9-Jos J Mardel.....FD E Houston st, 87-9-Greenblatt & Unger.....FD

E Houston st, 87-9-N Y Paper Box Co...FD Franklin st, 139-41-Atrohmyer & Arpe Co. FD-A

Front st, 49-Clarkson & Ford Co, 55 Water. NoS-FA Goerck st, 34-Leo Schirmer.....FD

William st, 197—Max Eisner, FP-FE-Ex-SA-WSS(R)
Wooster st, 73—A Moses Sons & Co, RQ-FA-FP-D&R

Numbered Streets.

2 st, 164 E—Jacob Becker, 160 E 2, FA-Rec-D&R
11 st, 13-19 E—Duncan Hotel Co., O-ExS
12 st, 638 E—Kron Bros., Rec-FP-FA
14 st, 8 E—Robert G Gregg, FD
14 st, 251 W—Church Our Lady of Guadalupe, FP-FE-ExS

Named Avenues.

Amsterdam av, 1161—David T Kennedy, TD-FP-FE(R)-FA-ExS-A
Av A, 25—Elizabeth K Voegelin, 222 East House, Rub-FE

Av A & 68 st—Patrick Hornett, FP
Bowery, 358—Lillian Harburger, care Claude M, 51 E 96, WSS-FP-Tel-A
Broadway, 298—John A Chanler, care Winthrop A, 32 Liberty, A-FD
Broadway, 414—Seaman's Bank for Savings, 76 Wall, FD-A

Numbered Avenues.

1 av, 583—Murray Hill Sheet Metal Wks, FP
1 av, 737-9—Jus Borran & Co., Rub
2 av, 1467—Israel Sussman, FA
2 av, 2352-4—Fred J Maeder, FA-D&R
3 av, 923-3—Henry Germain & Co., FP-Rec
6 av, 235-43—Columbia Realty Co, 30 E 42, FP-Spr

BRONX ORDERS SERVED.

Numbered Streets.

135 st, 598 E—Kirkman & Son, FP-WSS-Rec
137 st, 635 E—Daniel Jackson, 35 Nassau, FP
148 st, 124 E—Sale, Schoene & Sullivan, CF-D&R-FP-FA-NoS
157 st, 290 E—Henry Paul, NoS-FA-Rec
165 st, 389—Harry Lubensky, Rec
182 st & Grand Concourse—Hans W G Gurlitt, NoS-FA-CF

Named Avenues.

Bathgate av, 2055—Dr J L Amster, NoS-FA-Rec
Bergen av, 620—Richard P Mahoney, El
Brook av, 342—Samuel Ratteman, Rec-FA-NoS
Hoe av, 100 ft n 167 st—St John Chrysostom's Church, FP-Tel-FA-ExS
Park av, 2570—Michael P Kuhar, 431 Washington st, D&R
Rosendale av, 1503—Miss Henrietta Beck, D&R

Numbered Avenues.

3 av, 3006—Evans Bros & Byan, D&R-RQ
3 av, 4111—H Friedman, NoS-FA-Rec-Rub

BROOKLYN ORDERS SERVED.

Named Streets.

Bainbridge st, 197—Gustav Regelman, NoS-FA-Rec
Bond st, 193—Emil Neilsen, FA-Rec-NoS
Carroll st, 172-4—Scandinavian Sailors Temperance Home, St(R)-WSS(R)-FA-ExS-GE-Ex(R)-FE(R)-A
Chauncey st, 193—Frank J Ellis, Rub
Cleveland st, 614-18—Samuel Eltinger, Rub
Diamond st, 190-2—Fidelity Metal Co, 149 Jewell, Rub
Fulton st, 572—Chas King, JDC
Humboldt st, 85-95—Levy & Steffelman, Rec-GE
Humboldt st, 85-95—Estman & Waldman, Rec-GE
Humboldt st, 85-95—Max Katz, Rec
Humboldt st, 85-95—Louis Schafel, Rec-FA
Livingston st, 108—Laura Foren, Rub
Montague st, 164-6—Franklin Trust Co, Stp(R)-ExS-FE-FA-Ex(R)
Pacific st, 594-6—A Wilkey & Son, Rub-El
Park pl, 762-4—F & P Auto Transportation Co, FP-CF
Powell st, 221-3—Ehrenberg & Augstreich, Rec
Powell st, 225-7—Solomon Newman, Rec
Powell st, 225-7—Berger & Stein, Rec
Powell st, 233-5—Abraham Adleman, GE
Powell st, 233-5—Philip Mendelson, Rec
Powell st, 233-5—Kaplan & Aronson, GE
Powell st, 233-5—Jacob Ruchanikim, FP
Powell st, 233-5—Gettinger & Son, GE
Powell st, 285-7—Melton Realty Co, A
Powell st, 285—Moskowitz & Davidson, Rec
Powell st, 285—Jacob Weiner, GE
Powell st, 285—Samuel Freedberg, GE
Rock st, 2-10—Philip Fleisher, GE
Rock st, 2-10—Lowenthal Night Gown Co, GE-Rec
Rock st, 2-10—Wlmsburg Knitting Mills, 20 Bogart, Rec
Rock st, 11-13—Moe Schoenberg, GE
Rock st, 11-13—Eastern Mantel Co, Rub-Rec
Rock st, 11-13—Samuel Sprinzen, Rec(R)-GE
Stagg st, 60-62—J H Werbelovsky Estate, 91 Meserole, D&R
State st, 205—Charles Tanvis, El-CF
Stockholm st, 139, rear—Rufus H Emrick, Rec
Stockholm st, 142-4—Wolf Natelsohn, RQ
Stockholm st, 142-4—Charles Rusfer, GE
Van Buren st, 556-8—John H Lubben, 552 Van Buren, D&R-CF
Watkins st, 45-7—Kasanaoff & Co, Rec
Watkins st, 45-7—Alphonse Ziecurdi, GE-FA
Watkins st, 45-7—Reggio & Co, GE
Watkins st, 45-7—Satzan & Wallach, FA-Rec

Numbered Streets.

5 st, 81-87 So—J J Beyerle Mfg Co, RQ
9 st, 114—Domestic Steam Laundry, 131 12 st, Vac
46 st, 250-2—R Wedinger & Co, FP-CF
47 st & 5 av—Jacob Wachsmann, 514 47 st, El-Rec
76 st, nwc 14 av—Lefferts Park Baptist Church, FA

Named Avenues.

Atlantic av, 414—Eugene Straus, Rub
Atlantic av, 416—Oscar Straus, Rub
Atlantic av, 440—Joseph Levine, Rub
Atlantic av, 533-5—Chas. Schumacher, Rub
Bedford av, 639—Tony Demarinis, CF
Blake av, 327—Bayarsky & Herman, Rec-GE
Blake av, 327—Jacob Sarborowsky, Rec
Blake av, 946—Samuel Schmidt, Rub
Blake av, 1102—Jos I Dubeshter, 587 Ashford st, St(R)
Blake av, 1102—Harris Klein, Rub
Blake av, 1103—Louis Smitkoff, Rub
Clarendon rd, 3114—Henry Arps, 3116 Clarendon rd, FA
DeKalb av, 631—Samuel Oefer, Rub
DeKalb av, 1368-70—Gustave Regensburg, A
Ditmas av, 1806—Thos W Joyce, E 18, Flatbush, NoS-FA-Rec-FP
Dumont av, 830-40—Williams Knitting Mills, Rec
Dumont av, 830-40—Fulton Waist Co, 587 Hendrix st, Rec
Flushing av, 678—Benjamin Brit, Rec-GE
Foster av, 9201-9235—Judson R Swift, 1066 President st, Ex(R)
Gates av, 1337—Arthur W Wolff, Rec
Glennmore av, 1100-18—Samuel B Borne, Ex(R)
Graham av, 185—Rubin Greenspan, FA
Grand av, 181-3—Pratt Institute, 215 Ryerson Stp(R)

Kings Highway, sec Ocean Pkwy—Irving J Smith, CF-D&R
Lafayette av, 2—Realty Affairs, 149 Ashland pl, Rub
Liberty av, 152—Isaac Levingston, Rub
Liberty av, 152—Harry Rudawsky, Rec-FP
Liberty av, 152—Fishman & Kronenberg, FA-GE
Mermaid av, sec W 20 st—Catherine Fox, FA-O
Myrtle av, 40-42—Louis E Becker, Rec
Myrtle av, 986-90—Samuel Trichter, El(R)
Myrtle av, 986-90—Isaac Sunshine, El(R)
Myrtle av, 986-90—Junius Pargh, FP
Myrtle av, 986-90—Solomon Rothman, FP
Myrtle av, 986-90—David Robinwisky, FP
Ocean av, 900—George Hamsey, Rec
Prospect av, 93-5—So Bklyn Paper & Rag Co, Inc, FP-D&R-Rec-FA
Rockaway av, 503-5—Sieglar & Levine, Rec-GE
Rockaway av, 503-5—Joseph Swarling, Rec
Rockaway av, 503-5—Herman Blum, GE
Rockaway av, 503-5—North Central Knitting Mills, Rub
Snyder av, 44-46—Bklyn Motor Car Co, Rub
Stone av, 250—Philip Rosenberg, FA
Stone av, 250—Lieberman, Dorfeld & Rosenthal, GE
Stone av, 250—Karlits & Supink, GE
Stone av, 250—William Sharke, Rec
Stone av, 260—Bergman & Cooperman, Rec
Stone av, 260—Liberty Clock Co, Rec
Stone av, 260—Pollen & Axelrod, Rec
Stone av, 260—Halper & Birnbaum, Rec
Stone av, 260—Weinstein & Tinker, Rec
Stone av, 260—Samuel Bohrer, Rec
Stone av, 260—Samuel Kramer, Rec
Sutter av, 988—L Gordon & Myer Furman, Rub
Thاتفord av, 159—Silverman & Appelbaum, Rub
Thاتفord av, 159—Solomon Kaplin, Rec-GE
Thاتفord av, 159—Nathan Reiken, Rec
Thاتفord av, 159—Koppel Elibenoff, GE-Rec
Thاتفord av, 159—Gittelman & Richmond, Rec
Thاتفord av, 159—Solomon Rubin, GE-FA
Washington av, 630-4—H H Copland, 632 Washington av, Rub
Wythe av, 328-36—Fulton Bag & Cotton Mills, GE

Numbered Avenues.

4 av, 111—Horatio Stewart, 255 Flatbush av, Ex(R)
5 av, 427—Pierce Estate, DC

QUEENS ORDERS SERVED.

Named Streets.

Grand st, 70 (Maspeth)—Samuel Lichtenberg, FA
Old Popular st, ns Fulton st (Richmond Hill)—Dillman Baking Co, Inc, Brooklyn Hills, L I FA-Rec-CF
Radde st, sec Bridge Plaza (L I City)—Sanford H DuBon, CF-StSts(R)
Radde st, n of Bridge Plaza (L I City)—Clarrence C Calkins, D&R-FA
Hotel Co, Fairview av, ExS-FA

Numbered Streets.

84 st, ws Beach & Ocean (Rock)—Ocean View Hotel Co, Fairview av, ExS-FA
Boulevard, rear of 614 (Rock)—Louis Lewis, DC
Broadway, nec Justice st (Elmhurst)—Newtown Gas Co, Elmhurst, GE
Dodge av, 46-48—Jeanette Schwartz, FA
Fairview av & Ocean (Rock Beach)—Daniel Nealis, FE-FE(R)
Greenwood av, nr Bway (F Rock)—Leo Lezinsky, D&R
Hardenbrook av, 8 (Jamaica)—N Y Telephone Co, 15 Dey st, Man, Rec-CF
Hoffman blvd & Continental av (Forest Hill)—Charles Alford Shaw, CF-FA
Ocean av, ws & Ocean—David Goldberg, ExS
So Chase av, 42-44 (Rock)—Peter Kalinoven, ExS-FA
So Division av, 57 (Rock)—Minnie Nobel, ExS
So Hammels av, 57 (Rock)—Sarah Cohen, ExS
So Remington av, 2 (Arverne)—Williard Renard, FA
So Remington av, 9-17 (Arverne)—Henry Prince, FA-FE(R)-DC-ExS
So Vernon av, 127-35 (Rock)—Herman Berger, FA
So Waverly av, 37—William Kighler, FA
Triton av, bet 5 & 6 avs—Est J J Curley, ExS

Numbered Avenues.

3 av, 56 (Rock)—Albert Erbeck, ExS-FA
3 av, 57 (Rock)—Edward T Moore, FA-ExS
4 av, 27 (Rock Pk)—Est Peter A Franklin, FP

RICHMOND ORDERS SERVED.

Named Streets.

Seafome st, 284 (New Dorp)—William Dumont, D&R
Willow av (Rosebank)—N Y & Richmond Gas Co, 691 Bay, Stapleton, NoS-FA-Rec

BUILDING MANAGEMENT

THE REALTY CONVENTION AT ATLANTA

More Than Three Hundred Delegates Registered—Millions in Realty Represented

ATLANTA.—Five billion dollars invested in office buildings and apartment houses was represented in Atlanta this week by members of the National Association of Building Owners and Managers who assembled on Tuesday in the Piedmont hotel for their eighth annual convention.

The man who owns more skyscraper buildings in more different cities than any other individual American, is Atlanta's "first citizen," Asa G. Candler. He sat on the rostrum in the convention hall and welcomed the visitors to his home city.

And the best welcome address the building owners and managers have ever heard, according to J. E. Randall, of Chicago, president, was delivered by Preston S. Arkwright, president of the Georgia Railway & Power Company, who held the attention of the convention more than thirty minutes and who was given a rising vote of appreciation and three rousing cheers at the conclusion of his remarks.

The convention was the largest ever held, with 300 delegates registered at this writing and more arriving on every train.

Southern Hospitality Extended.

They were received with the warmest of Southern hospitality as they arrived at the Piedmont, and were accorded a round of attentions and entertainments. For the following particulars of the proceedings we are indebted to the Atlanta Journal and Atlanta Constitution.

E. M. Horine, chairman of the entertainment committee of the Atlanta Association of Building Owners and Managers, which, by the way, is the first local association to be formed south of Baltimore and is the only one in the Southeastern States, called the convention to order in the convention hall on the ninth floor of the Piedmont, which was beautifully decorated with American flags and bunting.

J. P. Jackson, general secretary of the Atlanta Y. M. C. A., whose new building is the largest and finest Y. M. C. A. building in the South, said the invocation prayer.

The Governor's Welcome.

Then Governor Nat E. Harris, who had risen from a sick bed to fill the engagement, welcomed the convention in behalf of Georgia. The fact that he was too ill to speak more than five minutes, and was obliged to return immediately to the mansion and go to bed, impressed the visitors as the very best evidence of a warm welcome that could have been accorded them, and they showed their appreciation by tendering the governor an ovation when he rose to speak and by giving him three cheers when he closed.

"I wanted you to have an official welcome in behalf of our State," said the Governor, "and that is why I got up and came to fill my engagement. Others could have spoken more eloquently than I, but none could have welcomed you more heartily than I do. In behalf of the entire State I am here to say that we are happy to have you meet with us and that we are proud of our capital city in which you are meeting.

Mr. Arkwright was next introduced as the speaker who would welcome the convention on behalf of the city.

Proud of Convention.

"We have entertained 400 conventions in Atlanta during the last three years, but of none are we prouder than of yours. For you are the insignia and hallmark of the city. You represent

wealth, progress and enterprise. The visitor's first impression of the city comes from its skyline. For a city to be proud of its skyline, as Atlanta is, does not indicate the village spirit for is not New York proud of hers, and Chicago and the other great cities of the country? The skyscrapers of a city advertise that city in many different ways, and one of the most significant is the faith their owners have in that city. They increase and sustain land values, and the only objection I have ever heard against them is that the air currents at their base often bother the ladies.

In Praise of Skyscrapers.

"They are our greatest commercial convenience. Without them we could not transact business. Not only do they facilitate every form of commercial activity, but they make the hours of their tenants shorter, their work easier, their lives brighter and happier. I have been to many summer resorts, but the best air I know of is the air people breathe in the upper stories of the office buildings of Atlanta, and the same might be said of office buildings everywhere.

"The man who builds a skyscraper has many problems, and some are not connected with the question of dividends he is to make. In the first place, the erection of a skyscraper enhances the value of the land on which it rests to the full capacity, so that the builder has no further prospect of a speculative value. He takes many risks, he gives a great deal in return for what he receives."

Here Mr. Arkwright sketched briefly, and in a striking way, Atlanta's "skyscraper development," from the building of the Equitable—now the Trust Company of Georgia building—down to the city's present 34 modern office buildings. In this connection he stressed the fact that the South was impoverished by the civil war, so that Atlanta's wealth today in skyscrapers and other things represents money earned by hard work. And in this connection he mentioned also the fact that Asa G. Candler, with eight office buildings in six different cities, is America's greatest skyscraper owner, and a further fact that the skyscrapers of Atlanta are all owned by Atlanta capital.

President Randall made the response for the members of the association and then presented his annual report.

Various Speakers.

The Wednesday morning session began at nine o'clock with an address by Charles E. Doty, president of the Cleveland Association of Building Owners and Managers, taking as his subject "The Building Manager and Agent." Asa G. Chandler, of Atlanta, followed Mr. Doty, and gave a forty-five minute talk on "The Property Owner."

E. M. Potter, supervising engineer of the Douglas Robinson, Charles S. Brown Company, who is registered at the convention as representing \$65,000,000 worth of property, concluded the session with a talk on "Service."

The Wednesday afternoon session opened with an address on "Measuring Floor Space," by E. S. Jewell, secretary of the Omaha Association of Building Owners and Managers.

C. A. Patterson, the manager of the convention and editor of Buildings and Building Management, the Chicago publication devoted to the interests of building and the management of properties, stated that the Atlanta convention was the more successful than any of the seven preceding conventions of the National Association.

Charles J. Haden, president of the Georgia Chamber of Commerce, welcomed the visitors to Georgia and invited the delegates to attend the moving picture scenes of Georgia at the Auditorium Thursday night.

When President Haden indirectly referred to the fact that the wonderful 10,000-foot motion picture film, which is being built by the State Chamber of Commerce, was, in a way, Georgia's answer to recent criticisms from the outside world, a loud applause rang out from the visitors, who are from all sections of the country.

At half-past ten o'clock Wednesday morning the ladies attending the convention embarked on an automobile trip to various points of interest, under the guidance of the local ladies' reception committee, of which Mrs. E. M. Horine is chairman. Their trip included a visit to Wren's Nest, the home of Joel Chandler Harris, and to the Cyclorama at Grant Park, which is one of the most famous battle paintings in existence. From there they went to the East Lake Country Club for luncheon.

The convention continued through Friday, the double daily sessions being interspersed with many entertainments for the visitors. There was a theatre party at the Forsyth on Wednesday evening, a Georgia barbecue at Stone Mountain Thursday afternoon, a theatre party at the "Film of Georgia" at the Auditorium Thursday evening, and an automobile ride over the city and county on Friday afternoon.

Among those who took part in the entertainment of the visitors are the following:

Reception Committee—E. M. Horine, chairman; Asa G. Candler, Jr., C. F. Wilkinson, W. B. Stovall, W. A. Jones, A. W. Martin, H. F. Martin, W. B. Smith, H. L. Fincher, S. S. Gibbs, G. L. Gordon, A. A. Doonan, A. F. Liebman, George W. McCarty, G. B. Pendleton, William Niller, Fred Shaefer, A. B. Cates, Jesse H. Draper, J. P. Jackson, Albert Howell, Jr., R. R. Otis, Thomas W. Connally, M. L. Thrower, W. W. Orr, Joel Hurt, Jr., Albert S. Adams, Will R. Beck, Forrest Adair, William J. Davis, Henry Robinson, W. T. Healey, John W. Grant, E. C. Peters, H. L. DeGive, J. L. DeGive, Preston S. Arkwright, George P. Moore, C. A. Sisson, W. G. Cooper, A. F. Walker.

Builders' Exchange Committee—C. W. Bernhardt, chairman; Dan Carey, D. A. Farrell, P. C. Gilham, Paul Wesley, W. D. Hoffman, William Wilson.

Ladies' Entertainment Committee—Mrs. E. M. Horine, chairman; Mrs. Charles A. Sisson, Mrs. Lyman J. Amsden, Mrs. Howard J. Barnes, Mrs. William J. Davis, Mrs. Asa G. Candler, Mrs. W. E. Foster, Mrs. Albert S. Adams, Mrs. J. L. DeGive, Mrs. C. F. Wilkinson, Mrs. E. L. Connally, Miss Frances Connally, Mrs. W. D. Hoffman, Mrs. Asa G. Candler, Jr., Mrs. W. B. Price-Smith, Mrs. Fred Shaefer.

Registration Committee—Fred Shaefer, chairman; H. F. Martin.

Publicity Committee—H. F. Martin, chairman; Fred Shaefer, S. S. Gibbs.

Automobile Committee—Albert S. Adams.

Finance Committee—Jesse H. Draper, A. A. Doonan.

—The last word in fire-prevention is window protection. The ultimate contrivance for extinguishing fires is the automatic sprinkler. The best fire-escape ever designed is the fireproof and smokeproof tower, for which the horizontal exit is a good substitute.

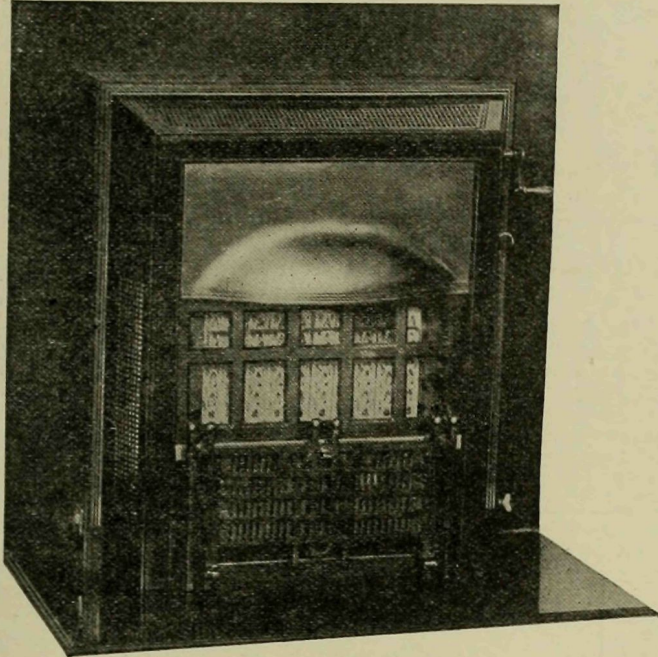
USEFUL APPLIANCES

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.

New Gas Heaters.

AWARDS having just been made in the competition for fireplace heater design, the Record and Guide is permitted this week through the courtesy of the National Commercial Gas Association, to show the two winning designs and some of the conditions under which the competition was held.

Several months ago a joint committee



was appointed by the American Gas Institute and the National Commercial Gas Association for the purpose of holding a competition for a gas fireplace heater design. The award has been made to a firm in Rotterdam, Holland, which submitted several designs, two of which are shown in the accompanying illustrations.

There were seventeen competitors, who submitted from one to six designs each, and the decision of the jury was arrived at only after a very careful consideration of all the points. The following extracts are quoted from the letter of the jury making the award:

"The undersigned beg to report that, after a careful examination of all the

conditions referred to in the program: 1st. That the heater should be artistic in appearance both when lighted and unlighted. . . . 2d. That the heater shall be designed for a fireplace and shall be a device distinctly for the burning of gas. . . . 3d. That the heater shall not be an imitation of a wood or coal fire. . . ."

Referring to the winning design the jury says:

"We find that it has artistic merit, and will have a good appearance both when lighted and unlighted. It depends on gas only for its fuel. It is designed to fit in an open fireplace with a flue to carry off the products of combustion, and its designers claim a form of flue construction which allows the greatest efficiency from the combustion of the gas, which nevertheless entirely prevents the escape into the room of the products of combustion. It radiates direct heat from a ceramic material, which is heated to a bright red by Bunsen burners, and most of the heat is given off in the form of radiant heat. It is provided with a series of vertical tubes, which, when heated by gas flames, produce an indirect heat by warming air entering at the bottom of the heater and passing out at the top and sides. The device of a mica screen makes it possible partially

to moderate the heat, and when the heater is not lighted, it offers an opportunity for an artistic screening of the front. We consider that the design of this heater offers interesting possibilities in the development of its detail.

Attention is called by the successful competitor to the fact that this appliance should be connected to a chimney for the purpose of ventilation, but that the chimney draft is not essential for proper operation of the gas fire.

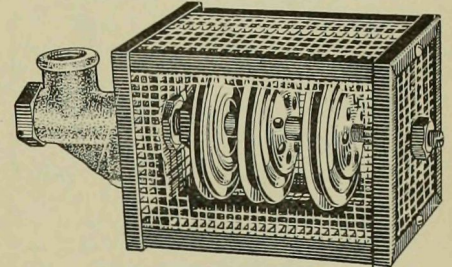
While this heater is primarily of the radiant heat type, the circulation of air about the heater gives a good deal of heat of convection, the competitor claiming that the temperature of the air issu-

which, therefore, may be available in rooms where flues are not installed, although, in the opinion of the Joint Committee, this practice is not to be encouraged.

City Garage Heater.

HERE is the latest development of a convenient and practical heater for private garages. This heater is a complete safety lamp for use where explosive gases occur, and combines the result of investigations by prominent gas experts and gas engineers. It meets the approval of New York municipal authorities.

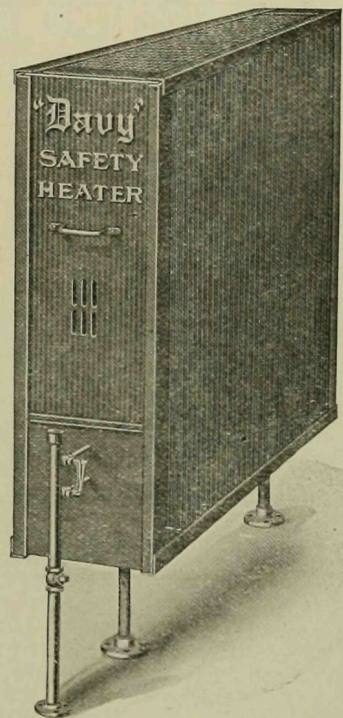
The safety gas heater is also available for heating moving picture theatres,



playrooms, porches, shops and workrooms and any place where safety is required. This heater will not communicate its flame to the air surrounding it, and it is recommended for lofts, workrooms and playrooms.

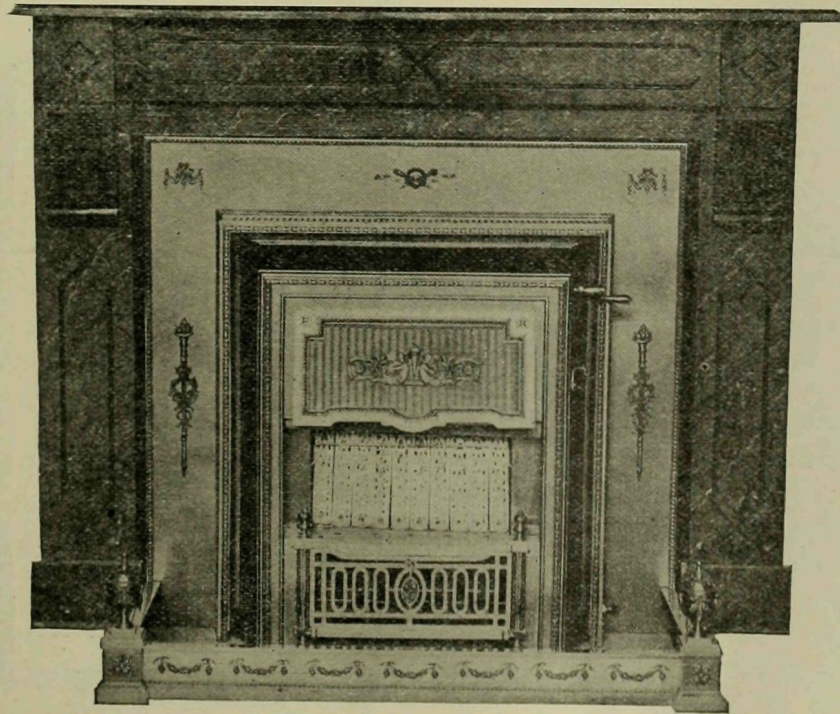
Materials can be placed on it and the surfaces of the heater can be touched without danger of burns. It will not ignite clothing, should such happen to fall on it or to be placed near it. In playrooms or porches where children may romp, the safety gas heated insures against injury, should the little folks tumble against it.

Another illustration shows the thermostatic control which has been perfected in order to relieve garage owners from the care and attention which is necessary, unless automatic control is used. During the winter months there



are many days when the temperature outside a garage is close to freezing point, but inside the garage the air is several degrees higher, especially during the day time when the sun rays strike the building and moderate the temperature considerably.

It has been the experience that more heat is developed than is strictly necessary when the heating of the garage is regulated by personal attention. The thermostat relieves the garage owner from all care and labor. When the heater is used in connection with the thermostatic control, the heat installation is regulated and requires no personal attention. The safety gas heater eliminates work, dust and ashes, and the thermostatic control insures sufficient heat without any waste.



designs submitted, and a thorough study of the problem, we are prepared to recommend that the award of the prize be made to the design marked 'Exhibit B.' In arriving at this conclusion, we have taken into consideration the following

ing from the passages is between 400 to 500 degrees F.

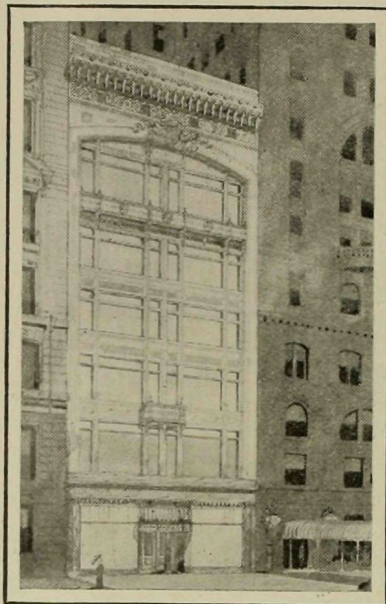
The design referred to by the jury in its special mention, may be placed in front of a luminous flame heater which does not require a flue connection, and

CURRENT BUILDING OPERATIONS

New Structure to be Erected on Fifth Avenue, Facing the Plaza, by Woman Investor—First Real Encroachment of Trade

INTERESTING to a great many people was the announcement that a commercial building is soon to be erected on Fifth Avenue, north of 59th street. For some time 59th street has been the dead line for trade on this thoroughfare and it was thought by many that this part of the avenue would be safe for many years from the encroachments of business; first, because of the natural barrier presented by Central Park, and second, by the extreme exclusiveness of the territory, though the exception to this condition was the store and building formerly on this site and occupied for many years by Park & Tilford. The structure in question is to be erected on the plaza at Fifth Avenue and 59th street, and will occupy Nos. 784-785 Fifth Avenue, and run through to 5 and 7 East 59th street. This structure will be a six and seven-story mercantile building, planned by Louis E. Jallade, architect, 37 Liberty street, and built by H. H. Oddie, Inc., 251 Fourth Avenue, under a general contract.

This structure is owned by Mary Brandagee, of Brookline, Mass., and is being erected through the office of

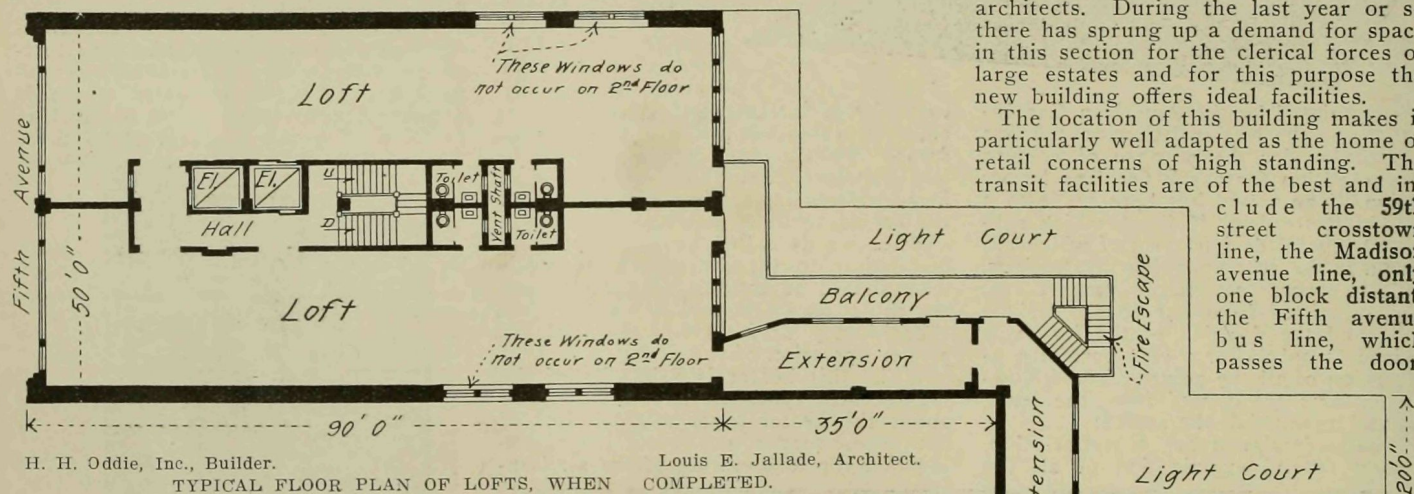


784-785 FIFTH AVENUE.

nation freight and passenger car will constitute the elevator equipment. In both sections automatic sprinkler systems of 100 per cent. efficiency will be installed in all floors. The structures will be tied together with a fireproof, brick, L-shaped extension, 8 feet 6 inches in width, and all floors will be equipped with horizontal exits protected by self-closing, fireproof doors. An exterior fire-escape is to be located at the outside angle of this extension and will be accessible directly from both buildings.

The operation will represent an expenditure of approximately \$125,000, exclusive of the value of the land. Negotiations are now pending for the lease of the Fifth Avenue stores and of lofts in the building for long terms. The structure has been especially designed with the view of providing accommodations for show rooms for interior decorators, art dealers, tailors, modists, milliners, and similar trades, serving a high-class residential section. It may also be utilized as branch offices for stock brokers. The top floor, which has been provided with skylights of generous size, will in all probability be occupied as studios for photographers, artists and architects. During the last year or so there has sprung up a demand for space in this section for the clerical forces of large estates and for this purpose the new building offers ideal facilities.

The location of this building makes it particularly well adapted as the home of retail concerns of high standing. The transit facilities are of the best and include the 59th street crosstown line, the Madison Avenue line, only one block distant, the Fifth Avenue bus line, which passes the door,



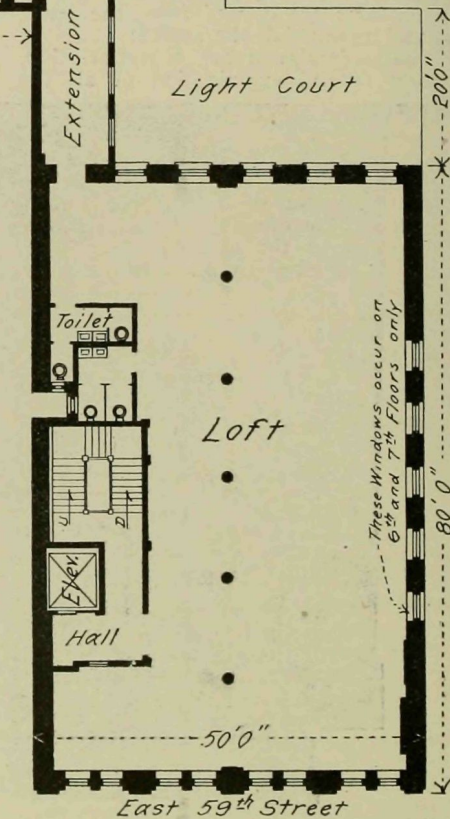
Horace S. Ely Co., 21 Liberty street, which will also have charge of the renting and management of the building. The Fifth Avenue facade, which will be adjoined on the north by the white marble front of the Union Trust Company and on the south by the brownstone front of the Hotel Netherland, will be of white marble, or white glazed terra cotta, with ornamental balconies and entrance features. A considerable part of the facade has been devoted to glass display windows on each floor. The floors of the Fifth Avenue section are so arranged as to readily accommodate two tenants to each floor, as the entrance, elevators and stairs are centered. The front of the building is so treated that each tenant, where two will occupy the same floor, will have ample opportunity for the display of their wares in the Fifth Avenue show windows. For tenants desiring more space than that provided in a single floor in the Fifth Avenue section the direct connection with the 59th street section affords an opportunity of obtaining additional and cheaper space with a Fifth Avenue entrance, and if the occupation should be satisfactory to the owner the 59th street building will afford opportunity for a limited amount of work-room space. In other words, the building is so flexible that a tenant might have half, or a whole loft on Fifth Avenue, or an entire floor on both Fifth Avenue and 59th street, or half a floor on Fifth Avenue and an entire floor in

59th street. If a tenant so desires he may rent a 59th street floor separately, but in this case he will only have a 59th street entrance. It is designed to have all freight served through the entrance in this street.

In designing this structure the architect has provided an unusually large amount of court space in the rear of these buildings for the purpose of supplying the maximum amount of natural light to the stores and lofts. The first or store floor is divided approximately the same as the loft floors and will be rented in a similar manner. The basement will also be finished in such a manner as to be available for salesroom purposes and will be lighted through vault lights in the sidewalk. In the sub-basement a large amount of space has been provided which may be utilized for storage purposes.

The portion of the structure fronting on Fifth Avenue will be six stories in height, 50x90 feet, and will be of entirely new, fireproof construction. The 59th street section is a seven-story, semi-fireproof structure, 50x80 feet, built some time ago, and which will be entirely reconstructed and modernized. This latter section will be equipped with new fireproof elevator shaft, fully enclosed interior fireproof stairways, and will have new plumbing throughout.

In the Fifth Avenue section, two electric passenger elevators will be installed, and in the 59th street building a combi-



and transfers to the West Side, through 57th street, and the new subway system, which will bring lower Manhattan and other sections within easy reach.

SPRINKLERS DISCUSSED.

What Chief Kenlon Said About Them At the Convention of Fire Engineers.

A DISCUSSION on automatic sprinklers filled most of one session of the convention of the International Association of Fire Chiefs at Cincinnati. A resolution was adopted in favor of the sprinklers. It also called upon the president to appoint committees to investigate the different makes of sprinklers and the best method of installing them and report to the association.

The topic, "Would the Compulsory Sprinkling of All Business Buildings and Blocks in the Congested Districts of a City Eliminate a Possible Conflagration?" was thoroughly discussed by a dozen Chiefs.

One of the best talks given on this subject was by Chief John Kenlon. He asked the convention the question, "Could you disband your Fire Department if the city were equipped with sprinklers?" He cited many recent fires in his home city, where sprinklers, although working properly, failed to prevent a serious fire.

They act as both policeman and fireman, he declared. First, they discover the fire and turn in the alarm, and then fight it until the fire department arrives. Sprinklers have their limitations, he declared. They can only combat with a blaze until the firemen arrive, but in most cases will not extinguish it.

Another feature that Chief Kenlon brought out was that wire glass is not fireproof. A laboratory test made by him in Chicago recently with the Chief of that city showed that high-polished glass withstood the same amount of heat pressure before melting.

Gives a Warning.

The heat pressure was also made as strong as an ordinary big blaze would send out. A bad feature of wire glass, Chief Kenlon held he found in his many years of experience, was that the heat radiated by the blaze will set fire goods six feet away, so that a building adjoining a burning structure is not always safe when it has wire-glass windows. Chief Kenlon, in closing, warned the Chiefs not to be misled by stories of the powers of wire glass and automatic sprinklers. Wire glass has not the virtue of a brick wall, nor can a sprinkler extinguish all fires and do away with organized departments.

A PROPOSED CONSOLIDATION.

The Brooklyn Office of the Tenement House Department to Be Dispensed With.

The budget committee of the Board of Estimate proposes with the consent of Commissioner Murphy to cut off the Brooklyn branch of the Tenement House Department and save \$30,000 annually. Since the main office of the department has moved to the Municipal Building, to which all the Brooklyn traffic lines run, access to it is as convenient from Brooklyn as from Manhattan.

Objections to the move are coming from Brooklyn and Queens, but sufficient time has not elapsed for opinions on the question to crystallize. No action has yet been planned, but steps are being taken in some quarters to have the proposition investigated by the architectural societies. The New York Architectural Society, it is reported, will be asked to take immediate steps to protect the interests of Brooklyn.

Rapid Progress on Gyroscope Building.

The foundations for the new factory and loft building being erected on the Flatbush avenue extension in Brooklyn, for the Sperry Gyroscope Co., by the Turner Construction Co., 11 Broadway, Manhattan, are rapidly progressing and work on the superstructure will no doubt be started in the near future. Somehow the impression has become current that this structure is being erected as a war order plant, manufacturing stabilizers and other gyro material for use in the present war. This is not the case. As a matter of fact some of the company's most important business has been can-

celled on account of the war. This new building is being built on the theory that the gyroscopic principle, in time, will, without doubt, find its most extensive market and its greatest beneficence in contributing to the safety and comfort of the traveling public, generally through its application to merchant ships of all sorts as well as in a thousand other ways to do with the arts of peace.

Big Building for Garage.

The MacMillan-Crawford Corporation has leased, through M. M. Hayward & Company, the entire six-story building at the northeast corner of Broadway and 84th street, on plot 100 x 100, for a long term to a new corporation, which will use the premises for garage purposes. The aggregate rental amounts to about \$200,000.

BUILDING INSPECTORS.

Publication of Official Minutes—Copies Obtainable.

The official minutes of the conference of Building Inspectors and Building Commissioners of the United States and Canada held at the Hotel Astor last May have been printed in book form and are now obtainable from J. G. Needham, official stenographer, 1973 East 14th street, Brooklyn.

The book contains more than one hundred pages and a number of plates, including papers and discussions by building officials from Boston, New York, St. Louis, Minneapolis, Cleveland, Toronto, Montreal, Milwaukee, Cincinnati and other large cities on: Floor Loads; Hollow Tile for Walls; Automatic Sprinklers; Enclosure of Stairways; Methods for the Building Official, and The Origination of a Building Department.

The price of the book has been fixed at \$4 per copy—five or more copies at \$3 each, and \$2.50 each if ten or more are wanted. Payment can be made by check, P. O. order or department voucher, as desired. The volume is chock full of practical and useful information of the "higher criticism" sort—the best knowledge of the time. Mr. Needham has made a valuable record for building experts. The chairman of the con-

vention, Rudolph P. Miller, says it contains interesting and valuable suggestions.

C. T. Wills, Inc., to Continue.

The continuation of the building business of Charles T. Wills, Inc., will not be affected by the death of the late Charles T. Wills, president of that company. The business will be carried on as usual, and at the next election a new president will be appointed to fill the late Mr. Wills' position. Foster Milliken, who has been identified with this company for a number of years past, resigned from the company prior to the death of Mr. Wills, and his resignation was accepted. Mr. Milliken leaves the building business on September 20 to become president and director of a large manufacturing business, the announcement of which will be made later.

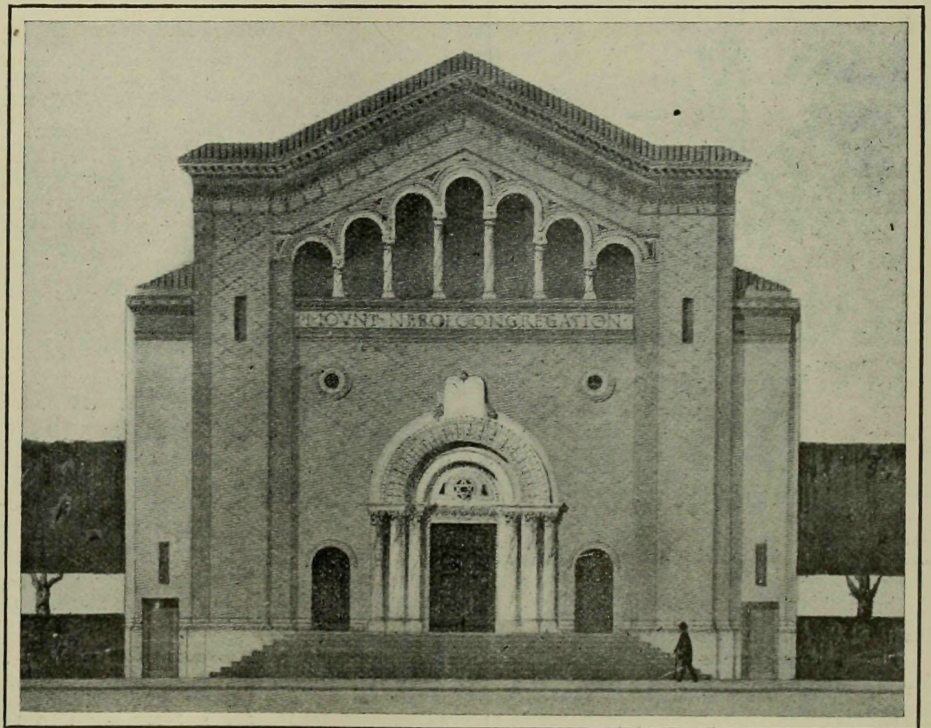
WILL EXAMINE ELECTRICIANS.

Members of a New Departmental Board Appointed.

Commissioner William Williams, of the Department of Water Supply, Gas and Electricity, has appointed the following named persons a board to determine the fitness of applicants for licenses to be issued pursuant to new law in relation to installing, altering or repairing electrical wiring or appliances for light, heat or power in buildings:

Hubert S. Wynkoop, chairman, an officer of the Department of Water Supply, Gas and Electricity, namely, Electrical Engineer, Bureau of Gas and Electricity, Municipal Building, Manhattan; John P. Ryan, an employing electrician, 26 Cortlandt street, Manhattan; Paul McNally, a journeyman electrician, 63 Park Row, Manhattan; Joseph C. Forsyth, an underwriters' electrical inspector, 123 William street, Manhattan; Arthur A. Pope, an electrician in the employ of the New York Edison Company, a public service corporation of the City of New York, Irving place and 15th street, Manhattan; Frederick G. Weber, a builder of at least five years' practical experience, 29 West 34th street, Manhattan, and Elmer D. Coulter, a real estate owner, 23 West 26th street, Manhattan.

NEW TEMPLE DESIGNED FOR HEIGHTS



Berlinger & Moscowitz, Arch't's.

BERLINGER & Moscowitz, architects, 527 Fifth avenue, have prepared designs for a new temple to be erected in 150th street, near Broadway, for the Mount Nebo Congregation, Edward R. Cohn, president. The building will be of brick and terra cotta in the spirit of Italian Renaissance. The structure, sixty-four feet in width, is unlike

the general type of synagogue in this city and consists of an enriched entrance motif, with an arcaded roof treatment. The interior follows out the same style of architecture and consists of an auditorium and balcony, with accommodations for about one thousand people. The estimated cost of the building has been placed at \$80,000 and will be completed about January 1, 1916.

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Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Brixton Construction Co., 140 West 79th st, Edward S. Erickner, president, contemplates the erection of a 12-sty apartment at the northwest corner of Lexington av and 69th st. No architect selected.

BINGHAMTON, N. Y.—The Jameson Boyce Co., J. B. Jameson, president, 69 Fayette st, contemplates the erection of a warehouse here. No architect retained.

TROY, N. Y.—The Church of the Holy Trinity, 4th and Polk sts, Rev. Father A. Anthony Pinciurek, 639 4th st, pastor, contemplates the erection of a parochial school at 4th and Polk sts. No architect selected.

NEWARK, N. J.—The Salaam Temple, Nobles of the Mystic Shrine, 207 Market st, Augustus W. Schwartz, potentate, contemplates the erection of a brick and stone Masonic temple. At present time will renovate building for temporary use. An architect will be selected at October meeting.

PLANS FIGURING.

CHURCHES.

BROOKLYN.—Geo. Hildebrand, 476 Seneca av, Ridgewood, is figuring the general contract for the completion of St. Aloysius R. C. Church, at Stockholm st and Onderdonk av. F. J. Berlenbach, 260 Graham av, architect. Sub-bids are to be submitted by Wednesday, Sept. 22. Sub-bids desired include granite, wire lath, furring, carpenter work, ornamental iron, tiling, interior marble and artificial marble.

BRONX.—Plans are being figured for a church at East 187th st and Tiebout av, for the East 187th United Presbyterian Congregation, East 187th st and Lorillard pl. N. Serracino, 1170 Broadway, Manhattan, architect. Cost, about \$40,000.

WEST ASBURY PARK, N. J.—Bids closed on Sept. 17 for alterations and additions to the church at Asbury av and Pine st, for the Asbury M. E. Church, Rev. John Coorley, pastor and chairman, 1143 Asbury av. W. C. & A. F. Cottrell, Kinmouth Building, Asbury Park, architects. Cost, about \$25,000.

NEW ROCHELLE, N. Y.—Plans are being figured for the 1-sty brick church, 46 x 68 ft, in the rear of 19 Locust av, for the First Church of Christ Scientist, 19 Locust av. Lawrence L. Barnard, 45 Lawton st, architect. Cost, about \$15,000.

FULTON, N. Y.—Plans are being figured for the 1½-sty church and parish house, 42x54 ft, for the Zion Episcopal Church, Rev. M. J. Peters, pastor and chairman of building committee. Clarence Brazer, 1133 Broadway, Manhattan, architect. Cost, about \$50,000.

DWELLINGS.

EASTHAMPTON, L. I.—J. Curtis Lawrence, architect, this place, is taking bids for alterations and additions to the 2-sty residence, 30x30 ft, for Dr. Fred Hollister, this place. Cost, about \$7,000.

LARCHMONT, N. Y.—Caretto & Forster, 30 East 42d st, Manhattan, architects, are taking bids for a 2½-sty hollow tile block and stucco residence, 27x38 ft, for Dr. A. B. Stark, 505 5th av, Manhattan. Cost, about \$7,000.

FACTORIES & WAREHOUSES.

BROOKLYN.—Koch & Wagner, 26 Court st, architects, are taking bids for alterations to the factory at the southwest corner of Gardner and Johnson avs, for E. T. Trotter & Co., 576 Johnson av. Cost, about \$10,000.

NEWARK, N. J.—Percy B. Taylor, Essex Building, engineer, is taking bids for six 1-sty hollow tile block and steel factory buildings and boiler house in Miler st, for the Beckton Chemical Co., Russell S. Hubbard, president, 278 Passaic st.

HOSPITALS & ASYLUMS.

WARDS ISLAND.—The Hospital Commission, E. S. Elwood, secretary, Capitol, owner, is taking bids to close September 24 at 2.30 P. M., for a 1-sty addition to the 1-sty brick and concrete power house at the Manhattan State Hospital, from plans by Lewis F. Pilcher, Capitol, Albany. Cost, about \$200,000.

FORT WADSWORTH, S. I.—Plans are being figured for the 3-sty orphan asylum, 75x147 ft, for the Bethlehem Orphans' Home, College Point, Rev. Wm. F. Koepchen, 431 West 43d st, Manhattan. Mason R. Strong and David Kofs, 7 Wall st, Manhattan, associate architects. Cost, about \$100,000.

MUNICIPAL WORK.

SEASIDE PARK, N. J.—The Borough of Seaside Park, Frank Brockway, Borough Hall, owner, is taking bids to close Sept. 24, at 8 p. m., for the sanitary sewers and disposal plant here from plans by Pennington & Vosbury, 601 Market st, Camden, N. J.

SCHOOLS & COLLEGES.

ELIZABETH, N. J.—Bids will close September 30 at 8 P. M. for the Winfield Scott Public School on Madison av, for the Board of Education. C. Godfrey Poggi, 2 Julian pl, architect. Runyon & Carey, 845 Broad st, Newark, steam and electrical engineers. Cost, about \$128,000.

CLINTON, N. J.—Bids close October 1 at 1 P. M., for a reception cottage and infirmary at the N. J. State Reformatory for Women, Board of Managers, 1 Newark st, Hoboken. George S. Drew, State House, Trenton, architect.

STABLES AND GARAGES.

BRONX.—Wm. J. Yennie & Co., 45 East 42d st, are figuring the contract for alterations and extensions to the garage at 1003-5 Morris av, from plans by J. P. Whiskeman.

STORES, OFFICES & LOFTS.

MANHATTAN.—Charles C. Grant, 37 East 28th st, architect, is taking bids for alterations to the 4-sty business building, 115 West 28th st, for the Kervan Co., 119 West 28th st. McDermott & Hanigan, 103 Park av, are figuring the contract. Cost, about \$15,000.

MISCELLANEOUS.

NEWARK, N. J.—The City of Newark, Thos. J. Lee, Jr., chairman building committee, is taking bids to close Sept. 27, at 2 p. m., for alterations to the garage in Camden st, for morgue purposes. H. J. & J. V. King, Union Building, architects. George W. Knight, Firemen's Building, steam and electrical engineer. Cost, about \$6,000.

CONTEMPLATED

CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

171ST ST.—Samuel Katz, 405 Lexington av, has completed plans for two 5-sty flats, 71.6x83 ft, to be erected on the west side of 171st st, 125 ft east of Fort Washington av, to cost \$120,000. The Maxwell Building Co., Inc., 505 5th av, is owner.

55TH ST.—Rouse & Goldstone, 38 West 32d st, have filed plans with the Tenement House Department for the 9-sty apartment house for the Farmers' Loan & Trust Co., to be erected at 51-55 West 55th st, at a cost of \$130,000.

BLEECKER ST.—Anthony Vendrasco, 183 Spring st, has prepared plans for a 4-sty tenement, 25.2x irregular, at 303 Bleecker st, for Nicola Mescia, 24 East 8th st, to cost about \$8,000.

72D ST.—Plans are being prepared privately for a 13-sty apartment house, 50x 100 ft, at 124-126 West 72d st, for George B. Beaumont & Co. G. B. Beaumont, 286 5th av, will take bids on all sub contracts about Sept. 20.

74TH ST.—G. Green, 659 6th av, is at work tearing down the building covering the property at 101-105 East 74th st, where an 8-sty apartment house, 75x102 ft, will be erected by the John H. Taylor Construction Co., 30 East 42d st, owner and builder. Blum & Blum, 505 5th av, architects. Cost, about \$200,000.

STORES, OFFICES AND LOFTS.

3D AV.—Frank Hausle, 81 East 125th st, has completed plans for alterations to the 4-sty store and loft building, 25x 100 ft, at 2336 3d av, for the John D. Hass Estate, John D. Hass, executor, 247 West 102d st. Cost, about \$5,000.

39TH ST.—Louis E. Eden, 1 Madison av, has been commissioned as steam and electrical engineer for the 13-sty store and loft building, 125x100 ft, at 318-326 West 39th st, for the 324 West 39th St. Corporation, 324 West 39th st. Crow, Lewis & Wickenhoefer, 200 5th av, architects. Cost, about \$300,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

181ST ST.—The Kreyborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-sty apartments, 62x93 ft, in the north side of 181st st, 161 ft west of Vyse av, for the Arklin Realty Co., care of architect. Cost, about \$65,000.

181ST ST.—The Kreyborg Architectural Co., 163d st and Southern blvd, has completed plans for a 5-sty apartment, 61 x 93 ft, in the north side of 181st st, 100 ft west of Vyse av, for the Ronelle Construction Co., A. Arthur Kuttler, 520 West 183d st, president and builder. Cost, about \$65,000.

176TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing 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, owner and builder.

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 Krakauer, 80 Maiden lane, president and builder. Cost, about \$50,000 each.

189TH ST.—L. Pisciotta, 391 East 149th st, is preparing plans for a 5-sty apartment, 50x90 ft, at the northwest corner of 189th st and Cambreling av, for De Candido Construction Co., Michael De Candido, 2443 Cambreling av, owner and builder. Cost, about \$50,000.

LEGGETT AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for three 5-sty apartments at the northwest corner of Leggett av and Fox st, for the Macy Construction Co., Samuel Silberberg, president, 574 Tinton av, owner and builder. Cost, about \$165,000.

STORES, OFFICES AND LOFTS.

172D ST.—M. W. Del Gaudio, 401 Tremont av, has completed plans for 1-sty brick stores, 20x115 ft, at the northeast corner of 172d st and Bathgate av, for John R. Shields, 1628 Bathgate av, owner and builder. Cost, about \$6,000.

SPOFFORD AV.—William Koppe, 830 Westchester av, has completed plans for 1-sty brick stores, 25x100 ft, at the northwest corner of Spofford av and Coster st, for William Lowe, premises. Cost, about \$6,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

ROCHESTER AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty apartment, 65x89 ft, on the east side of Rochester av, 55 ft north of St Johns pl, for David Isaacowitz, Inc., 316 Hopkinson av, owner and builder. Cost, about \$34,000.

CLARENDON RD.—George Keister, 56 West 45th st, Manhattan, has completed plans for two 4-sty apartments, 50x100 ft each, at the southeast corner of Clarendon rd and Nostrand av, for the Dazie

Construction Co., 103 Park av, Manhattan, owner and builder. Cost, about \$22,000 each.

BEDFORD AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 82x154 ft, on the east side of Bedford av, 125 ft north of Linden av, for Israel E. Kabre, 119 Grove st, owner and builder. Cost, about \$80,000.

LINCOLN PL.—Cohn Bros., 361 Stone av, are preparing plans for three 4-sty apartments, 51x90 ft, on the south side of Lincoln pl, 246 ft east of Troy av, for Abraham Kaplan, 1472 Eastern Parkway, owner and builder. Slag roofing, steam heating, electric wiring, tile baths, parquet, hardwood trim. Cost, about \$105,000.

DITMAS AV.—Cohn Bros., 361 Stone av, have completed plans for three 3-sty brick tenements, 25x72 ft, on the south side of Ditmas av, 25 ft west of East 4th st, for Samson Falk, 1662 Pitkin av, owner and builder. Total cost, about \$24,000.

DWELLINGS.

63D ST.—Cohn Bros., 361 Stone av, are preparing plans for a 3-sty residence and store building, 20x80 ft, at the northwest corner of 63d st and 18th av, for the Kraslow Construction Co., Isaac Klapper, 188 Montague st, owner and builder. Cost, about \$10,000.

EAST 9TH ST.—F. J. Dassau, 1373 Broadway, has completed plans for six 2½-sty frame residences, 16x38 ft, in the west side of East 9th st, 49 ft south of Foster av, for the Poret Building Co., 67 Lott av, owner and builder. Shingle roofing, steam heating, electric wiring, tile and hardwood floors. Cost, about \$3,500 each.

18TH AV.—Cohn Bros., 361 Stone av, are preparing plans for four 3-sty brick residences, 20x55 ft, on the west side of 18th av, 20 ft north of 63d st, for the Kraslow Construction Co., 188 Montague st, owner and builder. Total cost, about \$32,000.

CONEY ISLAND AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for fourteen 3-sty brick residences, 24x70 ft, on the east side of Coney Island av, south of Av O, for the Parker Holding Co., S. Wolfe, 367 Fulton st, president and builder. Cost, about \$8,000.

NEWPORT AV.—Plans are being prepared by M. Rothstein, 601 Sutter av, for three 2-sty brick residences, 20x52 ft, on the south side of Newport av, 85 ft east

of Snediker av, for Sogalowitz & Kobakow, 712 Hinsdale st, owners and builders. Slag roofing, electric wiring, tile baths. Total cost, about \$12,000.

THATFORD AV.—M. Rothstein, 601 Sutter av, is preparing plans for a 3-sty residence, 28x90 ft, at the northwest corner of Thatford and Hegeman av, for Lein & Smith, 31 Malta st, owners and builders. Cost, about \$12,000.

EAST 8TH ST.—R. T. Schaefer, 1580 Flatbush av, is preparing plans for two 2½-sty frame and stucco residences, 16x40 ft, in the east side of East 8th st, 260 ft south of Av N, for Mrs. J. G. Johnson, 170 West 75th st, Manhattan. Total cost, about \$8,000.

HALLS AND CLUBS.

43D ST.—William Higginson, 13 Park row, Manhattan, has completed plans for a 2-sty brick club and office building, 68x96 ft, in the south side of 43d st, 260 ft west of 1st av, for the Bush Terminal Co., Irving T. Bush, president and builder. Cost, about \$20,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Laspia & Salvati, 525 Grand st, Brooklyn, have completed plans for a 3-sty tenement, 25x65 ft, in the west side of Sherman st, 407 ft south of Freeman av, for F. Luidisi, 113 Vernon av, owner and builder. Cost, about \$8,000.

DWELLINGS.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 3-sty brick residence and store, 20x80 ft, at the northwest corner of Yale and Cooper av, for the Cooper Building Co., Jacob Margolis, president, 127 Grand st, Brooklyn, owner and builder. Slag roofing, hot water heating, electric wiring, metal ceilings, metal bar store fronts, tile baths, dumbwaiters, hardwood trim and parquet floors. Cost, about \$8,000.

RICHMOND HILL, L. I.—C. Bauer, 861 Manhattan av, Brooklyn, has completed plans for a 2-sty frame residence, 17x37 ft, in the west side of Green st, 705 ft north of Metropolitan av, for Steven Spath, 251 Wicks st, owner and builder. Cost, about \$3,000.

FLUSHING, L. I.—A. E. Richardson, Amity st, has completed plans for two 2½-sty frame residences, 16x37 ft, in James st, 75 and 100 ft north of Maple

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Plans Figuring—Continued.

av, for Twin Boro Corp., 63 Broadway, Flushing, owner and builder. Cost, about \$4,500.

HOLLIS, L. I.—G. E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for a 2½-sty frame residence, 18x40 ft, at the southwest corner of Carpenter av and Choctaw av, for H. E. Wade, 460 Guion av, owner and builder. Cost, about \$3,500.

RICHMOND HILL, L. I.—Plans have been prepared by William A. Belcher, 4420 Kimball av, for a 2-sty frame residence, 19x52 ft, on the east side of Greenwood av, 374 ft south of Chichester av, for William Suttmeier, premises, owner and builder. Cost, about \$3,000.

KEW GARDENS, L. I.—A. C. Bethune, this place, has completed plans for a 2½-sty frame residence, 28x34 ft, on the east side of Mowbray pl, 200 ft north of Austin st, for the Chappelfields Construction Co., Amityville, owner and builder. Cost, about \$7,000.

HOLLIS, L. I.—A. W. Treat, Paulding st, Queens, has completed plans for a 1½-sty frame residence, 29x36 ft, at Hempstead and Jamaica Turnpike, 100 ft west of Vogel av, for B. J. Berghi, on premises. Cost, about \$4,000.

RICHMOND HILL, L. I.—L. J. Frank, 206 Crescent st, Brooklyn, has completed plans for a 2½-sty frame residence, 23x45 ft, in the west side of Silkworth st, 98 ft south of Jamaica av, for H. Erbacher, 1462 Myrtle av, owner and builder. Cost, about \$4,000.

JAMAICA, L. I.—Plans have been prepared privately for two 2½-sty frame residences, 18x37 ft, on the south side of Amherst av, 130 and 160 ft west of Victoria st, for J. Leonardi, 289 Hillside av, owner and builder. Cost, about \$6,000.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, have completed plans for seventeen 2-sty brick residences in the north side of Palmetto and Doubleday sts, for Stier & Bauer, Inc., 2420 Putnam av, owners and builders. Total cost, about \$36,000.

DUNTON, L. I.—E. Nansen, South Ozone Park, has completed plans for three 2½-sty frame residences, 20x28 ft, on the west side of Frost av, 220 ft north of Yukon av, for Clyde V. Schultz, South Ozone Park, owner and builder. Cost, about \$6,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Warren & Wetmore, 16 East 47th st, Manhattan, have been commissioned to prepare plans for a 4-sty factory and warehouse, 175x175 ft, at Borden av, Van Alst av and 3d st, for the American Druggists' Syndicate, H. Loewe, 205 Borden av, in charge. Cost, about \$125,000.

STABLES AND GARAGES.

SPRINGFIELD, L. I.—J. W. Weiss, 16 Court st, Brooklyn, is preparing plans for a 1-sty brick barn and stable, 40x80 ft, on Merrick Plank rd, near Central av, for Darziger Bros., Middle Village, owner and builder. Cost, about \$3,000.

Richmond.

FACTORIES & WAREHOUSES.

CLIFTON, S. I.—Valentine & Kissam, 25 Madison av, Manhattan, are preparing preliminary plans for a 5-sty manufacturing plant near Clifton, for Louis De Jenge & Co., 446 Richmond Turnpike, Tompkinsville, S. I.

Nassau.

DWELLINGS.

GARDEN CITY, L. I.—Maximilian Zipkes, 405 Lexington av, is preparing plans for a 2½-sty frame and stucco residence, 31x40 ft, on Brixton rd, near Salisbury av, for B. Ruffin, care of architect. Cost, about \$12,000.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—Excavating is under way for the 2-sty residence, 32x56 ft, for William McClellan, care of architect, Clement E. Brun, 108 West 34th st, Manhattan. Cost, about \$12,000. Wanser & Lewis, New York av, Huntington, general contractors.

EASTHAMPTON, L. I.—J. Curtis Lawrence, this place, is preparing plans for a 2½-sty frame and shingle residence, 37x90 ft, on Lilly Pond lane, for William G. Thaw, care of architect. Cost, about \$25,000.

EASTHAMPTON, L. I.—Townsend, Steinle & Haskell, 1328 Broadway, Manhattan, are preparing preliminary plans for a 2½-sty frame residence for Ralph S. Townsend, 1328 Broadway, Manhattan. Cost, about \$10,000 to \$12,000.

Westchester.

DWELLINGS.

MT. VERNON, N. Y.—John F. Fairchild, 8 South 2d av, contemplates the erection of eight 2½-sty frame residences at Chester Heights from private plans. N. Y. Interurban Development Co., 8th st and 2d av, general contractor. Cost, \$5,000 to \$6,500 each.

SCARSDALE, N. Y.—Two residences have been started on Fox Meadow rd by the Standard Buildings, Inc., one for Mrs. Dorothy Farnum Culver, costing \$16,000, and the other for D. Hinckley Arnold, costing \$13,000. Mann & MacNeille, Manhattan, architects.

NEW ROCHELLE, N. Y.—Gus Kiltbau, 6 Neptune pl, is preparing sketches for a 2½-sty residence and garage, 33x39 ft, at Paine Heights, for John McGovern, Huguenot st, owner, who will take bids on general contract about September 30. Cost, about \$12,000.

RYE, N. Y.—Aymar Embury 2nd, 132 Madison av, Manhattan, is preparing plans for two 2½-sty residences for Edgar Palmer, care of architect. Cost, \$9,000 to \$10,000 each.

SCHOOLS AND COLLEGES.

MT. VERNON, N. Y.—H. H. Werner, Foster pl, has completed plans for an addition to the School of Industrial Arts, at 60 South 3d av, for the Board of Education of Mt. Vernon, George Howard, president. Cost, about \$25,000.

MT. VERNON, N. Y.—William Kraus, 121 South 9th av, is preparing plans for a 1½-sty addition, 25x70 ft, to P. S. 2 at East Lincoln av and Archer av, for the Board of Education of Mt. Vernon, George Howard, president, 60 South 3d av. Cost, about \$20,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, is preparing plans for a 3-sty hollow tile and stucco apartment, 44x64 ft, on the north side of 4th av, between Roseville av and 7th st, for Paul H. Brangs, 335 Roseville av. Cost, about \$15,000.

JERSEY CITY, N. J.—Frank Nees, 76 Montgomery st, has completed plans for a 3-sty store and apartment, 25x56 ft, at 568 Grove st, for A. K. Metzger, 566 Grove st. Cost, about \$6,000.

DWELLINGS.

PERTH AMBOY, N. J.—Jensen & Brooks, 190 Smith st, are preparing revised plans for a 3½-sty residence, 23x60 ft, at State and Market sts, for Dr. F. C. Henry, 263 State st. Cost, about \$10,000.

SCHOOLS & COLLEGES.

ENGLEWOOD, N. J.—Bids were received by the Board of Education for the public school in Engle st, near Palisade av, from plans by Ernest Sibley, Palisade Park, and J. J. Ferry, Park pl, Englewood, associate architects. The Kelly Construction Co. was low bidder at \$130,000. Turner Construction Co., 2d low bidder, at \$137,600, and the Carleton Co., Inc., 3d low bidder at \$141,759.

MIDDLESEX BOROUGH, N. J.—J. N. Pierson & Son, 110 Smith st, Perth Amboy, are preparing plans for a 2-sty public school, 100x106 ft, for the Board of Education of Middlesex Borough, W. B. Wirtz, president. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

PERTH AMBOY, N. J.—J. N. Pierson & Son, 110 Smith st, are preparing plans for a 2-sty store and office building, 105x115 ft, at the corner of Madison and Smith sts, for the Pratt-Brown Co., 159 Smith st, owner and builder. Cost, about \$40,000.

Other Cities.

DWELLINGS.

COHOES, N. Y.—James A. Galvin, 28 Vanderwerken av, Waterford, N. Y., is preparing plans for a residence, 32x28 ft, on the north side of Fairview av, for Joseph D. Tarbell, 15 Fairview av.

FACTORIES & WAREHOUSES.

WALTON, N. Y.—Mr. Sullivan, care of owner, is preparing plans for a 2-sty addition to the milk plant, 70x70 ft, adjoining the present plant of the Borden's Condensed Milk Co., S. Frederick Taylor, president. Cost, about \$12,000.

KINGSTON, N. Y.—H. O. Chute, 197 Pearl st, Manhattan, is preparing plans for a 1-sty reinforced concrete picnic acid plant, 100x150 ft, for the Nitro Powder Co., E. Metzger, president, 50 Broad st, Manhattan, and 243 Fair st, Kingston.

MUNICIPAL WORK.

YORKTOWN HEIGHTS, N. Y.—Bids exceeded the appropriation of \$74,000 and were rejected for the sewage disposal plant here for the Board of Managers of the N. Y. State Training School for Boys. Lewis F. Pilcher, Capitol, Albany, architect.

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SCHOOLS AND COLLEGES.

SCOTIA, N. Y.—A. G. Van Rensselaer, 175 Jay st, Schenectady, N. Y., has completed plans for a 2-sty school, 150x70 ft, for the Board of Education. Rev. Nelson Reynolds, president. Cost, about \$60,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN. — The Valentine-Lynch Co., 13-21 Park Row, has received the general contract to alter the 4-sty brick apartment, 20x79 ft, at 122 East 40th st, for Harold F. Patterson, 299 Madison av. Theodore C. Visscher, 299 Madison av. Cost, about \$12,000.

BRONX.—William Simpson, 296 East 164th st, has received the general contract to erect 5-sty apartment houses on the west side of Woodycrest av, 100 ft north of 166th st, for Bagot & Co., and Wm. F. Friedeborn, 45 John st. Wortmann & Braun, 114 East 28th st, architects. Cost, about \$200,000.

BANKS.

MANHATTAN.—R. S. Pollock Co., 118 East 28th st, has received the general contract to alter the bank and tenement, 50x45 ft, at 2900-2904 Broadway, northeast corner of 113th st, for John W. and Josephine Butler, Hotel Ansonia. H. T. Lindenberg, 2 West 47th st, architect. Cost, about \$10,000.

CHURCHES.

BRONX.—M. Capobianco, 3402 3d ay, has received the general contract to erect a brick church, 50x90 ft, at Foster st and Spofford av, for the Church Extension Committee of the Presbytery of N. Y., W. Merle Smith, 29 West 54th st, president. Crow, Lewis & Wickenhoefer, 200 5th av, architects. Cost, about \$25,000. Excavating is under way.

QUEENS, L. I.—The Wm. Kennedy Construction Co., 215 Montague st, Brooklyn, has received the general contract to erect a 1-sty brick church at Forest av and Summerfield st, for the Wyckoff Av. Baptist Church, Dr. George C. McKiernan, premises. Frank J. Helmle, 190 Montague st, Brooklyn, architect. Cost, about \$30,000.

WESTERLEIGH, S. I.—John C. Haabestad, 151 Hatfield pl, Port Richmond, has received the general contract to alter the 1-sty frame and brick church, 45x75 ft, at the southeast corner of Maine st and Jewett av, for the Emanuel Church, Dr. Chas. E. Kingsley, 116 New York av, pastor. James Whitford, Staten Island Dr. Building, Tompkinsville. Cost, about \$18,500.

DWELLINGS.

BROOKLYN.—Raphael Caporal, architect and builder, of 6216 20th av, in the Mapleton section, has taken a contract to erect a 3-sty building for store and dwelling at 885 3d av, for L. Montavo, owner.

BRONXVILLE, N. Y.—William J. Morgan, 336 South 1st av, Mt. Vernon, has received the general contract to erect a 2½-sty residence on Avon rd for the Sagamore Development Co., Depot sq. Jardine, Hill & Murdock, 3 West 29th st, Manhattan, architects. Cost, about \$10,000.

LAWRENCE, L. I.—Benjamin Simonson, East Rockaway, has received the general contract to erect a 2½-sty brick residence, 100x30 ft, for Philip A. Conne, care of Saks & Co., Broadway and 33d st, Morrell Smith, Bank Building, Far Rockaway, architect.

NUTLEY, N. J.—Ed. Mutch, this place, has received the general contract to erect a 2½-sty frame residence for Edward Sharp, care of architects, Armstrong & De Gelleke, 122 East 25th st, Manhattan. Cost, about \$8,000.

ALBANY, N. Y.—William Sayles & Son, 266 Hudson av, have received the general contract to erect a 2½-sty residence, 40x42 ft, at 569 Providence st, for David A. Thompson, 13 North Pearl st. C. H. Wood, 541 Providence st, architect. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

BRONX.—Lazarus Levy, 119 West 23d st, has awarded the contract for the 3-sty factory and loft building at the southwest corner of Washington av and 166th st, for Kerner & Goldstein, 405 Lexington av.

BRIDGEPORT, CONN. (sub.).—The Locomobile Co. of America, Bridgeport, Conn., has awarded a contract to the MacArthur Concrete Pile and Foundation Co., 11 Pine st, Manhattan, for the foundation of their new chimney. H. de B. Parsons, consulting engineer, 55 William st, Manhattan.

TOLEDO, O. (sub.).—MacArthur Concrete Pile and Foundation Co., 11 Pine st,

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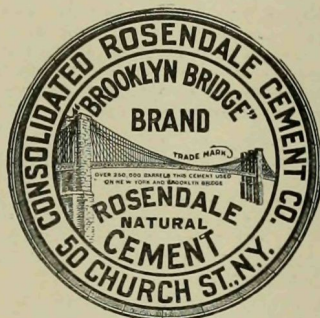
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CORONA.—46th st, e s, 75 n Sackett st, frame shed, 18x12, gravel roof; cost, \$100; owner, W. A. Griffin, premises. Plan No. 3193.

FAR ROCKAWAY.—Crescent st, n s, 200 w William st, 1-sty frame shed, 12x20, paper roof; cost, \$100; owner, Spear & Stitch, premises. Plan No. 3173.

L. I. CITY.—Ridge st, s e cor Court st, frame stand, 22x22; cost, \$10; owner, J. Seremo, premises. Plan No. 3184.

L. I. CITY.—Borden av, s s, 120 n Haywood st, frame drying house, 22x22, slag roof; cost, \$900; owner, L. I. R. R. Co., Penn Terminal, Manhattan. Plan No. 3168.

RICHMOND HILL CIRCLE.—Oliver st, w s, 120 n Remington av, 1-sty frame boat house, 12x26, tin roof; cost, \$150; owner, Mrs. B. Sedder, 132 Manhattan av, Brooklyn. Plan No. 3172.

RICHMOND HILL.—Silkworth st, w s, \$40 s Jamaica av, frame sign, 48x20; cost, \$125; owner, J. Keller, premises. Plan No. 3181.

WOODSIDE.—Woodside av, n w cor 10th st, frame signal tower, 39x15; cost, \$1,000; owner, L. I. R. R. Co., Penn Terminal, Manhattan. Plan No. 3169.

COLLEGE POINT.—Av F, n s, 300 w 13th st, frame coop, 8x12; cost, \$50; owner, T. J. Langan, on premises. Plan No. 3216.

HOWARD ESTATES.—Dunton Canal, e s, 840 n Jamaica Bay, frame boat house, 20x24, tin roof; cost, \$300; owner, Wm. J. Chinn, on premises. Plan No. 3220.

HOWARD ESTATES.—Dunton Canal, e s, 204 n Jamaica Bay, frame boat house, 16x24, tin roof; cost, \$300; owner, G. A. Fetzer, on premises. Plan No. 3219.

JAMAICA.—Rockaway rd, n s, 400 w Sutphin rd, green house, 80x125; cost, \$2,000; owner, A. L. Miller, on premises. Plan No. 3221.

RICHMOND HILL CIRCLE.—Pecan st, e s, 300 s Lulu av, frame shed, 15x15, gravel roof; cost, \$150; owner, W. Colnger, on premises. Plan No. 3217.

RICHMOND HILL CIRCLE.—Whitestone av, frame boat house, 10x15; cost, \$250; owner, G. Woolsey, on premises. Plan No. 3218.

WOODHAVEN.—Boyd av, w s, 80 s Jerome av, brick cesspool; cost, \$50; owner, J. Jurnao, on premises. Plan No. 3215.

FLUSHING.—Amity st, n s, 868 w Lawrence st, frame coal bin, 18x18; cost, \$300; owner, Flushing Coal Co., premises. Plan No. 3242.

Richmond. CHURCHES.

SUMMER AV. s s, 200 e Old St rd, 1-sty frame church, 20x60; cost, \$1,650; owner, Rev. Louis Ricci, 1288 Castleton av; architects, Ducker Co., 277 Broadway, Manhattan. Plan No. 900.

DWELLINGS.

BAYWAY. n s, 500 n Depew av, 2-sty frame dwelling, 18x24; cost, \$1,200; owner, Joy A. Stadman, Newark, N. J.; architects, Pearson & Neilson, 280 Broadway, Tottenville. Plan No. 888.

HARBOR VIEW PL. cor Harbor View av, Clifton; 2-sty brick dwelling, 32x26; cost, \$6,000; owner, Felix Fanderlik, 30 York ter, New Brighton; architect, H. W. Boguer, 134 Cedar st, Manhattan; builder, H. Hermanson, 340 Oakland av, West New Brighton. Plan No. 892.

VAN DUZER ST. n s, 50 s Rl. Val. av, Stapleton, 2-sty frame dwelling, 20x40; cost, \$2,200; owner, Caroline Kirshgasser, on premises; builder, R. H. Koessin, Center st, Richmond. Plan No. 902.

CRESCENT AV. n s, 250 w Ocean av, Great Kills, 1-sty frame bungalow, 16x30; cost, \$500; owner, Blanch Doyle, 130 Crescent av, Great Kills; builder, Axl. Linedgren, Crescent Beach, Great Kills. Plan No. 905.

GREELEY AV. n s, 50 w Kruser st, Grant City, 2-sty frame dwelling, 20x28; cost, \$1,900; owner, Noma L. C. Marks, Grant City; architect, Adam Marks, Jr., Grant City. Plan No. 890.

GREELEY AV. n s, 275 s e Kruser, 2-sty frame dwelling, 31x25; cost, \$3,000; owner, Charles Whitaker, Tysen Manor, Grant City; architect, Chas. Heweker, New Dorp; builder, J. Buttermark, Concord. Plan No. 885.

GREELEY AV. n s, 350 s e Kruser, 2-sty frame dwelling, 24x28; cost, \$2,500; owner, Chas. Whitaker, Tysen Manor, Grant City; architect, Chas. Heweker, New Dorp; builder, J. Buttermark, Concord. Plan No. 886.

GUYON AV. n s, 185 s Amboy rd, Oakwood, 2-sty frame dwelling, 24x29; cost, \$2,150; owner, Leonard Troast, Passaic, N. J.; builder, Otto Schmidt. Plan No. 884.

HOPE AV. s s, 425 w Tompkins av, Rosebank, 2-sty frame dwelling, 20x30; cost, \$1,800; owner, John S. Quigley, 209 West 66th st, New York City; architect, Wm. S. Lee, Rosebank. Plan No. 883.

LINCOLN AV. n w cor 8th st, 1½-sty frame bungalow, 25x25; cost, \$350; owner, Peter Goodwin, 370 West 29th st, Manhattan; architect, W. T. Biddle, 191 6th st, Midland Beach; builder, Jos. Corson, 218 6th st, Midland Beach. Plan No. 898.

MILL RD. s e cor, 200 s w Guyon av, Oakwood, 1-sty frame bungalow, 10x22; cost, \$142; owners, Saml. I. & C. Ridley, 138 Fulton st; builder, Adams Marks, Grant City. Plan No. 893.

POTTER AV. n s, 115 e Manor rd, West New Brighton, 2½-sty frame dwelling, 22x46; cost, \$2,800; owner, J. Dickenson, Manor rd, West New Brighton; architect, John Davis, Tompkinsville; builder, Utter Realty Co., 156 Broadway, Manhattan. Plan No. 887.

SPRAGUE AV. e s, 1,500 n Beach, 1-sty frame bungalow, 24x45; cost, \$800; owner, H. A. Sewers, Union Hill, N. J.; builders, Pearson & Neilson, 280 Broadway, Tottenville. Plan No. 889.

3D AV. n s, 246 e Jersey st, New Brighton, 2-sty frame dwelling, 21x48; cost, \$4,300; own-

er, Edward Norton, York av, New Brighton; architect, Jos. Keenan, 224 4th av, New Brighton; mason, Jas. Ball, 224 4th av, New Brighton. Plan No. 908.

FACTORIES AND WAREHOUSES.

ARIETTA ST. s s, 150 of, Tompkinsville, 1-sty frame storage, 50x100; cost, \$3,000; owner, American Dock Co., 17 State st, Manhattan; architect, Chandler Davis, 1 Broadway, Manhattan. Plan No. 896.

ARIETTA ST. s s, 780 of, Tompkinsville, 1-sty frame storage, 40x176; cost, \$2,500; owner, American Dock Co., 17 State st, Manhattan; architect, Chandler Davis, 1 Broadway, Manhattan. Plan No. 895.

STABLES AND GARAGES.

FREELING s s, 120 e Haven, 1-sty frame garage, 11x17; cost, \$350; owner, Wm. W. Craig; architect, Wm. H. Hoffman. Plan No. 891.

JOHN ST. 60, rear of, Port Richmond, 1-sty concrete garage, 16x30; cost, \$300; owner, John F. Deolin, premises. Plan No. 906.

WESTERVELT AV. 90, New Brighton, 1-sty frame garage, 14x20; cost, \$100; owner, Jos. Dennis, 90 Westervelt av, New Brighton; builder, J. A. B. Larsen. Plan No. 901.

STORES, OFFICES AND LOFTS.

JEWETT AV. n w cor Egbert av, West New Brighton, 1-sty frame store, 30x35; cost, \$600; owner, John Helmbrecht, 449 St. Pauls av, Stapleton; builder, Fred Deppe. Plan No. 897.

MISCELLANEOUS.

EGBERT AV. 141, Egbertville, brick cesspool, 8x12; cost, \$40; owner, Monroe Eckstein Brewing Co., Manor rd. Plan No. 907.

MIDLAND AV. n s, 100 w 8th st, Midland Beach, concrete cesspool, 6x7; cost, \$18; owner, Mrs. L. Fralick, Midland Beach; builder, Henry Fish, New Dorp P. O., Egbertville. Plan No. 894.

SOUTH BEACH. near New Creek, South Beach, 1-sty frame shed, 16x24; cost, \$300; owner, Jno. Scott Estate, Stapleton P. O. Plan No. 904.

SEAVIEW AV. near New Creek, South Beach, 1-sty frame shed, 14x24; cost, \$300; owner, Jno. Scott Estate, Stapleton P. O., N. Y. Plan No. 903.

WILLOWBROOK AV. w s, 20 s King st, Willowdale, 1-sty concrete shed, 16x12; cost, \$75; owner, Gaspari Lamarka, 88 Bradley av, Four Corners. Plan No. 899.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST. 155, install new girders to 2-sty brick store and loft; cost, \$50; owner, Adolph Luckner, 2228 Broadway; architect, S. S. Sugar, 600 West 181st st. Plan No. 2143.

CLINTON ST. 48, e s, 150 s Stanton st, new light and vent shaft, rearrange toilet compartments and general repairs throughout to 5-sty brick tenement; cost, \$1,000; owner, Joel Sammet Estate, 49 Wall st; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 2129.

DELANCEY ST. 102, n s, 19 e Ludlow st, new partitions and roof, raise ceiling to 5-sty brick store and tenement; cost, \$1,000; owner, Rose Tillman, 102 Delancey st; architect, Samuel Cohen, 503 5th av. Plan No. 2138.

FRANKLIN ST. 47, s s, 59 w Lafayette st, new steps and doorway to 3½-sty brick restaurant; cost, \$250; owner, Louis Wolf, 72 West 42d st; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 2147.

GREENWICH ST. 342, new iron awning to 4-sty brick lofts; cost, \$200; owner, H. D. Bultman, 130 Washington pl; architect, Gerard Iron Works, Inc., 800 Gerard av, Bronx. Plan No. 2136.

READE ST. 22-26, n s, 75 w Elm st, new bulkhead, stairs, partitions, mason work to 5-sty brick store and lofts; cost, \$150; owner, Paul E. Vernon, 22-26 Reade st; architect, Chas. E. Miller, 111 Nassau st. Plan No. 2123.

VESTRY ST. 67, s e cor West st, erect new stairway to 9-sty fireproof factory; cost, \$3,000; owner, P. J. Carlin, 270 Washington av, Brooklyn; architect, owner. Plan No. 2170.

WASHINGTON ST. 785, new stairs, reinforce tier beams to 3-sty brick store and storerooms; cost, \$200; owner, Emedence K. Ager, 36 West 31st st; architect, Eugene Schoen, 106 East 19th st. Plan No. 2139.

WATER ST. 588, n s, 90 w Montgomery st, new window openings, partitions, mason work to 4-sty brick tenement; cost, \$400; owner, Mary Lavery, 588 Water st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2140.

WHITEHALL ST. 47, new front and store front, foundation to 3-sty brick lofts; cost, \$1,500; owner, Elizabeth F. Floyd Estate, 37 Liberty st; architects, Cruikshank & Fraser, 103 Park av. Plan No. 2144.

7TH ST. 268 East, s s, 208 w Av D, erect new walls to 3-sty brick and frame tenement; cost, \$500; owner, Isidor Wels, 233 Broadway; architect, Otto Reissmann, 147 4th av. Plan No. 2126.

11TH ST. 414 East, s s, 94 e 1st av, window openings, w. c. compartments, fireproof frames and sash, stairs, partitions, mason work to 5-sty brick store and tenement; cost, \$3,000; owners, George J. & William Kenny, 80 East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2167.

14TH ST. 249 West, n s, 190 e 8th av, new show windows, steps and drain, remove wall to 4½-sty brick store and dwelling; cost, \$700; owner, Eugene Schaefer, 249 West 14th st; architect, Denis Creedon, 178 8th av. Plan No. 2152.

28TH ST. 519 West, new toilet compartments, window frames, slate floors and base, mason work to 4-sty brick tenement; cost, \$330; owner, Colin M. Eadie, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 2159.

31ST ST. 120-122 West, construct new exits

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.

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FIREPROOF WIRE-GLASS WINDOWS

Plans Filed Alterations (continued).

- to 7-sty brick lofts; cost, \$1,000; owner, Nala Realty Corp., 48-54 West 25th st.; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 2134.
- 32D ST, 14-18 East, 115 w Madison av, erect sprinkler tank outfit and fireproof tank house to 12-sty fireproof lofts; cost, \$2,000; owner, John J. Garety, 3d and Beach avs, Bradley Beach, N. J.; architect, L. G. House Engineering Co., Inc., 143 West 40th st. Plan No. 2161.
- 36TH ST, 46 West, alter bachelor apartments to 4-sty brick bachelor apartments; cost, \$1,200; owner, Collingwood Realty Co., 45 West 35th st.; architect, Adolph Mertin, 34 West 28th st. Plan No. 2155.
- 36TH ST, 52-56 West, convert living apartments into bachelor apartments to 4-sty brick bachelor apartments; cost, \$7,000; owner, Collingwood Realty Co., 45 West 35th st.; architect, Adolph Mertin, 34 West 28th st. Plan No. 2148.
- 40TH ST, 141 East, n s, 171 e Lexington av, new partitions, fireproof windows, passage to 5-sty brick tenement; cost, \$200; owner, William S. Miller, 141 East 40th st.; architect, owner. Plan No. 2118.
- 41ST ST, 141 West, n s, 130 e Broadway, new entrance and window to 4-sty brick dwelling; cost, \$1,000; owner, Schuyler Realty Corp., 141 West 41st st.; architects, Gross & Kleinberger, 75 Bible House. Plan No. 2122.
- 45TH ST, 102-104 West, s s, 60 w 6th av, alter partitions, new front, vent shaft, raise tier beams to two 4-sty brick stores, offices and dwelling; cost, \$9,000; owner, Kompesula Realty Co., 761 6th av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 2151.
- 45TH ST, 26 East, s s, new passenger elevator hand sidewalk lift, extend store fronts, remove partitions to 4-sty brick store building; cost, \$3,000; owner, Clara W. Stetson, 26 East 45th st.; architects, Katz & Feiner, 505 5th av. Plan No. 2160.
- 47TH ST, 415 West, n s, 175 w 9th av, new partitions, w. c. windows, mason work to 4-sty brick tenement; cost, \$500; owner, Edward E. Ashley, 749 St. Nicholas av; architect, Otto Reissmann, 147 4th av. Plan No. 2153.
- 47TH ST, 8 West, build new front, new show windows, mason work to 4-sty brick private dwelling and display rooms; cost, \$500; owner, Elise Chalmers, 8 West 47th st.; architect, C. B. Brun, 405 Lexington av. Plan No. 2141.
- 47TH ST, 34 West, new show window, steel beams, window to 4-sty brick and stone store and dwelling; cost, \$175; owner, Walter J. Moores, 34 West 47th st.; architect, Ernest A. Lynde, 2715 Decatur av. Plan No. 2145.
- 51ST ST, 16 West, s s, 294 w 5th av, 1-sty extension, new store front, studio lights, remove partitions to 4-sty brick stores and residence; cost, \$4,000; owner, Columbia Leasehold, Columbia University, architects, Koehler & Spyr, 489 5th av. Plan No. 2157.
- 59TH ST, 5-7 East, new steel beams, concrete arches, fireproof partitions and stair enclosure, sprinkler system, fireproof extension, stair, plumbing to (2) 5 & 7-sty stores and lofts; cost, \$125,000; owner, Mary B. Brandegee, Brookline, Mass.; architect, Louis E. Jallade, 37 Liberty st. Plan No. 2142.
- 62D ST, 314 West, s s, 149 e 2d av, new railing, remove skylight, fireproof interior shafts to 5-sty brick tenement; cost, \$1,000; owner, Sigmund Tynberg, 1329 Madison av; architect, Otto L. Spahnacke, 13 Park Row. Plan No. 2149.
- 63D ST, 164 East, 1-sty addition, new skylights, dumbwaiter, chimneys, entrance, studio, partitions, plumbing, heating, stairs to 5-sty brick dwelling; cost, \$1,500; owner, Beckman Estate, 7 East 42d st.; architect, Frederick J. Sterner. Plan No. 2156.
- 66TH ST, 53-69 West, new marquis to 2-sty fireproof skating rink and offices; cost, \$300; owner, St. Nicholas Skating & Ice Co., 68 William st.; architect, George Becker, 545 West 22d st. Plan No. 2128.
- 69TH ST, 121 East, extend stairs and bedrooms, wire cage to 4-sty brick residence; cost, \$3,000; owner, George B. Agnew, 121 East 69th st.; architect, W. I. Morris, 15 West 38th st. Plan No. 2114.
- 69TH ST, 123 East, extend stairs and bedrooms, new wire cage to 4-sty brick residence; cost, \$3,000; owner, Mrs. Edgar S. Auchincloss, 123 East 69th st.; architect, W. I. Morris, 15 West 38th st. Plan No. 2115.
- 75TH ST, 226 West, s w cor Broadway, mason work, remove skylight to 5-sty brick tenement; cost, \$200; owner, Mrs. Leopold Barzaghi, 226 West 75th st.; architect, Patrick J. Murry, 201 Bush st, Bronx. Plan No. 2117.
- 80TH ST, 75 East, new stair, bathroom, skylight, partitions, cement sidewalk, remove fireplace to 4-sty brick private residence; cost, \$5,000; owner, Northcott Realty Co., Inc., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 2132.
- 98TH ST, 159 West, new partitions to 4-sty brick private dwelling; cost, \$500; owner, Eleanor L. Knowles, 661 West End av; architect, Harvey J. Lefler, 661 West End av. Plan No. 2130.
- 91ST ST, 111 East, rearrange partitions, new extension, openings to 3-sty brick private dwelling; cost, \$4,000; owner, Akron Bldg. Co., 119 West 40th st.; architect, Emery Roth, 119 West 40th st. Plan No. 2135.
- 101ST ST, 102 West, s w cor Columbus av, new partitions, door openings, fireproof windows, reconstruct fire-escape to 6-sty fireproof store and lofts; cost, \$1,500; owner, Herman Markowitz, 228 West 112th st.; architect, Louis A. Sheinart, 104 Bowery. Plan No. 2168.
- 106TH ST, 404 to 422 East, s s, 113 e 1st av, 1-sty addition, new pasageway, floor, slag roof, windows, fire-escapes to 4-sty brick factory; cost, \$10,000; owners, Max Nathan, 32 East 72d st. and Edwin Toothe, Madison, N. J.; architect, Wesley J. Havell, 325 East 31st st. Plan No. 2169.
- 114TH ST, 314 East, s s, 180 e 2d av, new iron girders, show window front to 4-sty brick tenement; cost, \$200; owner, Giacomo Principe, 314 East 114th st.; architect, B. F. Thompson & Co., 1679 Carter av, Bronx. Plan No. 2164.
- 116TH ST, 253 West, n s, 125 e 8th av, new partitions, passageway to 5-sty brick tenement; cost, \$150; owner, Patrick McCarthy, 92 Greenwich st.; architect, Patrick J. Murry, 201 Bush st, Bronx. Plan No. 2119.
- 124TH ST, 234 East, new show window, girders, fireproof doors, remove partitions and windows to 3-sty brick store and dwelling; cost, \$1,000; owner, Helen A. Howell, 46 Cedar st.; architect, Frank Hausle, 81 East 125th st. Plan No. 2163.
- 132D ST, 9-11 East, 10-12 East 133d st, construct temporary fireproof enclosure to 4-sty fireproof brew house and boiler room; cost, \$125; owner, James Everards' Breweries, 10-12 East 133d st. architect, John H. Jones, 210 East 126th st. Plan No. 2158.
- BROADWAY, 1141-1143, n w cor 26th st, replace columns and girders to 5-sty brick store and lofts; cost, \$1,500; owner, Hopeton Dyer, 8 East 86th st.; architect, Frederick Putnam Platt, 1123 Broadway. Plan No. 2120.
- LEXINGTON AV, 121, new show window to 4-sty brick store and apartments; cost, \$150; owner, Sarsfield H. Lavelle, 121 Lexington av; architect, George Marshall, 341 88th st, Brooklyn. Plan No. 2133.
- LEXINGTON AV, 1631, n e cor 103d st, new store fronts to 4-sty brick tenement; cost, \$1,000; owner, C. Rouse Estate, 265 6th av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2131.
- MADISON AV, 1062, w s, 42 n 80th st, raise tier beams, new stairs and stair hall, vent shaft, partitions, store front, bathrooms to 5-sty brick store and bachelor apartments; cost, \$8,000; owner, David H. Davidson, 1062 Decatur av; architects, Sass & Springsteen. Plan No. 2146.
- WEST BROADWAY, 307-309, new stairways, ceiling, partitions, fireproof doors, bulkhead, skylight to 7-sty brick factory; cost, \$3,000; owner, A. Kimball Co., 307-309 West Broadway; architect, Jean Jeauume, 37 Sullivan st. Plan No. 2125.
- 1ST AV, 1944, n s, 63 n 100th st, new iron stairs, doors, eliminate apartments to 6-sty brick store and tenement; cost, \$1,500; owner, Frank C. Stoddard, Simsbury, Conn.; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 2166.
- 2D AV, 513, new partitions, walls, tile floor, mason work to 4-sty brick tenement; cost, \$500; owners, M. J. Escheverria & J. M. Adrian, care Lee Samenfeld, 143 West 40th st. architect. Plan No. 2137.
- 3D AV, 1531-33, n e cor 86th st, new partitions, fireproof curtain to 5-sty brick department store and dance hall; cost, \$400; owner, Jacob Lauchheimer, 1531 3d av; architect, Bernard K. Bimberg, 2283 Broadway. Plan No. 2127.
- 3D AV, 1344, s w cor 77th st, new show window, entrance door, partitions, divide store, mason work, remove brick work to 5-sty brick stores and tenement; cost, \$350; owner, Seventy Street Building Co., 279 Pearl st.; architect, Otto A. Staudt, 945 2d av. Plan No. 2154.
- 4TH AV, 220, s w cor 18th st, erect sprinkler tank outfit and fireproof tank house to 9-sty fireproof lofts; cost, \$1,800; owner, Michael Coleman, exr., 125 West 56th st. The Hennessy Estate; architect, L. G. House Engineering Co., Inc., 143 West 40th st. Plan No. 2162.
- 5TH AV, 79, s e cor 16th st, new partitions and door to 17-sty fireproof lofts; cost, \$200; owner, Rothschild Realty Co., 98 5th av; architect, Patrick J. Murry, 201 Bush st, Bronx. Plan No. 2116.
- 6TH AV, 783-785, w s, 75 s 45th st, alter partitions, new vent shaft, raise tier beams to two 4-sty brick stores, offices and dwelling; cost, \$9,000; owner, Kompesula Realty Co., 761 6th av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 2150.
- 6TH AV, 1034-1044, n e cor 58th st, new partitions to 10-sty fireproof tenement; cost, \$3,500; owner, William H. Burgess Estate, Boston, Mass.; architect, Charles C. Thain, 1181 Broadway. Plan No. 2165.
- 8TH AV, 939-945, erect new marquis to 6-sty brick restaurant and studio building; cost, \$350; owner, Herman L. R. Edgar, 81 Nassau st.; architect, Charles H. Fox, 542 West 112th st. Plan No. 2124.

Bronx.

- 150TH ST, s s, 145.25 e Morris av, 1-sty brick extension, 9.2x19, to 3-sty brick tenement; cost, \$500; owner, Donato Maugler, 284 East 150th st.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 391.
- 160TH ST, 755, new doors, new partitions, new fire-escapes, &c., to 6-sty brick tenement; cost, \$2,000; owners, Cohen & Glauber, 35 Nassau st.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 398.
- 187TH ST, n w cor Belmont av, new store fronts, new columns, &c., to 3-sty brick store and dwelling; cost, \$1,000; owner, Ebling Co., 760 St. Anns av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 395.
- BOGART AV, w s, 250 s Neil av, move 2-sty frame dwelling; cost, \$1,200; owners, Jas. & John Dunnigan, 1861 Holland av; architect, John J. Dunnigan, 391 East 149th st. Plan No. 396.
- BRIGGS AV, w s, 220 n 196th st, terra cotta partitions to 3-sty brick dwelling; cost, \$300; owner, H. F. Burke, 2763 Briggs av; architect, A. F. Bernhard, 470 4th av. Plan No. 394.
- JACKSON AV, 884, new partitions to 2-sty brick dwelling; cost, \$500; owner, Isidor Isaacson, 763 East 152d st.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 399.
- LOCUST AV to East River, 137th to 138th st, 1-sty brick extension, 12x20, to 1-sty brick factory; cost, \$200; owner and architect, De La Vergne Machine Co., on premises. Plan No. 393.
- WASHINGTON AV, 1507-1509, remove projections from 5-sty brick tenement; cost, \$300; owners, Niebuhr & Standlander, Dongan Hills, S. I.; architect, John H. Knobel, 305 West 43d st. Plan No. 390.
- WASHINGTON AV, 1384, remove projections from 4-sty brick tenement; cost, \$200; owner, Dorothy Ruhl, on premises; architect, Robt. E. La Velle, 489 5th av. Plan No. 397.
- WESTCHESTER AV, s e cor Fox st, new store fronts, new toilets, &c., to 1-sty brick stores; cost, \$2,000; owner, Sidney Sonn, 149 Church st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 389.

Brooklyn.

- ASHFORD ST, w s, 147.7 n Atlantic av, interior alterations to 2-sty dwelling; cost, \$250; owner, Geo. T. Stockham, Hotel Walcott; architect, Louis F. Schilling, 167 Van Siclen av. Plan No. 6535.
- ASHFORD ST, e s, 19 n Livonia av, exterior alterations to 2-sty store and dwelling; cost, \$800; owner, Jacob Kurtz, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6538.
- BOND ST, w s, 70 s Carroll st, interior alterations to 3-sty store and tenement; cost, \$200; owner, Martin De Lasso, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6422.
- BREMEN ST, w s, 50.10 n Noll st, exterior alterations to 5-sty brewery; cost, \$5,000; owner, Obermeyer & Liebmann, Noll and Bremen sts; architect, Fredk. Wrendin, 957 Broadway. Plan No. 6401.
- BUSH ST, s s, 100 e Columbia st, interior alterations to 2-sty dwelling; cost, \$200; owner, Margaret Ayers, 80 Bush st; architect, E. H. Scally, 337 Henry st. Plan No. 6468.
- COTTAGE PL, w s, 80 s Surf av, extension to 3-sty dwelling; cost, \$300; owner, Sylvia Maresca, 2204 Surf av; architect, Jas. A. McDonald, Surf av and West 27th st. Plan No. 6465.
- DEAN ST, n s, 225 e Buffalo av, extension to 2-sty dwelling; cost, \$500; owner, John Hoffman, 1923 Dean st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 6469.
- GRAND ST, n s, 142.6 e Graham av, interior alterations to 1-sty theatre; cost, \$200; owners, Rubin Abrams & ano, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 6503.
- HART ST, n w cor Evergreen av, interior alterations to 1-sty market; cost, \$200; owner, Wm. Dugan, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 6544.
- HICKS ST, s s, 142 w Johnson st, extension to 3-sty hospital; cost, \$15,000; owner, St. Christopher's Hospital, on premises; architect, Donn Barber, 101 Park av, Manhattan. Plan No. 6420.
- JORALEMON ST, s s, 91 e Sidney pl, exterior alterations to 4-sty dwelling; cost, \$10,000; owner, Walter Sinclair, Seagate, C. I.; architects, Snee & Bryson, 154 Montague st. Plan No. 6499.
- PEARL ST, e s, 22 n Tillary st, extension to 3-sty store and dwelling; cost, \$400; owner, Henry Geozzi, 144 Pearl st; architect, Pasquale Galardi, 239 Navy st. Plan No. 6423.
- TEN EYCK ST, n s, 175 e Union av, interior alterations to 3-sty tenement; cost, \$350; owner, Jos. Fein, 340 Vernon av; architects, Cannella & Gallo, 60 Graham av. Plan No. 6480.
- TEN EYCK ST, n s, 150 e Union st, interior alterations to 3-sty tenement; cost, \$300; owner, Jos. Fein, 340 Vernon av; architects, Cannella & Gallo, 60 Graham av. Plan No. 6479.
- UNION ST, n s, 267.6 w 4th av, interior alterations to 4-sty tenement; cost, \$1,000; owner, Faustino Guarino, Jerome and Canal avs, Woodhaven, L. I.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6559.
- VARET ST, s s, 130 e Manhattan av, interior alterations to 2-sty storage and dwelling; cost, \$450; owner, Max Zuckerman, 35 Graham av; architect, Lew Koen, 76 Graham av. Plan No. 6432.
- 1ST PL, s s, 140 W Smith st, interior alterations to 3-sty dwelling; cost, \$200; owner, Daniel Bergeson, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6481.
- SOUTH 5TH ST, n s, 40 w Kent av, exterior alterations to 7-sty factory; cost, \$1,500; owner, American Sugar Refining Co., on premises; architect, Godfrey Engel, 126 Winthrop st. Plan No. 6513.
- EAST 9TH ST, e s, 100 n Av O, plumbing to 2-sty dwelling; cost, \$200; owner, Kings Co. Mtg. Co., 153 Remsen st; architect, Hy Schlerchken, 648 Franklin av. Plan No. 6525.
- EAST 9TH ST, w s, 260 s Av N, plumbing to sty dwelling; cost, \$320; owner, Kings Co. Mtg. Co., 153 Remsen st; architect, Hy Schlerchken, 648 Franklin av. Plan No. 6526.
- 86TH ST, s w cor 12th av, extension to 3-sty store and dwelling; cost, \$300; owner, Jeremiah Desmond, 1176 86th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6460.
- EAST 10TH ST, w s, 80 n Av P, extension to 2-sty dwelling; cost, \$1,000; owner, Emil P. Gervasin, 80 West 40th st, Manhattan; architect, John M. Ricca, 90 New Lots rd. Plan No. 6540.
- BLAKE AV, n e cor New Jersey av, extension to 3-sty store and tenement; cost, \$1,000; owner, Henry Brimberg, 452 New Jersey av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6477.
- BROADWAY, n s, 125.4 w Berry st, interior alterations to 4-sty factory; cost, \$1,200; owner, Esther Schefer, 761 Myrtle av; architect, Harold Dangler, 215 Montague st. Plan No. 6442.

BROADWAY, e s, 67 s Manhattan av, interior alterations to 2-sty factory; cost, \$500; owner, Aaron Westheim, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6462.

EASTERN PARKWAY, n w cor Pacific st, interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, Stefano Lo Re, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 6485.

EMMONS AV, n e cor Ocean av, exterior alterations to 2-sty hotel; cost, \$500; owner, Mrs. Fred Lundy, 2218 Voorhies av; architect, Edw. Long, 2769 East 23d st. Plan No. 6509.

FLUSHING AV, n e cor Kent av, interior alterations to 3-sty store and tenement; cost, \$1,200; owner, Jos. Fine, 172 Medlin av, Arlington, N. J.; architects, Kallich & Lubroth, 215 Montague st. Plan No. 6446.

LEXINGTON AV, s s, 450 e Nostrand av, extension to 1-sty garage; cost, \$300; owner, Martin D. Walsh, on premises; architect, Willard Parker, 24 McDonough st. Plan No. 6556.

LIVONIA AV, n w cor Christopher av, plumbing to 4-sty store and tenement; cost, \$300; owner, Bakery Builders, 175 Watkins st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6539.

MANHATTAN AV, n w cor Commercial st, interior alterations to 4-sty factory; cost, \$30,000; owner, Chelsea Fibre Mills, on premises; architect, Wm. B. Tubby, 81 Fulton st, Manhattan. Plan No. 6523.

OVINGTON AV, n s, 204.11 w 4th av, extension to 2-sty sanitarium; cost, \$1,250; owner, Bay Ridge Sanitarium, Inc., 139 Bay 17th st; architects, Koch & Wagner, 26 Court st. Plan No. 6399.

PARK AV, s s, 300 w Sumner av, interior alterations to 3-sty tenement; cost, \$1,000; owner, Ralph Gaminetsky, on premises; architect, Tobias Goldstone, 50 Graham av. Plan No. 6474.

PARK AV, s s, 300 w Sumner av, extension to 1-sty dwelling; cost, \$150; owner, Ralph Gaminetsky, on premises; architect, Tobias Goldstone, 50 Graham av. Plan No. 6475.

PUTNAM AV, s s, 83 e Lewis av, interior alterations to 3-sty dwelling; cost, \$240; owner, Chauncey G. Cozine, 662 Putnam av; architect, C. G. Cozine, 662 Putnam av. Plan No. 6471.

RAILROAD AV, n w cor 15th av, extension to 2-sty dwelling; cost, \$200; owner, Vincent Balsamo, on premises; architect, Jas. A. McDonald, Surf av and West 27th st. Plan No. 6464.

SARATOGA AV, e s, 57.6 n Sutter av, extension to 2-sty store and dwelling; cost, \$250; owner, Molly Schneiderman, 595 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6445.

STONE AV, e s, 150 s Belmont av, interior alterations to 3-sty dwelling; cost, \$125; owner, Jacob Horowitz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6521.

SUMNER AV, s w cor DeKalb av, exterior alterations to 3-sty store and dwelling; cost, \$500; owner, Jos. Dixon, 1234 Myrtle av; architect, Louis Allmendinger, 926 Broadway. Plan No. 6541.

SUMNER AV, s w cor DeKalb av, exterior alterations to 2-sty store and dwelling; cost, \$1,500; owner, Jos. Dixon, 1234 Myrtle av; architect, Louis Allmendinger, 926 Broadway. Plan No. 6542.

TOMPKINS AV, e s, 74.11 n Willoughby av, interior alterations to 3-sty store and dwelling; cost, \$3,000; owner, Abraham Wyler, 1471 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 6436.

VANDERBILT AV, w s, 100 s Park pl, interior alterations to 2-sty store and dwelling; cost, \$3,000; owner, Orsalina Ragasano, 4702 New Utrecht av; architect, W. T. McCarthy, 16 Court st. Plan No. 6501.

WAVERLY AV, e s, 144 n Greene av, interior alterations to 2-sty stable; cost, \$500; owner, Edw. J. McCabe, 388 Washington av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 6467.

WILLIAMS AV, e s, 175 n Vienna av, plumbing to 7-sty store and dwelling; cost, \$150; owner, Philip Burkhardt, 801 Williams av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6405.

WILLIAMS AV, e s, 175 n Vienna av, plumbing to 1-sty dwelling; cost, \$150; owner, Philip Burkhardt, 801 Williams av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6404.

3D AV, w s, 60 n 41st st, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Jacob Schaeffer, —; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6568.

6TH AV, n w cor Bergen st, extension to 2-sty dwelling; cost, \$200; owner, Robert Farrell, 253 Flatbush av; architects, Cohn Bros., 361 Stone av. Plan No. 6487.

6TH AV, w s, 84.2 n 18th st, interior alterations to 2-sty store and dwelling; cost, \$1,000; owner, Isadore Titlebaum, 358 5th av; architect, Harry Zlot, 65 Grand st. Plan No. 6440.

Queens.

COLLEGE POINT.—13th st, e s, 75 s 4th av, new store front in brick store; cost, \$50; owner, Paul Besio, premises. Plan No. 2065.

CORONA.—Tieman av, s e cor Park st, new foundation to shop; cost, \$200; owner, F. Staebler, premises. Plan No. 2073.

FLUSHING.—Queens av, n s, 30 w Burling av, plumbing in dwelling; cost, \$50; owner, J. O. Connor, premises. Plan No. 2070.

FLUSHING.—15th st, 19, new concrete foundation to dwelling; cost, \$300; owner, R. Magnoin, premises. Plan No. 2090.

FLUSHING.—Cypress av, s s, 225 w Central av, plumbing in dwelling; cost, \$50; owner, A. P. Hall, premises. Plan No. 2102.

GLENDALE.—Larch av, s s, 210 e Van Dine av, erect extension on rear of frame dwelling, 13x12, shingle roof, 1-sty; cost, \$100; owner, V. Langer, premises. Plan No. 2067.

GLEN MORRIS.—Tennessee av, e s, 140 s Rockaway rd, erect porch on dwelling; cost, \$150; owner, H. Grigelet, premises. Plan No. 2087.

JAMAICA.—Fulton st, 530, build show window in front of frame office; cost, \$100; owner, T. J. Kiernan, 32 Hanson pl, Jamaica. Plan No. 2069.

JAMAICA.—Fulton st, 455, interior alterations to dwelling; cost, \$150; owner, Henry Merkel, premises. Plan No. 2084.

L. I. CITY.—Greenpoint av, s s, 24 e Starr av, gas piping in dwelling; cost, \$50; owner, M. McGarry, premises. Plan No. 2099.

L. I. CITY.—North Washington pl, n s, 150 w Van Alst av, erect porch on dwelling; cost, \$70; owner, W. Horak, premises. Plan No. 2097.

L. I. CITY.—Newtown av, s s, 275 e Van Alst av, plumbing in dwelling; cost, \$150; owner, D. Gleason, premises. Plan No. 2103.

L. I. CITY.—Ridge st, n s, 75 w Van Alst av, plumbing in dwelling; cost, \$50; owner, J. Epstein, premises. Plan No. 2089.

L. I. CITY.—Boulevard, e s, 188 s Graham av, interior alterations to dwelling; cost, \$2,000; owner, Frank Tomasino, premises. Plan No. 2092.

L. I. CITY.—9th av, e s, 300 n Vandeventer av, interior alterations to dwelling; cost, \$400; owner, Fredk. Klausecker, premises. Plan No. 2080.

L. I. CITY.—Haywood av, n w cor 3d st, 1-sty brick extension, 160x100, rear barrel shop, slag roof; cost, \$10,000; owners Maurer Bros., 575 Flushing av, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2083.

MASPETH.—Clinton av, s s, 175 w Willow av, 1-sty frame extension, 17x24, rear dwelling, tin roof, interior alterations; cost, \$600; owner, Paul Kerzy, premises. Plan No. 2077.

MASPETH.—Perry av, 59, new front on frame dwelling, 25x32; cost, \$450; owner, A. Krygier, premises. Plan No. 2064.

OZONE PARK.—Clinton av, w s, 200 n Jerome av, plumbing in dwelling; cost, \$50; owner, N. Gussack, premises. Plan No. 2086.

OZONE PARK.—Thedford av, w s, 225 n Beaufort st, plumbing in dwelling; cost, \$50; owner, E. Mellreith, premises. Plan No. 2078.

RICHMOND HILL.—Lefferts av, n e cor Cuthbert pl, plumbing in dwelling; cost, \$50; owner, H. Heyer, premises. Plan No. 2074.

RICHMOND HILL.—Lefferts av, e s, 100 n Cuthbert pl, plumbing in dwelling; cost, \$50; owner, E. Vetter, premises. Plan No. 2075.

RICHMOND HILL.—Lefferts av, e s, 25 n Cuthbert pl, plumbing in dwelling; cost, \$50; owner, J. Johnson, premises. Plan No. 2076.

RICHMOND HILL.—Oak st, w s, 55 n Fulton st, plumbing in dwelling; cost, \$50; owner, O. Meyer, premises. Plan No. 2079.

RICHMOND HILL.—Herold av, n w cor Jamaica av, plumbing in dwelling; cost, \$50; owner, F. Kuhn, premises. Plan No. 2082.

RICHMOND HILL.—Church st, n w cor Central av, plumbing in dwelling; cost, \$80; owner, L. Parting, premises. Plan No. 2091.

RICHMOND HILL.—Lefferts av, e s, 1129, plumbing in dwelling; cost, \$50; owner, H. Schoenlank, premises. Plan No. 2104.

RICHMOND HILL CIRCLE.—Bergen Landing rd, s s, 42 e Meacham av, erect storm shed rear dwelling; cost, \$50; owner, J. J. Veit, premises. Plan No. 2088.

WINFIELD.—Franklin st, s s, 120 e Fisk av, new foundation to dwelling; cost, \$250; owner, L. I. R., Penn Station, Manhattan. Plan No. 2072.

WOODHAVEN.—Gherardi av, e s, 180 s Jamaica av, plumbing in three dwellings; total cost, \$150; owner, A. Armhoim, premises. Plan Nos. 2093-94-95.

WOODHAVEN.—Liberty av, n w cor Emerald st, interior alterations to dance hall; cost, \$2,000; owners, Welz & Zerweck, Myrtle and Wyckoff avs, Brooklyn; architects, Shampan & Shampan, 772 Broadway. Plan No. 2100.

Richmond.

MEADON ST, 27, Stapleton, alterations to frame dwelling; cost, \$75; owner, F. H. Deate, premises; builder, E. Larsen, 72 Gordon st, Stapleton. Plan No. 400.

AMBOY RD & ELLIOT AV, junction, Tottenville, alterations to frame dwelling; cost, \$550; owner, Wm. D. Fresicks, Elliot av, Tottenville; builders, Campbell & Anderson, 129 Central av, Tottenville. Plan No. 397.

BOULEVARD, s s, 500 e Hillside av, Great Kills, alterations to frame dwelling; cost, \$400; owner, Grace E. Dalglis, Great Kills; builders, Dupuy & Jensen, 249 Fisher av, Tottenville. Plan No. 398.

DUNCAN AV, foot, 100 s Theresa pl, Stapleton, alterations to frame dwelling; cost, \$1,000; owner, John H. Gans Estate, 58 Central av, St. George; architect, Henry G. Otto, 6 Jackson st, Tompkinsville. Plan No. 395.

ELM AV, e s, bet 4th and 5th sts, alterations to ten frame bungalows; cost, \$200; owner, C. J. Chambers; architect, J. Litiril. Plan No. 403.

JEWETT AV, 97, Port Richmond, alterations to tile ice factory; cost, \$125; owner, North Shore Ice Co., 97 Jewett av; builder, E. Kaszkousky, 3d av, New Brighton. Plan No. 392.

WASHINGTON AV, n e cor Egbert st, Grant City, alterations to frame dwelling; cost, \$400; owner, A. Lunhesi, 84 Lincoln av, Grant City; builder, M. Cebilli, Grant City. Plan No. 399.

WASHINGTON AV, w s, 150 n Paris st, Grant City, alterations to frame dwelling; cost, \$75; owner, Luther Brandes, 180 Washington av, Grant City. Plan No. 401.

PERSONAL AND TRADE NOTES.

GREENWALD & POLLAK, general contractors, have moved their offices from 505 5th av to 30 East 42d st.

LYNDE PALMER, wholesale lumber, is moving his offices from 1 Madison av to the Grand Central Terminal.

AUGUST SUNDBERG, architect, has moved his offices from 244 Huguenot st to 78 North av, New Rochelle, N. Y.

ARLAND W. JOHNSON, architect, formerly located at 105 West 40th st, is now practicing his profession at 35 Nassau st.

HUDDLESTON-MARSH LUMBER COMPANY, of Chicago, dealers in fancy woods, has opened a New York office at 33 West 42d st.

EDWARD C. HEALD, architect, has moved his offices from 14 South Broadway to the Phillipsburg Building, 2 Hudson st, Yonkers, N. Y.

CHARLES P. BOLAND CO., general contracting, has moved its offices from 30 4th st, Troy, N. Y., to the Arkay Building, Albany, N. Y.

C. C. TODD has been elected vice-president of the Central Foundry Co., 90 West st. Mr. Todd was formerly manager of the company's Chicago branch.

GEORGE O. STEDMAN, architect, Willet Block, Rome, N. Y., desires samples and catalogues from manufacturers interested in the building trades.

HERLIHY CONSTRUCTION CO. has recently been organized to do a general contracting business and has opened offices at 9 Madison av, Glens Falls, N. Y.

JOSEPH BROWN AND LOUIS HOFFMAN, associated architects, have opened offices for the joint practice of their profession at 778 East Genesee st, Buffalo, N. Y.

AMERICAN STEEL & WIRE CO., Chicago, Ill., has been awarded the Grand Prize by the Panama-Pacific International Exposition for the superiority of its products and the high character of its exhibit.

BALLINGER & PERROT, architects and engineers, have moved their offices from 1211 Arch st to the new Methodist Building, Philadelphia, Pa. This firm maintains a New York office at 1328 Broadway.

JOSEPH X. NETTER, formerly advertising manager for the New York Gas & Electric Appliance Co., is now advertising manager for Shapiro & Aronson, manufacturers of gas and electric fixtures, 20 Warren st.

HERMAN ASCHENDORF & CO., architects, have opened offices in the Northern New Jersey Trust Co. Building, Edgewater, N. J., and desire samples and catalogues from manufacturers interested in the building trades.

CHRIS J. JEPPESEN, INC., 56 West 45th st, consulting engineer, is preparing plans and specifications for a plant for the manufacture of munitions of war to be erected at Hanyang, China, by the Imperial Government of China.

THE PURCHASING AGENTS ASSOCIATION of New York will have a meeting at the Hotel Breslin the evening of September 21. It will be in the nature of the opening of the fall season, and an interesting program is promised.

DONN BARBER, 101 Park av, president of the Society of Beau Arts Architects, has been selected to design a monument 115 feet in height, to be erected to the memory of Lindon Wallace Bates, Jr., who died in the Lusitania disaster. The monument will be located on the country estate of the Bates family on one of the highest points in the Berkshire section and will be about 2,300 feet above sea level.

RAPHAEL CAPORALE, architect and builder, at Mapleton on the new Sea Beach subway, has moved his offices to 6216 20th av. Mr. Caporale was a pioneer operator in the section eight years ago. He predicts much activity in the section as soon as the money market favors. There will be exceptional opportunities for apartment house builders. There are few vacancies thereabouts at present. Hitherto the construction work has been almost exclusively for private dwellings.

OBITUARY

WILLIAM SMITH HASSAN, a general contractor, for many years prominent in the Bay Ridge section of Brooklyn, died at his home, 263 85th st, Wednesday, September 15. Mr. Hassan was a member of Day Star Lodge No. 798, F. & A. M.

JOSEPH OLIVER, building contractor, died suddenly of paralysis at his home, 117 Wright st, Stapleton, S. I., Tuesday, September 14. He was born in Ireland eighty years ago and came to this country as a boy. He is survived by two sons and four daughters.

CONRAD ALVES, a general contractor who had erected many notable buildings in Westchester County, died at his home in Greenwich, Conn., Monday, September 13. He was born in Hanover, Germany, April 14, 1857, and came to this country when 28 years old.

CHARLES W. COLLINS, who was prominent as a building contractor in the Bronx for the last thirty years, and who was the head of the Stalwart Construction Co., died after a ten weeks' illness at the St. Francis Hospital, Monday, September 13. He was forty-eight years old. Mr. Collins had been active politically for many years, and was Democratic leader of the Thirty-second Assembly District of the Bronx. He belonged to the Fordham Club, Bronx County Club, West End Democratic Club and the Schnorrer Club. He is survived by his widow, two sons and two daughters.

BUILDING MATERIALS AND SUPPLIES

FURTHER STIFFENING OF PRICES ON STEEL AND PIG IRON—CRUSHED STONE LATEST FACTOR TO ADVANCE

Portland Cement Firmer—Brick Strike at Haverstraw Ends

THAT a new era has dawned for building material interests seems apparent from building statistics coming in covering the half month of September. The first two weeks of the month showed a total of 9,912 new building plans filed with a total estimated value of \$28,996,000. In August, which showed a gain of 13.7 per cent. over any month since August, 1914, the first two weeks showed returns of 8,868 new building projects with an estimated value of \$32,001,900. The first two weeks of September showed a total of 510 new buildings projected in New York valued at \$6,016,948 as against 433 valued at \$6,876,583 in the first two weeks of August.

In these figures there will be found a slight retraction in the estimated value of building operations both for the country and for New York, but a sharp improvement in the number of new operations projected is shown. This is held to indicate a brisker movement on the part of building speculators, an element that has not been particularly active in building construction work anywhere outside of the pacific coast for the last three years.

Cheaper money seems to be the main cause for this improvement. Money is more readily available than it has been in a long time. Banks are even seeking good borrowing accounts by advertisement and by personal solicitation. The Harriman bank and the Bankers Trust Company were two notable cases where advertisements have been used to solicit credit extension and two banks sent their representatives to the president of a large building commodity concern this week offering to make favorable loans if money was needed.

This freedom of money seems to be most apparent in those lines that are likely most to benefit from exigencies arising from the war. Portland cement, steel, wire products, metal lath, metal ceilings, nails, wire, sheet brass and copper are among the prime factors of progression and they, in turn, are creating better conditions for common brick, fire brick, glass, pig iron, rope, cable, conduits, ship building and factory grades of lumber and oils.

In practically every one of these commodities upward movements of prices are recorded. The latest to move up is the crushed stone department. Prices have been down as low as 60 cents a cubic yard, this year, while quotations at present are between eighty-five and ninety cents and are decidedly stiff at that level. For instance, last week the Public Service Commission opened bids for 243,000 cubic yards of either trap rock or hard lime stone. The bids were found to be of such wide variance that all were rejected and new figures adver-

tised for. When these were opened the Upper Hudson Stone Co. quoted \$228,000 and the Haverstraw Crushed Stone Co. made a bid of \$250,240. These quotations show approximately a ninety-cent level even for large quantities showing that if the present demand continues ordinary market prices for November deliveries will be somewhere around a dollar a yard.

Crushed stone being a component of concrete, it is interesting to note the trend of Portland cement prices. New business calling for November delivery is being taken almost universally from the Lehigh district above \$1.52, and current business is not nearly so weak at \$1.42 as it was a fortnight ago. In fact, the statement was made this week that \$1.48 is bottom even as quoted by the small companies.

I-beams, 3 to 15 inches; channels, 3 to 15 inches; angles, 3 to 6 inches on one or both legs 7/8-inch thick and over, and zees 3 inches and over, are being quoted at 1.35c. bare. The price of pig iron is stiff, one purchaser of 45,500 tons of basic pig iron having paid as high as \$17, delivered in the first quarter, for 10,000 tons and \$17.25 for the remainder. Even those prices were below the price some sellers have announced for the first quarter of 1916.

The settlement of the brick laborers' strike at Haverstraw has cleared the tension in that market as far as supply is concerned for the winter. This difficulty served to permit this section to unload a large quantity of 1915 brick and about 30 per cent. of the district's capacity is now being operated mostly for delivery this winter and early next spring. There is a considerable quantity of brick held here in the market on order, but the base price range for this commodity today is \$5.75 to \$6 for fair Hudsons and about \$5.50 and \$6 for Raritans.

Prospective builders should be advised that current stocks in dealers hands are being held at prices for immediate acceptance that probably will not continue. Freight cars are practically all busy and bottoms for hauling building supplies to this market by water are extremely scarce. In addition, mills have moderate reserves on hand.

The week's plan filings in the five boroughs, with comparisons for last week, follow: In the corresponding week last year 172 new plans were filed with an estimated value of \$3,486,880.

	Weeek ending,		Sept. 17.	
	No.	Value.	No.	Value.
Manhattan.....	5	\$2,005,000	5	\$123,000
Bronx.....	10	337,300	12	220,500
Brooklyn.....	58	722,800	116	1,066,000
Queens.....	82	276,248	126	336,485
Richmond.....	17	17,415	26	38,875
Totals.....	172	\$3,358,755	285	\$1,784,860

same period last year despite the slump in August, helped to show dealers that they might as well make up their minds that the day of cheap cement is passing, for the present at least. The stock on hand in twenty-five mills in the district on August 31 was more than there was on hand on July 31, with one mill closed down. Buying so far this month, however, is rapidly depleting this stock, so that with about seven-tenths of all the cement sold at the recent cut prices already shipped, it will not be surprising if \$1.52 base for this commodity will be general before long.

Banks have been inclined to make loans to cement mills, probably in anticipation of more European inquiries. The fact that New York, during the month of August showed a gain in building projects of 36 per cent., is sufficient to assume that dealers' stocks will move out fast and that in anticipation of continued active plan filing more cement will be needed when the base price is higher than it is now. These prospects make the cement situation stronger than it has been in many months.

CRUSHED STONE.

Some Interesting Inside Notes About Why Prices Have Advanced.

WHEN the Public Service Commission took bids the other day for 243,000 cubic yards of crushed traprock or hard lime stone, the quotations were said to have ranged from 60 to 90 cents. There was such a variance in this range that the bids were all rejected and new figures were called for. The figures at that time showed quotations from the Upper Hudson Stone Co. of \$228,010 and from the Haverstraw Crushed Stone Company of \$250,240. These figures represented quotations ruling around 90 cents a cubic yard. Prices quoted for 32,500 cubic yards of 3-inch ballast for subway, consisting of either trap rock or hard limestone, ran from \$26,325 as quoted by the Haverstraw Crushed Stone Co. to \$27,625 from the Upper Hudson Stone Company.

There have been rumors in the trade for some time that a combination was to be formed for the purpose of bringing the market down to a better level where profit taking could begin. But the situation has been cured without artificial means. Two of the best known companies doing business here have been meeting the lower prices of a third company which has a plant up the Long Island Sound. This company sought to bring crushed stone into this market at prices that those hauling from the Hudson were not able to meet. For a year this company has been aggressively in the market and has made some inroads, but has taken very little subway business. In the meantime the state has been debating whether it shall pay \$10,000,000 asked by the company for its plant along the Palisades, in conjunction with the proposal to keep the Palisades inviolate against commercial encroachment. If this company is deprived of this source of supply, there are not many other places available near New York where good trap rock can be obtained. The plant of the newer company up the sound has been equipped with a million dollars' worth of new machinery and a tremendous market is opening up in its neighborhood, by reason of its trolley, railroad and tide water connection with its crushing mills.

During the last few years the demand for crushed stone has been constantly increasing, with the result that a great deal of money has been spent to increase the supply for this market. Of late prices have moved up despite competition and shading. Subway work has taken a great deal of it. During the next year it will continue to be even a heavier user of this material and upon the completion of the subway all that territory which has been reached, but which is not now equipped with paved streets, will be requiring crushed stone. Then the suburbs after two years' retrenchment will be in the market for road material this winter early next spring and railroad requirements will help still further to stiffen the market.

It is small wonder, therefore, that the price of this commodity has stiffened and prices ranging from 85 to 95 cents for November delivery are ruling today. No quotations are being made on December and January delivery.

COMMON BRICK.

Haverstraw Strike Ends—Better Demand Make Prices Firm.

WHEN the men returned to work on the yards of the Haverstraw brick manufacturers this week, following a cessation of work continuing since July, it was considered by the trade here that all the reserve brick held over since last year had been disposed of in that district and that the balance of the season would be occupied in filling up the sheds with a winter reserve.

In the New York market there was very little activity. Dealers have ridden pretty heavily to jobs and took advantage of the continued clear spell to work off some of their stocks that they had accumulated while brick was low. At least manufacturers expect a much better buying movement beginning with next week at about the \$6 level.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 16, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		
Open barges, left over, Friday A. M., Sept. 10—		
	Arrived.	Sold.
Friday, Sept. 10.....	14	11
Saturday, Sept. 11.....	4	4
Monday, Sept. 13.....	13	12
Tuesday, Sept. 14.....	3	3
Wednesday, Sept. 15.....	4	5
Thursday, Sept. 16.....	4	5
Total.....	42	40

Reported en route, Friday, Sept. 17—2. 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. 17—10.

1914.		
Left over Friday A. M., Sept. 11—24.		
	Arrived.	Sold.
Friday, Sept. 11.....	5	11
Saturday, Sept. 12.....	1	4
Monday, Sept. 14.....	9	7
Tuesday, Sept. 15.....	1	6
Wednesday, Sept. 16.....	1	4
Thursday, Sept. 17.....	7	10
Total.....	24	42

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. 18—6.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 16, 1915.....	1267
Total No. of bargeloads sold Jan. 1 to Sept. 16, 1915.....	1257
Total No. bargeloads left over Sept. 17, 1915	10
Total No. bargeloads left over Jan. 1, 1914.	87
Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 17, 1914.....	1168
Total No. bargeloads sold Jan. 1 to Sept. 17, 1914.....	1162
Total No. bargeloads left over Sept. 18, 1914.	6

PAINTS AND OILS.

Linseed Steady at 54 and 55 Cents—Paints May Go Higher.

ADVICES in the paint and oil markets this week indicated a prospective jump in the price of mixed paints before the close of the year. This was ascribed to the high price of lead, pigments and vehicles, all of which are munitions of war and in great demand.

PORTLAND CEMENT.

Reserve Going Down Fast—Few Complain About Prospects.

WITH \$1.52 approaching nearer the uniform base price to dealers in wholesale quantities Portland cement manufacturers were not inclined to complain about business conditions this week. The Record and Guide's exclusive report last week of the condition of the mills in the Lehigh district showing that shipments in this zone were one per cent. greater during the eight months just closed than they were in the