

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 9, 1915

TAX SYSTEM UNDER INVESTIGATION

The Claims of Real Estate Owners Ably Presented at the Hearings Before a Joint Committee of the State Legislature

NO denial of the propositions that realty is overtaxed and that New York City is being made to bear more than its fair share of the State tax was heard at the hearings before the Joint Legislative Committee on Taxation in the Assembly hall of the Merchants' Association this week.

All the evils of which property owners have complained in recent years were directly or indirectly admitted to exist by Mayor Mitchel, Comptroller Prendergast and State Tax Commissioner Saxe at the outset of the investigation, and were confirmed with statistics and personal testimony by a considerable number of prominent representatives of realty interests during the remainder of the week. The need of additional revenue was abundantly demonstrated.

Possible Sources of New Revenue.

Early in the proceedings the discussions turned to discovering ways and means of obtaining new revenue, and Commissioner Saxe recommended low, flat rates on specified personal property, and cited the bank stock law of one per cent. as an example of scientific taxation. He also approved of license and occupation taxes and improved corporation taxes, but in his opinion the people are not ready for an income tax.

Comptroller Prendergast and a number of other witnesses spoke in favor of the income tax as a means of raising at least some of the additional revenue that must be raised. All agreed that the present personal property tax law is ineffectual.

Real Estate Interests Testify.

A very strong representation was made before the committee by real estate interests, under the leadership of Secretary Helms of the Advisory Council. Advance questions had been received from the Legislative Committee (see Record and Guide, Sept. 25) and qualified persons had been selected to answer them. The result of careful preparation and selection was a most effective series of testimonies in behalf of real property interests.

Those who testified were Birch Helms, Allan Robinson, Alfred Marling, Elmer A. Coulter (representing the Vincent Astor properties), C. A. Cone (of the Douglas Robinson, Charles S. Brown Co.), Hon. Cyrus C. Miller, J. Clarence Davies, Robert E. Simon, Edward McDougall, Cornelius Kolff, Henry Bloch, Max Morgenthau, William N. Greeve, and Stewart Browne.

Mr. Helms was asked for the facts as to the burden of taxation borne by real estate, as compared with other forms of property, and how this comparative burden compares with taxation in the past. In answer Mr. Helms placed before each member of the committee a number of tables of statistics showing the tax levies on real and personal property in this city and State, and the tax rates in the present and past, and read orally into the record the principal items. The committee thus obtained actual figures to work on. Some of the tables are printed herewith.

Real estate in this city is valued at \$7,517,594,300. Real estate outside of the city is valued at \$3,628,676,712. Here in the city we are valued up to the limit, 100 per cent. In the rest of the State values are placed at from 20 to 60 per cent. of the real values.

If valuations were right we would not be paying 68 per cent. of the tax. Valuations should be made uniform throughout the State, and the first step in this direction is to place local assessors under the State Tax Commission.

The Comptroller's estimate of the budgets of the next four years is as follows: For 1916, \$215,173,141; for 1917, \$216,735,996; for 1918, \$224,392,561; for 1919, \$239,545,523.

The testimony adduced showed that since 1898 personal estate in New York City had decreased from \$511,000,000 to \$340,000,000 in 1914, while real estate assessments had increased from \$1,800,000,000 to \$8,000,000,000. A similar comparison was made for the amount of tax levy and collections upon real estate and personal property in New York City.

In 1899 the amount of tax levy on real estate was \$72,000,000, of which \$71,600,000 was collected; in the same year the amount of tax levy on personal property was \$13,000,000, while only \$8,000,000 was collected. In 1913 the tax levy upon real estate had increased to \$145,000,000, of which \$122,000,000 was collected, while personal estate had decreased to \$5,000,000, of which \$3,700,000 was collected.

A thorough comparison of the tax rates in the several boroughs was presented to show that from 1898 there had been a gradual increase both in State and city tax rates, while the principal other sources of revenue in the city, the tax on bank shares, was quoted, which increased from \$1,000,000 to \$3,000,000, most of which was collected; or, in other words, the city obtained as much from its tax on bank shares as from the tax upon personal property in the year 1914.

Similar figures were presented to show that the assessed value of personal property had decreased in New York State since 1898 from \$548,000,000 to \$424,000,000 in 1914, while real estate had increased in assessed value from \$4,000,000,000 to \$11,000,000,000 in 1914.

In this connection it is interesting to observe that the real estate assessment in the State has increased from 1898 to 1915 by \$6,790,000,000, of which \$6,252,000,000 is accredited to increase in New York City, leaving but practically \$500,000,000 increase up-State.

Thus real estate assessments in New York City have increased in the ratio of 12:1, compared to up-State assessments.

Of the total direct State tax levied in all but six years since 1898, real estate paid approximately 9/10 of the tax and personal estate 1/10. Of this proportion New York City paid on an average of about 68 per cent. of the entire tax. It was interesting also to note that the Secured Debts Tax since it has been in operation has yielded only about \$3,407,662, while all other indirect taxes received by this State, since 1898, amounted to only \$442,726,748, a large proportion of which must come from real estate.

Proportion of Income for Taxes.

Figures were presented to show that in 1895 about 20 per cent. of the net income of property was paid for taxes; in 1905 about 31 per cent.; in 1914, about 35 per cent., upwards. A great many cases were cited to prove that a deficit accrued from certain properties, while a number of cases were given where over 50 per cent. of the income went to taxes.

The real estate situation in New York was briefly described and was compared to the period prior to the French Revolution when a large proportion of the income of small property owners was contributed for taxes. With an annual direct tax of \$24,000,000, it was proved that the capital value of real estate would depreciate 4 per cent. of its present value, while with tenants now paying all they possibly can, it would be impossible to shift the tax burden. This would impair the borrowing capacity and securities of the city and affect \$6,000,000,000 worth of mortgages held principally by life insurance companies, savings banks, etc. It was generally admitted that the effect of the Mortgage Recording Tax had been beneficial but that it might be wise to have it amended so that the exemption apply only for a limited period of years. Many defects in our present system of taxation were emphasized and the general consensus of opinion seemed to favor an income tax.

Statement from the Real Estate Board.

The Legislation and Taxation Committee of the Real Estate Board of New York submitted on Wednesday to the Joint Legislative Committee on Taxation of which Senator Mills is chairman, a statement answering in detail the nineteen questions on taxation and real estate conditions sent out by the State committee. The board's answers were compiled by the committee of which Robert E. Dowling is chairman and Richard O. Chittick, executive secretary.

The Real Estate Board was represented at the hearing on Thursday by Mr. Dowling and by Laurence M. D. McGuire, president, who presented a supplemental statement, which was listened to with marked attention.

The filed statement includes nearly a score of tables of statistics supporting the arguments of the board.

The most important suggestions made were: for greater equality in assessments as between New York City and other parts of the State; some rational basis of personal property taxation, requiring the amendment of the general property tax law so as to secure a low rate on personalty but rigid enforcement; a State

income tax with a lower rate than the Federal Tax; an occupation tax designed to reach non-residents doing business in the State.

The report points out that it is a matter of common experience among those who pay taxes on real estate that the tax burden on real estate is increasing without proportionate increase in the tax burden on other forms of property. This statement is not seriously modified even when the amounts collected from personal property excluded from the operation of the general property tax are taken into account. It is shown that while real estate paid such huge sums in taxes—\$115,245,613 in 1909 and nearly \$150,000,000 in 1913—that paid by personal estate under the general property tax decreased from \$7,497,019 in 1909 to \$5,913,295 in 1913, and for 1915 was less than in 1909. The percentages of collections, aside from the great difference in the actual sums, show an annual average of about 95 per cent. for real estate as against 65 per cent. for personalty.

It is shown that taking the budget, between 1909 and 1915, the amount levied against real estate has ranged between 74.83 per cent. and 79.88 per cent. of the budget, that against personalty, including the General Fund but not including special tax items, from 3 per cent. to 4 per cent. The General Fund items constituted between 16.72 per cent. and 22.02 per cent. Of the total tax levied to meet budget expense from real and personal property, real property contributed 92.87 per cent in 1910 to 95.60 per cent. in 1915; personal property contributed only

AGGREGATE ASSESSMENTS REAL AND PERSONAL ESTATES, NEW YORK CITY.

(1898—1915.)
(From Report of Commissioners of Taxes and Assessments of the City of New York.)

Date.	Personal Estate.	Real Estate.
1898.....	\$510,757,570	\$1,856,567,923
1899.....	545,906,565	2,932,445,464
1900.....	485,575,598	3,168,557,700
1901.....	550,192,612	3,237,778,261
1902.....	526,400,139	3,332,647,579
1903.....	680,866,092	4,751,550,826
1904.....	625,078,878	5,015,463,779
1905.....	690,561,926	5,221,582,301
1906.....	567,306,940	5,738,487,245
1907.....	554,889,871	6,240,480,602
1908.....	435,774,611	6,722,415,789
1909.....	443,320,855	6,807,179,704
1910.....	372,644,828	7,044,192,674
1911.....	357,923,123	7,858,840,164
1912.....	342,963,540	7,861,898,890
1913.....	325,421,340	8,006,647,861
1914.....	340,295,560	8,049,859,912
1915.....	352,051,755	8,108,764,231

from 4.90 per cent. in 1910 to 4.39 per cent. in 1915. The aggregate assessments upon real estate have increased from \$1,856,567,923 in 1898 to \$8,108,764,237 in 1915. In the same interval personal assessments decreased from \$510,757,570 in 1909 to \$352,051,755 in 1915. The highest amount was \$690,561,926 in 1905.

Inequality Between City and State.

Great emphasis is laid on the inequality between the basis of assessments of real estate in New York City and other parts of the State. It is shown that an investigation made last year in Oneida county disclosed the fact that the rate of assessment ranged from 21 per cent. in the town of Marcy to 63 per cent. in the town of Steuben, while in Utica the average rate was more than 64 per cent.

In strong contrast to this it is shown that aside from the general experience of high valuation in New York City, on the "full value" basis, a statement by the tax commissioner indicates a basis of assessment of 101 per cent. on properties where considerations were given in 1913. The report shows that for 1914 and the first part of 1915 the available figures indicate a basis ranging from 104 per cent to 108 per cent.

AMOUNT OF TAX LEVY AND COLLECTIONS FOR NEW YORK CITY.

	Amount of Levy.	Collections.
1899. Real Est.....	\$72,805,838	\$71,482,615
Personal.....	13,374,238	8,479,537
1900. Real Est.....	71,758,376	68,486,011
Personal.....	10,780,825	7,592,187
1901. Real Est.....	75,632,264	72,205,194
Personal.....	12,609,537	7,026,982
1902. Real Est.....	76,303,323	72,900,021
Personal.....	11,925,231	6,332,568
1903. Real Est.....	67,927,923	65,956,871
Personal.....	9,703,850	4,954,176
1904. Real Est.....	76,552,162	74,209,356
Personal.....	9,516,240	4,970,256
1905. Real Est.....	78,625,859	75,853,791
Personal.....	10,354,826	4,691,264
1906. Real Est.....	85,650,130	82,195,615
Personal.....	8,444,962	4,379,041
1907. Real Est.....	93,635,303	88,935,362
Personal.....	8,312,366	4,502,566
1908. Real Est.....	109,452,257	104,334,863
Personal.....	7,086,825	4,363,250
1909. Real Est.....	115,245,613	110,459,471
Personal.....	7,497,019	4,553,617
1910. Real Est.....	124,884,960	118,749,982
Personal.....	6,589,809	4,619,260
1911. Real Est.....	136,052,014	128,717,212
Personal.....	6,185,744	4,380,182
1912. Real Est.....	144,658,761	135,314,099
Personal.....	6,297,944	4,296,360
1913. Real Est.....	145,872,973	122,273,889
Personal.....	5,913,295	3,787,029

*Revised compilation, including 1914, will be published October 31 by Comptroller Prendergast.

On the 70 per cent. assessment basis of 1899, with a tax rate of 2.48, a \$100,000 real estate parcel paid \$1,736 in taxes, that it was paying on the Tax Department's assumption of 101 per cent. average, a tax of \$1,888.70, at the 1.87 rate of 1915, and that on an estimated tax rate of 2.12 for 1915, or a 104 per cent. basis, it will pay \$2,204.

The City Chamberlain is quoted to show that between 1903 and 1913 the city budget increased 98.43 per cent, population only 42.09 per cent, and adds that up to 1915 the increase was 102 per cent., with a declining ratio of percentage of population increase.

On a calculation made by the Astor estate, it is shown that the percentage of taxes paid on real estate to net income received from real estate was 29.3 per cent. in 1895, in 1904 31.6 per cent, in 1909 30 per cent., and in 1914 35 per cent., or an increase of 6 per cent.

The general real estate situation is outlined in the report, selling, building and renting conditions being shown to be below normal.

Further, the board points out that the effect of a direct State tax of \$24,000,000 would be to depreciate real estate values and thus reduce assessments for purposes of local taxation. On account of the disparity in the basis of assessments, New York City is annually paying more than its share of State taxes, the amount being approximately over 70 per cent. annually.

A Further Drain.

Aside from the tremendous increase in the burden of taxation, and the unequal burden put upon New York City real estate, both on account of the disparity in assessments and the evasion of taxation by personal property, the rigid and over-exacting requirements of local and State departments and bureaus are a further drain upon real estate, sometimes deducting from the income an amount equal to the tax. Recent efforts to obtain relief were granted by the legisla-

INDIRECT TAXES RECEIVED BY NEW YORK STATE.

Date.	Excise.	Inheritance.	Corporations.	Stock Transfers.	Secured Debts.	Mortgages.
1898.....	\$4,215,860	\$1,997,210	\$2,497,246	.....	.....	.....
1899.....	4,231,278	2,194,612	2,194,612	.....	.....	.....
1900.....	4,235,870	4,334,803	2,981,286	.....	.....	.....
1901.....	4,197,858	4,084,606	5,261,771	.....	.....	.....
1902.....	4,221,671	3,303,554	6,606,750	.....	.....	.....
1903.....	8,815,147	4,665,735	7,169,808	.....	.....	.....
1904.....	9,039,877	5,428,052	7,232,876	.....	.....	.....
1905.....	9,163,391	4,627,051	6,974,810	\$1,226,757	.....	.....
1906.....	9,486,500	4,713,311	8,313,872	6,631,909	.....	\$431,323
1907.....	9,697,504	5,435,394	8,972,646	5,575,986	.....	2,442,249
1908.....	9,359,318	6,605,891	9,145,170	3,907,373	.....	1,666,527
1909.....	5,140,525	6,962,615	9,015,170	5,355,546	.....	1,844,821
1910.....	9,589,779	8,212,735	7,015,858	4,635,443	.....	1,931,848
1911.....	7,832,498	8,152,198	9,611,915	3,499,811	.....	1,789,621
1912.....	9,412,634	12,153,188	10,119,009	3,653,037	\$1,411,567	1,852,324
1913.....	9,280,681	12,724,236	10,822,123	2,927,810	1,164,476	1,647,710
1914.....	9,360,099	11,162,478	11,366,041	2,056,687	828,619	1,390,740
TOTALS.						
Mortgages.....						\$14,997,174
Secured Debts.....						3,407,663
Stock Transfers.....						39,470,356
Corporations.....						130,815,649
Inheritance.....						106,757,679
Excise.....						127,280,227
Trust Companies.....						30,000,000
Total.....						\$442,726,748

ture, but defeated locally, and the need for relief is urged.

It is shown that increased local taxation of real estate would tend to decrease values and would be detrimental to other kinds of business, and it is pointed out that, while increased taxes tend to increase rents, the popular idea that high taxes are immediately and automatically shifted by the landlord to the tenant is erroneous. Some taxes can be shifted, and when they can be shifted they bear with greater force on the poorer classes.

Questions Answered.

Questions 17, 18 and 19 are answered as follows:

Question 17: "What, in your judgment, are the defects in the present system of taxation?"

Answer: First—As to Existing Law. Real property bears an unequal tax burden because the general property tax is defective in its application to personal property. Much personal property, under the general property tax, evades taxation, leaving the tax to be borne by personalty that cannot evade it. Too much is left to the discretion of local assessors in rural localities, the result being gross inequalities in the tax levied upon real estate and personal estate in the same locality. Lack of centralization of authority, the result being inequalities in the tax burden levied on real estate and personal property in different localities. Lack of uniformity in methods and times of collection, resulting in unnecessary confusion and expense. Too complicated machinery for correct-

ASSESSED VALUE OF REAL AND PERSONAL PROPERTY IN STATE OF NEW YORK.

Date.	Real Property.	Personal Property.	Total.
1898.....	\$4,349,801,526	\$548,809,493	\$4,898,611,019
1899.....	4,413,848,496	662,548,328	5,076,396,824
1900.....	4,811,493,059	649,709,693	5,461,202,752
1901.....	5,093,025,771	593,895,907	5,686,921,678
1902.....	5,169,308,070	585,092,312	5,754,400,382
1903.....	5,297,763,882	556,746,239	5,854,510,121
1904.....	6,749,509,956	696,966,169	7,446,476,127
1905.....	7,051,455,025	686,710,615	7,738,165,640
1906.....	7,312,621,452	702,469,270	8,015,090,722
1907.....	7,933,057,917	632,321,477	8,565,379,494
1908.....	8,553,298,187	620,268,098	9,173,566,285
1909.....	9,117,352,838	548,765,843	9,666,118,681
1910.....	9,206,628,484	554,392,070	9,821,020,554
1911.....	9,639,001,868	482,275,593	10,121,277,461
1912.....	10,561,501,373	461,484,541	11,022,985,914
1913.....	10,684,290,188	444,207,867	11,128,498,055
1914.....	10,960,260,892	424,786,235	11,385,137,127
1915.....	11,140,271,012	924,149,875	12,070,320,887
	\$485,896,899	\$485,896,899	
	\$438,252,976	\$11,584,423,988	

*Deducting assessed value of bank shares, included for the first time in estimates for State taxation, by the State Board of Equalization.

ing errors, and too great expense, resulting in unnecessary cost to the taxpayer and especially to the small owner of real estate.

Second—As to Administration. The defects in the law are largely responsible for the defective administration that results in inequality in the taxation as between real property and personal property, and between different kinds of personal property. In New York City many assessors in the field are not selected for their fitness for the work they have to do. Often, when they have acquired familiarity with local conditions, they are shifted to new fields where their knowledge is of little value. There are probably, also, too few of them.

Question 18: "What suggestions have you to make as to possible amendments?"

Answer: The answer to Question 17 indicates how the existing law might be amended. The above suggestions in part coincide with a section of the proposed amendment to the State Constitution, to be submitted as a separate amendment. It is suggested, further, (Cont'd on page 608.)

PASSING OF "LAST VACANT CORNER"

Parcel Recently Sold Site for Tall Office Building—Only Unimproved Fifth Avenue Corner Between 42nd and 59th Streets

WHEN title passed a short time ago to the southeast corner of Fifth avenue and 43d street, one of the few remaining vacant parcels on the avenue, south of 59th street, was taken out of the market and a sixteen-story structure projected for the site. That such an operation is possible at this time clearly indicates that there is a strong underlying confidence in the future and permanency of real estate as an investment.

The property is now held in the name of the No. 511 Fifth Avenue Corporation, Henry A. Mark, president, and was acquired from the estate of Richard T. Wilson, through the Douglas Robinson, Charles S. Brown Company. The Guarantee Trust Company of New York, now occupying space, at the southwest corner of Fifth avenue and 43d street, will be the tenants in the ground floor, basement and first floor of the new building, having acquired a lease for twenty years, at an annual rental reported to be in the neighborhood of \$75,000.

The renting condition on Fifth avenue has improved materially during the last year, specially in that section between 42d street and Central Park. Last year there were a number of vacancies above the grade floor, and concessions were the rule, rather than the exception. This year the reverse is true. There has not, as yet, been any material increase in rentals, but there are fewer vacancies. As to stores there are practically none on the market. Corners are at a premium.

Foundation work for this project has been started. The plans and specifications were prepared by York & Sawyer, architects, 50 East 41st street. The Columbus Circle Construction Corporation, Henry Mandell, president, 15 Columbus Circle, has charge of the erection of this building under a general contract. The structural steel engineers are Purdy & Henderson, 54 East 17th street, and Henry C. Meyer, Jr., 101 Park avenue, is the engineer for steam heating and electric work.

The building will occupy a plot having a frontage of 62.11 feet on Fifth avenue, and 108 feet in East 43d street, and measuring for 123 feet on its south line. Designed in the style of the Italian Renaissance, with facades of Indiana limestone and terra cotta, this building will be a noteworthy addition to the fine structures along Fifth avenue. It will be fireproof throughout with floor construction of reinforced concrete. The building, exclusive of the value of the land, will cost in the neighborhood of \$800,000 to erect. Building loans to the extent of \$1,550,000 have been obtained, the Prudential Insurance Company of America, having advanced \$1,250,000, and the Guaranty Trust Company of New York, \$300,000. Douglas L. Elliman & Company have been appointed managing and renting agents of the new building.

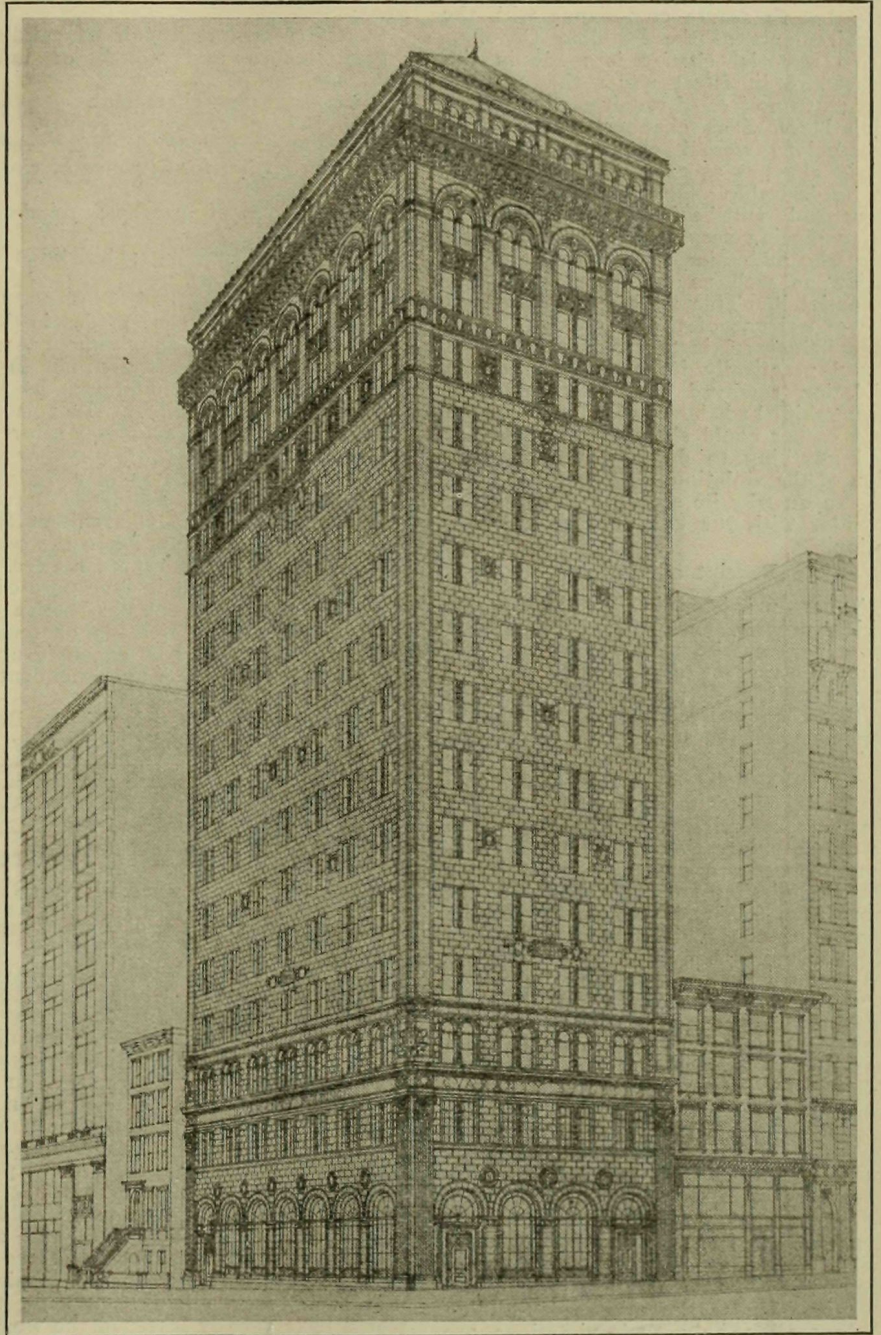
The Guaranty Safe Deposit Company, a subsidiary of the trust company, will occupy the basement and will have one of the largest vaults in the city. As planned, this vault measures 44x30 feet, inside dimensions. The banking floor will be a model of its kind. The floor above will be devoted to the use of the clerks, in the mailing, book-keeping and similar departments. A kitchen and dining-room for those connected with the institution will be installed on this floor. The bank will have two entrances entirely separate from the entrance to the office section of the building, one on Fifth avenue and the other in 43d street. A private elevator, also a lift, connecting the three banking floors, will be installed. The upper floors will be subdivided and

leased for office purposes. Elevator equipment for the office floors will consist of three high-speed electric elevators and one freight lift.

Other important operations along this thoroughfare now under construction or contemplated include the twenty-story store and office building to be erected at the southwest corner of Fifth avenue and

Fifth avenue, as workrooms, warehouse and store. This building is being erected under a general contract by Fountain & Choate, 110 East 23d street, from plans prepared by Alfred Freeman, architect, 29 West 34th street.

At the southwest corner of Fifth avenue and 50th street extensive alterations are being made to the store and office



Columbus Circle Cons. Co., Bldr.

York & Sawyer, Archt's.

NEW STRUCTURE AT NO. 511 FIFTH AVENUE.

42d street by the Oceanic Investing Co. The plans for this structure are now being prepared by Montague Flagg, architect, 109 Broad street. On completion of this structure the banking floor will be occupied by the Astor Trust Co., under a long term lease.

Lebolt & Co., jewellers and silversmiths, are now occupying their new shop at 534 Fifth avenue. This building was extensively altered for the use of this firm from plans prepared by S. B. Eisendrath, architect, 500 Fifth avenue. At 588 Fifth avenue an eight-story building on a plot 27x90 feet is rapidly nearing completion which will be used by Frank Bros., shoe dealers, now at 244

building for Theo. C. Marceau, photographer, 258 Fifth avenue. Plans for this work were prepared by Townsend, Steidle & Haskell, architects, and the remodeling is under the direction of Gillies Campbell Co., general contractor.

Geo. A. Fuller Co., 111 Broadway, has started work on the extensive alteration to the Cornelius Vanderbilt residence at the northwest corner of Fifth avenue and 51st street. This work is progressing under the direction of Horace Trumbauer, architect, of Philadelphia. This work entails a large extension to the present building and extensive interior alterations which will cost in the neighborhood of \$240,000.

A MISDEMEANOR TO VIOLATE THE CODE

Persistent Refusal to Comply With An Order of the Superintendent of Buildings Will Make the Offender Liable to Arrest

FOLLOWING the article on General Provisions, dealing with the general matters of administration, as printed last week in the Record and Guide, Rudolph P. Miller, expert for the Building Committee of the Board of Aldermen, has issued the revised form of the article on Enforcement [Article 32], dealing with the legal provisions and penalties imposed to secure compliance with the requirements of the Building Code.

No material change is made in the procedure in effect under the existing law as to notices of requirements and of violations. Such changes as are made are chiefly verbal changes, and such slight changes as experience has shown to be desirable. One addition that has been made will be found in revised §652 as to placing responsibility on the person who maintains and continues a violation as well as on the person who commits it. This addition is based on the experience of the Bureau of Buildings in several instances when it was found practically impossible to have a violation removed after a change of ownership had been effected and the new owner could show that he had not had anything to do with the commission of the violation, although there was no reason why he should not have been familiar with the existence of the violation.

Receipt of Notices.

A new provision in §653 is the one which permits an owner to designate some person who may receive any notices with respect to premises. A change in the matter of penalties is proposed so that the penalty is variable in amount dependent on the seriousness of the violation. Under present conditions any person who violates the law in any particular is subject to a penalty of \$50 for the mere commission of it, even though he did so unintentionally. The new section proposes to make the penalty for the commission not less than \$10 nor more than \$50, and the penalty for the continuing of the violation not less than \$50 nor more than \$250.

One new section is added by which a violation under certain conditions is made a misdemeanor. Before the Tenement House Law went into effect there was always considerable opposition to this provision and all sorts of results were predicted when it was proposed to put this provision in the Tenement House Law. It has worked, however, no hardship since it has been in the Tenement House Law and the section as here proposed for the Building Code is not so stringent as that in the Tenement House Law. Under the Tenement House Law every violation is a misdemeanor. Under the proposed Building Code section only such violations are misdemeanors in which an immediate compliance with the order or notice is necessary for the public safety or to avoid a defeat of the intent of the law. It is also provided that before any such violation is a misdemeanor the Superintendent must issue and serve a written order to stop work. In this way builders and others are protected against arbitrary action on the part of an official and at the same time the Superintendent of Buildings is in a position where he can effectively stop work before it has proceeded so that the remedying of the condition is beyond his physical power.

Article 31—On Unsafe Buildings.

The preliminary draft of the proposed revision of Article 31 of the Building Code has also been issued by Mr.

Miller for the Building Committee. This article deals with unsafe buildings and collapsed structures.

In general it continues the existing provisions. The procedure in unsafe building cases is practically unchanged. The main changes in the article are in the language with a view of simplifying the text and of clarifying it. The several sections of this article are as follows:

- §630. Removal or repair of buildings.
- §631. Record and notice of unsafe buildings.
- §632. Voluntary abatement.
- §634. Judicial review of survey.
- §635. Repair or removal under precept.
- §636. Provision for expense of executing precept.
- §637. Return of precept; reimbursement of city.
- §638. Fallen buildings; buildings imminently dangerous.
- §639. Emergency fund.

A change has been made in §633, which permits the appointment of an engineer to represent the owner in the survey of an unsafe building, as well as a builder or architect. In this section a provision is also made for the compensation of the third surveyor who may be called in in case of a disagreement between the Building Bureau's representative and the architect from the American Institute, when the owner has not appointed a representative.

A new subdivision is incorporated in §635 seeking to prevent obstructive tactics on the part of lessees or tenants when a precept is to be executed under the direction of the Superintendent of Buildings.

Two other short articles of the Building Code, as it is being revised by Ru-

dolph P. Miller, under the direction of the Building Committee of the Board of Aldermen, have been issued this week in preliminary form.

Miscellaneous Requirements.

Article 21 is drawn up to cover Miscellaneous Requirements, which cannot logically be placed in any of the other articles of the Code. There is very little new matter in this article. The sections covered by the article deal with Cellar Ceilings, Cellar Floors, Cellar Partitions, Waterproofing, Floor Lights, Pipes, Gas Fixtures and Bay and Show Window Construction.

The last section, on Bay and Show Window Construction, is intended to cover merely the form of construction. The question as to when bay windows are permitted and under what conditions they may project beyond the building line is covered by another article.

The section on Waterproofing is new, although the requirements of this section are already in force so far as tenement houses are concerned. The provisions as to waterproofing in this draft are those suggested in the earlier proposed revisions offered by the Joint Committee of Architects and Builders and the Herbst Committee of the Board of Aldermen.

Fire Extinguishing Apparatus.

The other article is Article 28, and deals with Fire Extinguishing Appliances. This article practically re-enacts the present requirements as to standpipes, pumps and elevators that must be kept in readiness for the use of the firemen. The existing provision as to perforated pipes in basements of business buildings is replaced by one calling for automatic sprinklers.

BEFORE THE BUDGET COMMITTEE

Charter Requires from Departments Reports on Labor Done and Property Possessed

The attention of the Budget Committee of the Board of Estimate has been called to Section 149a of the Charter of Greater New York, with regard to its application to the personal property owned by the City of New York in the various offices of the city government.

This section requires reports on the property of the city, as well as on the work done; the Comptroller is authorized to require every official and employee to maintain a statistical record of the property under his control. This has not been the custom; the records would, of course, be public documents and open to inspection of citizens' committees and others interested in public economies.

If such records had been kept, they would have greatly lessened the work of the industrious committees of the Board of Estimate, in preparing the city budget.

The keeping of such records would make impossible the practice prevailing in many city offices of asking money for certain supplies and then using it for an entirely different purpose.

Surprising as this may seem, the Municipal Court Justice who has charge of the disbursements for those courts, proclaimed boldly, at the hearing before the budget sub-committee, that he did not consider himself bound to use the appropriation for the items set down in the list of articles, stated to be required for the coming year, but that he would disburse the fund, as he saw fit, for the supplies needed by the courts.

Neither was there any formal account

by the justices concerning the articles for which they had received money during the past year, for supplies.

In effect, the admission was made that it might, and probably was, spent to purchase entirely different objects from those set forth in the requisition for the preceding year. The amount appropriated for the municipal courts' maintenance of these courts runs into the thousands of dollars in each year.

The fact disclosed at this hearing on questions suggested by J. Bleecker Miller, secretary of the United Real Estate Owners' Association, showed a state of affairs which would be impossible under the system of accounting and supervision prevalent in large private corporations such as the great railroad systems of the country.

Why should not similar systems be applied to the city's departments, he asked. "Why should not the account of the condition of the city's property be always open to inspection and verification by public officials or representatives of civil organizations?"

"When these two reports, authorized by this section 149a of the Charter are required by the Comptroller and kept by the department up to date, the beginning towards real civic economy will have been made; for only through those two reports, one with labor done by the department, and one on the property of the city in its possession, its acquisition and disposition, can an intelligent supervision of this immense institution be maintained."

NATIONAL HOUSING CONVENTION

In Session at Minneapolis—Commissioner Murphy
of New York on Evil Effects of Bad Housing

KEEPING up appearances when it simply means unwarranted extravagance in order to maintain a position which one's income does not justify is a reproach, "but among the poor it is an ever-present aid in the maintenance of self-respect and is to be encouraged."

With this striking remark, Commissioner John J. Murphy, of the Tenement House Department, concluded an address on the evils of bad housing at the annual meeting of the National Housing Association at Minneapolis this week.

The first session was held on Wednesday morning at the Radisson Hotel. The convention drew from Boston, Philadelphia, Chicago and New York a large number of men and women identified with good housing and city planning, among them the president of the New York City Board of Aldermen, Hon. George McAneny; Lawrence Veiller, secretary of the national association; Frederick Law Olmsted and John Nolen, of Boston. The convention was mostly interested this year in the sanitary side of the movement.

Commissioner Murphy of New York, as vice-president of the association, responded to the address of welcome delivered by Mayor Nye of Minneapolis at the opening on Wednesday morning. At noon there was a round table luncheon in joint session with the Minneapolis Civic and Commerce Association. The leading address was by Dr. W. A. Evans of Chicago on "The Next Step in Health Work."

At the afternoon session a paper was read by Arnold B. Hall of the University of Wisconsin on "Housing and the Police Power," which was followed by a dis-

ussion, as were all the principal papers. John Nolen of Cambridge, landscape architect, spoke on "Land Sub-division and Its Effect Upon Housing."

In the evening of Wednesday Elmer S. Forbes of Boston read a paper on the "Causes of Bad Housing," and Commissioner Murphy of New York discussed the "Effects of Bad Housing." James Jenkins, Jr., of the Bureau of Charities, Brooklyn, took part in the subsequent discussion.

Evil Effects of Bad Housing.

In his address on the "Evil Effects of Bad Housing," Commissioner Murphy, of the New York Tenement House Department, said:

"There can be no question that the three great scourges of mankind, disease, poverty, and crime, are, in a large measure, due to bad housing, in its broadest sense. Intemperance in many of its most repugnant forms may be traced to the fact that so many citizens are obliged to live in homes in which they can take neither pride nor comfort, and which make the saloon seem more desirable by contrast.

Detrimental to Children.

"Bad housing is especially detrimental in its consequences to the children reared under its influence. In many cases the evil influences of environment can never be eradicated. The need for the erection of institutions for the blind and hospitals for the child victims of tuberculosis, spinal meningitis, and other diseases of like character, is greatly intensified by bad home conditions.

At the annual banquet on Friday evening Hon. George McAneny of New York and Thomas Adams of Ottawa, Canada, were the principal speakers.

"The employe living in a house inadequately lighted and ventilated is unable to perform his task with proper energy and intelligence; women compelled to live in such houses develop tendencies to irritability, which frequently leads to family disruption.

"Bad housing tends to increase the tax burden of a community by requiring larger expenditures for remedial service, which might otherwise be eliminated.

One of the Pangs of Poverty.

"The lack of proper cleanliness and decency in the exterior and interior of houses tends to reduce the self-respect of the occupants. Note how eagerly the family which has even slightly improved its financial standing seeks buildings with more attractive exteriors and better decorated rooms.

"It will also be found that as families descend in the social scale one of the pangs most keenly felt is the necessity for the occupancy of quarters in buildings whose general appearance indicates that they are occupied by the miserably poor.

"It may be said, therefore, that there is no plane of human existence in society which the housing question does not touch. There is no form of vice, crime, debility or shiftlessness which bad housing does not tend to nurture. 'Keeping up appearance' is often decried and deserves much of the reproach cast upon it, when it simply means unwarranted extravagance to maintain a position which one's income does not justify. But among the poor it is an ever-present aid to the maintenance of self-respect and is to be encouraged rather than decried."

The subjects of the principal papers at the Thursday morning session were as follows:

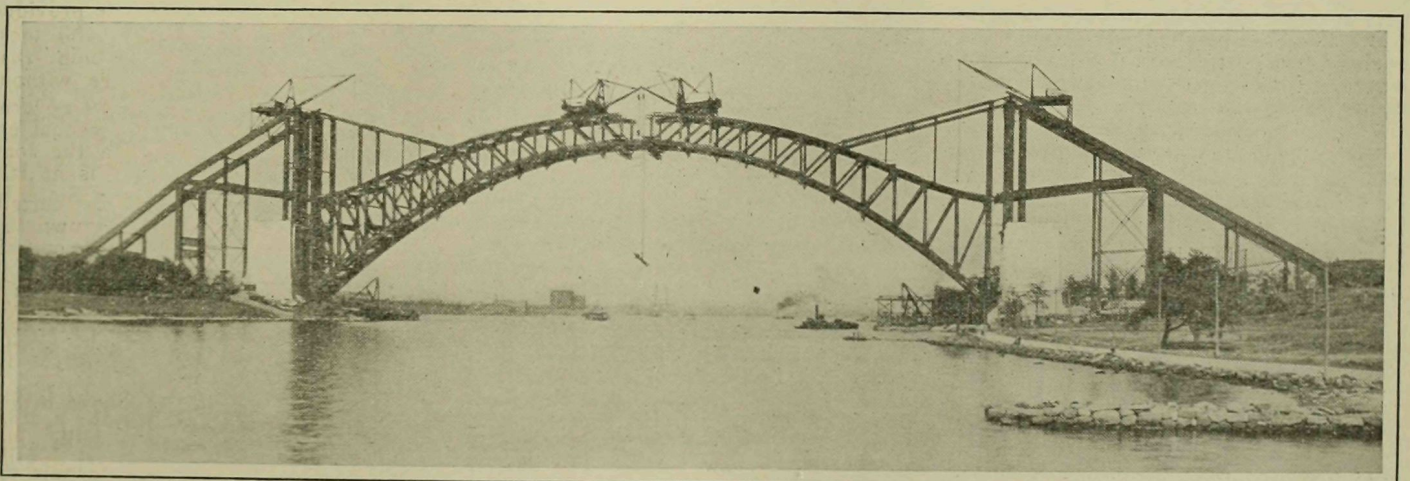
"Outdoor Closets and Vaults—Why They Should Be Abolished?" Miss Dinwiddie, who has supervision over truant's tenements.

"Land Sub-division from the Point of View of a Development Company," by Frederick Law Olmsted of Brookline.

In the afternoon the delegates enjoyed an automobile trip.

In the evening C. B. Fillebrown of Boston and Professor Seligman of New York read papers on "Taxation and Housing."

WHAT HELL GATE BRIDGE WILL DO FOR QUEENS BOROUGH



THE TWO HALVES OF THE ARCH HAVE JUST BEEN JOINED.

THE two halves of the arch of the new bridge over Hell Gate were joined during the past week to form the greatest steel arch bridge in the world, which will be part of the costliest link in the project known as the New York Connecting Railroad—connecting the Pennsylvania Railroad system with the New York, New Haven & Hartford Railroad system. The accompanying photograph shows the arch as completed this week.

The steel arches were built gradually out over the river from the two huge stone abutments and their physical connection will now permit the construction of the deck of the bridge which

will be 140 feet above the East River, while the top of the arch will be 300 feet above the river. The steel used in the superstructure shown in the photograph acted as a counterweight to support the river spans during construction and will now be taken down and put into the construction of the viaduct approaches on both sides of the river.

In commenting upon the great industrial impetus this bridge will give to the Borough of Queens, C. G. M. Thomas, president of the Chamber of Commerce of the Borough of Queens (and also president of the New York & Queens Electric Light & Power Co.), says:

"In the very near future long trains of freight cars will be threading their way over the great structure, bringing to Queens, coal, iron, steel, cotton, and food products, and taking back to all parts of the United States the finished products of Queens Borough's thousands of manufacturing establishments. It will furnish remarkable shipping facilities for freight to and from New England over the New York, New Haven & Hartford Railroad; to all parts of Long Island and Brooklyn, over the Long Island Railroad, and to the South and West, over the Pennsylvania Railroad. Lightering across river to Bronx and Manhattan will be unnecessary.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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This is Fire Prevention Day. An accidental fire in the home is a dreadful thing. Clean up the cellars.

Greater interest by business men in the administration of public affairs was never seen in New York. Well, it was time.

It is more important to vote for principles than for persons. If you do not register you cannot vote for home rule, more economical government and a more equitable taxation system.

Up to Thursday night the Tax Commissioners had found that out of a total of \$21,000,000 of assessed valuation of personal estate only \$283,000 was subject to the tax. Courage and persistency will accomplish wonders, gentlemen. Every little bit added, etc.

Brooklyn people are opposed to rebuilding the Brooklyn Bridge until all the tunnels under the river and all the traffic lines over the other bridges are in operation. Until that time comes, says the Eagle, nothing less than an announcement that the bridge is unsafe will justify its closing.

The Brooklyn Eagle says the real work of the city could be cleaned up by one of the "detested business corporations" every night at half what it now costs the city, and the New York Herald remarks sadly that our young reformers would then have to cease "uplifting" and go to work.

For the first time in its history the United States leads the world as an exporter. Occasionally we have surpassed the United Kingdom in the exportation of domestic products, but it was only in the fiscal year ended June 30, 1915, that our total exports, domestic and foreign, exceeded those of the United Kingdom,

The Offer of Governmental Reform.

Whatever attempts may be made to give the controversy over the New York State Constitutional amendments a coloring of party politics should be resented by the membership at large of all parties. Attempts of that kind are to be expected from cities and counties where there are large numbers of office holders who have profited from the extravagant system of administration which has been in operation in the State in the last fifteen years. Their personal interests lie in the direction of maintaining the present order, and they will use their influence in their organizations to that end.

But every man who is earnestly desirous that the affairs of the State and of the cities shall be administered on sane principles for the benefit of the people as a whole, and not for the aggrandizement of a few, will decide the question of accepting or rejecting the new constitution purely on its intrinsic merits, weighing the good features against those not so good, as they may appeal to his own judgment; and if the good ones far outweigh the others, he will follow the apostolic injunction and hold fast to them.

Unfortunately, the elector must vote for or against the amended constitution as a whole, with the exception of the taxation amendment. He cannot divide the thirty-three amendments and vote for each separately, as they are too numerous for one ballot. The real estate and building interests and all taxpayers who have been contending for certain great reforms that have been incorporated into the new constitution will find this a great handicap to overcome. They cannot use the argument that voters are at liberty to separate the wheat from the chaff. Rather the friends of good government must be urged to accept the whole grain of wheat.

The amended constitution now before the electorate for approval was conceived by a non-partisan convention in which the will of party leaders as such counted for nothing. For the encouragement of the economic interests of the counties the convention might well have done more. For the sanctification of the judiciary it might well have done less, in the view of some critics; and it should have done more, according to others. Judge Cullen, of Brooklyn, has announced himself as opposed to the new constitution for the reason that it fails in his opinion to safeguard the rights of the courts. The executive council of the State Federation of Labor is opposed to it for a contrary reason—because "it is the work of lawyers."

Being a detached personal opinion of an eminent jurist, the remarks to which Judge Cullen has given utterance have been the subject of wide and respectful attention. The proposed constitution "does not," he says, "prohibit the military from exercising jurisdiction over a civilian engaged in military or naval service while the regularly constituted State courts are open to administer justice." Neither does the present constitution, and no wrong has come from it. We are not living in Mexico. Conceding the inerrancy of Judge Cullen's partial view, the question will be asked: What force has a criticism on account of one omission against the many conceded virtues of the new work? The danger of the wrongful usurpation of government by the military in a great national emergency is so improbable in this country, and the necessity of a reorganization of the plan of State government, of budgetary reform, and of self-government for cities is so pressing, that property owners and business men generally are not likely to hesitate long in making their decision, if this be the only question.

Many serious imperfections will have to be found in the new constitution to offset the promise of home rule for the cities. New York City is not a dependency to be administered by outside authority. Rather should it have all the powers necessary to supply its local needs. Subject to the State constitution, its citizens should be free to write

their own charter, to make or amend their own plan of government. The structure of the city government should be simple and the public service bounded by principles in accordance with American traditions.

New York City should no longer be subject to the vagaries of arbitrary special legislation or to the Procrustean process of being fitted into laws made after monarchical models. There is a promise in the new constitution of a more economical, a more responsive, a more business-like administration of public affairs. We misjudge the men of the Empire State if they intend to reject for insufficient cause this unprecedented offer of governmental reform.

The Worries of Taxation.

Real estate investors look with a great deal of sympathy upon the present effort of the Department of Taxes to extract from the owners of personal estate a fair contribution to the expenses of government. Whatever gains may be made from that source will be welcome relief for real estate owners. Far from viewing the enforcement of the law as "a farce," they regard it as an act of justice, and they hope that even with the imperfect instruments of law which the department has to work with the present exercise of authority may be somewhat effectual.

Whatever criticisms are justifiable are criticisms of method (or of the law which specifies the method) not of the agencies that are trying to follow it. An intention to render justice under the law when the need for so doing is urgent is always commendable. If this effort fails to produce the results hoped for in some satisfactory measure, the obvious alternative will be to change the law and introduce a system that will accomplish the purpose. The presence in the city at this time of the Joint Committee of the Legislature charged with investigating and curing the inequities in the present system of taxation is a fortunate visitation, as the members can witness a practical demonstration of the merits and demerits of the existing personal property tax law.

When the expenses of government were small the simple expedient of taxing real property at a low rate provided a sufficient source of revenue, but now that the aggregate of State and local assessments have reached a point that real estate can bear no more without disastrous consequences, two things must be done. The expenses of government must be reduced and personal estate must be made to share the load equally with real estate. It is at last the apparent intention of the State to try to do both. By degrees certain standards of justice have grown up through a more or less unconscious effort to evolve a fiscal method that will tax in accordance with ability to pay, that will so evenly distribute the burden that the rate will be very low, and that can be enforced as implacably as the United States government enforces its income tax.

The income tax, in its various forms, keeps coming to the front in the process of fiscal evolution. Universality and uniformity are the two highest considerations in taxation and the income tax seems to have both qualities. The ascertainment of individual wealth is difficult, and exemptions complicate the problem. The attempt to reach wealth should not rest exclusively upon the declaration of the taxpayer himself. That is where the present method of taxing personal estate fails, and the task of the Legislative committee is to find other ways of reaching secreted wealth or of tapping the income therefrom at its sources.

The effort of the city, on the one hand, to collect the tax on personal estate, and the effort of the State through its Legislative committee, on the other hand, to devise a more universal, uniform and certain system are necessary, timely and proper.

—The City of New York contains 314.75 square miles, covering 201,446 acres.

The Personal Tax Question.

Editor of the RECORD AND GUIDE:

The various newspapers of the city, or most of them, seem to take the ground that the personal tax assessment is a joke and that corporations and individuals assessed are hiring high-priced lawyers to fight any tax whatever. Surely this is the time for the various real estate interests to get together and do some fighting of their own. There is no reason on earth why the individuals and corporations who make their money here in New York City should not bear their fair share of the burden.

How can we expect the real estate market ever to recover if every year there is some additional blow given to it; mortgage tax, record tax, labor bureau, fire department, excessive taxation, direct State tax, mandatory legislation, and the calling in of mortgages by frightened mortgagees, accompanied by excessively low appraisals by frightened appraisers? Certainly the men who have commercial ratings and who rely upon these ratings to secure their credit, cannot suddenly become paupers to beat the assessor.

Perhaps the rate is too high on personal assessments and may seem confiscatory to those who have not been accustomed to paying as the real estate men have, confiscatory taxes on their property, merely because it cannot be hidden.

This is the time, if ever, for the real estate men to get together again and work in harmony to relieve themselves somewhat of the burden, and perhaps we can assist the Tax Commissioners in finding some of the wealth which these men deny they own and of which they are trying to make a joke. Mayor Mitchel and Mr. Purdy should be commended for their courage and we ought to give them every assistance in seeing that these taxes, if properly assessed, are paid. Let the hearings of the Tax Commissioners, when these people swear off, be public and let testimony be taken for and against, as it is with real estate, and let not the unsupported word of the objectors be taken any more than the unsupported statement of the real estate owner is taken when he wants to swear off some of his taxes that he thinks are too high.

ELIAS A. COHEN.

182 Broadway.

Torrens System Not "Impossible."

Editor of the RECORD AND GUIDE:

The president of the Real Estate Board of New York in a letter to the Record and Guide makes a somewhat labored apology and defense for the position which the Real Estate Board finds itself in respect to the present title registration law, but he carefully avoids discussing the merits of the issues involved.

This statement mentions my own name thirty times and seeks to create the impression that "the impossible system that Mr. Hopper would inaugurate" is my own invention. This assumption does me too much honor. I can claim no credit for originating this system, because it is simply the Torrens system of title registration, and there is nothing novel in any of the amendments to the law which I have urged. I am advocating the Torrens system, the simplicity and practicability of which have been demonstrated by over fifty years of use in Australia and other English countries.

The application of the system in this country has made necessary certain changes in detail of procedure, and in respect to these changes I have closely followed Illinois and Massachusetts where the system has been successful. I have also followed the Model Act prepared by a special committee of the American Bar Association and recommended by the association for adoption in the various States. If the committee of the Real Estate Board "exhausted" these statutes, as claimed, the New York law (which, in spite of its absolute failure, is defended as a "success") re-

ceived little benefit from the "exhaustion," for every fundamental principle of title registration has either been ignored or practically emasculated in the recommendations of this committee.

The president of the Real Estate Board says that his committee found "nothing helpful" in my recommendations. He doubtless means nothing helpful to the title companies. Members of this committee have individually admitted that the things I recommended are an integral part of the laws of Massachusetts and Illinois, but as the result would have been to take the title companies out of the law, they were rejected. * * *

At the close of his statement, the president of the Real Estate Board uses an artifice common to men whose position is weak, by attempting to divert attention from the truth of the subject in hand by referring to an extraneous matter which has nothing to do with the Torrens system. If it is thought that because I have the courage to express my convictions in favor of a more equitable and scientific system of taxation than we have at present, that I lack the honesty to point out the way in which landowners themselves, through the present title system, are robbed of millions of dollars each year, a double standard of thinking and conduct is implied which is foreign to me but a monopoly of which I readily grant to those who so think. The defeat of the Torrens reform measures before the Legislature last winter and in part before the Constitutional Convention this summer is not the first time that Torrens measures have been defeated by men and associations who deal their blows by indirection, while they publicly masquerade as "friends" of the system. In spite of all this, the system makes progress simply because it is right, and New York State will yet have on its statute books a law that expresses the true Torrens principle.

JOHN J. HOPPER,
Register, New York County.

Faults in Our Tax System.

Editor of the RECORD AND GUIDE:

The following are our views on the question of Real Estate Taxation in New York City, which I shall supplement on the stand; I prefer giving orally our views on State taxation.

Every adult, voting or not, should be compelled to pay taxes; it is the necessary accompaniment of government; it is a privilege as well as a duty. No country in the world outside of the United States has municipal mis-called indirect taxation; there is no such thing as indirect taxation, as taxes.

The consumer no more pays mis-called indirect taxes than he pays interest on bonded indebtedness, salaries, wages and other items that are part of production cost, and all of which enter into the commodity price level of a city or country. Politicians have adopted this mis-called "interest tax system," so that the consumer shall have no idea of what he pays, resulting in him caring little about taxation or cost of government.

On the other hand, when the actual taxpayers kick about the cost of government, the politicians answer that the consumer pays the taxes, which he may believe, as a figure of speech, but he doesn't feel it in his pocket.

The so-called shifting of taxes is similar to the shifting of interest, salaries, wages, etc., on to the consumer; all being part of the commodity price level of the country.

Where there are no violent or continual annual increases in any or all of the above, they are fairly well shifted into the price level, but where they are violent or continual, it takes some time for them to be so shifted; until it is done, such increase in costs, whether taxes or otherwise, must be borne in an undue proportion by the manufacturer or by the landlord, as the case may be. Increased commodity costs (other than realty) can be so shifted to the consumer in about six months; increased realty costs can only be shifted in from

five to fifteen years, depending on the percentage of each increase, whether one or many and annual or otherwise; the difference between commodity and realty time required to so shift is principally due to the fact that commodities other than realty are consumable and flexible as to reduction and increase, and realty is unconsumable and rigid as to reduction and increase.

Up to about the year 1900 the realty tax of New York City was fairly well shifted, or had become part of the rental price level; the continual annual increase in taxes on the same properties* from such date became in each year more difficult to so shift; the increase in taxes during the past ten years on the same identical properties has averaged 30 per cent., and has not been so shifted, so that such increase is an additional burden on real estate, and will in my judgment, so continue for at least five or ten years more.

On the other hand, it may safely be claimed that since 1907, due to our continual business depression, etc., rentals on the same identical properties, with a few exceptions, have become lower and on the average are 25 per cent. lower today than they were in 1907.

From an investigation I made during 1914 I found that 15 per cent. of rental and commodities price levels represented the proportion of all city taxes paid by consumers; on the other hand, I found that on the whole the realty owner of improved property paid out of his gross rentals 25 per cent., and out of his net rentals (that is, the gross rentals, after deducting operating expenses and 15 per cent. of gross rentals for taxes shifted on to tenants, but not including interest on investment) 15 per cent. for taxes, which is the amount that should be shifted on to tenants, but is not.

The aggregate net income received on improved property, without allowing anything for depreciation is in Manhattan not over 3½ per cent. on its aggregate assessed valuation; in the outlying boroughs such net income does not exceed in the aggregate 4½ per cent.

No other nation in the world but the United States taxes on capital values; it is false in theory and dangerous in practice; capital value taxation is one of the greatest burdens that New York realty suffers from.

I don't mean to say that non-improved urban realty should not be taxed where it brings in no income, but I do mean to say that improved property should not be taxed on its principal value, but upon its income.

Except in one or two cities of the United States, no city in the world bases the assessed valuation of improved property on land and on building valued separately; urban land has no value per se; buildings on such land have no value per se; apart from usage value, the value is in the rents; the rents are therefore the land crops; it is as logical to value farm land and value its crops separately; these values are merged in one; are one; only a crank, a theorist or a single taxer for ulterior motives would ever dream of valuing them separately; the realty owners should fight the continuance of this practice.

The result of valuing land and buildings separately has been to tax urban land with potentialities of value that are psychological and are seldom, if ever, realized as actualities; I estimate that 40 per cent. of the aggregate assessed property values represents such potentialities of value, where the owners receive no income from it or carry it at a loss; the taxing of such potentialities of value has forced thousands of owners carrying property at little or any profit or at a loss to more fully improve their property with high buildings (which high buildings are condemned by those who are responsible for so forcing their erection), fully 25 per cent. of which improvements have resulted in greater annual loss to their owners than they have sustained before; in addition, such buildings have reduced the income of adjoining buildings.

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REAL ESTATE NEWS OF THE WEEK

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Together With Other Current Realty Items

ECONOMIES BEFORE NEW REVENUES.

Municipal Coddling Too Expensive for Real Estate to Bear, Says President McGuire.

President McGuire supplemented the statement from the committee of the Real Estate Board to the State Legislative Committee by saying:

"Real estate today in New York City and the State generally is paying all that it can in the way of taxation and any increase would materially affect real estate values and would react seriously upon other lines of business.

"As the owner of property looks for the net return, any increase of tax would mean, ordinarily, an increase of rents, which at the present time, however, is not possible.

"In my opinion taxation should be general and uniform in all localities throughout the State.

"The aggregate investment in real estate mortgages in New York City is about \$4,800,000,000 and the principal holders of mortgages are mortgage guarantee companies, title companies, trust companies, insurance companies, savings banks and estates.

"The effect of the mortgage recording tax has been good, and has, I believe, stimulated the loaning of money on mortgage.

The Principal Defect.

"The defect in the present system of taxation, in my opinion, is that the cost of government falls, to a very large extent, on real estate. In my judgment the proper supporter of government is the individual and methods should be devised whereby every adult should, in some way, feel the direct burden of the cost of government. In proportion, as the person is possessed of property, his or her tax should be higher, because the safe-guarding of property is an expense to the State.

"A small tax on personalty, say of 3 or 5 mills, with no exemptions, or a State income tax might be devised.

REAL ESTATE BOARD'S STATEMENT.

(Continued from page 602.)

that the general property tax law be amended so as to provide a low rate for personal property, possibly five mills, collection of such tax to be rigidly enforced. Some method of classification would be necessary. The huge personalty assessment of \$3,704,305,965, just announced by the Tax Department of this city, is recognized as absurd everywhere outside of the department, and can serve only to stave off temporarily a disastrous addition to the tax rate, while it will result in adding greatly to the existing sum of approximately \$54,000,000 of uncollectable taxes, and so to the tax rate in subsequent years.

Question 19: "What suggestions have you to make as to new sources of revenue?"

Answer: The following are not made as recommendations, but as suggestions for the consideration of the Joint Committee: (1) A State Income Tax, modeled on the Federal Income Tax, but carrying a lower rate, the product of the tax to be apportioned between the State and the locality. (2) An occupation tax, designed to secure revenue from non-residents doing business in the State, to be apportioned between the State and the locality.

"This again, however, opens up a very broad question as to whether any new sources of revenue should be established until great economies in government have been effected. Past experience has shown that all new sources of revenue are immediately exhausted to take care of new forms of government.

"As a matter of fact, when government is simple, yet sufficient, the burden of taxation is never oppressive and it is only when, after emotional legislation, government takes over functions not properly the duties of government that taxation becomes a burden.

"If the present state and city policy of paternalism is continued and every man's business and individual affairs supervised and regulated, new sources of revenue must, of course, be found.

Municipal Coddling.

"If the people are to have free medical service, free college education, free libraries, free lectures, free ice, free music, recreation centers and playgrounds, free baths and lodging houses, if magnificent sanitariums for inebriates must be provided; if, in other words, the thrifty and provident citizen is to become his brother's keeper, then the burden is, of course, far too great for real estate to bear, and other forms of wealth must take their share.

"It is, perhaps, unnecessary to remind you, gentlemen, that the cost of government in the State has increased from \$8,000,000 a year, twenty years ago, to \$80,000,000 at present, and that the city Budget this year will contain an item for debt service nearly as large as the entire Budget in 1900. The expense of the Board of Education alone in eight years has increased \$15,000,000, and this is true, in proportion, of almost every other department of the City Government. During the past year \$1,000,000 was added to the city's payroll.

"The Real Estate Board has, I believe, conclusively shown that economies approximating \$17,000,000 can be inaugurated, and the only answer was the action of the Tax Commissioners in endeavoring to secure \$70,000,000 additional taxes by increasing the personal assessment roll."

Land Value Maps Published Today.

The Record and Guide publishes as a part of this issue an exact copy of the tentative land value maps of the City of New York. These maps are prepared by the Department of Taxes and Assessments and comprise 140 plates, together with an index map. The maps show the tentative front foot values of inside lots on each side of every block and of acreage where the land has not been subdivided into blocks and lots.

The maps take in all the five boroughs which go to make up Greater New York, and the figures printed are those upon which the assessments for the year 1916 are intended to be based, subject to correction by the Tax Commissioners.

The unit values of property shown on the maps should be of great assistance to owners, brokers, operators and appraisers in computing values. Excellent opportunity is given for comparing of the values of any given property with the adjacent or adjoining parcels, and the values in the neighborhood can be seen at a glance.

The Record and Guide has printed these maps at its own expense for the benefit of its subscribers. Additional copies are offered at a nominal cost to others.

Real Estate Board's Golf Tournament.

More than sixty members of the Real Estate Board of New York attended the tournament held at the Fox Hills Golf Club on Staten Island, October 5. Eight prizes were awarded, best gross and best net, both classes A and B, and also for selected scores, and a special prize offered by Albert B. Ashforth for best selected score against par, to be won twice. The prize winners were as follows:

Class A: Best gross—Louis P. Bayard, 43-43-86. Best net—A. C. Babcock, 89-9-78. Best gross selected score, Albert B. Ashforth, 40-39-79; best net selected score, Russell Marston, 80-6-74.

Class B: Best gross—S. Jackson, 45-45-90. Best net—F. S. Bancroft and W. S. Norton, tied at 100-25-75. Score net—W. S. Norton, 92-93-79. Selected score, gross—Stephen H. Tyng, 45-45-90.

As Mr. Bancroft and Mr. Norton were also low for best net, the loser in the play-off wins best selected score prize. The prize offered by A. B. Ashforth for best selected score against par was won by A. B. Ashforth, who was 5 down. Russell Marston, who was 6 down, will have his name engraved on the cup, which goes to the man winning twice.

Records in the Bronx.

Register Edward Polak has issued a report covering the amount of business done in the Register's office, Bronx County, from January 1 to September 30. The number of papers filed and recorded totals 32,578, an increase over 1914 of 375 instruments. The City Chamberlain received in fees the sum of \$242,910.27, an increase over 1914 of \$92,937.36.

The mortgages recorded amounted to 6,716, on which there was an indebtedness of \$23,957,370.54; conveyances numbered 4,269, and were valued at \$5,365,244, and mortgage extensions of the value of \$3,789,325 were received.

The expenses for the nine months were \$72,344.61, which included salaries, supplies, equipment, etc., and the cash turned over to the City Chamberlain shows a surplus over expenses of \$170,565.66. During this period the satisfaction of mortgages showed an increase of over 300 per cent. Register Polak estimates that the surplus for 1915 will amount to \$200,000.

Throgs Neck Association.

A meeting of the Throgs Neck Taxpayers' Association was called Saturday evening, October 2, in Public School 14, Eastern Boulevard, near Baisley avenue, for the purpose of holding a public discussion on the matter of the proposal for discontinuing the proceedings involving the extension of Throgs Neck Boulevard, from Layton avenue to Eastern Boulevard. There was a difference of opinion in the district regarding the proposed improvement and the meeting was held in order that the opinions of those interested might be heard. At the meeting of the Local Board of Chester, on Tuesday, a resolution was adopted, discontinuing the proceeding. The president of the Throgs Neck Taxpayers' Association is James B. Kelly, and the secretary, Otto W. Holmgren.

Realty Outlook in Florida.

James R. Murphy, president of the Florida Farms & Homes, Inc., a 150,000 acre development, with headquarters in Palatka, Fla., is in New York City on a business trip. Mr. Murphy left the city some time ago to take charge of the new corporation, after many years of active association with Joseph P. Day's office. Mr. Murphy is optimistic regarding trade conditions in Florida and expressed confidence in the future. He said, yesterday: "Business is better than it has been for two years. The State of Florida raises very little cotton and was less affected by war conditions than any of the Southern States. With its diversification of industry and food crops its prosperity has continued without interruption. It is no secret that Florida's growth is due to advertising through the extensive campaigns carried on by the hotels and railroads, and these interests

and the real estate companies as well as the local boards of trade, are planning to do more advertising than ever.

"There is a movement on foot now among the smaller hotels and boarding houses, to combine for a big advertising campaign to tell the people of average means of the advantages that Florida offers to those whose vacation expenditures are limited to a modest sum. With the resorts of Europe closed and better times throughout the land, Florida is looking ahead to a prosperous winter."

Mr. Murphy will return to Florida next week. He will be accompanied by Norman W. Kellar, who will be treasurer of the Florida Farms & Homes; William J. Pedrick, Jr., secretary, and M. P. Walsh, advertising and publicity manager.

Realty Gift to Society.

The General Society of Mechanics and Tradesmen of the City of New York, announced the acceptance of a gift from Amos F. Eno, of the five-story loft building, 418-420 West Broadway, through to 94-96 Thompson street, with a frontage of 50 feet on each thoroughfare and a depth of 164 feet. The property is valued by the city at \$82,000 and is free from encumbrances. Mr. Eno also presented to the society the sum of \$25,000, which is to place the structure in an income producing condition for the needs of the society. The complete modernization of the structure is contemplated with this end in view.

The society made written acknowledgement to Mr. Eno, in a letter signed by the officers, in which they express their gratitude and appreciation for the gift. The present officers are Charles J. Richter, president; Albert T. Strauch, vice-president; James Boyd, second vice-president, and Richard T. Davies, treasurer and secretary.

The society was organized in 1785 by a group of mechanics, at a meeting held in Walter Heyer's tavern, King (now Pine) street, near Broadway, and was incorporated under the present name by a charter of the Legislature, on March 14, 1792. In May, 1802, a plot at the northwest corner of Broadway and Park place was purchased from Richard Varick and the society at once set about the erection of a Mechanics' Hall, which was completed and dedicated on January 4, 1803, with appropriate ceremonies. This building remained until 1870, when the present commercial building was erected on its site, now known as the "Varick Building." In May, 1821, a lease was obtained from the city for plots of ground, 10-14 Chambers street. A building was erected, the corner-stone of which was laid on the 13th of June, and on the 26th of November of the same year it was dedicated as the "Mechanics' Institution."

The school and library were moved to this location. The growth of the society has kept pace with the general growth of the city and as time went on, larger accommodations were required. The society has been located in the old High School Building in Crosby street, near Grand, and later in the Suydam mansion at 18 East 16th street. The present home, a substantial structure at 16-24 West 44th street, was found to be well adapted to the requirements of the society, and after negotiation with the officials of Columbia University, its owner, became the property of the society. After but few alterations this building was dedicated to its new uses on January 3, 1900.

To War on the Mosquito.

It is likely that an appropriation will be sought from the next Legislature for the extermination of mosquitoes on Long Island. Various leagues and associations have been active in warfare against the pests, but a stronger effort is deemed necessary.

Large Plots in Demand at Mineola.

There is no demand for 40-foot front plots at Mineola, villa plots being most in demand. Most of the plots being sold in the Boulevard section range in size from one-half to two acres in area. The era of cheap houses on city size plots

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has passed without having seriously affected Mineola.

That a good character of growth is taking place in Mineola is indicated by the improved types of stores in the business section. Many persons, too, come by trolley from Old Westbury, Floral Park and East Williston to Mineola to purchase their household necessities; and the circumstance enhances trade and the rental power of stores in Mineola.

PRIVATE REALTY SALES.

ANOTHER deal involving more than \$1,000,000 and a number of smaller investment transactions, served to bolster the rising market and stimulate interest in real estate. The business this week, similar to that of the preceding one, reflected a general activity rather than a specific one, and indicated that good parcels, regardless of location, are ready to be absorbed. The feature deal, taking chief prominence, because it was a purely investment purchase involving seven figures, concerned a new West Side apartment house bought by Colonel Jacob Ruppert, from its builder. The purchaser is a large holder of high-class realty in many parts of the city, and his release of funds for an additional acquisition may be taken as an indication of the attitude of wealthy investors toward real estate. The purchase of the projected mercantile building at Fifth avenue and 43d street, by Clarence Payne, last week, also emphasizes this tendency. In Wall street, where sales have been conspicuous by their absence, two business properties changed hands twice in one week.

Another important transaction affected the old Central Presbyterian Church property in West 57th street, near Broadway, which, according to report, has been taken by a large downtown firm for commercial improvement. The announcement of the plans of this concern is being awaited with great interest, because it may mean an introduction into 57th street of a brand new class of trade. Fourth avenue, which has been quiet for several years, following its remarkable building boom, contributed the disposition of a prominent corner for a big commercial improvement. The Record and Guide recently published an analysis of renting conditions along this thoroughfare, which showed excellent tenancy, and only about four per cent. of vacancies along the entire avenue.

The leasing market, while not as good as some of the previous weeks, yet continued moderately active. Many New Yorkers, unable to go abroad, have decided to remain in this city and the renting of residential properties has been exceptional. High-class private residences are greatly in demand, and the rentals that are being paid rank as high, if not higher, than they have been in years.

The new wholesale crockery district which is being created in the vicinity of lower Fifth avenue, was strengthened by the addition of a large firm, for many years in Park place, who took space, at one time occupied by Lord & Taylor.

The total number of sales reported and not recorded in Manhattan this week were 20, as against 27 last week and 11 a year ago.

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

The sales north of 59th street aggregated 14 as compared with 21 last week and 5 a year ago.

The total number of conveyances in Manhattan was 133, as against 96 last week, 20 having stated considerations totaling \$628,404. Mortgages recorded this week number 81, involving \$2,095,578, as against 79 last week, totaling \$1,962,087.

From the Bronx 8 sales at private contract were reported, as against 17 last week and 6 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$983,028, compared with \$440,132 last week, making a total for the year of \$51,042,170. The figures for the cor-

responding week last year were \$980,143 and the total from January 1, 1914, to October 10, 1914, was \$32,280,797.

\$1,500,000 Investment Purchase.

Colonel Jacob Ruppert purchased from Dr. Charles V. Paterno, the Alameda, a recently completed thirteen-story apartment house at the northwest corner of Broadway and 84th street, covering a plot 140 x 102. The selling price is reported as being between \$1,400,000 and \$1,500,000. It was practically a cash transaction, although Colonel Ruppert gave in part payment four small properties, approximating values of \$150,000. They include the five-story loft building at the southwest corner of Second avenue and 99th street on plot 42 x 100, leased to one tenant at \$5,000 a year; two lots in the north side of 67th street, east of Third avenue, adjoining the Central Opera House; a plot 42.6 x 144, known as 1049-1051 Prospect avenue in the Bronx, and the lot 25 x 100 in the south side of East 152d street, beginning 525 feet west of Courtland avenue. The broker in the deal was L. Sherwood Palmer. Dr. Paterno was represented by Stoddard & Mark as attorneys and Colonel Ruppert by Fitch, Mott & Grant. Colonel Ruppert is a large owner of investment properties in New York City. Among his purchases within the last few years are the twenty-story commercial building at 15-19 East 26th street, and the Gramont Apartment houses at the northeast corner of Broadway and 98th street. The Alameda was designed from plans by G. Ajello, architect, and contains about 75 apartments besides a row of stores on Broadway. The apartments are more than ninety per cent. rented and all of the stores have been taken but one. The total annual rent roll is said to be about \$135,000. The principal factor which is said to have influenced Colonel Ruppert in making the purchase was the excellence of the construction. The hot water pipes are of brass and all of the pipes in the building are insulated with asbestos, thus protecting them and preserving radiation. An innovation in the construction was the use of cypress for the underflooring and sleepers, a use which overcomes the liability of a finished flooring to warp or raise up, because the cypress wood is able to absorb large quantities of moisture without causing it at any time to expand, contract or bend. The ceiling heights in the building are exceptional, the first floor height being 16 feet, which permits mezzanine galleries in the stores.

Sell 57th Street Church.

Trustees of the Central Presbyterian Church have sold the old edifice at 212-218 West 57th street, on a plot 120 by 106 by irregular, to the Lawyers' Realty Company, said to represent a large downtown commercial firm, which will erect a mercantile building to be used either in part or in entirety for its own occupancy. The deal was negotiated by John N. Golding. The sellers have owned the property for more than forty years. They recently purchased their present home at Madison avenue and 57th street for \$410,000. Adjoining the property just sold is the clubhouse of the American Society of Civil Engineers and the seven-story Iverness Apartment house. The real buyer of the church property is reported to be the Consolidated Gas Company, and although nothing definite could be learned yesterday regarding its plans, rumor had it that the site would eventually be used for the construction of a club house for Tammany Hall. The present location of the organization, it was said, would also figure in the deal as a possible extension to the gas company's 15th street property.

Two Re-Sales in Wall Street.

The Charles F. Noyes Company has resold for the Henry Morgenthau Company, Robert E. Simon, president, 163 Pearl street, a six-story mercantile building, and 68-70 Wall street, two five-story structures, covering a plot of about 3,500 square feet, to the Index Realty Company, owner of 70 Wall street and 161 Pearl street, which by this purchase has

secured title to a plot of 8,200 square feet. The brokers report the transaction was made on an all-cash basis. John C. Travers, as attorney, represented the Index Realty Company. Charles F. Noyes Company and Edward A. Arnold also resold this week, in another all-cash transaction, for the Henry Morgenthau Company to the Hochelaga Realty & Development Company, 68 Wall street, a five-story building on a lot 25.5 x 100, assessed at \$190,000. The property was purchased for the purpose of protecting the light of the eleven-story Bank of Montreal Building, adjoining on the west. The parcel will immediately be improved with a three-story building and held free from mortgage.

Buys Fourth Avenue Site.

Samuel K. Jacobs has sold to the Hasco Building Company, Lorne A. Scott, president, the northwest corner of Fourth avenue and 28th street, at present covered by six four and five-story buildings, measuring 94.1 on the avenue by 78 in the street. Plans are being drawn for the erection of a sixteen-story mercantile structure. A year ago last April Mr. Jacobs was reported to have sold the property to Frederick P. Zobel, for improvement with a twelve-story building, but that deal evidently was never completed. Mr. Jacobs bought it in 1913 from the Edgar Estate. The present deal was negotiated by the Frank L. Fisher Company.

Apartment-Loft Trade.

The 190th Street Holding Corporation, Hyman Horwitz, president, has purchased 136-138 West 28th street, a five-story commercial building on plot 50x100, from the Nason Realty Company, which took in exchange the six-story apartment house at the northwest corner of St. Nicholas avenue and 190th street on a plot 97x100, completed last year at an estimated cost of \$150,000. Eddy A. Weinstein acted as broker in the transaction.

Large Jersey Development.

Axelrod & Cohen, Inc., have sold for D. Adler to the Regal Realty Company 114 lots, measuring 25x125 each, at Teaneck Heights, Bergen County, N. J. The buyer has filed plans by Herman Fritz, architect, for fifty-seven one-family houses, each to occupy a plot 50x125. The houses are expected to be completed by July 1, next.

Large Edgemere Deal.

The Tilrose Realty Company has purchased, through G. Taus & Son, a block of lots at Edgemere, extending from the Boulevard to the Ocean, 200 feet in width and adjoining the large tract recently acquired by the same buyer through these brokers. The new owner contemplates the erection of 100 cottages.

Dyckman Corner in Trade.

Frank L. Nugent has sold, through Hall J. Haw & Company, a plot of nine lots at the southeast corner of Broadway and 204th street, measuring 125 x 200, to the Alexander Grant Construction Company, which gave in exchange the five-story apartment house at 447-449 West 153d street, on plot 60 x 100. The deal involved more than \$200,000.

Manhattan—South of 59th St.

36TH ST.—Joseph P. Day has sold for Mrs. W. C. Bergh, 126 East 36th st, a 4-sty dwelling, on lot 16.6x74.1.

Manhattan—North of 59th St.

DYCKMAN ST.—Slawson & Hobbs and E. V. Daly sold for the Atlantic Realty Co. the vacant plot, 100x110, in the east side of Dyckman st, 100 ft. south of Sherman av, to the Halley Construction Co., Daniel Halley, president, which will build a 1-sty taxpayer.

70TH ST.—Pease & Elliman have sold for Nellie H. Griesel 205 West 70th st, a 5-sty dwelling, on lot 17x100. The buyer will occupy it as his residence.

125TH ST.—Paul A. McGolrick has bought from the Empire City Mortgage & Holding Co. 551 West 125th st, a 5-sty double flat with stores on a plot 25x99.11. This was an all-cash transaction.

140TH ST.—Paul A. McGolrick has resold 151-159 West 140th st, a 7-sty elevator apart-

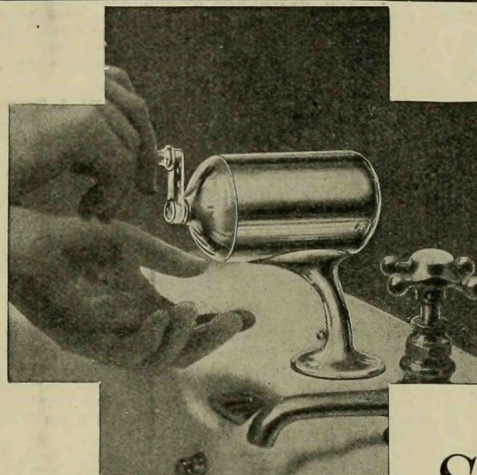
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ment house, known as Pinkney Court, on plot 136x100. The house contains 56 apartments, and was recently purchased from John Weber.

172D ST.—Union Bank of Brooklyn has sold 503-505 West 172d st, a 5-sty apartment house, on plot 43.9x94.6, taken at foreclosure last April for \$32,500.

LExINGTON AV.—Ennis & Sinnott have purchased from the Sheehy estate, through John J. Kavanagh, the two 3-sty dwellings, on plot 32x62, at 1229 and 1231 Lexington av.

VERMILYEA AV.—Arnold, Byrne & Baumann have resold for the Kellwood Realty Co. to Max Marx the plot, 75x150, on the east side of Vermilyea av, 29 feet south of 211th st. The property was held at \$22,500.

Bronx.

LORING PL.—The newly formed Loring Construction Co., composed of Max Raymond, Bartlett Epstein and Robert C. Berkhojn, acquired from Oscar T. Mackay, 2226 Loring pl, a 2-sty dwelling on plot 79.4x127.11xirreg, located north of Hall of Fame ter. Work will be started on the construction of a high-class apartment house on the site. The seller acquired the property last December for \$23,800 at a foreclosure auction sale held by the James L. Wells Co.

176TH ST.—William J. Gabel has sold for Mary E. Roberts 825 East 176th st, adjoining the northwest corner of Marmion av, a 3-sty house on lot 25x100. The buyer is the Benenson Realty Co., which recently purchased the corner through the same broker and now has a plot 71x100, which will be improved.

CROTONA PKWAY.—The Empire City Mortgage and Holding Corporation bought from the F. M. Corporation 2299 Crotona pkway, a 4-sty building, on plot 35x80. It was held at \$22,500.

GRAND BOULEVARD.—W. E. & W. I. Brown, Inc., sold, in conjunction with McLernon Bros., the lot on the east side of Grand Blvd and Concourse, about 15 ft, south of East 187th st.

LONGFELLOW AV.—A. J. Madden has sold for the Traf Building Co., John Dertinger, president, to A. G. Khouri of Patchogue, L. I., 1500 Longfellow av; 5-sty apartment house, occupying a plot 50x100. The buyer gave in part payment a plot 85x160 on the east side of Tiebout av, 430 ft. north of 181st st.

Brooklyn.

BEVERLY RD.—The Lewis H. May Co., Rockaway Park Office, Inc., has sold for Philip Leifert, 416 Beverly rd, a 5-sty apartment on a plot 40x100, to Herbert W. Casey, who gave in part payment 21 South West End av, Rockaway Park, L. I., consisting of a 14-room house on a plot 60x100.

FRESH POND RD.—Leonard Davidson & Co. have sold the 6-fam. building at 1023 Fresh Pond rd for T. Kohler to Henry Klein for investment.

HUBBARD ST.—B. J. Sforza sold for J. Alfred Missud, the 6-family apartment house, with 2-family dwelling, in rear, at 48 Hubbard st, on plot 50x129.

MACON ST.—Bulkeley & Horton sold for Mrs. Louisa A. Chaffee 221 Macon st, a 3-sty dwelling, on lot 18.9x109.

SENATOR ST.—Frank A. Seaver & Co. sold for Edward Loughman, the plot 100x100, in the north side of Senator st, 200 ft. west of 3d av. The buyer will build 6-family flats.

3D ST.—Charles E. Rickerson has sold for Herbert B. Walker, 548 3d st, a 3-sty dwelling, to Walter Jeffrys Carlin, for occupancy.

4TH ST.—E. T. Newman sold for Anna K. Sheibler, 585 4th st, a 3-sty dwelling.

44TH ST.—The Windamere Real Estate Co., Daniel H. Jackson, president, has resold through the office of Pierce Keefe the vacant plot on the northerly side of 44th st, 130 ft. south of 3d av, 54x100, to Ellias Bernstein, who will erect two 5-sty flats.

58TH ST.—B. J. Sforza has sold for Emilia F. Sinopoli, the 2-sty., 2-fam. house, 1556 58th st, on lot 20x100.

ATLANTIC AV.—Jacob Rothenburg sold to the L. & P. Construction Company the plot, 150x100, at the northwest corner of Atlantic and Cleveland avs, for improvement with a 4-sty loft, and to Mrs. J. Levine the 3-sty dwelling 2 Fleet st.

CLINTON AV.—Edward Grotecloss, Robert Ward and C. S. Gilmore sold the two 5-sty houses 480 to 484 Clinton av for Levy & Baird, who took in part payment a 40-acre farm at Hempstead, L. I.; a corner plot at Jamaica estates, five 2-fam. dwellings in Flatbush and a vacant corner on Coney Island av, opposite Prospect Park. The transaction involved about \$250,000.

FLATBUSH AV.—The entire block front on Flatbush av, between Clarendon rd and Vanderveer pl, measuring 228x100, has been sold by Isaac Bloomgarden as broker to the H. L. Improvement Co., to be the site of a large building project. The deal involved about \$60,000. Eleven business buildings will be erected on the plot.

GRAVESEND AV.—Harold E. Wittenman, with A. H. Cherrington, sold for Wilmer E. Arnold, of Ohio, eight lots on the east side of Gravesend av, between Albemarle and Kayton, to the Govanant Realty Co., of Brooklyn. The new owners will erect eight 6-fam. houses.

NEWKIRK AV.—Paul A. McGolrick has bought from the Argyle Construction Co., the southeast corner of Newkirk and Bedford avs, Bklyn., a 4-sty apartment house on a plot 50x100.

Queens.

COLLEGE POINT.—Herman M. Krampe has bought from Ellen Bowden the plot, 50x100, in the west side of 13th st, College Point, 150 ft. south of 6th av.

FLUSHING.—The Jamaica Savings Bank has sold to Frederick F. Flynn the plot, 80x108, on the southwest corner of Amity and Murray sts.

FLUSHING.—Paul A. McGolrick has purchased from the Property Sales Corporation, four houses, two in 33d st and two in 31st st.

FLUSHING.—Miss Jennie Bloodgood sold to the Congregation Shaari Tefillo, of Flushing, the plot, 50x186, in the north side of Amity st, near Parsons av, for about \$4,600. The buyers will erect a synagogue to cost about \$12,000.

LONG ISLAND CITY.—The old Schwalenberg Park picnic grounds have been sold by Margaret M. Dunn to the Frederick Opperman, Jr., Brewing Co. for about \$68,000. The property fronts 254 ft. on Hunter av and 441 ft. on Jackson av. It has been used as a resort and garden for 40 years.

LONG ISLAND CITY.—Seidel Realty Co. has sold the plot 50x90, on the east side of Steinway av, 100 ft. south of Jamaica av; also for Martha Hanson, the private house on the west side of 9th av, just north of Vandeventer av.

ROSEDALE.—New York Suburban Land Co. sold 20x100 on Kinsey av to L. Traut and 20x100 on Lincoln av to M. Levis.

Richmond.

CLIFTON.—Cornelius G. Kolff has sold to A. G. Wanier, for the Narrows Improvement Co., a plot 80x156, at Harbor View. The purchaser contemplates the erection of a private dwelling for his own occupancy, from plans by Delano & Aldrich.

SECOND WARD.—J. Sterling Drake has sold for Hyman Messe to William Frew a plot of ground on the northwest corner of Bradley av and Willow Brook rd, 40x200, that Mr. Frew will improve with a modern residence.

LEASES.

Crockery Firm Goes Uptown.

Stephen H. Tyng, Jr., & Company, have leased for the Roosevelt Estate, the eight-story building at 129-131 Fifth avenue, and the five-story building at 4 East 20th street, formerly occupied by Lord & Taylor, to Koscherak Brothers, importers and dealers in china, glassware, etc., for the last twenty years at 29 Park place. The lease is for a long term at an aggregate rental of about \$250,000. The establishment of the firm in this locality strengthens the new wholesale crockery district, which has been created on lower Fifth avenue during the last few years. The Roosevelt Estate will spend about \$50,000 in altering the property. B. Channing Miller acted as agent for the Roosevelt Estate.

"Brick House" in \$1,000,000 Lease.

Fish & Marvin have leased the country residence of the late Anson Phelps Stokes, known as "Brick House," at

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Collanders Point, Noroton, Conn. The tenant is a well-known oil man, who will take immediate possession. The property, which is one of the finest country estates in America, comprises over ten acres bordering on Long Island Sound. The main residence is a brick structure which was several years in building, and which contains more than fifty rooms and seventeen baths. There are numerous outbuildings, including a stable and garage, three cottages, greenhouses, etc. The property is held at \$1,000,000.

To Pay \$20,000 a Year.

Frederick Lewisohn, president of the Salt Lake Copper Company, now residing in the Plaza Hotel, has rented, through William B. May & Co., the five-story American basement residence of John W. Herbert at 835 Fifth avenue, furnished for the winter. He will pay, according to report, \$20,000 a year for the use of the house.

Dry Goods Market to Move.

The World's Market Corporation, Irving M. Crane, president, has leased for ten years three entire floors, containing 42,000 square feet, in the new Bijou Building at 1237 and 1239 Broadway, through to Sixth avenue. The building is now being erected by the Hopaltrun Realty Company.

Manhattan.

BASTINE & CO. have rented the 9th loft at 138-44 West 25th st to Louis Gersten; the top floor at 9 East 4th st to the Independent Braid Works and space at 112 East 19th st to J. L. Flannery.

BRETT & GOODE CO. leased the parlor floor store in 413 Madison av to Alice E. Neale, and the 4th floor in 103 5th av to Sigmund Eisner.

GEORGE W. BRETTELL has leased the dwellings at 2009 Madison av for Mrs. H. Frank to a Mr. Trulsen, and at 54 West 26th st for the Brettell estate to Mr. McCoy.

GEORGE W. BRETTELL has leased the Walsh estate to the Weber Oil Company part of the building at 175 and 177 East 120th st and to Mr. Rabinowitz a store at 2295 2d av.

LOUIS CARREAU has leased for 10 years the building recently constructed at 162 West 48th st, to A. D. Tiefenthal, for a chop house.

CROSS & BROWN CO. has leased the entire building at 303-7 West 59th st to the Jandorf Automobile Co. for M. E. Jones; 2d floor in 274 West 50th st to the Aberdeen Construction Co.; also the 4th floor in 8-10 West 45th st to Theodore Kaufman for Drs. Norton & Roberts; also the top floor of 3-7 West 61st st to the C. T. Silver Motor Co. for 10 years for the Columbus Circle Realty Co.

CROSS & BROWN CO., downtown office, in conjunction with Stephen H. Tyng, Jr., & Co., has leased the 14th floor of the new building being erected by Frederick Ayer at 1140-1146 Broadway to the Franklin-Bentley Co., art embroidery. The building is not yet completed, but will be ready for occupancy Dec. 1, and the lease just made has practically been closed from the plans. Cross & Brown Co. also reports the rental of the 5th loft at 661 Broadway to Aaron Brothers; for Moses Schlein the 8th loft at 325-329 East 29th st to J. J. Little & Ives Co. for Culbransen, Dickenson Co.; the 4th loft at 16 Warren st to Samuel Kahn for Clement March.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 149 East 40th st to W. E. Carnochen; in 287 Lexington av to Edward F. Curtis, and in conjunction with J. P. Whiton Stuart Co., furnished, for the season, in 901 Lexington av, to Mrs. F. A. Miller.

DOUGLAS L. ELLIMAN & CO. have leased the last remaining apartment in 525 Park av for Edgar A. Levy and William Ziegler, Jr., to Richard Sutro; also apartments in 875 Park av for Dr. John A. Victor to George W. Stetson; at 149 East 40th st to Dr. Anna Hubert; in 287 Lexington av to Dr. Armitage Whitman, and renewed a lease in 18 East 48th st to Clinton Preston.

DOUGLAS L. ELLIMAN & CO. have leased a duplex apartment in 969 Park av to Mrs. Jesse Hoyt; also apartments in 122 East 76th st for Julius Tishman & Sons to Miss Marjorie L. Williams; in 114 East 84th st for Samuel A. Herzog to Wacio O. Gorski; in 161 East 79th st for J. Randolph Jacobs to Walter C. Haupt, and sublet an apartment in 122 East 82d st for E. H. Wands to H. W. Park.

DOUGLAS L. ELLIMAN & CO. have leased for Richard T. Stevens 141 East 70th st, a 5-sty dwelling, to D. D. Sutphen; also apartments for Mrs. Arthur Murray Dodge in 563 Park av to Mrs. Cord Meyer; at 925 Park av for Payson McL. Merrill Co. to Julien A. Ripley; at 521 Park av, furnished for the season, for Dr. William B. Coley; and in conjunction with Duff & Conger in 122 East 82d st for John McE. Ellis to Harry F. Smith.

JAMES J. ETCHINGHAM leased for Johanna Guenther the store at 70 Columbus av to Nicholas Halulakos and John Katsihtis.

FIRM OF L. J. CARPENTER rented the ground floor and basement of 524 West 50th st for M. Naemie Roussel to H. B. Nodler and Joseph Grossman, for laundry purposes.

FREDERICK FOX & CO. have leased for the Marmac Constr. Co. the top loft in the new building now being erected at 40 East 30th

st to Joseph Eckstein & Co.; also for the George Backer Const. Co. the 14th loft in the northeast corner of Madison av and 29th st to D. Saltzman & Co.

GOODWIN & GOODWIN rented for Gertrude A. Pettigrew to Hermine Deutsch, the 3-sty dwelling, 112 West 118th st.

GOODWIN & GOODWIN rented for Waldmere Realty Co. to the Phi Delta Epsilon Club, the 3d story and basement private dwelling at 22 West 120th st, on lot 18x100.11.

A. A. HAGEMAN has leased part of a loft at 8-10 West 36th st to Sibley-Pitman Electric Corp.; store at 54 West 36th st to S. Unger; 1st loft at 639 6th av to Robbins & King, and 3d loft at 628 6th av to Elegant Dress Shop.

M. M. HAYWARD & CO. have leased the entire building No. 14 in the group owned by the Manufacturers' Real Estate Co., containing 28,000 sq. ft., located in the block 43d to 44th sts, 11th and 12th avs, to the Holbrook Co., auto body builders, who recently leased through the same brokers, 60,000 sq. ft. at 67th st and West End av.

HEIL & STERN have leased for the Bedell Co., the 8th loft in 19 West 34th st, through to 30-2 West 35th st, to Oppenheim, Goldstein & Siegel, Inc.

HEIL & STERN have leased for the Surrey Investors, Inc., the 13th floor in 303-5 5th av to Isaac Bodenstein.

M. & L. HESS (INC.) leased the store and basement at 22-4 West 27th st to Goldwater Bros., now at 510 Broadway, laces and embroideries.

M. & L. HESS (INC) have negotiated the following renewals of leases expiring February 1, 1916, to Rose-Jacobs Co., 7,050 sq. ft. at 151-5 West 30th st, and William Danenbaum 10,000 sq. ft. at 27-33 West 20th st.

HOUGHTON COMPANY has leased for William H. Frame the 3-sty dwelling 236 West 71st st to J. P. Bell.

HOUGHTON COMPANY leased for William S. Gray, the 3-sty dwelling 257 West 99th st to Dr. Wyeth E. Ray.

HUBERTH & HUBERTH have leased space in the American Circle Bldg. to the Ford Steel Pneumatic Shock Absorber and for Paul Byck, space in 1777 Broadway to the Akron Tire Co.; also for W. L. Nichols, the 3d floor at 318-20 West 48th st, to the Maxwell Motor Sales Co.

PAYSON McL. MERRILL CO. leased apartments in 140 West 57th st to George Watson Cole, Mrs. Thomas B. Wiley and Charles V. Mapes; in 36 East 40th st to Miss Hila B. Terbell, James H. Miller and Albion B. Turner; in 135 West 56th st to Miss Katherine Emmet, and in 257 West 86th st to Miss Sara Alexander.

WILLIAM B. MAY & CO. leased to George W. Wickersham, one-time United States Attorney-General, the residence of Odgen H. Hammond, at 30 East 70th st, furnished, for the winter. Mr. Hammond recently leased an apartment at 1155 Park av from Bing & Bing.

WILLIAM B. MAY & CO. leased private houses at 7 East 84th st for Mrs. L. W. Van Heukelom to W. B. Duryea; 57 East 74th st for Mrs. Marie E. Williams to F. E. Deverell; 79 East 61st st for Mrs. Irene B. Leon to B. LaFell; 136 East 61st st for Mrs. Eliza C. Pike to Townsend C. Morgan; 38 East 62d st for Mrs. T. Wyman Porter to A. E. Reynolds, and 19 East 61st st for the Massachusetts-Madison Co. to Dr. George B. Lee.

A. W. MILLER & CO. leased for Felix Isman and George H. Earle, Jr., the 4-sty building, at the northeast corner of 7th av and 48th st, for ten years at an aggregate rental of about \$100,000 to Thomas Corcoran for a cafe.

CHARLES F. NOYES CO. has leased to Charles E. Wickham and Archibald Kemp, underwriting premises on the street level in 55 John st; also a portion of the 6th floor of the same building for executive offices.

CHARLES F. NOYES CO. has leased for B. Crystal & Son to the Emerson Phonograph Co.

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the 6th floor of 74-80 Washington st.; a floor in 91 Maiden la for the Preferred City Real Estate Co. to the American Law Book Co., and space in 61 Beekman st for John J. Burton to Irving Billig.

O'CONNOR & ELLISON leased to V. Vivaudou, Inc., the 18th floor in 53-55 5th av, owned by the Ellisdale Co., completing the renting of the building, with the exception of the corner store.

PEASE & ELLIMAN have leased office space in 27 William st to E. H. Clark, George & Ferris, Thompson & Berry, Heymsfeld & Krulwitz, Atlantic Yacht Club, and additional space to the United States Industrial Alcohol Co., Johnston Storm & Co. and Slattry & Co.

PEASE & ELLIMAN have rented for Gustav & Hugo Blumenthal to Mrs. Minna Crawford the parlor floor in their new building at 20 West 47th st; also in the Corn Exchange Bank Building, at William and Beaver sts, through Geo. R. Read & Co., as agents, offices to John Simon of the Cotton Exchange.

PEASE & ELLIMAN have leased 4-sty residences for Amos F. Eno at 33 5th av to Mrs. E. S. Goodwin; furnished for Miss Elsie de Wolfe at 131 East 71st st to Francis M. Whitehouse; for Wilmot T. Cox at 56 West 9th st to Miss Christine C. Wilson, and through Origin S. Seymour, at 5 East 9th st, to Mrs. Gertrude E. Partridge; also, as agents for the 16-sty building at 25 West 45th st, owned by Lee & Fleischmann, leased in conjunction with Heil & Stern, a loft to the National Whalebone Co.

PEASE & ELLIMAN have rented, furnished, for Judson S. Todd his residence, a 5-sty dwelling, at 23 East 73d st, to Mrs. Marion Brugiere of Cedarhurst; furnished, for the estate of Warner M. Van Norden to Edwin W. C. Arnold, the 5-sty dwelling, at 8 East 62d st; for Thomas Brennan the 4-sty dwelling at 3 West 74th st, to Mrs. C. Oppenheim, and for Nathan F. Vought to Mrs. Cora R. Benson the 3-sty dwelling at 179 West 88th st.

PEASE & ELLIMAN have leased at 182-184 Broadway and 2-10 John st, the southeast corner Broadway and John st, the entire basement, comprising 6,000 sq. ft., together with a large portion of the sub-basement, for the John St. Corporation to the Horn & Hardart Co., owners of the Automat Restaurants. The lease is for 21 years at an aggregate rental of about \$200,000. Extensive alterations are to be made from plans by Stucker & Co., architects, Philadelphia. The same concern recently took large space in the Standard Arcade Building.

PEASE & ELLIMAN have rented the apartment, furnished, of A. J. Silverberg in 875 Park av, to Walter T. Stern of Stern & Gotthold; also subleased, furnished, for Dr. Henry Satterlee his apartment in 925 Park av to W. B. Franklin, president of the Aetna Explosives Corporation, and apartments in "Harperly Hall" at the north corner of 64th st and Central Park West, to Mrs. M. W. Jones; for the 161 East 79th St. Co., controlled by I. Randolph Jacobs and S. Morrill Banner in 161 East 79th st to F. J. Towne and in 12 Gramercy Park for Miss P. M. Pomeroy to Miss Gertrude Whitney.

PEASE & ELLIMAN have leased for Mrs. John S. Radway to Mrs. Adolphus Clay Bartlett the 5-sty dwelling at 58 East 67th st; also for Mrs. E. M. H. Rankin to Mrs. Helen C. Noonan the 3-sty dwelling, at 70 West 94th st, and apartments in 56 West 11th st to James Dowling Trask; in 42 West 39th st to Joel J. Leavitt; in 104 East 40th st to M. Furland to Joseph Feldenseimer and to Mrs. Rosetta J. Norman; in 103 East 75th st to Charles de Loosy Oelrichs; in 56 West 11th st to A. J. Pickard; in 60 West 58th st to Mrs. Donald Gaynor; in 190 Madison av to Mrs. Marie Sulzer; in 72 East 96th st to Barnett Fabricant, and in 60 West 58th st to Earl Grey.

PEASE & ELLIMAN have renewed the lease of the 3-sty dwelling at 116 East 76th st to Mrs. Mary J. McCormick; also, furnished, for Mrs. R. A. Armstrong the 5-sty dwelling at 25 East 77th st to Vladimir M. Rogovine, the Russian Consul; sublet, furnished, for Herbert Wheeler his apartment in 116 East 63d st to Jesse Mayer of the Cotton Exchange; at 105 Gramercy Park apartments to Gerome Brush and to Leonard Goodwin; and in 56 West 11th st to John L. O'Connor; in 42 West 39th st to Paul L. Moscovitz; in 104 East 40th st to H. B. Nichols; in 510 Park av to Miss Florence V. Robinson; and in 27 East 62d st for Harris & Vaughan, as agents, to Miss A. Luccl.

PEASE & ELLIMAN have leased, furnished, for Mrs. Dane A. Pearson to Louis Haight the 4-sty dwelling at 71 East 77th st; rented apartments in 315 West 115th st to Irving Jackson; in 570 West 156th st to Henry J. Matson; in 39 East 27th st to Mrs. M. Wallace, and in 315 West 115th st to Mrs. W. C. Meek, and made the following renewals of apartment leases: In 165 West 72d st to Y. Pendas; in 723 St. Nicholas av to Walter A. Cooney; in 607 West 136th st to V. A. McCurdy; in 315 West 115th st to Mrs. Edith Kane; in 145 East 35th st to Mrs. M. J. Johns; in 829 Park av to Walter W. Stokes; in 104 East 40th st to A. Judson Quinby; in 565 Park av to C. Norrie Miller; in the "St. Urban," at 89th st and Central Park West, to William Goldstone, and in 570 West 156th st to John J. Durkin.

PORTER & CO. have leased for Emily Macduff to Anna Hand, the 3-sty dwelling at 216 West 128th st.

GEORGE ROSENFELD CO. leased for John W. Keller, the two upper floors in 72 West 36th st to the West Side Y. M. H. A.; also, in conjunction with William R. Ware, the private house, 138 West 87th st.

SHAW & CO. have leased for the Mutual Life Ins. Co., the 3-sty dwelling 58 West 124th st to Frieda Bernheim.

SHAW & CO. have leased for the Marion Holding Co. the 3-sty dwelling 314 West 138th st to Madeline Tully.

SPEAR & CO. have rented lofts for Max A. Singer in 130-134 West 17th st to David Epstein; for Weil & Mayer in 584 Broadway to the Metropolitan Shirt Co; for Hyman Kaufman in 40-42 West 22d st to Kornfeld Bros.; for

Charles Hirschhorn 2,500 sq. ft. in 138-140 West 17th st to Perlestein & Mendelsohn; for the Atlantic Dock Co. the 5th loft in 143-145 Prince st to Isidor Brown; for Caroline B. Woodward the store and basement in 237 Mercer st to Simon & Weinberger; for Alfred Seton the 1st loft in 35-37 East 10th st to the Chicago Asbestos Table Mat Co.; for the Etageoc Holding Co. the 5th loft in 170 Greene st to Greenstein & Co.

REAL ESTATE MANAGEMENT CO. has leased for Jesse I. Bartlett the dwelling at 826 West End av to the Hudson Progressive Club.

RULAND & WHITING CO. leased the dwelling at 117 West 82d st.

HENRY TRENKMANN leased the 9th floor at 40 East 21st st to the Paris Dress Mfg. Co. and the 3d floor to Louis Brill.

CHARLES B. WALKER has leased for the 121 Canal St. Corporation space in 121-123 Canal St. to Levine, Linder and Chavnick; for Samuel Schwartz in 251-253 Canal St. to the American Scientific Novelty Co.; for P. F. Murphy in 86 Walker st to Wingender and Gellman Co.

WORTHINGTON WHITEHOUSE, INC., has leased, furnished, the 5-sty modern dwelling, at 17 East 86th st, for Mrs. Leo Speyer to William Meyer.

FREDERICK ZITTEL & SONS have leased the dwelling, 168 West 95th st to Nellie Washbourne. The same brokers also negotiated the recently recorded lease of the flat at 146 West 82d st to Lotta A. Tucker.

Brooklyn.

PEASE & ELLIMAN have leased for the Urbis Realty Co. the dwelling at 159 Hancock st to John N. Silsbe, the restaurant man.

SIDNEY L. WARSAWER leased for Percy G. Williams the Oxford Theatre at Flatbush av and State st, for 10 years, at an aggregate rental of more than \$100,000. The lessee is the Unity Amusement Co., Oscar Muller, president, and Samuel Schwartz treasurer, owners of the West End Theatre, Brooklyn. After extensive alterations they will open it as a photoplay theatre.

Queens.

JOHN F. SCOTT rented for Buxbaum & Hecht their house on Lawrence av, Lawrence, L. I., to Mrs. Ella F. Cook; for Both & Weston their house on Washington av, Lawrence, to Mrs. James L. Livingston, and sublet the latter house for the winter to H. E. Winlock.

UNITED STATES COAL TAR PRODUCTS CO., manufacturers of aniline dyes and chemicals, leased, through G. E. Clay, the entire premises 115 Broadway, northwest corner of Hopkins av, Long Island City, owned by Thomas E. Gallagher of Manhattan.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

	1915		1914	
	Oct. 1 to 7		Oct. 2 to 8	
Total No.....	133	97		
Assessed value.....	\$7,373,700	\$4,320,000		
No. with consideration..	20	11		
Consideration.....	\$628,404	\$234,100		
Assessed value.....	\$618,000	\$266,000		
	Jan. 1 to Oct. 7	Jan. 1 to Oct. 8		
Total No.....	5,150	5,619		
Assessed value.....	\$313,562,968	\$370,311,933		
No. with consideration..	697	665		
Consideration.....	\$39,800,220	\$24,567,956		
Assessed value.....	\$43,158,333	\$25,960,720		

Mortgages.

	1915		1914	
	Oct. 1 to 7		Oct. 2 to 8	
Total No.....	81	55		
Amount.....	\$2,095,578	\$1,812,750		
To Banks & Ins. Cos....	15	3		
Amount.....	\$990,000	\$12,000		
No. at 6%.....	35	33		
Amount.....	\$1,496,777	\$279,850		
No. at 5½%.....	2	4		
Amount.....	\$17,800	\$35,000		
No. at 5%.....	20	7		
Amount.....	\$290,750	\$89,500		
No. at 4½%.....	1	3		
Amount.....	\$5,000	\$932,000		
No. at 4%.....	.....	1		
Amount.....	.....	\$4,400		
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	23	7		
Amount.....	\$285,258	\$472,000		
	Jan. 1 to Oct. 7	Jan 1 to Oct. 8		
Total No.....	2,950	3,249		
Amount.....	\$78,273,294	\$95,653,210		
To Banks & Ins. Cos....	588	714		
Amount.....	\$33,877,613	\$41,845,630		

Mortgage Extensions.

	Oct. 1 to 7		Oct. 2 to 8	
	Total No.....	50	35	
Amount.....	\$3,199,600	\$2,995,400		
To Banks & Ins. Cos....	25	14		
Amount.....	\$2,176,300	\$2,338,000		
	Jan. 1 to Oct. 7	Jan. 1 to Oct. 8		
Total No.....	1,453	1,572		
Amount.....	\$85,191,606	\$90,073,134		
To Banks & Ins. Cos....	598	548		
Amount.....	\$60,569,700	\$57,011,360		

Building Permits.

	1915 Oct. 2 to 8	1914 Oct. 3 to 9
New buildings.....	22	5
Cost.....	\$969,000	\$1,775,000
Alterations.....	\$191,200	\$73,375
Jan. 1 to Oct. 8 Jan. 1 to Oct. 9		
New buildings.....	387	346
Cost.....	\$52,914,620	\$40,521,190
Alterations.....	\$11,528,014	\$9,199,653

BRONX.

Conveyances.

	1915 Oct. 1 to 7	1914 Oct. 2 to 8
Total No.....	95	98
No. with consideration..	17	11
Consideration.....	\$331,430	\$143,500
Jan. 1 to Oct. 7 Jan. 1 to Oct. 8		
Total No.....	4,364	4,922
No. with consideration..	804	584
Consideration.....	\$5,696,674	\$5,038,265

Mortgages.

	1915 Oct. 1 to 7	1914 Oct. 2 to 8
Total No.....	59	56
Amount.....	\$420,680	\$511,591
To Banks & Ins. Cos....	7	2
Amount.....	\$105,500	\$48,800
No. at 6%.....	28	28
Amount.....	\$187,420	\$98,085
No. at 5½%.....	7	5
Amount.....	\$111,450	\$35,350
No. at 5%.....	6	6
Amount.....	\$67,050	\$22,550
Unusual rates.....	1	.....
Amount.....	\$450	.....
Interest not given.....	17	17
Amount.....	\$54,310	\$305,606
Jan. 1 to Oct. 7 Jan. 1 to Oct. 8		
Total No.....	2,708	2,796
Amount.....	\$23,653,646	\$27,305,296
To Banks & Ins. Cos....	203	301
Amount.....	\$7,818,928	\$5,608,251

Mortgage Extensions.

	1915 Oct. 1 to 7	1914 Oct. 2 to 8
Total No.....	20	8
Amount.....	\$325,300	\$192,500
To Banks & Ins. Co....	5	1
Amount.....	\$120,000	\$3,000
Jan. 1 to Oct. 7 Jan. 1 to Oct. 8		
Total No.....	671	543
Amount.....	\$10,915,355	\$10,547,750
To Banks & Ins. Cos....	172	101
Amount.....	\$3,909,325	\$2,853,900

Building Permits.

	1915 Oct. 1 to 7	1914 Oct. 2 to 8
New buildings.....	29	5
Cost.....	\$986,300	\$11,800
Alterations.....	\$10,475	\$4,050
Jan. 1 to Oct. 7 Jan. 1 to Oct. 8		
New buildings.....	737	601
Cost.....	\$21,430,350	\$13,445,957
Alterations.....	\$612,700	\$909,150

BROOKLYN.

Conveyances.

	1915 Sept. 30 to Oct. 6	1914 Oct. 1 to 7
Total No.....	494	436
No. with consideration..	49	34
Consideration.....	\$405,520	\$134,976
Jan. 1 to Oct. 6 Jan. 1 to Oct. 7		
Total No.....	16,973	17,956
No. with consideration..	1,848	1,847
Consideration.....	\$14,315,478	\$11,342,604

Mortgages.

	1915 Sept. 30 to Oct. 6	1914 Oct. 1 to 7
Total No.....	349	316
Amount.....	\$1,561,324	\$1,231,372
To Banks & Ins. Cos....	66	39
Amount.....	\$615,700	\$360,585
No. at 6%.....	192	194
Amount.....	\$675,596	\$799,190
No. at 5½%.....	85	54
Amount.....	\$482,350	\$182,450
No. at 5%.....	39	46
Amount.....	\$188,150	\$214,550
Unusual rates.....	1	6
Amount.....	\$318	\$6,735
Interest not given.....	32	16
Amount.....	\$214,910	\$28,447
Jan. 1 to Oct. 6 Jan. 1 to Oct. 7		
Total No.....	13,687	13,031
Amount.....	\$54,861,985	\$55,820,535
To Banks & Ins. Cos....	2,572	2,558
Amount.....	\$18,767,005	\$20,890,414

Building Permits.

	1915 Oct. 1 to 7	1914 Oct. 1 to 7
New buildings.....	93	70
Cost.....	\$846,700	\$315,200
Alterations.....	\$45,510	\$30,950
Jan. 1 to Oct. 7 Jan. 1 to Oct. 7		
New buildings.....	3,943	3,712
Cost.....	\$33,611,630	\$34,469,935
Alterations.....	\$3,187,003	\$2,326,830

QUEENS.

Building Permits.

	1915 Oct. 1 to 7	1914 Oct. 1 to 7
New buildings.....	89	71
Cost.....	\$271,773	\$134,300
Alterations.....	\$15,820	\$13,280
Jan. 1 to Oct. 7 Jan. 1 to Oct. 7		
New buildings.....	4,392	3,650
Cost.....	\$15,880,054	\$15,980,262
Alterations.....	\$699,741	\$949,013

RICHMOND.

Building Permits.

	1915 Oct. 1 to 7	1914 Oct. 1 to 7
New buildings.....	32	13
Cost.....	\$36,480	\$9,745
Alterations.....	\$16,000	\$2,175
Jan. 1 to Oct. 7 Jan. 1 to Oct. 7		
New buildings.....	926	914
Cost.....	\$1,814,594	\$1,528,787
Alterations.....	\$663,527	\$221,575

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 dece-

dent, 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.

Ann E. Ayers.—Mar. 15, 1915—10TH ST, 323 E—404-44, 5-sty tnt, 25x94.9, one-third interest, \$8,700.

Caroline Biedermann.—Nov. 8, 1914—161ST ST, 564 W—2119-17½, 3-sty dwg., 16x 99.11, \$11,500.

80TH ST, 427 E—1560-12, 5-sty tnt., 25x 102.2, \$18,000.

Ida F. P. Brennan.—April 18, 1915—COL- UMBUS AV, 211-213—1122-64, 5-sty apt, 40x70, \$49,000.

Charles J. Chartress.—Jan. 9, 1910—150TH ST, 461-643 W—2065-10-11, two 2-sty frame dw, 50x99.11, \$13,000.

Timothy Dwyer.—Mar. 18, 1914—2D AV, 1246—1440-3, 5-sty tnt., 25x75, \$20,000.

Emma A. Field.—Nov. 21, 1904—HUDSON ST, 114—189-18, 2½-sty bldg., 21.11x75, \$21,000.

8TH AV, 221—745-33, 3-sty bldg., 22.6x 100, \$25,000.

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James Gribble—Jan. 2, 1914—87TH ST, 352 E—1549-32, 4-sty flat, 25x100.8, \$13,000.

Richard F. Handy—May 5, 1915—88TH ST, 42 W—1201-51, 4-sty dwg., 20x100.8, \$30,000.

Joseph Lahr—May 7, 1914—20TH ST, 456 W—177-72, 4-sty flat, 16.8x91.11, \$10,000.

Pauline Larchan—Mar. 4, 1915—CHERRY ST, 308—257-11, 5-sty tnt, 25x80, \$14,000.

1ST AV, 1549—1543-30, 4-sty tnt, 26.8x75, \$30,000.

James O'Connell—July 12, 1913—1ST AV, 1506—1473-49, 2-sty bldg., 16.8x94, \$12,000.

79TH ST, 346 E—1453-32, 3-sty dwg., 17x80, \$9,000.

79TH ST, 348 E—1453-31½, same as 79th st, 346 E.

79TH ST, 350 E—1453-31, 3-sty dwg., 17x102.2, \$10,000.

81ST ST, 414 E—1560-42, 5-sty tnt, 25x102.2; ½ interest, \$9,000.

Adolph Pechner—May 18, 1912—72D ST, 238 E—1426-23, 3-sty dw, 16.8x102.2, \$13,000.

1ST AV, 1354—1467-47, 4-sty tnt, 25.6x113, \$26,000.

1ST AV, 1382—1468-46, 6-sty tnt, 25x113, \$40,000.

1ST AV, 1384—1468-45, 6-sty tnt, 26.2x113, \$68,000.

Daniel Rosendorf—Feb. 13, 1913—83D ST, 125 E—1512-13, 5-sty apt., 22.10x102.2, \$28,000.

William Stickle—Feb. 23, 1907—51ST ST, 303 E—1344-4¼, 3-sty dwg., 16.9x65, \$8,000.

OBITUARY

FREDERICK A. FLAGG, for twenty-five years, resident manager of the Fidelity Trust Co., at Troy, N. Y., and well known throughout the state, in the insurance business, died of paralysis this week, at his home in Scarsdale, N. Y. Mr. Flagg was born in Wilmington, Vt., on June 17, 1850, and was graduated from Williams College in 1876. He engaged in the insurance business in this city, and twenty-five years ago became identified with the Fidelity Casualty Company, having charge of the Troy district. He is survived by his widow and one sister.

JAMES M. HAWLEY, active real estate broker, dealing in Ridgewood properties, died on Monday at his home, 193 Himrod st, aged thirty-seven. He was a member of the Brooklyn Lodge of Elks, the Knights of Columbus and the National Athletic Club. He is survived by his widow and a daughter.

REAL ESTATE NOTES.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 21 West 37th st.

DUROSS CO. has been appointed agent for 20 West 15th st and 135 Perry st.

J. ARTHUR FISCHER has sold for Leon Gelber, the lease and business of his restaurant at 105 West 38th st.

SLAWSON & HOBBS have been appointed agents for the 6-sty Lyndon Arms apartments at 524 Riverside dr.

PEASE & ELLIMAN have been appointed agents for 348 West 29th st, by Miss Margaret Marshall.

FIRM OF G. SEIDE & SON has been dissolved. G. Seide will continue the real estate business, at the same office as heretofore, 1424 Madison av.

WILLIAM A. MILLER, of the firm of Miller, McMann & Donley, and for many years manager of the office of Whitehouse & Porter, is now associated with Albert B. Ashforth, Inc.

J. P. CROSBY and Charles M. Baldwin, formerly of J. P. Whiton-Stuart Co., are now associated with Gaines & Drennan Co., at 25 East 26th st.

N. BRIGHAM HALL & Wm. D. Bloodgood, Inc., have been appointed managing agents by Mrs. Jennie E. Van Horne for the 6-sty loft building 54 West 22d st.

SCHLUSING & ROESTEL have been appointed agents for the 5-sty apartment house, 135 West 60th st; also for the 6-sty house at the northwest corner of St. Nicholas av and 157th st.

FRANCIS E. KRUEGER is now associated with the Lewis H. May Co. as manager of the business renting department. Mr. Krueger was formerly in business for himself at 30 Church st.

I. A. LURIE, who has been associated with the auction department of the M. Morgenthau, Jr., Co., has resigned and is succeeded by Robert F. Brown. Mr. Lurie will continue in the real estate business.

ROBERT E. FARLEY was tendered a dinner on Friday night, Oct. 1, at the Gedney Farm Hotel, by its proprietor, Edward H. Crandall. The guests were men connected with the various forces of the Robert E. Farley Organization.

I. LINCOLN SEIDE, formerly of G. Seide & Son, and Montefiore Harris, have formed a partnership, under the firm name of Seide & Harris, with offices at 3893 Broadway and a branch at 1424 Madison av, where they will conduct a general real estate and insurance business.

SMITH & PHELPS have obtained for Joseph Sonsin, a building loan of \$30,000 to cover the cost of erecting a 5-sty apartment house on the plot 50x100, on the east side of Morris av, 25 ft. south of 162d st; also for Henrietta Stanton, a first mortgage loan of \$2,500 on the vacant plot, 87x100, plus on the east side of Steuben av, 262.6 ft. south of 208th st.

AN INFORMAL SMOKER and dinner was given on Monday at the Brooklyn City Club by the

members of the Real Estate Association of the State of New York to the newly elected officers and members of the executive committee. The principal guest was L. D. Woodworth of Rochester, newly elected president, who was introduced by George S. Horton, secretary.

DOUGLAS L. ELLIMAN & CO have been appointed renting and managing agents for the 16-sty building being erected on the site of the R. T. Wilson property at 511 5th av, southeast corner of 43d st, which was recently sold by the Mandelbaum syndicate to Clarence Payne of California. The building will be completed about May 1, 1916, and will be called the Guaranty Building. The same brokers have also been appointed agent for 415 Madison av.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

ON a bid of \$500,000, which is said to be just half of what was offered for the property ten years ago, the New York Life Insurance Company, as plaintiff, became the owner of the Watt block, bounded by Lenox and Seventh avenues, 139th and 140th streets. The action had been brought against Annie S. Watt and others to recover a judgment amounting to \$600,637, and there were other liens amounting to \$19,096. This property was originally purchased by Commodore Archibald Watt in 1836 and shortly thereafter he erected the historic homestead that still stands on the property in striking contrast to the apartment houses surrounding it on every side. The ultimate improvement of the block along similar lines is being forecasted and this brings to light an interesting situation on account of the tenancies of the opposite south and north sides of the block. In 139th street the buildings are occupied by negroes, whereas in 140th street, a row of high-class elevator apartment houses are well tenanted by white families.

The holdings of the Estate of Oscar F. Hawley, consisting of one Manhattan property and several dwellings and flats in Brooklyn, were sold on Thursday, at the stand of Joseph P. Day, for a total of \$139,175. The Manhattan property was the five-story business building at the northwest corner of Church and Thomas streets, which was sold to Seldon Hawley on a bid of \$33,000.

The same auctioneer will offer on Thursday, October 14, 1915, another of his special sales days. Among the properties scheduled for sale are 392 Sixth avenue, to close the estate of Andrew Rust, 116 West 82d street, for the estate of Julia A. Allen, and also private houses at 126 East 36th street, 215 East 19th street, and 152 West 94th street.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 8, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Allen st, 174, see Stanton, 75-7.
Stanton st, 75-7 (*), see Allen (No 174), 43.10x75, 6-sty bk loft & str bldg; due, \$54,560.37; T&C, \$1,630.02; Geo R Fearing et al, trstes. 50,000

Thomas st, 49, nwc Church (No 212), 25 x75x50x25x50, 5-sty & b bk loft bldg; Seldon Hawley. 33,000

108TH ST, 51-3 E, ns, 20 e Mad av, 50x50.6, 5-sty bk tnt; due, \$23,324.90; T&C, \$997.42; Saml H Kaufman. 24,400

131ST ST, 250 W (*), ss, 285 e 8 av, 20x99.11, 3-sty & b stn dwg; due, \$8,975.69; T & C, \$209; City Real Estate Co. 7,000

133D ST, 35½ W (*), ns, 435 e Lenox av, 16.8x99.11, 3-sty & b bk dwg; due, \$5,529.76; T&C, \$61.77; Geo E Chisolm et al, trstes. 3,500

Madison av, 64 (*), ws, 24.9 n 27th, 24.8 x95, 3-sty bk loft & str bldg; due, \$66,252.52; T&C, \$800.75; N Y Trust Co. 50,000

1ST AV, 695 (*), ws, 49.4 s 40th, 24.8x75, 5-sty bk tnt & str; due, \$2,243.37; T&C, \$—; sub to a 1st mtg \$8,000; Henrietta Steinberger. 8,593

1ST AV, 289, ws, 69 s 17th, 23x100, 4-sty bk tnt & str; due, \$13,662.67; T&C, \$700.50; Maier Bros.

BRYAN L. KENNELLY, INC.

83D ST, 223 W, ns, 200 w Ams av, 25x102.2, 5-sty bk tnt; due, \$24,816.59; T&C, \$—; Hugh Donohue, party in int. 31,000

Lenox av, 233 (*), ws, 60 s 122d, 20x80, 4-sty stn tnt & str; due, \$21,359.50; T&C, \$215.05; Geo E Chisolm et al, trstes. 15,000

HENRY BRADY.

17TH st, 29 W (*), ns, 435 w 5 av, 25x 92, 10-sty stn loft & str bldg; due, \$100,-105.48; T&c, \$1,053.10; Brooklyn Savings Bank, 90,000
61ST st, 251 E (*), ns, 85 w 2 av, 19.6x 100.5, 3-sty & b bk dwg; due, \$1,927.20; T &c, \$—; sub to lst mtg \$10,000; Julia Coleman, 11,750
81ST st, 147 W (*), ns, 414.6 w Col av, 19.6x102.2, 4-sty & b bk dwg; due, \$19,-980.97; T&c, \$230.75; Eliz J Haynes, 18,000
110TH st, 250 E (*), ss, 100 w 2 av, 16.8 x100.10, 2-sty & b bk dwg; due, \$5,207.71; T&c, \$139.37; Jean A Wilson, 5,000
142D st, 234 W (*), ss, 240.3 & 8 av, 39.1lx99.11, 5-sty bk tnt; City Real Estate Co, 25,000
139TH st W, ns, see Lenox av, ws, &c.
140TH st W, ss, see Lenox av, ws, &c.
Lenox av (*), ws; also 139TH ST, ss; also 7TH AV, es, & 140TH ST, ss, block, &c, —x—, 3-sty bk stable, 3-sty fr dwg & vacant; due, \$600,637.20; T&c, \$19,096.95; N Y Life Ins Co, 500,000
7TH av, es, see Lenox av, ws, &c.
3D av, 2359, see 128th (Nos 200-6), 25x 105, 2 & 4-sty bk tnts & str; withdrawn.

CHARLES A. BERRIAN.

113TH st, 64 W (*), ss, 250 e Lenox av, 16x100.11, 3-sty & b bk dwg; due, \$9,-646.31; T&c, \$316.90; Adelaide E Thompson, 6,000

SAMUEL GOLDSTICKER.

19TH st, 239 E (*), ns, 133 w 2 av, 16.6 x92, 4-sty bk dwg; due, \$13,595.05; T&c, \$526.80; Wells P Eagleton, 13,575

DANIEL GREENWALD.

46TH st, 216 W, ss, 216.4 w Bway, 18.7x 100.5, 5-sty stn tnt & str; withdrawn.

L. J. PHILLIPS & CO.

12TH st, 415 E (*), ns, 197.4 e 1 av, 24.4 x103.3x26.9x92.6, 6-sty bk tnt & str; due, \$27,560.23; T&c, \$900; Arnold Thayer, 25,000

Total \$933,818
 Corresponding week 1914..... 777,143
 Jan. 1, 1915, to date..... 44,934,676
 Corresponding period 1914.... 27,088,911

Bronx.

The following are the sales that have taken place during the week ending Oct. 8, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Delancey pl, nec Morris Park av, see Morris Park av, nec Delancey pl.
Brook av, 553 (*), ws, 184.11 s Westchester av, 27.1x82.3x30.7x68.6, 4-sty bk tnt & str; due, \$14,485.53; T&c, \$2,062.38; American Baptist Home Mission Soc, 2,000
Morris Park av (*), nec Delancey pl, 45.5x86.1lx45x92.7; due \$1,940.70; T&c, \$850; Chas D Edmonston, 2,500
Washington av, 1017-23 (*), ws, 70 s 165th, runs w93.4xs25xw3xs25xe96.6xn50 to beg, 2 & 3-sty fr tnts & str; due, \$12,-350.03; T&c, \$625; Emma C Linson et al., 12,000

HENRY BRADY.

Odell st, 1521 (*), ws, 230 n Starling av, 25x108; due, \$1,193.15; T&c, \$322.32; Adele Taylor, 3,600
Odell st, 1519 (*), ws, 205 n Starling av, 25x108; due \$1,193.15; T&c, \$322.32; same, 3,600

JAMES J. DONOVAN.

Beach st, ss, whole front bet Minneford av & Main, runs e190.11xs25xw—xs—xw89.9xn51.9, City Island, adj Oct21.
Hughes av, 2418 (*), es, 121.6 s 188th, 24.8x87.6, 2-sty fr dwg; due, \$6,806.68; T&c, \$63.44; Universal Savgs Bank, 5,000
Powell av, 2019 (*), ns, 91.6 e Pugsley av, 100x103.1; due, \$5,239.20; T&c, \$766.27; Wm Seitz et al, 5,000

CHARLES A. BERRIAN.

Greenwich pl, swe Wash av, see Wash av, 1119.
Washington av, 1119, on map 1117, swc Gouverneur pl, runsw141.3xs93.2xe48.9xn 66xe93.3xn27 to beg, 2-sty & b fr dwg & 1-sty fr bldg on st; due, \$7,581.02; T&c, \$517.57; Eli Mayrich, 10,510

GEORGE PRICE.

Lyman pl, 1369 (*), ws, 267.7 n 169th, 51.9x31.1x57.1x55.3, 3-sty bk tnt; due, \$10,-837.85; T&c, \$256.66; Fannie A Graydon, 5,000
 Total \$49,210
 Corresponding week 1914..... 203,000
 Jan. 1, 1915, to date..... 6,107,494
 Corresponding period 1914.... 5,191,886

Brooklyn.

The following are the sales that have taken place during the week ending Oct. 6, 1915, at the Brooklyn Salesrooms, 189 Montague Streets:

WILLIAM P. RAE CO.

DEAN ST, 516, ss, 275 e 6 av; 30.3x 120.3-sty fr dwg; Harry A Crosby, 6,100.00
JOHNSON ST, 105; nec Lawrence, 18.10x60; 3-sty fr dwg; F W Caruthers, 4,500.00
E 7TH ST (*), es, 280 s Av O, 40x 120.6; So Bklyn Savgs Inst, 4,000.00
17TH ST, 362, ss, 112.6 w 7 av, 18.9x 100, 2-sty fr dwg; withdrawn.....
HUDSON AV, 238-40, ws, 88.3 s Concord, 53.7x89.1xirreg, 3-sty fr dwg & rear stable; Harry A Crosby, 8,300.00
LOTS 9, 10, 11 & 39, block 4642, map of Rugby; Sophie Chapman, 250.00

WILLIAM J. McPHILLIAMY & CO.

BEADLE ST (*), ns, 160 e Morgan av, 20x100; Mazarin Land Develop Co., 4,000.00
CHAUNCEY ST (*), ns, 350 w Ralph av, 50x81.3; Jno D Williamson, 1,000.00
BEDFORD AV (*), ws, 74 s Park pl, 27x100; Philip Butz, 13,600.00
GLENMORE AV (*), ns, 125 e Thatford av, 14.9x100; Abram S Underhill, 1,500.00
GLENMORE AV (*), ns, 139.9 e Thatford av, 14.9x100; Abr S Underhill, 1,500.00
OCEAN AV, nwc Gravesend Neck rd, 65.1x100.1xirreg; David Joyce, 4,500.00
SCHENECTADY AV, ws, 265.6 s Av L, 24x100; U S Title Guar Co., 2,500.00
JERE JOHNSON, JR., CO.
E 17TH ST, ws, 89.6 n Neck rd, 60x 100.1xirreg, vacant; Glenn Frost, 1,620.00
NECK RD, nwc E 17th, 42.3x89.6xirreg, vacant; Glenn Frost, 1,700.00
ST NICHOLAS AV, es, entire block front bet Starr & Willoughby avs, 200x94, vacant; alos STARR ST, ss, 94 e St Nicholas av, 22.1x100, vacant; also WILLOUGHBY AV, ns, 94 e St Nicholas av, 20x100, vacant; Jacob Blank, 8,000.00
ST NICHOLAS AV, es, 50 n Hart, 24.5x 90, vacant; Adolph Baumann, 900.00
NATHANIEL SHUTER.
GLENMORE AV (*), nwc Logan, 100x 90; Annie E Hommel et al., 4,000.00
LOTS 94 & 95; block 7323; A Stewart, 1,100.00

Total\$69,070.00
 Corresponding period 1914.....255,289.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

OCT. 14.
19TH ST, 215 E, ns, 210 e 3 av, 18.9x92, 3-sty & b bk dwg (vol).
36TH ST, 126 E, ss, 66.8 w Lex av, 16.6x74.1, 4-sty stn dwg (vol).
82D ST, 116 W, ss, 186.11 w Col av, 19x102.2, 4-sty stn dwg (exr).
94TH ST, 152 W, ss, 289 e Ams av, 18x99.7x 18x100.4, 3-sty & b stn dwg (exr).
6TH AV, 392, sec 24th, 24.8x73.6, 3-sty bk hotel (admr).

SAMUEL MARX.

52D ST, 30 E, ss, 30 e Madison av, 25x100.5, 4 & 5-sty bk dwg (exr).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

OCT. 9 & 11.
 No Legal Sales advertised for these days.
OCT. 11.
RIVERSIDE DR, 42, es, 62.1 n 76th, runs ne40.6 xe95.2xs22.2xw46xs18xw55.10, 4 & 5-sty stn school; Mutual Life Ins Co of N Y—Henrietta L Brown, individ & extr; Fredk L Allen (A), 55 Cedar; Joshua Canter (R); due, \$46,-910.32; T&c, \$2,251.25; J H Mayers.
OCT. 13.
DUANE ST, 42, swc Lafayette (No 8, runs w 8xs31.3xe19.2xn23.3xnw18.3, 6-sty bk loft & str bldg; Hermine E Clark et al—Madison Av Real Estate Co et al; Harrison Clark, Jr (A), 15 William; Lawrence H Sanders (R); due, \$9,597.08; T&c, \$1,880.81; sub to mtg \$42,-000; Joseph P Day.
LAFAYETTE ST, 8, see Duane, 42.
OLIVER ST, 52, es, 75 n Oak, 25x102x24.1x101, 2-sty bk tnt & str & 6-sty rear tnt; City of N Y—Michael A Rofrano et al; Frank L Polk (A), Municipal Bldg; Henry A Deimel (R); due, \$33,055.28; T&c, \$2,625.00; Joseph P Day.
25TH ST, 313 W, ns, 130 w 8 av, 24x98.9, 4-sty bk tnt & 3-sty bk rear tnt; Charlotte M Leleu—Ethel V Sullivan et al; Wells & Snedeker (A), 34 Nassau; Chas Putzel (R); due, \$2,-265.13; T&c, \$511; Joseph P Day.
32D ST, 138-40 W, ss, 365 e 7 av, runs s49xe35 xslxe4.6xn20xe.06xn30xw40 to beg, 2-3-sty bk tnts; State & City Realty Co—Pennlane Realty Co et al; J Miller (A), 42 Bway; Wm P Schoen (R); due, \$53,008.23; T&c, \$4,253; sub to mtg \$35,000; Henry Brady.
69TH ST, 310 W, ss, 200 w West End av, 25x 100.5, 5-sty bk tnt & str; Walther Lutgen, exr, &c—Hose Seinger et al; Chas S Davison (A), 60 Wall; Myer Nussbaum (R); due, \$11,476.85; T&c, \$332.80; mtg recorded May1 '03; Joseph P Day.
104TH ST, 73 W, ns, 100 e Col av, 17.10x100.11, 5-sty bk tnt; Metropolitan Life Ins Co—Wm Cumming et al; Action 1; Woodford, Bovee & Butcher (A), 1 Mad av; Earle W Webb (R); due, \$18,062.83; T&c, \$414.57; Joseph P Day.
104TH ST, 71 W, n s, 117.10 e Col av, 17.10x 100.11, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$18,312.21; T&c, \$414.57; Joseph P Day.
OCT. 14.
HOUSTON ST, 25-7 W, s s, 50 w Mercer, 50x 100, 6-sty bk loft & str bldg; United States Trust Co of N Y—Ferdinand H Mela et al; Stewart & Shearer (A), 45 Wall; Macgrane Coxo (R); due, \$83,189.16; T&c, \$1,640.25; Herbert A Sherman.
HUDSON ST, 546, es, 67.4 s Perry, 20.7x80.4x 11.9x85.5, 4-sty bk tnt & str; Domestic & Foreign Missionary Soc of the Protestant Epis Church in U S of A—Ellenora Shephard et al; Davies, Auerbach & Cornell (A), 34 Nassau; Chas M Russell (R); due, \$18,997.90; T&c, \$266.44; Joseph P Day.
45TH ST, 221 E, ns, 210 e 3 av, 16.8x100.5, 3-sty bk missionary; Chas O Robitaille—Alice

J Robitaille et al; Herbert McKennis (A), 233 Bway; Robt G Munroe (R); partition; Herbert A Sherman.
114TH ST, 413-5 E, ns, 177.10 e 1 av, 42.2x 100.10, 6-sty bk tnt & str Annie Hayes—Louis Mazzola et al; Gettner, Simon & Asher (A), 299 Bway; Isidor Wasservogel (R); due, \$3,337.16; T&c, \$514.85; sub to mtgs aggregating \$34,000 Henry Brady.
124TH ST, 50 E, ss, 136 e Mad av, 18x100.11, 3-sty & b stn dwg; Edw O A Gloker—Alfred Furst et al; Marshall B Clarke (A), 111 Bway; Louis J Schwartz (R); due, \$7,546.52; T&c, \$283.62; Joseph P Day.
125TH ST, 46 W, ss, 472.6 w 5 av, 15.7x100.11, 3 & 4-sty bk str; Union Trust Co of N Y—Louise M Repetti et al; Miller, King, Lane & Traford (A), 80 Bway; Jno Reilly (R); due, \$40,110.34; T&c, \$1,068.60; Bryan L Kennelly, INC.
OLD BROADWAY, 13, es, 50.2 s Lawrence, 25.1x 100, 2-sty bk tnt & str; Nereid av, n w cor White Plains rd, 82.11x100.3x82.10x100; Eliza Hart et al—Emma C Gibson et al; Engelhard & Pollak (A), 111 Bway; J Sidney Bernstein (R); partition; Samuel Marx.

OCT. 15.

LEWIS ST, 225, ws, 73.8 n 7th, 24x88.2x24.4x 91.4, 6-sty bk tnt; Edwyn A Archer—Louis Lewinthal et al; Hurry & Dutton (A), 80 Maiden la; Maurice Deiches (R); due, \$20,-079.65 T&c, \$742.40; mtg recorded June10'06; Chas A Berrian.

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EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all branches)

(Legal Sales, Manhattan, Continued.)

MURRAY ST, 61, nec W Bway (Nos 61-9), 25x 87.6, 4-sty bk loft & stn bldg; Bowery Savgs Bank—Zenobia J H Schierenbeck et al; Cad-walader, Wickersham & Taft (A), 40 Wall; Geo E Weller (R); due, \$47,849.62; T&C, \$4,286.55; Henry Brady.

SPRING ST, 115-7, ns, 50 e Greene, 37.6x100, 5-sty bk loft & str bldg; Greenwich Savgs Bank—Wm C Runyon et al; B Aymar Sands (A), 46 Cedar; Wm A McQuaid (R); due, \$59,631.65; T&C, \$1,675.50; Henry Brady.

120TH ST, 339 E; ns, 225 w 1 av, 16.8x180 10, 3-sty & b stn dwg; Free Home for Young Girls—Louis Lese et al; Olney & Comstock (A), 68 William; Harry A Goidel (R); due, \$5,022.97; T&C, \$300.23; mtg recorded May 1'05; J H Mayers.

WEST BROADWAY, 61-9, see Murray, 61.

OCT. 16.
No Legal Sales advertised for this day.

OCT. 18.
LEWIS ST, 76, es, 275 s Stanton, 25x100, 6-sty bk tnt & str; Jacob Larchan—Adolph Sandrovitz et al; Engel Bros (A), 132 Nassau; Lewis J Conlan (R); due, \$7,887.63; T&C, \$712.73; sub to mtg of \$25,000; Joseph P Day.

Bronx.

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

OCT. 9.
No Legal Sales advertised for this day.

OCT. 11.
158TH ST, 727 E, nwc Forest av (No 801), 87.6x 100, 6-sty bk tnt & str; Eklyn Savgs Bank—Wm F Rohrig Co et al; Schenck & Punnett (A), 84 William; Alex I Rorke (R); due, \$99,596.90; T&C, \$1,448.05; Henry Brady.

235TH ST, E, swc White Plains rd, 80x114; Peter Duncan—Jno Stevenson et al; Eugene L Brisach (A), 391 E 149th; Cyrus C Miller (R); due, \$10,214.57; T&C, \$985.91; George Price.

SETON AV, 3941, ws, 425 s Strang av, 25x100; Trustees of the Exempt Firemen's Benevolent Fund Assn of the 23d Ward of City N Y—Owen Coyle et al; Julius Heiderman (A), 783 Elton av; Oliver E Davis (R); due, \$2,926.90; T&C, \$80; Henry Brady.

WHITE PLAINS RD, swc 235th, see 235th st, E, swc White Plains rd.

OCT. 13.
139TH ST, E, ns, 500 e St Ann's av, 25x100, vacant; Emily Willson—Mary E Flynn et al; Carrington & Pierce (A), 200 Bway; Lawrence N Martin (R); due, \$2,546.78; T&C, \$84.33; Henry Brady.

139TH ST, E, ns, 525 e St Ann's av, 25x100, vacant; Amanda D Bates—Mary E Flynn et al; Carrington & Pierce (A), 200 Bway; Alfred H Townley (R); due, \$2,547.51; T&C, \$84.33; Joseph P Day.

139TH ST, E, ns, 550 e St Ann's av, 25x100; vacant; Harriet Van Dine—Mary E Flynn et al; Carrington & Pierce (A), 200 Bway; Arthur N Giegerich (R); due, \$2,548.38; T&C, \$84.33; Joseph P Day.

217TH ST, E, ns, 250 1 w Paulding av, 25x175.2 x35.11x175.2; Danl London—Arthur H Mace et al; Jos Gans (A), 140 Nassau; Geo F Allison (R); due, \$419.87; T&C, \$278.05; J H Mayers.

217TH ST, E, ns, 275 1 w Paulding av, 25x140.4 x35.11x175.2; Danl London—Arthur H Mace et al; Jos Gans (A), 140 Nassau; Geo F Allison (R); due, \$389.87; T&C, \$278.29; J H Mayers.

OCT. 14.
BRONX PARK PL, swc White Plains rd, 91.6x 100x107.8x101.1; Max S Weil—Jos Hahn et al; Arnstein & Levy (A), 128 Bway; Harry Bijur (R); due, \$2,008.96; T&C, \$746.51; J H Mayers.

CROTONA PARK S, 741, ns, 96.2 e Clinton av, 23x100, 2-sty fr dwg; Sarah G Higgs—Anna Doran et al; Clocke, Koch & Reuoy, 391 E 149 (A); J A McEvety (R); due, \$4,663.75; T&C, \$325; George Price.

FULTON ST, or Richardson av, 4755, ns, 450 e Becker av, 50x100; Wm P McCarthy—Chas Paul et al; Action 1; Siegel & Siegel (A), 395 Bway; Francis S McAvoy (R); due, \$1,082.39; T&C, \$201.50; Chas A Berrian.

FULTON ST, or Richardson av, 4759, ns, 500 e Becker av, 56.3x100x37.10x—, same—same; Action 2; same (A); same (R); due, \$1,063.00; T&C, \$196.48; Chas A Berrian.

BOSTON RD, 1033-43, ws, 465.1 s 160th, runs w157.6x69.7xw32.7x89.9xe170.7xnl40.4 to beg, 2-5-sty bk tnts; Daily Realty Co, Inc—Wm E Woodend et al; Elfers-Abberley (A), 277 Bway; Maurice J McCarthy (R); due, \$6,066.27; T&C, \$1,955.50; sub prior mtgs \$145,000; James J Donovan.

CRESTON AV, 2740, es, 332.11 n 196th, 25x91.10 x25.1x94.1, 2-sty fr dwg; Wilhelm Nippold et al—Wm Guggolz et al; Millard F Johnson (A), 111 Bway; Max Bendit (R); due, \$6,448.33; T&C, 353; Chas A Berrian.

FINDLAY AV, 1318, es, 285.5 n 169th, 20x100, 2-sty fr dwg; Danl J Fitzgerald—Mary Lawrie et al; Cary & Carroll (A), 59 Wall; Arthur N Giegerich (R); due, \$4,564.08; T&C, \$106.88; Henry Brady.

NEREID AV, nwc White Plains rd, see Old Bway, 13; see Manhattan Auction Sales.

PROSPECT AV, 630-2, es, 62.6 s Kelly, 37.6x 100, 5-sty bk tnt; Rondout Savgs Bank—Augusta Levy et al; Cary & Carroll (A), 59 Wall; Arthur N Giegerich (R); due, \$34,091.92; T&C, \$1,078.92; Henry Brady.

PROSPECT AV, 634-6, es, 25 s Kelly, 37.6x100, 5-sty bk tnt; Lawyers' Mtg Co—Julius Bernstein et al; Cary & Carroll (A), 59 Wall; Arthur N Giegerich (R); due, \$34,097.53; T&C, \$1,078.92; Henry Brady.

PROSPECT AV, 2350, es, 525 n 183d, 18.9x94.3x 18.9x24.6, 2-sty bk dwg; Beatrice S B Ziegel—Herman D Junge et al; Edmund Hurley (A), 233 Bway; Peter L Mullaly (R); due, \$6,514.91; T&C, \$219.00; James J Donovan.

UNIVERSITY AV, 2614, es, 133.3 s Kingsbridge

rd, 62.6x230.3x62.5x230.9, vacant; Union Trust Co of N Y, trste—Thos B Watson, Miller, King, Lane & Trafford (A), 80 Bway; Bernard J Isecke (R); due, \$21,148.61; T&C, \$5,281.51; George Price.

WEBSTER AV, ws, 50 s 173d, runs w83.11x21.6 xe34.4xs99.11xe3.7xs40.6xe101.4xn165.10 to beg, vacant; Eugar S Appiepy et al—Nan Realty Corp et al; Cannon & Cannon (A), 135 Bway; Bernard Hahn (R); due, \$14,029.76; T&C, \$436.80; George Price.

WHITE PLAINS RD, nwc Nereid av, see Old Bway, 13; see Manhattan Auction Sales.

WHITE PLAINS RD, swc Bronx Park pl, see Bronx Park pl, swc White Plains rd.

ZEREGA AV, es, 100.1 n Maclay av, 203.7x425 x204.1x454.2; Dollar Savgs Bank of City of N Y—Martha Roman et al; Mackellar & Gerbracht (A), 43 Cedar; Maurice Deiches (R); due, \$10,789.26; T&C, \$13,561.13; James L Wells Co.

OCT. 15.
LOCUST AV, 280, es, 255 n 138th, 260x325x261x 364, 1 & 3-sty bk shop; Mutal Life Ins Co—Robt C Fisher et al; Freck L Allen (A), 55 Cedar; Benj Hartstein (R); due, \$244,850.01; T&C, \$3,046.73; Jacob H Mayers.

OGDEN AV, es, 450 n 170th, 50x112.3x50x111.11, vacant; Jacob Dohrmann—Merwin Realty Co et al; Elfers & Abberley (A), 277 Bway; Jos I Berry (R); due, \$4,410.92; T&C, \$375.88; James J Donovan.

OCT. 16.
No Legal Sales advertised for this day.

OCT. 18.
223D ST, E, ns, 205 e Carpenter av, 50x114, Leodegar Siebert—Jno E Ryan et al; G Arnold Moses (A), 3413 White Plains av; Jno H Rogan (R); due, \$2,789.84; T&C, \$498.11; J H Mayers.

228TH ST, E, nec Paulding av; see Paulding av, nec 228th.

PAULDING AV, nec 228th, 46.9x80; L Josephine Moses—Nunziata Amenna; G Arnold Moses (A), 3413 White Plains av; Robt D Paskett (R); due, \$744.89; T&C, \$581; J H Mayers.

Brooklyn.

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

OCT. 9 & 11.
No Legal Sales advertised for these days.

OCT. 13.
CAMBRIDGE PL, ws, 172 n Fulton, 49.3x55.10x irreg; Metropolitan Trust Co—Jos F Brown et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Percival G Barnard (R); Wm J McPhilliamy & Co.

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

SACKETT ST, nes, intersec nws Van Brunt, 20x75; Church of the Holy Communion—Cath White et al; Harry L Thompson (A), 175 Remsen; Abr H Kesselman (R); Nathaniel Shuter.

WILLOUGHBY ST, ss, 75.2 w Duffield, 25.1x 100; Caroline Weber—Mary J Duggan et al; Daniel E Lynch (A), 2 Rector, Manhattan; Chas J McDermott (R); Wm J McPhilliamy & Co.

E 18TH ST, es, 100 n Av K, 40x100; Albert M Schuck et al—Rebecca J Stauff et al; Chas A Clayton (A), 44 Court; W Frank Harrington (R); Wm P Rae.

41ST ST, ns, 300 e 13 av, 20x100; Williamsburgh Savgs Bank—Saml Phillips Real Estate Corp et al; Action 1; S M & D Meeker (A), 217 Havemeyer; Gasper J Liota (R); Nathaniel Shuter.

41ST ST, ns, 340 e 13 av, 20x100; same—same; Action 2; same (A); Wm J Pape (R); Nathaniel Shuter.

41ST ST, ns, 360 e 13 av, 20x100; same—same; Action 3; same (A); Otto F Struse (R); Wm J McPhilliamy & Co.

51ST ST, sec 6 av, 80x20 Anton Scharf—Clementine Carle et al; Weismann & Hertz (A), 391 Fulton; Eugene F O'Connor, Jr (R); Nathaniel Shuter.

FRANKLIN AV, ws, 308.4 s Myrtle av, 21.4x 154.6; FRANKLIN AV, ws, 329.10 s Myrtle av, 7x154.6; Eagle Savgs & Loan Co—Harry Aronson et al; Jas C McLeer (A), 189 Montague; Elias A Deutschman (R); Wm J McPhilliamy & Co.

LAFAYETTE AV, ss, 250 w Classon av, 25x 100; Central Trust Co of N Y—Richard S Hager et al; Action 1; Joline, Larkin & Rathbone, 54 Wall, Manhattan; Walter M Effross (R); Wm P Rae.

LAFAYETTE AV, ss, 225 w Classon av, 25x 100; same—same; Action 2; same (A); same (R); Wm P Rae.

MYRTLE AV, ns, 25 e Clermont av, 25x98.9; Carrie J Baird—Benj Burstein et al; Henry J Davenport (A), 375 Pearl; Henry B Ketcham (R); Wm J McPhilliamy & Co.

OCEAN AV, sec Voorhies llw, 54.5x157.6xirreg; Jerome Lott—Augustine Howell et al; Davison & Underhill (A), 50 Court; Adrian Hege-man (R); Wm J McPhilliamy & Co.

OCT. 14.
BALTIMO ST, ss, 315 e 4 av, 12.6x55.10; Wm Burrell—Inger Regine Gjermstad et al; Belfer & Belfer (A), 367 Fulton; Saml E Klein (R); Wm J McPhilliamy & Co.

GREEN ST, ss, 295 e Franklin, 100x100; Victor Meyer—Federal Leather Co et al; C E Sutherland (A), 100 William, Manhattan; Burt L Rich (R); Wm P Rae.

REMSEN ST, ns, 99 e Clinton, 49x100; People's Trust Co—Jno E Sullivan Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Jas T Williamson (R); Wm J McPhilliamy & Co.

SULLIVAN ST, swc Van Brunt, 90x25; Henrietta Bertsch—Katie Nane et al; Henry M Berlinger, Jr (A), 135 Bway, Manhattan; Jno H Fleury (R); Nathaniel Shuter.

4TH ST, sws, intersec nws 5 av, 97.10x79; Saml Levy—Wm Garbart et al; J Nathan Helfat (A), 233 Bway, Manhattan; Bernard J Becker (R); Nathaniel Shuter.

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VAULTS
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75TH ST, nes, 500 nw 19 av, 40x100; Agnes E Reynolds—W Harry Ewald, Jr, et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; David Hirshfield (R); Wm J McPhilliamy & Co.

76TH ST, sws, 391 nw 18 av, 20x100; Mary C Ham—Emily Warner et al; Reeves & Todd (A), 196 Bway, Manhattan; Wm Howard, Jr (R); Nathaniel Shuter.

FOSTER AV, ses, 25 sw E 93d, 25x100; Delia C Baker—Carolyn E Olivany et al; Smith, Doughty & Weynberg (A), 44 Court; Asa F Smith (R); James L Brumley.

3D AV, sec 61st, 81.11x90; Manufacturers' Citizens' Trust Co—Herman Naecher et al; Jones, Lazansky & Neuberger (A), 115 Bway; Henry S Rasquin (R); Wm J McPhilliamy & Co.

14TH AV, nws, 19 se 78th, 18x100; Rose Wolf—Salie Bldg Co et al; Harry S Austin (A), 30 E 42d; Grover C Sniffen (R); Wm P Rae.

OCT. 15.
17TH ST, es, 345 n Av U, 40x80; Lena Glickman—Sarah F Romer; Weismann & Hertz (A), 391 Fulton; Julius Schwartz (R) Nathaniel Shuter.

OCT. 16.
No Legal Sales advertised for this day.

OCT. 18.
KOSCIUSKO ST, ss, 76.8 w Lewis av, 18.6x100; Geo L Schaefer—Sol Seaman et al; Weinberg Bros (A), 302 Bway, Manhattan; Arthur D Strahl (R); Nathaniel Shuter.

LOCUST ST, ns, 232.11 e Coney Island Plank rd, 25x105.11; Geo Weidner—Mary F Smith et al; Thos J Evers (A), 26 Court; Wm R Murphy (R); Nathaniel Shuter.

AV Q, nwc West 13th, 100x80; Jno J Ryan—Mary L Behrens et al; A Sidney Galitzka (A), 2948 W 8th; Morton Rosenthal (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

OCT. 2.
FERRY ST, 50; American Mtg Co—Wm H Hoopole et al; Bowers & Sands (A).
MADISON ST, 400; Maiden La Savgs Bank—Louis Schmier et al; Koelker, Bailey & Stiger (A).
22D ST, 419-21 E; 2 actions; N Y Life Ins & Trust Co, trste—Barnet Michalover et al; Emmet & Parish (A).
52D ST, 624 W; Wm P Waters—Jno Rafferty et al; Levin & Rubin (A).
143D ST, ns, 175 e 7 av, 37.6x99.11; Harriet E Kingsland et al—Lamont Realty Co et al; Cary & Carroll (A).
144TH ST, ns, 450 e Denox av, 100x99.11; B Aymar Sands et al—Happy Home Realty Co, Inc et al; M S Borland (A).

OCT. 4.
ESSEX ST, es, 75 n Rivington, 25x100; Peoples Trust Co et al—Philip Hake et al; Wingate & Cullen (A).
LE ROY ST, 121; Mutual Life Ins Co of N Y—Rose M Matthews et al; F L Allen (A).
7TH ST, es, 25 n 129th, 24.11x96; State Bank—Tillman Co, Inc, et al; J A Kohn (A).
12TH ST, ns, 147.8 w Greenwich av, 77.2x110.4x irreg; Manhattan Savgs Instn—Jackson Square Realty Co et al; Rapallo & Kennedy (A).
98TH ST, 105 W; Union Trust Co of N Y—Albert E Smith et al; Miller, King, Lane & Trafford (A).
ST NICHOLAS AV, es, 25.3 n 127th, 25.3x83.10; State Bank—Henry Van Arsdale et al; J A Kohn (A).
ST NICHOLAS AV, es, 50.6 n 127th, 25.3x83.10; State Bank—Harry H Kutner et al; J A Kohn (A).

OCT. 5.
WOOSTER ST, 23; Florence K Leopold—Everett G Read et al; S Wechsler (A).
25TH ST, ns, 127.6 w 9 av, 22.6x98.9; Emigrant Industrial Savgs Bank—Ellen Reynolds et al; amended; R & E J O'Gorman (A).

OCT. 6.
66TH ST, 211 w; Gustave Regensburg—Thos Henson; W A Pacher (A).
136TH ST, ss, 233.4 e 7 av, 16.8x99.11; Edw J Hancy et al—Wm Tubridy et al; Cauwalader, Wickerham & Taft (A).
AV A, 1327; Bernhard Lichtenstein—Frankfort Realty Co et al; I M Levy (A).

OCT. 7.
16TH ST, ns, 313 e Av B, 25x92; Louise M Cramp, gdn—Wolf Zwetschenbaum et al; amended; De Forest Bros (A).
56TH ST, ns, 300 w 9 av, 25x100.5; Bertha Wolf—Jos Berger et al; E A Isaacs (A).
159TH ST, 515 W; Edw Ritz—Rose H Frey et al; A H Atterbury (A).
MADISON AV, ws, 83.4 s 131st, 16.7x75; Jno W Bohlman et al—Emil Seist et al; H S J Flynn (A).
3D AV, nec 87th, 50x90; Jno W Bohlman et al—Aaron Goodman et al; amended; H J S Flynn (A).

OCT. 8.
JUMEL TERRACE, 12; Brent Good—Jno P Howard et al; P Carpenter (A).
14TH ST, 209 E; Alfd Frank et al, trstes—Mary S Donnelly et al; Lachman & Goldsmith (A).

100TH ST, 156 E; Maria Silverberg—Max M Pullman et al; Tomes, Sherk & Palmer (A).
107TH ST, 239 E; Metropolitan Savgs Bank—Filippa Rizzio et al; amended; A S & W Hutchins (A).
148TH ST, ns, 243 w Amsterdam av, 18x99.11; N Y Co-operative Bldg & Loan Assn—Kathleen Mullins; W Langdon (A).

Bronx.

OCT. 1.
WALTON AV, nws, 288.1 sw 164th, 110.5x200; Farmers' Loan & Trust Co, as trstes—Jno H J Ronner et al; Geller, Rolstan & Horan (A).
LOT 41, map of Van Nest Park, 24th Ward; Hattie Field Kellogg—Angelo Rezzano et al; F D Arthur (A).

OCT. 2.
LOT 1123 (part of), map of village of Wakefield; Wm C Arnold—Gustave Blass et al; W C Arnold (A).

OCT. 4.
150TH ST, sws, 155 s Jackson av, 46x125; Mary Keckeissen—Lina Bartel et al; H Crauer (A).
182D ST, 457 E; Henry Muller et al—Chas T Streeter Constn Co et al; Elfers & Abberley (A).

STEBBINS AV, es, 108.8 n Freeman, 25x126.9; Florence K Ehlers—Tremont Iron Works et al; J H Banton (A).
LOT 193, map of 305 lots at Clason's Point; Jno Jordis—Margt Schwalbenberg et al; J H Banton (A).

OCT. 5.
SOUTHERN BLVD, 71; Anna G Dubois—Carl Faerber et al; H Swain (A).
LOTS 37 & 38, Map of 65 choice lots, being part of the well-known Oak Tree Plot, Tremont, 24th ward; Jacob A Frank—A P George Damm et al; Hill Lockwood, Redfield & Lydon (A).

OCT. 6.
UNION AV, es, 392.2 s 165th, 40x173.8; Bradish Johnson et al, as trstes—Poundridge Realty Co, Inc, et al; Cary & Carroll (A).
UNION AV, es, 432.2 s 165th, 40.8x173.7; Albany City Savgs Inst et al—Poundridge Realty Co, Inc, et al; Cary & Carroll (A).
LOT 132, map of Unionport; Thos R White et al, as admrs—Henry Sommers et al; M I St John (A).

OCT. 7.
KELLY ST, ws, 100.4 s 165th, 25x100; Louis E Felix—Nathan Bernkopf et al; Cass & Apfel (A).
168TH ST, ns, 100 e Union av, 20x126.4; Johann Simon Ganz et al—Wm Robitzek et al; E M Burghard (A).
168TH ST, 454 E; Robt H Oakley as trste—Model Constn Co et al; P E Connell (A).
181ST ST, 650 E; Jos Kurzman—Jno Perry et al; J Langsam (A).
183D ST, ns, 80 w Grand av, 20x100; Chas Leitz—Janpole & Werner Constn Co et al; Davis & Davis (A).

WASHINGTON AV, sws, 177.2 se Halsey pl, 25.3x94.8; Jno Schroder—Stephen McBride et al; J Rieger (A).
LOT 402, easterly half, map of Village of Wakefield, 24th Ward; Emma Unger—Alice M Staker et al; C A Furthman (A).

OCT. 7.
KELLY ST, ws, 100.4 s 165th, 25x100; Louis E Felix—Nathan Bernkopf et al; Cass & Apfel (A).
168TH ST, ns, 100 e Union av, 20x126.4; Johann Simon Ganz et al—Wm Robitzek et al; E M Burghard (A).
168TH ST, 454 E; Robt H Oakley as trste—Model Constn Co et al; P E Connell (A).
181ST ST, 650 E; Jos Kurzman—Jno Perry et al; J Langsam (A).
183D ST, ns, 80 w Grand av, 20x100; Chas Leitz—Janpole & Werner Constn Co et al; Davis & Davis (A).

WASHINGTON AV, sws, 177.2 se Halsey pl, 25.3x94.8; Jno Schroder—Stephen McBride et al; J Rieger (A).
LOT 402, easterly half, map of Village of Wakefield, 24th Ward; Emma Unger—Alice M Staker et al; C A Furthman (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

SEPT. 30.
RIVERSIDE DR, sec 91st, 58.8x75; N Y Trust Co—Ferral C Dininny et al; Zabriskie, Murray, Sage & Kerr (A); Wilbur Larremore (R); due.....75,480.00

OCT. 1.
73D ST, ss, 184 e Madison av, 20x102.2; Helen S Ogilvie—Eliz A Demaree; Henry M Bellinger, Jr (A); Jos D Edelson (R); due37,363.47
112TH ST, ns, 152 w 5 av, 18x100.11; Susan Tuckerman—Lewis S Goldstein et al; Frederic F de Rham (A); Chas E Heydt (R); due.....15,401.94

BOWERY, 209; also RIVINGTON ST, 3; Domestic & Foreign Missionary Society of the Protestant Episcopal Church in the U S of A—Chas L Stickney, Jr et al; Harold Swain (A); Jas M Donohue (R); due....42,127.78

OCT. 2.
No Judgments in Foreclosure Suits filed this day.

OCT. 4.
CEN RAL PARK W, ws, 100.8 n 90th, 100.8x100; Chas A Lindsley—Secured Holdings Corp et al; Geo B Holbert (A); Herman Stiefel (R); due.....61,525.00

OCT. 5.
104TH ST, 8 W; Geo A Muller—Margt E Hughes; Harold Swain (A); Jos D Kelly (R); due.....14,579.78
119TH ST, ss, 385 e 7 av, 20x100.11; Jennie J Mandeville—Lizzie L Ball; Blandy, Mooney & Shipman (A); Meyer M Friend (R); due.....20,522.16

OCT. 6.
HENRY ST, 220; Pinkus Nathan—Benj Glasgow; Otto A Samuels (A); Alex I Rorke (R); due.....22,825.00
4TH ST or AV, ws, 152.11 s 215th, 34.6x53.3x irreg; Henrietta D Ventres, admtrx—Geo Guelch et al; Benj W Moore (A); Stephen O'Brien (R); due.....3,770.00
90TH ST, nwc Central Park W, 100x100.8; Abr Kipp—Secured Holding Corp et al; Geo B Holbert (A); Louis M Ogden (R); due.....29,425.00

Bronx.

OCT. 1.
SOUTHERN BLVD, es, 75 n blk 450, 50x100; City Real Estate Co—Margt H Curtis et al; H Swain (A); J J O'Connell (R); due.....8,466.67

OCT. 2 & 4.
No Judgments in Foreclosure Suits filed these days.

OCT. 5.
FOX ST, 667; Abr Rice—Winfred Watson et al; Lachman & Goldsmith (A); M J Scanlon (R); due.....6,210.00
CRESTON AV, es, 307.9 n 196th, 25x94.7; Maria Louisa Auesbuettel—Wm Guggolz et al; H C Kudlich (A); J B Harrison (R); due.....6,764.52

OCT. 6 & 7.
No Judgments in Foreclosure Suits filed these days.

LIS PENDENS.

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

Manhattan.

OCT. 2.
No Lis Pendens filed this day.

OCT. 4.
50TH ST, 439 W; Clyde K Miller—Bernard Tonjann; notice of attachment; Blumenthal & Levy (A).

OCT. 5.
53D ST, 538 W; Jos M L Striker—Wm Wilson et al; action to regain possession of 1/4 part; G R Hawes (A).
10TH AV, 777; Jos M L Striker—Marks Levy et al; action to regain possession of 1/4 part; G R Hawes (A).

OCT. 6.
No Lis Pendens filed this day.

OCT. 7.
31ST ST, ns, 225 e 10 av, 20x98.9; City of N Y—Petsworth Realty Co et al; foreclosure of tax lien; L Hardy (A).
LOT 50, blk 441, sec 2; City of N Y—Louis Haupt et al; foreclosure of tax lien; L Hardy (A).

OCT. 8.
ST MARKS PL, 30; Frank Gens & Co, Inc—Ella Frankel et al; partition; M A Rabinovitch (A).
4TH ST, 209 E; Frank Gens—Ella Frankel et al; partition; M A Rabinovitch (A).
17TH ST, 248-50 W; Sadie Phoenix—Eliz M Cushier; notice of attachment; J Strauss (A).
27TH ST, 148 E; Adele Fridele—Fannie Levy et al; action to foreclose mechanics lien; J Rubin (A).
131ST ST, 240 W; also PROP in Queens Co; Miriam C G Varian—Alfred W Kiddle et al; amended partition; A H Scoble (A).

Bronx.

OCT. 1.
No Lis Pendens filed this day.

OCT. 2.
No Lis Pendens filed this day.

OCT. 4.
187TH ST, nec Park av, 34x100; Christina Schuessler—Wm H Ellis et al; action to set aside deed; B A Benton (A).

OCT. 5.
No Lis Pendens filed this day.

OCT. 6.
AMUNDSON AV, ws, bet Nelson av & Randall av, known as lot 7, block 36, Edenwald, 24th ward; L Josephine Moses—Jno H Eden et al; action to foreclose transfer of tax lien; G A Moses (A).
AMUNDSON AV, ws, bet Nelson av & Randall av, known as lot 8, block 36, Edenwald, 24th ward; L Josephine Moses—Jno H Eden et al; action to foreclose transfer of tax lien; G A Moses (A).

OCT. 7.
145TH ST, 463 E; Maurice Abelman et al—Beth Hamerdresch Bagadale Adas Jeshurun of the Bronx, Inc; action to foreclose mechanics lien; S H Freedman (A).

Brooklyn.

SEPT. 30.
DEGRAW ST, nes, 216.10 nw Columbia, 16.8x100; Alice A Hynes—Moses Bernstein et al; H F Kenna (A).
HENDRIX ST, es, 100 s Dumont av, 20x100; Benj Elberg—Harry Feldman et al; S L Orlinger (A).
HIGH ST, nwc Hudson av, 41x61; Antonyno Primo—Domenici Santillo et al; foreclosure mechanic's lien; I Solomon (A).
HOOPER ST, swc Harrison av, runs s100xw50xn 20xe16.6xn80xe33.6 to beg; 48TH ST, nes, 220 nw 15 av, 40x100.2; Abr Darb—Rose Fells & ano; to set aside deed; H Gottlieb (A).
MIDDLETON ST, nec Lee av, 25x80; Hattie Levy—Sarah Rosenthal et al; I S Rosenson (A).
S 4TH ST, ss, 25 w Rodney, 19.9x75; Frank M Baker—Fredk Henschkowitz et al; McDonald, Roesch & McD (A).
W 10TH ST, es, 582 n Av R, 18x100; Gerard C Gignoux—Wapit Realty Corp et al; T F Redmond (A).
EAST 15TH ST, ws, 200 n Av P, 30x100; N Y East Annual Conference of Meth Epis Church—Chas E Farrell et al; T F Redmond (A).
E 37 1/2 ST, es, 196 n Av L, 24x100; Andrew J Sommer—Sarah Weber et al; T F Redmond (A).
AV L, ns, 40 w 35th, 77x100; Title G & T Co—Geo J Kay et al; T F Redmond (A).
BAY AV EAST, cor Franklin, 100x100; Lillie E Knoke—Virginia L Egbert et al; Cook & Benjamin (A).
BEDFORD AV, nes, 80 se Penn, 20x81.4; Sol L Getz—Kecil Leibowitz et al; Logan, Pink & North (A).
LEFFERTS AV, ss, 607 w Rogers av, 33x102.6; Alwina C Spiess—Jessie F Thorn et al; al; Coombs & Wilson (A).

OCT. 1.
AMITY ST, ns, 200 w Court, 25x100; also AMITY ST, ns, 150 w Court, 16.8x100; also COURT ST, es, 102 n Wyckoff, runs e40.3x e63.4xn20xw76xw30.2x21 to beg; also COURT ST, es, 81 n Wyckoff, runs e40.3xe60.3xn20 xw68.4xw40.3x21 to beg; also WYCKOFF ST, ns, 339.5 w Smith, 23x100; also 55TH ST, ns, 140 e 8 av, 100x100.2; also 8TH AV, e cor 55th, runs se140xnc100.2xnw60xsw40xw 80xw60.2 to beg; Edwin K Roche—Isabella M Roche et al (partition); H Babcock (A).
BLEEFCKER ST, ses, 320 w Wivickoff av, 20x100; Michl Marceca—Jas Marwible et al; R K Jacobs (A).
CHESTER ST, ws, 100 s Stanley av, 40x100; Mary E Eldridge—Josephine Copperfield & ano; H M Bellinger, Jr (A).
DFAN ST, ns, 240 w Ralph av, 20x107.2; Title G & T Co—Helen Gardner et al; H L Thompson (A).
RUTHERFORD PL, w Bay 17th, 82x96.8; Bond & Mtr Guar Co—Flora Weinberg et al; T F Redmond (A).
VARET ST, ns, 187.6 e Graham av, 18.9x100; Wm Euler—Hyman Kriegman & wife; W H O'Hare (A).

Brooklyn Lis Pendens, Continued.

WEST ST, es, 220 s Av X, 40x100; N Y Title Ins Co—Ella M Moore et al; H M Bellinger, Jr (A).

W 9TH ST, ss, 158.6 e Columbia, 50x100; Maria G Pace—Vincenzo Scaffidi et al; J F Conran (A).

15TH ST, nes, 322.10 se 8 av, 20x100; Annie L Merriam—Eliz Kinter et al; H L Thompson (A).

W 17TH ST, es, 290 s Neptune av, 40x118.10; N Y Investors Corp—Delfina D'Ambrosio et al; T F Redmond (A).

E 17TH ST, es, 340 s Av U, 40x80; Flatbush Bond & Mtg Co—Jennie C Feeney et al; Howell, McChesney & C (A).

E 25TH ST, es, 260 s Clarendon rd, 20x100; Realty Associates—Bella S McCloskey et al; H L Thompson (A).

77TH ST, sc 14 av, 45.2x100x41.10x100; Title G & T Co—Temple Impt Corp et al; T F Redmond (A).

78TH ST, ss, 326.8 w 14 av, 22.8x100; Lucinda F Stockwell—Levy & Baird et al; Phillips & Avery (A).

84TH ST, nes, 100 se 21 av, 34x100; Agnes E Reynolds—Louis Duschness et al; H M Bellinger, Jr (A).

GEORGIA AV, ws, 240 s Sutter av, 40x100; Meyer Kerstein—Harry Mendelowitz et al; (partition); M Brounstein (A).

NEWKIRK AV, sec Ocean av, runs s124.11xe 106.2xw—xn157.5xw45.11 to beg; Saml Hess—Kirknew Realty Corp et al; Jonas Lazansky & N (A).

NEWKIRK AV, ss, 50.11 e E 22d, 50x157.11x 50x157.3; also E 22D ST, es, 99.11 s Newkirk av, runs s60xe200xn60xw44.10xe2.9xw 50xnw25.8xw100.6 to beg; Dora Mendloritz—Marcus Bldg Co et al; Simon & Weinstein (A).

NOSTRAND AV, ws, 720 n Farragut rd, runs w100xn27xe100xs31.2 to beg; Bond & Mtg Guar Co—Ether A Henesey et al; T F Redmond (A).

OCEAN AV, ws, 260 n Voorhies av, 80x126; Alice Campbell—Anna T Ginty et al; T F Redmond (A).

ROCKAWAY AV, ws, 150.3 n Livonia av, 100x 100; Italian American Marble Co—Lirock, Inc, et al; I Solomon (A).

SUTTER AV, es, 110 s Sheffield av, 20x95; Susan Umber—Clara Freundlich et al; S Seiderman (A).

LOTS 121-122, map 198 lots on Coney Island, 31st Ward; Jno J Ryan—Maria McKaigney; L J Somerville (A).

OCT. 2.

GRATTAN ST, nec Porter av, 100x200; Caroline B Knapp—L R Realty Co; Coombs & Wilson (A).

WYONA ST, es, 350 s Fulton, 50x100; Anna Pekowsky—Jacobina Buff; I V Schavrien (A).

E 32D ST, es, 140 n Grant, 20x102.6; Gustav M Miller—Jno E Miller; partition; J R Clevenger (A).

CONEY ISLAND AV, ws, 300.9 s Av C, 40x 91.3x40.1x94.3; Gertrude E Naylor—Mary F Jeffards et al; I F Greene (A).

GREENE AV, ss, 388.9 e Sumner av, 19.3x100; Saml Miller—Lillie E Knowles et al; T J Evers (A).

HOWARD AV, ws, 175 n Sutter av, 50x100; Amherst Constn Co—West Howard Corp et al; Kiendl, Smyth & G (A).

N PORTLAND AV, ws, 124 s Flushing av, 24.3 x80; Antonia Spiranza—Maria Commegno; specific performance; C J Ryan (A).

SURF AV, swc W 32d, 40.4x100; SURF AV, ss, at div line lots 28 & 29, on map of 101 valuable lots owned by Geo C Tilyou et al, 40.5x 98; OCEAN PKWAY, es, 140 s Av T, 80x 125; No American Bwg Co—Maddalena Bassett; Solinger & Solinger (A).

OCT. 4.

FURMAN ST, es, 50.3 s Pineapple, 50.4x55; Christian Arnat—Carrie Nichols et al; J E Roesser (A).

PENN ST, 310; Geo McLeish—Grace E Tomkins; to levy a judgment; G Ryall (A).

E 8TH ST, ws, 155 s Av E, 35x120.6; Everett E Terry—Targuharian Realty Co et al; H D Lott (A).

E 8TH ST, ws, 190 s Av E, 35x120.6; same— same; same (A).

77TH ST, ns, 100 e 13 av, 20x100; Celia M Schell—Abley Realty Co et al; P G Barnard (A).

AV U, ss, 80 e 4th, 20x100; Eliz A W Woolston—Domenico D'Alessandro et al; Davenport & Comer (A).

GEORGIA AV, ws, 160 s Glenmore av, 20x100; Peekskill Savgs Bank—Jacob Weiser et al; H L Thompson (A).

MYRTLE AV, ss, 75 e Steuben, 50x100; Anna J Pierrepont—Jas E Conley et al; H L Thompson (A).

NEWKIRK AV, sec Ocean av, runs s124.11xe 106.2xw157.5xw45.11 to beg; Modern Holding Co—Kirknew Realty Corp et al; H Gottlieb (A).

OCT. 5.

BERRY ST, es, 40 s S 8th, 20x69; Viola L Kalkenbrenner—David Gluckman et al; A F Silverstone (A).

DEVOTE ST, ns, 100 e Ewen, 25x100; Title G & T Co—Charlena Lewis et al; T F Redmond (A).

JEWEL ST, ws, 150 s Meserole av, 25x100; Green Point Savgs Bank—Emily J Bryant et al; C & T Perry (A).

JEWEL ST, ws, 150 s Meserole av, 25x100; same—same; same (A).

JEWEL ST, ws, 100 s Meserole av, 25x100; same—same; same (A).

JEWEL ST, ws, 125 s Meserole av, 25x100; same—same; same (A).

STERLING PL, nec Ralph av, 100x100.7; Amherst Constn Co—Louis Brook et al; Krendl, Smyth & G (A).

WEST ST, swc 52d, runs nw108.10xsw100xe80 xne29.2xe69.6xn26 to beg; 53D ST, nwc West, runs n65.10xw62xe90.7 to beg; Mary S Rodgers—Bklyn Realty Sellers et al; Reeves & Todd (A).

E 2D ST, ws, 570 n Av C, 30x125; Bond & Mtg Guar Co—Emma Hoffman et al; T F Redmond (A).

W 24TH ST, es, 102.9 n Surf av, 25x37.6; Andrew Gray—Margt McDonald et al; F W Marquand (A).

37TH ST, nes, 80 nw 13 av, 20x100; Bond & Mtg Guar Co—Bernard Abrams et al; T F Redmond (A).

83D ST, sws, 180 nw Bay pkway, 30x100; Chas W Church, Jr—Abr Minkowsky et al; J C Stimmerman (A).

AV T, nec E 7th, runs n120xe47.5xse128.2xw 101.6 to beg; David F Paddock—Mammoth Securities Co et al; G Eckstein (A).

CLARENDON RD, ns, 50 e Nostrand av, 20x 80; Marie Batchelder—Wm R Golding et al; L Karasik (A).

CLARENDON RD, ns, 70 e Nostrand av, 20x80; Marie Batchelder—Wm R Golding et al; L Karasik (A).

CROPSEY AV, w 20 av, 101.6x315.6x90.8x311.1; prop begins high water line Gravesend Bay at int cl 20 av, runs sw1.780xnw158xne1.772x se158 to beg; Home Life Ins Co—Mary T L Warren et al; T F Redmond (A).

LENOX RD, nec Bedford av, runs n180xe79.4xs 180xw79.4 to beg; Sarah C Stewart—Everett Greene et al; J H Shafer (A).

STONE AV, 351; Edw Williams—Laura Maller et al; to set aside deed; T W Constable (A).

PROP begins 175 from nec Roebing & N 8th, 100x225; N 7TH ST, ss, 100 e Roebing, 25x 100; ROEBLING ST, sec N 7th, 75x100; Mary R Martins—Victoria E Grafagnini et al; partition; P P Smith (A).

ALL THAT PART of old Patent av, of lot 64 Eastern pkway bet es Cedar and cl of Lot 64, if same was extended to ss Eastern pkway; Jos A Banta—Peter Kiefer et al; to recover property; D Maller (A).

ALL THAT PART of old Patent av, lying s of ss Eastern pkway and w of es old Cedar & all part old Cedar s of ss Eastern pkway; same—Simon J Harding et al; same; same (A).

ALL THAT PART old Thompson, s of ss Eastern pkway & all part old Patent av, s of ss Eastern pkway & e of es lot 64, if same were extended to ss Eastern pkway; same—Sackett Realty Co et al; same; same (A).

OCT. 6.

BERRIMAN ST, ws, 275 s Blake av, 25x100; Pebe M McKee—Anna M Stackler et al; Kiendl & Sons (A).

CROWN ST, nwc Utica av, runs n106.11xsw— xs—xe242 to beg; Title G & T Co—Arthur H Selinger et al; T F Redmond (A).

ROSS ST, nws, 216.5 ne Bedford av, 19.4x100; Jno F Clarke—Woodworth Realty Co et al; J J Reiher (A).

45TH ST, sws, 80 nw 17 av, runs sw200.4xw 100xne100.2xnw80xne100.2xe180 to beg; J Edwina Lathrop—Andrew Luby et al; H L Thompson (A).

GEORGIA AV, es, 384.8 n Hegeman av, 20x 100; N Y Mtg & Sec Co—Georgia Bldg Co et al; H M Bellinger, Jr (A).

NEW LOTS AV, ss, 20 e Georgia av, 20x80.9x 20x81; Bklyn Trust Co—Georgia Bldg Co et al; H M Bellinger, Jr (A).

NEW LOTS AV, swc Georgia av, 20x84.6x20.x 84.2; Arthur J Mace, as trste—Georgia Bldg Co et al; H M Bellinger, Jr (A).

NEW LOTS AV, sec Georgia av, 20x80.5x20x 80.9; Frank Wallach—Georgia Bldg Co et al; H M Bellinger, Jr (A).

PATCHEN AV, 186, Adolf Reitzer—Paul Kaldor et al; to create a trust; Jonas Lazansky & N (A).

23D AV, nws, 170 sw 86th, 30x96.8; N Y Mtg & Sec Co—Fredk Cobb et al; H M Bellinger, Jr (A).

MECHANICS' LIENS.

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

Manhattan.

OCT. 2.
DUANE ST, 131-35; Jas M Saulpaugh—Estate of Eugene A Hoffman, Inc; Howard Cont Co (4)..... 95.00
LUDLOW ST, 14; Nassau Iron Works, Inc—Mary Katz; Jacob Katz..... 70.00
116TH ST, 60-62 W; Klosk Cont Co—Fred I Unger; Gotthelf & Zimmerman..... 333.50
3D AV, 1459; Marks Chain—Maurice Goldberg (3)..... 80.00
7TH AV, swc 59th, —x200; Cutler Mail Chute Co—Sol Bloom..... 750.00

OCT. 4.
70TH ST, 50-5 E; Frank E Wise & Son, Inc—Monogram Realty Co & Geo Dann (8)..... 102.48
115TH ST, 341 E; Domenico De Filippo —Lena Mazzina & E Manuel Liguori (7)..... 87.00

OCT. 5.
DIVISION ST, 96-8; Rabinowitz—Philip Goldman; David Rosenblum (9)..... 375.00
DIVISION ST, 98; David Smith—Philip Goldman; David Rosenblum (12)..... 311.00
113TH ST, 501 W; Andrew J Davis—No 501 W 113th St Corp (11)..... 75.22
CENTRAL PARK W, 236; Andrew J Davis—Hannah Elias (10)..... 9.55
MADISON AV, 1270; H Sekir Co—Angela Cole; Jno T Fenlon & Jos Kronenthal (13)..... 934.00

OCT. 6.
77TH ST, 225-31 W, & BROADWAY, 2182-6; Rufus Darrows' Son Inc—Chas Furthman, N Y Improved Properties Co, Climax Leasehold Inc & Lewis C Van Riper; M Byrnes Co (17)..... 783.67
116TH ST, 60-2 W, & 115TH ST, 75-9 W; Jno A Philbrick & Bro—62 W 116th St; Zimmerman, Gotthelf & Tager Co, Inc (16)..... 862.70
BROADWAY, 2182-6, & 77TH ST, 225-3 W; A W Gerstner Co—Climax Leasehold Inc; Chas Furthman & N Y Improved Properties Co (14)..... 209.00

OCT. 7.

DIVISION ST, 96-8; David Rosenblum —Philip Goldman (22)..... 1,135.00
14TH ST, 135 W; W E Lyon Iron Works—Styles & Cash (23)..... 909.00
29TH ST, 39-41 W; Victoria Bldg & Contracting Co, Inc—Michael, Emma, Caroline, Jno, Helen & Mary O'Connor & Rockbridge Realty Co, Inc; renewal (18)..... 12,181.11
SAME PROP; Fredk C Sobel—same; renewal (19)..... 1,240.61
42D ST, 412 W; Alberene Stone Co—Jno Doe & Louis Appel (20)..... 8.00
46TH ST, 535 W; Alberene Stone Co —Jno Doe & Louis Appel (21)..... 20.00

OCT. 8.

LEWIS ST, 217; National Bridge Works—Mary E A Wendell, 7th St Garage & Jacob Klinger; renewal (24)..... 2,170.00
SAME PROP; same—same; renewal (24)..... 2,170.00
49TH ST, 35 W; S B Miller, Inc—Trustees of Columbia University, Gustav M Heckscher & Geo W Lithgow & Son (27)..... 165.01
72D ST, 42 W; also 72D ST, 118 & 126 W; Stola Constn Co & Bldg Co—Edw W Browning (26)..... 3,463.00
BROADWAY, 2182-86; Adolph Klein—Eva J Coe, Improved Properties Corp, Lesler L Thurston & Climax Leasehold, Inc (28)..... 41.75
2D AV, 2214; Harry Trinkowsky—Frank Maibach & Jno Pata (25)..... 50.00

Bronx.

OCT. 1.
145TH ST, 463 E; Abelman & Abelman —Beth Hamedrosch Hagodale Adas Jeshurum of the Bronx, Inc (1)..... 1,195.00

OCT. 2.
BAILEY AV, 2888; Abr Heyman—Katherine M Van Rensselaer (3)..... 139.50
RE REIMER, es, 657 n Edenwald av, 25x100; Frank D'Amore—Alexandro Mauro (2)..... 240.00

OCT. 4.
149TH ST, 437 E; Ignazio F Cavalluzzo—Wm F Smith & Walter E Phelps; Isaac J Sobol; Isaac J Sobol & S Sobol (4)..... 272.20
BATHGATE AV, 1620-22; Glassberg Mfg. Co, Inc—Philip Wattenberg; Harry Cahn & Junius J Pittman (5)..... 4,099.00

OCT. 5.
FREEMAN ST, sec Stebbins av, 51.3x 111.1; Torregiani & Severino—Hampp Bldg Corp, Inc (7)..... 1,625.00
BATHGATE AV, 1620-22; Damm House Moving Co—Wattenberg, Kahn & Pittman; Glassberg Mfg Co (6)..... 120.00

OCT. 6.
FILLMORE ST, 1742; Max Spitzberg —Saml Kifkowitz, Sam Kifkowitz & Meyer Chabos (11)..... 148.68
FILLMORE ST, 1742; Jos Gamache—Saml Kifkowitz, Sam Kifkowitz & Meyer Chabos (12)..... 182.75
BATHGATE AV, 1620-2; Klosk Cont Co —Philip Wattenberg, Harry Kahn & Junius J Pittman; Glassberg Mfg Co (8)..... 232.00
EAGLE AV, 589; Giuseppe Lomonte—Jas Ferguson (9)..... 150.00
UNIVERSITY AV, ws, 129.2 s Bosobel pl, 137.9x175; Lenox Sand & Gravel Co—Boyne Bridge Realty Co, Inc; Thomas Kiernan (10)..... 153.25

OCT. 7.
CHARLOTTE ST, 1504; Isidore Lippmann—Seabury Constn Co, Inc (13)..... 300.00

Brooklyn.

SEPT. 30.
STERLING PL, nec Ralph av, 100x 180; J Mazza & ano—West Howard Corp & Morris Arwitz..... 1,200.00
STERLING PL, nec Ralph av, 100x 100; Mechanics Fireproof Sash & Door Co—West Howard Corp..... 340.00
E 10TH ST, ws, 120 s Av M, 40x100; Morrison Bros—Esther Deimond & Saml Cohen as agent..... 845.00
E 40TH ST, nes, 160 se Overbaugh pl, 40x100; C R Macaulay Co—Gethome Bldg Co (correction lien)..... 304.65
HOWARD AV, 642; J Goldstein & ano—Abr A Arvintz & West Howard Corp..... 105.00
HOWARD AV, ws, 175 n Sutter av, 50 x100; Mechanics Fire Proof Sash & Door Co—West Howard Corp..... 91.55
LINCOLN RD, ns, 384 e Rogers av, 38.9x102.6; Louis Shup—Vincent Gallagher..... 10.00

OCT. 1.
PACIFIC ST, ns, 100 w Hopkinson av, 100x100; B Goetz—Van Lake Constn Co..... 155.84
ST JOHNS PL, ss, 500 w Howard av, 50x100; Klein Material Co—West Howard Corp & Marcello Ingardeo..... 91.75
SAND ST, 239; I Fishman—Cooney & Matilda Colontrolle & Leslie Hackett..... 140.75
VAN SICKLEN ST, es, 221 n 86th, 180x78; B Goetz—Van Lake Constn Co..... 155.84
39TH ST, ss, 200 e 13 av, 40x95.2; J Bernardi—Harris Harrison & Jacob Kantrowitz..... 6,700.00
51ST ST, ns, 100 e 11 av, 200x100.2; Hudson Boiler Mfg Co—Boro Park Homes, Inc, & Robt Van Cleave, as Pres..... 809.00
CARLTON AV, 472; Realty Supply Corp—Jackson De Dimenco, Salvatore Boniello —Jno Borgia..... 75.57
WILLOUGHBY AV, 825A-7; E Herman—Thos Richter & Mary C Daly..... 180.95

OCT. 2.
DELMONICO PL, 13; Rubenstein Bros —Yetta Hittelman; Jacob Goldstone & Morris Laikin..... 87.75
FULTON ST, 446-8; M Annerberg—Jas D Waterbery, Wm O Smith, Jos Lacov & Julius Brody..... 300.00

ST JOHN'S PL, ss, 500 w Howard av, 50x100; C T Willard Co—West Howard Corpn 200.00
 45TH ST, 1123; L Kartt—Alfredo & Lucrano Cucci 33.00
 AV F, ns, from E 2d to E 3d, 200x100; Pecker & Rokofsky—Rapid Bldg Co. 1,350.00
 AV F, ns, from E 2d to E 3d, 100x1200; M Osinoff—Rapid Bldg Co 1,075.00
 Foster av, ns, from 16th to 17th, 146.3x218.11; Empire City Lumber Co—Louisville Realty Co & Jno Barby..... 2,256.00
 FOSTER AV, ns, from E 16 to E 17th, 146.3x218.11; Pecker-Rofosty—Louisville Realty Co 7,200.00
 4TH AV, 211; Realty Supply Corpn—Frank S Guiliano, Alfredo C Cuollalo & Michael Biglio, doing bus as Biglio & Co 927.16

OCT. 4.
 RICHMOND ST, 82; B Mullea & ano—Adrian W & M Kath Merrill..... 128.50
 RUTLEDGE ST, 314 to 320; Karl Jacob—Rutledge St Horse Auction Inc & L & B Waller & Potters, Inc, & H & I Feldman Cont Co 400.00
 VAN SICKLEN ST, es, 221 n 86 st, 200x100; L Matlink & ano—Van Lake Constn Co & Isaac Miess, as pres..... 225.00
 AV F, from E 2d to E 3d, 200x100; Audley-Clarke Co—Rapid Bldg Co & Jno Barba 4,910.53
 AV F, 209-215; Baldroger & Kupferman Mfg Co—Rapid Bldg Co 750.00
 ALBERMARLE RD, 2608; H Becker—Clematis Realty Co & Frank Thorn..... 140.00
 DEKALE AV, 628-632; C Kerner—Abr Kulik, Tinny & Rebecca Kulik; Chas Kerner & Nathan Fuchs..... 300.00
 DUMONT AV, nec Williams av, x—x; M Kaplan—Elias Sand & Co & Elias Sandamirsky 440.00
 FOSTER AV, ns, bet E 16th & E 17th, 219x314 by irreg; Dillon & Watnik Co—Louisville Realty Co & Jno Barba..... 13,950.00
 FOSTER AV, ns, bet E 16th & E 17th, 218.11x146.3; Schwartz & Son—Louisville Realty Co & Jno Barba..... 1,000.00
 SAME PROP; Audley-Clarke Co—same; 9,686.44
 FOSTER AV, ns, bet E 16th & E 17th, 219x314xirreg; Chestnut Ridge White Brick Co—Louisville Realty Co & Jno Barba 2,675.00
 FOUNTAIN AV, es, 100 s Belmont av, 100x100; Geo Singer—C & K Corpn. 76.93
 PUTNAM AV, 139-143; Parselsky Bros—Edw W Larner & Carlo Rossa..... 240.00
 RALPH AV, nec Sterling pl, 100.7x100; Spatt Plumbing Supply Co—West Howard Corpn & A & N Arvintz 2,229.54
 ST MARK'S AV, 333; Kirshner Bros—Jno Montifusco & Luigi Penna 60.00

OCT. 5.
 CHESTER ST, 607-17; L Levenstein & Son—Lott Bldg Co, Louis Rubenstein, Lemuel Weinlien, Minnie Silberling, Max Werner & Sam Chalfin 131.95
 HENDRIX ST, ws, 225 s Fulton, 50x100; Abr A Phillips, Jr—Chas Green, Abr Feinstein & Geo O Van Orden & Co 90.09
 RUTLEDGE ST, 314-20; Kues Bros—Ella N Arensberg, Rutledge St Horse Auction Co & H & I Feldman Cont Co 475.00
 ST JOHN'S PL, 500 w Howard av, 50x100; Abr Chaotic—West Howard Corpn & N Arwitz 392.50
 ST JOHN'S PL, ss, 500 w Howard av, 50x120.3; Bushwick Housewrecking Co—West Howard Corpn 129.46
 E 19TH ST, 112; A Ball—Alice M Kinne 265.00
 AV F, ns, from E 2d to E 3d, 200x100; J P Duffy Co—Rapid Bldg Co 206.87
 AV F, bet E 2d & E 3d, 200x100; Empire Fire Proof Sash & Door Co—Rapid Bldg Co 468.75
 ALABAMA AV, swc Livonia av, 150x100; East N Y Glass Works—Alco Amusement Co 275.00
 FOSTER AV, ns, from E 16 to E 17th, 146.3x218.11; Louis Brask—Louisville Realty Co & Jno Barber, as pres 1,825.00
 FOSTER AV, ns, from E 16 to E 17th, 200x100; J P Duffy Co—Louisville Realty Co 1,709.64
 FOSTER AV, ns, from E 16th to E 17, 218.11x146.3; Paladino Bros—same..... 2,419.00
 SAME PROP; Empire Fireproof Sash & Door Co—same 1,500.00
 FOSTER AV, ns, from E 16th to E 17th; J Bove—Domenico Sellitti & Lewis Realty Co 1,800.00
 FOSTER AV, ns, bet E 16th & E 17th, 146.3x218.11; Curran Bros & Murphy—Louisville Realty Co & J Barby as pres 7,850.00

OCT. 6.
 McKIBBEN ST, 155; S Lucks—Annie Marmouck 45.00
 RUTLEDGE ST, 314 to 320; H & I Feldman Cont Co—Rutledge St Horse Auction Co & L & B Waller & Potters Inc & Ella Arensberg 5,758.50
 ST JOHN'S PL, ss, 500 w Howard av, 50x120; Square Lumber Co—West Howard Corpn 96.13
 ST JOHNS PL, ss, 100 e Ralph av, 50x100.7; Strubel's Ridgewood Iron Wks—West Howard Realty Co 1,150.00
 E 10TH ST, ws, 120 s Av M, 40x100; Jno W Heaslip & Son—Esther Deimond & Morrison Bros 275.00
 E 16TH ST, nec Foster av, 219x314; Igoe Bros—Louisville Realty Co & Jno Barba 67.42
 AV F, ns from E 2d to E 3d, x—x; Anzelo Fasany—Rapid Bldg Co 1,230.00
 FLUSHING AV, 1005; J Konger—Sam Waldman 1,140.00
 LIVONIA AV, swc Alabama av, 100x150; N Fells—Alco Amusement Co... 120.00
 OCEAN AV, 1029-47; Paris Marble Tile Wks—Dora Bldg Co 300.00
 4TH AV, 211; Jno Mulstein Co—Frank S Giugliano 577.50
 4TH AV, 211; M Berkowitz—Frank S Giugliano 135.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

OCT. 2.
 5TH ST, 512; Morris Spergel—Francis B Menge et al; Aug31'15..... 38.50

OCT. 4.
 No Satisfied Mechanics Liens filed this day.

OCT. 5.
 NORFOLK ST, 134; Pleasant Iron Works, Inc—Nathan Cohen et al; Apr14'15 419.35

OCT. 6.
 SHERMAN AV, nwc 204th; Jos Torregrossa—Vermilyea Realty Co et al; June15'14 320.00

OCT. 7.
 34TH ST, 56 E; H B Smith Co—Henry C Sturges et al; Aug19'15..... 125.00
 93D ST, 184 E; Herman Levin—Sanders B Altmayer et al; Sept17'15.... 170.00
 3D AV, 925; Herman Levin—Aaron Altmayer et al; Sept17'15..... 53.25

OCT. 8.
 65TH ST, 17 E; Walsh & Harting, Inc Edmund L Dow et al; Oct6'15..... 273.16

Bronx.

OCT. 1.
 No Satisfied Mechanics' Liens filed this day.

OCT. 2.
 142D ST, nwc Wales av, 100.8x144.8; Madison Iron Wks—Ward Baking Co et al; June2'15 1,437.20
 142D ST, nwc Wales av, 100.8x144.8; Robt Elze—Ward Baking Co et al; May26'15 500.00
 142D ST, nwc Wales av, 101x145; Geo H Storm & Co—Ward Baking Co et al; June1'15 1,485.45

OCT. 4.
 MORRIS AV, swc Tremont av, 31.5x85; Sam Minskoff—Notlaw Realty Corpn et al; Apr9'15..... 250.00
 TREMONT AV, 531-5; Abr Sonken—Jas Friedhoff et al; June30'15..... 294.00

OCT. 5.
 TREMONT AV, 531-35; Louis Del Vesco—J Friedhoff et al; May15'15... 184.00

OCT. 6.
 TINTON AV, 1116; Gustav Ernst—Adolphus Realty Corpn et al; Sept 30'15 514.64

OCT. 7.
 No Satisfied Mechanics Liens filed this day.

Brooklyn.

SEPT. 30.
 80TH ST, ns, 100 w 13 av, 160x100; Cafisch Bros—Emanon Bldg Corpn & Starwood Turning Co; Oct27'14..... 517.34
 DREW AV, ws, 221.11 s Pitkin av, 40x100; Alex Remisevitch—Louis Larsen; June24'15 78.25

OCT. 1.
 GRAND ST, nec Roebling, 50x100; Geo Schnellermann—Jno Schmlz, Adolph Zink & Harry Reinhardt; Sept17'15... 22.00
 DREW AV, ws, 141.11 s Pitkin av, 80x100; Alex Remisevitch & ano—Louis Larsen; May29'15 78.25
 DREW AV, ws, 201.11 s Pitkin av, 20x100.6; Montauk Lmber Co—Louis Larsen; July12'15 (release)..... 267.17
 *NEWKIRK AV, nwc E 21st, x—x; Max Komreich—J E M Constn Co & Cooper & Pollack; Aug19'15 200.00

OCT. 2.
 ROCKAWAY AV, es, 225 n Livonia av, 40x100; State Roofing Co—Livonia Holding Co; Herman Rappe, Ellen Mfg Co, Louis Koenig & Max Rothbart; July28'15 75.00
 ROCKAWAY AV, es, 225 n Livonia av, 50x100; Steinbery Steam Cut Stone Co; Livonia Holding Co, Abr Krevitsky, Louis Brass & Louis Koenig; June23'15 139.00

OCT. 3.
 SAME PROP; Asen Cornice Works—Livonia Holding Co, H Rapp & Louis Koenig; Sept2'15 80.00
 SAME PROP; W Perez—Livonia Holding Co, Max Rothbart; Aug19'15 488.00
 SAME PROP; Abr Katz—Livonia Holding Co, Hyman Rapps & Louis Brass; Aug2'15 600.00

OCT. 4.
 LORIMER ST, ws, 100 s Meserole av, 50x100; Cohn Cut Stone Co—Holbel Realty Co (Inc); Sept21'15 455.00
 ATKINS AV, ws, 190 s Blake av, 100x100; Jacob Lenowitz—Leno Bldg Co (Inc); Sept8'15 700.00
 HOWARD AV, ws, 375 n Sutter av, x—x; Gustave Rader Co—Esaac L Schwarz, Sara Corn & Ruben Bronan; Aug26'15 158.66
 *HOWARD AV, ws, 375 n Sutter av—x—x; Frank Lipstein—Esaac L Schwartz; Aug3'15..... 400.00

JAMAICA AV, sec Euclid av, x—x; Jos Rüdner—Jake Knuthy & Herman Richter; Sept15'15 91.85

LEWIS AV, 106; Geo A Baszczik—Abr & Sarah Krafetz & Jos Miller; Sept 17'15 132.00

SAME PROP; Saml Kahn—Abr & Sarah Krefetz & Sarah Kaplan; Sept16'15... 80.00

ROCKAWAY AV, es, 225 n Livonia av, 50x100; Canadian Bldg Material Co—Livonia Holding Co & Tema Kramer; May6'15 90.00

SAME PROP; Tema Kramer—Livonia Holding Co, L Koenig & Abr Kramer; May6'15 513.00

SAME PROP; Michl Ingrisano—Livonia Holding Co & Tema Kramer; May14 '15 50.00

OCT. 5.
 E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Bklyn Fireproof Sash & Door Co—Dorchester Bldg Co; Mar2'15... 60.00
 E 26TH ST, ws, 113 n Av D, 40x100; Jacob D Ames—Tip-Top Realty Co & Barney Strauss; Mar18'15 13.40
 LAFAYETTE PL, 2; Jacob Herskowitz—Gertrude E Perego & Wm H Dowling; Sept24'15 96.00
 PENNSYLVANIA AV, ws, 133.4 s Liberty av, 41.8x100; Chas I Rosenblum Co—District Constn Co & Jas De Fago; Sept13'15 115.27

OCT. 6.
 *MYRTLE AV, 610; Fortunato De Matteis—Edw J & Cath L Cassidy, Annie M Sadtler & Dominick Nardone; July 10'15 79.37

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

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

Manhattan.

SEPT. 30.
 BIRCH, Wm F; Greenfield & Hecht Co, Inc; \$1,170; R J Wittstein.

OCT. 1.
 DINNICK, Augustus; W E Kittel; \$1,403.18; R H Kittel.

OCT. 2.
 TAMMANY, Chas H; Thos J McElhinney; \$689.05; H B Goodstein.

OCT. 4.
 TONJAN, Bernard; Clyde Kennedy Miller; \$335; Blumenthal & Levy.

OCT. 5.
 BORNE, Chas A; Central Bank & Trust Corpn; \$7,500; Colby & Brown.
 MILES O TIGHE CONT CO; Andw Harper; \$24,500; J & A T Sapinsky.

OCT. 6.
 No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

OCT. 1, 2, 4, 5, 6, 7.

Burr, Wm A. 120th st, 12 W—Sommer Lighting & Fixture Co. Lighting Fixtures. 166.00
 Yoost, Wm. 9th av, 614-6. A H Andrews Co. Seats. 933.00

Bronx.

OCT. 1, 2, 4, 5, 6, 7.

Ehrlich Amusement Co. 360 E 167th st. Steel Furniture Co. Furniture.. 251.25

Brooklyn.

SEPT. 30, OCT. 1, 2, 4, 5, 6.

Borough Park Homes, Inc. 51st st, nr 11 av. Columbia Gas Fix Co. Gas Fix. 400.00
 Caputo, Tito. 454 Smith st. Zemanic Esposito. Mirrors. 300.00
 Dellon-Watnik Co. Foster av, nr E 16th st. Louis Greenberg. Plumbing Supplies. 5,000.00
 Dias Bldg Co. Liberty av, c Van Sicklen av. Oliver B Taylor, Inc. Ranges. 688.00
 Kriegman, Hyman & Celia. 95 Varet st. Julius Lebau. Bath Tubs, &c.. 400.00
 Moran, John J & Co. 619 Hancock st. Gurney Elevator Co. Elevator... 2,100.00
 Rapid Bldg Co, Inc. Av F, bet E 2d & E 3d sts. Colonial Mantel & Refrigerator Co. Refrigerators. 600.00
 Sackman Constn Co. Snediker av, c Riverdale av. Colonial Mantel & Refrigerator Co. Consols. 208.00
 Steinberg, Chas J & Armode Bldg Co. 75th st, nr 12th av. Saul Rendelstein. Plumbing. 1,200.00
 Sackman Constn Co. Snediker av, c Riverdale av. Columbia Gas Fix Co. Gas Fix. 270.00
 Vanadrian Bldg Co. E 3d st, nr Av J. Columbia Gas Fix Co. Gas Fix... 460.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

OCT. 6.
 BROADWAY, nec 89th, 100.8x175; Metropolitan Life Ins Co loans 89th Constn Corpn to erect a 12-sty apartment; 14 payments 800,000.00

Bronx.

OCT. 1.
 199TH ST, swc Bainbridge av, 88.1x215.9; City Mtg Co loans 199th St Bldg Co, Inc, to erect five 5-sty apartments; 10 payments 100,000.00
 INTERVALE AV, es, 194.3 n 165th, 75x100; Enid Realty Co loans Bronx Maternity Hospital to erect 1-sty apartment (1 payment) 3,500.00

OCT. 2.
 179TH ST, ns, 45 e Mohegan av, 50.2x99.1; Lawyers' Mtg Co loans Wm J Diamond to erect 5-sty apartment; 2 payments 32,000.00

Building Loan Contracts—(Continued.)

MOHEGAN AV, nec 179th, 45x99.1; Lawyers' Mtg Co loans Wm J Diamond to erect 5-sty apartment; 2 payments33,000.00
OCT. 7.
TIEBOUT AV, ws, 102 s Fordham rd, 50x105; also TIEBOUT AV, ws, 152 s Fordham rd, 50x105; Lawyers Mtg Co loans Arden Constn Co, Inc, to erect 2-5-sty apartments; 8 payments66,000.00

ORDERS

Brooklyn.

SEPT. 30.
VOORHIES AV, ns, 186 w Sheepshead Bay rd, 120x100; Voorhies Bay, Inc, on Title G & T Co to pay Realty Supply Corpn. 300.00

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.
*FltSy.....Approved Filtering and Distilling Systems.
*OS.....Oil Separator.
RQ.....Reduce Quantities.
*StSys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FltSy—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, fire escape, sprinkler system, etc., as the case may be.

Week Ending Oct. 2.

MANHATTAN ORDERS SERVED.

Named Streets.

Bethune st, 34—Est Mary A Allaire, care W S McCotter, 150 W 4.....Ex(R)
Broome st, 97—Jacob Morrison, 48 East Broadway.....WSS
Canal st, 243—Est Jacob Lorillard, 128 Broadway.....A
Front st, 261—Union Trust Co, 80 Broadway.....FP-Rub
Grand st, 110—John W T Nichols, 40 Thomas.....WSS-FP
Greenwich st, 594—Neuzel & Co.....FP-FA
Hester st, 91-3—Morris Goldstein, 8 E 97 WSS(R)
Hudson st, 651—Elizabeth L Merry. OS-Rec-FA-CF
John st, 28—Thomas J Conroy.....NoS-Rec
Lafayette st, 187—Trenkman Bros, 179 Lafayette st.....CF-Rec
Lawrence st, 92—Emil Nestler. FP-Rec-FA-NoS-WSS
Mercer st, 191—Harry Arkin.....FP
Murray st, 68—Thomas C Dunham. FA-Rec-D&R-FP
Nassau st, 104—Samuel D Jenkins.....FP
Orchard st, 21—Cohen Bros.....Rec-FA-FP-Rub
Orchard st, 82—Aaron Rutterman. O-FA-ExS
Orchard st, 82—Anshe Selib Synagogue. ExS-FA-O
Pearl st, 252—George A Williams & Son, 85 Fulton.....D&R-FA
Pearl st, 438—The Billings-Chapin Co. D&R-Rec-FP
Pearl st, 548—T A Slocum & Co.....FP-FA-Rec
Pike st, 53—Morris Newgold, 1295 Madison av.....FP-Rub
Spring st, 154—Nathan Harrison Realities, 63 Park Row.....WSS-FP
Thames st, 22—A A Waterman & Co.....FA-Rec
Washington st, 189—The John Ellice Co. FP-FA-RQ
Washington st, 328—Fred W Rhineland, 44 Pine.....FP
West st, 164-5—Charles Pape & Co.....Rub
Wooster st, 8—L Loporchio.....RQ
Worth st, 130—Edward St John.....FA-Rec

Numbered Streets.

3 st, 55-7 W—Bauer & Schleich.....FD-FP-Rec
3 st, 55-7 W—Jacob Elishewitz.....Rec-FP-FD
3 st, 55-7 W—Dorfman Bros.....Rec-FD-FP
3 st, 55-7 W—Bernstein Bros.....Rec-FD-FP
3 st, 55-7 W—P Campomenosi & Co.....Rec-FD
3 st, 55-7 W—Phoenix Hat Co.....Rec-FD-FP
3 st, 55-7 W—David Albert & Son.....Rec-FD-FP
3 st, 55-7 W—Dr Joseph Ostrowietz.....FD-FA
4 st, 26 E—Jacob Cohen.....NoS-FA-SA
4 st, 284 W—Mrs Charlotte Connell.....Rub
4 st, 284 W—Samuel Hall, care Geo Purser, 130 Fulton.....FP
4 st, 282 E—Est Elias G Brown, care J D, 35 W 130.....Ex(R)
10 st, 278 W—John H Morrison, 465 W 144 FP-Ex(R)
11 st, 259 W—St John Evangelist Church..FP
11 st, 260 W—Samuel Hall, care Geo Purser, 130 Fulton.....FP-Ex(R)
11 st, 261 W—Claudine M Benson, 255 W 101.FP
11 st, 356-60 W—Simon Donovan. OS-CF-Rec-FA
12 st, 245-51 W—Joseph P Shafer, OS-NoS-El-Rub-CF
12 st, 652 E—Peter Fromann.....FP
13 st, 228 W—Henry A Bock, 224 W 13.....FP
14 st, 8 E—Finkelstein Bros.....A
17 st, 55-61 W—J S Becker & Co.....O
17 st, 634-40 E—A Goodman Sons, El-FP-NoS-FA-Rec
19 st, 8-10 W—Round Robin Realty Co, 35 Nassau.....FD
19 st, 55 W—Rhineland Real Estate Co., 31 Nassau.....FD
21 st, 225 E—Nicholas Morrizio.....OS
23 st, 411 W—Catherine E Moore, 191 9 av..FP
24 st, 27-35 W—Lackman Hirsch & Co.....Spr
24 st, 340 W—James J Buckley.....FP
24 st, 408 W—Est Clement C Moore, 191 9 av. FP-Ex(R)
24 st, 408 W—Morris Frank.....FA-FP-Rec
27 st, 16 E—The Kiskatom Co. D&R-NoS-CF-FP
28 st, 312 W—Anna L Fink, Far Rockaway, L 1 FE-ExS-FA-Ex(R)
31 st, 154 W—Penn Garage, Rub-NoS-Rec-FP-El-CF
33 st, 31 E—August Belmont, 43 Exchange pl, D&R-FP-El-FA-Rub
40 st, 27 E—Murray Hill Garage Co. D&R-El-FP-NoS-FA
42 st, 621 W—Republic Auto Painting Co, 225 W 58.....FP-NoS-FA-Rec
51 st, 241 E—Constant Loufs.....CF-WSS
51 st, 603-5 W—Universal Auto Painting Co, 602 W 52.....FP-Rub-Rec
51 st, 639-41 W—Knox Motors Co, 1872 Bway. Rec-El-CF
52 st, 5 E—R Golet, 9 W 17.....FP-D&R-Rub
56 st, 114 W—Wm S Linkert.....OS-FA-El-CF
57 st, 154 E—Charles Barry.....FP-Rub-Rec
60 st, 36-40 W—Brennan & Duffy, 218 W 51, FP-NoS-OS
64 st, 249-51 W—Renault Transport Co. OS-WSS-Rec
70 st, 340 W—Monnet Edson, 64 Dey. Rec-FP-FA
107 st, 241 W—A H Friedman, 173 W 81, OS-FP-WSS-FA
107 st, 438 E—Burns Bros, 30 Church. FP-Rec-CF
112 st, 154 E—Mrs Agnes Brooker.....SA
117 st, 257-67 W—John J Timmins, 265 W 117.....FP-WSS-El-FA-Rec
127 st, 130 E—Jacob A Smith, 50 W 128, Ex(R)-O
128 st, 113 E—Mary E Martin, care Jas F, 32 Chambers.....Ex(R)-O
128 st, 131 E—Cedar Constn Co, 35 Nassau, Ex(R)
142 st, 1-13 W—The Melodigrand Co.....FD
145 st, 133 W—Rubin Simons.....D&R
150 st, 413 W—Frank W Crane, 466 W 149, FP-WSS-El
167 st, 460 W—De Forest & Woods, NoS-FA-Rec-FP

Named Avenues.

Av A, 1408-10—Manhattan Savings Inst, 644 Bway.....WSS(R)
Av B, 228—Rosehill Realty Co, 35 Nassau st..FP
Bowery, 295—Max Rouchweger.....FP
Bowery, 331-3—Rapaport & Markowitz. FA-FP Broadway, 835—Friedman Tailoring Co. FA-FP-Rec
Broadway, 2001-19—The O J Gude Co, 220 W 42.....D&R-El-FA-NoS
Broadway, 1223—Wilben Amusement Co.....FP
Cathedral pkway, 2-10—William Krauss Garage, 127 W 99.....OS
Lenox av, 78—A Weinberg.....FP
Madison av, 1295-1303—Union Dime Savings Bank, 701 6 av.....Stp(R)
Park av, 1489—Progressive Cleaners & Dyers, FP-Rec
Park av, 1881—Adams & Read, Inc.....Rec
Park Row, 135—Max Schwarzberg.....D&R
St Nicholas av, 384—Mary A Magee, 382 St Nicholas av.....Ex(R)

Numbered Avenues.

1 av & 26 st—Bellevue Hospital, OS-FA-El-NoS
1 av, 408—Arthur Douglass Bissell, 36 Letchworth av, Buffalo, N Y.....SD
4 av, 431—Frederick Bohning.....ExS-FA-TA
5 av, 135—Harden L Crawford, 25 Broad.....El
8 av, 2658—Abraham Porter.....FP-FA-Rec-NoS
12 av & 55 st—T G Patterson, Inc.....El-FA-A

BRONX ORDERS SERVED.

Numbered Streets.

143 st, 472 E—Isaac Goldberg, D&R-CF-Nos-WSS
169 st, 913 E—Congregation New Synagogue. O
Bolton av, 125 s Lacombe av—Gluck Bros, 882 Longwood av.....WSS-Rec-El
Hoe av, 1219—Isidor Kellerman.....Rec
Jerome av & 165 st—Wm M Paul, OS-NoS-Rec-CF-D&R
Van Nest av, 555—Wm S Norton, NoS-FA-Rec-D&R

BROOKLYN ORDERS SERVED.

Named Streets.

Degraw st, 232—Mrs Mary Webster.....GE
Gillen pl, 36—Electric Railway Co.....CF
Montague st, 188-90—Lawyers' Title Ins Co, 160 Bway, Man.....FE-FA-Ex(R)
Oakland st, 420—Edward C Smith.....GE

Smith st & Hamilton av—F W Devoe & C T Reynolds Co, 101 Fulton, Man.....D&R
Stagg st, 77—H & H Reinsner.....El-FP-D&R
Sterling pl, 502—S W Frassoun.....D&R

Numbered Streets.

53 st, ft of—E W Bliss Co, Adams and Plymouth.....D&R-CF

Named Avenues.

Atlantic av, 1042—The Sterling Trucking Co, CF-OS
Clermont av, 473-5—Est Josiah M Favill....Spr
Farragut rd, 2912—Morris Bardasch, NoS-FA-Rec
Greenpoint av, 289—American Show Case Co, Rec
Jefferson av, 44-8—Est Dr Gardiner, DC-FE(R)-Tel-A
Neck rd & Ocean av—Sheepshead Speedway Corporation.....D&R-FA-Rec-NoS
Surf av, 1315—Joseph F Wade, 189 Bay 28, El-RQ-FA
Utica av, 290—Samuel Rottenberg, 1124 Eastern pkway.....NoS-FA-Rec-El(R)
Waverly av, 334—A T Scott, D&R-El(R)-CF-NoS
Waverly av, 245—P J Carlin, 270 Washington av.....FA-Rec-StSys
Willoughby av, 735—St Joseph's Orphan Asylum.....FE(R)-Ex-EX(R)-WSS(R)

QUEENS ORDERS SERVED.

Named Streets.

Hanover st, 110 (Elmhurst)—Henry Schnabel.....FA-Rec-CF
Named Avenues.
Borden av & Fox st (L I C)—General Vehicle Co, Inc, Star av, L I C.....OS-CF-StSys
Broadway, 379 (Far Rockaway)—Theresa Horn.....FE
Grand av, 22-24 (L I C)—Schwarz & Co.CF-OS
Hillside & Flushing avs (Jamaica)—A J L Knight.....FP
Jamaica & Vanderveer avs (Woodhaven)—A D Matthews & Sons, 398 Fulton, Bklyn, OS-StSys-CF-NoS-FA-Rec
Jerome av, 4204 (Ozone Pk)—Margaret Kelly, El(R)
Shore rd (Bayside)—Archibald Nesbett, StSys(R)-Rec
So Chase av, 46-48 (Rockaway)—Pauline Hastings.....FE(R)
So Fairview av, 62 (Rockaway)—John Scheerlin.....FE-FE(R)-FA
Vernon av, 40 (Rockaway)—Louis Levy, FE-Ex(R)-ExS-FA

RICHMOND ORDERS SERVED.

Named Streets.

Bay st, 699 (Stapleton)—Charles Felten, FA-StSys-D&R-CF-Rec
Named Avenues.
Castleton av, 415-9—Brighton Heights Garage Co.....OS-FP-FA

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 344 of 1915, New Building 277 of 1915, 1000-1006 Park avenue and 63-69 East 84th street, Manhattan. Emery Roth, appellant.
1. Building is more than 12 stories in height and should have fireproof trim, doors, sash, etc.
2. Court walls are of unlawful thickness below the seventh story.

1. The building is less than 150' in height and does not contain more than twelve stories above the curb level at the center of the facade.
1. Will the Board decide that this building constructed in accordance with plans and application No. 277, N. B., 1915, complies with the requirements of Section 105. It is proposed to construct the building fireproof in accordance with the requirements of the code for buildings less than 150 feet in height.
2. Will the Board approve these thicknesses of the walls of the inner court No. 1, viz.: 20" for the cellar, 16" for the basement or ground floor and 12" for the first to twelfth inclusive.

1. The Tenement House Department has ruled that this building has twelve (12) stories and a basement. The basement is not a story as implied by Section 105 any more than a cellar or sub-cellar. The essence of Section 105 is in the height limitation of 150 feet. That this building from curb to roof beams is less than 150 feet in height.
2. The walls of court are to be supported at each tier on the steel girders and columns. The walls will be laid up in Portland cement mortar.

Appearance: Emery Roth.
On motion, APPROVED.
APPEAL 345 of 1915, New Building 281 of 1915, 881-889 West End avenue and 301 West 103d street, Manhattan. Gaetan Ajello, appellant.

3. As the building is more than 12 stories in height, proposed floor finish, sash, window frames and trim are unlawful. Construction should be fireproof throughout.
The Superintendent has refused to approve the manner of construction in the erection of the proposed building.
To be permitted to use the usual manner of construction for a 12-story fireproof building instead of using fireproof floor, sashes, trims, etc., as required by the Superintendent's objection.

The proposed building has only 12 stories and basement over a cellar, and on account of the existing grade the entrance is planned on the basement floor, instead of on the first floor, which is the only point of confliction with the regulations of the Bureau of Buildings as to the number of stories, therefore I beg the Board of Examiners to allow the proposed building to be constructed in the same way as an ordinary 12-story fireproof building.
Appearance: Rosario Candela.
On motion, APPROVED on CONDITION that at least fifty-one (51) per cent. of the area of the basement floor be below the curb, measured at the center of the facade having the greatest street grade; and on the FURTHER CONDITION that there shall be no pent house.

BUILDING MANAGEMENT

THE DEMANDS OF TENANTS IN APARTMENTS

By Frederick A. Wyckoff, of F. R. Wood-W. H. Dolson Co.

WITH the influx of hundreds of tenants, the demands upon the owners and agents at this time of year is at flood tide. Requests are made for every conceivable thing, say from an outlet for a curling iron to the removal of a partition supporting a twelve story structure, so that room may be provided for some particular piece of furniture.

The average "demand" of a tenant can be modified by the proper agent to a "request" and if the request is a proposition that incurs any unnecessary or extraordinary expense, to an owner, it can be transposed into an "hallucination."

The greatest demands are made by new tenants, who, having seen all types and prices of apartments, select one at a price at which their "ideal" apartment cannot be rented for; and with the higher priced apartment in mind, demand all of the improvements and new wrinkles of possibly a dozen apartments they have seen incorporated into the one they have rented.

Heavy Expense Incurred.

This means heavy expense, and with the increase in tax and mortgage rates, and the cancellation of a number of electric and telephone contracts that have been profitable, the owners are reluctant to spend the money. This does not refer so particularly to new buildings, but to the houses which are a few years old, which are of the majority. It is here that the owner must be prepared to meet their demands. In order to maintain the value and rentals, the apartments must be kept rented, and the only possible solution is to modernize these properties by installing extra bathrooms, fixtures, etc. By this I do not mean improvements or repairs that would call for a large outlay of money, but only those things which would make an apartment attractive and rentable. Lower rents will not attract without the improvements, and a reduced rental means a reduced value, and possibly a reduced mortgage.

If the owners expect to have a full house, they must realize that a certain amount of the annual income must be put back into the property for its betterment, and for installing of improvements that will keep the building modernized and help maintain its value. The shoe may pinch for a time, but at the end of the year, the statement will show a profitable return on the money invested. In this respect we have been extremely fortunate in having the confidence of our clients that we have had the best rental season in years, and a large number of buildings will show a greatly increased revenue.

Real Trouble Makers.

The most unreasonable demands are made by tenants in the lower grade of elevator apartment houses, and it takes a man of considerable experience and intelligence in this particular line to satisfy a tenant, and still procure from an apartment a good return for an owner. I do not doubt for a moment that any apartment in New York could be rented, providing it was put in an attractive condition, and the rental made reasonable, but rigid economy must be practiced in order that the owner can receive a legitimate income on his investment. Many a year's rent is lost to an owner through the fact of an agent or owner refusing to allow a two dollar border on a bedroom, or a small alteration as the case may be.

If the free rent or concession allowed



FREDERICK A. WYCKOFF.

by some owners was put into the property for improvements, it would be unnecessary to make any concessions or allowances. A tenant will buy where the best value is given, and if reasonable demands of a tenant are not met by an unreasonable owner, the tenant will keep on shopping until his requirements are complied with.

A tenant has the right to demand good, courteous hall and telephone service, and above all a clean house; the right to demand immediate service for urgent repairs, instead of the dilatory methods pursued by some owners or agents; the right to heat when conditions warrant it, and a right to hot water all hours of the day, and reasonable hours at night. In fact, all of these things are what a tenant is paying for, and while there may be times when an accident occurs to the machinery or plant, and a tenant may be inconvenienced, an owner or agent should do everything possible to make the tenants comfortable.

Poor Policy.

Tenants should have the right to trade through any dealer they see fit, and it is a known fact in some properties, the privilege to serve tenants with milk, bread, ice, papers, etc., is sold to the highest bidder, and if the tenants do not purchase through the designated tradespeople, a great deal of trouble is made for outside dealers, much to the annoyance of the lessees.

A demanding tenant is a dissatisfied tenant, and a dissatisfied tenant does injury to the property and the agent as well. Tenants are the assets of a real estate agent, and are the real payers of the interest and taxes of the property, and I believe that any reasonable demand should be met with immediate consideration from an owner or agent.

While I have summarized from a tenant's standpoint, the owner should in return demand full value for his goods, and prompt payment of rent, and that the tenant shall take proper care of an apartment. An owner should not be compelled to redecorate every one or two years. In the old private house days, decorations and papers lasted from five to ten years, but the same tenants today living in an apartment demand that it shall be redecorated and renovated every one or two years; why, I cannot understand.

If tenants would take better care of their apartments, and would prevent the

numerous damages which are caused through the carelessness of themselves and servants, incurring unnecessary expense to owners, they would find the owners would be more willing to meet their demands.

A tenant should always realize they are but part of the whole property, and it is through their conduct and actions that the proper service of the house is maintained. A tenant who is constantly quarreling with the help is a detriment to the discipline of the property.

The elevator and door men (colored or white) are a very important factor in an apartment house. The tenants are in constant daily contact with them, and when one figures that this is an exceedingly hard class of help to select, it is marvelous there is not more trouble in this part of the management.

Economy Necessary.

An owner should always demand that his agent should use every possible care in expenditures, and that all work should be done at the lowest possible cost. An owner should demand of an agent, responsibility, efficiency and conscientious management. The daily inspection of his property. All supplies to be purchased at the lowest possible cost, which the owners should receive through the large purchasing power of the agent, and the benefit of all discounts in the various trades. Where a firm does a large amount of business, the consumption is greater, therefore they can command lower prices than an individual owner or a small office.

Owner Should Supply Agent.

So with the renting proposition; a firm managing a large number of properties, the demand for apartments by prospective tenants will be extensive, which means a greater renting result to the owner. It is for these two reasons that property can be better managed by an agent than by an owner; furthermore, with an owner in charge, he is not in a position to refuse to meet the demands of the tenants.

As a whole there are few unreasonable tenants and landlords, yet each is trying to make the best bargain possible as in any form of trade. It is the agent's place to educate the tenants as to the cost of maintenance of real estate. I believe if tenants were made to understand the exact cost of the decorations of an apartment and the improvements demanded, they would show a consideration for an owner that would end a great deal of the conflict which now exists. Everything possible should be done to bring a closer relationship between the two.

Law Suit Over Murray Hill Restrictions.

John Pierpont Morgan, Charles A. Peabody, William Church Osborn, Sylvanus L. Schoonmaker, J. Allen Townsend, Ella Guthrie and John J. Riker, all residents of the Murray Hill section, have filed a Supreme Court action for an injunction to restrain August Heckscher from erecting a sixteen-story steel business structure at the southwest corner of Madison avenue and 38th street.

It is charged in the complaint that the proposed business structure is contrary to the restrictions which run with the land from 34th to 38th streets, between Park and Madison avenues. The Heckscher property is on the northwest corner of the alleged restricted district.

Mr. Heckscher also alleges in his answer that the Havemeyer site was purchased from the Murray Hill family prior to the time the Murray Hill section was restricted in 1847.

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.

Cooking by Electricity.

JUST as the gas stove has reached a high state of development for home-cooking, so the electric cook stove and range has been perfected. The cost of cooking by the electrical devices shown is materially reduced, because of the improvements that have been made in this clean and hygienic system. The Record & Guide presents this week, by courtesy of the Electrical Review and Western Electrician, the very latest types of electric cooking ranges that have been placed upon the market.

The possibilities for the successful use of electric cooking equipment in a great city like New York, where every inch of rentable space counts toward the success of the enterprise if properly conserved, have never been fully realized by building managers. A twelve-story apartment house equipped with electric cooking equipment throughout will be a far healthier place to live in, because there can be no devitalization of the air. In the summer time it insures cool kitchens, two important factors helping to quickly rent apartments. There is also the elimination of the danger arising from contact with open flames and a marked lowering of fire danger from explosion.

There are here shown four electric cooking range designs now on the market. The first is a small kitchenette size

connects the range down the back to a special wall outlet. If desired, however, the casters can be removed and the range rigidly connected through an iron conduit.

Three styles or classes of these are now available ranging in price from high to medium to low. It has four hot plates on top controlled by individual snap switches located directly under the edges at the sides.

The oven is arranged for baking, roasting and broiling and has its upper and lower units controlled by switches directly below the oven. Here also is a main switch for the entire stove and, if desired, an automatic adjustable ther-



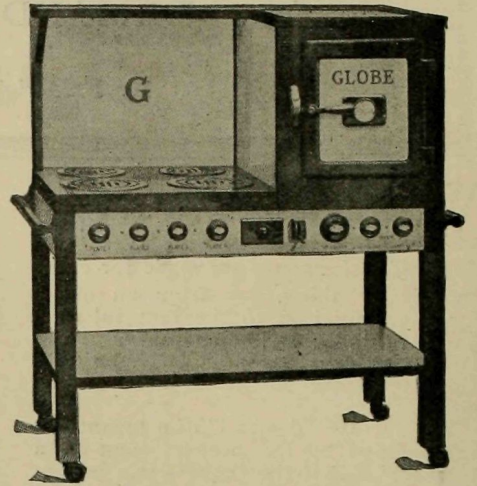
mostatic switch, shown to the left of the master switch, by means of which the oven temperature can be set and kept at any point. The oven door has a thermometer in the center.

The Two-Oven Electric Range.

THE range shown in the large cut has its right-hand oven practically the same size as those already referred to; the left-hand oven is much larger, however. The control panel is at the back

Pilot Light Warns Cook.

ON the apron directly below the top plates of the range, shown in the next illustration, are switches controlling the four hot plates. There is a red pilot lamp to indicate when any of the various units are still on. Other features in-

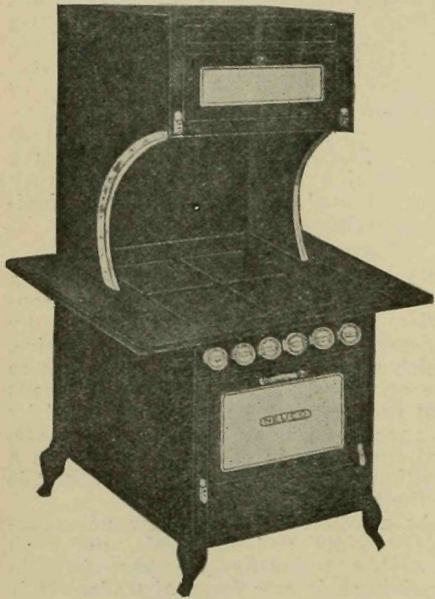


clude a thermostatic oven temperature regulating switch, the main switch, and the switches for the upper and lower units of the oven. The oven is practically like that of the range shown in the second cut.

Hammer Is a Monkey-Wrench.

ANOTHER novelty being introduced in the tool department of the building equipment market this year is a combination hammer and monkey-wrench, which is said to have remarkable efficiency. It is stated by the manufacturer that in tight places, or even where the nut is out of sight, the hammer-wrench instantly adjusts itself, requiring but one hand to operate it. The stronger the pull on the handle, the tighter is the grip exerted upon the nut.

It is further stated that the hammer-

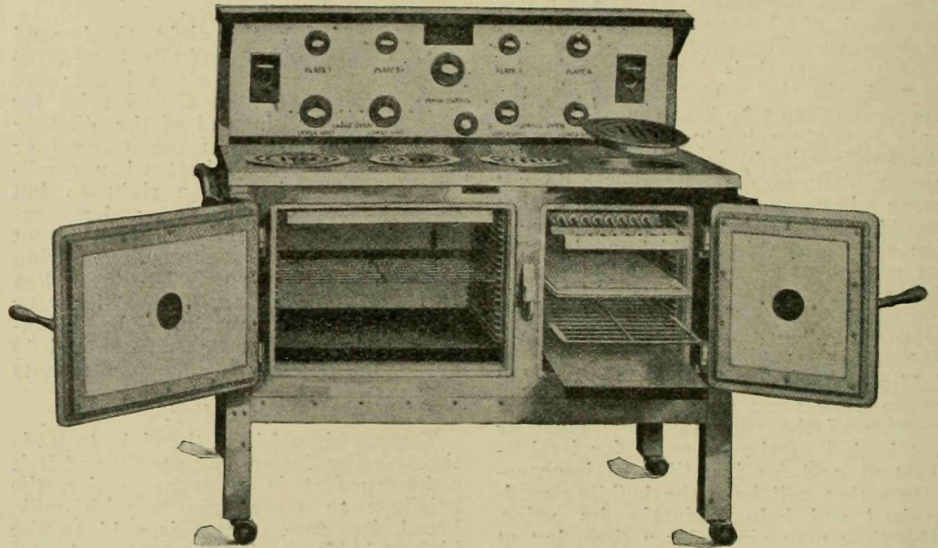


range that is equipped to give ample service for an ordinary sized family. Next comes a two-oven range suitable for large families, moderate sized hotels, clubs, grilles and co-operative apartment houses; then comes a type of family electric cooking range that has overhead ovens and the last one is an electric cooking range suitable for bachelor apartments, small apartments for newly married couples and spinster quarters.

The first cut on this page shows the kitchenette size range. It is built to stand continuous hard wear. The body is of heavy cold rolled steel, double-walled and heavily insulated for heat. The outer castings are black enameled by a process which makes the steel rustproof and polishing is unnecessary. The inside linings are of baked aluminum finish. They are clean, white and sanitary. It has four hot plates and stands 31 inches from the floor.

Movable Kitchen Range.

THERE are many times when the house wife returning late from a shopping tour would like to save as many steps as possible. The electric range shown in the accompanying cut is mounted on easy rolling casters to permit moving it to any part of the kitchen desired. A heavy flexible cable

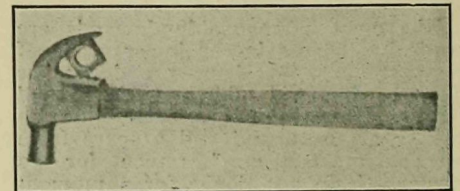


on top and includes not only the individual switches for the four top plates and the upper and lower units of the two ovens, but also a main switch, a thermostatic regulator, a pilot lamp, and two receptacles at the ends for connecting portable appliances.

This range, like the others shown, can be rolled to any convenient place about the room, current being obtained by means of a flexible cord attached to a wall plug.

Close inspection of the interior of the left hand oven will show at once how heat distribution by electricity is made as uniform as it is possible to get with a fireless cooker. The heat plates are on all sides of the oven and are so placed that all sides of a roast are seared simultaneously and evenly, thus retaining the juices within the meat. Danger of igniting clothes or inflicting burns upon the arms of the cook is reduced by the arrangement of the hot plates in a row. Each hot-plate is removable, as shown, contact being made or broken automatically.

wrench has been subjected to the most exhaustive tests and that it is doubly guaranteed. In addition to the combined hammer and wrench feature this tool has been made so as to embody all improvements found in the ordinary hammer. It is made of the best drop-



forged, oil tempered steel, with an exceptionally tough, hardwood handle.

The tool is especially adapted to the use of carpenters on concrete form work, or on any work where nails, bolts and nuts are in use. It can be used with one hand, without adjustment for hammer or wrench purposes.

CURRENT BUILDING OPERATIONS

Comparative Table of Plans Filed in Five Boroughs Since January 1—Greater City Shows Increase of 965 Buildings

THE record of building operations, according to the revised figures of the Building Superintendents of the five boroughs, for the first nine months of 1915, closed with \$122,664,708, to be expended, as compared with \$104,612,565 for the corresponding nine months of 1914. The number of new buildings exceeded those filed in 1914 by 965, and the net increase cost this year totals \$18,052,143 more than during 1914. In Manhattan the increase in specified cost over last year was \$15,135,860, numbering 13 buildings, the increase being chiefly in apartment houses, stores and lofts structures costing over \$30,000, office buildings, churches and stables and garages.

In the Bronx there was a large increase, numbering 105 buildings, costing \$6,065,243 more in the amount to be expended as compared with the corresponding nine months of 1914. It is noted that plans have been filed in this borough for an increased number of brick tenements costing over \$15,000, stores, estimated cost less than \$15,000, public buildings, municipal, and stables and garages.

From present indications there is still a large number of plans under way for apartment construction in Bronx Borough. The Hensle Construction Company, Charles Hensle, president, announces this week that plans will be prepared at once by Moore & Landsiedel for thirteen flat houses to be erected in the vicinity of Grant and Morris avenues and 169th street, to cost in the neighborhood of \$500,000.

The Borough of Brooklyn shows an increase of 72 more buildings to be erected at a decreased cost of \$3,836,530 in the amount to be expended. The increase is due principally to a larger number of stables and garages, brick sundries, stores and two-family dwellings, stores costing less than \$15,000 and tenements under \$20,000. The number of buildings to be altered is less than in 1914 by 146, but there is an increase in cost of \$619,186.

The Borough of Queens also shows a large increase in the construction of dwellings over last year by 632 more projects in the amount to cost \$449,736, showing that the growing demand for dwellings continues.

In Richmond Borough there is also a substantial increase over last year by 143 more buildings to cost \$237,934.

	1914		1915	
	No.	Cost	No.	Cost
Dwellings.....	600	\$1,035,340	401	\$1,314,950
Tenements.....	985	1,037,961	584	719,235
Stores, lofts, etc.	969	2,978,831	719	1,744,098
Office buildings	325	1,426,644	167	716,063
Manufactories and workshops	300	577,014	188	425,327
Schoolhouses...	25	162,750	24	115,700
Churches.....	28	380,750	28	79,550
Public Build'gs Municipal....	13	115,200	10	30,475
Places of amusement, etc.	291	794,948	172	1,020,990
Hotels.....	146	213,990	70	717,420
Stables and Garages.....	122	404,013	84	254,950
Totals.....	3,804	\$9,127,441	2,447	\$7,138,758
Decrease, Nine Months, 1915	1,357	\$1,988,683		

	1914		1915	
	No.	Cost.	No.	Cost.
Dwell'gs Brick over \$50,000	..	.....	..	.....
Dwell'gs, brick Bet \$50,000 and \$20,000..	2	\$42,500	1	\$20,000
Under \$20,000	82	456,775	59	\$310,850
Tenem'ts, brick over \$15,000.	230	10,936,000	359	16,663,000
Under \$15,000.	..	.....	2	15,000
Tenements frame.....	4	21,500	..	.....
Hotels.....	3	33,000	2	17,000
Stores over \$30,000.....	2	65,000	..	.....
Stores, between \$30,000 and \$15,000.....	4	78,500	5	88,000
Under \$15,000	30	146,800	42	228,900
Office Build'gs	9	102,150	3	61,200
Manufactories and workshops	43	382,942	36	308,550
Schoolhouses..	9	766,000	1	275,000
Churches.....	3	65,000	9	459,000
Public Build'gs Municipal..	7	270,825	17	54,300
Places of Amusement, etc.	21	713,300	22	1,524,400
Stables and Garages.....	32	72,015	47	239,825
Dwell'gs, frame	95	323,725	91	280,975
Other Structures.....	41	13,775	26	9,050
Totals.....	617	\$14,489,807	722	\$20,555,050
Increase, Nine Months, 1915.....	105	\$6,065,243		

	1914		1915	
	No.	Cost.	No.	Cost.
Dwellings, brick	38	\$26,915	36	\$33,425
Dwellings, frame	228	232,335	202	174,875
Ten'm'ts, brick	114	121,380	63	43,625
Ten'm'ts, frame	21	11,700	21	17,620
Hotels.....	5	5,425	5	4,850
Stores.....	42	55,125	29	37,050
Office buildings..	7	14,630	6	7,550
Manufactories and Workshops	36	150,150	28	74,550
Schools.....	10	98,600	3	7,600
Churches.....	10	117,150	10	19,455
Public Buildings	23	36,730	22	139,050
Stables and Garages.....	10	42,100	15	49,150
Miscellaneous ..	1,779	242,158	1,841	240,688
Totals.....	2,323	\$1,154,398	2,279	\$849,488
Decrease, Nine Months, 1915...	44	\$204,910		

	1914		1915	
	No.	Cost.	No.	Cost.
Dwellings, 1 family, over \$50,000.....	..	.....	..	.....
Dwellings, 1 family, btwn. \$20,000 and \$50,000.....	..	.....	..	.....
Dwellings, 1 family, under \$20,000.....	739	\$2,812,900	612	\$2,243,350
Dwellings, 2 family, under \$20,000.....	509	2,111,000	543	2,117,600
Tenements. B. et. \$20,000 and \$50,000..	460	11,660,000	332	11,435,500
Tenements under \$20,000	133	1,126,900	306	2,834,100

Stores, over \$30,000.....	1	95,000	2	450,000
Stores B. et. \$15,000 and \$30,000..	..	.....	2	50,000
Stores under \$15,000.....	23	50,950	42	172,250
Stores and two families.....	207	1,171,700	404	2,460,550
Office buildings	8	644,700	5	45,500
Factories and Workshops, brick.....	54	1,997,100	56	1,907,650
Factories and Workshops, frame.....	7	350,100	2	1,400
Schoolhouses..	5	495,000	..	.....
Churches.....	8	261,500	20	613,500
Public build'gs, Municipal..	12	982,300	9	418,000
Places of Amusement, etc. ...	41	2,099,250	31	1,141,800
Stables and Garages.....	131	355,325	420	620,200
Warehouses....	6	1,068,000	5	140,000
Brick sundries.	72	287,735	104	349,250
Dwellings, frame 1 & 2 families	653	1,573,450	647	2,091,285
Tenements, frame.....	18	109,200	8	32,000
Stores, frame, two family	11	23,500	1	3,000
Other frame structures....	256	269,245	159	138,340
Totals	3,538	\$33,001,805	3,610	\$29,165,275
Decrease Cost, Nine Months, 1915.....		\$3,836,530		
Increase No. Buildings, Nine Months, 1915.....			72	

	1914		1915	
	No.	Cost	No.	Cost
Dwellings.....	475	\$343,685	466	\$440,810
Tenements.....	421	184,835	358	214,132
Hotels.....	12	19,510	7	13,560
Stores.....	109	305,690	97	233,400
Office Buildings	17	22,925	33	37,660
Manufactories and Workshops.....	142	317,913	111	452,850
Schools.....	32	67,910	53	313,775
Churches.....	14	47,190	21	129,350
Public Build'gs	102	309,010	82	436,700
Stables and Garages.....	43	158,475	50	75,865
Frame Build'gs	1,327	618,468	1,270	664,695
Totals	2,694	\$2,395,611	2,548	\$3,014,797
Decrease No. Buildings, 1915.....	146			\$2,395,611
Increase Cost, Nine Months, 1915.....				\$619,186

	1914		1915	
	No.	Cost	No.	Cost
	3,719	\$15,720,190	4,351	\$16,169,926
			3,719	15,720,190
Increase, Nine Months, 1915.....			632	\$449,739

	1914		1915	
	No.	Cost	No.	Cost
	2,244	\$1,625,975	2,288	\$782,298
		782,298	2,244	
Decrease Cost, Nine Months, 1915.....				\$243,677
Increase No., Nine Months, 1915....	44			

	1914		1915	
	No.	Cost	No.	Cost
	933	\$1,800,473	1,076	\$2,038,407
			933	1,800,473
Increase, Nine Months, 1915.....			143	\$237,934

	1914		1915	
	No.	Cost	No.	Cost
	430	\$226,326	460	\$218,635
		218,635	430	
Decrease Cost, Nine Months, 1915.....				\$7,691
Increase No., Nine Months, 1915.....	30			

	1914		1915	
	No.	Cost.	No.	Cost.
Dwellings, over \$50,000 ..	7	\$1,350,000	6	\$565,000
Betw'n \$20,000 and \$50,000 ..	7	260,000	2	80,000
Under \$20,000 ..	7	72,000	1	10,000
Tenements.....	120	16,146,000	146	18,440,500
Hotels.....	7	610,000	7	1,335,000
Stores, lofts etc. over \$30,000.	30	7,588,000	38	13,395,000
Betw'n \$15,000 and \$30,000.	18	402,000	8	191,500
Under \$15,000.	6	49,000	12	68,000
Office buildings	13	7,155,000	17	4,609,000
Manufactories and Workshops	26	2,352,950	15	1,476,000
Schoolhouses..	5	286,600	5	1,045,000
Churches.....	4	295,000	10	\$72,500
Public Build'gs Municipal....	6	572,000	6	10,454,000
Places of Amusement, etc.....	27	1,349,000	18	1,075,250
Stables and Garages....	33	900,000	50	519,505
Other Structures.....	49	62,690	38	599,895
Totals.....	366	\$39,600,290	379	\$54,736,150
		366	\$39,600,200	
Increase, Nine Months, 1915.....	13	\$15,135,860		

INSPECTION ORDERS.

Report from the New "Clearing House"
—No Duplication.

Fire Commissioner Robert Adamson, as chairman of the Mayor's Committee on Building Inspection, has made public the results of the first three months' operation of the Central Clearing House Bureau, established to ascertain the extent of conflict and duplication in building orders and inspections by city departments.

Mayor Mitchel appointed this committee in June last to solve the building inspection tangle.

From June 25 to September 25, there were filed in the bureau 22,341 orders. The Bureau of Buildings of Manhattan only began sending in its orders on September 1, and was therefore not represented for the entire period. The total number of premises visited and inspected during this period was 20,180. Of this number of buildings only 282 received orders from more than one city department, or 1.38 per cent. Of this latter number 219 buildings received orders from two departments, and fifty-two buildings from two or more.

"The report," said Commissioner Adamson, "so far has not developed a single case of duplication or conflict. I do not say such do not exist, but we haven't found any yet. We are having the figures analyzed further. There are over 20,000 orders, and we intend to classify and tabulate them carefully."

A New Railroad to Creedmoor.

The Long Island Railroad Company has applied to the Public Service Commission for permission to construct

and operate a two-track branch railroad from Flushing to Creedmoor, in the Borough of Queens, a distance of 5.4 miles. At present Creedmoor is reached by a branch extending from the main line of the Long Island Company, diverging therefrom at Floral Park. By providing the new line proposed between Flushing and Creedmoor a more direct route from Manhattan to Creedmoor will be obtained, and in addition a rapidly growing section of Queens between Flushing and Creedmoor will be provided with railroad facilities. The commission will hold a hearing upon the application.

New Carnegie Steel Head.

Judge E. H. Gary, chairman of the board of directors of the United States Steel Corporation, has issued the following statement: "Homer Williams, now general superintendent of the Duquesne Works at Pittsburgh, has been designated as president of the Carnegie Steel Company, to succeed A. C. Dinkey; and William Whigham, now assistant to Mr. Dinkey, has been designated as a vice-president of the Carnegie Steel Company. The other vice-presidents, H. P. Bope and W. W. Blackburn, will continue as such."

After the War.

A valuable booklet on the rebuilding of Belgium has just come from the presses of the Technical Journals, Ltd., 27 Tohill street, Westminster, London. The object of the booklet is to show to the British the great opportunity they will have to acquire a large volume of trade at the close of the war

in connection with the rebuilding of Belgium. Americans can take a leaf or two from it, as there are lines in which building material industries defy competition. But not only in Belgium; in every country in Europe, no matter how exhausted they may be when the fighting is over, there will be a field for American manufactures larger than ever before.

New Style I-Beams.

Announcement is made by the Carnegie Steel Company of the production of a new line of I-beams characterized by wide and thin flanges and flange bevel flattened to 1 in 11, the previous standard being 1 in 6. The sizes of I-beam to which this applies are 27, 24, 21, 18, 15, 12, 10 and 8 in. deep.

These beams are a development from the high-efficiency (thin-web) beams brought out a year or two ago. A pamphlet, "Structural Beams," describing the new sections, has just been issued by the Carnegie Steel Co., Carnegie Building, Pittsburgh, Pa.

New Paving in Manhattan.

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

(Continued on next page.)

BRONX MATERNITY HOSPITAL SOON TO BE REALIZED

ABOUT four years ago several prominent people identified with the Bronx realized the necessity for a hospital to be devoted wholly to maternity purposes, and through the efforts of Dr. Julius Weiss, the Bronx Maternity Hospital was organized. Some time ago a plot 75x100 feet was purchased at Intervale avenue and 165th street as a site for the institution. B. H. and C. N. Whinston, Third avenue and 148th street, were selected as the architects. The firm designed a building, five stories high, including the basement, having an exterior of the Italian Renaissance period, executed in tapestry brick in variegated colors, with trimmings of limestone, granite and terra cotta of harmonizing colors.

In the plan the building consists of three transverse wings terminating in solariums and open-air wards and connected by central wings. The basement will be divided into three principal portions; the first, containing the main kitchen, kitchen store-room, refrigerator-room, staff dining-room, helps' dining-room, and storage and locker-rooms.

The central portion will contain the emergency receiving-room, connecting directly with stair and elevator. The ambulance entrance on the right of the building will connect with this receiving-room. In the rear of the basement will be the boiler-room and coal bunkers, which will not connect with the interior of the building. The morgue and autopsy rooms are isolated from the rest of the building and communicate with side court directly to street. In the south court, at the end of the driveway, is a garage to accommodate two automobile ambulances.

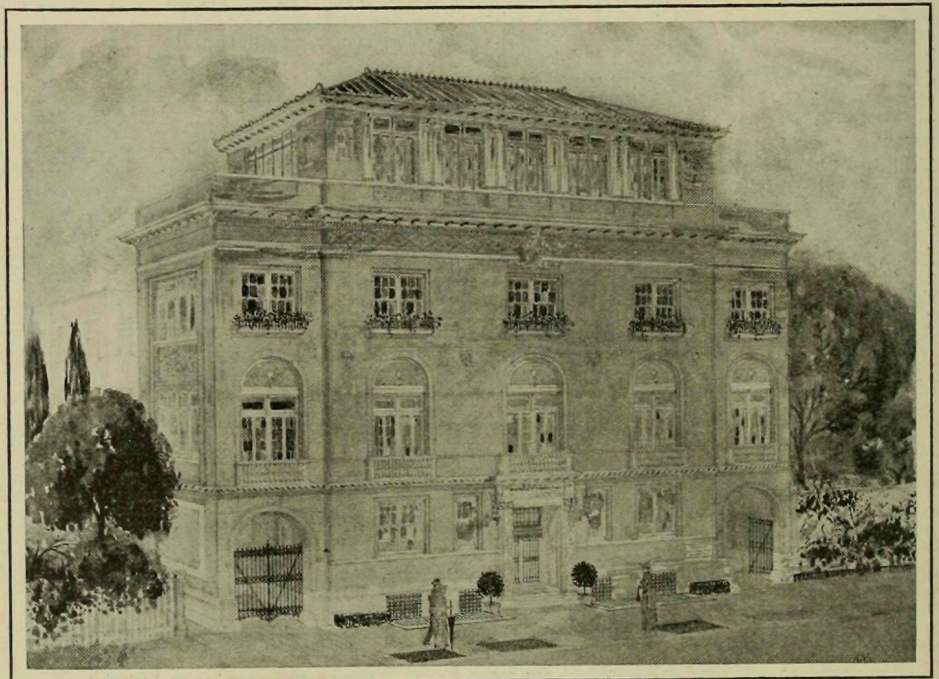
The excavation contract has already been awarded and it is expected to have the hospital in full running order before May 1, 1916. Arrangements are now being made for the laying of the cornerstone.

The first floor, which is to be the administration floor of the hospital, will contain a large reception-room, board of directors' rooms, main office, internes' quarters, superintendents' quarters, doctors' locker-room, two large public wards with all service-rooms, nursery, kitchen, drug-room and laboratory, X-ray room,

examination and waiting rooms. The second floor, which is the main ward floor, contains private rooms facing in the street, nursery, nurses' room, diet kitchen, two semi-private wards of five beds each, two public wards of eight beds each, with sitting-rooms, open-air balconies, enclosed solariums, etc. The third floor is divided into three principal portions, two ward wings and operating

separate stairway. The fourth floor will contain the main solarium in the front portion and a ward wing containing two public wards with service-rooms in the rear portion.

The elevator and three sets of stairways will run from the basement to the roof and are designed to afford ample protection in the event of fire or panic. The flooring throughout will be fire-



B. H. & C. N. Whinston, Archt's.
NEW MATERNITY HOSPITAL FOR THE BRONX.

wing. The front wing will contain four private rooms to accommodate patients at a reduced cost with two in a room, and one single-room, social-room, service and toilet rooms. The central wing will contain the main operating theater, anesthesia-room, sterilizing-room, delivery-rooms, doctors' wash and locker-rooms, and nursery and service-rooms. A feature of the operating theater is the arrangement whereby all visiting physicians will be kept off the operating-room floor, reaching their seats by a

proof and will be of tile, terrazzo, cement or composition material, with sanitary cove bases throughout. The various sub-kitchens on each floor communicate with the main kitchen on the first floor, through an electric dumbwaiter. Every effort has been made to secure the most sanitary conditions throughout. A glass lined steel clothes chute will convey all soiled linen into the laundry from all parts of the building. This chute will be flushed with water several times daily.

Asphalt.—39th street, Park avenue to Broadway and Eighth to Eleventh avenue. 37th street, First avenue to Second avenue. 95th street, Madison avenue to Fifth avenue. 124th street, First avenue to Third avenue. 65th street and 66th street, Amsterdam avenue to West End avenue. Columbus avenue, 84th to 96th street. 27th street, Lexington to Madison avenue. 38th street, Madison to Sixth avenue. Eighth avenue, 110th to 125th street, and 120th street, Seventh to Eighth avenue. 35th street, Madison to Sixth avenue.

Asphalt Block.—179th street, Northern avenue to Haven avenue.

Granite Block.—Perry street, Greenwich street to West street.

Revising Fire Alarm Regulations.

Stewart Browne, president of the United Real Estate Owners' Association, announces that the State Industrial Commission has notified the Special Factory Committee of the United Real Estate Owners' Association that the revision of the requirements of the specifications for interior electric fire alarms is now being considered, and in the meantime, Fire Commissioner Adamson has been notified by the commission that on the taking of proper steps by loft owners, prosecutions in such cases shall be postponed until the revision is completed.

The Committee of the United Real Estate Owners' Association, at its office, 170 Broadway, is prepared to give further information as to details of steps necessary to be taken by loft owners.

Information can also be obtained from Samuel Rosenblum, 51 Chambers street, secretary of the committee, or Dr. A. Korn, 1857 Madison avenue, chairman of the committee.

Interesting Meeting Promised.

An unusually interesting meeting of the Chamber of Commerce of the Borough of Queens is expected on Friday afternoon, October 15, at the club rooms in Long Island City; for both Hon. George W. Wickersham, former Attor-

ney-General of the United States, and Hon. Morgan J. O'Brien, former Justice of the Supreme Court of New York State, will be the guests of the Chamber on that occasion, and speak on the subject "The Making of a Constitution for New York State."

Both Mr. Wickersham and Mr. O'Brien were closely identified with the important work of the Convention and will present interesting facts regarding its work. The members of the Chamber will therefore have an opportunity of receiving first-hand information upon the proposed new constitution which, if adopted, will have far-reaching effect upon all business men whether manufacturers, bankers, merchants, or owners of real estate or homes.

Both George J. Ryan, vice-president, and John W. Weed, chairman of the Arbitration Committee of the Queens Chamber of Commerce, were delegates from Queens County to the Constitutional Convention.

Brooklyn Industrial Loft Project.

Koch & Wagner, architects, 26 Court street, Brooklyn, have completed plans for a five-story industrial loft building, to be erected on the east side of the Flatbush avenue extension, 250 feet south of Concord street. The structure will be owned by the F. A. Koch Building, Inc., 612 Ocean avenue, and will be built of brick on a plot 72x130 feet. Construction will be fireproof throughout. The estimated cost of this project is about \$80,000.

E. Brooks & Co. Obtain Contract.

A general contract has been awarded to E. Brooks & Co., 3 West 39th street, for the erection of the thirten-story store and loft building to be located at 318-328 West 39th street, from plans prepared by Crow, Lewis & Wickenhoefer, architects, 200 Fifth avenue. This structure will cost about \$300,000. A complete description of this building was printed in a recent issue of this paper.

NO ARCHITECTS SELECTED.

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

SYRACUSE, N. Y.—The Syracuse Lodge, Loyal Order of Moose, F. Gerhard, president; E. A. Powers, 471 South Salina st, chairman of building committee, contemplates the erection of an office building with club rooms here, to cost \$150,000 to \$200,000. No architect selected.

AMSTERDAM, N. Y.—An appropriation of \$40,000 for a 12-room school has been voted and project will go ahead early next year. Cost, about \$40,000. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—The J. J. Hearn Construction Co., 67 West 46th st, is figuring the contract and desires bids on subs for alterations to the 5-sty apartment house at 432-4 Grand st, for the Corporation of St. Marys. George F. Pelham, 30 East 42d st, architect.

DWELLINGS.

BAYSHORE, L. I.—Monroe Strauss, Main st, owner, is taking bids for a 2½-sty frame and stucco residence, 32x40 ft, from plans by W. H. Corwin, this place. Cost, about \$8,000. Tile roofing, hot water heating, electric wiring, city sewage and city water.

HALLS AND CLUBS.

PRINCETON, N. J.—Henry O. Milliken, 331 Madison av, Manhattan, is preparing plans and will call for bids about Oct. 15 from a selected list of bidders for a 3-sty club-house, 83x40 ft, on the site of the present building, for the Quadrangle Club, Prospect st. Cost, about \$40,000.

CHURCHES.

MANHATTAN.—William J. Yennie & Co., 42 East 42d st, builders, are figuring the general contract and want bids on all sub contracts immediately for the Mount Nebo Temple to be erected at Broadway and 150th st, from plans by Berlinger & Moscovitz, architects. The cost will be in the neighborhood of \$90,000.

HOSPITALS AND ASYLUMS.

BRONX.—Sub bids are desired by the J. J. Hearn Construction Co., 67 West 46th

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Such is the opinion of Edison Service expressed by Mr J N Mannes, Secretary of the Hampton Shops. They have used our Service in their present building, 34 West 32nd Street, for the last ten years

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st, for the Maternity Hospital, to be erected in the Bronx, from plans by E. H. & C. N. Whinston, 148th st and 3d av, architects.

TRENTON, N. J.—The J. J. Hearn Construction Co., 67 West 46th st, Manhattan, desires bids on subs by October 19 for an addition to the House of Detention, for the State Hospital for Convicts and Criminals. George S. Drew, architect.

PERTH AMBOY, N. J.—Jenson & Brooks, 190 Smith st, architects, are taking bids to close Oct. 11 for an emergency hospital at the Raritan Copper Works, W. Pierson, foot of Elm st, purchasing agent. Cost, about \$15,000.

MUNICIPAL WORK.

SEASIDE PARK, N. J.—Bids close Oct. 18 for sanitary sewers and disposal plant for the Borough of Seaside Park, Frank Brockway, borough clerk, Borough Hall, Seaside Park.

SKILLMAN, N. J.—George S. Drew, State House, Trenton, is preparing plans for a sewage plant for the Board of Managers of the Village of Epileptics, State of New Jersey, Herman F. Moosbrugger, president. Cost, about \$30,000. Owner is ready for bids.

BROOKDALE, N. J.—Bids will soon be called for a pipe line from Brookdale to Jersey City, for the Department of Streets and Public Improvements of Jersey City, to cost about \$1,500,000. C. A. Van Keuren, City Hall, Jersey City, chief engineer. J. Byers Holbrook, 3 South William st, Manhattan, consulting engineer.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids will close Oct. 11 at 3 p. m. for a 3-sty addition to P. S. 89, on the north side of Newkirk av, between East 31st and East 32d sts, for the Board of Education, Thomas W. Churchill, president. C. B. J. Snyder, 500 Park av, Manhattan, architect. Cost, about \$50,000.

BELVIDERE, N. J.—The Board of Education of Belvidere, U. G. Pursell, School Building, district clerk, is taking bids to close Oct. 11, at 9 p. m., for the high school at Mansfield and 4th sts, from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan. Cost, about \$30,000.

MONTCLAIR, N. J.—Starrett & Van Vleck, 8 West 40th st, Manhattan, are preparing plans for alterations to the high school for the Board of Education of the town of Montclair. Cost, about \$50,000. Owner will advertise for bids about Oct. 15.

STORES, OFFICES AND LOFTS.

UNION HILL, N. J.—E. Keller, Union pl, near Boulevard, owner, is taking bids for a 1-sty store building, 25x75 ft, on Bergenline av, near Main av, from plans by Philip H. Diemer, 128 Humboldt st. Cost, about \$6,000.

MISCELLANEOUS.

MT. VERNON, N. Y.—Bids will close October 18 for a passenger station for the N. Y. C. & H. R. R. Co., 70 East 45th st, Manhattan. Warren & Wetmore, 16 East 47th st, Manhattan, architects.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

134TH ST.—Otto L. Spannhake, 13 Park row, has completed plans for alterations to four 4-sty apartments, 25x60 ft, at 14-20 East 134th st, for Cassel Cohen, 212 Wooster. Cost, about \$5,000.

57TH ST.—Chas. Stegmayer, 168 East 91st st, has prepared plans for alterations to the 5-sty apartment at 301 East 57th st, for the Peter Doelger Brewing Co., 407 East 55th st. Cost, about \$3,500.

RIVERSIDE DR.—Gaetan Ajello, 1 West 34th st, has completed plans for the 12-sty apartment, 50x85.6 ft, at 360 Riverside dr, for The Anthony A. Paterno Construction Co., 601 West 115th st. Cost, about \$300,000.

72D ST.—G. B. Beaumont Co., 286 5th av, owner and architect, has completed plans for a 12-sty apartment, 50x83.2 ft, at 124-126 West 72d st. Cost, about \$200,000.

WEST END AV.—Neville & Bagge, 105 West 40th st, are preparing plans for a 12-sty apartment, 100x100 ft, at 592-598 West End av, for the 590 West End Av Co., 271 West 125th st, owner and builder. Cost, about \$500,000.

150TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment in the north side of 150th st, 150 ft west of Broadway, for The 114th St & 7th Av Construction Co., Max Weinstein, 1884 7th av, president and builder.

AMSTERDAM AV.—George & Edward Blum, 505 5th av, have completed plans for a 7-sty apartment, 100x125 ft, at the southwest corner of Amsterdam av and 140th st, for the Surety Land Co., Harry Mandell, 253 West 58th st, president and builder. Bids will be taken by owner on subs and materials. Cost, about \$150,000.

STABLES AND GARAGES.

MADISON ST.—J. S. Maher, 431 West 14th st, has been commissioned to prepare plans for a 2-sty garage, 63x158 ft, at 68-70 Madison st, for Edward Wasserman, 407 West 34th st. Cost, about \$12,000.

STORES, OFFICES AND LOFTS.

DYCKMAN ST.—The Hallecy Building Corp., 1066 Walton av, contemplates the erection of a 1-story taxpayer in the north side of Dyckman st, 100 ft east of Sherman av, to cost about \$25,000. Moore & Landsiedel, 148th st and 3d av, architects.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

GRANT AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for thirteen apartments on Grant av, Morris av and 169th st, for the Hensle Construction Co., 530 West 207th st. Cost, about \$440,000. Six buildings, 37.6x83 ft, to be erected on the east side of Grant av, south of 169th st, to cost \$180,000; four on the west side of Morris av, 72 ft south of 169th st, 37.6x83 ft, to cost \$120,000; two at the southwest corner of Morris av and 169th st, 55x64.9 and 45x60 ft, to cost \$90,000, and one at the southeast corner of 169th st and Grant av, 47x90 ft, to cost \$50,000. Owner will handle general contract and take bids on subs.

178TH ST.—Frankfort & Kirschner, 830 Westchester av, are preparing plans for three apartments and six stores at the southeast corner of Prospect av and 178th st, southwest corner Mapes av and 178th st and south side 178th st, 100 ft west of Prospect av, for the Corner Construction Corporation, B. Greenthal, 1091 Prospect av, president and builder, who will take bids on all subs about Oct. 14. Cost, about \$155,000.

MUNICIPAL WORK.

177TH ST.—Private plans are being prepared for the Unionport Bridge at 177th st, Unionport, for the Department of Bridges, F. J. H. Kracke, commissioner. Cost, about \$170,000.

STORES, OFFICES AND LOFTS.

TREMONT AV.—M. W. Del Gaudio, Tremont and Webster avs, has been commissioned to prepare plans for a 1-sty brick and stone taxpayer, at the southwest corner of Tremont and Morris avs, for Cohn & Pittman, 3d av and 149th st.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

POWELL ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 50x89 ft, in the east side of Powell st, 50 ft north of Newport av, for the Plymouth Improvement Co., 60 Liberty st, owner and builder. Cost, about \$30,000.

RIVERDALE AV.—Chas. Infanger, 2634 Atlantic av, is preparing plans for a 4-sty apartment, 45x90 ft, at the northwest corner of Riverdale and Williams av, for Simon & Louis Halperin, 1414 Lincoln pl, owners and builders. Cost, about \$25,000.

OCEAN PARKWAY.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 4-sty apartment, 50x105 ft, on the east side of Ocean Parkway, 75 ft north of Henry st, for the J. & S. Realty Co., Jacob Sommer, 2596 Ocean av, president and builder. Cost, about \$30,000.

DWELLINGS.

COLERIDGE ST.—Jas. H. McKenee, 1661 Shore rd, has completed plans for a 3-sty brick residence, 43x28 ft, in the east side of Coleridge st, 220 ft north of Hampton av, for Ann E. Freeman, 625 Front st, Plainfield, N. J. Cost, about \$10,000.

DITMAS AV.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame residence, 24x36 ft, on the south side of Ditmas av, 521 ft west of East 12th st, for A. M. & H. W. Buckley, 965 East 9th st, owners and builders. Cost, about \$5,000. Shingle roofing, steam heating, electric wiring, parquet, tile bath and hardwood trim.

84TH ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame residence, 25x35 ft, in the south side of 84th st, 100 ft west of Ridge blvd, for Edward Stoggatt, 222 84th st, owner and builder. Shingle roofing, steam heating, electric wiring, tile baths, hardwood trim, parquet floors. Cost, about \$5,000.

13TH AV.—Cantor & Dorfman, 373 Fulton st, are preparing plans for two 2-sty brick residences, 16x100 ft, on the west side of 13th av, 68 ft north of 45th st, for M. Bienenstock, 1258 47th st, owner and builder. Slag roofing, electric wiring,

metal bar fronts, metal ceilings, tile baths, hardwood trim, dumbwaiters, no heating. Cost, about \$10,000.

64TH ST.—Charles Olsen, 1209 68th st, is preparing plans for two 2-sty brick residences, 18x45 ft, in the south side of 64th st, 160 ft east of 13th av, for Chas. Tozzi, 1350 62d st, owner and builder. Slag roofing, tile baths, no wiring. Total cost, about \$8,000.

STABLES AND GARAGES.

UNION ST.—Gustava Erda, 826 Manhattan av, is preparing plans for a 1-sty garage in the north side of Union st, 126 ft west of Nostrand av, for Julius Gebhardt, Eastern Parkway and Nostrand av. Cost, about \$10,000.

EASTERN PARKWAY.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 2-sty garage, 29x73 ft, at 1709 Eastern Parkway extension, west of St Marks av, for Anne Goldstein, 563 Howard av, owner and builder. Cost, about \$6,000. Slag roofing, steam heating, electric wiring, gas tanks, oil separator will be required. An elevator is being considered.

THEATRES.

DITMAS AV.—Cohn Bros., 361 Stone av, are preparing plans for a 2-sty moving picture theatre, store and residence, 87x120 ft, at the southwest corner of Ditmas av and East 2d st, for Alex McDonald, care of architects. Cost, about \$25,000.

Queens.

DWELLINGS.

BAYSIDE, L. I.—G. A. Sheffield, 3d st, has completed plans for a 2½-sty frame residence, 24x32 ft, on the north side of Warburton av, 50 ft east of 1st st, for A. Eichorn, 1st st, Bayside. Cost, about \$3,000.

WOODHAVEN, L. I.—Plans have been prepared privately for two 2½-sty frame residences, 16x40 ft, on the west side of Hopkinson av, 120 ft north of University pl, for Frank E. Gibson, 1635 Woodhaven av. Cost, about \$6,000.

WOODHAVEN, L. I.—Louis Allmendinger, 926 Broadway, Brooklyn, has completed plans for two 2-sty brick residences, 20x55 ft, in the west side of Ferry st, 290 ft east of Syosset st, for Anthony Mayer, 1015 Hancock st, Brooklyn. Cost, about \$10,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for ten 2-sty brick residences, 20x55 ft, on the south side of Gates av, 52 ft west of Traffic st, for Stier & Bauer, Inc., 2420 Putnam av, owners and builders. Cost, about \$41,000.

RIDGEWOOD, L. I.—L. Allmendinger, 926 Broadway, Brooklyn, is preparing plans for a 3-sty brick residence, 22x60 ft, on the east side of Yale av, 50 ft north of Glasser st, for Nicholas Bach, 2 Slocum st, owner and builder. Slag roofing, electric wiring, dumbwaiters, tile baths, no heating. Cost, about \$6,500.

JAMAICA, L. I.—Plans have been prepared for two 2½-sty frame residences, 18x35 ft, on the south side of Amherst av, 405 ft west of Victoria st, for Henry Russell and Storms, DeGraw av. Cost, about \$6,000.

FOREST HILLS, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for a 2½-sty brick residence, 32x34 ft, in the south side of Livingston st, 275 ft east of Colonial av, for the Cord Meyer Development Co., Forest Hills. Cost, about \$6,000.

STORES, OFFICES AND LOFTS.

CEDARHURST, L. I.—A. T. Ketcham, this place, is preparing plans for a 2-sty frame and stucco store and office building on Railroad av, for M. Keating, this place. Cost, about \$7,000.

FAR ROCKAWAY, L. I.—Howard & Callmann, O'Kane Building, have completed plans for 1-sty stores, 50x125 ft, on Federal av, for Thomas A. Soper, this place. Cost, about \$8,000.

Suffolk.

DWELLINGS.

PATCHOGUE, L. I.—Claude C. Conklin, 215 North Ocean av, is preparing plans for a 2-sty brick garage, store and four residences in Main st, for Jos. Ferlazzo, 103 Railroad av. Total cost, about \$20,000.

ISLIP, L. I.—Howard Major, 597 5th av, Manhattan, is preparing plans for alterations to the 2½-sty frame residence for J. H. Dick, this place. Cost, about \$15,000.

PECONIC BAY, L. I.—Dudley S. Van Antwerp, 44 Church st, Montclair, N. J., is preparing sketches for a 1-sty bungalow, to cost about \$10,000. Owner's name for the present withheld.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
YONKERS, N. Y.—William Katz, 12

North Broadway, is preparing plans for three 4-sty apartments, 50x65 ft, on Warburton av, for the Drake & Drake Construction Co., care of architect. Cost, about \$18,000 each.

NORTH PELHAM, N. Y.—M. W. Del Gaudio, 401 East Tremont av, Bronx, is preparing plans for a 4-sty brick flat, 25x40 ft, at 1st st and 2d av, for R. H. Marks, 21 2d av, owner and builder. Cost, about \$7,000. Owner builds and will take bids on subs at once.

DWELLINGS.

MT. VERNON, N. Y.—Gross & Kleinberger, Bible House, will soon start plans for the 2-sty frame residence, 35x60 ft, in the Chester Hill section, for Harry E. Davis, 52 Broadway, Manhattan. Cost, about \$11,000.

YONKERS, N. Y.—Oliver M. Oake, builder, Janvrin av, contemplates the erection of a 2½-sty frame and stucco residence at 44-45 Janvrin av. Cost, about \$7,000.

NORTH PELHAM, N. Y.—Dennis O'Neill, Cedar av, Bronxville, N. Y., general contractor, will take estimates about Oct. 11 for the 2½-sty frame and stucco residence, 32x44 ft, for Miss Meister, care of general contractor. Cost, about \$8,000.

YONKERS, N. Y.—Plans have been prepared for a 2½-sty residence, 22x34 ft, at 51 Bailey av, for Herbert W. Heath, 7 Wells av, owner and builder. Cost, about \$3,500. Shingle roofing, electric wiring, city sewage and water.

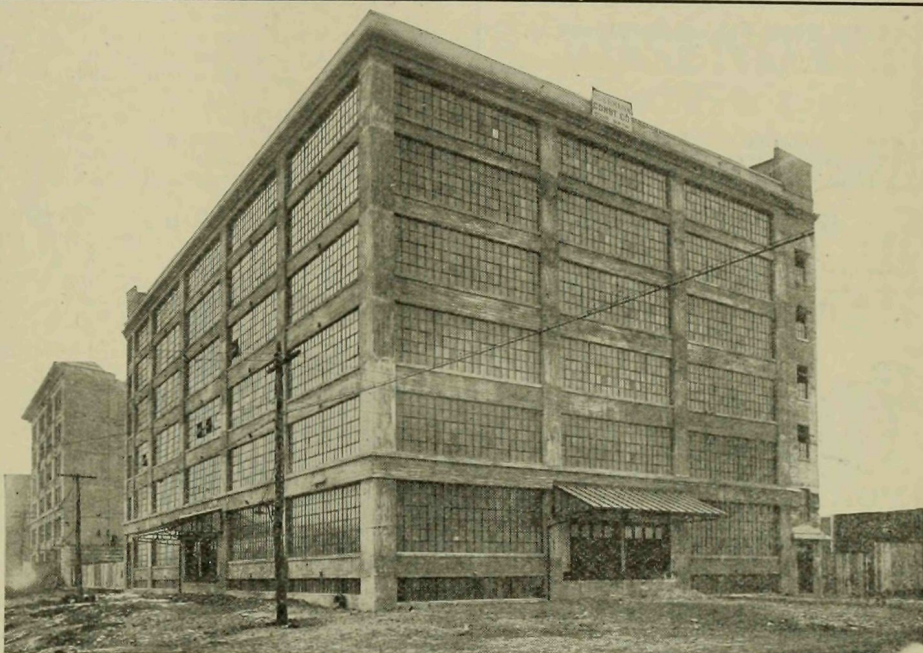
LARCHMONT, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, have completed plans for a 2½-sty frame and stucco residence, 39x26 ft, for Mrs. Marie Conrad, Weaver st. Cost, about \$5,500.

NEW ROCHELLE, N. Y.—William H. Orchard, 122 West 42d st, Manhattan, has completed plans for a 2½-sty local stone, stucco and wire lath residence, 51x31 ft, for Chas. S. King, care of architect.

WHITE PLAINS, N. Y.—Wm. Stanwood Phillips, 103 Park av, Manhattan, is preparing plans and will take bids about Nov. 1 for a 2½-sty residence, 35x50 ft, for D. C. Hayes, New York av. Cost, about \$15,000.

TARRYTOWN, N. Y.—B. D. Russell, 141 Main st, is preparing plans for a 2½-sty residence, 30x52 ft, on Rosehill av, for E. F. Giberson & Co., 52 Vanderbilt av, Manhattan.

FACTORIES AND WAREHOUSES.
YONKERS, N. Y.—Elliott Brown, 299



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Contemplated Construction—Continued.

Madison av, Manhattan, and Chas. F. Peck, 7 East 42d st, Manhattan, have been commissioned to prepare plans for a 2-sty service station, 100x175 ft, on South Broadway, for the Ford Motor Co., Detroit, Mich. Cost, about \$50,000.

HALLS AND CLUBS.

MT. KISCO, N. Y.—Walter D. Blair, 597 5th av, Manhattan, is preparing plans for a 1-sty frame club house, 50x110 ft, for the Mt. Kisco Tennis Club, Robert S. Brewster, Croton Lake rd.

STABLES AND GARAGES.

YONKERS, N. Y.—Frank Phillips, Morningside av, has completed plans for a 1-sty garage, 24x96 ft, at 117 Morningside av, for Rose Becker, 76 Morningside av. Cost, about \$3,500.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
NEWARK, N. J.—D. R. Rizzolo, 238 Washington st, is preparing plans for a 3-sty flat, 32x82 ft, at the southwest corner of North 6th st and Elwood av, for Anthony Negaro, 148 Mt. Prospect av. Cost, about \$13,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed 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.

KEARNY, N. J.—Jos. Baker, 11 North 4th st, Harrison, is preparing plans for a 1-sty brick flat, 24x80 ft, to cost about \$12,000. Owner's name for the present withheld.

NEWARK, N. J.—McMurray & Pulis, Essex Building, are preparing plans for a 4-sty apartment, 53x103 ft, in the northern section, to cost about \$40,000. Owner's name for the present withheld.

DWELLINGS.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, have completed plans for a 2½-sty residence, 27x42 ft, on Scotland rd, for W. P. Whitelock, Jr., 703 Salem av. Cost, about \$9,000.

MORRISTOWN, N. J.—Collins B. Weir, this place, is preparing plans for a 2½-sty frame and stucco residence, 14x50 ft, in Pine st, for Mrs. Margaret Burnett, 33 Pine st. Asphalt, single roofing, steam heating, electric wiring. Cost, about \$3,500.

UPPER MONTCLAIR, N. J.—John E. Baker, Jr., 74 North Fullerton av, Montclair, is preparing plans for six 2½-sty frame and stucco residences in several locations for Ernest C. Hinck, 62 Walnut st, Montclair. Cost, \$9,000 to \$14,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Jos. Baker, 11 North 4th st, Harrison, N. J., is preparing plans for a 3-sty creamery building here to cost about \$35,000, and will take bids on separate contracts about Oct. 11. Owner's name for the present withheld.

ELIZABETH, N. J.—Francisco & Jacobus, 200 5th av, Manhattan, are preparing plans for three 1-sty factory buildings on North av for the Metals Plating Co., Herbert D. Kingsbury, president, 200 5th av, Manhattan, and 6 Provost st, Jersey City. Cost, about \$8,000.

NEWARK, N. J.—Plans are being prepared privately for a 1-sty machine shop, 60x120 ft, along the Passaic River, Av R and Doremus av, for the Balbach Smelting & Refining Co., 580 Market st, owner and builder. Cost, about \$10,000.

HOTELS.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, Hoboken, and J. O'Rourke & Sons, 611 Essex Building, Newark, are preparing plans for alterations and additions to the 4-sty hotel at 39-41 Newark st for Chas. Von Broock, on premises. Cost, about \$6,000.

PUBLIC BUILDINGS.

MORRISTOWN, N. J.—Edward T. Tilton, 32 Broadway, Manhattan, is preparing plans and will call for estimates on general contract about Oct. 12 for rebuilding the 2-sty library and lyceum in South st for the Morristown Library Association, J. E. Taylor, this place, president. Cost, about \$40,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—Tomback & McPhee, 172 East 104th st, have received the general contract to alter the 5-sty tenement, 25x 71 ft, at 8-10 West 136th st, for Harry C. Munger, 42 Washington av, North Plainfield, N. J. Jesse Acker, 2394 7th av, architect. Cost, about \$6,000.

MANHATTAN (sub.).—The Passaic Structural Steel Co., 30 Church st, has received the steel contract for the 12-sty apartment house, 100x100 ft, at the northwest corner of West End av and 103d st, for Paterno Bros., 601 West 115th st. Gaetan Ajello, 1 West 34th st, architect. Cost, about \$500,000.

NEWARK, N. J.—Louis Miller, 239 Rose st, has received the general contract to erect two 3-sty apartments at 382 and 386 South Belmont av, for Frederick W. Haslinger, 376 Montrose av, South Orange, N. J. A. H. Thomson, 222 Market st, architect. Total cost, about \$22,000.

ELIZABETH, N. J.—Jos. Calabro & Co., 527 4th av, have received the general contract to erect two 2-sty apartments, 30x70 ft, in East Broad st, for Dr. Thos. Cummings, East Broad and Jefferson sts. Louis Quien, Jr., 229 Broad st, architect. Cost, about \$12,000.

BANKS.

MINEOLA, L. I.—Hoggson Bros., 479 5th av, have received the contract to erect the bank building for the Nassau County Trust Co., of Mineola. Cost, about \$72,500. H. Van Buren Magonigle, 101 Park av, architect.

CHURCHES.

BINGHAMTON, N. Y.—Jones, Beers & Co., 16 Eldridge st, have received the general contract and want bids on all sub-contracts at once for a 2-sty church, 56x 100 ft, for the Polish Roman Catholic church and school of St. Stanislaus Stostka, Rev. Michael Dzalish, pastor. T. I. Lacey & Son, Press Building, architects. Cost, \$40,000 to \$50,000.

DWELLINGS.

WESTBURY, L. I.—E. W. Howell, George st, Babylon, L. I., has received the general contract to erect a residence and garage for George R. Whitney, care of architects, Delano & Aldrich, 4 East 39th st, Manhattan. Cost, about \$35,000.

NORTHPORT, L. I.—J. Lemuel Burns, this place, has the general contract for the 2½-sty residence, 28x34 ft, for David H. Sanneman, this place. Shingle roofing, steam heating, electric wiring, city water, cesspool, parquet floors, tile bath. Cost, about \$5,000.

ENGLEWOOD, N. J.—Frankel & Raskin, this place, have received the general contract to erect a 2½-sty residence on the east side of Bennett rd, from private plans. Cost, about \$5,000.

WESTBURY, L. I.—George Mertz's Sons, East Portchester, have received the general contract to alter and erect an addition to the residence of P. S. Stevenson, this place. Peabody, Wilson & Brown, 389 5th av, Manhattan, architects. Cost, about \$7,000.

SOUTH ORANGE, N. J.—M. G. Gilbert, 734 Ellsworth av, Richmond Hill, has received the general contract to erect a 2½-sty residence, 30x33 ft, on Hillside pl, for Ernest Hapock, Dobbs Ferry, N. Y. Lucius Main, 1 Mountain av, Maplewood, N. J., architect. Cost, about \$6,000.

CLIFTON HARBOR VIEW, S. I.—William S. Lee, Hope av, Ft. Wadsworth, has received the general contract to erect a 2½-sty terra cotta block and stucco residence and garage, 36x35 ft, for The Narrows Improvement Co., care of C. Kolff, 45 Broadway, Manhattan, Delano & Aldrich, 4 East 39th st, Manhattan, architects. Cost, about \$8,000.

BRONX.—Chas. F. Russel, Brombach av, Scarsdale, has received the general contract to erect two 2-sty frame residences, 21x50 ft, on the west side of Gunther av, 221 ft south of Barnes av, for Hugo Scheeren, 460 East 158th st. Toalberg & Son, 1167 Fox st, architects. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for a 6-sty factory at Bay and Provost sts, for the Great Atlantic & Pacific Tea Co., Jersey City. Timmis & Chapman, 315 5th av, architects.

PEARL RIVER, N. J.—J. E. Schultz, Lake av, Suffern, has received the general contract to erect a 3-sty addition to the laboratory for the Lederle Antitoxin Laboratories, 170 William st, Manhattan, Jos. A. Deghue, president. William E. Austin, 46 West 24th st, Manhattan, architect. Cost, about \$35,000.

WEST HOBOKEN, N. J.—R. Ardito, 112 Washington st, Weehawken, N. J., has received the general contract to erect a 2 and 3-sty brick factory, 46x97 ft, at Ino st and Mountain rd, for M. Lichtman, 311 Mountain rd. Edward McDermott, 582 Spring st, architect. Cost, about \$12,000.

HALLS AND CLUBS.

ROCHESTER, N. Y.—A. Friedrich & Sons, 710 Lake av, have received the general contract to erect the Northwest Branch of the Y. M. C. A. at Driving Park av and Lake av, for the Rochester Y. M. C. A., Herbert P. Lansdale, Smith av, gen-

eral secretary; J. G. Cutler, Cutler Building, chairman of building committee. Claude Bragdon, 415 Cutler Building; Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, and J. Foster Warner, 1038 Granite Building, associate architects. Cost, about \$50,000.

HOSPITALS AND ASYLUMS.

SKILLMAN, N. J.—E. Fay & Son, 2 South Mole st, Philadelphia, Pa., have received the general contract to erect custodial buildings for the State Village for Epileptics. George S. Drew, Trenton, N. J., architect. Also for an assembly building for same owner.

SKILLMAN, N. J.—J. S. Rogers, Moorestown, N. J., has received the general contract to alter and erect an addition to the laundry building for the Board of Managers of the State Village of Epileptics, Herman F. Moosbrugger, president. George S. Drew, State House, Trenton, N. J., architect.

STABLES AND GARAGES.

MANHATTAN.—The Standard Concrete Steel Co., 413 East 31st st, has received the general contract to erect a 4-sty garage, 43x100 ft, at 146-148 West 100th st, for Eugene Goll, Patchogue, L. I. J. C. Cocker, 2017 5th av, architect. Cost, about \$30,000.

BROOKLYN.—J. J. Kilcourse, 1467 Dean st, has received the general contract to erect a 1-sty brick garage, 25x72 ft, in the south side of President st, 100 ft west of Franklin av, for Edward Felgenhauer, 1199 Court st. Jas. Boyle, 367 Fulton st, architect. Cost, about \$5,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—A. L. Mordecai & Son, 30 East 42d st, have received the general contract to erect a 6-sty store and office building, 28x100 ft, at the southwest corner of Park av and 57th st, for Henry B. Anderson, 15 Broad st. Louis Allen Abramson and Lawrence Barrand, 220 5th av, architects. Cost, about \$70,000.

MANHATTAN.—John McKee, 61 East 126th st, has received the general contract to alter the residence at 26 East 45th st, for store purposes, for Clare W. Stepson, care of architect, S. Walter Katz, and I. G. Feiner, 505 5th av. Cost, about \$5,000.

MANHATTAN (sub.)—The Rheinfrank House Wrecking Co., Inc., 620 East 14th st, has received the wrecking contract for the 16-sty loft and store building at 244 Madison av, southwest corner of 38th st, for Aug. Heckscher, 576 5th av. A. L. Harmon, 3 West 29th st, architect. Cost, about \$550,000.

MISCELLANEOUS.

MANHATTAN.—Post & McCord, 101 Park av, have received the general contract to erect a 1-sty steel extension, 291 x78 ft, to the shed at the foot of Vesey st, on Pier 29, North River, for the Penn. R. P Co., 7th av and 32d st. W. G. Coughlin, care of owner, engineer. Cost, about \$68,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
108TH ST, 331 West, n e cor Riverside Drive, 12-sty fireproof apartment house, 50x100; cost, \$300,000; owner, The Anthony A. Paterno Construction Corp., 601 West 115th st; architect, Gaetan Ajello, 1 West 34th st. Plan No. 336.

72D ST, 124-126 West, 12-sty fireproof apartment house, 50x83; cost, \$200,000; owner, G. B. Beaumont Co., 286 5th av; architect, owner, Plan No. 339.

190TH ST, s s, 100 and 162 w Audubon av, two 5-sty brick tenements, 62x77; cost, \$100,000; owners, A. & K. Construction Co., 8 West 32d st; architects, Sass & Springsteen, 32 Union sq. Plan No. 341.

214TH ST, n s, 200 e 10th av, two 5-sty brick tenements, 75x87; cost, \$130,000; owner, H. M. Construction Co., 927 East 163d st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 338.

189TH ST n s, 100 and 162 w Audubon av, two 5-sty brick apartment houses, 62x77; cost, \$100,000; owner, A. & K. Construction Co., 8 West 32d st; architects, S. Sass & Springsteen, 32 Union sq. Plan No. 342.

STORES AND DWELLINGS.

12TH ST, 21-25, n w cor University pl (12), 3-sty bk stores and dwellings, irreg; cost, \$66,000; owner, John T. Smith, 154 Greenwich st; architect, Robert J. Reiley, 477 5th av, Plan No. 343.

STORES, OFFICES AND LOFTS.

57TH ST, 58 East, s w cor Park av, 6-sty fireproof show rooms and offices, 28x100; cost, \$70,000; owner, Henry B. Anderson, 15 Broad st; architects, Louis Allen Abramson & Lawrence Barrand, associate architects, 220 5th av. Plan No. 337.

MISCELLANEOUS.

71ST ST, 536 East, s w cor Exterior st, 1-sty brick tunnel shaft head house, 34x18; cost, \$3,000; owner, New Amsterdam Gas Co., 130 East 15th st; architect, W. Cullen Norris, Plan No. 340.

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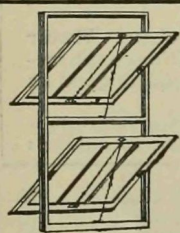


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APARTMENTS, FLATS AND TENEMENTS.
MORRIS AV, w s, 72 s 169th st, four 5-sty
brick tenements, plastic slate roof, 37.6x83;
cost, \$120,000; owner, Hensle Const. Co., Chas.
Hensle, 530 West 207th st, Pres.; architects,
Moore & Landsiedel, 3d av and 148th st. Plan
No. 540.

GRANT AV, e s, 47 s 169th st, six 5-sty brick
tenements, 37.6x83, plastic slate roof; cost,
\$180,000; owners, Hensle Const. Co., Chas
Hensle, 530 West 207th st, Pres.; architects,
Moore & Landsiedel, 3d av and 148th st. Plan
No. 545.

PARK AV, e s, 50.12 n 171st st, 5-sty brick
tenement, 50.12x87, slag roof; cost, \$55,000;
owners, Selena Realty Co, Inc., Frank Stark-
man, 748 Beck st, Pres.; architect, Kreymborg
Architectural Co., 1029 East 163d st. Plan No.
543.

PROSPECT AV, w s, 9.7 s Crotona Park
South, 5-sty brick tenement, 44x93, slag roof;
cost, \$45,000; owners, R. P. Bldg. Co., Inc.,
Robt. Podgur, 505 5th av, Pres.; architect,
Kreymborg Architectural Co., 1029 East 163d
st. Plan No. 542.

189TH ST, s w cor Cambreling av, 5-sty brick
tenement, slag roof, 50x90; cost, \$50,000; own-
er, De Caudio Const. Co., Michael De Caudio,
2443 Cambreling av, Sec.; architect, Lucian
Pisciotta, 391 East 149th st. Plan No. 549.

JESSUP AV, w s, 259.2 s Jessup pl, 5-sty
brick tenement, slag roof, 50x86.4; cost, \$45,-
000; owner, Alameda Bldg. Const. Co., Max
Kahn, 865 Stebbins av, Pres.; architects, Gold-
ner & Goldberg, 391 East 149th st. Plan No.
551.

WALES AV, w s, 52 s 149th st, 5-sty brick
tenement, slag roof, 61x38; cost, \$35,000; own-
er, The Bayie Realty Co., Theo. Ehrsam, 868
East 169th st, Pres.; architect, Harry T. How-
ell, 3d av and 149th st. Plan No. 550.

169TH ST, s e cor Grant av, 5-sty brick tenement,
plastic slate roof, 47x90; cost, \$50,000;
owner Hensle Const. Co., Chas. Hensle, 530
West 207th st, Pres.; architects, Moore &
Landsiedel, 3d av and 148th st. Plan No. 553.

169TH ST, s w cor Morris av, two 5-sty brick
tenements, plastic slate roof, 55x64.9, 45x60;
cost, \$90,000; owner, Hensle Const. Co., Chas.
Hensle, 530 West 207th st, Pres.; architects,
Moore & Landsiedel, 3d av and 148th st. Plan
No. 554.

UNIVERSITY AV., w s, 50 s 190th st, two 5-
sty brick tenements, slag roof, 50x87.10; cost,
\$90,000; owner, Osborne Realty Co., Andrew T.
McKegney, 2486 Devoe terrace, Pres.; archi-
tect, J. M. Felson, 1133 Broadway. Plan No.
552.

DWELLINGS.

KING AV, n e cor Ditmars st, 2½-sty frame
dwelling, shingle roof, 20.6x33; cost, \$3,500;
owner, Matilda K. Browne, 3355 Sedgwick av;
architects, Adams & Kirby, 601 East Tremont
av. Plan No. 537.

KING AV, n w cor Southerland st, 2-sty
frame dwelling, shingle roof, 24x28; cost, \$1,-
800; owner, City Island Homes Co., Raymond
Belmont, 31 Nassau st, Pres.; architect, Karl
F. J. Seifert, 104 West 42d st. Plan No. 536.

MONTICELLO AV, w s, 375 n Strang av, 2-
sty and attic frame dwelling, 22x40, slate roof;
cost, \$4,000; owners, C. & G. Hahanson, 772
East 233d st; architect, Carl P. Johnson, 30
East 42d st. Plan No. 544.

NOBLE AV, e s, 125 n Ludlow av, 1-sty brick
dwelling, 22x28, tin roof; cost, \$1,000; owner,
Dominick Di Nigris, 1525 West Farms rd;
architect, M. W. Del Gaudio, 401 Tremont av.
Plan No. 541.

SCRIBNER AV, n s, 150 e Balcom av, 2-sty
brick dwelling, slag roof, 22x35.6; cost, \$5,-
000; owner, Rose P. Carlucci, 3956 Park av;
architect, Lucian Pisciotta, 391 East 149th st.
Plan No. 548.

FACTORIES AND WAREHOUSES.

HARTS ISLAND (Centre), 1-sty frame wash
house, shingle roof, 15x12; cost, \$500; owner,
City of New York; architect, Harry C. Honeck,
Municipal Bldg., Manhattan. Plan No. 547.

HOSPITALS AND ASYLUMS.

GRAND BOULEVARD, w s, from 193d st to
Kingsbridge rd, 3-sty brick asylum, slag and
tile roof, 194x196; cost, \$250,000; owner, So-
ciety for Relief of Destitute Blind, Wm. Foulke,
6 Bible House, Pres.; architects, M. L. & H. G.
Emery, 68 Bible House. Plan No. 546.

STORES, OFFICES AND LOFTS.

138TH ST, s s, 231.5 w Willis av, two 1-sty
brick stores, concrete roof, 12.10x61.1, 16.6x
40.8; cost, \$3,000; owner, Interborough Rapid
Transit Co.; lessee, David Rosenbaum, 364
East 138th st; architects, Sommerfeld & Steck-
ler, 31 Union sq. Plan No. 539.

MISCELLANEOUS.

WILKINS AV, e s, 127.76 n Southern Boul-
vard, 1-sty brick market, slag roof, 30.17x
106.07; cost, \$2,500; owner, Mary B. Egan,
1330 Wilkins av; architect, M. W. Del Gaudio,
401 East Tremont av. Plan No. 538.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
MARTENSE ST, n s, 146.11 n Nostrand av,
two 4-sty brick tenements, 37.6x91, slag roof,
16 families; cost, \$44,000; owners, Smith &
Son, 1737 President st; architects, S. Millman
& Son, 1780 Pitkin av. Plan No. 6928.

HOWARD AV, n e cor Bergen st, 4-sty brick
tenement, 40x90, gravel roof, 17 families; cost,
\$25,000; owner, Abraham Kaplan, 1462 East-
ern Parkway; architects, Cohn Bros., 361
Stone av. Plan No. 6942.

HOWARD AV, e s, 40 n Bergen st, five 4-sty
brick stores and tenements, 42.2x89, gravel
roof, 18 families each; total cost, \$125,000;
owner, Abraham Kaplan, 1462 Eastern Park-
way; architects, Cohn Bros., 361 Stone av.
Plan No. 6941.

WOODRUFF AV, n s, 238.9 e St. Paul's pl, 4-
sty brick tenement, 50x85, slag roof, 17 famil-

ies; cost, \$40,000; owner, John Hoyt, 516 5th
av, Manhattan; architects, Gronenberg & Leuch-
tag, 303 5th av, Manhattan. Plan No. 7007.

16TH ST, n s, 401.1 e 4th av, 4-sty brick tenement,
50x87, slag roof, 24 families; cost, \$30,-
000; owner, Lanoor Realty Co., 539 Greene av;
architect, W. T. McCarthy, 16 Court st. Plan
No. 7003.

50TH ST, s s, 100 e 3d av, 4-sty brick tenement,
32x89.2, slag roof, 20 families; cost, \$30,-
000; owner, Bay Ridge Homes Corp., 5204 5th
av; architect, W. T. McCarthy, 16 Court st.
Plan No. 7002.

RALPH AV, n w cor Chauncey st, 4-sty brick
store and tenement, 50x71, slag roof, 10 fami-
lies; cost, \$25,000; owner, Farber Const. Co.,
1715 Park av; architects, Farber & Markwitz,
189 Montague st. Plan No. 6958.

THATFORD AV, n w cor Hegeman av, 3-sty
brick store and tenement, 27.6x90, slag roof, 8
families; cost, \$10,000; owner, Great Const. Co.,
31 Malta st; architect, Morris Rothstein, 601
Sutter av. Plan No. 6961.

THATFORD AV, w s, 27.6 n Hegeman av, 3-
sty brick store and tenement, 22.6x75, slag roof,
5 families; cost, \$7,000; owner, Great Const.
Co., 31 Malta st; architect, Morris Rothstein,
601 Sutter av. Plan No. 6960.

58TH ST, s s, 360 e 9th av, three 3-sty brick
tenements, 26.8x70, slag roof, 6 families each;
total cost, \$24,000; owner, John Phillips, 1011
58th st; architects, Cantor & Dorfman, 373
Fulton st. Plan No. 7031.

CHURCHES.

MCKINLEY AV, n e cor Sheridan av, 1-sty
frame church, 34x76, shingle roof; cost, \$8,700;
owner, Brooklyn Church Society, 413 Fulton
st; architect, G. M. Nelson, 16 Oakland pl,
Woodhaven. Plan No. 7024.

DWELLINGS.

EAST 24TH ST, e s, 305 n Av R, 2-sty frame
dwelling, 18x39, shingle roof, 1 family; cost,
\$3,000; owner, Geo. B. Livingston, 367 Fulton
st; architect, Jas. A. Boyle, 367 Fulton st.
Plan No. 6919.

EAST 9TH ST, e s, 160 n Av I, 2-sty frame
dwellings, 18x36, shingle roof, 1 family; cost,
\$5,000; owner, Wm Bordfeld, 636 East 34th st;
architect, Robert Schaeffer, 1526 Flatbush av.
Plan No. 7023.

EAST 14TH ST, e s, 200 n Av N, 2-sty frame
dwelling, 16.6x40, shingle roof, 1 family; cost,
\$3,500; owner, Cornelius M. Myer, 1437 East
14th st; architect, A. W. Pierce, 59 Court st.
Plan No. 6979.

AV H, n e cor East 7th st, 2-sty frame dwell-
ing, 18.3x57, shingle roof, 1 family; cost,
\$3,500; owner, John J. McCormack, 215 Mon-
tague st; architect, Geo. E. Crane, 4710 Jamaica
av. Plan No. 6980.

COLERIDGE ST, e s, 220 n Hampton av, 3-
sty brick dwelling, 43x28, shingle roof, 1 fami-
ly; cost, \$10,000; owner, Anne E. Freeman,
625 Front st, Plainfield, N. J.; architect, Jas.
H. McKenee, 1661 Shore rd. Plan No. 6977.

ELBERTS LA, e s, 178.7 s Atlantic av, two
2-sty brick dwellings, 18x34, gravel roof, 1
family each; total cost, \$5,000; owner, Bklyn.
Line Impt. Co., 1216 Liberty av; architect, L.
J. Rockmore, 1216 Liberty av. Plan No. 7071.

TAPSCOTT PL, e s, 300 n Sutter av, 3-sty
brick garage and dwelling, 20x55, slag roof,
2 families; cost, \$5,000; owner, Philippo La
Presto, 1411 East New York av; architect,
E. M. Adelson, 1776 Pitkin av. Plan No.
7036.

45TH ST, n s, 351 East 16th av, three 2-sty
brick dwellings, 20x52, gravel roof, 2 families
each; total cost, \$9,000; owner, Salvatore Boni-
ello, 1886 61st st; architects, Brook & Rosen-
berg, 350 Fulton st. Plan No. 7053.

EAST 45TH ST, e s, 140 n Av N, 2-sty
brick dwelling, 17x44, gravel roof, one family;
cost, \$3,000; owner, Annie Schutz, 426 Van
Brunt st; architect, A. W. Pierce, 59 Court st.
Plan No. 7041.

SHEFFIELD AV, e s, 170 s Cozine av, 1-sty
frame dwelling, 17x35, slag roof, 1 family; cost,
\$400; owner, Abr. Sternberg, 667 Williams av;
architect, E. M. Adelson, 1776 Pitkin av. Plan
No. 7035.

TEHAMA ST, n s, 355 e Chester av, 2-sty
brick dwelling, 20x36, gravel roof, 1 family;
cost, \$4,500; owner, Emanuela Verhien, 1443
38th st; architect, MacDonald Mayer, 180 Mon-
tague st. Plan No. 6970.

EAST 21ST ST, e s, 140 n Av P, two 2-sty
frame dwellings, 18x36, shingle roof, 1 family
each; total cost, \$9,000; owner, John Finn, 805
Kenna pl; architect, R. T. Schaeffer, 1526 Flat-
bush av. Plan No. 6968.

EAST 38TH ST, e s, 217.6 n Av I, two 2-sty
frame dwellings, 17x41.6, shingle roof, 1 family
each; total cost, \$7,000; owner, John E. Rey-
nolds, 1023 East 38th st; architect, R. T.
Schaeffer, 1526 Flatbush av. Plan No. 6969.

EAST 92D ST, e s, 80.1 s Av K, 2-sty brick
dwelling, 20x35, tin roof, 1 family; cost, \$2,-
500; owner, Wm. H. Dickens, 1349 East 92d st;
architect, Kane Const. Co., 80 Rapelyea st.
Plan No. 6956.

NEPTUNE AV, s s, 457.6 e Ocean parkway,
two 2-sty frame dwellings, 22x36, shingle roof,
1 family each; total cost, \$5,000; owner, Mrs.
Rose C. Burchard, Neptune av and West 3d st;
architect, Wm. Richter, 4411 18th av. Plan No.
6949.

FACTORIES AND WAREHOUSES.

MYRTLE AV, s s, 81 e Sumner av, 2-sty
brick bottling house, 40.6x47, gravel roof; cost,
\$10,000; owner, Fred Munch Bwg. Co., 277 Ver-
non av; architect, Louis Allmendinger, 926
Broadway. Plan No. 6909.

FLATBUSH AV, e s, 258.8 s Concord st, 5-
sty brick factory, 72.3x130.7, slag roof; cost,
\$80,000; owner, F. A. Koch Bldg. Inc., 612
Ocean av; architects, Koch & Wagner, 26 Court
st. Plan No. 6983.

NEW YORK AV, s e cor Maple st, 1-sty brick
office and storage, 150x20, metal roof; cost,
\$1,200; owner, Newman Cary Sub. Constn. Co.,
1228 Nostrand av; architect, H. F. La Brecque,
1228 Nostrand av. Plan No. 6990.

QUINCY ST. n s, 49 e Downing st, 2-sty brick shop and garage, 98x109, concrete roof; cost, \$40,000; owner, Edison Elec. Ill. Co., 13 Willoughby st; architect, Edison Elec. Ill. Co., 13 Willoughby st. Plan 6948.

STABLES AND GARAGES.

CARROLL ST. n s, 140 e Albany av, 1-sty brick garage, 17x20, slag roof; cost, \$500; owner, New Style Home Bldg. Co., 229 East 26th st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 6924.

PARK PL. s w cor Hampton pl, 1-sty brick garage, 15.4x20, slag roof; cost, \$500; owner, Saml. Schwartz, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 6925.

EAST 53D ST. e s, 220 n Snyder av, 1-sty frame garage, 18x16, slag roof; cost, \$500; owner, Jacob Shulglin, 355 East 53d st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7011.

PRIVATE right of way, n w cor L. I. R. R., 1-sty frame stable, 14x42, slag roof; cost, \$250; owner, Schwabe Coal Co, Jerome av and L. I. R. R.; architect, Michael M. Foley, 2160 East 13th st. Plan No. 7018.

PRESIDENT ST. n s, 80 e Albany av, 1-sty brick garage, 16x20, slag roof; cost, \$500; owner, Jas. K. Cole Co., 1414 President st; architect, C. L. Seybert, 10 West 40th st, Manhattan. Plan No. 6991.

ALBERMARLE RD. s s, 50 w East 18th st, 1-sty brick garage, 21x22, shingle roof; cost, \$500; owner, Geo. Haddin, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6996.

LYME AV. s s, 100 e Highland av, 1-sty brick garage, 23.4x24.4, tile roof; cost, \$450; owner, Chas. McLoughlin, Surf av and West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6998.

ORIENTAL BOULEVARD, n w cor Hastings st, 1-sty brick garage, 19.8x20.4, tile roof; cost, \$1,200; owner, Nellie H. Vernon, on premises; architect, A. F. Cassidy Corp., 272 Beaumont st. Plan No. 6957.

STORES AND DWELLINGS.

SURF AV. n e cor West 27th st, 1-sty brick store and dwelling, 20.4x65, slate roof, 1 family; cost, \$2,000; owner, Patrick Skelly estate, 646 1st av, Manhattan; architect, Louis A. Sheinart, 194 Bowery, Manhattan. Plan No. 6985.

SURF AV. n s, 20.4 e West 27th st, four 1-sty brick store and dwellings, 19x65, slate roof, 1 family each; total cost, \$8,000; owner, Patrick Skelly estate, 646 1st av, Manhattan; architect, Louis A. Sheinart, 194 Bowery, Manhattan. Plan No. 6984.

5TH AV. n s, 20 w Ovington av, seven 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; total cost, \$56,000; owners, Levy Bros. Realty Co., 189 Montague st; architects, Shampman & Shampman, 772 Broadway. Plan No. 7000.

5TH AV. n w cor Ovington av, 3-sty brick store and dwelling, 20x77.9, slag roof, 2 families; cost, \$8,000; owners, Levy Bros. Realty Co., 189 Montague st; architects, Shampman & Shampman, 772 Broadway. Plan No. 7001.

BATH AV. n s, 85.10 w Bay 25th st, 1-sty brick store and dwelling, 32.10x52, slag roof, 2 families; cost, \$2,000; owner, Montauk Bath Realty Co., Inc., 40 West 28th st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6920.

BATH AV. n w cor Bay 25th st, 1-sty brick store and dwelling, 85.10x52, slag roof, 2 families; cost, \$5,000; owner, Montauk Realty Co., Inc., 40 West 28th st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6921.

CHURCH AV. n s, 40 w Nostrand av, 3-sty brick store and dwelling, 35x20.5, gravel roof, 2 families; cost, \$6,000; owner, Wellworth Realty Co., 1452 Nostrand av; architect, A. W. Pierce, 59 Court st. Plan No. 7006.

MALTA ST. e s, 335 s Vienna av, 2-sty brick store and dwelling, 20x52, gravel roof, 2 families; cost, \$3,000; owner, Isaac Cohen, 303 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 6965.

4TH AV. s e cor 56th st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$7,000; owner, March Realty Co., 4915 5th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7033.

7TH AV. e s, 20 s 56th st, seven 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, \$42,000; owner, March Realty Co., 4915 5th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7032.

STORES, OFFICES AND LOFTS.

48TH ST. s e cor New Utrecht av, 1-sty brick store, 24x58.3, slag roof; cost, \$1,500; owner, Geo. Mercer, Jr., 266 West 23d st, Manhattan; architect, A. J. McManus, 347 5th av, Manhattan. Plan No. 7049.

49TH ST. n w cor 12th av, 1-sty brick store, 20x50, slag roof; cost, \$1,700; owner, Geo. Mercer, Jr., 266 West 23d st, Manhattan; architect, A. J. McManus, 347 5th av, Manhattan. Plan No. 7048.

49TH ST. n s, 20 w 12th av, 1-sty brick store, 18.2x50, slag roof; cost, \$1,500; owner, Geo. Mercer, Jr., 266 West 23d st, Manhattan; architect, A. J. McManus, 347 5th av. Plan No. 7047.

NEW UTRECHT AV. e s, 24 w 49th st, 10 1-sty brick stores, 19x60, slag roof; total cost, \$15,000; owner, Geo. Mercer, Jr., 266 West 23d st, Manhattan; architect, A. J. McManus, 347 5th av, Manhattan. Plan No. 7045.

NEW UTRECHT AV. n e cor 49th st, 1-sty brick store, 20x58.1, slag roof; cost, \$1,800; owner, Geo. Mercer, Jr., 266 West 23d st, Manhattan; architect, A. J. McManus, 347 5th av, Manhattan. Plan No. 7046.

THEATRES.

DITMAS AV. s w cor East 2d st, 2-sty brick store, theatre and dwelling, 27.9x120, gravel roof, 1 family; cost, \$25,000; owner, Alex McDonald, 735 East 3d st; architects, Cohn Bros., 361 Stone av. Plan No. 6934.

MISCELLANEOUS.

PENNSYLVANIA AV. s w cor Vienna av, 1-sty frame milkhouse, 26x18, gravel roof; cost, \$700; owner, Isidore Fishman, Rockaway and Lincoln av; architect, Morris Perlstien, 37 Fulton av, Queens. Plan No. 7022.

MAPLE ST. s s, 40 e New York av, 1-sty brick shed, 50x24, metal roof; cost, \$800; owners, Newman & Cary Sub. Constn. Co., 1228 Nostrand av; architect, H. F. La Bruque, 1228 Nostrand av. Plan No. 6989.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Academy st, w s, 300 s Jamaica av, 5-sty brick tenement, 50x92, slag roof, 20 apartments; cost, \$50,000; owner, N. Hubbard, Jr., Co., 80 Maider lane, Manhattan; architect, Geo. Schmidt, 9 Manheim st, Elmhurst. Plan No. 3473.

CHURCHES.

ROSEDALE.—Park boulevard, n e cor Union av, 1-sty frame church, 35x52, slag roof; cost, \$5,000; owner, Springfield Pres. Church, Rosedale; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 3481.

DWELLINGS.

BAYSIDE.—Warburton av, n s, 50 e 1st st, 2 1/2-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, \$3,000; owner, A. Erichorn, 1st st, Bayside; architect, G. A. Sheffield, 3d st, Bayside. Plan No. 3417.

COLLEGE POINT.—College av, e s, 54 n Av D, 2 1/2-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$2,300; owner, Mrs. Ida J. Knote, 307 13th st, College Point; architect, P. Schreiner, Causway, College Point. Plan No. 3447.

CORONA.—51st st, s e cor Merritt st, 1-sty frame dwelling, 25x35, shingle roof, 1 family; cost, \$1,600; owner, F. Hommerjohn, 51st st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3426.

CORONA.—Lent st, w s, 119 s Jackson av, 1-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$1,200; owner, E. Bornhart, 19 East 38th st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan No. 3443.

ELMHURST.—Hanover av, e s, 701 s Corona av, 2 1/2-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, John J. Froenhofer, 20 Jennings st, Elmhurst. Plan No. 3442.

QUEENS MANOR.—Jackson av, s w cor Spruce st, 2 1/2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Martin Johnson, 331 New York av, Jamaica. Plan No. 3439.

RICHMOND HILL.—Sherman st, e s, 210 s

Chichester av, 2 1/2-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, Jas. Walsh, 798 Jamaica av, Richmond Hill. Plan No. 3448.

RIDGEWOOD.—Gates av, s s, 52 w Traffic st, ten 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$41,000; owners, Stier & Bauer, Inc., 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan Nos. 3432 to 3437.

WOODHAVEN.—Hopkington av, w s, 120 n University pl, two 2 1/2-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat; cost, \$6,000; owner and architect, Frank E. Gibson, 1635 Woodhaven av, Woodhaven. Plan Nos. 3418-3419.

WOODHAVEN.—Luthern pl, w s, 250 n Jerome av, two 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, \$7,200; owner, C. C. Wentisch, Luthern pl, Woodhaven; architect, Jos. Monda, 3928 Broadway, Woodhaven. Plan No. 3421.

WOODHAVEN.—Ferry st, w s, 290 s Syossit st, two 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$10,000; owner, Anthony Mayer, 1015 Hancock st, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 3430.

COLLEGE POINT.—Av D, s s, 50 w 21st st, 2 1/2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$1,500; owner, John Wohlfart, Av D, College Point. Plan No. 3458.

CORONA.—Roosevelt av, e s, 100 n Park av, two 2-sty frame dwellings, 17x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Jas. Callan, 153 East Jackson av, Corona; architect, W. E. Helm, W. Jackson av, Corona. Plan Nos. 3459-60.

FLUSHING.—1st av, n e cor 25th st, 1-sty frame dwelling, 18x22, tin roof, 1 family; cost, \$1,000; owner, Cosmer Condore, 28 Grove st, Flushing. Plan No. 3476.

FLUSHING.—13th st, w s, 225 n Myrtle av, 2 1/2-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Mrs. Rosita Berbbuck, 194 Madison av, Flushing; architect, P. H. Dein, Richmond Hill. Plan No. 3478.

FOREST HILLS.—Arleigh rd, e s, 200 n Union turnpike, 1-sty frame dwelling, 18x18, tin roof; cost, \$500; owner, A. M. Negren, Forest Hills. Plan No. 3472.

GLLENDALE.—Clara pl, w s, 149 s Cooper av, 2 1/2-sty frame dwelling, 20x39, shingle roof, 1 family; cost, \$4,000; owner, Karl Wenzel, 2354 Catalpa av, Ridgewood; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 3475.

HOLLIS.—Fishkill st, w s, 80 n Weirfield st,

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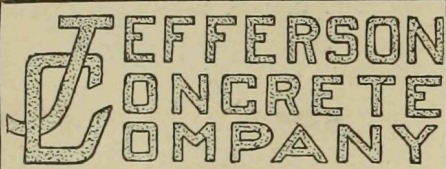
BUILDINGS.

Sealed bids will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M. on Tuesday, October 26, 1915, for CONTRACT 128, for the construction of two concrete stone and brick buildings at the Uptake and Downtake chambers of Hill View reservoir, in the City of Yonkers, Westchester county, New York. The larger one of the buildings is, approximately, 125 feet by 88 feet by 35 feet and the other is somewhat smaller. The substructures or foundations of these buildings have been built and the City will furnish and erect the roof covers for the buildings.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars (\$10) in cash or its equivalent for each pamphlet. For further particulars, apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President,
CHARLES N. CHADWICK,
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Plans Filed, New Buildings, Continued.

two 2½-sty frame dwellings, 20x35, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Geo. Beling, 317 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, Butler Bldg., Jamaica. Plan No. 3456-7.

JAMAICA.—Greene st, w s, 100 n Hillside av, five 2-sty frame dwellings, 16x35, shingle roof, 1 family, steam heat; cost, \$13,750; owner, S. Ellen Connolly, Lawrence boulevard, Bayside; architect, L. Dananher, 12 Washington st, Jamaica. Plan Nos. 3461 to 3465.

JAMAICA.—Jacobs pl, e s, 144 s South st, two 2-sty frame dwellings, 15x56, slag roof, 2 families; cost, \$5,000; and Dubroff av, e s, 150 s South st, 2-sty frame dwelling, 20x45, slag roof, 2 families; cost, \$2,750; and Atlantic st, s s, 166 w Dubroff av, 2-sty frame dwelling, 20x48, slag roof, 2 families; cost, \$2,750; and Atlantic st, s s, 120 w Dubroff av, three 2-sty frame dwellings, 15x56, slag roof, 2 families; cost, \$7,500; owner, Jamaica House & Home Co., 180 Georgia av, Brooklyn; architect, L. Dananher, 12 Washington av, Jamaica. Plan Nos. 3467-68-69-70.

MORRIS PARK.—Walnut st, e s, 90 n Kimball av, 2½-sty frame dwelling, 16x40, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Hillside Realty Co., 429 Stone av, Brooklyn; architect, H. T. Jeffrey, Jamaica. Plan No. 3466.

UNION COURSE.—Rector st, e s, 159 s Jamaica av, two 2-sty frame dwellings, 17x61, slag roof, 2 families; cost, \$6,000; owner, Chevron Realty Co., 1044 Jamaica av, Union Course; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 3455.

WOODHAVEN.—Diamond st, w s, 77 n Fulton st, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, \$4,200; owner, W. H. Dein, 802 Diamond st, Woodhaven; architect, P. H. Dein, same address. Plan No. 3477.

BAYSIDE.—Warburton av, s w cor 2d st, 2½-sty frame dwelling, 26x34, shingle roof, 1 family, steam heat; cost, \$5,500; owner and architect, Chas. Harnden, Bayside. Plan No. 3482.

FLUSHING.—23D ST, w s, 700 n State st, 2-sty brick dwelling, 22x38, shingle roof, 1 family, steam heat; cost, \$3,400; owner, E. C. Curtis, 71 Broadway, Manhattan; architect, G. A. Cooper, 75 Whitestone av, Flushing. Plan No. 3484.

RICHMOND HILL.—Tulip st, n s, 100 e Freedom av, 2-sty frame dwelling, 17x39, shingle roof, 1 family, steam heat; cost, \$2,500; owners, T. M. & K. Kelly, 509 Lorimer st, Brooklyn; architect, A. Robins, 442 Ward st, Richmond Hill. Plan No. 3493.

WINFIELD.—Worthington st, w s, 630 n Woodside av, 2-sty brick dwelling, 22x39, slag roof, 2 families; cost, \$3,400; owner, Edw. Prugel, 60 Forest st, Winfield; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 3485.

WOODHAVEN.—Fulton st, n s, 80 e Bigelow pl, 2-sty frame dwelling, 17x55, tin roof, 2 families; cost, \$2,500; owners, Fred & Geo. Eiermann, 751 Thrall av, Woodhaven; architects, C. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 3490.

FACTORIES AND WAREHOUSES.

FLUSHING.—Farrington st, w s, 96 s Center st, 1-sty brick mfg., 27x23, slag roof; cost, \$750; owner, N. Y. & Queens Gas Co., Flushing. Plan No. 3415.

RIDGEWOOD.—Wyckoff av, s s, 100 e Covert st, 1-sty brick mfg., 32x12; cost, \$500; owner, Frank Allbrecht, premises. Plan No. 3420.

STABLES AND GARAGES.

EDGEEMERE.—Ocean av, e s, 300 s Edgemere av, frame garage, 15x25, shingle roof; cost, \$500; owner, J. Schmeig, premises. Plan No. 3428.

EDGEEMERE.—Surf av, w s, 300 s Edgemere av, frame garage, 15x25, slag roof; cost, \$500; owner, S. S. Trumbidge, premises. Plan No. 3429.

FAR ROCKAWAY.—Rockaway turnpike, s s, 422 w Greenway av, frame garage, 23x32, slag roof; cost, \$1,500; owner, Mrs. J. K. Steefel, Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 3446.

FAR ROCKAWAY.—Forest av, s s, 200 w Bayswater av, frame garage, 16x20, tin roof; cost, \$400; owner, L. Schwab, Far Rockaway. Plan No. 3427.

FLUSHING.—26th st, e s, 200 s Crocheron av, frame garage, 16x18; cost, \$350; owner, Aug. Reynart, premises. Plan No. 3414.

GLENDALE.—Sherman st, e s, 60 n Myrtle av, 1-sty brick garage, 32x24, slag roof; cost, \$600; owner, Jacob Hess, premises. Plan No. 3440.

JAMAICA.—Amherst av, s s, 225 w Victoria av, frame garage, 12x18; cost, \$250; owner, Harry Kolmetzky, Maure av, Dunton. Plan No. 3425.

JAMAICA.—King st, n s, 125 w Warwick st, frame garage, 16x20; cost, \$400; owner, E. M. Weaver, premises. Plan No. 3438.

JAMAICA.—Remington av, w s, 65 n Otto pl, frame garage, 12x12; cost, \$250; owner, Harry Kolmetzky, Maure av, Dunton. Plan No. 3424.

L. I. CITY.—Sherman st, n w cor Camelia st, brick garage, 47x20, slag roof; cost, \$500; owners, Kuski & Reinhardt, 67 Camelia st, L. I. City. Plan No. 3416.

FAR ROCKAWAY.—McBride st, w s, 300 n L. I. R. R., steel garage, 10x20; cost, \$135; owner, A. Manowitch, premises. Plan No. 3479.

FLUSHING.—Percy st, n w cor Barclay st, frame garage, 20x20, shingle roof; cost, \$500; owner, W. W. Smith, premises. Plan No. 3480.

CORONA.—Ericson st, w s, 100 n Grand av, frame garage, 10x16; cost, \$200; owner, A. C. Wenzel, premises. Plan No. 3494.

EDGEEMERE.—37th st, w s, 340 n Mermaid av, concrete garage, 9x16; cost, \$300; owner, G. E. Clapp, 180 37th st, Edgemere. Plan No. 3492.

HOWARD ESTATES.—Elkhorn st, w s, 100 s Eagan av, frame garage, 12x16; cost, \$160; owner, Mrs. J. Reissman, 171 East 71st st, Manhattan. Plan No. 3488.

STORES AND DWELLINGS.

RICHMOND HILL.—Liberty av, s s, 25 w Lafayette av, four 3-sty brick stores and dwellings, 25x55, slag roof, 2 families; cost, \$33,000; owner, Esor Realty Co., 8 Pulaski st, Middle Village; architects, Shampam & Shampam, 772 Broadway, Brooklyn. Plan Nos. 3444-45.

STORES, OFFICES AND LOFTS.

FLUSHING.—Broadway, s s, 100 Main st, 2-sty tile office, 23x46, tile roof; cost, \$3,000; owner, J. Albert Johntra, 62 Broadway, Flushing; architect, G. A. Cooper, 75 Whitestone av, Flushing. Plan No. 3483.

ROCKAWAY BEACH.—Boulevard, n e cor Kneer av, two 1sty frame stores, 31x60, slag roof; total cost, \$3,000; owner, Dr. A. Goldberg, premises. Plan Nos. 3422-3423.

MISCELLANEOUS.

L. I. CITY.—9th st, n s, bet East and Van Alost avs, frame sign; cost, \$90; owner, Everett Realty Co., 220 West 42d st, Manhattan. Plan No. 3431.

L. I. CITY.—Newtown Creek, n w cor 3d st, two 1-sty tile sheds, 50x28, slag roof; cost, \$2,000; owner, Indiana Refining Co., 17 Battery pl, Manhattan. Plan No. 3441.

GLENDALE.—Clara pl, w s, 149 s Cooper av, frame shed, 20x24, gravel roof; cost, \$500; owner, Karl Wenzel, 2354 Catalpa av, Ridgewood. Plan No. 3474.

JAMAICA.—Queens boulevard, e s, 300 s Chichester av, erect six frame billboards, 100x11; cost, \$900; owner, Jamaica Poster Adv. Co., Jamaica. Plan Nos. 3445 to 3454.

WINFIELD AV.—Lee av, e s, 150 s Grant av, brick cesspool; cost, \$40; owner, A. Loscalzo, premises. Plan No. 3471.

HOWARD ESTATES.—Gold st, e s, 150 n Sage st, frame boat house, 14x30, tin roof; cost, \$250; owner, P. J. O'Brien, 89 Schaeffer st, Manhattan. Plan No. 3489.

OZONE PARK.—Ocean av, e s, 100 n Broadway, frame shed, 12x10; cost, \$100; owner, S. Napotina, premises. Plan No. 3487.

RAMBLERSVILLE.—L. I. R. R., w s, 340 n station, frame sign; cost, \$48; owner, F. Dunton, 11 Wall st, Manhattan. Plan No. 3491.

ROCKAWAY BEACH.—Neptune av, w s, 552 s Boulevard, 2-sty frame boarding house, 36x90, slag roof, 1 family; cost, \$2,500; owner, John McIntosh, premises; architect, P. Caplan, Rockaway Beach. Plan No. 3486.

Richmond.

DWELLINGS.

HARBOR VIEW PL, n s, 224 e New York av, Stapleton, 2½-sty brick dwelling, 36x35; cost, \$9,700; owner, A. G. Waneer, Rosebank; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 967.

MARGARET ST, n s, 450 w Gifford lane, Great Kills, 2-sty frame dwelling, 27x28; cost, \$1,800; owner, Mrs. A. H. Hardy, Great Kills, S. I.; architect, H. M. Macken, Princes Bay P. O., S. I. Plan No. 973.

PENDELTON PL, n s, 400 n Prospect st, New Brighton, 2½-sty brick dwelling, 22x50; cost, \$4,500; owner, F. Pendleton, Pendleton pl, New Brighton; architect and builder, O. O. Odegaard, Elm st. Plan No. 949.

4TH ST, n s, 300 w Lawn av, New Dorp Manor, 1½-sty frame dwelling, 24x22; cost, \$1,200; owner, Chas. Domsbook, West New Brighton. Plan No. 953.

ANNADALE RD, w s, 500 s Fresh Kills rd, Annadale, 2-sty frame dwelling, 16x24; cost, \$1,500; owner, M. Agnes Mooney, Annadale; architect, Peter I. Jensen, 249 Fisher av, Tottenville; builders, Depey & Jensen, 249 Fisher av, Tottenville. Plan No. 964.

GUYON AV, w s, 300 s Amboy rd, Oakwood, 2-sty frame dwelling, 21x30; cost, \$2,000; owner, Leonard A. Troast, Oakwood. Plan No. 969.

LIVINGSTON AV, w s Bard av, West New Brighton, 2½-sty frame dwelling, 26x28; cost, \$3,100; owner, Rubena Walsler, Livingston pl; architect, O. O. Odegaard, 210 Elm st, Port Richmond. Plan No. 948.

LINCOLN AV, s e cor 3d st, Midland Beach, three 1-sty frame bungalows, 20x26; cost, \$2,250; owner, J. J. O'Gorman, 16 West Washington Market; architect, F. W. Biddle, Midland Beach; builder, Aug. Ahrisen, Midland Beach. Plan No. 965.

MANEE AV, n w cor 1st st, Tottenville, 1-sty frame bungalow, 30x16; cost, \$650; owner, M. A. Palmer, 7255 Amboy rd. Plan No. 961.

TOMPKINS AV, w s, 600 s Fort pl, Tompkinsville, two 2-sty frame dwellings, 22x48; cost, \$2,500; owner, J. Lucey, Montgomery av, Tompkinsville; architect, John Davies, Tompkinsville; builder, L. Desgun, 1st av and Jersey st, New Brighton. Plan No. 966.

FACTORIES AND WAREHOUSES.

BAY ST, e s, 75 n Prospect st, Stapleton, 1-sty frame storage, 24x40; cost, \$200; owner, Edw. Schaefer, 1537 Bay st. Plan No. 957.

BUTLER PL, 22, Graniteville, concrete storage, 6x6; cost, \$30; owner, Matty Koester. Plan No. 963.

CLOVE AV, n s, 75 s Rhine av, Concord, 1-sty concrete storage, 88x49; cost, \$400; owner, Emil Rottz, 806 Danube av; architect, J. Keegan. Plan No. 971.

ELM AV, w s, 40 s 2d st, Beach Park and Midland Beach, 1-sty frame storage, 9x9; cost, \$50; owner, David Taylor, Jr., 242 East 39th st, Manhattan. Plan No. 962.

RICHMOND RD, n s, 30 e Egbert av, Egbertville, 1-sty brick voltage house, 10x10; cost, \$300; owner, Richmond Light & R. R. Co., St. George, S. I. Plan No. 960.

STABLES AND GARAGES.

JERSEY ST, e s, 50 s 5th av, New Brighton, 2-sty brick stable, 29x12; cost, \$500; owner, Jos. Massini, 5th st, New Brighton; architect, Chas. Candrilli, 153 4th av, New Brighton. Plan No. 951.

BAYVIEW AV, n e cor Allen pl, New Brighton, 1-sty frame garage, 18x18; cost, \$100; owner, Jeremiah Sweeney, 95 Bayview av. Plan No. 952.

CRESCENT AV, w s, 600 s Boulevard, Great Kills, 1-sty frame garage, 10x18; cost, \$165; owner, H. Lesegang, Great Kills; builder, Wm. Peters, Great Kills. Plan No. 970.

RICHMOND TURNPIKE, e s, n Eddy st, Stapleton, two 1-sty stone garages, 38x12; cost, —; owner, Fred Rohde, Eddy st, Stapleton; architect, Otto Loeffler, 85 Water st, Stapleton. Plan No. 972.

TOMPKINS AV, s s, s e from Hamilton av, New Brighton, 1-sty brick garage, 23x21; cost, \$800; owner, E. Plangue, 210 Tompkinsville; architect, G. S. Wright, 101 Park av, Manhattan. Plan No. 959.

STORES AND DWELLINGS.

CEDAR AV, w s, 225 n Clove rd, Stapleton, 1-sty brick stores and dwelling, 19x30; cost, \$800; owner, J. Crescittelli, Stapleton, S. I.; architect, James McDermott, Stapleton, S. I. Plan No. 947.

MISCELLANEOUS.

BAYVIEW PL, s s, 80 e Rosewood pl, Ward's Hill, stone wall, 40x4; cost, \$195; owner, Richmond & Ginsberg, Manhattan; builder, James Ball, 224 4th av, New Brighton. Plan No. 950.

GIFFORD LANE, e s, 140 s Dewey av, Great Kills, 1-sty frame lodge rooms, 16x30; cost, \$2,000; owner, Court Gifford, 393 F. of M., Great Kills; architect, Geo. B. Carr, Huguenot Park. Plan No. 955.

ELBE AV, s w s, 103 from Clove av, Concord, concrete cesspool, 9x15; cost, \$45; owner, Regina Bender, 4539 Fort Hamilton av, Brooklyn; builder, Henry Cozzolino, 1320 58th st, Brooklyn. Plan No. 968.

JEWETT AV, e s, 100 s Bond st, Port Richmond, 1-sty frame wagon shed, 15x18; cost, \$145; owner, Frank Barron, Jewett av, Port Richmond; builder, S. Molinoff, 1944 Richmond terrace, Port Richmond. Plan No. 974.

OCEAN AV, s w, 90 n 3d st, New Dorp, 1-sty tile tool shed, 13x17; cost, \$300; owner, Leonore Matter, 200 3d st, New Dorp; builder, E. H. Lockhart, 37 Richmond rd. Plan No. 958.

RICHMOND AV, w s, Port Richmond, 1-sty frame store, 16x30; cost, \$400; owner, Kilian Keller, Washington av; builder, M. Lantemher, 562 Richmond av, Port Richmond. Plan No. 956.

SURF AV, n s, 100 w Brighton, Tottenville, 1-sty frame boat house, 12x36; cost, \$350; owner, Horace F. Ruggles, 106 Wall st, Manhattan; builders, Pearson & Nilsen, 280 Broadway, Manhattan. Plan No. 954.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BLEECKER ST, 112-114, s s, 75 e Wooster st, form new fireproof corridor, door opening, partitions, fireproof doors, rebuild fire escape to two 8-sty fireproof lofts; cost, \$2,000; owner, The Collegiate Baptist Church of the Covenant of the City of New York; architect, Alfred Bussell, 132 Madison av. Plan No. 2289.

CHURCH ST, 267-271, n e cor Franklin st, construct fireproof stair enclosure to 5-sty brick lofts; cost, \$1,500; owner, Mrs. Cornelius D. Becker, 71 East 82d st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2317.

CORTLANDT ST, 26, 29 Church st and 25 Dey st, strengthen columns, mason work, 10 new piles to 15-sty fireproof stores and offices; cost, \$5,200; owner, Havemeyer Real Estate Co., Inc.; architects, Westinghouse Church Kerr & Co., 37 Wall st. Plan No. 2296.

GRAND ST, 165-171, s e cor Centre st, reinforce floor, new machine to 6-sty brick store and lofts; cost, \$100; owner, Louis Eisenberg, 224 Centre st; architect, Samuel Cohen, 503 5th av. Plan No. 2302.

GREENE ST, 90, n e cor Spring st, new fireproof partitions, extend stairs to roof to 5-sty brick lofts; cost, \$2,000; owner, Mary U. Hoffman, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2278.

HUDSON ST, 548½, e s, 26 s Perry st, install new w. c. compartment and bath room to 5-sty brick store and dwelling; cost, \$500; owner, Harris Mandelbaum, 135 Broadway. Plan No. 2315.

MONROE ST, 158 provide posts and girders to 6-sty brick factory; cost, \$600; owner, Martin Schleinkheim, 158 Monroe st; architect, Harry Zlot, 63 Grand st. Plan No. 2294.

NORFOLK ST, 74, e s, 78 n Broome st, replace fire damages, new partitions, etc., enlarge bathroom to 3-sty brick store and dwelling; cost, \$1,200; owner, Harris Gluckman, 74 Norfolk st; architects, Bloch & Hesse, 500 5th av. Plan No. 2303.

SULLIVAN ST, 26-32 and 47-51 Watts st, erect new stairways, elevator, fireproof passage-way and doors, shaft to 4 and 5-sty brick factory; cost, \$4,000; owner, Charles Burkelman, 48 Watts st; architect, Jean Jeaume, 37 Sullivan st. Plan No. 2298.

WILLIAM ST, 62-64, s e cor Cedar st, shift boiler room and coal bin, new sump pit, ash hoist and flue to 8-sty fireproof offices; cost, \$2,000; owner, Germania Fire Insurance Co., 62 William st; architect, Clarence L. Sefert. Plan No. 2283.

WOOSTER ST, 137-139, 120 n Prince st, mason work, windows, metal covered to 6-sty brick lofts; cost, \$2,000; owner, Theron R. Butler Estate, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2279.

11TH ST, 321-323 East, erect 1-sty building on old foundation to 2-sty brick stores and dwelling; cost, \$10,000; owners, Mrs. Elsa E. Schmidt & Mrs. Elizabeth Hartwig, 110 West 40th st; architect, Benjamine Levin, 110 West 40th st. Plan No. 2306.

16TH ST, 649-653 East, raise building 1-sty to 4-sty brick stable and lofts; cost, \$6,000;

owner, Augustus Goodman, 601 West 110th st; architect, John H. Friend, 148 Alexander av. Plan No. 2300.

22D ST, 501 East, n e cor Av A, new fireproof windows, skylight, ceiling, window opening to 1 and 2-sty brick workshop; cost, \$250; owner, The Brower Estate, 141 Broadway; architect, Chas. M. Straub, 147 4th av. Plan No. 2276.

23D ST, 200 West, s w cor 7th av, install stairway, bulkhead partitions to 4-sty brick stores and lofts; cost, \$350; owner, Peter Doelger Brewing Co., Inc., 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2281.

23D ST, 32-46 West, s s, 362 w 5th av, extend stairways, new bulkhead, partitions, entrance doors, new stairs, iron framing, sidewalk elevators, gravity chute, toilet rooms, vent shaft, mason work to 5-sty brick store and lofts; cost, \$75,000; owner, Isaac Stern Estate, 569 5th av; architects, Starrett & Van Vleck, 8 West 40th st. Plan No. 2301.

28TH ST, 36 East, s s, 190 w 4th av, build brick chimney to 4-sty brick stores and dwelling; cost, \$250; owner, Eliza B. Pfender, 80 5th av; architect, George A. Sumner, 989 Southern Blvd. Plan No. 2288.

28TH ST, 100 West, s w cor 6th av, alter store fronts, enclose stairway to 4-sty brick stores and hotel; cost, \$500; owner, Samuel Rich, 32 West 88th st; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 2308.

29TH ST, 10 West, s s, 213 e Broadway, continue stairs, new bulkhead, skylight, fireproof partitions and doors to 6-sty brick factory; cost, \$800; owner, Thomas Morgan, 130 West 86th st; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 2299.

31ST ST, 23-27 East, 137-141 Madison av, erect new pent house to 12-sty fireproof store and lofts; cost, \$1,000; owner, Associate Owners, 258 Broadway; architects, Jno. B. Snook's Sons, 261 Broadway. Plan No. 2305.

33D ST, 30 East, new stairs to 3-sty brick stores and dwelling; cost, \$200; owner, Geo. Wheelock, 30 East 33d st; architect, John H. Knubel, 305 West 43d st. Plan No. 2293.

43D ST, 330 West, new brick flue to 5-sty brick tenement; cost, \$100; owner, Henry C. Claman, 241 West 43d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2314.

48TH ST, 112-114 West, cut connecting opening, steel beams to two 3-sty brick dwellings; cost, \$150; owners, Julia D. J. de Vado, care U. S. Trust Co., 45 Wall st., and Sophia J. Pratt et al, care Chas. A. Runk, 31 Nassau st; architect, George Provot, 104 West 42d st. Plan No. 2292.

58TH ST, 232 West, new chimney, skylights, floor light, close openings, framing to 2-sty brick store and loft; cost, \$1,000; owner, Martha Buell Munn, 18 West 58th st; architect, Edward C. Schmidt, 1 Madison av. Plan No. 2313.

67TH ST, 27 West, erect marquise to 7 and 9-sty fireproof studio; cost, \$300; owner, Sixty-seventh St Studios Corp., 27 West 67th st; architect, F. W. Willett, care W. J. Taylor, 7 East 42d st. Plan No. 2285.

105TH ST, 136-138 West, new columns, girders, repairing, etc. to 1-sty brick garage; cost, \$3,000; owner, Jacob Wicks, Jr., 701 Madison av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 2297.

112TH ST, 243 West, new partitions to 3-sty brick dwelling; cost, \$200; owner, Sander Frankel, 243 West 112th st; architect, Harry Zlot, 65 Grand st. Plan No. 2277.

114TH ST, 79 East, new store front, columns, girders, vestibule to 5-sty brick stores and tenement; cost, \$1,500; owner, Adolph Muller, 79 East 114th st; architect, Sydney T. Oppenheim, 333 East 80th st. Plan No. 2295.

116TH ST, 246 West, s s, 190 e 8th av, remove recess in bath room, new fixtures to 5-sty brick store and tenement; cost, \$500; owner, Emanuel Arnstein, 101 West 77th st; architect, Philip Goldrich, 779 Prospect av. Plan No. 2291.

116TH ST, 215 East, n s, 175 e 3d av, new partitions, form stores and living rooms, raise beams, remove stoop and walls to 3-sty brick store and dwelling; cost, \$3,000; owners, Cunningham Bros., 104 Barclay st; architect, William A. Kenny, 420 West 259th st. Plan No. 2304.

134TH ST, 2 West, s w cor 5th av, new partitions, window frames and sashes, window openings to 5-sty brick stores and tenement; cost, \$450; owner, Joseph Rosensheim, London, England, B. Tannenbaum, agent, 60 East 118th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2316.

AV C, 255-257, n w cor 15th st, cut window openings, new partitions to two 4-sty brick stores and tenement; cost, \$1,000; owner, Patrick Skelly Estate, 646 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2310.

AMSTERDAM AV, 1980, n w cor 158th st, new store front, cornice, entrance, flooring, ceilings, plastering, etc. to 3-sty brick store and dwelling; cost, \$1,200; owner, Mark L. Kelly, Amsterdam av; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 2312.

BOWERY, 12, w s, 75 s Pell st, new partitions, plumbing fixtures to 4-sty brick store and dwelling; cost, \$1,000; owner, John F. Geis, 44 Court st, Brooklyn; architect, M. Joseph Harrison, World Bldg. Plan No. 2280.

BROADWAY, 1941-1953, n w cor 65th st, erect new marquise to 6-sty brick stores and offices; cost, \$2,500; owner, Empire Square Realty Co., 1947 Broadway; architect, Thos. W. Lamb, 644 8th av. Plan No. 2275.

BROADWAY, 687-689, and 250-252 Mercer st, new skylight, framing, partitions to 6-sty fireproof store and lofts; cost, \$800; owner, Joseph T. Tower, Millbrook, Dutchess Co., N. Y.; architect, James B. Baker, 156 5th av. Plan No. 2307.

LEXINGTON AV, 419, shift steps, new bulkhead to 4-sty brick stores and dwelling; cost, \$150; owner, Eliza Toumev Estate, executor, William J. Toumev, 555 West 173d st; architect, C. B. Brun, 405 Lexington av. Plan No. 2286.

MADISON AV and Vanderbilt av, 43d st to 44th st, new floor, lounge, extend mezzanine to 26-sty fireproof hotel; cost, \$50,000; owner, New York Central Railroad Co., Grand Central Station; architects, Warren & Wetmore, 16 East 47th st. Plan No. 2284.

ST. NICHOLAS AV, 231-233, new stairway, bulkhead, cement floors, fireproof, ceilings to 5-sty brick stable, carriage and automobile storage; cost, \$7,000; owner, Frederick Hulberg, 265 West 125th st; architect, John Brandt, 271 West 125th st. Plan No. 2290.

5TH AV, 2152-2154, w s, 35 s 132d st, install c. i. columns to 5-sty brick lodge rooms; cost, \$350; owner, Sundel Hyman, 2069 5th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2282.

6TH AV, 199-201, w s, 60 s 14th st, cut openings, erect new partitions to 3-sty brick stores, offices and dwelling; cost, \$500; owner, Sarah J. Wichoff, on premises; architect, M. Joseph Harrison, World Building. Plan No. 2287.

7TH AV, 486, n w cor 36th st, add new marquise to 12-sty fireproof hotel; cost, \$1,000; owner, Prof. Wm. M. Sloan, Princeton, N. J.; architects, Mulliken & Moeller, 103 Park av. Plan No. 2311.

9TH AV, 516, e s, 55 s 39th st, remove and re-set partitions to 4-sty brick store and tenement; cost, \$50; owner, Dayton Estate Corp., 17 West 42d st; architect, Harold L. Young, 347 5th av. Plan No. 2309.

Bronx.

MELVILLE ST, 1619, move 2-sty frame dwelling; cost, \$1,000; owner, Gervaso Silvani, on premises; architect, M. W. Del Gaudio, 401 E. Tremont av. Plan No. 426.

202D ST, n s, 185 e Webster av, 1-sty brick extension, 13x33, to 2-sty brick garage and shipping department; cost, \$600; owner, Fred Soehlike, 417 East 202d st; architects, Adams & Kirby, Tremont and Arthur avs. Plan No. 429.

EAGLE AV, 589, new steel stack, new openings, etc., to 2-sty brick laundry; cost, \$5,000; owner, Jas. Ferguson, 199 Belmont st; architects, B. H. & C. N. Whinston, 148th st and 3d av. Plan No. 427.

HOLLAND AV, w s, 50 n 214th st, 1-sty brick extension, 19.6x19.6, and raise to grade 2½-sty frame dwelling; cost, \$500; owner, Rosa Amelio, 2462 Walker av; architect, Enrico A. Russo, 731 East 215th st. Plan No. 428.

KEPLER AV, e s, 20 s 237th st, move 1-sty frame garage; cost, \$75; owner and architect, Wm. A. Ellis, 4304 Kepler av. Plan No. 425.

MORRIS PARK AV, s s, 45 e Unionport rd, 1-sty frame extension, 11.6x11, to 1-sty frame stores and dwelling; cost, \$400; owner, Lewis L. Battaglia, 1133 Broadway; architect, T. J. Kelly, 643 Morris Park av. Plan No. 434.

WASHINGTON AV, w s, 102.8½ n 183d st, build 1 story of brick under 2-sty frame dwelling; cost, \$1,500; owner, Church of Our Saviour, Rev. Francis P. Duffy, on premises, rector; architect, Thos. J. Duff, 407 West 14th st. Plan No. 424.

WASHINGTON AV, e s, 188 n 165th st, new fireproof doors to 2-sty brick garage; cost, \$500; owner, Nicholas Grunzfelder, 1058 Washington av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 430.

RIKERS ISLAND, s s Main st, 1-sty concrete extension, 34x12, to 1-sty frame dormitory; cost, \$150; owner, City of New York; architect, Harry C. Houeck, Municipal Bldg., Manhattan. Plan No. 431.

RIKERS ISLAND, s s Main st, 1-sty frame extension, 40x30, to 1-sty frame mess hall; cost, \$750; owner, City of New York; architect, Harry C. Houeck, Municipal Bldg., Manhattan. Plan No. 432.

Brooklyn.

COLUMBIA ST, e s, 16 s Sackett st, electric sign; cost, \$300; owner, Edith H. Boyce, on premises; architect, Oscar F. Buhner, 209 West 48th st, Manhattan. Plan No. 6971.

COLUMBIA ST, e s, 16 n Summit st, electric sign; cost, \$300; owner, Mrs. Caroline H. Bowie, on premises; architect, Oscar F. Buhner, 209 West 48th st, Manhattan. Plan No. 6973.

COLUMBIA ST, e s, 37 n Union st, extension to 3-sty store and dwelling; cost, \$1,000; owner, Jos. L. Medico, 195 Bay 29th st; architect, Gabriel A. Di Martino, 150 Nassau st, Manhattan. Plan No. 7068.

COOK ST, s s, 39.1 w Bushwick av, interior alterations to 2-sty store and dwelling; cost, \$100; owner, Morris Pommerantz, 452 Bushwick av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6936.

COURT ST, n e cor Luqueer st, extension to 3-sty brick store and dwelling; cost, \$300; owner, Robt. C. Farley, 465 Court st; architect, John Gibbons, 504 Court st. Plan No. 7058.

FT. GREENE PL, w s, 40.6 n Hanson pl, extension to 3-sty dwelling; cost, \$300; owner, Dr. Victor Cropman, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7021.

GRAND ST, n s, 50 e Manhattan av, interior alterations to 2-sty store and dwelling; cost, \$350; owner, Sarah Zimmer, 61 South Holland av, Rockaway; architect, E. J. Missinger, 394 Graham av. Plan No. 7008.

HALSEY ST, n s, 95 e Broadway, extension to 2-sty store and dwelling; cost, \$2,500; owner, Chas. E. Weyand, 22 Howard st, Manhattan; architect, E. O. Holmgren, 371 Fulton st. Plan No. 7066.

HAVEMEYER ST, e s, 100 n South 3d st, interior alterations to 1-sty market; cost, \$1,000; owner, Abr. Cohen, 101 Rodney st; architects, Shampam & Shampam, 772 Broadway. Plan No. 6995.

HERKIMER ST, n s, 299.4 w Hopkinson av, interior alterations to 2-sty dwelling; cost, \$100; owner, Morris Meyer, 1143 Herkimer st; architect, Mac L. Reiser, 198 Bristol st. Plan No. 6935.

Plans Filed Alterations (continued).

HOPKINS ST, s s, 350 e Throop av, interior alterations to 3-sty store and tenement; cost, \$350; owner, R. Rubin, 807 Park av; architect, Jos. Sinowitz, 208 Ellery st. Plan No. 6947.

HOYT ST, e s, 40 s Douglass st, interior alterations to 2-sty dwelling; cost, \$300; owner, Jas. Cullen, 251 Hoyt st; architect, Edw. Linke, 468 Railroad av. Plan No. 6966.

MONTGOMERY PL, n s, 242 w 9th av, plumbing to 3-sty dwelling; cost, \$500; owner, Theo. M. Towl, on premises; architects, York & Sawyer, 50 East 41st st, Manhattan. Plan No. 6931.

PACIFIC ST, n s, 265 e Rockaway av, interior alterations to 2-sty tenement; cost, \$150; owner, Carmeno Davino, on premises; architect, Cannella & Gallo, 60 Graham av. Plan No. 7029.

PROSPECT PL, n s, 240 e Saratoga av, extension to 2-sty market and dwelling; cost, \$7,000; owner, Gerson Leibowitz, 1554 St. Mark's av; architect, Morris Whinston, 459 Stone av. Plan No. 6981.

SUMPTER ST, n e cor Ralph av, plumbing to 3-sty tenement; cost, \$250; owner, Herman Steneck, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 6939.

UNION ST, s s, 399 e Brooklyn av, extension to 3-sty garage and dwelling; cost, \$600; owner, Hannah H. Weed, on premises; architect, Howard Chapman, 315 5th av, Manhattan. Plan No. 6987.

UNION ST, n s, 75 e Columbia st, electric sign; cost, \$200; owner, Jos. Sessa, on premises; architect, Oscar F. Buhner, 209 West 48th st, Manhattan. Plan No. 6972.

VAN BRUNT ST, n w cor Commerce st, exterior alterations to 1-sty plant; cost, \$200; owner, N. Y. Dock Co, State and Whitehall sts, Manhattan; architect, C. E. Hicks, foot of Montague st. Plan No. 6964.

VARET ST, s s, 100 w Humboldt st, interior alterations to 3-sty store and tenement; cost, \$150; owner, Rosa Hirsch, 1062 41st st; architect, Tobias Goldstone, 50 Graham av. Plan No. 7026.

9TH ST, n s, 147 w 3d av, extension to 3-sty store and dwelling; cost, \$1,300; owner, Nicola Altanar, on premises; architect, Fred. B. McDuffie, 65 Clifton pl. Plan No. 7025.

WEST 32D ST, w s, 280 n Surf av, extension to 1-sty dwelling; cost, \$300; owner, Edith Vinton, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6918.

WEST 32D ST, w s, 200 s Mermaid av, extension to 2-sty dwelling; cost, \$1,000; owner, Daniel H. Flaherty, 141 40th st, Corona, L. I.; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7034.

51ST ST, n w cor 5th av, electric sign; cost, \$100; owner, Herman Bischoff, on premises; architect, Oscar F. Buhner, 209 West 48th st, Manhattan. Plan No. 6974.

ATKINS AV, e s, 55 n Stanley av, extension to 1-sty store and dwelling; cost, \$1,000; owner, Chas. Ingrassia, on premises; architect, John M. Ricca, 90 New Lots rd. Plan No. 6994.

ATLANTIC AV, n s, 227.5 e St. James pl, extension to 4-sty store and tenement; cost, \$450; owner, John De Filippo, on premises; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 7039.

BEDFORD AV, w s, 206 s Clymer st, plumbing to 2-sty dwelling; cost, \$140; owner, Frank Murray, on premises; architect, Hy A. Starckl, 241 Central av. Plan No. 6911.

BROADWAY, n s, 55.6 w Ellery st, interior alterations to 4-sty store and tenement; cost, \$200; owner, Bowery Savings Bank, 128 Bowery, Manhattan; architect, A. D. Hoxie, 176 West Broadway, Manhattan. Plan No. 7042.

CENTRAL AV, n e cor Troutman st, interior alterations to 3-sty store and tenement; cost, \$250; owner, Giovanna Palermo, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 7030.

DIVISION AV, n w cor Rodney st, interior alterations to 3-sty tenement; cost, \$500; owner, John O'Rourke, 271 Division av; architect, Willard Parker, 24 McDonough st. Plan No. 7012.

FLUSHING AV, n e cor Vandervoort pl, interior alterations to 4-sty store and tenement; cost, \$600; owner, Harry Berger, 80 Debevoise st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7062.

FLUSHING AV, s w cor Spencer st, extension to 3-sty store and dwelling; cost, \$1,000; owners, Jos. Cardenelli & ano, 711 Bedford av; architect, Chas. M. Straub, 147 4th av, Manhattan. Plan No. 7052.

GRAND AV, w s, 193 s Willoughby av, interior alterations to 4-sty school; cost, \$4,000; owner, Morris Bldg. Co., 207 Ryerson st; architects, Howells & Stokes, 100 William st, Manhattan. Plan No. 7055.

GRAVESEND AV, e s, 100 n Av U, extension to 2-sty dwelling; cost, \$600; owner, Giovanni Regione, on premises; architect, Fredk. Murtz, 1800 East 2d st. Plan No. 7019.

GREENE AV, s s, 20 w Waverly av, plumbing to 3-sty dwelling; cost, \$500; owner, Martha Wack, 603 Water st, Manhattan; architect, Lee Saunenfeld, 143 West 40th st, Manhattan. Plan No. 6993.

GREENE AV, s s, 225 e Tompkins av, interior alterations to 3-sty dwelling; cost, \$400; owner, William Goldman, 200 Throop av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6986.

GREENPOINT AV, n s, 404.4 e Provost st, plumbing to 1-sty factory; cost, \$250; owner, Chas. Bierschank, on premises; architect, Chr. Bauer, 861 Manhattan av. Plan No. 7028.

HIGHLAND BOULEVARD, n s, 200 w Barbey st, extension to 2-sty dwelling; cost, \$3,000; owner, Adolf Gobel, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 6917.

KNICKERBOCKER AV, s w cor Stanhope st, electric sign; cost, \$200; owner, Hyman Levy,

on premises; architect, Oscar F. Buhner, 209 West 48th st, Manhattan. Plan No. 6976.

LEXINGTON AV, n s, 100 e Throop av, extension to 2-sty storage; cost, \$1,000; owner, Philip Heiss, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 6908.

LINCOLN AV, e s, 116 n Etna st, plumbing to 2-sty dwelling; cost, \$100; owner, Nils Pearson, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 6940.

PITKIN AV, n w cor Hendrix st, electric sign; cost, \$200; owners, Harry Major & ano, 825 Blake av; architect, Robt. Gerlinger, 1790 Broadway, Manhattan. Plan No. 6962.

SUNNYSIDE AV, s w cor Miller av, extension to 2-sty dwelling; cost, \$800; owner, Jane A. Rouff, on premises; architect, F. W. Acocq, 35 Wyona st. Plan No. 6992.

SURF AV, s s, 100 w Beach 40th st, extension to 2-sty dwelling; cost, \$1,000; owner, John H. Durp, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6999.

SUTTER AV, s s, 25 e Barbey st, extension to 1-sty synagogue; cost, \$4,000; owner, Louis Schwartz, 877 Blake av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6945.

VERNON AV, s e cor Lewis av, extension to 4-sty store and tenement; cost, \$1,500; owner, Julius Busch, 161 McKibben st; architect, Tobias Goldstone, 50 Graham av. Plan No. 7069.

4TH AV, n e cor 2d st, interior alterations to 1-sty shop; cost, \$250; owner, City of New York; architect, D. A. Lucas, 98 3d st. Plan No. 6959.

4TH AV, s e cor 1st st, plumbing to 1-sty shop; cost, \$250; owner, City N. Y.; architect, D. A. Lucas, 98 3d st. Plan No. 7017.

4TH AV, e s, 40 n 2d st, interior alterations to 1-sty office; cost, \$250; owner, City N. Y.; architect, D. A. Lucas, 98 3d st. Plan No. 7016.

4TH AV, e s, 65 n 1st st, interior alterations to 1-sty shop; cost, \$150; owner, Alfonso Jordan, 273 4th av; architect, W. J. Conway, 400 Union st. Plan No. 7072.

4TH AV, e s, 85 n 1st st, interior alterations to 1-sty dwelling; cost, \$150; owner, Alfonso Gordon, 273 4th av; architect, W. J. Conway, 400 Union st. Plan No. 7073.

5TH AV, n w cor 51st st, electric sign; cost, \$120; owner, Herman Bischoff, on premises; architect, Oscar F. Buhner, 209 West 48th st, Manhattan. Plan No. 6975.

6TH AV, w s, between Park pl and Sterling pl, extension to church; cost, \$4,000; owner, St. Augustine R. C. Church, on premises; architect, A. E. Parfitt, 233 Broadway, Manhattan. Plan No. 7009.

Queens.

BELLE HARBOR.—Chester av, e s, 140 n Newport av, plumbing to dwelling; cost, \$250; owner, E. Garabaldi, premises. Plan No. 2278.

BUSHWICK JUNCTION.—L. I. R. R., n s, e Metropolitan av, elevator in railroad building; cost, \$2,300; owner, L. I. R. R., Penn Station, Manhattan. Plan No. 2275.

COLLEGE POINT.—16th st, w s, 175 n 3d av, plumbing to dwelling; cost, \$60; owner, G. Markey, premises. Plan No. 2285.

CORONA.—Railroad av, s w cor 51st st, cut new cellar entrance to dwelling; cost, \$50; owner, A. Piazzantom, premises. Plan No. 2264.

EDGEMERE.—Dickerson av, n w cor Fulton av, 1-sty frame extension, 27x28, side dwelling, tin roof; cost, \$1,300; owner, J. Stern, 387 4th av, Manhattan; architect, J. C. Jorgenson, 1101 Boulevard, Arverne. Plan No. 2273.

ELMHURST.—Whitney av, n s, 100 w Oliver pl, 1-sty brick extension, 14x18, rear office, slag roof; cost, \$300; owner, Elmhurst Coal Co., premises. Plan No. 2283.

FLUSHING.—15th st, w s, 110 s Sandford av, new foundation to dwelling; cost, \$400; owner, G. E. Watson, premises. Plan No. 2288.

FLUSHING.—Maple av, s s, 300 e Lawrence st, new porch to dwelling, other repairs; cost, \$500; owner, G. E. Watson, Flushing. Plan No. 2289.

FLUSHING.—Prince st, n s, 125 e Broadway, plumbing to dwelling; cost, \$50; owner, Jockus & Stark, premises. Plan No. 2259.

FLUSHING.—Smart av, 25, interior alterations to dwelling; cost, \$75; owner, J. J. Maher, premises. Plan No. 2256.

FLUSHING.—Homelawn av, n s, 10 e Dowling av, plumbing to dwelling; cost, \$125; owner, Mrs. Larz, premises. Plan No. 2245.

GLENDALE.—Richard av, w s, 310 w Central av, plumbing to dwelling; cost, \$50; owner, J. Logan, premises. Plan No. 2279.

GLENDALE.—Richard av, w s, 370 n Central av, plumbing to dwelling; cost, \$50; owner, M. Horbett, premises. Plan No. 2280.

JAMAICA.—Chichester av, 133, plumbing to dwelling; cost, \$50; owner, Ellen English, premises. Plan No. 2284.

L. I. CITY.—Jackson av, 400, electric sign on store; cost, \$75; owner, Sam. Erhorf, premises. Plan No. 2265.

L. I. CITY.—Crescent st, e s, 460 n Flushing av, 2-sty frame extension, 21x15, rear dwelling, slag roof; cost, \$500; owner, G. Greico, 234 Hoyt av, L. I. City. Plan No. 2282.

L. I. CITY.—Anstel pl, w s, 140 s Meadow st, elevator to factory; cost, \$3,350; owner, Studebaker Corp., 1757 Broadway, Manhattan. Plan No. 2274.

L. I. CITY.—6th av, e s, 150 n Vandeventer av, interior alterations to dwelling; cost, \$600; owner, Frank Kudean, premises. Plan No. 2257.

L. I. CITY.—Hancock st, 544, plumbing to dwelling; cost, \$80; owner, W. Brophy, premises. Plan No. 2253.

L. I. CITY.—Hancock st, w s, 125 n Graham av, erect shed over planer; cost, \$90; owner, W. F. Meyer, premises. Plan No. 2254.

L. I. CITY.—Ridge st, 103, plumbing to dwelling; cost, \$150; owner, W. Horzog, premises. Plan No. 2244.

L. I. CITY.—Creek st, e s, 70 n 3d st, interior alterations to office; cost, \$500; owner, Irving Iron Works, premises. Plan No. 2246.

MASPETH.—Lenox av, n s, 210 e Maiden lane, 1-sty frame extension, 5x11, side shop; cost, \$65; owner, J. Gasse, premises. Plan No. 2252.

MORRIS PARK.—Atlantic av, n s, 70 w Johnson av, plumbing to seven dwellings; cost, \$500; owner, Atlantic Building Co., Atlantic av, Richmond Hill. Plan No. 2266.

MORRIS PARK.—Johnson av, e s, 100 s Fulton st, plumbing to dwelling; cost, \$50; owner, A. Armstrong, premises. Plan No. 2267.

MORRIS PARK.—Beach st, e s, 100 s Atlantic av, plumbing to dwelling; cost, \$50; owner, A. Ladd, on premises. Plan No. 2268.

OZONE PARK.—Kimball av, n s, 25 w Oxford av, interior alterations to dwelling to provide for two families; cost, \$800; owner, S. Masto, 222 Liberty av, Brooklyn; architect, W. A. Blecher, 4420 Kimball av, Richmond Hill. Plan No. 2248.

RICHMOND HILL.—Church st, 1241, plumbing to dwelling; cost, \$50; owner, M. A. Cantor, on premises. Plan Nos. 2286-2287.

RICHMOND HILL.—Freedom av, e s, 60 n Elm st, plumbing to dwelling; cost, \$50; owner, J. Reid, on premises. Plan No. 2271.

RICHMOND HILL.—Freedom av, e s, 80 n Elm st, plumbing to dwelling; cost, \$50; owner, J. Bill, on premises. Plan No. 2272.

RICHMOND HILL.—Chestnut st, w s, 200 s Jamaica av, plumbing to dwelling; cost, \$50; owner, F. Wunch, on premises. Plan No. 2281.

RICHMOND HILL.—Herald av, e s, 318 n Jamaica av, plumbing to dwelling; cost, \$50; owner, P. Brandmeier, on premises. Plan No. 2261.

RICHMOND HILL.—Herald av, e s, 268 n Jamaica av, plumbing to dwelling; cost, \$50; owner, S. W. Johnson, on premises. Plan No. 2262.

RICHMOND HILL.—Oceanview av, n w cor Fulton st, plumbing to dwelling; cost, \$50; owner, J. Nichols, on premises. Plan No. 2263.

RIDGEWOOD.—Seneca av, 475, interior alterations to barn; cost, \$100; owner, Edw. Weinman, premises. Plan No. 2251.

RIDGEWOOD.—Seneca av, 926, electric sign to moving picture show; cost, \$50; owner, M. Kaplan, premises. Plan No. 2242.

ROCKAWAY PARK.—Beach 112th st, e s, 425 s Washington av, new post foundation to Orphans' Home; cost, \$500; owner, St. Malachy's Home, premises. Plan No. 2243.

SPRINGFIELD.—Springfield av, w s, 506 s Merrick rd, 1-sty frame extension, 10x37, side store and dwelling, interior alterations; cost, \$1,500; owner, C. H. Wood, Springfield; architect, H. T. Jeffrey, Butler Bldg., Jamaica. Plan No. 2277.

WINFIELD.—Hyatt av, s s, 75 e William st, interior alterations to dwelling; cost, \$500; owner, Carl Matz, on premises. Plan No. 2255.

WINFIELD.—Hyatt av, e s, 125 n William st, interior alterations to dwelling; cost, \$200; owner, Chas. Flettner, premises. Plan No. 2249.

WOODHAVEN.—Gherardi av, n e cor Syosset st, plumbing to dwelling; cost, \$50; owner, L. Vacheron, on premises. Plan No. 2269.

WOODHAVEN.—Oceanview av, s e cor Brandon av, plumbing to dwelling; cost, \$50; owner, F. J. Berlich, on premises. Plan No. 2270.

Richmond.

BELMONT TER, n e cor Belmont pl, new Brighton, alterations to frame dwelling; cost, \$5,500; owner, Gilbert Elliott, 31 Belmont ter; architect, W. H. Butterfield, 437 5th av, Manhattan; builder, H. Hermansen, 340 Oakland av, West Brighton. Plan No. 452.

BEUTTEY ST, n e cor Amboy rd, Tottenville, alterations to frame dwelling; cost, \$300; owner, Dr. A. G. Dow, Beuttey, S. I.; builders, Campbell & Anderson, 129 Central av, Tottenville. Plan No. 432.

CHURCH ST, e s, 100 s e Broadway, Tottenville, alterations to brick factory; cost, \$1,985; owner, Tottenville Copper Co., Tottenville, S. I.; architects, McClintic-Marshall & Co., Tottenville, S. I. Plan No. 443.

JERSEY ST, 392, 75 s w 3d av, New Brighton, alterations to frame dwelling; cost, \$95; owner, Mr. Weiner, Richmond ter, New Brighton; builders, M. Segler & Son, 33 Pine st, New Brighton. Plan No. 446.

MAIN ST, e s, 150 s Arents av, Tottenville, alterations to frame store; cost, \$280; owner, Mrs. D. Booth, Tottenville; architect, E. R. Paugh, Tottenville. Plan No. 441.

RICHMOND TER, s s, 475 w Nicholas st, New Brighton, alterations to frame dwelling; cost, \$75; owner, David N. Laroy, on premises. Plan No. 424.

SEAFOAM ST, e s, 260 Cedar Grove av, New Dorp, alterations to frame dwelling; cost, \$75; owner, Mary E. Noble, Seafoam st, New Dorp; builder, Wm. N. Noble, Seafoam st, New Dorp. Plan No. 429.

TAYLOR ST, e s, 400 n Castleton av, West New Brighton, alterations to frame dwelling; cost, \$125; owner, A. F. Brown, Taylor st, West New Brighton; builder, Alfred Deppe, Casoline st, West New Brighton. Plan No. 448.

AMBOY RD, w s, 25 n Station av, Pleasant Plains, alterations to frame store and dwelling; cost, \$200; owner, W. J. Penton, 6324 Amboy rd; builders, Kursh & Koeny, Pleasant Plains. Plan No. 447.

AMBOY RD, n w cor, Sequine rd, Pleasant Plains, alterations to brick garage; cost, \$150; owner, Leone Landato, Amboy rd, Pleasant Plains. Plan No. 437.

AMBOY RD, s e cor Elliott av, Tottenville, alterations to frame dwelling; cost, \$150; owner, Wm. D. Frerichs, Elliott av; builders, Campbell & Anderson, 129 Central av. Plan No. 431.

AMBOY RD, w s, 600 s Mill rd, Richmond Valley, alterations to frame dwelling; cost, \$65; owner, Axel Olsen, Pleasant Plains; builders, Daggett & Olsen, Pleasant Plains. Plan No. 427.

BRITTON AV, e s, 200 n Clove av, Concord, alterations to frame dwelling; cost, \$400; owner, John Perrelli, Britton av; builder, John Buttermark, 1901 Clove av. Plan No. 425.

BROADWAY, s w cor Richmond ter, West New Brighton, alterations to brick saloon; cost, \$1,000; owner, South Atlantic Realty Co., Stapleton, S. I.; architect, Jas. Whitford, Tompkinsville; builder, S. Rispoli, Rosebank. Plan No. 423.

OAKLAND AV, w s, 160 s Castleton av, West Brighton, alterations to frame dwelling; cost, \$450; owner, F. F. Richardson, Oakland av, West Brighton; builder, Wm. F. Behler, 84 Clinton av, Port Richmond. Plan No. 440.

CASTLETON AV, n s, 400 e Bard av, West Brighton, alterations to brick garage; cost, \$500; owner, S. V. Vincents Hospital; builder, J. A. Boyle. Plan No. 426.

CRESCENT AV, w s, 85 n Richmond rd, Middle Town, alterations to frame dwelling; cost, \$500; owner, Chas. Miller, 18 Crescent av. Plan No. 442.

HARRISON AV, e s, 3/4 mile e Amboy, Annadale, alterations to frame dwelling; cost, \$150; owner, H. Litkenhaus, Sea Side P. O.; builder, Henry Johnson, Sea Side P. O., Annadale. Plan No. 449.

HOUSEMAN AV, w s, 100 Cedar av, Elm Park, alterations to frame dwelling; cost, \$200; owner, Jos. Franz, 26 Houseman av; architect, J. Alkevich, 337 Simonson av, Mariners' Harbor. Plan No. 438.

HUGUENOT AV, w s, 2,000 s Woodrow rd, Huguenot Park, alterations to frame dwelling; cost, \$100; owner, Percival G. Ullman, Jr., Huguenot Park, S. I.; builder, Fred Klein, Huguenot Park, S. I. Plan No. 430.

JEWETT AV, w s, 250 s Castleton av, Port Richmond, alterations to frame dwelling; cost, \$350; owner, Albert Dierling, 180 Jewett av, Port Richmond; builder, Adam Scheer, 210 Jewett av, Port Richmond. Plan No. 451.

MONTGOMERY AV, e s, 150 n Richmond Tunpk, Tompkinsville, alterations to frame store and dwelling; cost, \$200; owner, Atlantic Realty Co., Stapleton; architect, P. Fiore, 287 Glen av. Plan No. 439.

OAKLAND AV, e s, 200 n Castleton av, West Brighton, alterations to frame dwelling; cost, \$500; owner, Mrs. McHighen, Oakland av; builder, J. J. Murphy, 502 Prospect st. Plan No. 444.

RICHMOND TUNPK, n e cor Manor rd, Castleton Corners, alterations to frame store; cost, \$200; owner, Geo. W. Vroom, 53 Todt Hill rd; builder, J. W. Burbank, Josephine st, Castleton Corners. Plan No. 436.

VANDERBILT AV, s s, 200 w Cross st, Clifton, alterations to frame dwelling; cost, \$250; owner, F. A. Errington, 31 Townsend av; architect, Thos. McKittrick, Jackson av, Dongan Hills. Plan No. 435.

WASHINGTON AV, n e cor Egbert st, Grant City, alterations to frame dwelling; cost, \$2,200; owner, Ameoleo Lunhesi, 84 Lincoln av, Grant City; architects, Grunert & Pneuman, New Dorp; builder, M. Cebelli, Grant City. Plan No. 434.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 2. The location is given, but not the owner's address.

ATLANTIC CITY.—Melvina Doughty, 2519 Atlantic av, 3-sty brick, \$12,000.

GARFIELD.—Max Greenstein, 81-85 Passaic st, 2-sty frame alteration, \$400.

ELIZABETH.—Morris Weltehek, n w cor Pine and 4th sts, 3-sty brick, \$10,000.

JERSEY CITY.—Benjamin Gordon, 79 Bergen av, 3-sty brick, \$10,000; Meyer Coczewith, s w cor Baldwin av and Washburn st, 3-sty brick, \$16,000; Morris Broadman, n side Storms av, 40 ft. e of Monticello av, 3-sty brick, \$12,000; Charles L. Muller, 844 Bergen av, 3-sty frame alteration, \$3,000.

BELLEVILLE.—Natale Abate, 114 Franklin st, 3-sty frame, \$5,000.

LODI.—Salvatore Guardalibene, n w cor Passaic av and Hunter st, 3-sty brick, \$18,000.

TOWN OF UNION.—Louis Pasquale, 526 John st, 3-sty frame alteration, \$3,000.

PASSAIC.—Nathan Lenz, s w cor Monroe st and Vreeland av, two 2-sty brick, \$10,000.

NEWARK.—Morris Tzeses, 9 Irving av, 3-sty frame, \$5,000; Frederick W. Hassinger, 382 and 386 Belmont av, two 3-sty brick, \$36,000; Paul H. Brangs, n side 4th av, 150 ft. east of Roseville av, 3-sty brick, \$13,000; Mary Schlatter, 192 Hamburg pl, 3-sty frame alteration, \$500; Louis Schwartz, 177 Prince st, 3-sty frame alteration, \$400.

WEEHAWKEN.—Thomas Henry, 766-768 Park av, 4-sty brick alteration, \$500.

BAYONNE.—Louis Abramson, s e cor Av C and West 51st st, two 3-sty brick, \$15,000.

PATERSON.—Margaret Arnaboldi, 15 Hamilton av, 4-sty brick alteration, \$1,200.

KEARNY.—Eugene and Catherine Rutzler, s w cor Davis av and Hoyt st, two 3-sty frame, \$12,000.

WEST NEW YORK.—Francisco Quastella, 207 9th st, 3-sty brick, \$12,000.

WEST NEW YORK.—Domenick Manganelli, 30 19th st, 3-sty brick, \$10,000; Carolina L. Langoni, n s, 20th st, 100 ft. e of Dewey av, 4-sty brick, \$15,000.

WEST NEW YORK.—Maria Silvestri, n side 18th st, near Park av, 3-sty brick, \$10,000.

KEARNEY.—Gilbert Paulero, 354 Highland av, 2-sty brick, \$6,000.

KEARNY.—Anne Augustina, 137 Tappan st, 3-sty frame alteration, \$300.

NEWARK.—Harry Schanerman, 69 and 71 Runyon st, two 3-sty frame, \$12,000; Joseph Palmiero, 489 North 6th st, 3-sty brick, \$5,000; Ida Axel, 209 Nye av, 3-sty frame, \$5,000; Ida Axel, 33-35 Hobson st, 3-sty frame, \$10,000; Nathan Gross, 110 Union st, 2-sty brick, \$4,000.

NEWARK.—John Schneider, 45 Av L, 3-sty frame, \$5,000.

NEWARK.—Frank Waxler, 117 Prince st, 3-sty frame alteration, \$300; Nathan Goldstein, 72-74 Monmouth st, 4-sty frame alteration, \$200; John Mariove, 920 South 18th st, 3-sty frame, \$6,000.

HOBOKEN.—Protomastro Bros., 202 Grand st, 4-sty frame alteration, \$700.

JERSEY CITY.—Robert Broadman, 59, 61, 65, 67 and 71 Hopkins av, five 3-sty brick, \$40,000; Gellerman & Halpern, 202-204 Bidwell av, 3-sty brick, \$10,000.

JERSEY CITY.—Mary Sprague and Lilly Myers, 283 Grove st, 4-sty brick, \$6,000; Max Potashkin, n w corner Vroom st and Baldwin av, 3-sty brick, \$15,000; William Bender Co., 98 Brunswick st, 4-sty brick alteration, \$200; Samuel Peretti, 289-291 Neptune av, 3-sty brick, \$11,000.

JERSEY CITY.—George Fleckenstein, 105 South st, 3-sty brick, \$10,000; Robert Broadman, 156 York st, 4-sty brick alteration, \$200; Michael Tuorto, n e cor Baldwin av and Newkirk st, 3-sty brick, \$9,000; Louis C. Rose, 1084 Summit av, 3-sty frame alteration, \$2,000.

NORTH BERGEN.—National Bldg. Co. of West Hoboken, 315 Paterson Plank rd, 3-sty brick, \$16,000.

WEST HOBOKEN.—Charles J. Horan, e side West st, 75 ft. north of Malone st, 3-sty brick, \$8,000.

PERSONAL AND TRADE NOTES.

WILLIAM DODDS & SON, plumbing contractors, have moved their office and shop from 318 to 357 Pearl st.

ROBERT MARSH, heating and plumbing contractor, has recently opened an office and shop at 265 East Broadway.

FREDERICK HAMMOND, architect, formerly located at Melrose av and 149th st, has moved his offices to 3029 3d av.

H. P. WRIGHT & CO., general contractors, formerly at 30 East 42d st, have resumed business at 25 West 42d st.

CHAMBERLAYNE, INC., furniture manufacturer and dealer, has moved its showroom from 503 East 72d st to 28 East 52d st.

PNEUMATIC PLACING CO., manufacturer of pneumatic conveying equipment, has moved its offices from 45 Broadway to 2 Rector st.

STARBUCK & HUNT, interior decorators and importers of Oriental rugs, have moved their offices and showrooms from 5 East 35th st to 10 East 47th st.

W. H. P. FISHER has recently been appointed sales manager of the L. M. Booth Company, 136 Liberty st, manufacturer of the Booth water softeners.

MISS MARY R. CROVATT, interior decorator, has leased space in the recently altered building at 18 West 47th st, which will be used as an office and studio.

RIVERSIDE PLUMBING & HEATING CO., 594 River st, Paterson, N. J., desire catalogues and samples from manufacturers and jobbers in the heating and plumbing trades.

DUNNIGAN & CRUMLEY, architects, have opened offices in the A-Re-Co. Building, 149th st and 3d av, and desire samples and catalogues from manufacturers interested in the building trades.

FARNHAM YARDLEY, vice-president of Jenkins Bros., manufacturers of valves, 80 White st, was recently elected president of the American Supply and Machinery Manufacturers' Association.

BRYANT MEMORIAL CO., designer and builder of monuments, tablets and mausoleums, has opened an office and studio in the Anderson Art Galleries Building, 15 East 40th st. This firm will work in granite, marble and bronze.

CHARLES W. FRANK, architect, has opened an office for the practice of his profession in the Permanent Title Building, Akron, O., and desires samples and catalogues from manufacturers and jobbers interested in the building trades.

ARCHITECTURAL CONTRACTING CO., INC., 2875 Broadway, was recently incorporated to do a general contracting business and desires that sub-contractors who wish to figure upon work in their office should enroll themselves at the earliest opportunity.

CHARLES FALL, architect of the group of buildings now under construction in Hoboken for the Hoboken Land & Improvement Co., recently entertained a number of friends in the observation tower of this project. The view from the tower is a fine one, the Orange Mountains being visible in the distance. These buildings will probably be completed early in November, according to the Turner Construction Co., builder of the group.

ABERTHAW CONSTRUCTION COMPANY, Boston, specialists in reinforced concrete and in industrial buildings, as well as dams and water powers, is about to move its main offices from 8 Beacon st to the new Niles Building at 27 School st, where the top floor will be occupied. Increased accommodation, together with a desire to place all the departments close together and in proper relation to each other are the impelling causes for the change.

WILLIAM M. CALDER, formerly Building Superintendent in Brooklyn, when in Washington this week expressed the opinion that the next Constitution being submitted to the people of the State will be adopted. It was true that there did not appear to be much interest in this question as yet. But before Election Day he was sure that there would be careful study of the Constitution by the voters of all parties and he believed a majority would reach the conclusion that the proposed instrument is a better one than that under which the State is governed today.

OBITUARY

JOHN J. JONES, a building contractor for many years prominent in the Flatbush section of Brooklyn, died at his home, 431 Sterling st, Friday, October 1. He was thirty-three years old. He is survived by one brother.

MARINUS HOUMAN, an architect, who was prominent in New Jersey, died of Bright's disease at his home at Pompton Lake, N. J., Wednesday, October 6. He was born in Holland sixty-seven years ago. His widow, two sons and four daughters survive him.

CLAUS MILLER, senior partner of the firm of Claus Miller-Freeman Co., general contractors at 51 Prospect st., Newark, N. J., died at his home, 151 2d st., Newark, Wednesday, Oct. 6. He was born in Denmark, sixty-one years ago. He is survived by his widow, three sons and a daughter.

PATRICK H. ROONEY, formerly a leading contractor and builder and for many years an inspector in the Building Department, died suddenly at the home of his daughter, 3067 Hull av, the Bronx, Monday, Oct. 5. He was born in Liverpool, England, sixty-six years ago. Mr. Rooney built the Harlem Opera House for Hammerstein and erected a number of apartment houses in the Harlem section. He is survived by his widow, two sons and five daughters.

OGLESBY PAUL, a landscape architect of Philadelphia, died of a complication of diseases in a Boston hospital, Tuesday, October 5, after one month's illness. He was born in Philadelphia, September 28, 1877. Mr. Paul was the landscape architect of Fairmount Park, and had much to do with the landscaping of many of the large estates in the suburbs of Philadelphia. He was a member of the Merion Cricket, Philadelphia and other clubs.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

NATIONAL PAVING BRICK MANUFACTURERS' ASSOCIATION will hold its annual convention at Dayton, O., October 11-15.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Cleveland, O., February 17-19, 1916. Headquarters at the Hotel Statler.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

NATIONAL HARDWARE ASSOCIATION and the American Hardware Manufacturers' Association will hold its joint annual convention at Atlantic City, N. J., October 13-15. Headquarters at the Marlborough-Blenheim Hotel.

EASTERN SUPPLY ASSOCIATION will hold its annual meeting at the Hotel Astor, Wednesday, October 20. The program will include the election of officers for the ensuing year and other matters of importance.

THE SOCIETY OF FRIENDS OF YOUNG ARTISTS has decided to keep the architects' exhibition now being held in Mrs. Whitney's studio, 8 West 8th st, open in the evenings until 9 o'clock. This exhibition will close October 15.

AMERICAN BUILDERS' WEEK at the Panama-Pacific International Exposition will be held October 18-23. Interesting programs have been prepared for each day and the celebration will be terminated in a banquet at the Palace Hotel, on Saturday evening, October 23.

AMERICAN INSTITUTE OF ARCHITECTS will hold its next convention on the Pacific Coast—in October—and sessions will be held both in San Francisco and Los Angeles. Entertainment committees have been appointed by both the San Francisco and Southern California chapters.

SOCIETY FOR ELECTRIC DEVELOPMENT, INC., is completing its arrangements for the Electrical Prosperity Week, November 29-December 4. Interesting programs are now being prepared for each day of the celebration, further announcement of which will be made in a later issue of this paper.

ELECTRICAL ENGINEERS. — The 315th meeting of the American Institute of Electrical Engineers will be held in the Auditorium of the Engineering Societies Building, 33 West 39th st, New York, on Friday, November 12, at 8.15 p. m. The general subject of the meeting will be "Operating Temperature for Mica Insulation" and a paper will be presented by Mr. F. D. Newbury on "Experimental Data Concerning the Safe Operating Temperature for Mica Armature Coil Insulation." The paper advocates increasing the temperature limits of built-up mica insulation, which the present Institute Standardization Rules fixes at the conservative figure of 125 deg. cent. because of the lack of convincing data justifying the general adoption of a higher limit. The paper is published a month in advance in order to afford ample time for preparing discussion on the subject.

BUILDING MATERIALS AND SUPPLIES

PLASTERERS IN LIEU OF WINNING DEMAND FOR STEWARD SYSTEM ARE TO HAVE WAGES RAISED NOT MORE THAN 50 CENTS

Big Corporations Beginning to Buy
Lumber—Cement Prices Firmer

A COMMITTEE representing the journeymen plasterers of New York and vicinity and the bosses meet today at the rooms of the Building Trades Employers' Association and in lieu of acceding to the demands of the men for the introduction of the steward or minimum labor plan they will promise an increase in wages of not more than fifty cents a day beginning next year. The journeymen are bound to abide by the decision of the joint committee.

This removes all fear of a tie-up of building operations in this city. During the conferences between members of the committee and the bosses and unions the plasterers have been at work following a lock-out by the bosses when the men attempted to forcibly introduce the minimum labor plan. The steward system calls for the hiring of a steward by the boss on every job requiring more than ten men, whose duty it shall be to prevent any man from doing more than a prescribed amount of work in a day.

The men maintained that rush work on buildings being hastened to completion following delays arising from financing, non-arrival of material and other causes, in time for spring and fall renting seasons, has produced an unfair discrimination among workmen to the advantage of some and the exclusion of others. Union plasterers have been getting \$5.50 a day.

Advices from the brick and cement markets indicate a continuation of stiffness in price levels. The attempt to get seven dollars a thousand for Hudson common brick failed, for the most part, but it served to bring the base up to \$6.50 and \$6.75 a thousand. Rainy weather interfered with demand and thus helped to keep prices down, but the fact that supplies are not great up the River nor in the Raritan district tended to keep the market from becoming glutted with brick and prices firm.

Portland cement manufacturers are getting more and more to a uniform price level of \$1.52, for immediate business. Cement bought at low prices a month or two ago is now practically all shipped, and when the last of this business moves out of the valley there is very likely to be sharp upturn to all quotations. Shipments from the Valley in September were about the same as those for August, and there was a little more reserve on hand, partly due, however, to difficulty in obtaining cars.

The demand for Southern Yellow Pine is improving. Large corporations which have been out of the market are reported

by the Southern Pine Manufacturers' Association to be coming in again. Railroad buying is better. The large line yards are coming into the market earlier this fall than usual, doubtless in anticipation of continued difficulty in getting shipments as car shortages increases. There has been no change in the value of good well manufactured stocks except in the case of yellow pine, which has moved up \$1 a thousand. Short leaf pine prices are held stiff at list and some quotations at a dollar a thousand above new September cards have been reported. Some grades of long leaf yellow pine flooring have advanced in prices.

Hardwood business is increasing in volume, but prices are still at August and September levels. Stocks are not over plentiful and a moderate demand is expected to result in sharp advances.

Further shrinkage in the price of copper and the disposition on the part of plate interests in the steel market to get 1.40c. reflect the general condition in the steel market. The tonnage as reported by the United States Steel Corporation today is higher than that for September, but it reflects little improvement in heavy building construction in any one section of the country. The east has taken more building tonnage than in recent months, but it is not yet abnormal.

September construction in New York, indicating what the general Eastern trend of building construction is, by reason of easing of the money market, shows a total of 10,138 buildings with an estimated value of \$122,664,708. In the same month last year the estimated value of the 9,173 buildings projected was \$104,612,565, showing a gain of 965 new buildings, and an increased probable expenditure of \$18,052,143.

With money obtainable at lower premiums for building construction it is the belief of building material interests that a larger percentage of new building plan filings will go ahead during the winter than in a corresponding period in many years. Filings in the five boroughs for the week just closed follow. In the same week last year 164 buildings were projected at an estimated value of \$2,266,045.

	Week ending,			
	Oct. 1.	Oct. 8.	Oct. 1.	Oct. 8.
Manhattan.....	11	\$887,450	22	\$969,000
Bronx.....	13	324,500	29	986,300
Brooklyn.....	104	642,750	93	846,700
Queens.....	101	642,790	89	271,773
Richmond.....	20	30,989	32	36,480
Totals.....	249	\$2,111,479	265	\$3,109,253

LUMBER.

Local Business Said To Be Much Stronger—Hardwoods Dull.

WHOLESALE lumber interests in this city say there is a noticeable improvement in the volume of business being taken this fall over that of last autumn. In general the situation is good, but it is not up to normal. One man said his business was showing considerably more strength.

October prices vary little from those of September. In some cases, like yellow pine, which has advanced a dollar a thousand, there is a slight stiffening owing to low stocks and difficulty of getting cars and boats to send it to this market. Short leaf pine is also suffering from the same trouble and accordingly a dollar advance is noted in this month's list. Long leaf yellow pine is decidedly stiffer and prices may go higher.

Hardwoods are moving slowly for some unexplained reason. The mill stocks are not heavy and there is not much of a movement of this material to manufacturers in this territory. Prices are weak and there are few quick buyers. The belief in the trade is that just as soon as there develops a good brisk movement in building construction a corresponding movement in hardwood prices will follow.

LINSEED OIL.

New Price Level Said To Be Very Strong—Few Contracts Made.

ADVICES from Duluth indicate great strength in the flaxseed market, with the result that linseed oil prices here at the new 58 and 59 cent levels are steady and may even go higher. Producers were not inclined to make contracts for future deliveries at present, indicating still higher quotations before long. The demand here was not especially keen this week, the disposition apparently being to await the result of the heavy pressure in the west.

HARDWARE.

Stiffness of Steel and Iron Keeps New Price Levels Firm.

PRACTICALLY every hardware distributor in the city is firm in the belief that an unprecedented demand for building equipment is going to develop between now and spring. The trade in general expects higher prices than now prevail owing, in part, to the higher price of steel and iron and also to better demand.

An officer of a big hardware manufacturing company said: "We have been watching the inquiry carefully. Dealers throughout the east are buying cautiously, but they are buying with a

view to spring conditions. Our salesmen tell me that while dealers are expecting exceptional credits, they are willing to put in larger stocks because they note the trend in real estate and in prospective building conditions. They want to be covered, apparently, against higher prices and we are doing what we can to take care of our customers."

NATIONAL BUILDING.

Gain of 22 Per Cent. Over Same Month Last Year for 126 Cities.

BRADSTREET'S compilation for building construction for 126 cities for the month of September indicates a gain of 22 per cent. This percentage of gain of course compares with a decrease of 33 per cent. in September, 1914, from September, 1913, but it should be noted that every group of cities except the far west shares in the expansion in values noted in September, and also in the increases shown in the number of permits which for the country as a whole show a gain of 15.2 per cent. over September a year ago.

A gain of 15 per cent. in number and of 22 per cent. in expenditure, it might be added, compare with a gain of six per cent. in permits and 14 per cent. in value in August this year, when the building tide definitely turned for the better and with decreases of eight and fourteen per cent., respectively, in permits and values in July. The percentage of gain in values in September, by the way, is the largest reported in any month since December, 1912.

The large gains in August and September make the showing for the third quarter of the year a favorable one, a gain of 3.7 per cent. being reportable over the third quarter of 1914, and a decrease in building expenditure for the nine months of the calendar year has been whittled down to 5.9 per cent., which seemed likely to be further reduced if not turned into a gain before the calendar year 1915 closes.

STRUCTURAL STEEL.

Fabricators Report Better Inquiry for Local Operations.

STRUCTURAL steel is beginning to take on activity, according to two important fabricators. There seems to be a close connection between the easing of the money market for building operations and the rising price of materials, and especially of steel. According to E. H. Gary, bookings and shipments are now about equal to the capacity of the United States Steel Corporation, which means that prices will continue to be stiff. "Prices," he said, "while in some respects are not as good as they might be, are, nevertheless, sufficient to permit a reasonable profit."

COMMON BRICK.

Prices of \$6.50 and \$7 Held Firm as Demand Improves.

IF there is any brick being sold in this market below \$6.50 a thousand it is being disposed of at a loss to the seller, according to an authority in the common brick market this week. By Monday it is probable that \$6.75 will be bottom, as the last of the yards up the river will close probably before the beginning of next week, especially if weather conditions prove favorable. Manufacturers are making their last batch of double coal brick now, and when that work is completed the last kilns for the 1915 season will be fired.

The supply is short up the river and in this city. Any definite improvement in demand will immediately be reflected in prices. One company has offered to buy brick from any company having good brick to sell below \$6.50.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 7, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.
Open barges, left over, Friday A. M., Oct. 1—3.

	Arrived.	Sold.
Friday, Oct. 1.....	16	11
Saturday, Oct. 2.....	4	5
Monday, Oct. 4.....	10	8
Tuesday, Oct. 5.....	1	5
Wednesday, Oct. 6.....	8	3
Thursday, Oct. 7.....	9	8
Total.....	48	40

Reported en route, Friday, Oct. 8—5.
Condition of market, easy. Prices: Hudsons, \$6.50 to \$7; Raritans, \$6.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.00 @ ___ (yard). Cargoes left over Friday A. M., Oct. 8—11.

1914.
Left over Friday A. M., Oct. 2—5.

	Arrived.	Sold.
Friday, Oct. 2.....	5	3
Saturday, Oct. 3.....	3	1
Monday, Oct. 5.....	15	14
Tuesday, Oct. 6.....	2	5
Wednesday, Oct. 7.....	5	4
Thursday, Oct. 8.....	7	4
Total.....	37	31

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.50; Newark, yard, — to \$7.25; nominal. Left over Friday a. m., Oct. 9—11.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915..... 64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 7, 1915..1389
Total No. bargeloads sold Jan. 1 to Oct. 7, 1915..... 1378
Total No. bargeloads left over Oct. 8, 1915.. 11
Total No. bargeloads left over Jan. 1, 1914 87
Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 8, 1914.....1272
Total No. bargeloads sold Jan. 1 to Oct. 8, 1914..... 1261
Total No. bargeloads left over Oct. 9, 1914.. 11