

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 16, 1915

## CONSTITUTION APPROVED IN THE MAIN

But the Real Estate Board Leaves Its Members Free  
to Exercise Personal Judgment on the Amendments

AT a meeting of the Board of Governors of the Real Estate Board of New York, held on Wednesday, October 13, the report of the Board's Committee on Constitutional Amendments was adopted. In adopting this resolution the Board of Governors leaves it to the individual judgment of each member as to how he shall vote on the various amendments. In the report special emphasis is laid upon such portions of the Constitution as relate to taxation and finance. The Board of Governors also endorsed the proposed amendment for an issue of \$27,000,000 of canal bonds.

The report of the Board's Committee on Constitutional Amendments follows:

To the Board of Governors, Real Estate Board of New York: Your committee appointed for the purpose of considering the provisions of the proposed amendments to the Constitution of the State of New York believes that the Real Estate Board of New York should, in the interest of the State, record its approval of the prevailing provisions of the work of the convention, and submits the following reasons:

Article 1, Section 7 (a) provides for the payment for property required for city purposes prior to taking possession; this provision alone is of great importance to the property holder and would relieve an intolerable situation, which has frequently happened.

Section 7 (d) provides for excess condemnation on a just basis and the provision relating to abandoned streets is clearly in the interest of the taxpayer.

Article 3, Section 21, provides in the second paragraph for a condition precedent to the appropriation of any money for public building purposes, which definitely fixes the cost of the work so that the Legislature may not appropriate an excessive or insufficient sum to carry the project to completion. The present method of appropriation for public building purposes is unscientific since a burden is often fixed upon the State because of entering into operations in a manner that would not be tolerated by any intelligent investor.

Section 23 provides for a remedy to the evil of concealment of appropriation in what is called the "supply bill" which is really intended to carry appropriations for deficiencies existing under acts already authorized.

### Manufacturing in Tenements.

Section 29. The Legislature is given authority to regulate the use of tenement houses as factories. Supervision over tenements is already exercised by the Labor Department. The committee points out that on the one hand prohibition of the use of tenements for factory purposes might injure some tenements, and on the other hand, the use of tenements as factories places an unequal burden on those who have to obey the factory laws as applied to factory buildings. The committee wishes to call this section to the special attention of the Board of Governors.

Article 5. This article provides for a State Budget and is in line with mod-

ern thought on the subject of State finances. It is required, among other things, that appropriation bills be accompanied by a statement showing the financial condition of the State for the two years preceding that for which the appropriation is requested. The committee endorses this section.

Article 6 provides for a co-ordination of the departments of the State which should appeal to every citizen as a straight forward business necessity.

Article 7 provides for the appointment of a superintendent of conservation by a board of commissioners whose term of office is so arranged that it will be a continuing board, thus practically removing the office from political control, but placing full responsibility for the actions of the superintendent on the commissioners, and also removing from the Legislature the necessity of passing innumerable bills relating to some small fish in some small pond, or stream in the State.

### Will Relieve the Superintendent.

Article 8 provides for more prompt remedy in action by law, and within the City of New York. It provides for the extension of the Court of General Sessions throughout all counties in the city as a criminal court, and the City Court as a civil court with jurisdiction to the sum of three thousand dollars; the judges now serving as County Judges to serve their terms as judges of the Court of General Sessions; the judges to be elected in their own counties but to serve by assignment in any of the counties within the city. This provision is clearly in the interest of the residents of our city as it will tend to relieve the Supreme Court.

Section 29 of this article provides for judicial authentications of titles and with proper enabling act this section would be of the greatest value to the owners of real property.

### Bond Issues.

Article 9 provides for the substitution of serial bonds for sinking fund bonds and for the gradual retirement of sinking fund bonds if the owners of such bonds so elect; those of our board who are familiar with the evils of the present deferment of the payment of the city debt and all the attendant evils in relation to the sinking fund, must fully realize that the provisions as proposed for the State should be adopted for our city; an examination of the debts acquired by the city for purposes no longer useful though not yet paid for, will demonstrate the absolute necessity of establishing some approximate relation of the period of usefulness to the period of payment of the debt.

Attention is called to the fact that Section 2 of this article removes the existing constitutional limit of \$1,000,000, the amount for which the State Treasurer may issue bonds in anticipation of the receipt of taxes and revenues. The proposed constitution does not provide for a direct tax to pay the interest on bonds.

Article 10 provides for a State system of correction of assessment of taxes which in the case of a direct tax would

be of great importance to the City of New York.

Article 15 provides that cities have the right without reference to the Legislature to manage all their departments, and to fix the compensation and terms of office of all city employees (except judicial officers and employes), in fact, provides for a complete system of home rule in all matters other than general State laws applying to all cities equally. This measure is an advance in municipal government and should be carefully considered by the board. The committee emphasizes the point that, in its opinion, cities of the first class cannot be exempted from the provisions of any general law applying to cities of the State.

### The Recommendations.

The committee wishes to call the attention of the governors to the following points involved in this section, viz.:

I. Consolidation of building inspection would be a local matter.

II. New York City could not be exempted from the provisions of the Labor Law, unless all cities in the State were exempted.

III. The Mayor and the Board of Estimate and Apportionment would have the absolute veto of all valid acts of the Board of Aldermen in respect to changing the Charter without appeal from their veto.

Finally: Your committee wishes to emphasize the fact that all of the important amendments were approved by the convention without partisan bias, a majority of the Democratic minority having voted for the approval of such amendments. Those members of your board who were delegates to the convention testify that in this committee work there never was at any time any evidence of partisanship.

Your committee recognizes that there is always a fair difference of opinion as to the ultimate result of any change in the fundamental law, but feels that these differences should be carefully considered when compared with the acknowledged benefit to the State from the adoption of the finance provisions including the budget and the basis of debt requirements; the improvement in the judicial system, the wise and just change in relation to the taking of property, and the other good changes which are proposed.

Your committee submits herewith a letter to a member of your committee from Mr. Henry L. Stimson, chairman of the Committee on Finance of the Constitutional Convention, who has served as United States District Attorney for New York, and as Secretary of War of the United States; this letter expresses in a broad way the result of the work of the convention. Other supporting papers are attached.

Your committee submits its report with a belief that you should be recorded as approving in the main the work of the Constitutional Convention of 1915.

This report is signed by the following: George W. Olvany, Alfred G. Reeves, William P. Bannister, Henry R. Chittick, Theodore L. Waugh, Carlisle Norwood, William C. Breed, Samuel P. Goldman.

President Stewart Browne of the United Real Estate Owners' Association has given out a signed statement advising the electorate to vote against the revised constitution for a number of reasons, one of which is that it gives the Legislature the right to prohibit manufacturing in tenements. "This prevents any woman with dependent children, who cannot go to a factory to work, from taking work home to earn her own and her children's living," says Mr. Browne.

#### United Owners Opposed.

The association objects to taking the budget making power from the Legislature and giving it to the Governor. This is considered monarchical, and it is believed to be a violation of the constitution of the United States, and that an injunction would lie against submitting the proposed new constitution to the people.

It is said that Article 8, under the guise of "quicken law suits," saddles the

taxpayers with \$1,000,000 more expenses to pay.

The present constitution prohibits the State Comptroller from borrowing more than \$1,000,000 in anticipation of taxes. Under the proposed constitution the limitation is wiped out.

Article 11, section 11, legalizes the New York City debt in excess of the present constitutional debt limit.

The home rule article (15) is considered too broad financially and in other respects not broad enough. The association questions if the article is not a violation of the U. S. Constitution. It says real estate owners are being financially ruined under the present charter, and with further grant of power the consequences will stagger humanity.

#### Endorsed by Bar Association.

The Bar Association has endorsed the revised Constitution as a whole on the recommendation of a committee. The report of the committee stated in part: "A reorganization of the executive or

administrative branch of the State government seems to your committee to be imperatively required to end the existing wasteful, irresponsible distribution of administrative functions. The division of responsibility among the several departments of the government and the conflict and confusion of the duties and powers prevailing at the present time have resulted in much inefficiency and extravagance and have produced conditions that have become almost intolerable."

#### Budget Reform.

Regarding the proposed method of estimating the State budget, the committee finds:

"The present procedure is wholly unsystematic and illogical. No methods are now provided for estimating with any degree of accuracy the proper requirement of the several departments of the State, and estimates and appropriations are being fixed by haphazard methods."

## PRESENT DAY MORTGAGE MARKET

### Views of High Authorities Indicate Improvement—Abundant Funds Available at 5½ Per Cent. for Approved Loans

WHILE the condition of the mortgage market remains substantially unchanged and surface indications reflect little or no improvement in the actual business transacted, yet an analysis will show that there is a most encouraging outlook in store for this class of investment. This decision is based not only on firm belief in the fundamental strength of New York City real estate, but also on account of the many recent developments which indicate that large sums of surplus funds will be available for investment in bond and mortgage. A number of large building projects have been financed within very recent times, involving unusually large outlays of money, and this tendency is significant of the new attitude of lenders.

#### Money Available.

The large lenders on real estate, the title companies, insurance companies, and trust companies controlling trust funds and the savings banks, have long since recovered from the shock of last year and the general policy of conservation has resulted in an accumulation of large surpluses. The savings banks in particular have large sums available for investment in mortgages. At the outbreak of the war, the banks were suddenly confronted with the possibility of many withdrawals and as a result of the immediate need for heavy cash resources, they were compelled to hold back for a while until matters readjusted themselves. Not knowing the extent of the demands, they had to stand ready to meet any requests that were to be made. These institutions, and the others above mentioned, report plenty of money to be loaned on real estate. The present condition of the market is not due to a lack of money and there is no real foundation except possibly from the borrower's point of view, for the opinion that the market is unfavorable. The trouble in the past has been that many lenders in order to obtain large fees or greater income returns have made loans in excess of established percentages, thereby burdening property with bigger encumbrances that in many cases were warranted. The result was the creation of a condition where the owner of the equity had little interest in the property and was dependent too much on the mortgagee, and if the opportunity arose to sell or trade for very little above the existing liens, he availed himself of the chance. The new owners who had not participated directly in the loan felt under little obligation to the mortgagees. Latterly, however, lenders on real estate have become more cautious and their mortgage investments are being more safeguarded.

This caution has not shown itself so much through a tightening of the purse

strings or in a demand for higher interest rates, but rather in the demand that there be enough of the equity to offset the possibility of a shrinkage in value that might make the investment a hazardous one. Although there is always the remedy of a deficiency judgment, the average lender on real estate seeks to avoid litigation. It is only when he is forced to protect his interest that he is prompted to initiate foreclosure proceedings. In most cases, the mortgagee exercises unusual moderation and does not foreclose until he has no other course. The owner, therefore, as long as he meets his payments regularly, has little or nothing to fear in this regard.

During the past twelve months there has been little or no increase in the number of foreclosed properties, and when compared with corresponding periods during former years there is nothing to indicate that lenders are calling more than the usual number of loans.

#### Question of Rates.

"There is plenty of mortgage money available for investment in New York City real estate mortgages," declared Randall Salisbury, of the Title Guaranty & Trust Company, this week. "The most important factor in connection with this phase of the real estate business is the question of rates, as compared with other classes of investment. The rate for the city, as a whole, is 5½ per cent, although in certain centrally located sections of Manhattan there are loans being made on a 5 per cent basis. This, however, is the exception, and the prevailing rate continues to be 5½ per cent, which means a guaranteed mortgage of 5 per cent. Investors are satisfying themselves with this amount of income, and as long as such sentiment exists the rate will not change.

"I do not believe, however, that the rate will rise. Real estate, to use a colloquial expression, has 'turned a corner' for the better, and as conditions continue to improve the assurance of lenders will increase proportionately."

Gerhard Kuehne, treasurer of the New York Title Insurance Company, said: "The general improvement in business conditions throughout the country is bound to be reflected in the uplift of the New York real estate market, especially in mortgages. The desirability of this form of investment has invariably in the past manifested itself after a 'bull market' in Wall street, when successful operators seek to conserve their profits. The outlook may be regarded with optimism."

#### Futures Most Promising.

William A. White & Sons said: "Great sums of money, which in normal times are invested in real estate, have been diverted into other channels by the possibility of larger income production,

but the return to real estate is inevitable. The fact remains that a well guarded real estate mortgage is as safe and reliable an investment as can be obtained. There are sure to be large amounts of money available for such purposes, and although the situation today may be called rather unsettled, conditions will undoubtedly change for the better."

In Brooklyn, which has been experiencing considerable selling activity within recent times on account of rapidly progressing subway construction, the mortgage market is in a healthy condition, although lenders are exercising the same caution that is to be noted in the Manhattan market.

"Trading in mortgages is unusually brisk," said George A. Fleury, president of the United States Title Guaranty Company, "as evidenced by the experience of this company, which has disposed of more than \$1,500,000 worth of mortgages within the last thirty days, to investors. We are open to consider good mortgages, not only in Brooklyn and Queens, but also in Nassau County. There is a ready market for good applications and the future may be regarded with great optimism."

Thomas Hovenden, treasurer of the Chauncey Real Estate Company, said: "Money for mortgage loans in Kings County is more plentiful at this time than at any other time in the last ten years, and probably longer, and brokers can readily place desirable loans without effort. Rates rule strong at 5½ per cent, and will undoubtedly continue so, at least, during the generally unsettled conditions now prevailing. With desirable bonds and other forms of investment paying the same and perhaps a half per cent. more return, it necessarily follows that mortgage money, for a time, must compete with these."

#### Postal Savings.

Contrary to belief in many quarters, the establishment of the Postal Savings Banks has not affected the local savings banks, who are large lenders on real estate, and from what could be learned this week through talks with half a dozen officers connected with leading financial institutions, the condition of the bond and mortgage market has not been perceptibly affected since the installation of the government bank. Up to July 1, of this year, there was on deposit at the New York postoffice \$13,154,695, according to figures compiled by the department. The fact that a great deal of this money would ordinarily have been deposited in savings banks lead to the impression that the effects might be reflected in lesser loans by the banks. As a matter of fact \$13,000,000 when compared with the huge sums that are invested in New York real estate obviously could not have materially changed the situation.

## CREATING A NEW INDUSTRIAL CENTER

Section North of the Pennsylvania Station Being Transformed by Erection of New Structures—Project Involving Eighth Avenue Block Front

ACTUAL construction work on the twenty-two story structure at Eighth avenue and 34th street, which is to be devoted for the occupation of the allied printing trades, serves to emphasize the recent trend in that part of the city. The operation, with others of lesser magnitude but nevertheless of importance, indicates the growth that is transforming a section of old-fashioned tenements and dwellings into a flourishing industrial community. Within very recent years the district west of Seventh avenue, from 23d to 42d street, has witnessed a steady acquisition of building sites by printing and publishing firms and the result has been the creation of a new trade center that continues to enlarge.

The activity along these lines has been progressing within the last decade, although the present year has contributed

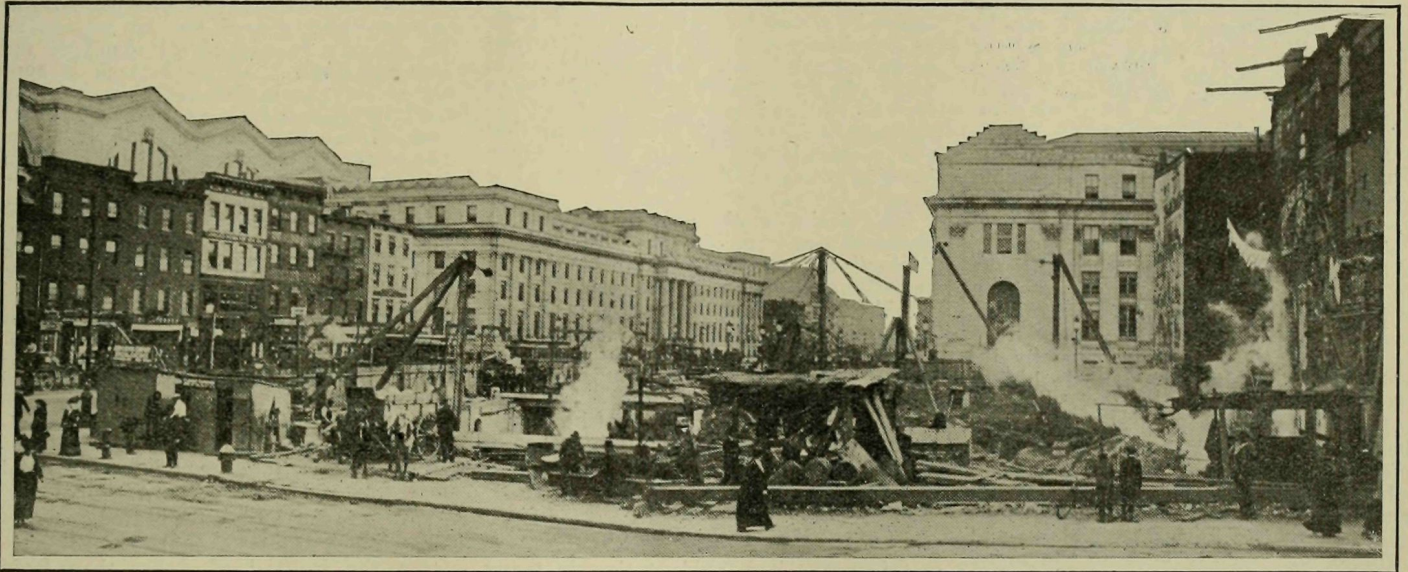
"especially for buildings for the allied trades, such as mail order firms, publishers, lithographers, bookbinders and others connected with the printing business, directly or indirectly. There are three main reasons why the section is desirable for commercial enterprises of this type: first, the general proximity to their customers, secondly the excellent transit facilities, coupled with large available building frontages at comparatively cheap values, and thirdly, the location near the new general post office at Eighth avenue and 33d street.

"The section is not only adaptable for the printing trade but for practically all branches of manufacturing endeavor," declared L. P. Van Riper, of H. V. Mead & Company. "The transit, for instance, compares favorably with any industrial section in Manhattan. In addition to connection with nearly all of the trolley lines in Manhattan, there are the Sixth

and Ninth avenue elevated lines, and besides there is to be an express stop at the 34th station of the latter road. The new Seventh avenue subway, in course of construction, will add another important means of transportation that should be of considerable additional benefit to the neighborhood. For the shipper by rail there are the facilities offered by the Pennsylvania, the Erie, the New York Central, and other railroads, while for the shipper by water there are the docks along the West Side waterfront. Traffic conditions are generally desirable for heavy trucking, not only on account of the greater width of the avenues, but also on account of the lesser congestion, that is so typical of some of the districts further south."

lull naturally followed and until the printers began to evince interest in the section, there was little or no renewed activity. Latterly, however, there seems to have become more apparent a tendency on the part of some owners to offer their holdings on a basis that would enable a builder to undertake a project with a fair prospect of making money. The assembling of plottages is becoming less difficult and the result has been more building.

"These recent projects," declared Alva Peck, of Hulbert Peck & Sons, "indicate not only that owners are willing to sell but also that builders are able to obtain building loans, a significant matter, in the light of recent financial history. The principal drawbacks to the development of this section are being gradually eliminated and the situation is clearing. What the future holds is being awaited with interest, and it most



VIEW OF EIGHTH AVENUE, SOUTH FROM 34TH STREET, SHOWING SITE FOR NEW LOFTS.

a series of operations that furnished a new impetus to the movement. Several months ago the same builders who are erecting the Printing Crafts Building on the site of the old Haeger Warehouse, completed a fifteen-story structure at 406-426 West 31st street. The Kern Building in West 38th street and the Underhill Building in West 37th street are also recent additions to the colony which already includes such representative establishments as the Hill Publishing Company at Tenth avenue and 36th street; the Williams Printing Company at Eleventh avenue and 37th street; the Federal Printing Company, the McGraw Publishing Company, the American Press Association and the Pictorial Review in West 39th street, besides many others too numerous to mention.

The migration has become more than a desultory one and with each new addition the definite character is becoming more fixed. That its permanency will be assured for many years is almost guaranteed by the nature of the average printing business, which is moved only with the greatest difficulty and inconvenience. The machinery is heavy and unwieldy and the firm which handles books or magazines under contract cannot afford to have any interference with the operation of the plant. Printers rarely move and this condition assures a permanent tenancy.

"There is a wonderful future in store for this section," said Fenimore C. Goode, of the Brett & Goode Company,

and besides there is to be an express stop at the 34th station of the latter road. The new Seventh avenue subway, in course of construction, will add another important means of transportation that should be of considerable additional benefit to the neighborhood. For the shipper by rail there are the facilities offered by the Pennsylvania, the Erie, the New York Central, and other railroads, while for the shipper by water there are the docks along the West Side waterfront. Traffic conditions are generally desirable for heavy trucking, not only on account of the greater width of the avenues, but also on account of the lesser congestion, that is so typical of some of the districts further south."

### Eliminating Drawbacks.

Properties in this section have, in some cases, been held at a high figure since the Pennsylvania Railroad project was announced, many of the owners believing that the opening of the station would boost the value of their holdings. The experience of some other operations of a similar character has shown that the opening of a great railroad terminal has not always resulted directly in benefiting properties in its immediate vicinity and many of the "Pennsylvania zone" owners have been wondering why the section has not boomed. There was an extensive buying movement when the station was projected some years ago, and prices rose rapidly. A

certainly is a bright one, as long as large projects continue to be undertaken and their financing is being satisfactorily adjusted."

The selection of this particular section of the city by the printing trades is in line with the general uptown drift that has affected some other lines of industry. Its advantages for this particular branch of business have been enumerated. That the movement was inevitable was forecasted by the northerly migration of many of the publishing companies and several of the great daily newspapers. The same factors that influenced this shift also drew the printers to the same direction. This is an age of specialization and there is a demand, in almost all lines of business, for buildings of specially constructed design. The printing business, in particular, has made rapid strides in the creation of new machinery and apparatus and has felt the need for "made to order" homes where their efficiency might be increased in buildings combining all the details of modern factory construction.

To this effort of the builder, directed toward meeting the specific needs of the trade, may be traced the principal reason for the printers' migration to the West Side. It does not mean, however, that other sections of the city are not retaining this class of business. Lafayette street and Park Row and the immediate vicinity, especially toward the east, still house numerous printers, lithographers and their associated trades.

# THE PLANNING OF THE LOW-COST HOUSE

Cottages to Rent for \$15 a Month and Free From Corporation Paternalism—Actual Examples By a Boston Architect

By WALTER H. KILHAM, Architect, Boston\*

IN approaching the topic of the design of the low-cost house I would like to explain that when I say "low-cost house" I mean a low-cost one, or, what is the same thing, a substantial house, not of wood, which can be offered for a rental of fifteen dollars per month or less in a populous city and free from corporation paternalism.

Wooden cottages can be, and are, built in small towns for lower rentals, but the real problem is not the habitation for the teacher, clerk or social worker, but for the horny-fisted son of toil, unionized or not, who faces the financial problem of bringing up a large family of children on an income represented by twelve or fifteen dollars per week when times are good and a large-sized minus sign when the work goes slack.

This portion of the population needs clean, well-lighted houses, in healthful surroundings, and can and will get along without trimmings if the rental can be brought within their needs, provided the neighborhood is large enough to bring a good many families on the same social plane.

## Only Fundamentals.

The trouble with most housing schemes has generally been that, while they always start with the idea of providing simple habitations for working people, the actual result is that by the time they are built the plans have been so improved and enlarged upon that the houses are seized by a class superior to that for whom they were originally intended, who readily pay a little higher rent for the new and cheerful homes, while the laborer's family stays on in the old shacks which seem to be its only refuge.

I have again and again seen houses intended for laborers and street-car men delightedly taken by teachers, clerks and even doctors, merely because too many improvements were added to the houses by those in charge—fireplaces, furnaces and piazzas are likely to be out of the reach of the laborer and it is useless to consider offering them to him. If we really want to provide houses for this class, we must include in the plans only the **fundamentals**, while at the same time we assure to the house a sunny and cheerful exposure, a reasonable amount of yard space and a floor plan which nets the occupant one hundred per cent. utility; in other words, free from dark or unusable spaces. If we can approach the problem from this standpoint, it is not impossible, given a reasonable land value, to promise the working man a home in a comfortable and substantial semi-detached house, standing on its own plot of ground, with sunlight around three sides.

## Fundamentals Named.

The question then arises as to what constitute "fundamentals." I should say light and air, hot and cold water, facilities for a bath, refrigerator space and as many bedrooms as possible. I should not so class furnaces, piazzas, fireplaces, parlors separate from the kitchen, nor set washbowls. I am not sure of the necessity of set washtubs in these days of "wet wash" laundries. Some tenants at Salem have asked to have them taken out. Like the Swedish servant girl, I should be contented with a "crematory cellar, cemetery plumbing and elastic lights" and omit the "hoosit" or telephone.

In one of our housing projects we designed the house with the bathroom adja-

cent to the kitchen, so as to reduce the length of piping and to conserve all the heat from the kitchen range for the hot water. To help bring the cost down, we omitted the washbowl in the bathroom, expecting the tenant to use a hand basin in the kitchen sink. A considerable remonstrance arose from some philanthropists over the alleged hardships of this practice, to which we replied that in the building in Boston where our own offices are located, an old mansion which once sheltered Lafayette, we still are compelled to use agateware basins in soapstone sinks, and rather like it. As a matter of fact, the tenants not only never complained but a waiting list has existed for these houses ever since they were finished.

## Acquiring Ownership.

It seems to me that a good fundamental proposition in starting a housing project is to have it so designed as to make it possible for a tenant of ordinary industry to easily acquire the ownership of a house, and among this class of people there exists a strong desire to own a building in which one or two tenements can be rented to others so that the owner is enabled to get his own housing expense down to a very low figure.

This desire on the part of the tenants is partly responsible for the "triple-decker" evil which has ruined so many suburbs of Boston, and it is highly desirable to provide a better means of meeting this demand. If the building contains too many tenements, it is naturally too expensive a proposition for the small owner, but a double house of two tenements offers a type of home not impossible of acquiring by the worker of moderate means, while at the same time it provides an income-producing investment.

## Houses in Blocks.

Of course it is evident that in many cases the value of the land compels the construction of houses in blocks. The interior houses in such blocks evidently cannot get the desired exposure to air and sun, but a double house can have each tenement exposed on three sides, and each can have its own side entrance and path to its backyard without passing the rear of any other tenement. The single house is theoretically, I admit, the ideal type, but I have found that it is slightly more expensive to build, requires more land and, while eagerly sought by renters, is much more difficult to sell, and on account of the impossibility of obtaining long horizontal lines is less attractive architecturally and forms a less dignified architectural unit than the double or semi-detached cottage.

In our settlement of "Woodbourne," inside the city limits of Boston, we designed and built brick low-cost houses singly, in doubles and in picturesque blocks of six, and in all cases we found that the double or semi-detached houses were the first ones to sell, and frequently the first to rent; so that the superintendent of the property unqualifiedly recommends the type for future construction. "Woodbourne," of course, is rather an example of what may be done in providing attractive cottages in a beautiful setting at the same rental as ugly wooden flats at the same rental as the housing problem for the laborer; but the general principle seems to work out in about the same way.

At Salem we built double houses entirely with gambrel and hip roofs, and while care was taken to exclude families who could afford to pay more than the \$15 per month demanded, already, only three or four months since completion,

several tenants have purchased their houses, and many of those renting are spending their own money to beautify the surroundings.

## The Plan.

In our Salem experiment we built two types of houses, one having a front sitting-room and rear kitchen on the first floor and the chambers and bath upstairs; the other with large combination kitchen, living and dining-room at the front of the house with a chamber and bathroom opening out of it at the rear and with other chambers upstairs. Although this latter type was seriously questioned before the houses were built, it has been fully as much in demand as the "sitting-room" type, and for each type there were three times as many applicants as could be accommodated.

Compactness is an important quality of planning. The plumbing must be reduced to the shortest possible lines and the bathroom ought to be either adjoining or directly over the kitchen so as to get the benefit of all the heat for the hot water. As no furnace is supposed for the house, the chimney may well be disposed so as to pass by the wall of the bathroom and, in fact, the hot water tank may often be located in it. If there is a possibility of half the house passing to a separate ownership, the plumbing systems should be kept separate, otherwise money may be saved by running them on the same stack. Sinks should be 33 inches from the floor and supported on brackets instead of legs.

Space for the refrigerator adjoining the back door should always be provided, with a proper drain, so as to avoid the waste of ice caused by keeping it in the kitchen and a space for the omnipresent baby carriage found, if it is possible, though for the minimum rental this may not always be possible.

## Front Doors Separated.

Stairs, I think, should lead directly from the front door rather than from the living-room, and in a double house by all means keep the front doors of the two houses separated, as for sitting out purposes on hot nights the combination front stoop for two families is a most decided objection. This, however, involves placing the stairs at the end of the building, so that the front room cannot have windows on two sides; but, on the other hand, it implies a well-lighted and airy stairway, a feature which certainly appeals to the imagination.

The cellar should have a direct outside entrance, if possible, or at least should be reached without entering the main portion of the house. This is accomplished in some of our houses by making a small side entry, with the refrigerator at one side of the door and the stairs to the cellar going down on the other side, thus being convenient to both the kitchen and the outside. The cellar should be concreted and have a few shelves, etc.

The kitchen must have accommodations for the simple stock of groceries to be kept on hand, either in a pantry closet or a cabinet of some sort, and should have painted walls. Laundry tubs may be provided in connection with the kitchen sink. The walls are painted in oil and the floor is oiled. If there is a sitting-room, doors or windows must always be of a size to admit a piano, for, if not, every tenant will surely possess one. Fireplaces will probably be beyond the cost limit, but a shelf like a mantel shelf is sure to be a convenience.

The subject of bedrooms brings up the question of size. The legal size of 90 square feet for tenement bedrooms is about all that can be provided under the circumstances.

\*Paper presented at the National Housing Conference, Minneapolis, Oct. 8, 1915.

# LONG-TERM MORTGAGES WOULD HELP REALTY

Annual Payments Would Be Provided For—A Conference of Financial Institutions Called By Advisory Council

**D**URING the early days of the present European war, when the financial stringency in New York City was pronounced, the conditions in the mortgage market were a source of considerable anxiety both to borrowers and lenders. With the city officials required to borrow \$100,000,000, at an interest rate of 6%, it was but natural that a reflection of this increase in interest on ordinary loans should be observed in the mortgage market.

To the borrower, the attitude of many financial institutions and lenders in requiring an increased interest rate of  $\frac{1}{2}\%$  to 1% in the mortgage rate, seemed not only exorbitant but very exacting, when it was almost impossible to acquire ready money.

However, lenders were confronted with an equally serious problem when they realized that the actual value of the property in question was closely approaching the value of the mortgage placed upon it. In many instances, lenders were required to assume the ownership of property, in order to preserve the integrity of their mortgages, notwithstanding the fact that mortgages were originally placed upon the property at two-thirds of the actual market value at the time of making of the mortgage.

## Hardship on Small Owners.

There is no doubt whatsoever that it was an extreme hardship to small property owners to be required to not only pay a large portion of the mortgage indebtedness upon their property, but likewise to assume the additional expense of an increased mortgage rate. On the other hand, the principal lenders on mortgages, life insurance companies and saving banks, were forced to protect the interests of their policy holders and depositors, by conserving the investments they had made with their earnings.

Thus, it was apparent that a difficult problem confronted real estate men which, while constituting a severe burden, could be very justly defended by those who loan money on real estate. It was during this period that very thoughtful study was given to the principle embodied in a long term mortgage, amortized by annual payments, by the Advisory Council of Real Estate Interests.

## Encourages Thrift.

This form of mortgage was considered to have merit, in that it would encourage thrift on the part of the borrower, by requiring him to pay annually a small proportion of his mortgage indebtedness, while it likewise would relieve him from the necessity of raising a large amount of money to pay off the mortgage when it became due. If such a mortgage should fall due during a time of depressed business conditions, it would not be extremely onerous to satisfy the mortgage. In addition, it would give the privilege to small owners of having a mortgage for a period of from ten to twenty years, instead of a short term mortgage of from three to five years, which must now be renewed at no small expense.

Consequently, the mortgage of the small, individual borrower would be placed upon the same basis as that of the corporation, in so far as its duration may be concerned. This particular form of mortgage has been objected to by some property owners, in that it would be difficult for them to pay off each year a proportion of their mortgage indebtedness. However, like any other form of

economy, it might mean temporary inconvenience but would ultimately react to the advantage and benefit of the property owners.

It might be that this would necessarily preclude the investment of a small amount of capital in a number of pieces of property and thus reduce the speculative element in real estate, but the advantages accruing to mortgagors from the inauguration of such a policy would more than offset any slight detriment that might result to speculative interests.

## Conference Called.

In order that this entire policy may be thoroughly considered, the Advisory Council has called a conference of various financial institutions interested in this subject, as well as brokers and owners. This conference will be held in the library of the Chamber of Commerce on October 29, at 3 o'clock.

It was during the financial stringency of 1914 that the members of the Advisory Council advocated, advised and suggested to the leading financial institutions and individual lenders of the city, that, in their opinion, it would not be expedient to establish any policy which would require unreasonable interest rates. Not only did the members of the council recommend such a course to others, but they primarily adopted it themselves. It was at that time that the Council stated, in a public resolution, that it was its opinion that the policy of requiring a small annual payment in reduction of the principal of mortgages would be of great

advantage to both the owner and the mortgagee, and that such annual payments would tend to discourage unwise speculation in real estate and be likely to add to its desirability as a permanent investment and, at the same time, it would maintain the security of mortgages thereon.

The following financial institutions have already accepted the invitation of the Council to be present at this conference:

New York Life Insurance Co., Mutual Life Insurance Co., Metropolitan Life Insurance Co., Equitable Life Assurance Society;

Lawyers' Mortgage Co., Lawyers' Title & Trust Co., N. Y. Title Insurance Co., Union Trust Co. of New York, Columbia Trust Co., Equitable Trust Co., Fidelity Trust Co., N. Y. Trust Co., Franklin Trust Co., U. S. Mortgage & Trust Co., Hudson Trust Co., Central Trust Co., Farmers' Loan & Trust Co., Title Guarantee & Trust Co., U. S. Trust Co. of New York;

Bowery Savings Bank, Maiden Lane Savings Bank, Excelsior Savings Bank, Union Dime Savings Bank, Emigrants' Industrial Savings Bank, Irving Savings Inst., Dry Dock Savings Inst., Italian Savings Bank, Williamsburg Savings Bank, Queens County Savings Bank, Greater New York Savings Bank, German Savings Bank of Brooklyn, East River Savings Inst., Dollar Savings Bank and the East Brooklyn Savings Bank.

# OUTSIDE VIEW OF NEW YORK REALTY

L. D. Woodworth from Rochester Says Our Market Has Been More Depressed Than Any Other, But Is Now Coming Back

**R**EAL ESTATE experts from other parts of the country often are able to appreciate opportunities in New York which are hidden from persons who are more familiar with the ups and downs of the past few years. We have seen outside investors realize larger profits when they have acted on their independent judgment.

L. D. Woodworth, of Rochester, recently elected president of the Real Estate Association of the State of New York, has been studying our city and suburban conditions some weeks past and finds much reason for optimism by real estate owners and unusual opportunities for those investors who are prepared to acquire some of the real bargains now on the market. Mr. Woodworth said:

"Investors in New York City and suburban real estate have an opportunity which probably does not exist elsewhere. The general market for real estate has been so light for a number of years that holdings are now being forced onto the market at prices which cannot but render an attractive income and also a substantial profit in the near future.

"The stability of real estate results in the well-known truth that realty is the real basis of all security. I do not mean by this that real estate, any more than other property, can be purchased at any price which seems reasonable to the average purchaser and still result in a satisfactory investment, as seems to be the belief of many persons. Furthermore, many investors who rely upon the advice of others are not fortunate in their choice of advisors.

"It is absolutely essential to a successful investment that the investor have the

advantage of the opinion of a person qualified by experience, training and temperament to judge the value of the special property under consideration, make the best selections and be able to make such appraisals as warrant the investment of trust funds. In other words, the investor should select his real estate broker with the same care as he selects his banker, and then depend upon expert judgment to the same extent in the one case as in the other.

"Realty investments at present market prices in New York are certain to benefit by the present knowledge of changes which have been in process for some months. It is just as certain that public regulation and taxation will bear more evenly and more lightly upon owners in the future than in the past, as our State and local organizations of realty owners and brokers are now able to urge definite plans for systematizing such matters to an extent which enables owners to estimate these expenses almost as definitely as to figure the rate of interest.

"My study of the situation in New York and elsewhere indicates that the market value of real estate is below its real value by a greater percentage than in the other cities of this and nearby States, and that the slump has been greater here than in any other place of which I have present knowledge. When we consider the income which is being derived from property in good condition, the future development which must result from New York's commercial supremacy and the prospective removal of expenses which will result from the remodeling of our laws of regulation and taxation, I fail to see why any large or small capital should hesitate to invest in New York City realty."

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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A foresighted builder will erect fifty private garages in one group in the Bronx, on Union avenue at 166th street, and in the midst of them a repair shop. They ought to rent well, for if there is any one kind of housing lacking in the great city it is private housing for automobiles.

The city owns a lot of property it doesn't need and which it is going to sell to the highest bidders as soon as the market is propitious. This is the settled policy of the administration. It will turn a considerable sum in the aggregate into the city treasury and restore the parcels to the tax list. A committee of the Brooklyn Board of Real Estate Brokers is in touch with all phases of the subject.

Misconstruction, or the erection of incongruous buildings in exclusive neighborhoods, does not pay those who try it on, even though there be no law against it. There is a natural structural transition, and there is an unnatural structural transition, for a central section in a great city—an unwritten law exemplified by a visible architectural standard, which cannot be violated without financial consequences. Cases could be cited of men who intruded factories, picture theatres and garages into choice residential blocks and subsequently went broke.

With the half sections of the great arch over Hell Gate joined, the construction of the great bridge which is to make a physical union between the respective territories of the Pennsylvania and the New York & New Haven railroads, will now be more rapidly advanced. The day is not far away when trains from Boston for Washington will be running through New York City the same as any other way station. That will be one on New York. On the other hand, the new Westchester road will get a suitable terminal in midtown and be the means of developing a new section of the suburbs.

### The Amendments and the Ballot.

Discussion of the proposed constitutional amendments is winning general attention and interest both in the city and up the State. Various shades of opinion have been publicly expressed, for the most part personal and predicated on only partial views of the subject; but some are the conclusions of important civic bodies, drawn up after a careful examination of all the amendments and a balancing of the probable effects and consequences.

Both the Real Estate Board and the Bar Association have taken favorable action after hearing the reports of committees appointed to study the revised fundamental law. The Real Estate Board, while approving of the work in the main, leaves its members free to exercise their individual judgment at the polls. It is a matter of regret, in view of the divergence of opinion that has developed, that all the amendments could not have been briefly itemized and separately numbered, as were the taxation and apportionment questions, and the electors permitted to vote on each one. The question on the prohibition of manufacturing in tenement houses is surely one that ought not to have been put in the scale against such a proposal as the consolidation of State departments, nor the questions concerning labor set off against the great financial issues.

Doing this has concentrated opposition against the Constitution as a whole which might have been split into fractions, leaving the most desirable amendments unscathed. It has, in consequence, unnecessarily endangered the work of a convention which we believe was animated by the highest motives and was singularly free from the alloy of partisan politics. As the ballot has now been arranged, the questions will be submitted somewhat in this form:

Proposal or Question No. 1.—Do you favor the amendment to the constitution relating to taxation?

Proposal No. 2.—Do you favor the new article in the constitution relating to reapportionment?

Proposal No. 3.—Do you favor the constitutional amendments not referred to in propositions or questions Nos. 1 and 2?

Adverse criticisms of the Constitution will be more numerous than favorable ones in the early weeks of the campaign; but the public mind, nevertheless, seems to incline on the whole to the opinion that the Constitution is a real reform, and that, should serious defects develop, it will not be impossible to eradicate them, as State constitutions are always subject to corrective amendments.

### An Up-State Revolt.

Formidable elements of opposition to the new Constitution are appearing, and are numerous enough to cause apprehension among the supporters of the measure. Most formidable of all is an up-State revolt against the tax amendment, which authorizes the Legislature to provide for central supervision over the local assessment of taxation. It is being alleged that the purpose is to "strip the local assessors of authority to assess real and personal property," and that this is "an invasion of the right of home rule."

It is the law of the State that real property shall be valued for assessment purposes at its full market price. In New York City we have a board of assessors who thoroughly believe in the wisdom and justice of that law and conscientiously administer it as nearly as the fluctuations in value will permit. Every real estate owner in the five counties knows this statement to be true. It is not claimed that each and every piece of property is assessed exactly at market value each and every year; or that the valuation which the assessors place upon it is the price which is always paid when the premises are sold, no matter how anxious the owner is to sell or the investor eager to buy; or even that it is the figure which three independent and unofficial expert real estate appraisers would agree upon.

The best official evidence that can be obtained to show the percentage of assessed value to market value is furnished by the considerations given in deeds, when those considerations are made a matter of public record, as they often are. Out of 1,121 sales in the Borough of Manhattan in the year 1913 the total assessed value exceeded the stated consideration by one per cent. Out of 919 sales in Brooklyn where the actual consideration was recorded in the deed the aggregate value which the assessors had put upon the properties for assessment purposes exceeded the aggregate of the prices paid by three per cent. In all five boroughs of the city the recorded considerations in nearly three thousand sales when compared with the assessed valuations disclosed that the properties had been assessed on the average at the rate of 101 per cent.

On the other hand, all the evidence available is to the effect that in a large number of cities, towns and villages of the State real property is not assessed at its full value—not by twenty-five per cent. in some cases, and at only half its market value in others. Personal favoritism is alleged to be a marked manifestation in the work of assessors in some places. The three cities in Orange county, where the newspapers are fighting the tax amendment bitterly, are taxed on less than 70 per cent. of market value on the average, according to the testimony of the State Department of Taxes and Assessments. Plattsburgh and Glens Falls are taxed on only 50 per cent. of the full value; Utica, Rochester, Ogdensburgh, Niagara Falls, Kingston, Dunkirk, Corning, Canandaigua, Amsterdam, Jamestown and Rome on only 75 per cent. or less.

The intent and purpose of the proposed amendment to the Constitution is simply to require from the local assessors an honorable exercise of their function and compliance with the law, under the supervision of the State Department of Taxes which now has no authority to review local assessments or to order a new assessment when the law has been defied and justice denied. No city or township which is honestly assessing real property as the law requires will oppose it. Those which are not may be expected to vote in the negative, but the hope is that the majority which New York City will cast for the amendment will more than offset the up-State opposition.

### Make Room for the Automobile.

In the State of New York there is one automobile for every fifty-five persons. Every eleventh family the whole State over may be said to possess one. The family carriage and pair have almost disappeared from the cities, and there would be a great many more cars in use but for the charges of the public garage. These are more deterring to purchasers than the first cost of the machine. Families have moved to the suburbs by the thousands for two reasons. First, for the pleasure of country living, in conjunction with city business pursuits, and second, for the sake of having grounds large enough for a private garage.

There is an unusual demand for small country estates in the vicinity of all large centers not only in this State but in others. Acreage property has been divided into villa plots in some instances as far as ten miles from cities of but moderate size. Single lots of the regulation size in choice suburban sections are seldom in demand, because of there being no room for a car on premises so narrow. Not what the city planner wants, nor what the real estate developer wishes to sell, makes the market, but what the purchasing public fancies.

Fifty years ago nearly every gentleman who could afford a horse had one, and outside of congested centers there was a stable in connection with most residences. Society is returning by another lane with a different vehicle to that same state of mind, and real estate developers and investors must take that fact into their calculations. Even if a buyer does not wish to keep a car, he

will be wise if he looks ahead to the time when he may possibly wish to market his property quickly. For the public taste in this direction is certain to extend and continue indefinitely, because the automobile combines both utility and pleasure, the same as the horse. It is bound to be further improved mechanically so as to be more durable and less expensive to keep in repair.

The automobile, in a word, has become a fixed and permanent part of the home life. Nearly every man who thinks of having a house of his own includes a garage in his thoughts. The city planner or landscape architect who does not make a place for it in his scheme is behind the times. If the land selected for the improvement is made inaccessible for automobiles through having the streets graded too deeply, if the pairs of streets are not sufficiently wide apart to permit of house and garage being relatively well placed, and if the lot units are not rightly proportioned to the width of a generously planned house, with at least room enough left on one side for a drive and on the other for a lawn strip, the marketability of the tract will be seriously affected.

### EFFECTS OF THE SINGLE TAX.

#### How It Would Operate in New York City—No Benefit to House Owners.

A long heralded determination of the question as to whether the tax rate on buildings should be halved, with a commensurate increase of the tax rate on land, will shortly be forthcoming. The Mayor's Committee on Taxation has announced the schedule of hearings on this proposal, to be held on November 8, 10, 15, 22 and 24 and on the evening of November 17. Real estate interests will be represented at these hearings by practically the same gentlemen who appeared before Senator Mills' committee on taxation.

Questionnaires are now being framed by the Mayor's Committee, of which Alfred Marling is chairman, and these gentlemen are meeting with the Advisory Council of Real Estate Interests to prepare testimony and facts against this form of taxation.

The basis of the hearings will be two reports prepared by Professor Robert Murray Haig, Instructor of Economics in Columbia University. These reports deal, first, with the exemption of improvements from taxation in Canada and in the United States and, second, with some of the probable effects of the exemptions of improvements from taxation in New York City. Dr. Haig has acted as special investigator for the Mayor's committee and his reports are exhaustive and comprehensive.

#### Effects in Canada.

He treats of the effect of the exemption of improvements in Nova Scotia, New Brunswick, Ontario, Manitoba, Saskatchewan, Alberta and British Columbia. In the United States, he treats of the effect in Houston, Texas, Pueblo, Cal., Pittsburgh, Scranton and Everett, Wash.

In none of these provinces or cities has the absolute single tax been put into operation, the closest approach to it being made in Edmonton, Can. He says it is evident that this form of taxation can only be regarded as satisfactory in those sections where land values are increasing rapidly, for then the increased tax burden upon the land owner, in being required to sustain a large proportion of local taxes, is not so perceptible. With the depression of business in those localities where these principles have been applied, there seems to be a growing sentiment in favor of increasing the tax on buildings, for there have been large amounts of unpaid taxes, showing that there is a good basis for the lack of confidence in a land tax as a source of revenue.

The costs of tax administration are not lessened by any reduction in the tax on buildings. Whenever the increment in land value promises to be small, with a corresponding increase in the tax rate,

there is not a disposition to put the single tax into effect.

#### Has Stimulated Building.

As a matter of fact, the general tenor of the report of Dr. Haig upon the operation of the single tax in Canada is to the effect that it can only be regarded as satisfactory in those localities where the increased tax on land will not be onerous because of the exceedingly rapid increase of the increment value of the land thus affected. It is significant that practically everyone in western Canada agrees that the exemption of improvements stimulates building, but Dr. Haig states that the fact that it has stimulated building is not certain evidence that it will have that effect in New York City.

With regard to a decrease in rents, there was little experience of value to offer in western Canada, as to the effect of this policy, although rents are somewhat lower now than they have been in previous years, owing to the fact that they had been exorbitant. Since such a system tends to encourage economy in land, the movement toward apartment building has been quite pronounced, with a possible congestion of population in the larger cities.

It would seem, according to Dr. Haig, that single tax principles throughout western Canada have been encouraged for the most part by speculators in land who endeavor to maintain a small tax rate and encourage abnormal building. But this is true only during a period of real estate activity. During periods of stagnation, when property is stationary, or declining in value, there has been no action toward a further reduction of the tax on buildings. Wherever its introduction has involved a material increase in the tax rate, as it would here in this city, the plan has had undesirable effects. As a matter of fact, Canadian experience offers no evidence as to what effects may be where land values are increasing unevenly, as in the several boroughs of this city.

Dr. Haig, in conclusion, states that the conditions which have been favorable to the single tax in western Canada do not obtain in New York City today, although they may appear again here. To make the application successful, values must be increasing evenly throughout the city, which is not the case at the present time.

#### Consequences to New York City.

A most exhaustive analysis has been prepared by Dr. Haig with regard to the probable effect of the half-tax on building in the various boroughs of this city. He maintains that the tax burden in Manhattan would be increased by the adoption of the proposed plan to untax buildings. Under the partial reduction plan, the tax rate on land would increase to 2.20 and under the full plan to 2.86. There would be a decrease in taxes in the skyscrapers below Chambers street and uptown tenements. Downtown tenements would pay higher taxes, while single-family houses would probably be required to bear a heavy increase.

The presence of a large quantity of vacant land in the Bronx would prevent a very large decrease of taxes in this borough under the proposed plan. If this vacant land were to be disregarded Dr. Haig states that there would be a considerable decrease in the taxes on the remaining real estate. The tendency would be to force much of this vacant land in the Bronx to immediate use.

Vacant land in Brooklyn is not a factor of sufficient importance to affect the situation to the degree that it would be affected in the Bronx. In seven sections of Brooklyn Dr. Haig believes that there would be actual increase in the total tax on real estate. In Queens there would be a slight increase in the total taxes, under the proposed plan, while in spite of the presence of a large quantity of vacant land in Richmond, the report states that there would probably be a reduction in the taxes there. However, in final conclusion, it is not evident that the tenants will receive any considerable benefit from the reduction in the tax on buildings because of several factors

which might interfere, while if any benefit whatsoever should result, the cost would be charged to the owner of the land.

Dr. Haig concedes that this cost would be considerable and has set forth in detail this amount, as well as the modifying factors in the appendix of his report. Experienced real estate owners and operators will doubtless differ with many of the conclusions and decisions at which Dr. Haig has arrived. However, it is essentially important that copies of these reports be carefully reviewed and studied by real estate owners in the city who are particularly interested in this question. Copies of the reports can be obtained from the Mayor's Committee on Taxation.

#### Leases and the Building Laws.

*Editor of the RECORD AND GUIDE:*

It is customary to put in the present-day leases the clause stating that the tenant shall comply with all the orders, etc., of the Federal, State and city departments. As this clause is mostly in commercial leases, will you kindly state what rules, if any and regulations of the Federal government would apply to factory building or similar buildings in this city?

A. B.

Ans.: It is customary to put the provision in leases, but under section 94 of the State Labor law the owner, whether or not he is one of the occupants, instead of a lessee or tenant, is responsible for the observance and punishable for the non-observance of certain of the provisions of the law, anything in any lease to the contrary notwithstanding. Certain regulations under the national Pure Food Law and the internal revenue laws, of minor importance, apply in some cases.

#### State Loan Stayed.

On application of Wilder, Ewen & Patterson, counsel for the United Real Estate Owners' Association, Judge Erlanger has granted a stay to prevent the lending banks and trust companies from collecting and the State Comptroller from paying the \$6,000,000 loan which was obtained on July 15 and which was payable yesterday, until the merits of the suit brought by the United Real Estate Owners' Association against such banks and trust companies and the Comptroller have been decided.

The association claims that the State Comptroller obtained this loan in violation of the State Constitution, which limits the borrowing power in anticipation of taxes to \$1,000,000, and that the financial institutions in making this loan were aware of this constitutional limitation, as they were advised of such fact by this association.

#### Absorbing New Space.

A gradual absorption of the new space which almost overwhelmed real estate in the financial district is reported, but some years must elapse at the present rate, or else an era of indisputable prosperity must intervene, ere the market can regain its normal poise. Favorite buildings in preferred locations continue to be unaffected, as might be supposed, while some of the new ones find it necessary to grant concessions of various kinds, even to taking over the old leases of new tenants. The owners of a number of old buildings on valuable sites in the neighborhood of the Equitable are anxious to improve, but are deterred by the condition of the renting market.

#### For the Good of the Average Man.

Delegate Curran of Rochester, a prominent labor leader, on the final vote in the convention upon the entire Constitution said: "I believe this proposed Constitution should be adopted at the polls. It will be many a year before the working people will get the relief they can now if these amendments are not adopted."

—On Fifth avenue, between 12th and 23d streets, there are 491 garment factories. Fifteen years ago there wasn't any.

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**REAL ESTATE NEWS OF THE WEEK**

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**VIEWS ON TAXATION.**

**Income Tax Favored by Bankers—Efficiency and Economy Necessary.**

Isaac N. Seligman, banker and chairman of the Municipal Tax Committee of the Chamber of Commerce, testifying before the joint legislative committee which is investigating the operation of State tax laws, criticised the personal property tax harshly and proposed instead the imposition of an income tax for the State and city.

President Kelsey, of the Title Guarantee and Trust Co., a member of the Municipal Tax Committee of the Chamber of Commerce, said the personal property tax should be abolished and a State income tax substituted. He thought all incomes over \$1,000 should be taxed. He favored collecting the income tax where it is earned. Even if people lived in New Jersey or Connecticut and earned their income here, they ought to pay the income tax in New York. The witness said that even if there was a tax on corporate bonds he saw no reason for laying a tax on mortgages, as the owners of bonds request.

Calvin Tomkins, ex-Commissioner of Docks, wrote the committee, giving his views on the taxation. He said in part, that it was more important for the State and City of New York to create new taxable values than to hunt for new kinds of taxes, and it was equally important that the public service be conducted with greater efficiency and economy.

Former Deputy Tax Commissioner Thomas F. Larkin said the personal tax assessment was made up haphazard from telephone books by clerks.

James R. Brown, of the Manhattan Single Tax Club, and Frederick C. Leubuscher, president of the Society for Lower Rents, advocated a single tax.

Joseph S. Schwab, former State Tax Commissioner, now president of the Real Estate Owners' Protective Association and chairman of the State Conference on Taxation, upheld the view of Mr. Larkin. He presented a long paper, which was not read, but which will be made a part of the committee's record. He said the main feature of it was a classification of tangible and intangible personal property, with a high rate on the former and a low rate on the latter.

Frederick C. Leubuscher, president of the Society of Lower Rents and Taxes on Homes, and a member of Mayor Mitchel's Tax Commission, was the next witness. He said:

"Government should be decently honest in its methods of securing revenue, but government is indecently dishonest in this respect now. It gives to the privileged who have, and takes from the workers that which they seem to have, their hard-earned, but often insufficient, wages or earnings.

"At least a third, if not half, of the cost of national government should be paid by a direct income tax heavily progressive upon large incomes. This would afford some relief to the wage-earners of the country."

**The Electrical Show.**

One of the interesting features of the Electrical Show at Grand Central Palace is the manufacture of army rifles of the Springfield pattern. Everything in the making of the modern weapon is shown in detail.

Another feature of the Government exhibit is the forging and fashioning of sabre blades, saying nothing of the display of antiquated war implements,

showing marvelous development in the production of side arms. This department is but one of the 165 exhibits in the great show.

Among the new inventions are the electrical submarine storage batteries from Edison's laboratory, to be used in the navy. All the latest telephone improvements and electrical devices of every character are on exhibition at the Grand Central Palace. In addition to many vitally important machines, batteries, motors, industrial and scientific devices, one that washes and irons paper currency is also of interest.

**LOCAL IMPROVEMENTS.**

**Riverside District.**

At a meeting of the local board resolutions for the following named improvements were filed and referred to the Board of Estimate:

Construction of receiving basin adjacent to the northwest corner of 67th street and Amsterdam avenue.

Construction of receiving basin in West 67th street adjacent to the southeast corner of Amsterdam avenue and in Broadway adjacent to the northwest corner of 66th street.

Construction of receiving basin in 88th street adjacent to the southeast corner of West End avenue and in Broadway adjacent to the northwest corner of 87th street.

Construction of receiving basin adjacent to the southwest corner of West End avenue and 95th street.

Construction of receiving basin adjacent to the northeast corner of West End avenue and 93d street.

Construction of receiving basin adjacent to the northeast corner of West End avenue and 92d street.

Construction of receiving basins adjacent to the northeast corner of West End avenue and 91st street and the northwest corner of 91st street and Broadway.

Construction of receiving basins adjacent to the southwest corner of West End avenue and 91st street and the northwest corner of 90th street and Broadway.

**Yorkville District.**

Resolutions for the following-named improvements have been filed and referred by the Local Board to the Board of Estimate:

Construction of receiving basins adjacent to the northwest corner of 85th street and Second avenue and the southeast corner of 86th street and Third avenue.

Construction of receiving basins adjacent to the southwest corner of 85th street and Second avenue and the southeast corner of 85th street and Third avenue.

Construction of receiving basins adjacent to the northwest corner of 85th street and First avenue and southeast corner of 86th street and Second avenue.

Construction of receiving basins adjacent to the southeast corner of 62d street and Third avenue and the southwest corner of 62d street and Second avenue.

Construction of receiving basins adjacent to the southwest corner of 68th street and First avenue and northeast corner of 67th street and Second avenue.

Construction of receiving basins adjacent to the southwest corner of 68th street and Second avenue and the northeast corner of 67th street and Third avenue.

Construction of receiving basins adjacent to the northwest corner of 68th street and Second avenue and the south-



east corner of 69th street and Third avenue.

**Washington Heights District.**

At its last meeting the Local Board approved of resolutions for the following-named improvements:

Acquiring title to Service street east of Riverside Drive from about West 168th street to about West 178th street, and a public park between the Service street and Riverside Drive.

Paving and constructing sidewalks on 172d street, between Broadway and Fort Washington avenue.

Paving Seaman avenue from Academy street to 207th street.

Paving Cooper street between Academy street and 204th street.

Paving and constructing sidewalks on 192d street, between St. Nicholas and Audubon avenues.

**MODEL MARKETS.**

**All in White Enamel Tile and Carrara Glass.**

Two new market buildings are being opened to the public this week. The interior of Washington Market has been so completely rebuilt that it is virtually a new structure, except the shell. The stands, refrigerators and all the fittings are in white enamel tile, so that they can be kept absolutely clean and sanitary.

Vincent Astor's market, at Broadway and 95th street, will be opened on Saturday. The opening materializes an idea Mr. Astor got while inspecting and investigating markets as a member of Mayor Mitchel's Market Commission.

From a financial standpoint he would have profited much more by erecting an apartment house on the site, but he had a message to carry to New York and he told it to Evarts Tracy, of Tracy & Swartwout, his architects, and Mr. Tracy put it on paper and James McWalters & Son did the rest.

White tile floors, white Carrara glass counters and large white enamelled ice-boxes carry out this impression. There are no concealed spaces, no mouldings to catch dirt. All meat and poultry is in plate glass cases, cooled by coils gleaming with frost. All refrigerators are cooled by ice machines in the basement.

Then there is an incinerator, which burns not only all waste and garbage but, what is fully as essential, all odors, in its 1,700 degrees temperature.

The architects designed the exterior in the style of the Renaissance markets of Florence. The material is travertine, and a serafito frieze in rich color ornaments the entire cornice of 290 feet. The architects' conception of this frieze was admirably worked out by William A. Mackey, the mural artist, and it is a new exterior color note in the city.

**Salem's New Housing Law.**

The city of Salem, which was burned over in part not so long ago, has settled the question of building height in a simple way in its new housing ordinance. No dwelling or apartment house may have more than one story for each ten feet of width of the street, unless the house is set back from the street a distance equal to the excess of its height over that permitted at the street line. A hotel is in no case to exceed seventy feet in height.

Every room in a dwelling—and tenements and hotels are classed as dwellings—must have a window opening directly upon the street, yard or court. The total window area shall be at least one-seventh of the superficial floor area. Ninety square feet is the minimum size of a room, and no room may be less than seven feet wide. In multiple dwellings there must be in every group or suite of rooms at least one containing not less than 150 feet of floor area. The Board of Health is required to make an inspection of all kinds of dwellings at least once a year.

Apart from the Housing Ordinance there is a code of regulations for the erection of buildings within the burnt district. Every builder who operates

there must have a license. Buildings are divided into six classes. The first class is for fireproof construction, the second for ordinary construction limited to five stories, the third is for multiple dwellings, limited to four stories, the fourth for private dwellings, the fifth is for store and dwellings, and may be of wood if not more than two and a half stories high, and the sixth class are for factories and storage. There is still a third code of building regulations, which is of more general application than the two referred to.

**THE CONNECTING RAILROAD.**

**Operations Started on the Second Section—Concrete Viaducts.**

Operations have been started on the second section of the New York Connecting Railroad—the \$30,000,000 project which will unite Long Island with the main land, and establish uninterrupted railroad traffic for both freight and passengers. The erection of the steel work of the huge bridge across Hell Gate has advanced rapidly.

The second section extends through Newtown, where the route is gradually depressed, and partly tunnel construction, until the Lutheran Cemetery is reached, where it will enter a tunnel more than half a mile in length and be carried over the tracks of the Long Island Railroad to the Evergreen section, where again it will pass through tunnels under East New York and connect through Brooklyn with the Bay Ridge terminal.

This new section will consist of concrete viaducts 30 to 50 feet in height, and the principal streets to be crossed are Jackson avenue, Roosevelt avenue, Shell road, Queens boulevard, Grand street, and Metropolitan avenue, at Lutheran Cemetery. The tunnel form of construction will be used where this branch crosses the North Shore Division and the Main Line of the Long Island Railroad in the Newtown section.

**Tenant Complains to Agent.**

Sir Just a line to let you know that the water is running from the roof down on us again it is something terrible in four years time We have had more water to run down on me than all the 43 years of House keeping 28 yr in Fleet Place we never had water to run down. this House is a Jonah to us. I do not like to move but I think some one wants our floor so I shall let them have it if Mrs. —wants it which she do let her have it for me. for she is not to good any way I will pay you while I remain in your house thats me! I pay my way my rent is first with me all the time. Now for the windows if you dont fix them on the top floor the Shutters I mean why every glass will be out we cannot sleep for them bang! bang!! Night & day. if I say one word she is up on her high horse. so I keep still if I pay for the Par floor we can not use it for fear of water coming down on my Sick Husband.

I can pay better than to move every time if it is only 2 of us I dont do that kind of business move! move! not me. I try to make the best of it. But this is a Bird. God bless you please note what I say we are no beer drinkers nor whiskey we live on that money and pay rent. I am

**Where the City Control Is.**

The control of the city seems to be in the hands of the charity trust, which works with the Single Tax Socialists, and one of the most important schemes of the Single Taxers is to destroy taxable values. Private ownership of land is a crime, said Henry George, the founder of the cult. He also said that the government should confiscate land values, not by acquiring title, but by confiscating rents. This confiscation of rental values of taxable real estate by the harsh and unnecessarily burdensome administration of certain regulatory laws, has been wonderfully successful. What other corporation in the world would, however, deliberately allow its financial credit to be destroyed to gratify the whims of a few well-meaning theorists.—Judson G. Wall.

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WINE BOTTLE RACKS

**FIRE INSURANCE IN QUEENS.****Will Be Reduced in the First Ward,  
Owing to Improved Water Supply.**

**T**HROUGH the efforts of the Industrial Committee of the Chamber of Commerce of the Borough of Queens, an annual saving of many thousands of dollars to the big manufacturers and home owners in Long Island City in the cost of their fire insurance will soon be brought about.

For over fifteen years an additional charge of 10 per cent. and 15 per cent. on all fire insurance has been charged in this section of the Borough of Queens, based upon conditions which existed in 1899, such as inadequate water supply and poor street paving.

The matter was first taken up two years ago by C. G. M. Thomas, who was then chairman of the Manufacturing Committee. The present committee, of which Wm. D. Bloodgood is chairman, renewed the efforts in this matter a few months ago through the Fire Insurance Exchange of New York to have this extra charge removed.

Thomas F. Dwyer, Deputy Commissioner of the Department of Water Supply, Gas & Electricity, co-operating with the New York Fire Insurance Exchange and the National Board of Fire Underwriters, recently conducted a series of tests of the pressure and volume of water of various hydrants throughout Long Island City. The results of these tests, which have proven very favorable, have just been reported to the Chamber of Commerce in a letter from Willis O. Robb, manager of the New York Fire Insurance Exchange, who states:

**Results of Water Tests.**

"I have to say that after careful study of the reports of the tests recently made, the Rate Committee of the Exchange believes that it would be justified in recommending the remission of the outstanding district advance in fire insurance rates for defective water supply conditions in Long Island City, if three comparatively small areas could with reasonable promptness be brought up to a proper standard. These areas are a little irregular in outline, and it would be very difficult to undertake to make the removal in piece-meal fashion, having regard to the boundaries of such districts. On the other hand it is believed that by conference with the Water Supply Department, it will be found comparatively easy to improve these three areas without much delay.

"I sincerely hope that you will be able to bring about a prompt completion of the admittedly great improvement that has taken place in Long Island City conditions in the last five or six years in this respect, so that we may permanently wipe off the map the entire district charge for the entire area of the First Ward of the Borough of Queens."

A letter has been received by the chamber from Thomas F. Dwyer, Deputy Commissioner of the Department of Water Supply, stating that he will give the matter his prompt and earnest attention, and that everything that can be done to remedy conditions in the three small areas will be done by his department at once, in order to make conditions in these sections satisfactory to the Fire Insurance Exchange. Just as soon as this has been accomplished the Queens Chamber of Commerce will ask that the additional fire insurance charges be removed in the entire First Ward.

The three areas indicated by tests which are unsatisfactory as to pressure and volume of water are as follows:

(1) The territory in the Hunters Point section bounded by Newtown Creek, the Canal, Hunters Point avenue, and the line between the First and Second Wards of the Borough of Queens.

(2) The territory in the Astoria section bounded by the East River, Hoyt, Willow and Main streets.

(3) The territory in the Astoria section lying northeast of Winthrop avenue and southeast of Berrian Canal or Creek.

**Liberty Avenue Improvements.**

The commissioners in condemnation appointed to take legal title to Liberty avenue are fast completing their work. They have had to fix values on more than 500 parcels in the damage area and the property owners will receive at least \$500,000 from the city for the land taken. The section from the Rockaway turnpike to Brooklyn has been graded, curbs and sidewalks laid. Petitions are now being prepared for the necessary sewers and the paving of the street.

**A Modern Club Kitchen.**

One of the finest club kitchens in New York is in the new home of the Knickerbocker Club on Fifth avenue at 62d street. The equipment, consisting of several hotel gas ranges, a gas salamander, a gas rotisseri and a gas incinerator, is of the very latest type, and the kitchen itself is as light and pleasant as any room in the handsome three-story structure. One of the notable features of the clubhouse is that it has its dining-room, kitchen and pantries on the same floor, something that is true of no other clubhouse in the city. This convenient arrangement, moreover, would be impossible if coal were used, on account of the difficulties of storing and handling the fuel. All the new clubhouses have gas kitchens.

**PRIVATE REALTY SALES.**

**B**ROKERAGE reports of the week concerned, in the main, small properties. The chief characteristic of the trading was the presence of the professional element among the buyers and this has raised an interesting question. The reappearance of the operator into the market at this time, and he has been unusually active within the past two weeks, may be considered from several viewpoints. The conclusions derived are encouraging and may be regarded with optimism rather than the reverse.

The question may be asked, "What is the significance of the operator in the present market?" There are at least two or more answers. The real estate operator is a specialist, not an amateur, when it comes to buying real estate. While he sometimes makes mistakes, his shrewdness, knowledge of values, and general familiarity with conditions, qualifies him to be a good judge. The operator usually buys for a quick resale. He is rarely an investor by choice, but only through necessity. The special significance of his dealings rests upon the fact that he backs up his judgment with his own money. The essence of present day operating is the quick resale. Frequently an operator has a purchaser for a property before he himself has obtained the signed contract.

His presence in the market today indicates that he believes customers are to be found, otherwise he himself would not buy. The activity of this class of buyer, therefore, may be regarded as encouraging as a possible indication of a general renewal of activity. Such a belief is further strengthened by a situation where there is concerted rather than desultory buying by operators.

It may be argued, however, that the operator's presence in the market indicates low values and the anxiety on the part of owners to sell. Even if this were true, the market would not be materially affected, because real estate is only temporarily in the hands of the operator and eventually finds itself in the possession of a permanent holder. The ideal buyer, of course, is one who holds property purely for investment and this class of purchaser does business with the operator.

The activity of the operator is always a good sign and has in the past been the forerunner of good times in the real estate business. One thing is certain. The operator does not buy unless he believes that he can resell and resell soon. When, in the face of all the talk that there is no market for real estate today, he unhesitatingly, with his superior knowledge, is ready to put cash into real estate, it is a pretty good sign that he has confidence in his commodity.

The total number of sales reported and not recorded in Manhattan this week were 17, as against 20 last week and 13 a year ago.

The number of sales south of 59th street was 5, as compared with 6 last week and 6 a year ago.

The sales north of 59th street aggregated 12 as compared with 14 last week and 7 a year ago.

The total number of conveyances in Manhattan was 101, as against 133 last week, 20 having stated considerations totaling \$588,125. Mortgages recorded this week number 49, involving \$965,564, as against 81 last week, totaling \$2,095,578.

From the Bronx 10 sales at private contract were reported, as against 8 last week and 7 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$760,945, compared with \$983,028 last week, making a total for the year of \$51,608,820. The figures for the corresponding week last year were \$1,229,626 and the total from January 1, 1914, to October 17, 1914, was \$33,433,848.

**Film Company in Queens.**

The Mirror Film Company has purchased through S. & J. H. Albert, from the Forben Holding Company, more than two acres of land, formerly the Glendale Casino Park, just north of Forest Park, Woodhaven. The property measures 225 feet on Myrtle avenue, 260 feet on Ocean View avenue and 175 feet on Nichols avenue, and will be used for the production of photoplays. The pavilion, 184x84, now on the grounds, will be used as a studio. Among those connected with this new corporation are Clifford B. Harmon, president; Harry Lambart, William J. Hoggson, Frank S. Hastings, John W. Houston, Rufus Towing, R. M. Owen, Joseph C. Hunt and Andreas de Segurola.

**Buyer for Bronx Block Front.**

The Schaefer Estate, of Pottsville, Pa., has sold through Richard H. Scobie and the J. Romaine Brown Company, the block front in the north side of East 137th street, between Brook and St. Anns avenue, containing fifteen lots, with a frontage of 379 feet and a depth of 100 feet. The property has been held at \$125,000. It is almost opposite the new subway station, now in course of construction, at Brook avenue and 138th street, and is part of a large parcel which J. Romaine Brown Co. sold to P. W. Schaefer more than forty years ago, when it was farm land. The brokers report the present deal an all-cash transaction.

**Plaza Owners Buy.**

The Plaza Operating Company, Bernard Beinicke, president, owner of the Plaza Hotel, has purchased from Sire Brothers, 5 West 58th street, a seven-story office building, on lot 20x100.5, adjoining the hotel. The hotel owners control other adjacent holdings, including 7, 13 and 19 West 58th street and 22 West 59th street, acquired in February from Sire Brothers. The brokers in the present sale were Wm. A. White & Sons.

**\$200,000 Apartment Deal.**

The Wilmore Realty Company, Franklin C. Albee and W. I. Glover, has sold, through Electus T. Backus, the Berkshire, a six-story elevator apartment house, at 540-542 West 112th street. The buyer is Mrs. Katherine Wise, who gave in part payment her residence at 138 West 75th street, a four-story house, on lot 21x100. The deal involved about \$200,000.

**Brooklyn Tract Sold.**

Realty Associates have sold on the property of the Inter-County Realty Company at Ridgewood, L. I., sixty-five lots at the northeast side of Traffic street, between Ralph and Madison streets, adjoining the Long Island Railroad. The sale includes two parcels, 400x100 and 900x100, respectively. The deal was negotiated by the Jere Johnson, Jr., Company.

**Builders in 39th Street.**

John J. Hearn sold to the Allerton Realty Company, James S. Cushman, president, 143-147 East 39th street, three four-story dwellings, on plot 53x100. It is reported that the buyer will demolish the houses and erect a high-class nine-story apartment building on the site.

**Operators Acquire Lots.**

Ennis & Sinnott have purchased from the Meurer Estate, the plot of five lots in the south side of 213th street, 75 feet east of Ninth avenue, measuring 125x99.11. The broker was John R. Davidson.

**Manhattan—South of 59th St.**

9TH ST.—Louis C. Jacoby sold to Richard S. Elliott 52 West 9th st, a 3-sty dwelling, on lot 25x93.11, with a 2-sty dwelling in the rear.

13TH ST.—G. Reynolds Gibbons sold for the McManus estate to a client of Richard S. Elliott 137 West 13th st, a 3-sty dwelling, on lot 20.6x103. It adjoins the rectory of the Greenwich Presbyterian Church.

58TH ST.—Samuel A. Herzog, by the purchase of the dwelling 60 East 58th st from Mrs. Hugo Mayer, has enlarged the apartment house site at the southwest corner of Park av and 58th st. By its acquisition Mr. Herzog's plot has frontages of 100.3 in the st and 100.5 on the av. A 13-sty structure will be erected.

**Manhattan—North of 59th St.**

82D ST.—Joseph P. Day sold at private sale the property at 116 West 82d st, a 4-sty dwelling belonging to the estate of Julia A. Allen. This property has been in the hands of this family for more than thirty years and was advertised to be offered at public auction sale on Wednesday.

85TH ST.—Leon S. Altmayer has resold for A. Brady the three dwellings 106, 108 and 110 East 85th st, size 55x102.2. The purchaser, Isidor Mishkind, will erect a high-class 9-sty apartment house from plans of Schwartz & Gross. The house will have two apartments to a floor and two elevators. The improvement with the land will involve an investment of about \$300,000.

106TH ST.—Charles S. Kohler has sold for Mrs. Lillian H. Dyer to Robert H. Burnside 50 West 106th st, a 3-sty dwelling, at the southwest corner of Manhattan av.

114TH ST.—Nason Realty Co. has resold to E. Neuman, 105 West 114th st, a 5-sty flat.

115TH ST.—J. Tompkins has sold for Isaac Sandusky 11 East 115th st, a 5-sty flat, on plot 35x100, to Sigmund Schwartz of Greenpoint, L. I., who gave in exchange four houses on Division av, Rockaway Beach, L. I.

118TH ST.—Paul A. McGolrick has bought from Jennie Farian 37 West 118th st, a 5-sty apartment house on plot 25x100. L. J. Greenberger and Porter & Co. acted as brokers.

125TH ST.—The Empire City Mortgage and Holding Co. has resold 332 East 125th st, a 6-sty flat, on lot 25x130.

151ST ST.—Lowenfeld & Prager have sold the 6-sty elevator apartment house at 535 and 537 West 151st, occupying a plot 75x99.11, to Con-

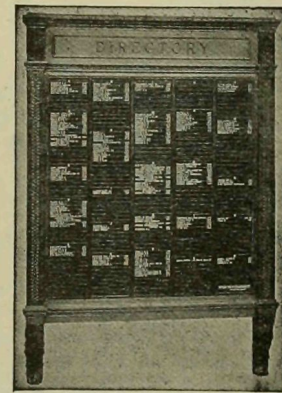
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**WANTED**—Rental man of ability and experience in apartment house management and renting, for apartment hotel. State age, whether married or single, when and by whom previously employed, and compensation expected in addition to meals. No objection to man of middle life if active and in good health. **Box 744, Record & Guide.**

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**HIGHLY efficient** renting man of many years experience in managing real estate in all branches seeks connections with progressive firm of operators or agents; will submit references. **Box 740, Record & Guide.**

**EXPERIENCED** real estate man, twenty years in the business, wishes an opportunity to show what he can do, especially in the management of property. Salary to be based on value of services. **Box 734, Record & Guide.**

**PARQUET FLOOR** (which by change in plans could not be used) for sale. Patent 4" x 4" quartered oak block with 6" mahogany strip border, all 7/8". Size, 16' 9" x 21' 6". No mastic needed. **Box 648, Record & Guide.**

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AMSTERDAM AVE.  
VAULTS  
FOR VALUABLES

rad Hubert, who gave in part payment 140-142 West 104th st, a 5-sty flat, on plot 52.4x101.

**10TH AV.**—William S. Baker sold for the Lawyers Title & Trust Co. to the Haven Construction Co. the plot on the northwest corner of 214th st and 10th av, 37.6x100. The buyer will erect a 5-sty apartment house with stores.

### Bronx.

**KELLY ST.**—Henry Morgenthau Co. sold, through the Knap & Wasson Co., 940 Kelly st, a 4-sty apartment house, on plot 37x100.

**LORILLARD PL.**—Henry Hoehn sold, through Charles A. Webber, 2456 Lorillard pl, a 2-sty dwelling on lot 20x100.

**VAN BUREN ST.**—The Van Buren Building Co., P. J. Dwyer, president, has purchased the southwest corner of Van Buren st and Morris Park av, 100x103, and will erect two 5-sty apartment houses. This parcel is opposite the main station of the New York, Westchester & Boston R. R., which station is also to be the 180th st subway station of the White Plains av extension, now nearing completion. Wm. Peters & Co. were the brokers in the transaction.

**179TH ST.**—Henrietta D. Sandidge has sold, through Herman Berkowitz, to J. Levy 811 East 179th st, a 1-fam. dwelling, on lot 25x100.

**COLLEGE AV.**—Kurz & Uren have sold for James Harris six lots on the west side of College av, 95 ft. south of East 169th st, to a builder.

**DALY AV.**—Herman Berkowitz has sold for John H. Schnauer for the Reva Realty Co., Jacob Bloom and Morris Silverman, seven lots at the southeast corner of Daly av and 181st st, 72x197.4x irreg. Flats will be erected on the plot.

**GRAND AV.**—Andrew T. McKegney is reported to have purchased for improvement the plot 40x106, at the northwest corner of Grand av and 188th st.

**INTERVALE AV.**—Alexander Selkin has sold for OrNSTein Brothers 981 Intervale av, a 2-sty dwelling, on plot 50x100.

**PROSPECT AV.**—Lowenfeld & Prager have bought from Fannie Wolf the five new 6-sty apartment houses occupying the block front, 200x100, on the west side of Prospect av, between 166th and 167th sts. The operators gave in part payment seven lots in the north side of 145th st, between 5th and Lenox avs. The Prospect av houses were recently taken over by the seller from the Angel Construction Co.

### Brooklyn.

**CLIFTON PL.**—Oscar W. Fulcher sold for Mrs. Alice H. Cunningham, 318 Clifton pl, to William W. Taylor; also 202 Halsey st to Sully R. McClellan; 628 Herkimer st to James Jarvis and 35 St. Felix st to Charles E. Vail.

**FURMAN ST.**—American Exporting & Importing Co. has purchased from the Whitlock estate the 4-sty warehouse at 73 Furman st, just south of Fulton st.

**1ST ST.**—Charles E. Rickerson sold to Henry Dougherty 485A 1st st, a 2 1/2-sty dwelling.

**51ST ST.**—Tutino & Cerny sold for the Lawyers' Mortgage Co. the 4-sty apartment house 448 51st st, on plot 30x100.2.

**75TH ST PARKWAY.**—Frank A. Seaver & Co. have sold the five lots in the north side of 75th st parkway, 200 ft. east of Narrows av, for Margaret J. Shields.

**EASTERN PARKWAY.**—Paul C. Lavine has purchased the apartment house at 1010 Eastern Parkway, on plot 53x120, from the Improved Realty Co. The building was held at \$57,000.

**GRAND AV.**—Nicholas J. Occhifinto sold for the 135 Broadway Realty Co. 611 Grand av, a 3-sty dwelling, to Giosue Esposito.

**MYRTLE AV.**—Leonard Davidson & Co. sold for M. Goodman to a Mr. Linermyer, the 2-fam. and store building, 2755 Myrtle av.

**ROGERS AV.**—Louis Gold has sold to the Marmur Realty Co. the five 2-sty flats and stores at the northeast corner of Rogers av and Sterling st.

**15TH AV.**—B. J. Sforza has sold for J. W. Lafferty the plot 40x95 on the east side of 15th av, 100 ft. north of 62d st. The purchaser will erect an apartment house.

### Queens.

**ASTORIA.**—Louis Gold sold to Charles Knopler the five 2-sty buildings, just completed, at Broadway and 13th av.

**FLUSHING.**—The J. Albert Johntra Co. sold for W. T. Riley the dwelling 50x148 at 230 Madison av to William Albrech; for Victor B. Hess 114 Murray la, 25x107, to Mathilda Kochler; for Thomas Carlson 52 Farrington st, 25x107, to Marie Coglan, and for Margaret Jennys 45 Central av, 33x100, to David Ackerson.

**FLUSHING.**—Arthur Rocknagle sold to William Mehring the plot 60x100 in the west side of 22d st, 260 ft. north of State st.

**HOLLIS PARK GARDENS, ETC.**—F. W. Scutt & Co. report the sales of plots and dwellings as follows: at Hollis Park Gardens, plots 75x100, on Parkview av, to H. P. Luce and to E. Curtis Gillespie; at Hollis Terrace, in the west side of West Point st, a dwelling to the H. C. Scutt Building Co., at Woodhaven Estates, on the west side of Hopkington av, a plot 50x132 to Frank H. Gibson; also a dwelling to Richard A. Dillman, and on the east side of Woodhaven av, near Atlantic av, four lots to the Palatine Holding Co.; at Morris Park, on Liberty av, thirteen lots to the Lancaster-shire Realty Co.; at Jamaica, on Liberty av and West st, plot 80x100 for Ignatz Wohl, and in Madison st five lots to H. Waltham Grinyer; at Duntun, on Maure av, a dwelling to Emmet F. Lee, and on Morris av a bungalow to Josephine Linkletter, and at Garden City Estates, on Brompton rd, a plot 100x100, with dwelling, to W. S. Kennedy.

**ROSEDALE.**—New York Suburban Land Co. sold 20x100 on President av to M. Hicks and 20x100 on Park av to L. Hill,

### Richmond.

**CLIFTON.**—Albert G. Wanier, who recently purchased from the Narrows Improvement Co. a plot at Harbor View, through Cornelius G. Kolff, has added to his holdings by the purchase of the adjoining plot, 40x154.

**WESTERLEIGH.**—J. Sterling Drake has sold for George T. Peckham of St. Louis, Mo., to Peter Larsen of New York a plot 40 ft. front and rear in Washington pl, Westerleigh, which Mr. Larsen will improve with a cottage.

### Nearby Cities.

**NEWARK, N. J.**—Feist & Feist, Inc., sold to Ernest H. Fougner, the architect, the vacant plot 50x150, on the southwest side of Turrell av, 700 ft. northwest of South Orange av, as a site for a residence; also sold for Charles Coyne to Mrs. Fannie Leibhauser, the dwelling, 157 South Arlington av.

**NEWARK, N. J.**—Louis Schlesinger, Inc., sold for the J. H. Mayzel Co. to Benjamin D. Mockabee, the 5-sty apartment house at 20-22 Camp st; also for Charles J. De Gavre to Joseph Bell, lots 182, 184 and 186 on Ridge-wood av and to L. Sonneborn Sons, oils, a plot on Riverside av, 125x1,000, adjoining their present plant and to the same purchaser, a plot adjoining, 100x150, running from the Passaic River to Riverside av.

**PATERSON, N. J.**—Jacob Konner has purchased from the Simon Nathan estate a plot 50x100 at 183 and 185 Market st, in the heart of the business section of Paterson, for a price said to be \$10,000, or at the rate of \$1,500 a front foot. The purchaser is interested in motion picture enterprises.

### Rural and Suburban.

**ARLINGTON, N. J.**—Henry G. Eilshemius sold for the estate of H. G. Eilshemius to Salmond Bros. Co., a plot 54x100, in the west side of Forest st.

**BRONX MANOR, N. Y.**—Burke Stone, Inc., has sold for Fred A. Miller of Rockaway Park, two lots on Front av, to Charles A. Ryan.

**BRONXVILLE, N. Y.**—Fish & Marvin have sold for Frederick Sanborn his residence at Lawrence Park West to Charles B. Best.

**EAST ORANGE, N. J.**—The Washington Society of New Jersey, John F. Conroy, president, has purchased the club house and property it now occupies at 20 Prospect st, on plot 142x260, from James M. Reilly, secretary of the Board of Trade, of Newark, N. J.

**ELIZABETH, N. J.**—Louis Schlesinger sold for various owners 15 acres bounded by the Baltimore & Ohio Railroad, the Long Branch Division of the Central Railroad of New Jersey, and Front st, at Bayway. The new owner, the Midvale Chemical Works of St. Louis, will erect a dye plant.

**GARWOOD, N. J.**—New York Suburban Land Co. sold 20x100 on Willow av to Jessie Poug and 20x100 on Spruce av to A. Lohmann.

**GARWOOD, N. J.**—New York Suburban Land Co. sold 20x150 on 4th av to G. Servillio and 25x150 on 3d av to E. Mills.

**GREAT NECK, L. I.**—Pease & Elliman have sold for Mrs. John Vicario, a place to Jules S. Bache. The property has about 8 acres with an extensive frontage on Long Island Sound, and is near the estates of Mrs. O. H. P. Belmont, William Ross Proctor and Dr. Preston Satterwhite.

**KENILWORTH, N. J.**—Floyd S. Corbin has sold for John M. Kennedy, Jr., of Philadelphia, a 1-sty factory, together with about 4 acres of land.

**LAWRENCE, L. I.**—John F. Scott has sold for David Weingarten his property located at the junction of Osborne av and Lakeside av, in Lawrence, L. I. The estate contains five acres on which are three residences with separate garages. The purchasers are Thomas Bladen and Dr. E. W. Pinkham, who will each occupy one of the houses for his summer home and lease the other. In the immediate neighborhood are the country seats of Mrs. Russell Sage, Newbold T. Lawrence, John H. Berry and William P. Dixon.

**MEADOW BROOK, L. I.**—Meadow Brook Club has purchased from the Garden City Co. 18 acres immediately to the west of the present polo field. The property was held at \$20,000. The club intends to lay out another polo field and to erect a clubhouse to cost about \$35,000.

**MONTCLAIR, N. J.**—Frank Hughes-Taylor Co. has sold 100 ft. of frontage in the east side of Christopher st, adjoining the Marlborough Inn, for Josephine McLaughlin to Thomas M. Doody, who will improve the plot by erecting a residence to cost about \$12,000.

**MONTCLAIR, N. J.**—F. M. Crawley & Bros. have sold to M. Soule of Montclair for the estate of William Logan the plot 400x200 on the east side of South Mountain av and Eagle Rock Way, south of Llewellyn Rd. The buyer recently acquired 359 ft. on the south side of Mountain av, directly opposite this purchase.

**MT. VERNON, N. Y.**—The Anderson Realty Co., of Mt. Vernon, and Herman Stern, sold for the Sound Realty Co. to Joseph Waxelbaum, of Macon, Ga., the 3-sty business building, 50x105, at 57 and 59 S-uth 4th av. The Sound Realty Company took in part payment the residence 109 Primrose av, in the Chester Hill section of Mt. Vernon. The transaction involved about \$60,000.

**NEW ROCHELLE, N. Y.**—Joseph Lambden & Son have sold several acres in Stephenson Park to the D. & C. Flour Co. for improvement with a large flour mill.

**PELHAMWOOD, N. Y.**—Joseph Lambden & Son have sold in Pelhamwood plots to Edward E. Pollock a plot on Harmon av; to William H. Steffens on Harmon av; to Mrs. Ada M. Clemens adjoining her residence on Harmon av; to George W. Eichelberger adjoining his home in Fraser st; to L. S. Smith on Clifford av; to Malcolm Johnson on Harmon av, and to Henry G. Weltner a plot in Benedict pl.

**PINE-AIRE, L. I.**—T. B. Ackerson Co. sold 3 lots on Central blvd to L. A. Dudley; 8 lots on Pine Grove blvd to John Rohrs; 4 lots on Central blvd to C. F. Hawkes; 12 lots on Pine Acres blvd to H. B. Strickland of New Bedford, Mass.; 6 lots on Manatuck blvd to Mrs.

Kate M. Keith; 3 lots on Manatuck blvd to Miss Marion C. McKinley; 3 lots on Manatuck blvd to Miss M. Hollander, and 3 lots on Prospect pl to Mr. C. Komroski of Bay Shore, L. I.

**PURCHASE, N. Y.**—Heckscher & de Saullés report the sale of 6 additional acres of land in Purchase st to Alfred Liebmann, who recently acquired the Haag property and part of the Haviland estate.

**PURCHASE, N. Y.**—Bryan L. Kennelly sold for Edward H. Wright his 3-sty dwelling and liquor store in Purchase st, near Harrison av, to William A. Read. This removes the only business building on this fashionable thoroughfare.

**SCARSDALE, N. Y.**—Gedney Farm Co., Robert E. Farley, president, has sold a large plot at Ridgeway and Seymour pl to Willard E. Day, vice-president of the Raritan Chemical Works. The property is directly opposite the residence of L. Ward Prince.

**SOUTHAMPTON, L. I.**—Alfred E. Schermerhorn sold for Mrs. Julia W. Pupke 6.54 acres of land in the east side of Cooper's Neck la to Mrs. Frederick M. Davies, who will erect a residence for her own occupancy, and for the same client 3.14 acres in the west side of Cooper's Neck la to Lyttleton Fox, who also will erect a residence for his occupancy.

**TEANECK, N. J.**—Harold E. Wittmann, in conjunction with the Palmer Real Estate Agency, sold the remainder of the property known as the Teaneck Heights Development, consisting of 134 lots in Oak st, Pine st, Queen Anne rd and Teaneck rd, to a New York concern, who intend to improve the tract with private residences. The property has been held at \$500 per lot.

**WHITE PLAINS, N. Y.**—Robert E. Farley Organization sold a corner plot in the Ridgeway tract to Charles M. Gambee, of the Title Guarantee and Trust Co. of New York.

**YORKTOWN HEIGHTS, N. Y.**—H. A. Briggs, of New York, has purchased from Ella C. Horton her farm at Yorktown Heights, Westchester County. The property, which was held at \$15,000, consists of about 30 acres, a dwelling and numerous outbuildings. Kenneth Ives & Co. negotiated the sale.

ing at 113-119 West 40th street, through to 114-118 West 41st street, comprising 14,000 square feet, for a term of years, at an aggregate rental of about \$150,000. The floor will be used as executive and general offices of the lessee.

**Manhattan.**

**ALONZO REALTY CO.**, Adolf Goebel, president, has leased, through Bernhard Rosenstock, the 5-sty apartment house at the southwest corner of 180th st and Pinehurst av. Samuel Hellingger represented the lessee as attorney.

**CARSTEIN & LINNEKIN** have leased the 6th loft at 13-15 West 28th st to Benjamin Schloss of 148 West 24th st; at 44 White st four lofts to Henry Glass & Co. of 16 White st; store and basement at 209 Lenox av to Charles Repetti. In conjunction with Cross & Brown Co. space at 1922 Broadway to the Pullman Motor Car Co.; at 874 Broadway to William K. Diehl, and part of the 7th floor at 35 6th av to the National Flower Decorating Co.

**ROSE COSTUME CO.**, dealers in women's apparel, leased the corner store and basement in the Mahler Building, 6th av, southwest corner of 31st st, for 10 years at an aggregate rental of about \$65,000.

**CROSS & BROWN CO.** has leased to H. C. Craig & Co. the 7th floor, containing about 9,000 sq. ft., in the Vanderbilt Concourse Building, Vanderbilt av and East 45th st.

**CROSS & BROWN CO.** has leased space in 1416 Broadway to Paul Clemmons, and to B. J. Clancy, for the Broadway & 39th St Co.; in the Strand Theatre Building to P. Sanders for the Mitchel H. Mark Realty Corp., and additional space at 2-6 West 47th st to Lee & Sons, Ltd., of London, for a term of years, for the Interstate Land Holding Co.

**CROSS & BROWN CO.** has leased ten offices on the 4th floor of the building being erected at the southeast corner of 7th av and 49th st for the film trade and kindred lines to the

Exhibitors' Times, Inc., of 220 West 42d st for the 727 7th Av Realty Co., also space to M. E. Sutton, and Henderson & Hammond Co.; in 9 East 59th st for Frederick Ayer; store in 1702 Broadway to G. E. Radford and one-half of the 5th floor in 1700 Broadway to Kent Motors Corp. for the Hudson Motor Car Co.

**DANIEL BIRDSALL & CO.** rented stores to G. S. Green Co. at 77 Warren st; at 74 Warren st to Joseph Kaufman; at 11 East 14th st to Max Schaurer; at 507 Greenwich st to Pace & Pastor; at 60 Leonard st to Nathan & Cohen Co.; also lofts at 21 Houston st to Lunion & Silverman; at 317 Broadway to Brower Bros.; at 60 Lispenard st to Boxner Medicine Co., and at 71 Franklin st to W. Stursburg, Schell & Co.

**CROSS & BROWN CO.** has leased the 4th floor in 239-241 West 56th st to the Jandorf Automobile Co., of 1763 Broadway, in addition to the entire building at 303-7 West 59th st that was recently rented to this same company; also the 2d floor of 239-241 West 56th st to Hayes-Diefenderfer, Inc., of 19 West 62d st, for the Kelly-Springfield Motor Truck Co.; also space in the Vanderbilt Concourse to George C. Moore, and in 30 East 42d st to C. N. Davis.

**DUROSS CO.** has leased for Joseph & John E. Conron the 3-sty building, the Cunard Hotel, at 252 West 14th st, to William Bienn for a saloon; and for the Rhinelander Real Estate Co. the 4-sty house, 122 West 11th st to Pierre Rostan.

**DOUGLAS L. ELLIMAN & CO.** have leased, furnished for the winter, for W. Bayard Cutting, 134 East 71st st, a 4-sty dwelling, to Miss Nancy Craig Wharton of Lenox, Mass.

**DOUGLAS L. ELLIMAN & CO.** have leased apartments in 114 East 84th st for Samuel A. Herzog to Edward S. Blagdon; in 122 East 76th st for Julius Tishman & Sons to J. Nevett Steele, Jr., and in 8 West 51 st to Mrs. Elizabeth I. Brown.

**DOUGLAS L. ELLIMAN & CO.** have leased a duplex apartment, furnished for the season, in 131 East 66th st, for Arthur Hodges to S. Vernon Mann, Jr.; and an apartment in

**LEASES.**

**Fifth Avenue Bird Store.**

Nelson, Lee & Green have leased for the 302 Fifth Avenue Corporation, Harry and Joseph Falk, the Fifth avenue store, size 30x100, in the twelve-story Dinsmore Building being erected at the northwest corner of Fifth avenue and 31st street, from plans by George & Edward Blum, architects. The lessee is Lawrence C. Holden, doing business under the trade name of George H. Holden, retail and wholesale dealer in fancy birds and other pets, for the last ten years located at 25 West 23d street. The 31st street show front will be laid out as a garden with walks and electric fountain aquariums, with the various birds displayed in scenic effects. The store, which will be opened in January, has been held at a yearly rental of \$15,000, according to report.

**Hayden on Park Avenue.**

The Hayden Company, interior decorators and art dealers, for a number of years at 523 Fifth avenue, have leased from Henry B. Anderson, through Pease & Elliman, the property at the southwest corner of Park avenue and 57th street, on plot 100x28. A six-story building will be erected, to be occupied by the lessee about May 1, 1916. The encroachment on Fifth avenue of large mercantile firms is gradually causing the art firms to move further uptown. A number of them have moved from Fifth avenue into the adjacent side streets and the adjoining avenues during the last few years. Several art firms have already located in 57th street, east of Fifth avenue, and there is a tendency among the art lines to locate east of Fifth avenue and for the strictly mercantile developments to locate west of the avenue.

**Importers Go Further North.**

The Harry Angelo Company, importers, now at 347 Fifth avenue, has leased, for a term of years, an entire floor, in the new Rogers Peet Building, at Fifth avenue and 41st street. The floor contains about 18,000 square feet and the lessee will pay an aggregate rental of about \$200,000. The brokers were Horace S. Ely & Company, Joseph P. Day and Frederick Southack & Alwyn Ball, Jr.

**Lease in Lewisohn Building.**

The United Cigar Manufacturers Company has leased an entire floor in the twenty-two-story Philip Lewisohn Build-

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122 East 76th st for Julius Tishman & Sons to Artemas Holmes; also leased, furnished for the season, 15 East 76th st, a 5-sty dwelling, to Charles G. Meyer for Franklin B. Lord.

DOUGLAS L. ELLIMAN & CO. have leased temporarily for D. Neuman, the main and parlor stores at 419 Madison av to the English Antique Co., of 26 Newman st, London, England, A. J. Crawford, president. When the new Douglas L. Elliman & Co. building at 414 Madison av is completed, the English Antique Co. will move into the premises now occupied by Douglas L. Elliman & Co., at 421 Madison av.

JAMES J. ETCHINGHAM leased the store at 138 West 65th st to the Yankee Tire Co.

JAMES J. ETCHINGHAM leased for the estate of Mary V. McCusker the dwelling at 233 West 51st st to Mrs. Nellie M. Caldwell.

EWING, BACON & HENRY leased to Cassidy & Son Manufacturing Co. space at 101 Park av.

FISCHER REALTY CO. leased to George Sessler the store 2071 3d av; also to the National Dress and Costume House the store at 2138 3d av; also to the Regent M. H. a loft at 2036 3d av, and to Alexander Heller a loft at 2071 3d av.

EDWARD S. FOLEY & CO. leased the following dwellings: At 231 West 13th st to M. A. Joyce; 110 West 12th st to Lulu Everett; 239 West 16th st to A. Deutch; 318 West 20th st to Patrick and Mary Dunn; 334 West 20th st to William Maitag; 439 West 24th st to Wallace A. Hoffman; 150 West 82d st to M. A. and K. C. Tennyson, and 112 West 82d st to Katherine Hayden.

FREDERICK FOX & CO. have rented to the Lurie Co. the 8th loft containing 10,000 sq. ft. at 8-14 West 30th st. The Lurie Co. are the successors to Gus Lurie & Co., now located at the northeast corner of 29th st and Broadway.

GAINES & DRENNAN CO. has leased for Simon H. Kugel the 2d loft in 18 East 16th st to M. Loewenstein & Co., and in conjunction with P. Hirshfeld, the 7th loft in 137 5th av to H. Salinsky & Son, 133 West 21st st.

A. N. GITTERMAN CORPORATION rented apartments in 200 Central Park South to Burton Holmes, Mrs. Alice Fuller Davenport and George H. Taggart.

GOODALE, PERRY & DWIGHT leased apartments in 600 West 113th st to Neil W. Ward, Frederick H. Mills, John Weiner, George J. Kluyksens, Jacob Frankenthaler, Siegmund Lessler, Benj. F. Sadler, Norman Mason; in 235 West 103d st, Mrs. Jennie Stone and Warren L. Lillard; in 410 West End av to Mrs. Genie H. Campbell and Maurice S. H. Unger; in 617 West 113th st, Mrs. Mary A. Reno, Mrs. Helen Meek and W. S. Paine; in 2626 Broadway, to Dr. Charles Gluck, Arthur H. Sanders and Harry Solomon; in 505-7 West 112th st to H. Henning, Margaret Healey and Dr. Peter Irving; in 324 West 100th st to Alan D. Kenyon, Lamar Hardy, Abraham S. Iserson, Richard A. Rowland, Ernest Lillenthal and William M. Pratt; in 839 West End av to Louis Rothschild, S. Tajima, Edgar Leslie Phelan, E. B. McConnell, Aaron P. Jetmore, Peter A. Wilkinson, Maud J. Benner and Lottie Minzie; in 324 West 103d st to Edward A. Rumley, Paul G. Thebaud, J. W. Law, Alexander Lave, Frank H. Wyman, James S. Sayles, B. A. Eldred, Robt. H. Barrows; in 239 West 103d st to Mrs. Rebecca Peabody; in 610 West 111th st to Mrs. Rosalie D. Moses and Mrs. Mary E. Smyser; in 617 West 115th st to Mrs. Auguste Pederson and Joseph H. Thoms; in 126 Claremont av to Wm. E. Waters, Theodore C. Deitrich, Dr. Willis A. Wilder, Dr. Albert Koonz, A. R. Porterfield, Louis M. Ludlow, C. R. Martineau, Bert Edward Young; in 562 West 113th st to Harry H. Moses, Harold W. Kraussman, David Maibrunn and A. Arthur Rosenheim; in 758 West End av to Emil E. Wenck, Jr., and Finn Sanberg; in 54 West 105th st to John Peacock, Mrs. Alphonsine Dodd and Mrs. Marjorie Dale; in 320 West 83d st to Carolyn W. Stoddard, Marion L. Post and Clifton Crawford; in 324 West 83d st to Miss A. T. Mackay, Margaret Galloway, Edith R. Traub, Dr. Milton L. Simon, Alice M. Ferguson, A. H. von Schrader and Mrs. Ida Jane Dutton; in 15 East 10th st to James Stanley Wolf, William H. Appleton, Herman Livingston, Jr., through Pease & Elliman; Frank H. Fayant, through Pease & Elliman; Laura A. Whiting and Francis H. Geer; in 29 Claremont av to Alex B. Francis, Eleanor Walker, A. Stirling Calder, Harold D. Patterson, Clark Brown, Joseph J. Hodupp and Sol R. Gruhn; and in 35 Claremont av to Louis Judas, Isaac Miller, George McAneny, Richard Boardman, Louisa Berls, Owen G. Byrne and Frederick Krause.

GOODWIN & GOODWIN rented for Frank Lanier to Franziska Ritter the 4-sty house at 245 Lenox av.

GOODWIN & GOODWIN rented apartments in 330 West 95th st to Judson C. Fisher, Lee M. Hurd, Mrs. Edmund Keese, Austin D. Riele, Mrs. Louise Allen, G. W. Bonte, Frank Shaw, H. B. Logan, Arthur Dixon, P. T. Barbour, Mrs. Grace Devlin; in 1885 7th av to Simon Kayton, David Bischoff, Herman Strauss; in the "Greylock" to J. L. Wertheim, George Zarak, Frank Quigan; in "Dacona Hall" Riverside dr and 122d st, to Mrs. Laura C. Valentine, Rev. H. S. Leiper, L. E. Keiffer; in 1580 Amsterdam av to M. T. Holzman, Harry Scherman, Fred. Cook; in 565 West 144th st to Nathan Daniels, R. Lowenherz, Mrs. E. Nauen, Morris Appel, Mark E. Rutland; in 543 West 162d st to Mrs. M. Smith, Mrs. F. Rosenfeld, Harry A. Reynolds, Irving Grob, Frederick S. Sly, Geo. Greenwald; in the "Briarcliff" to J. S. Goldstein, Isaac Diehl, August Baer; in the "Alfredo," Broadway and 162d st, to Mrs. Lillian Campfield, Fred. Lampfelder; in "Balmoral Court," to Morris Frohman, S. H. Engelberg, Fernando De Lara, Sydney Fisher, Frank Moore; in the "Richmond Court," Broadway and 164th st, to Gustave Lewkowitz, Max B. Trapper, John J. Wilson.

A. HAGEMAN has leased the store and basement at 626 6th av to Louis Hauben and Irving Dorf, for a bakery and restaurant.

HECKSCHER & DE SAULLES and M. T. Swanton have leased a store in 57th st, in the 5th av Arcade, to Juliet J. Jonas, milliner, now located at 500 5th av.

HEIL & STERN have leased for Regent Construction Co., in 44-50 West 28th st, the 4th and 5th floors, containing 20,000 sq. ft., to the Howard Ladies' Apparel Mfg. Co., of 37 West 20th st.

M. & L. HESS (INC.) have negotiated renewals of leases expiring February 1, 1916, to Abraham L. Schulman, 10,000 sq. ft. at 27-33 West 20th st and to Abraham Rosannes the store and basement at 164 West 23d st.

M. & L. HESS (INC.) leased for Benjamin Stern and the estate of Isaac Stern the entire 12th floor of about 21,000 sq. ft. in 28-30 West 23d st through to 9-19 West 22d st for a term of years, aggregating \$50,000 in rental, to Barse & Hopkins, book publishers, now at 518 West 26th st.

HOUGHTON CO. has leased for Charles S. Fettech the 4-sty dwelling, 335 West 88th st to Alice B. McCord.

HUBERTH & HUBERTH have leased private houses at 331 West 58th st to Harry Talmadge; at 327 West 58th st to Mrs. Mary Rundel and at 325 West 58th st to Mr. and Mrs. Frederick Brasser; also apartments in 67 East 59th st to Miss Elsie Pettit; M. H. Lipman, Miss Jane Warrington and Walter G. Mattern; in 69 East 59th st to Miss Grace M. Biddle, Mrs. Mary D. Vittum, S. Ward Seeley, Theodore Asbrinck Melander, Mrs. Eugenie Shonnard and Miss Gerda Ysberg; and the 2d floor south in the Clarendon, south corner of Riverside dr and 86th st, to C. W. Harrison.

A. KANE & CO. leased 3-sty dwellings for the Lawyers' Mortgage Co. at 519 Manhattan av and for the Flanton Realty Co. at 271 West 121st st.

JOHN J. KAVANAGH leased apartments in 998 Madison av to S. Fritz Nave; in 980 Madison av to Mrs. Haslehurst; in 963 Madison av to Mme. M. A. Marie and Mrs. S. Beeman; in 947 Park av to Miss C. C. Parsons; and for Marston & Co in 16 East 87th st to Mrs. Grace Mitchell.

CHARLES S. KOHLER has leased for the Excelsior Savings Bank to Lewis Walker Hibben 54 West 104th st; for Elizabeth Hartt to John Parent 128 West 104th st; for Robert H. Burnside to Sarah Davies 121 Manhattan av; for Laura Degenhart to Ellen Stewart 77 Manhattan av; for J. J. Steindler Co. to Georgia Collins 141 Manhattan av.

JAMES KYLE & SONS rented the private dwellings: 431 West 147th st, to Emil McLoughlin; 123 West 97th st, to August Peborde; 151 East 83d st, to Mrs. Ellen Leavitt for Harris & Vaughn; 409 East 61st st, to Anton Miller for Gottlieb Kritzler, and 660 Lexington av, to Elizabeth Kellm for Mark Davis.

WILLIAM B. MAY & CO. has leased to Jerome J. Hanauer, member of the firm of Kuhn, Loeb & Co., the 5-sty home of Theodore H. Banks, of Harvey, Fiske & Sons, at 17 East 61st st, furnished, for the winter.

A. W. MILLER & CO. leased for Oswald J. Karsch the 4-sty building 906 8th av, on a lot 25x100. The lessee will make extensive alterations and the building will be used for a hotel and restaurant; also leased for Francis X. O'Connor to Mrs. Lena Bruce the 4-sty dwelling 219 West 8th st, and for Dr. George Gregorius to John Benschaw the 3-sty dwelling 322 West 31st st.

EBBERT MILLS has leased for Frederick H. Meserve his residence at 265 Edgecombe av to Mrs. Wm. N. Conroy.

CHARLES F. NOYES CO. has leased the residence 311 West 138th st for the Germania Life Insurance Co. to Joshua L. Post.

CHARLES F. NOYES CO. has leased additional space in 55 John st to Wickham & Kemp; also offices in 130-132 Pearl st to Raener Fox and Arthur F. Southcomb.

CHARLES F. NOYES CO. has leased offices in 160 Broadway for the Lawyers' Title & Trust Co. to Miss Sarah E. Steven, of 55 John st, and William A. Venter; also space on the 8th floor of 37-39 Liberty st to the Grenade Co. of America and to Julian M. Wilson.

PEASE & ELLIMAN have leased for L. F. Cook the 1st loft in 598 Broadway to the Crown Hat Manufacturing Co.

PEASE & ELLIMAN have leased, furnished, for Miss Maxine Elliott, her residence, 3 East 81st st, a 5-sty dwelling, to Clarence Payne, of California.

PEASE & ELLIMAN have rented apartments for B. Crystal & Son 456 Riverside dr to R. S. Lason; in 114 East 84th st for Samuel A. Herzog to Joseph C. Borden; in 315 West 115th st to S. Wittner; in 145 East 35th st to J. Waldo Smith, and in 25 Fort Washington av to Dr. William F. Bender; in 39 East 27th st to Mrs. Helen Hampton, and in 116 East 58th st to Dr. Julia A. Neilson; and made the following renewals of apartment leases; in 104 East 40th st to James L. Phillips; in 829 Park av to N. W. Beach; in 601 Madison av to H. G. Stephens; in 63 East 74th st to Louis Nova; in 112 East 17th st to George S. Lewis; in 104 East 40th st to L. W. Lewis; and in 144 East 40th st to Arthur H. Flower.

PEASE & ELLIMAN have leased, furnished, for the Contessa del Sera, who was represented by Newbold Le Roy Edgar, to Charles E. Danforth, the 4-sty dwelling at 10 West 53d st; also apartments for J. F. Bacon to Paul Strauss in 524 5th av; sublet for Mrs. O. J. Wyndham, in 200 West 58th st to Mrs. Bertha B Reullig; subleased for the estate of Langdon Geer to Miss Maude E. Wilkinson in 116 East 63d st; furnished, for Mrs. Agnes H. Moore in 235 West 75th st to Mrs. Julie Kahl; and in 565 Park av to Mrs. Helen G. Wagner; also made the following renewals of apartment leases: In 146 East 49th st to Dr. Vincent Gaudiani; in 56 West 11th st to Mrs. C. C. Ward; in 127 Riverside dr to William C Coverdale; in 45 5th av to Edward C. Gude; in 829 Park av to A. deE. Hones, Jr., and in 46 East 41st st to Reuben Leslie Maynard.

PEASE & ELLIMAN have leased to Mrs. Crimmins Jennings an apartment of 13 rooms

and 4 baths in 11 East 68th st; rented, furnished, for George J. Gould, the financier, the residence of his son-in-law, Anthony J. Drexel, 1015 5th av, 6-sty dwelling, to J. Henry Lancashire of Massachusetts; for the Clark Estates to George De Forest Brush the 4-sty house at 51 West 85th st; apartments, for I. W. Day, in 119 West 71st st, furnished, to Mrs. Marie Rappold Berger, better known as Madame Rappold, of the Metropolitan Opera Co.; furnished, for Henry S. Dottenheim, in the "Chatsworth," at 72d st and Riverside dr, to Eversly Childs, Jr.; in 875 Park av, at the southeast corner of 78th st, to Dr. Robert C. Myles, and in 167 West 72d st, to Gerald Stratton, and the following renewals of apartment leases: In 146 East 49th st to Mrs. Mary E. Glass, in 570 West 156th st to Louis B. Jones, in 42 West 39th st to Miss Grace E. Daggett, in 133 West 11th st to Robert Quennell, and in 39 East 27th st to Hans C. Winde.

PEASE & ELLIMAN have rented, furnished, for Mrs. Riley Miles Gibbert to Mrs. George Wilde the 4-sty dwelling at 18 West 53d st; and for Mrs. Hamilton Fish Kean to Miss Cora Van Norden the 4-sty dwelling at 28 East 38th st; also apartments in 56 West 11th st to Mrs. Bella Armstrong; in 45 5th av to Howard M. Morse; in 144 East 56th st to Dr. Sidney B. Tryon; and in 56 West 11th st to John C. Zuleger; for the American Real Estate Co. in 40 East 62d st to Niels Gron; in 960 Park av, 14 rooms and 4 baths to P. J. White of Oklahoma; sublet for E. R. Kerr to James D. Layng in 149 East 40th st, and the following renewals of apartment leases: in 145 East 35th st to Mrs. M. J. Johns; in 62 West 58th st to Lorenzo Daniels; in 72 East 96th st to Isidor Schloss; in 695 Lexington av to J. J. Lyons; in 1190 Madison av to F. Singer; in 570 West 166th st to John J. Durkin; in 146 East 49th st to Mrs. Robert Hoe, Jr.; in 103 East 75th st to W. R. Thurston; in 25 Fort Washington av to Beekman Underhill; in 146 East 49th st to Mrs. L. C. Carter; and in 59 West 76th st to Charles Laughlin.

PEPE & BRO. have leased for Rollins & Rollins 21 Jones st, a 4-sty building to A. Arlotta.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and Ewing, Bacon & Henry have rented the front half of the 3d floor of 8 West 40th st to the Hodgman Rubber Co. This company expects to move its executive offices from 806 Broadway to Tuckahoe, N. Y., where its factory is situated, about Jan. 1, and will utilize its new location as a New York City sales office.

SHAW & CO. have leased the store 8 Cathedral Parkway to Percy Harris.

SHAW & CO. have leased for Edward J. Wellington the 3-sty dwelling 363 West 117th st to Cynthia F. Herts.

SHAW & CO. have leased for Clara K. Worley the 3-sty dwelling 52 West 133d st to Squire Davis.

SLAWSON & HOBBS have rented for John L. Peters 264 West 94th st to Mrs. M. Williams; and 251 West End av for Nathaniel Bloom to L. M. Morgan.

SPEAR & CO. have rented for the Rothschild Realty Co. the 9th and 12th floors in 79-83 5th av, comprising 35,000 sq. ft. of space to the Scott L. & M. System, Inc., and its subsidiaries, the Union National Tailoring, of 809 Broadway, and the Wearfine Fur Coat Co. The same brokers rented, within the last month, two other floors to N. & W. Naumberg, and also two other floors to the Knickerbocker Novelty Co., comprising a total of more than 100,000 sq. ft.

LUCKER, SPEYERS & CO. leased for the 7th Av Security Corporation, Leslie R. Palmer, president, a floor in the building under construction at 37 West 37th st to Hahn & Benjamin of 39 West 38th st.

NICHOLAS F. WALSH has leased to Edward Wasserman for the McGuire estate 72 Madison st, through to 46 Oliver st, a 5-sty factory, on plot 43.9x154.9x irreg. The lessee will alter and occupy with a garage.

WM. A. WHITE & SONS have rented apartments to Evans R. Dick at 19 West 54th st; to Harry H. Bottome, and in 173 Madison av to Dudley D. Campbell and Clinton M. Hall; in 206 West 52d st to Charlotts L. Schnakenberg, and in 412-420 West 148th st to Henry M. Bailey.

WM. A. WHITE & SONS have rented the entire building at 18 South st to Theodore Crowell, Inc., of 21 South st; also the store and basement at 57 Maiden la, temporarily, to Jacob Barsky, of 16 South William st, and offices in 100 Hudson st to L. Roy Curtiss & Co.; space in 112 Pearl st to Siegfried Gruner & Co., of 17 South William st; in 186 and 188 Wooster st to M. Sylvester, and, through Spear & Co., the 2d loft at 24 West 20th st to Deutsch Brothers, and, through E. W. Gray, the 1st loft at 24 West 20th st to Weiner & Hirsch, of 28 West 15th st, and the 3d loft to Sonntag & Hilsenrad.

WORTHINGTON WHITEHOUSE, INC., has leased for Mrs. Reginald deKoven to Mrs. James Byrne, her residence 1025 Park av, furnished, for the season. The house was held at \$15,000.

F. R. WOOD, W. H. DOLSON CO. has leased from the plans the 12th floor in the loft building now under construction at 35 and 37 West 37th st to the M. M. Smith Co., children's dresses. This is the first lease to be made in the building. The same brokers leased 233 West 50th st to the Northern Pacific Motor Co.; space in 373 5th av to the Artistic Knit Goods Co., and in 53 West 37th st to the Political Campaign Club.

F. R. WOOD, W. H. DOLSON CO. leased apartments to Harriett C. Emmons in 609 West 144th st; R. J. Sovereign, in 560 West 144th st; Hazel T. Jones, 3099 Broadway; Mrs. Kate S. Haylor, 101 West 78th st; A. H. Price, 565 West 162d st; John S. Inskip, 609 West 144th st; J. A. Quinn, 583 Riverside dr; Anna & Maude Clappison, 560 West 144th st; Mrs. Addie Drews, 476 West 111st st; Matthew Mairs, 560 West 144th st; Mrs. R. F. Green and Mrs. M. H. Beall, 109 West 82d st; Frederick H. Gar-

man, 609 West 114th st, and to Mrs. Helen Morgan, 35 West 82d st.

BERNARD WURTENBERG leased loft space at 312 7th av to the Wade Button Works, of 67 Spring st; at 131 West 28th st to the Rennen Co.; at 875 Broadway to the Novelty Vending Co., of 20 East 17th st; at 103 Madison av to Rosenthal & Latner, of 153 West 27th st; at 510 6th av to Max B. Cohen; at 155 West 23d st to the Biltmore Waist Co., of 34 West 27th st; at 106 7th av to Arthur Brandenstein Co.; at 12 East 22d st to Max Pollack Co., of 28 Waverly pl; at 17-9 East 22d st to D. Mack Co. and to Fredk. A. Schurmann; and at 31-3 East 27th st to the Beck Mfg. Co.

**Bronx.**

DELAFIELD ESTATE has leased at Fieldston a handsome house to J. J. Hamilton, of Youngstown, O., and this city. The house will be ready for occupancy about May 1.

**Brooklyn.**

E. K. RAMEE has leased the 2-sty dwelling, 1438 Park pl, to I. Aaronson, and the 2-sty private house, 1432 Park pl, to A. Hensel.

CHARLES E. RICKERSON leased to Dr. Charles M. Griffin 498 4th st, a 3-sty dwelling.

L. L. WALDORF CO. has leased to John J. Campbell the 3-sty dwelling 556 4th st.

**Richmond.**

MOFFATT & SCHWAB have leased for George F. Hutchings of Rosebank to Edward A. Hook of the Curtis High School, one of the stucco cottages on Sherman av, Fort Wadsworth; also leased for Mrs. E. T. Butler to Mrs. Rose K. Ware, the residence at 33 Brewster st, Tompkinsville.

**Suburban.**

ANDERSON REALTY CO. reports the following rentals at Mount Vernon and vicinity: for the Yonkers Savings Bank, apartments at 11 Park av to Lawrence A. Davis, J. Willy, William H. Whitney, William P. Horn and August L. Buck; the dwelling 142 Chester st to Tracy D. Luceick; 44 South 1st av, to Dr. Elmer A. Scott; apartments in the Chatsworth to George B. Washburne, Russell L. Hubbard and L. B. Custer; the Strand Theatre, to W. M. De Lamater and A. M. Pacher; the dwelling 162 Cottage av to Mrs. Anna Baxter; 146 Chester st to Lyle E. Hall; 146 Vista pl to Gustave A. Lanzke; 44 Winfield av to Elmer L. Kincaid; 119 South 3d av to John H. Raynor; dwelling 335 Rich av to Sidney J. Finlay; 5 Claremont

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av to Thomas A. Laurie, and with Mrs. Bode of New Rochelle the dwelling 116 Loring av, Pelham Heights, to J. T. H. Mitchell, and 164 Rich av to Herbert C. Brinckerhoff.

COOLEY REALTY CO. leased dwellings at Mount Vernon, N. Y., for the Langdon Terrace Co., 311 East 4th st to Thomas A. McKennell; for R. L. Wilson at 221 Langdon av to D. Ellis Hamburger; for Emma L. Cooley at 120 Washington st to Alfred Steck; for Ida H. Crater at 344 Garden av to Max A. Goldsmith; for E. J. Lucas at 293 Prospect av to Ralph W. Benson; for Percy R. Ferris at 140 Urban st to Alois Thienel; for Charles M. Miller at 22 South 1st av to Austin E. Spear, and in conjunction with F. J. Thrill at 37 Clinton pl for Ida L. Walter to Maurice W. Grinnell.

SCARSDALE ESTATES ORGANIZATION has rented the Daniel P. Ritchey estate in the Murray Hill section of the Scarsdale Estates to William F. Wall of the Wall Rope Works, New York.

ALFRED E. SCHERMERHORN leased the following places at Southampton, L. I., for the season of 1916: Daisyfields, to Eben M. Byers; Agawam, to Edward H. Johnson; Hollyhocks, to Louis S. Treadwell; the Wilson cottage, to Oren Root; North Cottage, to Mrs. Carter C. Beggs; the Burnett cottage, to George E. Ludmun; East Knowle, to Caleb W. Hammill; Sandymount, to Charles H. Sabin; Duneside, to Ralph J. Preston; the Talmage cottage, to Henry R. Rea; Nestoria, to E. de Lancey Kountze; the Topping cottage, to Gerard B. Lambert; the Corners, to Nelson Robinson; the Duer estate cottage, to George S. Patterson; the Manice cottage, to Mrs. E. M. Horne; Halcyon Lodge, to Cornelius N. Bliss; the Dolphins, to Mrs. Edward Van Ingen, for three years; Plas-Ar-Lyn, to Mrs. William Lowe Rice.

**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. 8 to 14		Oct. 9 to 15	
Total No.....	101		101
Assessed value.....	\$5,946,500		\$5,799,000
No. with consideration..	20		13
Consideration.....	\$588,125		\$684,550
Assessed value.....	\$693,500		\$634,000

**Mortgages.**

1915		1914	
Oct. 8 to 14		Oct. 9 to 15	
Total No.....	49		43
Amount.....	\$965,564		\$1,715,121
To Banks & Ins. Cos....	13		5
Amount.....	\$494,000		\$792,000
No. at 6%.....	16		17
Amount.....	\$239,664		\$957,625
No. at 5½%.....	5		1
Amount.....	\$374,000		\$ 3,000
No. at 5%.....	7		11
Amount.....	\$164,000		\$349,200
No. at 4½%.....			
Amount.....			
No. at 4%.....			
Amount.....			
Unusual rates.....	1		3
Amount.....	\$20,000		\$21,096
Interest not given.....	20		11
Amount.....	\$167,400		\$384,200

Jan. 1 to Oct. 14	Jan. 1 to Oct. 15
Total No.....	2,999
Amount.....	\$79,238,858
To Banks & Ins. Cos....	601
Amount.....	\$34,371,613

**Mortgage Extensions.**

1915		1914	
Oct. 8 to 14		Oct. 9 to 15	
Total No.....	35		19
Amount.....	\$1,789,000		\$776,000
To Banks & Ins. Cos....	21		3
Amount.....	\$1,526,500		\$41,000

Jan. 1 to Oct. 14	Jan. 1 to Oct. 15
Total No.....	1,488
Amount.....	\$86,980,606
To Banks & Ins. Cos....	619
Amount.....	\$62,096,200

**Building Permits.**

1915		1914	
Oct. 9 to 15		Oct. 10 to 16	
New buildings.....	2		8
Cost.....	\$70,000		\$887,000
Alterations.....	\$118,380		\$94,931

**BRONX.**  
**Conveyances.**

1915		1914	
Oct. 8 to 14		Oct. 9 to 15	
Total No.....	69		82
No. with consideration..	12		14
Consideration.....	\$66,306		\$210,575

Jan. 1 to Oct. 14	Jan. 1 to Oct. 15
Total No.....	4,333
No. with consideration..	816
Consideration.....	\$5,762,980

**Mortgages.**

1915		1914	
Oct. 8 to 14		Oct. 9 to 15	
Total No.....	40		36
Amount.....	\$247,705		\$318,999
To Banks & Ins. Cos....	2		3
Amount.....	\$22,000		\$116,000
No. at 6%.....	19		22
Amount.....	\$41,855		\$159,553
No. at 5½%.....	4		5
Amount.....	\$11,000		\$127,000
No. at 5%.....	7		7
Amount.....	\$132,050		\$31,800
Unusual rates.....			
Amount.....			
Interest not given.....	10		2
Amount.....	\$62,800		\$646

Jan. 1 to Oct. 14	Jan. 1 to Oct. 15
Total No.....	2,748
Amount.....	\$23,901,351
To Banks & Ins. Cos....	205
Amount.....	\$7,840,928

**Mortgage Extensions.**

1915		1914	
Oct. 8 to 14		Oct. 9 to 15	
Total No.....	16		5
Amount.....	\$416,400		\$60,000
To Banks & Ins. Co....	7		2
Amount.....	\$154,150		\$36,000

Jan. 1 to Oct. 14	Jan. 1 to Oct. 15
Total No.....	687
Amount.....	\$11,333,755
To Banks & Ins. Cos....	179
Amount.....	\$4,063,475

**Building Permits.**

1915		1914	
Oct. 8 to 14		Oct. 9 to 15	
New buildings.....	9		20
Cost.....	\$226,700		\$401,300
Alterations.....	\$4,500		\$6,000

Jan. 1 to Oct. 14	Jan. 1 to Oct. 15
New buildings.....	746
Cost.....	\$21,657,050
Alterations.....	\$617,200

**BROOKLYN.**  
**Conveyances.**

1915		1914	
Oct. 7 to 13		Oct. 8 to 14	
Total No.....	346		326
No. with consideration..	34		37
Consideration.....	\$238,989		\$122,581

**Mortgages.**

1915		1914	
Oct. 7 to 13		Oct. 8 to 14	
Total No.....	17,319		18,282
No. with consideration..	1,882		1,884
Consideration.....	\$14,554,467		\$11,465,185

Jan. 1 to Oct. 13	Jan. 1 to Oct. 14
Total No.....	13,942
Amount.....	\$55,680,624
To Banks & Ins. Cos....	2,648
Amount.....	\$19,150,480

**Building Permits.**

1915		1914	
Oct. 8 to 14		Oct. 8 to 14	
New buildings.....	136		29
Cost.....	\$664,660		\$277,600
Alterations.....	\$110,022		\$55,400

Jan. 1 to Oct. 14	Jan. 1 to Oct. 14
New buildings.....	4,079
Cost.....	\$34,276,290
Alterations.....	\$3,297,085

**QUEENS.**  
**Building Permits.**

1915		1914	
Oct. 8 to 14		Oct. 9 to 14	
New buildings.....	100		48
Cost.....	\$260,457		\$83,005
Alterations.....	\$18,835		\$18,500

Jan. 1 to Oct. 14	Jan. 1 to Oct. 14
New buildings.....	4,492
Cost.....	\$16,140,511
Alterations.....	\$718,576

**RICHMOND.**  
**Building Permits.**

1915		1914	
Oct. 8 to 14		Oct. 8 to 14	
New buildings.....	12		11
Cost.....	\$13,925		\$8,973
Alterations.....	\$2,470		\$1,943

Jan. 1 to Oct. 14	Jan. 1 to Oct. 14
New buildings.....	938
Cost.....	\$1,828,519
Alterations.....	\$665,997

**REAL ESTATE APPRAISALS.**

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

**Henry Brackman**.—Jan. 24, 1915—113TH ST, 21 W—1597-27½, 3-sty dw, 15.6x100.11, \$10,000.

**Clara A. M. Bruhns**.—Dec. 26, 1914—COOPER SQ, 10—544-61, 3-sty bldg, 23.7x72.7, \$18,500.

**93D ST, 155 W**—1224-11, 3-sty dw, 17x106.8, \$18,000.

**Bridget Clancy**.—Feb. 14, 1915—105TH ST, 70 W—1840-58, 5-sty flat, 21.6x100.11, \$19,500.

**Joseph Etzel**.—Jan. 1, 1915—HUDSON ST, 118—189-20, 6-sty loft, 21.8x75, \$33,000.

**Mary Hala**.—Oct. 29, 1911—73D ST, 418 E—1467-37, 5-sty tnt, 25x102.2, one-half interest, \$8,000.

**John Kahrs**.—Nov. 16, 1913—25TH ST, 436 W—722-60, 4-sty tnt, 20x98.9, \$12,000.

**Joseph Kalisher**.—Jan. 27, 1915—72D ST, 239 E—1427-17, 3-sty dw, 17.6x102.2, \$14,000.

**Hermine Maier**.—Aug. 28, 1912—AMSTERDAM AV, 466—1230-32, 5-sty flat, 27.6x100, \$40,000.

**Harriet J. Marlborough**.—Jan. 25, 1915—78TH ST, 18 E—1392-62, 4-sty dw, 17x102.2, \$63,000.

**Mary A. O'Brien**.—Feb. 18, 1902—126TH ST, 532 W—1980-46, 1-sty bldg, 25x99.11, \$6,500.

**BROOKLYN'S OLDEST**  
**Real Estate Office**  
FIRM ESTABLISHED 1843  
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(Brooklyn Auction Sales—Continued)

JOSEPH P. DAY.

Sold at N. Y. Exchange.

KEAP ST, 264-268, ss, 265 e Marcy av, 60x100, 3-3sty & b bk dwgs; H Rosenson 18,375.00
PENN ST, 205, ns, 63.4 w Marcy av, 2-sty & b bk dwg; A Kappel 4,550.00
PENN ST, 272, ss, 424.2 e Marcy av, 20.2x100, 3-sty bk dwg; Sarah Sonnensheim 5,500
PENN ST, 274-76, ss, 444.4 e Marcy av, 40.2x100, 2-3-sty bg dwg; M Brunges 10,700.00
RODNEY ST, 77, ns, 122.8 e Wythe av, 19x100, 3-sty & b bk dwg; Dominick Marsicovetino 4,050.00
RODNEY ST, 79-83, ns, 141.8 e Wythe av, 56.6x100, 3-3-sty & b bk dwg; Saml Goldinger 11,600.00
RODNEY ST, 85, ns, 160.6 e Wythe av, 18.10x100, 3-sty & b bk dwg; Wm Hertler 4,000.00
RODNEY ST, 87, ns, 179.6 e Wythe av, 19x100, 3-sty & b bk dwg; Simon Penn 4,000.00
KENT AV, nwc Keap, 100.1x144.6x100.9x151.9, vacant; J S Atkinson 27,000.00
MARCY AV, 298, ws, 60 n Penn, 20x63.4, 2-sty & b bk dwg; Joseph Rosenthal 3,850.00
MARCY AV, 300, ws, 40 n Penn, 20x63.4, 2-sty & b bk dwg; Wm Lustgarten 3,500.00
MARCY AV, 302, ws, 20 n Penn, 20x63.4, 2-sty & b bk dwg; A J Stockhammer 3,700.00
MARCY AV, 304, nwc Penn, 20x63.4, 2-sty & b bk dwg; Nora Kaplan 5,300.00

NATHANIEL SHUTER.

BEADLE ST, ns, 160 w Vandervoort av, 20x100; Mary E Fitzgerald 3,500.00
BEADLE ST, ns, 180 w Vandervoort av, 20x100; Mary E Fitzgerald 3,475.00
SACKETT ST, nes, intersec nws Van Brunt, 20x75; C Roberts 7,500.00
E 12TH ST, es, 380 s Av N, 40x100; 135 Bway Holding Corp. 6,000.00
41ST ST, ns, 300 e 13 av, 20x100; withdrawn
41ST ST, ns, 340 e 13 av, 20x100; withdrawn
51ST ST (\*), sec 6 av, 20x20; Anton Scharf 2,000.00
70TH ST (\*), nec Narrows av, 100x75.3; EAST 21ST ST, es, 340 s Av Q, 40x100; 94TH ST, ss, 260 w Ft Hamilton av, 15x140.10xirreg; Prudential Mtg Corp. 12,900.00
BELMONT AV, ns, 30 w Powell, 35x100; Bway-Amsterdam Co 16,100.00
BELMONT AV, ns, 65 w Powell, 35x100; Bway-Amsterdam Co 16,100.00
LIVONIA AV (\*), sec Williams av, 50x100; Baruch Freund 5,000.00
7TH AV, nec Prospect av, 34.10x95; Fannie Cutler 5,275.00

JAMES L. BRUMLEY.

PARK PL, ss, 405.4 e New York av, 18.6x127.9; adj Oct 27
Total \$260,525.00
Corresponding week, 1914 288,746.00

VOLUNTARY AUCTION SALES.

Bronx.

BRYAN L. KENNELLY.

OCT. 20.
SOUTH ST, 71 E, ns, 60.6 w Park av, 20x82.2, 4-sty & b dwg (exrs).
DYCKMAN ST, ss, 438 w Bway, 150x158x irreg, vacant (trstes).
HOE AV, es, 100 n Jennings, 25x100, vacant (admr).
MONTICELLO AV, es, 125 n Strang av, 50x100, vacant (admr).

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. 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.
69TH ST, 310 W, ss, 200 w West End av, 25x100.5, 5-sty bk tnt & str; Walther Lutgen, exr, (&—Rose Seigner 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.
OCT. 19.
63D ST, 305 E, ns, 109 e 2 av, 29x100.5, 5-sty bk tnt; City Real Estate Co—Richard Price et al; Action 1; Harold Swain (A), 176 Bway; Saml H Evins (R); due, \$14,969.14; T&c, \$264.05 mtg recorded July15'08; Joseph P Day.
63D ST, 307 E, ns, 138 e 2 av, 29x100.5, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$16,237.13 T&c, \$673.45 mtg recorded Oct15'09 Joseph P Day.
63D ST, 309 E; ns, 167 e 2 av, 29x100.5, 5-sty bk tnt; same—same; Action 3; same (A); Middleton S Borland (R); due, \$16,265.13; T&c, \$673.40; mtg recorded Oct15'09 Joseph P Day.
63D ST, 311 E, ns, 196 e 2 av, 29x100.5, 5-sty bk tnt; same—same; Action 4; same (A); Saml H Evins (R); due, \$16,230.19; T&c, \$673.45 mtg recorded Oct15'09 Joseph P Day.
114TH ST, 351 E, ns, 100 w 1 av, 25x100.11, 6-sty bk tnt & str; Stephen O Lockwood—Angelo DiBenedetto et al; Lockwood & Lockwood (A), 120 Bway; Lewis J Conlan (R); due, \$25,720.03; T&c, \$1,474; mtg recorded Aug23'07; Joseph P Day.
123D ST, 323 E; ns, 236 e 2 av, 18x100.11, 3-

sty & b stn dwg; Mary Hanson—Jno McKee et al; Woodford, Beeve & Butcher (A), 1 Mad av; Henry W Pollock (R); due, \$7,130.64; T&c, \$56; mtg recorded June10'10; Saml Marx.
2D AV, 2134, es, 25.8 s 110th, 25x75, 4-sty stn tnt & str; Chas D Olendorf—Nicolò Scaramuzzo et al; Jno H Judge (A), 261 Bway; Chas L Hoffman (R); due, \$11,415.37; T&c, \$390.83; Joseph P Day.
8TH AV, 221, ws, 28.3 n 21st, 22.6x100, 3-sty bk tnt & str, 1-sty ext; Geo H Smyth et al—Mabel E Adams et al; Harry Baer (A), 30 East 42d st; Jos N Tuttle (R); due, \$21,658.68; T&c, \$25; Joseph P Day.
OCT. 20.
PEARL ST, 450, es, 143.3 s Park Row, 25x97.9x25x94.3, 3-sty bk & fr lodging house & str; Chas M Cannon, trste—Thos F Conney et al; Wilfrid N O'Neil (A), 135 Bway; Jno P Walsh (R); due, \$21,040.83; T&c, \$812.69; Joseph P Day.
RIVINGTON ST, 75-77, ss, 58.1 e Allen, 42.2x77, 7-sty bk tnt & str; Sheriff's sale of all right, title, &c, which Abr Rosen had on Mar 18, 1915, or since; Leo Schafran (A), 51 Chambers; Max S Grifenhagen, sheriff; Daniel Greenwald.
SPRING ST, 11, nec Eliz (Nos 184-S), 25.3x95x25.3x89, 5-sty bk stable; Harry W Lichtenstein—Amie Davis; Sidney L Josephthal (A), 19 Cedar; Jos Ullman (R); due, \$2,255.25; T&c, \$—; Samuel Goldstick.
109TH ST, 160 E ss, 106 e Lex av, 19x100.11, 4-sty bk tnt; City Real Estate Co—Gusta Jagendorf; Harold Swain (A), 176 Bway; Jno R McMullen (R); due, \$8,630.80; T&c, \$93.50; mtg recorded June27'05; Joseph P Day.
OCT. 21.
BROOME ST, 132, ns, 75 w Pitt, 25x100, 4-sty bk tnt; Emanuel Moses, exr—Henry Hyman et al; Alex Appel (A), 27 Cedar; Jas W Hyde (R); due, \$18,272.50; T&c, \$1,174.58; mtg recorded Mar15'07; Joseph P Day.
DELANEY ST, 220, ns, 76.3 e Pitt, runs n73x25.3x89, 5-sty bk stable; Walter S Gurnee et al, trstes—Yetta Limmer et al; Sullivan & Cromwell (A); Elek J Ludvigh (R); due, \$23,243.56; T&c, \$—; Joseph P Day.
DUANE ST, 42, swc Lafayette (No 8, runs w Sxs31.3x91.9x23.3x91.8, 6-sty bk left & 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.
HOUSTON ST, 25-7 W, s s, 50 w Mercer, 50x100, 6-sty bk left & str bldg; United States Trust Co of N Y—Ferdinand H Mela et al; Stewart & Shearer (A), 45 Wall; Macgrane Coxe (R); due, \$83,189.16; T&c, \$1,640.25; Herbert A Sherman.
49TH ST, 235 E, ns, 224 w 2 av, 18x100.5, 3-sty & b stn dwg; K Geo Falk—Geo Kilian et al; K Richard Wallach (A), 44 Cedar; Kneeland Moore (R); due, \$9,649.31; T&c, \$228.04; mtg recorded April'06; J H Mayers.
55TH ST, 327 E, ns, 306.9 e 2 av, 18.1x100.5, 3-sty & b stn dwg; Jos Pronick—Amelia M Mark et al; Cary & Carroll (A), 59 Wall; Phoenix Ingraham (R); due, \$8,900.90; T&c, \$614.58; Henry Brady.
56TH ST, 346 E, ss, 124 w 1 av, 18x80, 4-sty bk tnt; New Jersey Title G & T Co, exr—Amelia M Mark et al; Cary & Carroll (A), 59 Wall; Arthur N Giegerich (R); due, \$7,305.11; T&c, \$519.25; mtg recorded Apr 25'11; Henry Brady.
114TH ST, 319 E, ns, 228 e 2 av, 22x100.11, 2-sty bk & fr shop; Stephen Baker, trste—Santo Reda, individ & admtr, et al; Cary & Carroll (A), 59 Wall; Warren Leslie (R); due, \$5,719.50; T&c, \$367.57; Henry Brady.
118TH ST, 232 E, ss, 210 w 2 av, 21x100.11, 6-sty bk storage; Payne Estate—Alice M Lynch et al; Reeves & Todd (A), 165 Bway; Timothy A Leary (R); due, \$22,589.11; T&c, \$668.77; mtg recorded May9'07; Samuel Marx.
138TH ST, 634 W, ss, 360 w Bway, 15x99.11, 3-sty bk dws; Anna M Terwilliger—Margt E Weill et al; Blandy, Mooney & Shipman (A), 37 Wall; Bainbridge Colby (R); due, \$8,730.36; T&c, \$675.91; mtg recorded April'12; Joseph P Day.
MADISON AV, 2050, ws, 50.10 s 130th, 16.5x75, 3-sty stn tnt; Astor Trust Co, trste—Isabel A McKinstry et al; White & Case (A), 14 Wall; Geo W Olvany (R); due, \$8,823.41; T&c, \$81.80; Henry Brady.

OCT. 22.
32D ST, 140 W, ss, 415 w 6 av, 20x49x20x48.11, 3-sty bk tnt; David Wesson, sub trste—Penn-lane Realty Co et al; Oudin, Kilbreth & Schackno (A), 45 Bway; Robt M Miller (R); due, \$40,017.74; T&c, \$2,123.60; Joseph P Day.
37TH ST, 52 W, ss, 228.6 e 6 av, 21.6x98.9, 5-sty stn tnt & str; Jos C Levi et al, trstes—Millie Isaacs et al; Walter S Newhouse (A); Isidor Wasservogel (R); due, \$64,630.39; T&c, \$785.40; Samuel Marx.
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 May1'05; J H Mayers.
OCT. 23.
No Legal Sales advertised for this day.
OCT. 25.
WASHINGTON ST, 774-8, ws, 43.11 n 12th, runs w66xn46.3x31x18x63.3x63.11 to beg, 3-3-sty bk & fr tnts & str; Reversionary Estates Co—Minnie M Cook et al; I Newton Williams (A), 233 Bway; Abel C Thomas (R); partition; Joseph P Day.
124TH ST, 510-6 W, ss, 200 w Amst av, 100x100.11, 7-sty bk tnt; N Y Trust Co—Sadie Simon et al; Bowers & Sands (A), 46 Cedar; Henry W Pollock (R); due, \$129,540.77; T&c, \$2,414.55; Joseph P Day.
RIVERSIDE DR, 42, es, 62.1 n 76th, runs ne40.6xe96.2x22.2x46x18xw55.10, 4 & 5-sty stn school; Mutual Life Ins Co of N Y—Henrietta L Brown, individ & extr; Fredk L Allen (A), 55 Cedar; Josiah Canter (R); due, \$46,910.32; T&c, \$2,251.25; J H Mayers.

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. 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; G 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.
OCT. 19.
233D ST, 633 E, ns, 130 e Carpenter av, 25x114; Louisa Clark—Albert Lefurgy et al; Niebrugge & Maxfield (A), 233 Bway; Geo B Hayes (R); due, \$2,493.65; T&c, \$400; Jacob A Mayers.
MARION AV, 274, es, 81.7 n 197th, 17.10x94.9x10.3x94.3, 2-sty fr dwg; Julia E Barnard—Esther M Sutherland et al; Swam, Moore & Danforth (A), 29 Liberty; Jos Rubin (R); due, \$1,734.19; T&c, \$500; sub to 1st mtg of \$3,600; Henry Brady.
TREMONT AV, ss, 163.4 w Montgomery av, 25x94x25x93, vacant; Land & Lien Co—Francis J Mulgannon et al; Milton Frank (A), Edmund Hurley (R); due, \$277.93; T&c, \$—; Joseph P Day.
OCT. 20.
ADAMS ST, ws, — n Van Nest av, 309.11x14.7x411x168.10; Regent Realty Co—Max J Adler et al; Lachman & Goldsmith (A), 35 Nassau; Alex I Yorke (R); due, \$12,783.92; T&c, \$5,476.96; Henry Brady.
ADAMS ST, nec Van Nest av, 172.2x100xirreg; & COLUMBUS AV, ns, 53.2 e Adams, 53.2x96.1x52.3x99.1; Regent Realty Co—Nonpareil Realty Co et al; Lachman & Goldsmith (A), 35 Nassau; Geo W M Clark (R); due, \$5,859.16; T&c, \$1,565.10; James L Wells Co.
VAN NEST AV, nec Adams, see Adams, nec Van Nest av.
VAN NEST AV, ns, 53.2 e Adams, see Adams, nec Van Nest av.
LOTS 90A & 90 B, map of portion of Penfield prop lying e of White Plains rd; Mary M Sharkey—Giuseppe Zibelli et al; Arthur S Barnes (A), 51 Chambers; Geo P Baker (R); Geo P Baker, on premises at 12 o'clock noon.
OCT. 21.
BEACH ST, ss, whole front bet Minneford av & Main, runs e190.11x525xw—xs—xw89.9x51.9, City Island; Carrie F Guion individ & extrx—Helen Arnov et al; Walter L Post (A), 50 Church; Jas H Goggin (R); due, \$4,254.26; T&c, \$1,411.78; Jas J Donovan.
BOSTON RD, 1033-43, ws, 465.1 s 166th, runs w157.6x69.1xw32.7x69.9x170.1x140.4 to beg, 2-5-sty bk tnts; Daily Realty Co, Inc—Wm E Woodend et al; Elfers-Aberley (A), 277 Bway; Maurice J McCarthy (R); due, \$6,066.27; T&c, \$1,955.50; sub prior mtgs \$145,000; James J Donovan.
BRONX PARK PL, swc White Plains rd, 91.6x100x107.8x101.1; 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.

OCT. 22.
CAULDWELL AV, 786, es, 85 s 158, 20x100, 2-sty & b bk dwg; Theo C Camp et al, trstes—Saml Grossman et al; Cary & Carroll (A), 50 Wall; Wm E Smith (R); due, \$7,568.78; T&c, \$235.26; George Price.
LOCUST AV, 280, es, 255 n 138th, 260x325x261x364, 1-2 & 3-sty bk shop; Mutual Life Ins Co of N Y—Robt C Fisher et al; Fredk L Allen (A), 55 Cedar; Benj A Hartstein (R); due, \$240,000; T&c, \$2,984.53; Jacob H Mayers.
LOCUST AV, 280, es, 255 n 138th, 260x325x261x364, 1 & 3-sty bk shop; Mutual Life Ins Co—Robt C Fisher et al; Frank 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 Dohrman—Merwin Realty Co et al; Elfers & Aberley (A), 277 Bway; Jos I Berry (R); due, \$4,410.92; T&c, \$375.88; James J Donovan.

OCT. 23.
No Legal Sales advertised for this day.
OCT. 25.
PROSPECT AV, 1320, es, abt 290 s 169th, runs s37.6xe59.3xne45.11xn16.4xw100, 5-sty bk tnt; Herman Goldfarb—David Gellis et al; Bennett E Siegelstein (A), 99 Nassau; Henry B Singer (R); due, \$3,046.03; T&c, \$—; sub to 1st mtg \$27,000; Samuel Marx.

Brooklyn.

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

OCT. 16.
No Legal Sales advertised for this day.
OCT. 18.
LOCUST ST, ns, 232.11 e Coney Island Plank rd, 25x103.11; 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.
OCT. 19.
COLUMBUS PL, ws, bet Atlantic av & Herkimer, lot 31; Alvin B Leavitt—Marie J Lahondre et al; Biebrugge & Maxfield (A), 233 Bway; Jackson A Dykman (R); Wm P Rae.
KOSCIUSKO ST, ss, 78.6 w Lewis av, 18.6x100; Geo L Schaefer—Sol Seaman et al; Weinberg Bros (A), 302 Bway, Manhattan; Arthur D Strahl (R); Nathaniel Shuter.
PARK PL, swc Rogers av, 27.11x105.7; Wm F Armstrong—Peter A Peterson et al; Rufus T Griggs (A), 36 Nassau, Manhattan; Albert C Aubery (R); Wm J McPhilliemy & Co.

TAAFFE PL, es, bet Park av & Little Nassau, lot 18; Irving Woodman—Louisa C Libretti et al; Niebrugge & Maxfield (A), 233 Bway; Patk E Callahan (R); Wm P Rae.  
 44TH ST, ss, 160 e 15 av, 20x100.2; Johanna S Reidmann—Chas S Conklin et al; Addison Gardner (A), 20 Broad; Eugene Sherk (A); Wm P Rae.  
 62D ST, ss, 200 e 4 av, 20x100; Bond & Mtg Guar Co—Emma Wilson; Harry L Thompson (A), 175 Remsen; Morris Bernstein (A); Nathaniel Shuter.  
 63D ST, nwc 5 av, 100x40; David Adler—Jacob Schaefer, Jr, et al; Howard O Paterson (A), 210 Montague; Chas S Warbasse (R); Wm J McPhilliary & Co.  
 DE KALB AV, nws, 63 sw Bushwick av, 17x 130; Thos A Clarke—1175 DeKalb Av Co, Inc, et al; Jno J Curtin (A), 120 Bway; Patk E Callahan (R); Wm P Rae.  
 E NEW YORK AV, ss, bet Chester & Bristol, lot 30; Bernard A Myers—Isaac Levingson et al; Milton Frank (A), 100 Bway; Benj F Schwartz (R); Nathaniel Shuter.

**OCT. 20.**  
 BERGEN ST, ss, 133 w Kingston av, 19.6x100; Wm C Taylor—Jno J Goodwin et al; Haff & Farrington (A), 360 Fulton; Benj Ammerman (R); Wm J McPhilliary & Co.  
 COLUMBIA HEIGHTS, nws, 100 ne Cranberry, 25x150; FURMAN ST, ses, 125 ne Cranberry, 50x100.7; Augusta B Macintyre—Ella W Mantonya et al; Duncan A Macintyre (A), 141 Bway; Chas C Sufferin (R); Wm J McPhilliary & Co.  
 KOUWENHOVEN PL, es, adj land of Peter Kouwenhoven, 143.9x561.3x irreg; KOUWENHOVEN PL, es, adj land of Maria K Dittmas, 143.8x139.1x irreg; KOUWENHOVEN PL, es, adj land of Peter Kouwenhoven, 162.10x 27.6x irreg; KOUWENHOVEN PL, es, adj land of Maria K. Dittmas, 287.3x454x irreg; Wm W Kouwenhoven—Kouwenhoven Statington Realty Co et al; Davison & Underhill (A), 50 Court; Almet R Latson (R); Wm J McPhilliary & Co.

OAKLAND ST, es, 200 s Meserole av, 25x100; Henry G Dorr—Louisa Hildreth et al; Edgar H Hazelwood (A), 302 Manhattan av; Richmond I Brown (R); Wm P Rae.  
 E 13TH ST, ws, 77 n Av P, 23x100; Isabelle Bradley—Morris Seidman et al; Dillon, Thomson & Clay (A), 120 Bway, Manhattan; M Ross Matheson (R); Wm J McPhilliary & Co.  
 67TH ST, ns, 260 e 12 av, 40x100; Albert F Egelhof—Gustaf Almqvist et al; Peter F Smith (A), 44 Court st; Eugene J Skelly (R); Wm J McPhilliary & Co.

BAY PKWAY, ses, 170.4 sw Cropsy av, 20x 94; Mary C Farina—C Sacca Co, Inc, et al; Geo P Foulk (A), 36 Park Row, Manhattan; Eugene Sherk (R); Nathaniel Shuter.  
 NEW UTRECHT AV, sec Bay Ridge av, 22.3x 126.1; Rose Seckler—Chas H Greenfield et al; Philip S Seligman (A), 35 Nassau, Manhattan; Francis L Corrado (R); Nathaniel Shuter.

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

**OCT. 21.**  
 BARTLETT ST, —, lot 23; Tennie Tugenhof—Magdalena Mossbrugger et al; Max Hauenstock (A), 371 Fulton; Louis R Bick (R); Nathaniel Shuter.  
 VERMONT ST, es, 95 s Hegeman av, 360x irreg; Bankers Trust Co—Keystone Impt Co; Julian C Hunter (A); David P Goldstein (R); Wm P Rae.  
 17TH ST, ns, 80 w 4 av, 20x100; Lizzie Seton—Wm F Lyon et al; Francis W Pollock (A), 309 Bway, Manhattan; Jas M Gray (R); Jas L Brumley.

41ST ST, swc 4 av, 140x40; Realty Associates—Wayfourth Constn Co et al; Harry L Thompson (A), 175 Remsen; Adolph H Goetting (R); Wm J McPhilliary & Co.  
 79TH ST, ss, 30 w 20 av, 30x100; Otilie Schramm—Thos E Cisney et al; Abr Levitt (A), 189 Montague; Andrew F Van Thun, Jr (R); Wm J McPhilliary & Co.

ATLANTIC AV, ss, bet Jerome & Warwick, lot 18; Susan Cavanagh, admtr—Chas C Hyatt et al; Van Alken & Dyckman (A), 215 Montague; Albert A Hovell (R); Wm J McPhilliary & Co.  
 DEKALB AV, ses, 150 sw Hamburg av, 25x100; Emil Scherrer—Mary Praetz et al; Geo M Schinzel (A), Myrtle av & Hart; Saml L Judelsohn (R); Wm J McPhilliary & Co.

HEGEMAN AV, sec Wyona av, 175.11x550; Bankers' Trust Co—Keystone Impt Co; Action 2; Julian C Hunter (A); Jos Pidgeon (R); Wm P Rae.  
 NEW LOTS AV, swc Wyona, 100x738.1x irreg; Bankers' Trust Co—Keystone Impt Co; Action 5; Julian C Hunter (A); Jas G Stevenson (R); Wm P Rae.  
 NEW LOTS AV, swc Wyona, 191.6x739.7; Bankers' Trust Co—Keystone Impt Co; Action 3; Julian C Hunter (A); Jno A Valentine (R); Wm P Rae.

VIENNA AV, sec Wyona, —x410x irreg; Bankers' Trust Co—Keystone Impt Co et al; Action 1; Julian C Hunter (A), 2 Rector, Man-mattan; Harry L Thompson (R); Wm P Rae.  
 LOTS 73 & 74, Sec 6, Block 1706; Harry A Sherman—Barbara Meder et al; Jacob Bren-ner (A), 26 Court; Isidor Buxbaum (R); Wm P Rae.

**OCT. 22.**  
 E 21ST ST, es, 160 n Beverly rd, 17.3x122.2x irreg; 4th Universalist Soc in City of N Y—Waterbury Hardware Co et al; Harry L Thompson (A), 175 Remsen; Barnett Rosenfeld (R); Nathaniel Shuter.  
 W 25TH ST, ws, 100 n Surf av, 20x133.9; Stela Steinhuch—Sidney DeVerna et al; Jno H Steenworth (A), 1012 Gates av; Thos H Williams (R); Wm P Rae.  
 33D ST, nws, 80 nw 4 av, 200x100.2; Wm T Hayward et al—Flos Shade Roller Co et al; Cullen & Dykman (A), 177 Montague; Chas S Guthrie (R); Wm P Rae.  
 62D ST, sws, 180 se 4 av, 20x100; Bklyn Assn for Improving the Condition of the Poor—

Emma Wilson et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Nathaniel Shuter.  
 BEVERLY RD, ns, 50.9 e E 21st, 50x36.6; Yale University—Clinton-Hedden Co, Inc, et al; Harry L Thompson (A), 175 Remsen; Wm Howard, Jr (R); Nathaniel Shuter.  
 FRANKLIN AV, nec Park av, 24.1x100; Mary Mosback—Hannah Sullivan et al; Vincent & O'Connor (A), 1098 Bway; Jas H Meyer (R); James H Meyer.  
 ROGERS AV, es, 101 n Malbone, 40.5x99.11; Amelia Hanks—Catherine Armstrong et al; Neu Gilchrist & Spedick (A), 26 Court; Frank Obernier (R); Wm P Rae.  
 WYTHE AV, ws, 73.9 s 10th, 18x50; Eastern District Savgs Bank—Margt F Cocheu et al; Chas L Sicard (A), 150 Nassau; Thos C Hughes (R); Nathaniel Shuter.

**OCT. 23.**  
 No Legal Sales advertised for this day.

**OCT. 25.**  
 50TH ST, nes, 200 se 16 av, 40x100; Saml Harris et al—Katie E C Severs et al; Sim-mons & Harris (A), 108 Bway; Ira Garlick (R); Wm P Rae.  
 EVERGREEN AV, nwc Hancock, 100x35; Otto Hilmer—Wm Brandries et al; Grover M Hef-covitz (A), 183 Montague; Michael M Hosi-gott (R); Nathaniel Shuter.  
 OVINGTON AV, ss, 221.7 e 2 av, 40.6x79.4; Aaron Schoenfeld et al—Eliz T Maher; Mor-ris Reizenstein (A), 44 Court; Jas O Miller (R); Nathaniel Shuter.

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

**OCT. 9.**  
 CHERRY ST, 376; Margt Reilly—Amie Davis et al; T F Keogh (A).  
 DELANCEY ST, ns, 25 w Sheriff, 25x75; Henry Silverstone et al—Adolph Garmise et al; A F Silverstone (A).  
 52D ST, 344 E; Edna Sieradzka—Malia Meyer et al; Gettner, Simon & Asher (A).  
 115TH ST, ns, 80 e 3 av, 18x100.11; Emigrant Industrial Savgs Bank—Christopher Keyes et al; R & E J O'Gorman (A).  
 115TH ST, ns, 80 e 3 av, 18x100.11; Emigrant Industrial Savgs Bank—Christopher Keyes et al; R & E J O'Gorman (A).  
 2D AV, es, 83.9 s 56th, 20.10x70; Gustave Disch—Clara Zeitner et al; M A Kayser (A).  
 2D AV, ss, 62.11 n 56th, 20.9x69.9; Gustave Disch—Lena C Sargent et al; M A Kayser (A).

**OCT. 11.**  
 MONROE ST, 536; Albany City Savgs Instn—Israel Solomon et al; amended; Cary & Car-roll (A).  
 89TH ST, 114 E; Isaac Hirschhorn et al—Mary A Thornton et al; Spitz & Bromberger (A).  
 89TH ST, ss, 210 e Park av, 25.6x100.8; Fredk Hirshhorn—Katie Hirschhorn et al; Spitz & Bromberger (A).  
 107TH ST, 217 E; Metropolitan Trust Co of City of N Y, trste—Ignazio Biondi et al; Parsons, Closson & McLivaine (A).  
 AMSTERDAM AV, es, 1251.17 n Laurel Hill ter, 100x271.5; Emma R C Floyd—Jas Thorn et al; H Swain (A).

BROADWAY, es, 100 n Fairview av, 200x100; 2 actions; Richard C Bondy et al—Jas A Lynch et al; Goldsmith, Cohen, Cole & Weiss (A).  
 BROADWAY, es, 300 n Fairview av, 100x100; Lina Stix—Jas A Lynch et al; Goldsmith, Cohn, Cole & Weiss (A).  
 FAIRVIEW AV, nec Bway, 100x100; Mamie Selig et al; Jas A Lynch et al; Goldsmith, Cohen, Cole & Weiss (A).  
 11TH AV, 672; Julia Bachrach et al—Saml Freedman et al; S J Liebeskind (A).

**OCT. 13.**  
 ESSEX ST, 167; Emilie Macher—Israel Wolfish et al; H S Cook (A).  
 127TH ST, 74 W; Germania Fire Ins Co—Lewis E Landon et al; B Hall (A).  
 AV B, 287; Stephen H Jackson—John J Mc-Kenna et al; S H Jackson (A).  
 1ST AV, ws, 50.11 n 109th, 25x75; N Y Life Ins & Trust Co, trste—Little Italy Realty Co et al; Emmet & Parish (A).

**OCT. 14.**  
 EAST BROADWAY, 256; Chas H Young et al—Annie Lessem et al; H Swain (A).  
 UNIVERSITY PL, es, 51 n 9th, 27x79; Mutual Life Ins Co of N Y—Jas Sutherland et al; F L Allen (A).  
 2D ST, 214-6; Wave Impt & Constn Co—Sol Henig et al; M Silverstein (A).  
 24TH ST, 411 E; Theresa K Janssen—Mae Rosen et al; E F Clark (A).

**OCT. 15.**  
 32D ST, ns, 95 w Madison av, 25x98.9; Harry C Muller et al—19 East 32 St Co et al; M F Johnson (A).  
 124TH ST, 346 E; Saml Victor Constant—Anna M Dolan et al; G E Coney (A).

**OCT. 8.**  
 176TH ST, 821 E; Stephen Wray—Mary E Roberts et al; L G Mapes (A).  
 214TH ST, 841 E; Johanna Hauptmann—Jacob Woessner et al; J P Herren (A).  
 CARPENTER AV, es, 150 n 234th, 25x105.5; Christian Koch et al—Jas. H Christopher et al; Hirtleman & Vaughan (A).  
 SEDGWICK AV, ns, 229 w 177th, 28.9x65.5; Nicholas Kessler—Morris Heights Realty Co; W B Shelton (A).  
 UNIVERSITY AV, es, 705.3 s Plympton av, 54.9 x137.1; Mayer S Auerbach et al—Towarda Construction Co et al; Hays, Hershfield & Wolf (A).

**OCT. 9.**  
 LOT 160, map of bldg lots in the 24th ward; Lois Carolyn Freedman—Francesco Attardo et al; M Marks (A).

LAFONTAINE AV, ws, 112.6 n 178th, 37.6x100; P J Heaney Co—Weller-Meeker Realty Co et al; F X Kelly (A).  
 SHERMAN AV, ws, 103.9 s 166th, 75x100; Columbia Constn Co—Katherina E Beissel et al; O E Davis (A).  
 LOTS 31 & 32, blk 2530, map showing sub-division of prop of estate of Wm B Ogden; Minnie D Lyon et al as extrrs—Aug Nelson et al; Thornton & Earle (A).  
 LOTS 33 & 34, amended map of 126 lots be-longing to Hudson P Rose Co; Hudson P Rose Co—Francesco Squillante et al; Davison, Given & Bird (A).  
 LOTS 41, 42, 43, 47 & 48, map in partition Mary Ann Wells & ano—Ann Mahabeta Storer & others; Chas A Laumeister—Jno Whalen et al; F E Young (A).

**OCT. 13.**  
 214TH ST, 841 E; Johanna Hauptmann—Jacob Woessner et al; J P Herren (A).  
 PLYMPTON AV, 1346; Grace S Whiting—Plympton Constn Co, et al; B Littell (A).  
 WESTCHESTER AV, ss, 879.1 e Walker av, 100x213.5; also WESTCHESTER AV, ns, 822.8 e Blondell av, 33.2x134; Katharine D Arnold—Henry C Henderson et al; W C Arnold (A).

**OCT. 14.**  
 ALDUS ST, ss, 147 e Southern blvd, 42x105; American Real Estate Co—David G Patton et al; R T Wood (A).  
 BECK ST, 566; Henry Parsons—Morris Freid-man et al; W E Godfrey (A).  
 10TH ST, ns, 76.9 e Av E, 76.9x108; Henry Kurz—Margt Hartmayer et al; W S New-house (A).  
 INWOOD AV, ws, 73 nw from angle in Inwood av, 35x98.9; Adolphine M C Quattlander—Fredericka Kraus et al; J Eisner (A).  
 TELLER AV, 1061; Jno Rogener—David Rob-inson et al; Elkus, Gleason & Proskauer (A).

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

**OCT. 7.**  
 PIKE ST, 3; Emigrant Industrial Savgs Bank—Jno A Holloway et al; R & E J O'Gorman (A); Ely Rosen-berg (R); due. .... 6,530.83

**OCT. 8 & 9.**  
 No Judgments in Foreclosure Suits filed these days.  
**OCT. 11.**  
 21ST ST, 15-17 W; also 22D ST, 16-18 W; Metropolitan Life Ins Co—Building & Engineer Co; Woodford, Bovee & Butcher (A); J Lloyd Derby (R); due. .... 538,692.82  
 133D ST, ns, 185 w 5 av, 25x99.11; Mary J Kingsland—Emma A Mayhew et al; C P & W W Buckley (A); Isaac F Cohen (R); due. .... 15,716.67

**OCT. 13.**  
 RIVINGTON ST, ns, 75.3 w Forsyth, 24x100; Geo T Soper—Frank X Mulry et al; Wm S Pettit (A); Kneeland Moore (R); due. .... 5,176.39  
 MADISON AV, es, 51.4 n 120th, 16x83; Lawyers Mtg Co—Amy A C Montague; Cary & Carroll (A); Roger Foster (R); due. .... 11,586.67  
 5TH AV, swc 120th, 100.11x123; The Baron De Hirsch Fund—Isabel H Cohen; M S & I S Isaacs (A); Augustin Derby (R); due. .... 234,916.20

**OCT. 8 & 9.**  
**Bronx.**  
 No Judgments in Foreclosure Suits filed these days.  
**OCT. 11.**  
 239TH ST, 250 E; Lena Besserer—Anna A Spalding Buntix et al; Mann, Bux-baum & Schoenherr (A); P Ingraham (R); due. .... 1,359.82

**OCT. 13.**  
 TIFFANY ST, sec 167th, 39.3x74.7; Constantin Wagner—Adolph Lentner et al; W R Adams (A); H Kempner (R); due. .... 7,515.84

**OCT. 14.**  
 No Judgments in Foreclosure Suits filed this day.

**LIS PENDENS.**  
 The first name is that of the Plaintiff, the second that of the Defendant.  
**Manhattan.**

**OCT. 9.**  
 MANHATTAN ST, —e 129th, —x—; Emma C Badgley—Peter De Witt et al; foreclosure of tax lien; H T Randall (A).  
**OCT. 11.**  
 EAST ST, es, bet Broome & Delancy, lot 28½; Harry Hoppenfeld—N Y Terminal Co et al; foreclosure of tax lien; J N Helfat (A).  
 7TH AV, swc 25th, 197.6x250; Tuttle & Bailey Mfg Co—National Cloak & Suit Co et al; action to foreclose mechanics lien; Weiss-berger & Leichter (A).

**OCT. 13.**  
 ALLEN ST, ses, 168.6 ne Stanton, 22x87.8; George Baur—Joseph Bohmert et al (fore-closure of transfer of tax lien); Gollmar, Smith & Froeb (A).  
**OCT. 14.**  
 75TH ST, ss, 188 e 1 av, 27.6x102.2; Drum Elevator Co—Jno Donohue; action to fore-close mechanic's lien; L Lande (A).  
 125TH ST, 327-9 E; Anna Schmidt—Gottfried Walbaum et al; action to foreclose mechanic's lien; L & J Weinberger (A).

**OCT. 15.**  
 BROADWAY, 141; Emanuel Scheyer et al—Pittsburgh Life Ins & Trust Co; specific per-formance; Levy & Frankenthaler (A).

(Foreclosure Suits Continued.)

**Bronx.**

- OCT. 8.**  
 NORTH ST, 32; Wm Ziegler et al—Chas P Loeser et al; action to set aside deed; H M V Connell (A).  
 LOT 61, block 2392, sec 9, on tax map; Andrew J Forman—Jacob Blum et al; action to foreclose transfer of tax lien; L F Moynahan (A).  
 LOT 61, block 2392, sec 9, on tax map; Andrew J Forman—Jacob Blum et al; action to foreclose transfer of tax lien; L F Moynahan (A).  
**OCT. 9.**  
 MORRIS ST, sec Barnes av, known as lot 275, map of Adee park; Leodegar Siebert—Andrew Cipolla et al; action to foreclose transfer of tax lien; G A Moses (A).  
**OCT. 11.**  
 BASSETT AV, ws, 50 n Saratoga av, 25x100; Geo J Brunk as trustee—Mary Holland et al; action to declare deed void; L Dashew (A).  
 PROSPECT AV, 780; Land Map Realty Corp—David Bloomingberg et al; action to compel specific performance of contract; A S Natanson (A).  
**OCT. 13.**  
 LOT 72, Block 4056, Section 15, on Tax Map; Louis Pines—Flora Stransky et al (action to foreclose transfer of tax lien); T I Schwartzman (A).  
**OCT. 14.**  
 BROOK AV, 498; David Horowitz—Meyer Berman; action to set aside deed; J W Bryant (A).

**Brooklyn.**

- OCT. 7.**  
 HIGH ST, nwc Navy, 60x67.6; Jas H Mullackey—Esther Slutsky et al; W H Good (A).  
 BAY 7TH ST, ses, 100 n Bath av, 60x96.8; Franklin Trust Co—Josephine Hazell et al; T F Redmond (A).  
 45TH ST, 1726 & 1716; Liss & Diamond, Inc—Heublein Holding Co et al; foreclosure mechanic's liens; C L Meckenberg (A).  
 75TH ST, ss, 640 w Ridge Blvd, 60x100; Cornelia C Emaus—Municipal Holding Corp et al; L W Thompson (A).  
 CARLTON AV, es, 527.3 s Park av, 25x100; Flora M Teel—John J Gallagher et al; H L Thompson (A).  
 FLUSHING AV, ns, 106.7 e Bogart, 25.11x108.5 x25x100.9; Jos Kruger—Sam Waldman; foreclosure mechanic's lien; M Wyckoff (A).  
 FOSTER AV, nwc Troy av, 97.6x100; PROP bounded on n Av S x s Av T x e W 9th & x w W 10th; Milan D Fletcher—Milton S Kistler et al; G H Brevellier (A).  
**OCT. 8.**  
 CRESCENT ST, sec Jamaica av, runs e85xsw 189x96 to beg; N Y Municipal Railway Corp—Chas J Benisch et al; to acquire title to real estate; G D Yeomans (A).  
 LIVINGSTON ST, ns, 136.9 w Court, 25x151.9x 23x152.1; Kings Co Mtg Co—Thos F Rochford et al; Furst & Furst (A).  
 E 2D ST, ws, 260 s Av I, 25x110; Chas W Young—Emma A Mayhew et al; R Stone (A).  
 BAY 28TH ST, nws, 100 sw Benson av, 60 x96.8; Eagle Savgs & Loan Assn—Kittie S Bellows et al; J C McLeer (A).  
 BAY 34TH ST, ws, 70 s Benson av, 35x96.8; Benj Klein—Alex Grant & ano; warrant of attachment; J W Kahn (A).  
 40TH ST, ss, 125 w 3 av, 25x100.2; Bond & Mtg Guar Co—Emilie A Heepe et al; T F Redmond (A).  
 40TH ST, 200 w 3 av, 25x100.2; Jno B Taylor—Emilie A Heepe et al; T F Redmond (A).  
 48TH ST, nc Ft Hamilton av, 20.6x92.6x20.2x 88.10; Title G & T Co—Jno Mayer, Jr., et al; T F Redmond (A).  
 ATLANTIC AV, ss, 125 w Hoyt, 25x90; Chas W Young—Emma A Mayhew et al; R Stone (A).  
 HINSDALE AV, cl 59.5 se Av U, runs sw 590.9 xsw 382.xse391.xse148.xse451.4xse240xse 219.7 x ne557.5xnw1.219 to beg; State of N Y—Terence F Curley; to declare deed void; E E Woodbury (A).  
 NEPTUNE AV, ss, 60 w W 25th, runs w57.7x30x e120.1xn130xw60xn100 to beg; Max Leve—Eugenia M Hydorn et al; Rose & Paskus (A).  
 VANDERBILT AV, ws, 100 s Park pl, 22x103.6; Gowanus Wrecking Co—Orsolina Ragusano & ano; foreclosure mechanic's lien; B C Ribman (A).  
 WILLIAMS AV, ws, 150 n Dumont av, 50x100; Simon Gasner & Sons Co—Wellmont Realty Corp et al; Kiendl, Smyth & G (A).  
**OCT. 9.**  
 DEAN ST, ss, 220 e Washington av, 25x110; Bertha Tritschler—Giosneri Marotto et al; W L Morehouse (A).  
 HENRY ST, es, 225 s Harrison, 16.8x100; Emigrant Industrial Savgs Bank—Nancy M Brown et al; R & E J O'Gorman (A).  
 LINWOOD ST, ws, 166.8 n Sutter av, 16.8x90; Tillie T Emerson—Edwin R Freeman et al; L C Willis (A).  
 LORIMER ST, es, 250 s Meserole, 16.8x100; LORIMER ST, es, 266.8 s Meserole, 16.8x100; LORIMER ST, es, 283.4 s Meserole, 16.8x100; Jas Wornell—Martha A Jones et al; partition; G C Buechner (A).  
 BAY 11TH ST, ses, 220 sw Bensen av, 20x96.8; Home Title Ins Co—Fannie Catz et al; Davenport & Corner (A).  
 75TH ST, ssw, 200 nw 12 av, 300x100; Nathan Cohen—75th St Bldg Corp et al; D E Hurwitz (A).  
 EASTERN PKWAY, 1122; Charlotte E Peary—Jas V Camardella et al; G B Class (A).  
 DEKALB AV, 1646; Geo G Gahn—Mary Gahn; specific performance; Stern, Barr & T (A).  
 GLENMORE AV, sec Barbey, 25x100; Hyman Silver—Sarah Tobias et al; partition; I Solomon (A).  
**OCT. 11.**  
 PACIFIC ST, ss, 169.4 w Buffalo av, 16.8x 107.2; Frances Doerschug—A Maurice Jacobs et al; C Oechler (A).  
 SUMPTER ST, ns, 244 e Patchen av, 26.6x100; Willie W Wilmot—Sadi Herzog et al; T F Redmond (A).

- W 5TH ST, es, 329.6 n Av S, 19.4x82.5; Title G & T Co—Jas J Cratty et al; T F Redmond (A).  
 BAY 34TH ST, ws, 173.10 s Bath av, 20x96.8; Maria L Autenrieth—Abr Klein et al; J J O'Brien (A).  
 BAY 34TH ST, ws 193.10 s Bath av, 20x96.8; same—same; same (A).  
 HOWARD AV, ws, 275 n Sutter av, 100x100; Ber Silber—Alder Holding Co & ano; to set aside deed; M Koven (A).  
 HUDSON AV, ws, 75 n Lafayette, 25x75; Philomena M Burnes—Jno F Burnes et al; partition; H E Heistad (A).  
 LIVONIA AV, nwc Williams av, 50x 100; Ber Silber—Helma Holding Co & ano; M Koven (A).  
 PITKIN AV, 1603; Mike Fine—Abr Berson et al; to set aside deed; M Zwerling (A).  
 PROSPECT PARK W, nws, 86.6 ne 14th, 27x 97.10; Thekla E A Burkard—Anna Hoffmann et al; Weismann & Hertz (A).  
 WILLOUGHBY AV, ss, 330 w Lewis av, 20x 100x—x100; Morris Bernstein—Rosie Elkin et al; H Lurio (A).  
**OCT. 13.**  
 AINSLIE ST, ss, 175.6 e Union av, 25x100; Otilie Moser—Rosie Dessner et al; G S Smith (A).  
 JOHN ST, nec Hudson av, 25x75; Sarah M Mygatt—Brown Realty Co et al; C P & W W Buckley (A).  
 JUNIUS ST, ws, 100 n Lott av, 20x100; Title G & T Co—Abr Weinstock et al; H L Thompson (A).  
 LAKE ST, es, 152.11 s Kings highway, 20x75; N Y Mtg & Sec Co—Cath W Petersen et al; H M Bellinger, Jr (A).  
 ST JOHNS PL, ss, 100 e Ralph av, 50x126; Amherst Constn Co—Bushwick Housewrecking Co et al; J Smyth (A).  
 ST JOHNS PL, ss, 500 w Howard av, 50x120.7; Louis Brook—West Howard Corp et al; foreclosure mechs lien; S A Tilsey (A).  
 TEHAMA ST, sec 36th, 119x120x100x173; Antonio Lanberit—Culver Holding Corp et al; H O Dobson (A).  
 TILLARY ST, sec Canton, runs s25.8xe70xne 51xw25.8xsw—xw54.8 to beg; Sarah M Mygatt—Brown Realty Co et al; C P & W W Buckley (A).  
 AV O, swc E 2d, 44x100; Frank Fallotico—Walter V Patton Constn Co et al; A M Yuzzolino (A).  
 AV O, nwc E 2d, 44x100; same—same; same (A).  
 CHRISTOPHER AV, es, 41.8 n Sutter av, 16.8x 100; Zussel Podorovsky—Lizzie Perlman et al; I Allen (A).  
 FLUSHING AV, swc Adelphi 20.5x77.8x—x78; Sarah M Mygatt—Brown Realty Co et al; C P & W W Buckley (A).  
 GEORGIA AV, es, 85 n Hegeman av, 20x100; N Y Mtg & Sec Co—Jos Hermele et al; H M Bellinger, Jr (A).  
 RIVERDALE AV, nwc Chester, 20x75; Herman Kraut—Louis Podolsky et al; T F Redmond (A).  
 SARATOGA AV, es, 217.11 n Sutter av, 25x 100; Fredk Neugass—Benj Brittschneider et al; J J Schwartz (A).  
 SKILLMAN AV, ns, 28 w Manhattan av, 18x75; Jas C Danzilo—Antonio Santillo et al; J M Peyser (A).  
 19TH AV, ses, 50 ne 62d, 25x80; Louise P McBee—Granite Associates et al; H M Bellinger, Jr (A).  
 19TH AV, ses, 75 ne 62d, 25x80; N Y Mtg & Sec Co—Granite Associates et al; H M Bellinger, Jr (A).  
 19TH AV, ses, 25 sw 61st, 25x80; same—same; same (A).  
 19TH AV, ses, 25 ne 62d, 25x80; Kate H D Taylor—same; same (A).  
 19TH AV, ses, 50 sw 61st, 25x80; N Y Mtg & Sec Co—Granite Associates et al; H M Bellinger, Jr (A).  
 19TH AV, ses, 75 sw 61st, 25x80; same—same; same (A).  
 20TH AV, nws, 60 sw 63d, 22.6x90; Sterling Bldg Co—Ida Meyer et al; S N Freidman (A).  
 LOTS 14-17, map Spatin Farm; Anna W Albert—Theodor Bell et al; W H Good (A).

- BROADWAY, 1221; Joseph McElroy—Wm N Clark, Lawrence Clark & Sarah M Schieffelin; Wilben Amusement Co (38)..... 168.46  
**OCT. 14.**  
 188TH ST, ss, 125 e St Nicholas av, 100x94.10; John Scott—Mose Goodman Corp; Thos Kiernan..... 963.25  
 2 AV, 2118; H Trenkowsky—Eagle Fish Co; Fazi Bros..... 50.00  
**OCT. 15.**  
 21ST ST, 34 E; Chas H Smith—Jos W Stern & Edw B Marks, Abr & Henry M Sternberg (48)..... 758.70  
 102D ST, 311 W; Max Dick—Jos O'Brien (44)..... 102.00  
 114TH ST, 5 W; Benj Leff—Rosa Joseph & Louis Golden (45)..... 260.00  
 SAME PROP; same—Rosa Joseph (46)..... 330.00  
 133D ST, 107-9 W; Moses Asen—Lula R Shepherd & City Contracting Co (47)..... 50.00  
 AUDUBON AV, nec 180th, 100x120; Jos Von Rehder—N S & J Corp & Giuseppe Zibelli (43)..... 117.08

**Bronx.**

- OCT. 8.**  
 HOLLAND AV, 3642; Empire Architectural Iron Works—Mary & Jane O'Reilly; Jno Sullivan Cont Co, Inc (14)..... 125.00  
 ST ANN'S AV, whole block bounded by 142d, 143d & Brook av; Anthony Grogan—St Francis Hospital; Jno McKee (15)..... 45.15  
**OCT. 9.**  
 COURTLANDT AV, 910; Jos Handilman—Antonio Palermo; Frank Seaman & Antonio Palermo (16)..... 173.75  
 HOFFMAN ST, nwc 187th, 96.9x100; American Radiator Co—Garibaldi Realty & Constn Co; F J Johnson (17)..... 593.70  
**OCT. 11.**  
 DALY AV, 1892; Chas E Nance—Jas & Clara Kahn & Jas Kahn (18)..... 230.00  
**OCT. 13.**  
 SEABURY PL, nwc Charlotte, 110.6x 149.8; American Radiator Co—Seabury Constn Co; F J Johnson (20)..... 409.04  
 EAGLE AV, 589; Axel E Carlson—Sophie Knepper and James Ferguson—Herman Knepper (21)..... 50.00  
 EAGLE AV, 589; Ethel Leichtman—James Ferguson (22)..... 200.00  
 HAVILAND AV, ns, 191 e Pugsley av, 100x103; James C Forbes—Mink Constn Co (23)..... 716.21  
 WHITLOCK AV, 903, 905, 907 and 909; American Radiator Co—Ensign Improvement Co; F J Johnson (19)..... 901.01  
**OCT. 14.**  
 BRYANT AV, 1033, 1037, 1041, 1045 1049 & 1053; Aug J Lundgren—Mack Constn Co & F J Johnson (25)..... 140.00  
 WESTCHESTER AV, ws, 94.9 s Mayflower av, 31.9x78.5; N Passman & Son, Inc—Carlo Baroccelli & M Cappiello & Son (24)..... 230.00

**Brooklyn.**

- OCT. 7.**  
 ADAMS ST, 242; H Hauer—Frank & Mary Lauria..... 375.00  
 DEAN ST, ss, 75 w Saratoga av, 50x 100; Abr Rapaport—Mary & Sarah Brownstein & Hyman Rapaport..... 350.00  
 SAME PROP; same—Mary & Sarah Brownstein..... 75.00  
 57TH ST, 247; W L Brown—Adla Day & Adla Taylor..... 3.85  
 57TH ST, 251; W F Brown—Adla Day & Adla Taylor..... 29.00  
 AV F, ns, bet E 2d & E 3d, 200x100; Empire City Lumber Co—Rapid Bldg Co..... 1,961.32  
 AV F, ns, bet E 2d & E 3d, 200x100; R L Williams—Rapid Bldg Co..... 25.00  
 AV F, 203-9-15-21; B H Sherman—Rapid Bldg Co & J Barba..... 450.00  
 AV F, ns, bet E 2d & E 3d, 200x100; Richard E Thibaut, Inc—Rapid Bldg Co..... 500.00  
 SAME PROP; M Gononasky—same..... 360.00  
 ATLANTIC AV, 2035; Acme Steel Ceiling Co—Anna M & J Rossa..... 35.00  
 FOSTER AV, ns, bet E 16th & E 17th, 218x146; Hull Grippen & Co—Louisville Realty Co & Jno Barba..... 71.15  
 FOSTER AV, ns, bet E 16th & E 17th, —x—; R L Williams—Louisville Realty Co..... 75.00  
**OCT. 8.**  
 78TH ST, ssw, 220 nw 19 av, 120x100; Gowanus Wrecking Co—Jno G Travre & Cervadoro Constn Co..... 148.76  
 AV F, ns, from E 2d to E 3d, 200x100; Arndt Mfg Co—Rapid Bldg Co & Jno Barba..... 300.00  
 WILLOUGHBY AV, 825-7; E Herman—Theodore Richter..... 180.95  
**OCT. 9.**  
 BROADWAY, 1524-6; Gaites & Hansen—Wm Astermayer Manhattan Cabinet Works..... 250.00  
**OCT. 11.**  
 FENIMORE ST, ns, 520 e Nostrand av, 160x100; Sol Rosenberg—Jacob Mass & Mass Realty Co..... 50.00  
 MONTAGUE ST, nec Clinton, 82.x88; A E Nielsen—Bklyn Trust Co, Bertha & MacLaren, M & Marc Eidlitz & Son.. 1,365.06  
 PARK PL, 246-254; Igoe Bros—Park Operating Co & Christian Jacobs..... 29.75  
 PARK PL, 116; Judah et al, extr Letitia Vega—Josefa Cusson & Raphael J Vega, individually & as trsts..... 215.50  
 E 14TH ST, 876-882; Alois Weimmuller Geo H Mahland & Peter W Mahland. 2,012.24  
 42D ST, ns, 120 w 15 av, 40x100.2; Terker Iron Works—March Realty Co  
 FLATLANDS AV, ss, 20 e Rockaway Pkway, 80x90; Sol Resenberg—Alonzo C Monagle & Umberto Visone.. 135.50

**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. 9.**  
 BROADWAY, 2182 to 2186, & 77TH ST, 225 to 231 W; Carroll Mulliken—Eva F W Cow & Eva J Coe; N Y Improved Properties Co, Inc & Climax Leasehold, Inc; 77th St Theater Co, Inc (29)..... 168.42  
 LEXINGTON AV, Depew pl, 45 & 46, block, &c; McClintic Marshall Co—N Y Central & Hudson River R R Co; Jno Peirce Co (30)..... 43,085.03  
**OCT. 11.**  
 23D ST, 449 W; Thos Galligan, Inc—Kath E Moore & Chas T Streeter (31)..... 552.11  
 61ST ST, nwc 1 av, 60x20; Louis Cohen—Saml Samuels (34)..... 18.88  
 82D ST, 324-6 E; David Anger—Jno Dumphy Estate, Agnes Dumphy & Louis Fedor (33)..... 30.05  
 2D AV, 854; Louis Cohen—J Kohlweiler (35)..... 20.98  
 2D AV, 2035; Pleasant Iron Works—Jno Schwartz & Jacob Isaacs (32).. 80.00  
**OCT. 13.**  
 SUFFOLK ST, 11; David Levin—Morris L Lowenstein (39)..... 35.00  
 SAME PROP; Same—Morris L Lowenstein; Clarke & Appleman (40)..... 90.00  
 21ST ST, 539 to 541 W; Feinberg & Feinberg, Inc—Charles Hoffenberth (37)..... 50.05  
 116TH ST, 60 & 62 W and 115TH ST, 75 to 79 W; Abe Prensky—F I Unger; Tager & Co (36)..... 150.00

REID AV, 180; Century Fireproof Door Co—Jno J Campbell & Harry Bolstein .....	50.00
<b>OCT. 13.</b> COOPER ST, ws, 75 n Central av, 50x 100; Schwartz & Son—Wal-Sil, Inc, & W Wallenstein .....	300.00
DUFFIELD ST, 236; M E Coreran Co —Jno Offerman, Chas G Rasch & Blake & Williams .....	46.08
FT GREENE PL, 193-7; also ATLAN-TIC AV, 627-9; Concrete Steel Co—Armour & Co & Blome Sinek Co.....	1,352.46
SMITH ST, 16-8; M C Coreran Co—Balch Price Co & Blake & Williams.	73.30
E 13TH ST, 1837; Gowanus Wrecking Co—Guisepppe & Anna Ciaccio & L A Brennan .....	249.02
79TH ST, 1735; L Lewin—Sophia Levy .....	15.00
AV F, ns, bet E 2d & E 3d, 200x100; Schwartz & Son—Rapid Bldg Co & Jno Barba .....	500.00
BROADWAY, ne Belvidere; M Natter —Jacob Robinson & Abr Kane.....	126.00
CHRISTOPHER AV, 398-402; S Schor —Phillips & Sam Brody.....	560.00
FRANKLIN AV, 245; J Darnes—Jno Leon & Henry Silverman.....	403.00
OCEAN AV, 1094-6; W H Ayres—Effenar Consn Co & Miller & Holmes	100.10
PENNSYLVANIA AV, ws, 133 s Liberty av, 41.8x100; Pecker & Rokofsky—Dist Consn Co .....	450.00
RIVERDALE AV, 322; Jakob Shapiro —Harris Schnetkowitz .....	535.00
SAME PROP; B Aitchul—Sam & Jacob Shapiro .....	140.00
WILLOUGHBY AV, 752; S Blum—Rose Elkin .....	79.25
8TH AV, ws, bet 6th & 7th, —x—; M C Coreran Co—Meth Epis Hospital & Blake & Williams.....	142.50
ENTIRE BLOCK bounded by 6th st, 7th av, 7th st & 8th av; Robt A Leas-bey Co—Meth Epis Hospital, Blake & Williams & Wm Kennedy Consn Co.	350.00

**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.**

<b>OCT. 9.</b> No Satisfied Mechanics' Liens filed this day.	
<b>OCT. 11.</b> 32D ST, 326 E; Louis Goldstein—N Linen Supply & Laundry Co et al; Sept23'15 .....	30.00
77TH ST, 245 E; Abr Epstein—Jno Gross et al; July10'15 .....	111.50
<b>OCT. 13.</b> 8SUFFOLK ST, 173; Union Square Consn Co, Inc—Geo G King et al; Oct13'14 .....	18,100.00
2BROADWAY, sec Ellwood; Weber Supply Co, Inc—Haven Consn Co, Inc, et al; Sept25'15 .....	427.01
<b>OCT. 14.</b> 204TH ST, nes, 125 nw Bway; Jos Von Rehder—Kovacs Consn Co et al; Sept8'15 .....	278.10
NORFOLK ST, 134; Bank Electric Co—Nathan Cohen et al; Apr21'15 .....	180.50
125TH ST, 158 W; Noah Fells—Katz & Libowitz et al; Sept16'15 .....	56.17
<b>OCT. 15.</b> 54TH ST, 55 W; American Radiator Co—Oxford Realty Co et al; Jan 11'15 .....	546.88
55TH ST, 70-72 W; H M Johns—Man-ville Co—Oxford Realty Co et al; Jan14'15 .....	330.00
55TH ST, 70-72 W; also 54TH ST, 55 W; Bernard Greenwood Co—Ox-ford Realty Co et al; Jan12'15.....	99.88

**Bronx.**

<b>OCT. 8.</b> No Satisfied Mechanics' Liens filed this day.	
<b>OCT. 9.</b> No Satisfied Mechanics' Liens filed this day.	
<b>OCT. 11.</b> CHARLOTTE ST, es, 100.7 n Seabury pl; Geo Colon & Co—Charlotte Consn Co et al; Sept21'11 .....	1,000.00
<b>OCT. 13.</b> No Satisfied Mechanics Liens filed this day.	
<b>OCT. 14.</b> ANDREWS AV, ws, 197.1 s 179th, 173x 252; Kertscher & Co—Oesting Bldg Co, Inc, et al; Sept20'15 .....	180.00
ANDREWS AV, ws, 197.1 s 179th, 173x 252; Kertscher & Co—Oesting Bldg Co, Inc, et al; Sept20'15.....	6,187.50
STEBBINS AV, 845-49-53; Cambridge Tile Mfg Co—Foxvale Realty Co et al; Aug3'15 .....	256.47

**Brooklyn.**

<b>OCT. 7.</b> 1ASHFORD ST, es, 90 n Dumont av, 40 x100; CLEVELAND ST, ws, 90 n Dumont av, 40x100; Osborn Sash & Door Co—Ashland Realty Co (Inc); Sept24'15 .....	103.00
ROCKAWAY AV, es, 225 n Livonia av, 50x100; Louis Barress—Livonia Hold-ing Co & Rothbart & Koenig; Aug 28'15 .....	693.00
SAME PROP; same—Livonia Holding Co; Aug28'15 .....	475.00
ST MARK'S AV, 736-38; Jacob Harris —Isabella H Moore & Henry B Moore; July28'15 .....	350.00
<b>OCT. 8.</b> 8E 9TH ST, es, 200 s Av U, 80x100; Louis Greenberg—Homecrest Bldg Co & I Silverman; Sept23'15 .....	1,051.26

58TH ST, sws, 180 se 17 av, 200x100.2; American Metal Ceiling Co—Richard H & Celia R Meehan; Aug27'15.....	172.77
LIBERTY AV, sec Watkins, 80x100; Canadian Bldg Material Corp—Mend-el Realty Co & Mendel Koeppel; Sept16'15 .....	544.06
SAME PROP; Chestnut Ridge White Brick Co—Mendel Realty Co; Sept 9'15 .....	105.80
SAME PROP; Gustave Rader Co—Mend-el Realty Co & Mendel Koeppel; Sept9'15 .....	408.80
<b>OCT. 9.</b> No Satisfied Mechanics' Liens filed this day.	
<b>OCT. 11.</b> S 4TH ST, 160, Chas H Bretler—Jno Bardiovsky; May13'15 .....	75.00
<b>OCT. 13.</b> DEAN ST, 1056; Selig Wittcoff—Traders' Exchange, Inc, & Tager Co—Aug26'15 .....	150.00
3PITKIN AV, ns, 75 e Amboy st, 25x 100; Senger & Reichelson—Jacob Klein & Bessie Ungar; Aug6'15.....	105.00

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

**ATTACHMENTS.**

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

**Manhattan.**

<b>OCT. 7.</b> No Attachments filed this day.	
<b>OCT. 8.</b> PENDELTON, Field S; Providence Washington Ins Co; \$44,441.01; Harrington, Bigham & Englar.	
CUSHIER, Eliz M; Sadie Phoenix; \$20,000; J Strauss.	
BANCO DE TAMPAILIPAS; Alan H Colcord; \$4,222.68; Rudd, Wood & Molloy.	
<b>OCT. 9.</b> DODGE, Geo G; Jas E Fitzwilson; \$10,011.65; C Andrade, Jr.	
SAME; Richard T Lynch; \$52,610; S Andrade, Jr.	
<b>OCT. 11.</b> RONEO, Lim; Wm C Smithson; \$8,173.83; Hacker & Bowman.	
<b>OCT. 13.</b> No Attachments filed this day.	

**CHATEL MORTGAGES.**  
AFFECTING REAL ESTATE.

**Manhattan.**

OCT. 8, 9, 11, 13 & 14. Gramercy Chocolate Co. 49th st, 201 E. National Equipment Co. Ma-chinery .....	3,360.00
<b>Brooklyn.</b> OCT. 7, 8, 9, 11 & 13. A S & G, Inc. 48th st, bet 10 & 11 avs.. Colonial Mantel & Refrigerator Co. Mantels .....	60.00
Horwitz, Louis. Howard av, nr Blake av.. Morris M Friedman, Radiators. South 3d St Bldg Corpn. S 3d st, c Hooper.. Acme Elev Co. Dumb-waiter .....	335.00
West Howard Corpn. Howard av, nr Fetter av.. Columbia Gas Fix Co. Gas Fixtures .....	38.00
	265.00

**BUILDING LOAN CONTRACTS.**

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

**Manhattan.**

<b>OCT. 13.</b> DYCKMAN ST, es, 100 s Sherman av, 110x100; Montrose Realty Co loans Halley Building Corp to erect a —sty bldg; 4 payments.....	37,500
AMSTERDAM AV, nwc 214th, 37.6x100; Lawyers Title & Trust Co loans Haven Construction Co, Inc, to erect a 5-sty building; — payments.....	45,000
<b>OCT. 14.</b> 86TH ST, ss, 190 e Amsterdam av, 80x 106.10; Metropolitan Life Ins Co loans A L Consn Corpn to erect 12-sty apartment; 14 payments .....	300,000.00
ST NICHOLAS AV, es, 100 n 186th, 30.10x100; City Mtg Co loans S B Bldg Corpn to erect 5-sty apartment house; 10 payments .....	31,000.00

**Bronx.**

<b>OCT. 8.</b> 187TH ST, ss, 46 w Prospect av, 49x 70; Manhattan Mtg Co loans Smarto Consn Co, Inc, to erect 6-sty apart-ment with stores; 11 payments.....	26,000.00
187TH ST, swc Prospect av, 46x70; Manhattan Mtg Co loans Smarto Consn Co, Inc, to erect 6-sty apart-ment with stores (12 payments.....)	32,000.00

**ORDERS**

**Brooklyn.**

<b>OCT. 8.</b> CHRISTOPHER AV, ws, 125 s New-port av, 75x100; Nass & Berg on Home Title Ins Co to pay Gustave Rader Co .....	162.42
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**DEPARTMENTAL RULINGS.**

**BOARD OF EXAMINERS.**

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

APPEAL 346 of 1915, New Building 5632 of 1915, 467-473 Prospect avenue, Brooklyn. Harry R. Harvie, appellant.

1. Excess area covered by building, see Art. 18, Sec. 370.

We request that this objection be removed on the ground that Section 32 under the heading of "Area of Buildings, Non-Fireproof and Fire-proof" states that "An area greater than herein stated may, considering location and purpose, be allowed by the Board of Buildings when the proposed building does not exceed three stories in height."

The building is to be only two stories in height and will be used as a laundry, to be of slow burning construction, equipped with the automatic sprinkler system throughout. All windows to be of solid steel. Two fireproof staircases to be provided, one at each end of the building. Elevator shaft to be fireproof. This building is 50' from building on the westerly side and 100' from the buildings on the north-erly side. The building adjoining on the east-erly side extends back about 45'. Wire glass will be provided on easterly side in order to re-duce the hazard from exposure to fire from without. The building fronts on Prospect avenue which is 80' in width. The plot adjoining on the west 50' x 124', also owned by our clients, is to be used for yard purposes and is not to be built upon.

The area of the building designed is neces-sary for the equipment to be installed and the economic cost of operation. A three-story build-ing with the area necessary, under Section 32, could be erected. This would cost considerable more for construction and would increase the fire risk, and would cause greater inconvenience to employees and in the handling of materials, also an increased cost of operation and main-tenance.

Appearance: Harry R. Harvie.  
On motion, APPROVED on CONDITION that the elevator and lift be enclosed with brick walls not less than eight (8) inches in thick-ness, and fireproof doors.

APPEAL 347 of 1915, New Building 272 of 1915, 420 Park avenue, Manhattan. Warren & Wetmore, appellants.

1. Walls are of unlawful thickness below 11th floor.

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

1. That the provision of the building code regarding thickness of walls supported on steel beams be waived and that we be allowed to con-struct walls down to ground floor level of thick-ness as shown on plans as no floor height except top story is over 13'.

1. The walls 12' in thickness are sufficiently strong and fire resisting where supported at each floor and all projecting cornices are sup-ported directly on steel.

Appearance: Joseph W. Davis, Jr.  
On motion, APPROVED.

APPEAL 348 of 1915, New Building 5763 of 1915, 625 East 14th street, Brooklyn. William T. McCarthy, appellant.

Contrary to Section 257 of Code.

Paragraph 11, Section 257 of the revised code which takes effect in October, 1915, states that in "residence buildings interior walls of brick or concrete, whether bearing or non-bearing walls, may be 8" thick for the uppermost 55 feet and 12 inches for the next lower 20 feet, provided that no such wall exceeds 75 feet in height nor 30 feet in length between cross-walls or buttresses."

Whether or not the accompanying plans ful-fill these conditions.

That the 8' walls objected to do not exceed 45 feet in height nor 30 feet in length without buttresses or braces, and if this condition will be good enough in October it should be suffi-cient now.

Appearance: W. T. McCarthy.  
On motion, APPROVED.

APPEAL 349 of 1915, New Building 5764 of 1915, 613-619 East 14th street, Brooklyn. Will-iam T. McCarthy, appellant.

Wordng same as in Appeal 348 of 1915.  
Appearance: W. T. McCarthy.  
On motion, APPROVED.

APPEAL 350 of 1915, New Building 5765 of 1915, 411 Avenue C, Brooklyn. William T. Mc-Carthy, appellant.

Wordng same as in Appeal 348 of 1915.  
Appearance: W. T. McCarthy  
On motion, APPROVED.

APPEAL 351 of 1915, New Building 5766 of 1915, 409 Avenue C, Brooklyn. William T. Mc-Carthy, appellant.

Wordng same as in Appeal 348 of 1915.  
Appearance: W. T. McCarthy.  
On motion, APPROVED.

APPEAL 352 of 1915, New Building 279 of 1915, 930 Park avenue, Manhattan. Schwartz & Gross, appellants.

2. Building exceeding 12 stories in height must have fireproof trim and floor surfaces throughout.  
The proposed building does not exceed 150' in height.

That this building when constructed in ac-cordance with the plans and application will not conflict with the requirements of Section 105 of the Building Code.

1. The building is but thirteen stories in height, in strict accordance with the require-ments of the Tenement House Laws and being but 150' in height from the curb at center to the top of roof beams, will be in accordance with Section 356 of Article 12 of the New Code covering fireproof construction. This section

having been passed by the Board of Aldermen on July 6 and not having been signed or vetoed by the Mayor, becomes law October 6.

2. The essence of Section 105 in the present code is the height limitation of 150'. The provision of the new code which goes into effect October 6, will therefore not be in conflict as far as the height is concerned.

3. Further, the building is provided with an interior stairway, two elevators and two fire-escapes, and the building has but two families per floor.

4. The main stairs do not communicate with the cellar and the building is a corner, both apartments per floor having frontage.

5. The steel for this building has been contracted for, all calculations being based on the new requirements of the Code and to restrict the height of this building to twelve stories would greatly lessen the value of this property and cause great loss to the owner; the restriction in number of stories would also increase the rental of the apartments owing to the high land value which would in turn become an additional burden on the occupants.

6. The construction of this building will not be started until after October 6, at which time the new code takes effect.

Appearance: S. I. Schwartz, Edgar A. Levy and I. Phillips.

On motion, APPROVED. APPEAL 353 of 1915, Alteration 1956 of 1915, Central Park West, west side, block front 62d to 63d streets. John J. Petit, appellant.

FORMER APPEALS—68/02; DISAPPROVED, 4/9/02, 75/02; APPROVED, O. C., 4/15/02, 83/12; DISAPPROVED, 5/14/12, 99/12; APPROVED O. C., 5/27/12, 131/12; WITHDRAWN, 6/27/12.

1. The bar room must be completely cut off by proper unpierced fire walls from the rest of the auditorium.

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

The question of placing a fireproof bar and screen 8' in height in vestibule on 62d street side of building first floor, allowing exits to remain open and unobstructed as at present.

1. Proposed plan does not increase fire hazard.

2. None of the present exits will be closed.

3. All material used in construction will be fireproof.

4. Auditorium does not open directly into vestibule, there being an interior fireproof corridor between.

5. The bar is for the use of patrons of the theatre only while show is in progress.

6. It would seem that in view of the unusual number of exits with which this theatre is provided there could be no question of increased hazard as to means of egress in emergencies.

7. We would respectfully say that the installation of bar in vestibule does not bring this under term store as per regulation of Code any more than placing a candy counter in corridor. Appearance: Carroll H. Pratt.

On motion, withdrawn.

Chatham sq, 10—Est Joseph Larocque, care J Larocque, 40 Wall. Stp(R)-Rub Cooper sq, 16-26—Est Wm C Browning. Stp(R) Division st, 264—Fred W Overbeck, 561 Columbus av. WSS Front st, 214—Edward Metzger. FA Front st, 214—John Applegate. FA Laight st, 13-15—Reliance Metal Spinning Co. FP Lewis st, 126—Morris Burger. FD-FP Lewis st, 126—Louis Rubinstein. FD-FP Macdougall st, 142—Amos F Eno, 13 S William FE(R)

Mulberry st, 210—Sergio Lescialo. Rec Mulberry st, 255—Est Malvina Keteltas, care Alice, 9 E 79. FP New Bowery, 61-3—Eugene Mulry. FP-FA Spring st, 185—Est John C Clegg, care Mrs E C Rickerson, 141 W 92. WSS Pearl st, 356—Josephine Gooch, care Wm T, 91 Wall. FP-FE(R)-WSS(R) Pike st, 53—Morris Newgold, 1295 Madison av. WSS-FP

Prospect pl, 59—Joseph McGuire, 49 Prospect pl. Ex(R) Rector st, 26-8—Regina B Saportas, Saratoga N Y. SA South st, 183—E M Moers & Sons. FA Washington st, 316—E H Miller & Bro. Rub

Numbered Streets. 3 st, 371-3 E—Ralph Machover. RQ 4 st, 186-92 W—Hendon & Rappaport. D&R-FA-FP-Rec 4 st, 340-56 W—Riker Hegemon Co. Rub 9 st, 39 E—Appleman & Slominsky. FP-Rec 11 st, 115 W—Frank H Brar, 119 W 21. Rub 17 st, 17-19 W—Henry Bierman & Son. FD 17 st, 17-19 W—Nottingham Lace Works. Rec-FD

17 st, 17-19 W—Wearbest Coat Co. FD-FP-Rec 17 st, 17-19 W—Innovation Headwear Co. FD-FP-Rec 17 st, 17-19 W—I & L Chauser. FD-Rec-FP 17 st, 17-19 W—Camp Fire Outfitting Co. Rec-FD 17 st, 29 W—Richard I Brewster, 1 E 14. WSS(R)

23 st, 328-30 E—John C Brady. FP 31 st, 206-8—Church of St John Baptist, 209 W 30. WSS-Ex-FP-Rub 32 st, 12 W—Bernard Lowenstein. FP 34 st, 648-50 W—Theodore P Huffman. Spr(R) 35 st, 220 E—Alice J O'Connor, 175 W 126. Ex(R)-O

40 st, 37 W—Consolidated Gas Co, 130 E 15 st. GE 52 st, 562 W—Burt A Clark. D&R 72 st, 125-137 E—Ferdinand Bullowa, 127 E 72. ExS 72 st, 137 E—John K Brater. FA 73 st, 186 E—East 73d St Garage. FP-Rec-El-WSS-NoS

114 st, 117 E—Sagovitz & Shapiro. D&R-RQ-Rub-NoS 118 st, 427 E—Mary E Wood, 259 Lenox av. Ex(R) 124 st, 128 W—Frank H Hines. O 138 st, 51-3 W—Sisters of Blessed Sacrament school, Cornwall's Maud P O Pa. Tel-ExS-FA-FP-WSS

Named Avenues. Av A, 1524—Ida Happel, 1503 Av A. FP Broadway, 374-8—Altschuler Bros. FP-Rec-FD Broadway, 374-8—Rapid Addressing Mach Co. FP-Rec-FD Broadway, 374-8—National Enameling Stamp. FD Broadway, 374-8—Alexander & Stein. FP-Rec-FD-D&R Broadway, 374-8—Milwaukee Chair Co. FA-Rec-FD-D&R Broadway, 374-8—Globe Wernicke Co. Rec-FD-D&R Broadway, 473—Solomon Mutterperl. FD-Rec Broadway, 473—Lewis & Bashlow. FD Broadway, 473—Samuel Sugarman. FD-Rec Broadway, 473—Three Crown Dress Co. FP-FD-Rec Broadway, 473—The Mode Mfg Co. FP-FD Broadway, 473—Theodore B Verkruzen. FP-FD Broadway, 473—Morris Miller & Co. FD Columbus av, 430—Max Schwartz. FA Park Row, 188-90—Consolidated Gas Co, 130 E 15th st. D&R West Broadway, 391-3—Ecuadorian Panama Hat Co, 297 Mercer. FD

Numbered Avenues. 1 av, 353—Mathilde E R Stuyvesant, All-amuchy, N J. D&R 1 av, 353—Bay Wat Isreal Cong. D&R 1 av, 842—Max Grapel. Rec 3 av, 863—Charles A Hasbrouck. D&R 5 av, 425—Siebrecht Realty Corp. WSS 6 av, 360—Mrs Madeline Smith, 53 W 72. WSS-FE(R)

BROOKLYN ORDERS SERVED. Named Streets. Bergen st, 516—Helen Gardiner. DC Chester st, 1—Dick Bros. GE-Rec Chester st, 1—Egmont Dress Co. GE-Rec Chester st, 1—Louis Gold. GE-Rec Chester st, 1—Max Rapps. GE Chester st, 1—Kaufman Bros. GE-Rec Chester st, 1—Home Shirt Co. Rec-GE Chester st, 1—Cherry & Wolodsky. Rec-GE Chester st, 1—Adler & Weinstock. Rec GE College pl, 22—Zerega Garage Co. OS-FP(R)-CF Dean st, 1665—Rev. Louis Caporaso. FA Decatur st, 1385-1401—Knoor Bros, Inc. Ex(R)-FP Delemere pl, 2627—Emmanuel Mission Church. FA Fulton st, 3295—Max Rosby. Rub Greene st, 73 rear—Samuel Lonschein. FA-Rec Jay st, 359—Jerome Monks. DC Junius st, 90-92—Abraham Germansky. GE-Rec Junius st, 90-92—Chester Knitting Mills, RQ-Rec Livingston st, 312—Wood Harmon Co, 261 Bway, Man. FP Osborn st, 247-57—Spring Rain Coat Co. Rec-GE Osborn st, 247-57—Peter Bankofsky. GE Osborn st, 247-57—Brown Bros. GE Osborn st, 247-57—Morris Krantowitz. Rec-GE Osborn st, 247-57—Globe Children's Dress Co. Rec

Park pl, 241—Pitt Rivers. GE-FA Park pl, 241—Bklyn Union Gas Co, 176 Remsen st. GE Park pl, 241—Peter W Rouss, Garfield pl. FE-FP-FP(R)-WSS

Raymond st, 100 Anton Andersen. FP-Rec Sackman st, 284 rear—Isidor Finkel. GE-Rec Spencer st, 112—Frank Downey. DC State st, 273-281—S K Pierce & Son. Spr-FP(R) Union st, 222—John Sneider. GE Watkins st, 1-3—Sigmund Halerman. GE Watkins st, 1-3—Joseph Raab. GE Watkins st, 1-3—Adelmon & Froumoukick, Rec-GE-FA

Watkins st, 1-3—Rode Benet Co. Rec Willoughby st, 112—Frederick Barwick. Rub

Numbered Streets. 3 st, 115 S—Williamsburgh Hospital, 342 Bedford av. FP-Rub-FA-NoS 4 st, 205-7 S—Polish Roman Catholic Church. FA 5 st, 81-87 S—Fred Gretch & Co. Spr(R) 11 st, 47-67 S—McLoughlin Bros. Spr-FD-A-Rec 11 st, 555—Pinn & Wicklund. OS-Rec-FA

Named Avenues. Atlantic av, 337—W E Randall. OS-FP Atlantic av, nec Van Sicklen av—St Malachy's Home. Tel Broadway, 1609—Benjamin Hirsh. Rub Christopher av, 66-68—Balkin & Hankin. Rec-GE Christopher av, 66-68—Kings Cloak Co. Rec-GE Clarkson av, ns, bet Troy & Albany av. Flatbush Gas Co, 1034 Flatbush av. GE Clarkson av, ns, bet Troy & Albany av. L I State Hospital. A-Spr(R)-FP Cypress av, nwc Weirfield st—Frank Brewing Co, Evergreen, L I. Stp Driggs av, 187-9—St Stanislaus School. ExS-D&R-FA-Tel

East New York av, 1596—Tyrone Waist Co, Inc. Rec East New York av, 1596—John Schuricko. GE-Rec East New York av, 1596—Munys Mittlemann. GE East New York av, 1596—Samuel Dworkan. GE East New York av, 1596—Michael Mazurkewitz. GE East New York av, 1596—Leiver Erlisol. GE East New York av, 1596—Louis Feiner. GE Flatbush av, 1749—Brooklyn Valet Co, 334 Flatbush av. FA-FP-D&R-El(R)-CF Flushing av, 406-14—Franklin Brewing Co, 2 Skillman. FP Foster av, 1909—Gladys Lord Smith, FP-NoS-FA-Rec-El(R)

Greenpoint av, 122—Charles Senowitz, NoS-FA-Rec Hamburg av, 275-93—North American Brewing Co. FE-FE(R) Jefferson av, 44-48—Bklyn Union Gas Co, 176 Remsen st. GE Jefferson av, 44-48—N Y Preparatory School, 545 Franklin av. GE-ExS-FA Manhattan av, 43—Michael Resnicoff. A-DR Manhattan av, 43—Louis Laddan. DR Manhattan av, 43—Abraham & Max Bromberg, DR

Manhattan av, 43—David Gueliman. DR Manhattan av, 43—William Brown. DR-FA-ExS Nostrand av, 400—William P Rae, 180 Montague. FP Ocean pkway, 3042-4—Paul Schmidt. TD Pennsylvania av, 249—Benjamin Weisenfeld. Rec Pennsylvania av, 249—Isaac Ginsberg. Rec Pennsylvania av, 249—Nathan Schatz. GE Pitkin av, 1880-84—Max Schwartz. GE Pitkin av, 1880-84—Rotwein & Gold. GE Pitkin av, 1880-84—Weiss & Pipekoff. GE Pitkin av, 1880-84—Wolf Futoransky & Son. GE St Mark's av, 307-15—Davis & Quirk, FA-CF-Rub-D&R

St Mark's av, 1620-30—David Swersky. GE St Mark's av, 1620-30—Charles Schaffran. GE St Mark's av, 1620-30—Samuel Bressler. GE St Mark's av, 1620-30—Samuel Rovner. Rec-GE Sheepshead Bay rd, 508-10—Frederick Burckhardt. GE Thatford av, 183—Reiginbaum, Feigenbaum & Maas. GE-Rec Thatford av, 183—Solomon Young. GE Thatford av, 183—Zelig Naidorf. GE Thatford av, 183—Max Schetman. Rec Thatford av, 183—Abraham Glasser. Rec-GE Thatford av, 183—Isidor Rosnick. FA-Rec-GE Thatford av, 366-60—Beinstein & Resseck, GE-Rec Thatford av, 366-60—Harly Brotzky. GE-Rec Thatford av, 366-60—Edelman & Levin. GE-Rec Thatford av, 366-60—Resch & Kantowitz. GE Thatford av, 366-60—Joseph Lokashefsky. GE Thatford av, 366-60—Barmet Alper. GE Thatford av, 366-60—Sarah Feingusch. GE Willoughby av, 656-8—Samuel Horowitz, 507 Willoughby av. GE Willoughby av, 735—Bklyn Union Gas Co, 176 Remsen st. GE Willoughby av, 872—New Way Automobile Corp. FP

Numbered Avenues. 6 av, 4802-8—Knox United Presby Church, FA-GE 12 av, 4703—Louis Hammer. FP-NoS-Rec-D&R

QUEENS ORDERS SERVED. Named Streets. William st, 235 (L I City)—Patrick Trainer, DC

Numbered Streets. 3 st, 120 (L I City)—James McKenna. Ex(R)-CF

Named Avenues. Boulevard, 267-9 (R Beach)—Philip Stacon. DC Boulevard, swc Meredith av (Arverne)—Edward Pluersick. FA Boulevard, swc Meredith av (Arverne)—Henry Hart. FE-ExS-FA Jamaica av, 3525 (R H)—Howard J Collingford. DC S Grove av, ws, & Ocean (Rockaway)—Fannie Kastner. FE-FE(R)-FA-A-(R)-ExS Thompson av & Orton st (L I City)—American Ever Ready Wks. FP-Rec-FA Union turnpike, ns, 1000 e Queens Blvd (R H)—Citizen's Water Supply Co., Elmhurst, DC Waverly av, 63-65—Helen Goldsmith. FA

RICHMOND ORDERS SERVED. Named Streets. Columbia st, 332 (W N B)—Joseph Jacob. Rub Jersey st, 358 (N B)—Edward Levine. Ex Red House, 700 ft from Sand la (Se Beach)—John & Vincent Demasso. TD-FA-ExS Richmond ter, 1550—Clarence H Brown. FP

BUREAU OF FIRE PREVENTION. Municipal Building.

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

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

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

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

MANHATTAN ORDERS SERVED. Named Streets.

Abington sq, 1—W G Davis & Co. GE-Rec-FP-Rub Attorney st, 126-8—Malensky Bros. RQ Bond st, 42—Seamen's Bank for Savings, 76 Wall. FD Canal st, 41—Progressive School of Com. ExS-FA

# BUILDING MANAGEMENT

## APARTMENT HOUSE OPERATIONS FINANCED

By GEORGE M. HUBBARD, of Wm. A. White & Sons

**A**PARTMENT HOUSE operations are financed in various ways, depending largely upon the financial rating of the builder. If possible, the builder purchases his plot for cash, after a series of negotiations which frequently extend over a period of years. The builder must buy cheap, and unless this is possible the operation is more than likely to be doomed to failure. The land once in hand, the next step is to obtain from his architects plans which are suitable to the location in which the improvement is to be made. Then comes the awarding of contracts for the building, and in this the builder always keeps in mind the ability to pay cash, thus enabling him to get the best prices obtainable. The builder with cash also escapes being bothered by the lender's architects, and when the operation is completed he can await a favorable time to place his permanent loan, thus obtaining the best market rates. This man is, of course, the most successful type of builder. He has financed his own operation, purchased his own materials for cash, obtained every possible discount, and stands in a position to reap the largest profit possible.

### Financing Usually Necessary.

The majority of builders, however, have not the capital necessary to finance entirely their operation and are obliged to depend upon outside help to carry the project through. This financing is done in many ways, and, as in the case of the independent operator, the man who has to borrow the least money is in the best position to obtain the greatest advantages.

The average builder usually gets along with a single building loan or a combined building and permanent loan, and personally supplies the balance of the necessary cash. After having purchased his land and arranged for his loan, he awards the various contracts and pays for the work at stated intervals provided for in these contracts and arranged to coincide with the payments received from his building loan.

These building loan payments are made as the work progresses and at the various stages of the operation agreed to in the building loan contract. The work is supervised by the lender's architect, and, in the case of experienced builders, there is rarely any friction. If the loan is simply a temporary one, the builder, upon the completion of his structure, goes out into the market and undertakes to arrange a satisfactory permanent mortgage. He usually takes the market as he finds it, employing the best broker obtainable, and, when convinced that the loan offered by the broker is too attractive to decline, he usually closes without delay.

### Permanent Mortgages.

Institutions making building loans do not, as a rule, press a builder to pay off his obligation if the market is such that it is impossible to procure a reasonably good permanent mortgage. Most builders, however, replace their building loans with permanent mortgages as soon after completion as possible, even sometimes at a sacrifice, as they feel that the operation is uncompleted until the permanent mortgage is closed.

Almost all building loans are made at 6 per cent. and run usually for a period of one year. The charges for securing these loans range from 2½ per cent. to 4 per cent., exclusive of the broker's 1 per cent. commission. The usual charge for permanent loans is 2 per cent., plus the



GEORGE M. HUBBARD.

disbursements. This includes the broker's 1 per cent. commission. These loans are usually made for a period of either three or five years and, as they are almost entirely taken by institutions and trustees for long-time investment, are usually renewed on the expiration date. In fact, this is so generally the case that they are commonly spoken of as permanent loans.

It can be seen readily that the cost for arranging a building loan, which is to be replaced subsequently with a permanent mortgage, is quite a factor in the total cost of the operation; and for this reason most builders prefer to finance their operation with a single building and permanent loan. These loans usually run for a period of five years, at 6 per cent. interest during construction and at 5 or 5½ per cent. during the balance of the period; and the charges are usually somewhat less than for the ordinary building loan.

### Building Loans.

The market for this form of mortgage money is very limited. The savings banks cannot make building loans, and few trustees of large estates care to be bothered with the necessary details involved in this form of investment. The market is consequently narrowed to the life insurance and title companies. Many of the smaller insurance companies make building loans but they seldom appear as principals in the transaction as it is much more practical for them to make their loan through some one of the title companies that has the machinery for carrying through the transaction. In making these loans the lender always considers carefully the responsibility of the builder to whom the loan is made. The builder's integrity and general reputation for square dealing is almost as large a factor with them as is his financial responsibility. The thought uppermost in the mind of the lender is whether the building will be satisfactorily completed, as per the plans and specifications, and it is customary to safeguard this by exacting a bond for the completion of the improvement. The builder is invariably required to give his personal bond for the completion, and in a great many cases he is required to obtain an additional bond from one of the bonding companies.

A factor in apartment house financing which is often overlooked is the proposed arrangement of rooms and apart-

ments in the house. A builder who builds apartments unsuited to the location or poorly arranged is almost sure to have a failure on his hands, as, for instance, where provision is made for only one servant's room in a ten-room apartment, as was the case in the building of a large West Side apartment house a few years ago. In fact, to make that particular house a success, it was finally necessary to alter one entire floor into servants' rooms. Light is another big factor, and the successful apartment operation today must have all rooms well lighted. It is due to these various factors that the large lending institutions so often make loans over and over again to the builders that have carried through successful operations with them before.

### Another Form of Financing.

Another form of apartment house financing which is probably the least desirable from the builder's standpoint is for a builder, after locating a cheap plot on which to build, to go to his building loan man and arrange for him to buy the plot. The purchaser then resells the plot to the builder, usually at an increased price, but gives with it in return a liberal building loan. The arrangement is made that the builder is to place the best permanent mortgage obtainable when the operation is finished, and, if necessary, the balance of the building loan mortgage is to be taken back by the man with the building loan in the form of a second mortgage.

In operations of this kind the builder usually has only a small equity. An operation of this kind of course requires the lender to have great confidence in the builder. Still another method is for the owner of the land to agree to subordinate a part of the purchase price in the form of a second mortgage subject to the building and permanent loan. By this method the owner of the land is enabled to obtain a better price than he might otherwise get, and the builder can conduct the operation with less money.

The past ten years have seen a wonderful development in the building of apartment houses. The twelve and thirteen-story house is common today; and, in fact, the finer apartments are extremely luxurious in their appointments—so much so that there is a decided trend from the private house to the apartment.

### Life Insurance Companies.

This has been made possible only through the ability of the builders to borrow the money to carry the operations on, and the large life insurance companies perhaps have been the chief factors in this financing. Without their aid it would have been impossible to develop Park and West End avenues as they are developed today. On the other hand, while the city at large is perhaps indebted to these companies for making possible these high-class apartments, it has developed that the loans in themselves have, for the most part, proven to be desirable investments. The foreclosure of one of these mortgages is a rare occurrence.

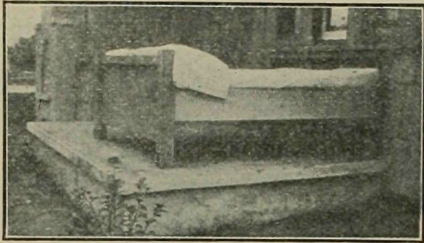
During the past year or two it has been rather difficult to obtain building and permanent loans. This has probably been a benefit in disguise, for, with the restricted building that has resulted, owners of the large apartment houses have been able to fill nearly all vacancies. It is to be presumed that sufficient building and permanent loan money will come into the market to meet all demands and that with it will come a renewal of apartment house operations.

## 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.

### Sliding Porch Bed.

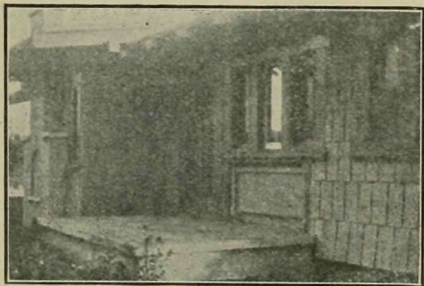
ACCORDING to the Building Age something new has been devised in California for the home, this being simply a sliding bed that may, at the desire of the owner, be used as either an indoor or outdoor sleeping affair. For years outdoor sleeping in that sunny climate has been practiced and with beneficial results to the health, but it remains for this home-owner to present something, the benefits of which are two-fold. It will be noticed by a glance at the illustrations that the bed, when drawn out, has nothing but the blue sky above it.



By this method the sleeper may obtain all of the benefits to be derived from the clear, open air, and may enjoy the outdoor life to the full. Should a rainy night come, it is a simple matter to push the bed, which runs on casters, inside the room.

During the construction of this home an opening was left in the wall, and into this opening the bed was built. It is of ordinary size and is so constructed that when drawn to either extreme an almost weatherproof connection is made, this being effected by the head and footboards being made alike. In order to assure plenty of fresh air, even on stormy nights, a series of three casement windows have been constructed immediately above the bed. The outer two of these swing in over the bed.

To construct this bed a concrete platform is required, this being constructed at the side of the building, and upon this the bed runs. This platform is 7 feet from the house and is 10 feet wide. It is 18 in. in height, and around the top is a cap 4 in. in width. In constructing this platform the walls were built first.



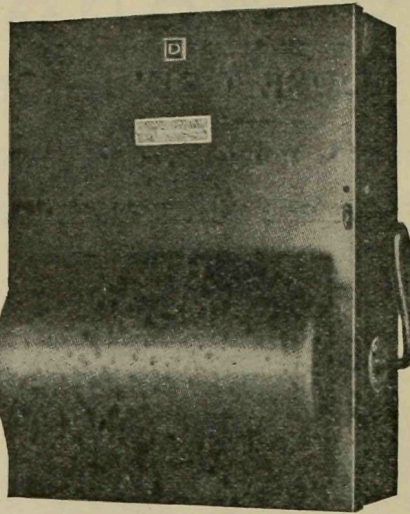
After these were thoroughly set, about 11 in. of dirt was dumped into the opening, this being 11 in., however, after the dirt has been water-soaked and tamped. Upon this 6 in. of concrete, using an eight to one mixture, was laid, then the final coating, 1 in. of cement, was poured over the concrete. This makes a very substantial platform without a great deal of expense.

The floor of the platform is finished smooth, while the sides have been given a stucco finish, so that they might harmonize with the concrete chimney at the side and pilasters at the front of the home. This bed feature is not a costly affair, but is one of the latest ideas for the bungalow home, or, in fact, any type of residence.

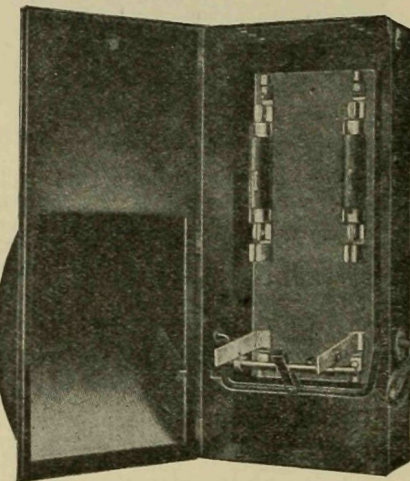
### Innovations in Enclosed Switches.

MARKED improvements in enclosed electric switches are made in the device shown in the two accompanying illustrations now being introduced by a well known company. The manufac-

turers claim that this type of switch lowers working men's compensation losses, reduces fire hazards and regulates insurance. They are officially sanc-



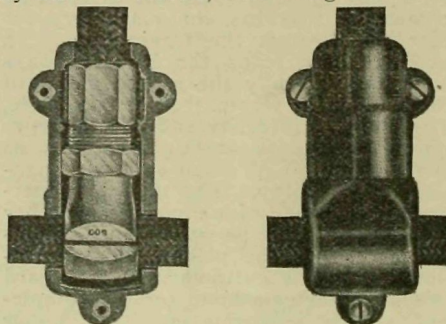
tioned by the highest authorities on fire accident prevention. The manufacturers claim that these are the first devices given the fire and accident label service of the Fire Underwriters' Laboratories. The two cuts show a switch closed and open full. It will be seen that they are so constructed that all live current car-



rying parts are completely enclosed, operation of the switch being controlled by a handle outside the box. When repairs or adjustments are necessary to equipment controlled by this type of switch, the handle may be locked in the "off" position so that current cannot be used until required. The illustration shows the three pole, 60 amp., 600-volt switch and the other shows the cover open, revealing the switch mechanism in the "locked off" position. With operating handle placed in this position and the cover closed and locked the operating handle cannot be moved.

### Improved Insulating Cover.

IMPROVEMENTS in the general form of insulating covers for branch connections are shown in the illustration herewith. The covers are in two parts which, when joined together, are held by machine screws, nuts being imbedded

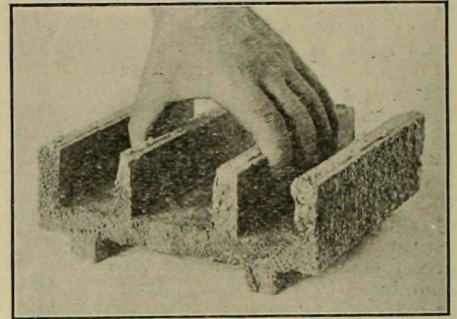


in the insulating material. The facility with which both connector and cover can be connected or disconnected is noteworthy. These devices are being largely installed in industrial plants at points where taps for motors are taken off the main feeders, and on switchboards where taps are taken off bus bars.

### Interlocking Channel Brick.

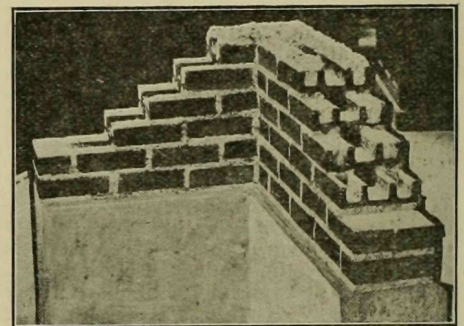
THERE is being introduced in New York something entirely new in the line of an interlocking channel brick. It is so molded as to form a single unit the entire width of the wall, thus providing for furring and developing wonderful damp resisting virtues, as well as wonderful strength. The dead air rests in vertical chambers, thus taking care of sweating within the walls. On the exterior it is identical in appearance with a rough cut brick.

It provides a double, hollow wall with a brick face. It consists of two solid masonry walls each three inches thick—not thin, fragile shells easily punctured, by blow or shattered by fire and water. The double walls are separated by a two-inch air space, yet are bound inseparably together by webs made integral with the brick itself. There are no metal ties to corrode, break or pull out. Every brick



is a header and a stretcher combined. It has remarkable resistance to heat and cold by reason of the locked air cells. The manufacturers say that this brick will save between 15 and 25 per cent. of heating cost. It is especially desirable for use in outside walls, as it keeps the dampness from behind the sanitary and decorative tiling in the interior of the building.

In fact the interlocking channel brick is two bricks in one, being a face and a backing-up brick in a single unit. The ease of handling is shown by referring to the accompanying photograph, the brick layer picking it up by gripping the two inside webs between the thumb and fingers, the brick being so designed that the width of grip is almost identical with that of an ordinary solid brick. It



is not therefore necessary for the mason to lay down his trowel to set the unit in the wall.

One ordinary brick and one face brick combined weigh about 10 pounds, while one of these new type of brick weighs only 6½ pounds. The hod carrier can use a larger sized hod and deliver on the scaffold the equivalent of 50 per cent more material than was possible in the ordinary form of brick where two hod carriers might be used, one to carry common brick and the other face brick. This means an economy to the contractor, according to the manufacturer. The channel brick may be easily split by placing a wide, thin chisel on the two center webs at the scoring and striking a sharp blow with a stone hammer weighing 4 to 5 pounds.

Of the two illustrations herewith shown indicating just what the character and utility of this new channel brick is, the first shows how easily they are handled by a workman by placing his fingers and thumb upon the two inner webs, thus permitting the use of one hand for troweling at all times.



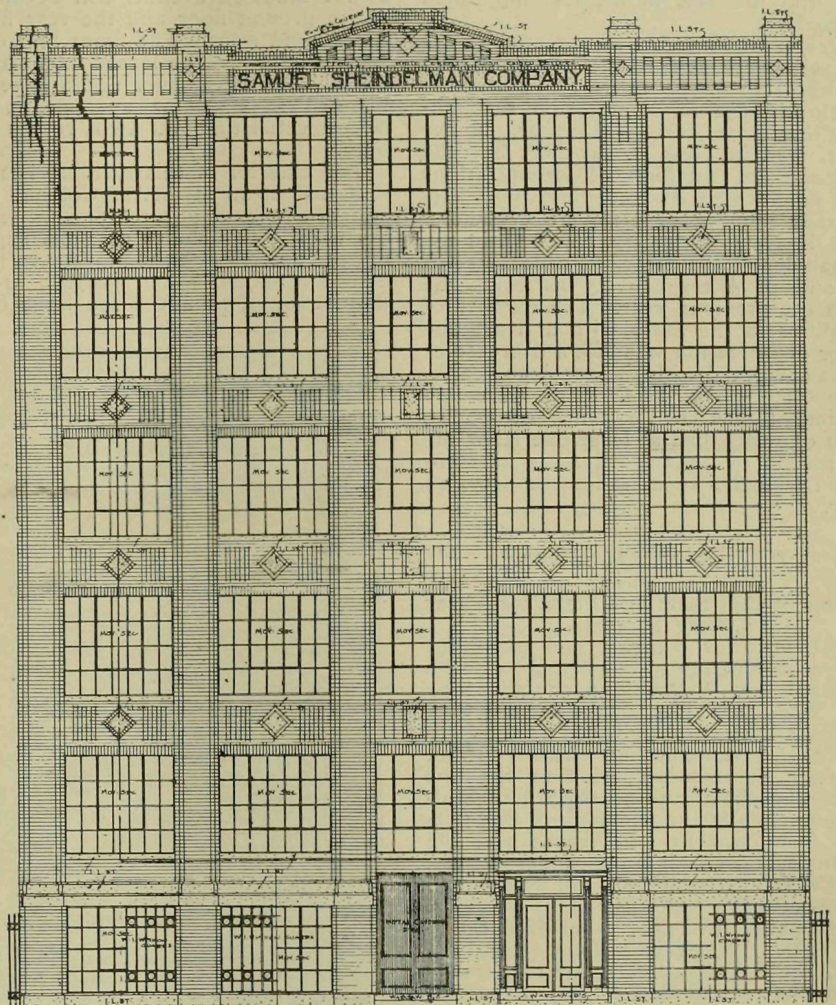
# CURRENT BUILDING OPERATIONS

## New Loft Project in Williamsburgh to Meet Manufacturing Demand—Stores and Apartments for Livingston Street

**A**N important mercantile project in the Williamsburgh section of Brooklyn is the six-story loft and light manufacturing building now nearing completion in the south side of Boerum street, 175 feet west of Lorimer street. This structure is owned by the S. Scheindelman Co., Samuel Scheindelman, president, 15 East 4th street, Manhattan. The plans for this building were prepared by Edward M. Adelsohn, architect and engineer, 1776 Pitkin avenue, Brooklyn, and the project is being erected under his direct supervision.

No general contract was awarded for the construction of this building. The owner awarded separate contracts for the materials and labor involved. Among the concerns furnishing labor and materials for the erection of this building are included Thomas Drysdale, 26 Court street, Brooklyn, mason work; National Bridge Works, 1123 Broadway, structural steel; Stolz & Greenberg, 1122 Forest avenue, the Bronx, ornamental iron work, and H. Leibe, 113 Seventh avenue, Brooklyn, plumbing; Godfrey-Keeler Co., 70 Warren street, Manhattan, has the contract for the installation of the steam heating plant; the Globe Automatic Sprinkler Co., 47 West 34th street, installed the sprinkler system; and the fireproof windows and doors were made by the Knoburn Co., 359 14th street, Hoboken, N. J. Edward Gluckmann, 197 Snediker avenue, Brooklyn, obtained the contract for the reinforced concrete work, and the roofing and waterproofing was done by the International Cornice & Roofing Works, 220 Osborn street, Brooklyn. The Burwak Elevator Co., 216 Fulton street, Manhattan, has the elevator contract.

This loft building is built of brick with front trimmed with Indiana limestone. It has been erected on a plot 65x100 feet. The construction through-



E. M. Adelsohn, Arch't.  
LOFT PROJECT IN WILLIAMSBURGH SECTION OF BROOKLYN.



A. E. Kleinert, Bldr.  
Volckening & Holler, Arch'ts.  
NEW STORES AND APARTMENTS IN LIVINGSTON STREET.

building will be entirely completed and ready for occupancy November 1, 1915.

Construction is rapidly progressing on the three buildings being erected in the south side of Livingston street, 98 feet east of Court street, Brooklyn, for Philip Ritzheimer, 85 Court street. These buildings have been planned by Walter H. Volckening and John H. Holler, Jr., associated architects, 82 Wall street, Manhattan. As designed, the structures will have stores on the first floor, with offices on the second floor and the third and fourth floors will be arranged as apartments. The buildings each have a frontage of 22.8 feet and are 66 feet in depth. Their facades are being built of brick, limestone and terra cotta. The store floor will have show windows of the modern patented type, and the office floor will be equipped with extra large windows so as to provide the maximum amount of natural light. A. E. Kleinert, 316 Flatbush avenue, is erecting these buildings under a general contract. Goetz & Co., piano dealers, at 81 Court street, will occupy the store, which adjoins their building.

Subcontractors who are supplying labor and materials on these buildings include J. & F. Holler, 17 Kosciusko street, carpenter work; Dennis Donovan, 125 Fifth avenue, plumbing; Wm. H. Curtin Heating Co., 331 Adams street, heating; Thos. H. Cooper, 192 Flatbush avenue, electric wiring; Mark & Mohl, Inc., 416 Third avenue, iron work; Charles Clegg, 274 Fifth avenue, plastering, and South Amboy Terra Cotta Co., 150 Nassau street, terra cotta.

out is fireproof in every particular and every precaution has been made for the safety of life and property by the installation of modern fire-fighting and fire-preventive equipment. There are

three fully enclosed fireproof stairways, two of the fire-tower type. One electric elevator has been installed. This structure represents an expenditure of about \$50,000, not including the land. The

## STATISTICS OF TRADE UNIONS.

## Last Year Was the First Since 1908 to Show Smaller Membership.

ON September 30, 1914, there were in New York State 2,617 labor organizations with 595,824 members. This was a decrease of 26 in the number of organizations and of more than 69,000 in membership, as compared with the corresponding date in the year before. There were 182 new organizations formed during the year, but these were more than offset by a loss of 208 (134 lapses and 34 amalgamations). This is the first decrease in membership noted since 1908.

New York City had 29 per cent. of the organizations and 73 per cent. of the membership of the entire State. Of the total decrease in membership throughout the State during the year, 86 per cent. was in New York City, but the decrease in number of organizations was confined to up-State localities. The average number of members per union was, in New York City, 566, and, in the remainder of the State, 88, a decrease of 81 and of 4 respectively as compared with the previous year. The number of localities in the State with at least one labor organization was 209, a decrease of 10 as compared with the previous year.

In September, 1914, there were 290 distinct trades, or branches of trades, each of which had at least one labor organization in New York State as compared with 292 such trades the previous year.

## DUAL SYSTEM PLANS.

## Forms of Contracts and Plans for Three More Sections.

The form of contract and plans for the reconstruction of the Brighton Beach elevated line in Brooklyn submitted by the New York Municipal Railway Corporation have been approved by the Public Service Commission. This contract involves the reconstruction of the line from Church avenue northward to Malbone street and the widening of this portion from two to four tracks and the reconstruction of three stations, namely, the Church avenue, Woodruff avenue and Prospect Park stations. This work, it is estimated, will cost from \$750,000 to \$1,000,000. When it is finished, it will make the Brighton Beach line four tracks from Sheepshead Bay to Prospect Park station. From Sheepshead Bay southward the line is to be elevated into Coney Island and four-tracked. This line is to be connected by a new two-track subway branch through Flatbush avenue at Malbone street with the Fourth avenue subway near the Long Island Railroad terminal at Atlantic and Flatbush avenues, Brooklyn.

The Public Service Commission has also approved during the week the contract and plans submitted by the New York Municipal Railway Corporation for the construction of foundations and structures of Section No. 2 of the Jamaica elevated extension. This comprises 2.2 miles of two-track elevated railroad, running from Walnut street along Jamaica avenue to Cliffside avenue. The commission also approved the form of contract submitted by the same company for the erection of steel for additional tracks on the Myrtle avenue line from Willoughby avenue to Palmetto street, as well as for certain additional work on the Lutheran Cemetery line.

## Station Finish Contracts.

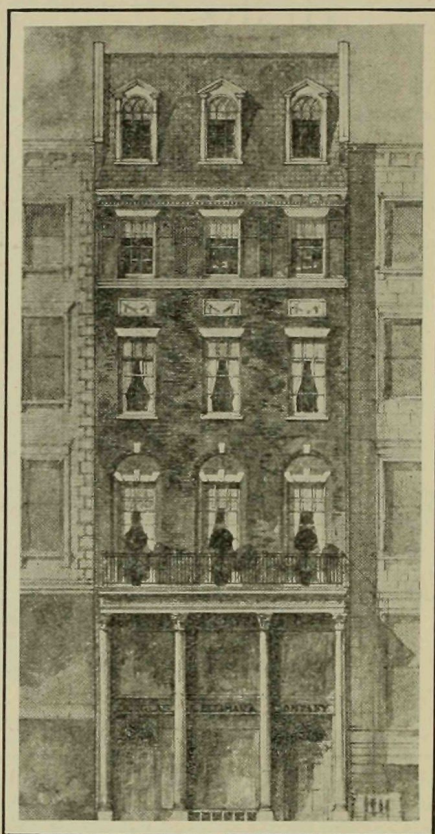
Station finish construction on the New Utrecht avenue elevated railroad in Brooklyn will soon be undertaken. The Public Service Commission will advertise for bids, to be opened October 26, for the finish of eleven stations on that road between Tenth avenue and Coney Island. The stations are at Fort Hamilton Parkway, 50th street, 55th street, 62nd street (express), 71st street, 79th street, 18th avenue, 20th avenue, Bay Parkway (express), 25th avenue and Bay 50th street. The New Utrecht avenue line will be operated by the New York Municipal Railway Corporation as a branch of the Fourth Avenue subway, connecting therewith through the 38th street cut.

## BROKERS TO MOVE.

## New Home of Douglas L. Elliman &amp; Co. Soon to Be Ready.

NOTABLE among the improvements on Madison avenue is the office and apartment building now under construction at No. 414. The structure, which will be six stories in height, 24x100 feet, is owned by David Dows, banker, 45 Wall street. Cross & Cross, architects, 10 East 47th street, prepared the plans and specifications. The offices of Douglas L. Elliman & Co., real estate, now at 421 Madison avenue, will occupy the entire ground floor and the rear half of the second floor. The front half of the second floor will be leased as a store or office. The four upper floors have been planned as bachelor apartments, with suites consisting of two rooms with bath.

The exterior of this building has been designed in an attractive Colonial style, and will be built of brick and white marble with long, slender columns suggesting the portico of an old Southern house. These columns, which project, are not large enough to affect the light of the



Cross &amp; Cross, Arch'ts.

414 MADISON AVENUE.

stores which they tend to minimize in importance. The upper part of the structure being entirely of a private character, these columns help in harmonizing it with the more commercial features below.

Both the entrance to the building and the entrance to the offices of Douglas L. Elliman & Co. are represented by a rather unusual treatment of solid door with delicate fanlight above, which with the green shutters on the fourth floor and the gray-green slate mansard will give a distinctly novel tone to the whole. This building will occupy the site of an old private house which was for many years the home of John R. Suydam, a prominent member of the New York Stock Exchange. It was the last private house remaining between 42d and 49th streets. It is 27 feet north of the northwest corner of 48th street, which was altered a few years ago into stores and apartments. The new building will be a substantial and permanent addition to the neighborhood.

John McKeefrey, 1416 Broadway, is erecting this building under a general contract.

Practically all subcontracts for labor and material have been awarded and it is expected that this building will be completed and ready for occupancy by November 1, 1915.

## Trust Co. Branches Out.

The Edward Corning Co., 52 Vanderbilt avenue, has obtained a general contract to make extensive alterations to the building at 716 Fifth avenue, which will be used, when completed, as the uptown branch of the Metropolitan Trust Co., 49 Wall street. The plans for this work have been prepared by Holmes & Winslow, architects, 103 Park avenue. The building is a two-story structure on a lot 18 x 100 feet. A new white marble facade will be built and the interior of the structure will undergo important changes for banking purposes. The property is owned by the estate of Andrew J. Zabriskie, 34 West 53d street, and is held by the Metropolitan Trust Co., under a long-term lease.

## William Crawford Obtains Contract.

A general contract has been awarded to William Crawford, 7 East 42d street, to erect a residence group, including a house, garage, stable, gardner's cottage and outbuildings at Amagansett, L. I., for Deniston M. Bell, owner, from plans prepared by Trowbridge & Livingston, architect, 527 Fifth avenue. The house will be 2½ stories in height, 140 x 45 feet, with a servant's wing. It will be constructed of wood, with shingled roof and sides. Extensive landscape work will be done in connection with this project. The cost is estimated to be approximately \$150,000.

## Big Flour Mill at New Rochelle.

The D. & C. Flour Company, 185 Madison avenue, Manhattan, Edward Ellsworth, president, and William Shaw, treasurer and secretary, has purchased a building site on Petersville road and Stephenson avenue, New Rochelle, for improvement with a fireproof flour mill, four stories in height, with dimensions of 75x150 feet, of brick construction. At this time one plant will be erected, and eventually three other wings will be added. The company has temporary offices at 230 Huguenot street, New Rochelle.

## John T. Brady &amp; Co., Obtain Contract.

A general contract was awarded to John T. Brady & Co., 103 Park avenue, to build a parochial school at 325-327 West 13th street for St. Bernard's R. C. Church, Rev. Father J. F. Smith, pastor. The structure will be six stories in height, built of brick with trimmings of terra cotta and limestone. Its dimensions will be 80x12 feet, with a rear extension 13x62 feet. The plans and specifications for this project were prepared by James S. Maher, architect, 431 West 14th street. Construction work will start at once.

## McKim, Mead &amp; White Retained.

The Board of Education of the city of Bayonne, N. J., has appointed the firm of McKim, Mead & White, 101 Park avenue, Manhattan, as architects to prepare the plans and specifications for the contemplated additions to P. S. No. 3, and the Bayonne High School. The work on No. 3 will cost in the neighborhood of \$75,000, and the high school addition will cost about \$260,000. Full details of these operations will be available later.

## New Loft Building for Fourth Avenue.

Plans are being prepared by Walter Haefeli, architect, 245 West 55th street, for a sixteen-story store and loft building to be erected at 404-410 Fourth avenue and 47 East 28th street. This site includes the northwest corner of Fourth avenue and 28th street. The plot is 78 x 94 feet. The Hasco Building Co., 245 West 55th street, is the owner and builder of this project, which will cost in the neighborhood of \$500,000.

## A Reconstructed Church.

St. Luke's Protestant Episcopal Church, Clinton Avenue, near Fulton Street, Brooklyn, is practically restored. The reconsecration service will be held on October 17. St. Luke's Church was destroyed by fire on March 9, 1914. The damage was estimated at \$300,000.

**NO ARCHITECTS SELECTED.**

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

**ELMIRA, N. Y.**—The Merchants National Bank, C. C. Swan, president, 370 West Gray st, contemplates alterations to the building at 109 West Water st, for bank and office purposes. Cost, between \$15,000 and \$20,000. No architect retained.

**ELMIRA, N. Y.**—The West Elmira Union Church, Rev. A. M. Denney, 1315 West Water st, contemplates the erection of a 1-sty hollow tile and stucco residence, 36 x55 ft, in West Church st, near Durland av, to cost \$3,000 to \$4,000. No architect selected.

**PLANS FIGURING.**

**APARTMENTS, FLATS & TENEMENTS.**

**MANHATTAN.**—Eastern Construction Co., 110 West 40th st, is figuring the general contract and desires estimates on all subs for alterations to the building at 321-323 East 11th st, into stores and apartments. B. Leavin, 110 West 40th st, architect. Cost, about \$10,000.

**HOSPITALS & ASYLUMS.**

**FORT WADSWORTH, S. I.**—Mason R. Strong and David Kofs, associate architects, 7 Wall st, Manhattan, are taking revised bids to close October 18th for a 3-sty orphan asylum, 75x147 ft, for the Bethlehem Orphan Home, College Point, L. I. Rev. Wm. F. Koepchen, 431 West 43d st, Manhattan. Cost, about \$100,000.

**MORRIS PLAINS, N. J.**—Bids will close Oct. 29, at 2 p. m., for a brick morgue and laboratory for the New Jersey State Hospital for Insane, A. M. Bowen, warden. Cost, about \$10,000.

**MUNICIPAL WORK.**

**YONKERS, N. Y.**—Bids will close Oct. 26, at 11 a. m., for two buildings at the Uptake and Downtake Chamber of Hill View Reservoir, for the Department of Water Supply, Municipal Building.

**NEWARK, N. J.**—The City of Newark, Water Department, Albert Biertuempfel, chairman of committee, City Hall Annex, is taking bids to close October 21 at 3.30 p. m., for a meter testing house, 32x85 ft, at South 8th st and 4th av, from plans by C. F. Zachau, 45 Clinton st.

**SCHOOLS & COLLEGES.**

**RIDGEWOOD, N. J.**—Bids will close October 19 at 8 p. m. on general and separate contracts for the 1-sty hollow tile and stucco public school at Upper Ridgewood, for the Board of Education of Ridgewood, Dr. H. S. Willard, president. Chas. Granville Jones, 280 Broadway, Manhattan, architect. Cost, about \$16,000.

**MISCELLANEOUS.**

**MOUNT VERNON, N. Y.**—Bids are being received to close October 18th by the N. Y. C. & H. R. R. Co., 70 East 45th st, Manhattan, for a new railway station. Warren & Wetmore, 16 East 47th st, Manhattan, architects.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS & TENEMENTS.**

**44TH ST.**—Emery Roth, 119 West 40th st, is preparing plans for a 9-sty apartment, 100x100 ft, at 137-145 East 44th st, for the Akron Building Co., 119 West 40th st, owner and builder. Cost, about \$200,000.

**100TH ST.**—Chas. F. E. Dieterlen, 41 West 127th st, has completed plans for alterations to the 5-sty apartment, 162 East 100th st, for Anna B. Halsted, 1 West 72d st. Cost, about \$5,000.

**2D AV.**—Plans have been prepared by John H. Friend, 148 Alexander av, for alterations to two 4-sty apartments at 643-5 2d av, and 251 East 35th st, for Mrs. Wm. F. Cullom, White Plains, N. Y. Cost, about \$5,000.

**11TH ST.**—Benjamin Leavin, 110 West 40th st, has completed plans for alterations to the 2-sty brick stores and apartments, 62x45 ft, at 321-323 East 11th st, for Mrs. Elsa E. Schmidt and Mrs. Elizabeth Hartwig, 110 West 40th st. Cost, about \$10,000.

**Factories and Warehouses.**

**181ST ST.**—Gronenberg & Leuchtag, 303 5th av, have been retained to prepare plans for a 6-sty fireproof storage warehouse in the south side of West 181st st, 25 ft east of Audubon av, on plot 75x119.6, with an L of 19.6x25 ft on Audubon av. This building will be of bearing wall construction with steel floor beams and fireproof floor

arches; one passenger and one large freight elevator, with finished furniture showroom on second story, adequate silver vaults. A portion of the first story has been designed for the use as a storage garage and repair shop which will also accommodate autos in connection with the storage warehouse and which will be completely equipped with the most modern improvements. This operation is being erected by the Ruth Holding Co., 267 Audubon av. The facade will be of tapestry brick, granite and terra cotta, and will cost approximately \$90,000.

**PUBLIC BUILDINGS.**

**13TH ST.**—Volckening & Holler, 82 Wall st, have been commissioned to prepare plans for a 2-sty post office building at the southwest corner of 13th st and 4th av, for the Chesebrough Estates. U. S. Government, lessee. Cost, about \$50,000.

**STORES, OFFICES AND LOFTS.**

**5TH AV.**—Montague Flagg, 109 Broad st, will have plans ready for estimates by Jan. 1 for the store and office building, 75 x100 ft, at the southeast corner of 5th av and 42d st, for the Oceanic Investing Co., Albert E. Thorne, George E. Nichols & Albert E. Milbank, 51 Wall st, Pattison Bros., 1182 Broadway, steam and electrical engineers. Boller, Hodge & Baird, 149 Broadway, steel engineers.

**SHERMAN AV.**—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 1-sty taxpayer, composed of ten stores, 110x90 ft, at the northeast corner of Sherman av and Dyckman st, for the Halley Building Corp., D. Halley, president, 1066 Walton av. Cost, about \$25,000.

**Bronx.**

**APARTMENTS, FLATS & TENEMENTS.**

**WILKINS AV.**—The Kreymborg Architectural Co., 1029 East 163d st, has completed plans for a 5-sty apartment, 50x93 ft, on the south side of Wilkins av, 100 ft east of Crotona Park East, for the Selene Realty Co., Inc., F. Starkmann, 748 Beck st. Cost, about \$50,000.

**MAGENTA ST.**—William Koppe, 830 Westchester av, has completed plans for two 4-sty apartments, 25x63 ft each, in the north side of Magenta st, 20 ft east of Barnes av, for P. F. Pacione, 438 East 145th st, owner and builder. Cost, about \$20,000.

**HAVEN AV.**—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-sty apartments at the northeast corner of Haven av and 170th st, for Herman Olsen, 1558 Crotona Park East, owner and builder. Cost, about \$50,000 each.

**CROTONA, PARKWAY.**—George F. Pelham, 30 East 42d st, is preparing plans for two 5-sty apartments, 50x100 ft each, at the northeast corner of Crotona Parkway and Crotona Park North, for Fred French, 148th st and Courtlandt av, owner and builder. Cost, about \$50,000 each.

**HARRISON AV.**—George F. Pelham, 30 East 42d st, is preparing plans for a 5-sty apartment on the east side of Harrison av, 100 ft north of East Tremont av, for Fred French, 148th st and Courtlandt av, owner and builder. Cost, about \$50,000.

**MAPES AV.**—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty apartment, 66x91 ft, on the west side of Mapes av, south of 180th st, for William J. Diamond, northwest corner of 175th st and Bathgate av, owner and builder, who will take bids on subs about October 20. Cost, about \$50,000.

**181ST ST.**—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-sty apartments at the northwest corner of 181st st and Vyse av, for Charles Richardson, 1120 Bryant av, owner and builder. Cost, about \$60,000 each.

**CHURCHES.**

**TINTON AV.**—Gustav E. Steinback, 15 East 40th st, has completed plans for a 1½-sty church, 66x136 ft, on the west side of Tinton av, 200 ft south of 155th st, for St. Anselm R. C. Church, Rev. Father Bernard Kevenhoerster, 673 Tinton av, pastor. Cost, about \$90,000.

**HALLS AND CLUBS.**

**HUNTER AV.**—George A. Sumner, 989 Southern blvd, has completed plans for a 3-sty frame club house, 66x39 ft, on the west side of Hunter av, north of Ditmars st, for the Harlem Yacht Club, Andrew B. Sunter, chairman of building committee, 50 Broadway. Cost, about \$10,000.

**SCHOOLS AND COLLEGES.**

**BRONX.**—Bids were opened October 11 for installing heating and ventilating apparatus in P. S. 48, by the Board of Education, Daniel J. Rice, low bidder at \$61,713. For installing temperature regulation in same school, Johnson Service Co., low bidder at \$4,555.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**

**ST. JOHNS PL.**—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty apartment, 80x89 ft, on the north side of St. Johns pl, 95 ft west of 8th av, for the 350 Flatbush Ave. Corp., A. Levy, president, 319 6th av. Cost, about \$60,000. Owner will handle general contract.

**67TH ST.**—Plans are being prepared privately for two 4-sty brick tenements, 30x84 ft, in the north side of 67th st, 103 ft east of 18th av, for the Seeler Mager Construction Co., Fred H. Seeler, president, 1835 67th st. Cost, about \$20,000 each.

**DWELLINGS.**

**WARWICK ST.**—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 2-sty brick residence, 20x55 ft, in the east side of Warwick st, 240 ft north of Hegeman av, for Sam Steinhold, 645 Stone av, owner and builder. Slag roofing, hot air heating, electric wiring, tile baths. Cost, about \$6,000.

**TAPSCOTT ST.**—E. M. Adelson, 1776 Pitkin av, has completed plans for a 3-sty brick garage and residence, 20x55 ft, in the east side of Tapscott st, 300 ft north of Sutter av, for Phil La Presta, 1411 East New York av, owner and builder. Slag roofing, steam heating, electric wiring, tile baths, dumbwaiters. Cost, about \$8,000.

**7TH AV.**—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-sty store and residence, 20x55 ft, at the southeast corner of 7th av and 56th st, for the March Realty Co., Louis Rubin, president, 4915 5th av. Cost, about \$7,000. Owner will handle general contract.

**57TH ST.**—Thomas Bennett, 303 52d st, is preparing plans for two 3-sty brick residences, 20x84 ft, in the south side of 57th st, 140 ft east of 8th av, for James F. O'Rourke, 264 39th st, owner and builder. Slag roofing, steam heating, electric wiring, tile baths, hardwood trim, dumbwaiters. Cost, about \$7,500 each.

**5TH AV.**—Shampan & Shampan, 772 Broadway, have completed plans for seven 3-sty brick residences and stores, 20x55 ft, on the north side of 5th av, 20 ft west of Ovington av, for the Levy Bros. Realty Co., A. Levy, president, 189 Montague st. Slag roofing, steam heating, electric wiring, metal bar fronts, metal ceilings, dumbwaiters, hardwood trim, tile baths. Cost, about \$8,000.

**AV T.**—J. W. Weiss, 16 Court st, is preparing plans for seven 2-sty brick residences and stores, 20x55 ft, on the north side of Av T, 140 ft west of East 13th st, for B. Behrenberg & Co., 500 Halsey st, owners and builders. Cost, about \$5,000 each. Slag roofing, steam heating, electric wiring, tile baths, hardwood trim, dumbwaiters, metal ceilings, metal bar fronts.

**77TH ST.**—H. Vollweiler, 120 Berkley pl, has completed plans for a 2-sty brick residence, 20x45 ft, at the northwest corner of 77th st and 1st av, for Gustave A. Johnson, 1703 79th st. Cost, about \$4,000.

**NEW UTRECHT AV.**—A. J. Carlson, 157 Remsen st, has completed plans for nine 3-sty brick residences and stores, 20x55 ft, on the west side of New Utrecht av, 16 ft south of 53d st, for the C. W. P. Realty Co., Paul W. Connelly, president, 5107 New Utrecht av. Slag roofing, steam heating, electric wiring, metal ceilings, metal bar fronts, tile baths, dumbwaiters. Cost, about \$3,500 each.

**ALBANY AV.**—Jas. A. Boyle, 367 Fulton st, is preparing plans for four 3-sty brick residences and stores, 20x60 ft, on the east side of Albany av, 80 ft north of Eastern Parkway, for the Harris Building Co., 180 Montague st, owner and builder. Cost, about \$8,000 each. Slag roofing, steam heating, electric wiring, metal bar fronts, metal ceilings, tile baths, parquet, hardwood trim, dumbwaiters.

**25TH ST.**—Kallich & Lubroth, 215 Montague st, have completed plans for a 2-sty brick store and residence, 20x60 ft, at the southwest corner of Bay 25th st and Bath av, for the Chesner Building Co., 2034 Bath av, owner and builder. Cost, about \$6,000.

**SCHOOLS AND COLLEGES.**

**BROOKLYN.**—The Board of Education opened bids Oct. 11 for general construction of addition and alterations to P. S. 89. H. C. Stowe Construction Co., low bidder at \$41,960. For plumbing and drainage in same school, Harry Klein at \$5,130.

**Queens.**

**APARTMENTS, FLATS & TENEMENTS.**

**LONG ISLAND CITY.**—George Schmidt, 9 Manheim st, Elmhurst, has completed plans for a 5-sty tenement, 50x92 ft, in the west side of Academy st, 300 ft south

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### Contemplated Construction—Continued.

of Jamaica av, for N. Hubbard, Jr., 80 Maiden lane, Manhattan. Cost, about \$50,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, is preparing plans for a 3-sty tenement, 25x60 ft, on the south side of Graham av, 30 ft east of Hamilton av, for Elizabeth Bowers, 628 Hamilton st. Cost, about \$8,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, is preparing plans for a 3-sty tenement, 25x60 ft, on the west side of Weil pl, 230 ft south of North Washington pl, for Robert Salerno, 400 Hopkins av. Cost, about \$8,000.

### CHURCHES.

ROSEDALE, L. I.—W. H. Spaulding, 34 Bergen av, Jamaica, L. I., has completed plans for a 1-sty frame church, 35x52 ft, at the northeast corner of Union av and Park Boulevard, for the Springfield Presbyterian Church, Rev. S. H. Barrett, Springfield Gardens, pastor. Cost, about \$3,000.

FOREST HILLS, L. I.—Plans are being prepared by Gustave E. Steinback, 15 East 40th st, Manhattan, for a 1½-sty frame chapel, 24x78 ft, for Our Lady of Queens of Martyrs, Father Thomas A. Nummy, care of architect. Cost, about \$5,000.

### DWELLINGS.

FLUSHING, L. I.—G. A. Cooper, 75 Whitestone av, has completed plans for a 2-sty brick residence, 22x38 ft, in the west side of 23d st, 700 ft north of State st, for E. C. Curtis, 71 Broadway, Manhattan. Cost, about \$3,500.

GLENDALE, L. I.—L. Berger & Co., Myrtle av, Ridgewood, have completed plans for a 2½-sty frame residence, 20x39 ft, on the west side of Clara pl, 149 ft south of Copper av, for Karl Wenzel, 2354 Catalpa av, Ridgewood, to cost about \$4,000.

BAYSIDE, L. I.—Plans have been prepared privately for a 2½-sty frame residence, 26x34 ft, at the southwest corner of 2d st and Warburton av, for Chas. H. Harnden, West st, Bayside. Cost, about \$5,500.

RICHMOND HILL, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for four 3-sty brick residences and stores, 25x55 ft, on the south side of Liberty av, 25 ft west of Lafayette av, for the Esor Realty Co., 8 Pulaski st, Middle Village, owner and builder. Cost, about \$33,000.

MIDDLE VILLAGE, L. I.—M. Perlstein, 37 Fulton av, is preparing plans for a 2-sty frame residence and store, 20x56 ft, for J. Kurlander, 45 Hinman st, owner and builder. Cost, about \$4,000. Slag roofing, hot air heating, electric wiring, metal bar fronts, metal ceilings, tile baths.

RIDGEWOOD, L. I.—L. Allmendinger, 926 Broadway, Brooklyn, is preparing plans for two 3-sty brick residences, 28x68 ft, on the east side of Yale av, 50 ft north of Glasser st, for Nicholas Bach, 2 Slocum st, owner and builder. Cost, about \$7,500 each. Slag roofing, electric wiring, dumbwaiter, tile bath, no heating.

MIDDLE VILLAGE, L. I.—G. W. Weiss, 16 Court st, Brooklyn, is preparing plans for four 2½-sty brick residences, 20x32 ft, on the south side of Van Sicklen pl, 50 ft east of Bell pl, for Kronenberg & Feldman, owners and builders, care of architect. Cost, about \$3,000. Slag roofing, steam heating, electric wiring, tile baths.

### SCHOOLS AND COLLEGES.

RICHMOND HILL, L. I.—Preliminary plans are being prepared by Gustave E. Steinback, 15 East 40th st, Manhattan, for a 2-sty parochial school, 60x115 ft, for the R. C. Church of the Holy Child, Rev. Father Thos. A. Nummy, care of architect. Cost, about \$25,000.

### STABLES AND GARAGES.

GLENDALE, L. I.—M. Perlstein, 37 Fulton av, Middle Village, is preparing plans for a 1-sty brick garage on the south side of Myrtle av, 20 ft west of Madison av, for Adam Geier, on premises, owner and builder. Slag roofing, steam heating, electric wiring, gas tanks. Cost, about \$4,500.

### STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—F. Korfmann, 406 9th av, L. I. City, has completed plans for a 2-sty brick office building, 51x86 ft, on the south side of Jackson av, 12 ft east of Diagonal st, for Ehrlich & Goldberg, 838 Jefferson av, Brooklyn. Cost, about \$10,500.

### Richmond.

### SCHOOLS AND COLLEGES.

RICHMOND.—Bids were opened by the Board of Education Oct. 11 for installing electric equipment in P. S. 8. T. Frederick Jackson, Inc., low bidder at \$5,089.

### Suffolk.

#### DWELLINGS.

BRIDGEHAMPTON, L. I.—F. H. Gowing, 18 Tremont st, Boston, Mass., is preparing plans for a 1½-sty stable and 2-sty residence, 50x40 ft, for George L. Telle, this place. Cost, about \$8,000.

### Westchester.

#### APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—Jas. A. Watson, Reeves Building, Warburton av, has completed plans for a 4-sty tenement in Radford st, between Livingston and Riverdale avs, for Patrick H. McGrath, 99 Morris st, owner and builder. Cost, about \$20,000.

MT. VERNON, N. Y.—A. Ginsburg, 11 Bloomfield av, Passaic, N. J., is preparing plans for a 4-sty apartment, to cost about \$40,000. Owner's name for the present withheld.

#### DWELLINGS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 2-sty brick residence, 21x54 ft, at 136 South 10th av, for V. Cortesi, 141 West 3d st, owner, who is taking bids on general contract. Cost, about \$6,000.

WHITE PLAINS, N. Y.—Charles M. Gambee, of the Title Guarantee & Trust Co., Manhattan, has purchased a corner plot in the Ridgeview section of White Plains and contemplates the erection of a fine residence. Complete details have not been decided.

#### HALLS AND CLUBS.

PELHAM PARK, N. Y.—Gregory E. Webb, 104 West 42d st, Manhattan, is preparing plans and will take bids on general contract for a 2½-sty yacht club, 30x52 ft, on Jacks Rock, for the Stuyvesant Yacht Club, care of architect. Cost, about \$4,000.

### New Jersey.

#### DWELLINGS.

ATLANTIC HIGHLANDS, N. J.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing plans for a 1-sty frame bungalow, 35x75 ft, for Edwin Du Bois, care of architects. Cost, about \$7,000.

#### SCHOOLS AND COLLEGES.

NEWARK, N. J.—Neil J. Convery, Union Building, has been commissioned to prepare plans for a 2-sty parochial school at North 7th st and Abington av, for St. Francis Xavier R. C. Church, Rev. Father Camillus D. Laponte, rector.

### Other Cities.

#### PUBLIC BUILDINGS.

ROCHESTER, N. Y.—Claude Bragdon, 415 Cutler Building, and Foster & Gade, 15 West 38th st, Manhattan, have about completed plans for a 4-sty Chamber of Commerce Building, 92x112 ft, at St. Paul and Mortimer sts, for the Rochester Chamber of Commerce, G. W. Todd, 1155 University av, president. R. D. Kimball Co., 15 West 38th st, Manhattan, heating, ventilating and electrical engineers. Geo. W. Eastman, East av, donor. Cost, about \$600,000.

#### STORES, OFFICES AND LOFTS.

ALBANY, N. Y.—Plans are being prepared for a 9-sty store and loft building at 74-76 State st, for the Kinney & Woodward Co., Waldorf Building, Madison la and James st. R. E. Reynolds Co., 36 North Pearl st, lessee of entire building. The Fuller Robinson Co., 95 State st, architect. Frank J. Dwyer, 23 Academy st, Amsterdam, N. Y., steam engineer. Cost, about \$250,000.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS & TENEMENTS.

MANHATTAN (sub.).—Morris Koltz, 57 East 120th st, has received the wrecking contract for the 12-sty apartment, 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.

MANHATTAN.—John T. Brady & Co., 103 Park av, have received the general contract to alter the 4-sty restaurant at 783-785 6th av, and 102-104 West 45th st, for the Kompesula Realty Co., John Dunston and Victoria D. Hay, 761 6th av. William H. Gompert, 171 Madison av, architect. Cost, about \$18,000.

#### BANKS.

HICKSVILLE, L. I.—Wines & Homan, Mattituck, L. I., have received the general contract to erect a 1-sty bank, 28x50 ft, for the Bank of Hicksville, G. Edin Bartow in charge. Holmes & Winslow, 103 Park av, Manhattan, architects. Cost, about \$15,000.

## CHURCHES.

**BROOKLYN.**—The Concord Construction Co., 476 Seneca av, has received the general contract and desires bids on all subs at once for the interior finishing to the superstructure of St. Aloysius R. C. Church, Onderdonk av and Stockholm st. Rev. John W. Hauptmann, rector. Francis J. Berlenbach, architect.

**ROCHESTER, N. Y.**—A. Hopeman & Sons, 569 Lyell av, have received the general contract to erect a church at Parcels av and Chamberlain st, for the Parcels Av Baptist Church. W. R. Brown Blauvelt Co., Inc., 37 Clinton st, Ridgefield Park, architect. Foote, Headley & Carpenter, Carter Building, supervising architects. Cost, about \$40,000.

## DWELLINGS.

**GREAT NECK, L. I.**—Miller & Dyatt Co., 47 West 34th st, Manhattan, has received the general contract to erect a 2½-sty frame residence and garage, 24x63 ft, for Leonard D. White, 52 Broadway, Manhattan. Erik Strindberg, 24 Broadway, Rockville Center, architect.

**NEW ROCHELLE, N. Y.**—Peterson Bros., 42 Woodbury st, have received the general contract to erect a 2½-sty frame residence, 62x25 ft, on Lyncroft rd, for Peter S. Peterson, 42 Woodbury st. Cost, about \$8,000.

**NEWARK, N. J.**—The Essex Construction Co., 87 Academy st, has received the general contract to erect a 2½-sty residence, 44x37 ft, at 549 Parker st, for William Bittles, president Wagner Pastry Co., 24 Johnson st. William Davenport Jones, Essex Building, architect. Cost, about \$13,000.

**GREENWICH, CONN.**—Michael De Leo & Co., Inc., Portchester, have received the general contract to erect a residence and garage in North st for L. B. Price, this place. F. G. C. Smith, Smith Building, Greenwich, Conn., architect.

**RYE, N. Y.**—The W. L. Crow Construction Co., 103 Park av, Manhattan, has received the general contract to erect two 2½-sty frame residences for Edgar Palmer, care of architect, Aymar Embury, 132 Madison av, Manhattan. Cost, about \$9,000 to \$10,000 each.

**GLEN COVE, L. I.**—Walter M. Collins, 15 West 38th st, Manhattan, has received the general contract to alter and erect an addition to the residence for Howard F. Whitney, care of architect, Howard Major, 597 5th av, Manhattan. Cost, about \$10,000 to \$12,000.

**MONTCLAIR, N. J.**—L. Andersen, this place, has received the general contract to erect a 2½-sty frame and stucco residence, 40x48 ft, on Cooper av, for Walter C. Parmley, 217 Inwood av. H. M. Fisher, 483 Bloomfield av, architect. Cost, about \$8,000.

**CLINTON, N. Y.**—H. W. Peckham, this place, has received the general contract to erect a 2½-sty frame residence, 33x70 ft, for Elihu Root, care of architects, McKim, Mead & White, 101 Park av, Manhattan. Cost, about \$15,000.

**RUTHERFORD, N. J.**—D. S. Goss, 60 Raymond st, has received the general contract to erect a 2½-sty frame residence at 23 Carmita av, for William Sinclair, this place. C. J. Van Winkle, Nutley, architect. Cost, about \$4,500.

**ENGLEWOOD, N. J.**—W. H. Bell, West st, Closter, N. J., has received the general contract to erect a 2½-sty brick and frame residence at Lydecker st and Hamilton av for W. S. Bartell, Sparkhill, N. Y. J. J. Ferry, Dean st, Englewood, architect.

**SCARSDALE, N. Y.**—Gillies, Campbell Co., 101 Park av, Manhattan, has received the general contract to erect a 2½-sty residence, 30x100 ft, at Wilmont and Grate rd for Lewis M. Bloomingdale, 14 East 70th st, Manhattan. Taylor & Levi, 105 West 40th st, Manhattan, architects. Cost, about \$20,000.

**MONTCLAIR, N. J. (sub.)**—Donald Bros., 12 Walnut Crescent, have received the mason work, and Peterson & Benson, 33 Oxford st, carpenter work for the 2½-sty frame and brick veneer residence for Frank M. Soule, 80 Undercliffe rd. A. F. Norris, 150 Nassau st, Manhattan, architect. Cost, about \$25,000.

**COLD SPRING, N. Y.**—Mead & Taft, Cornwall, N. Y., have received the general contract to erect 1-sty farm buildings for Dr. Clarence Fahnestock, care of architect, Lewis Colt Albro, 2 West 47th st, Manhattan.

**KEW, L. I.**—Harry Bogert, Bergenfield, N. J., has received the general contract to erect a 2½-sty tile and stucco residence, 34x40 ft, in the west side of Austin

st, 175 ft south of Quentine st, for Jas. Slater McHugh, Irving pl, Woodmere, L. I. John F. Rowley, 477 5th av, Manhattan, architect. Cost, about \$10,000.

**RIVERDALE-ON-HUDSON, N. Y.**—Kenneth McKay, Yonkers, has received the contract for the residence of J. M. R. Lyeth, 54 Wall st, at Fieldston.

## FACTORIES AND WAREHOUSES.

**BROOKLYN.**—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for the construction of a 2-sty building at East 83d st and Ditmars av for W. Beckers Aniline & Chemical Co. Benjamin Driesler, architect. Work will be undertaken at once.

**CLAREMONT, N. J.**—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for a 3-sty kiln at the Eagle Works, of the Standard Oil Co., New Jersey. The building will be reinforced concrete skeleton and hollow tile curtain walls. The architects are the owner's engineers. Work will be undertaken at once.

## SCHOOLS AND COLLEGES.

**HOBOKEN, N. J.**—The Whitney Co., 1 Liberty st, Manhattan, has received the

contract for the gymnasium for the Stevens Institute of Technology, which will be of red brick construction, with fire-proof floors, steel trusses, slate roof, 3 stys, 100x120 ft.

## STABLES AND GARAGES.

**NEWARK, N. J.**—E. M. Waldron, Inc., 207 Market st, has received the general contract to erect a 1-sty brick garage, 39 x58 ft, at 174 William st, for the Fleischmann Co., 701 Washington st, Manhattan. Jardine, Hill & Murdock, 3 West 29th st, Manhattan, architects. Cost, about \$20,000.

## STORES, OFFICES AND LOFTS.

**MANHATTAN.**—E. E. Meissner, 68 Barclay st, has received the general contract to alter the 2-sty store and taxpayer 1220-1224 Broadway, for Mary A. Fitzgerald, care of Winthrop E. Wight, 62 Cedar st. Montgomery & Riggs, 105 West 40th st, architects. Cost, about \$30,000.

**BAYONNE, N. J.**—The E. E. Paul Co., 101 Park av, Manhattan, has received the general contract to erect a 2-sty brick and stone telephone building, 50x70 ft, at the southeast corner of Broadway and 29th st, for the N. Y. Telephone Co., 15 Dey st, Manhattan. E. A. Munger, care of owner, architect. Cost, about \$35,000.

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**Manhattan.**

**Factories and Warehouses.**

71ST ST, 514-518 East, 248 e Av A, 1-sty brick storage, 75x100; cost, \$45,000; owner, The Ice Manufacturing Co., 1480 Broadway; architects, Mortensen & Co., 405 Lexington av. Plan No. 345.

**Stores, Offices and Lofts.**

DYCKMAN ST, e s, 100 s Sherman av, 1-sty brick stores, 110x90; cost, \$25,000; owner, Halley Bldg. Corp., 1066 Walton av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 344.

**Bronx.**

**Apartments, Flats and Tenements.**

172D ST, n s, 32.61 n Seabury pl, two 5-sty brick tenements, plastic slate roof, 40x88; cost, \$80,000; owner, Alva Const. Co., Samuel Lese, 867 Melrose av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 559.

184TH ST, s e cor Ryer av, two 5-sty brick tenements, slag roof, 60.3x90, 50x88; cost, \$110,000; owner, D. R. T. Realty Co., Domenic A. Trotta, 391 East 149th st, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 558.

**Clubs.**

HUNTER AV, w s, 175 n Ditmars st, 3-sty frame club house, shingle roof, 66x39.6; cost, \$10,000; owner, Harlem Yacht Club, Andrew B. Sunter, 50 Broadway, chairman building committee; architect, Geo. A. Sumner, 989 Southern Boulevard. Plan No. 557.

**Dwellings.**

LIVINGSTON AV, s e cor 245th st, 2-sty frame dwelling, shingle roof, 61x32; cost, \$10,000; owner, Parkway Heights Co., John R. Delsfield, 27 Cedar st, Pres.; architect, Dwight J. Baum, 246th st and Waldo av. Plan No. 556.

MINNEFORD AV, e s, 50 s Beach st, 2-sty frame dwelling, 19x36, shingle roof; cost, \$3,000; owner, Frank Carman, City Island; architect, Geo. S. Miller, City Island. Plan No. 560.

**Stores and Dwellings.**

TREMONT AV, s w cor Morris av, 1-sty brick stores and dwelling, tin roof, 31.57x46; cost, \$10,000; owner, Value Realty Co., Jacob Marx, 170 Broadway, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 562.

**Miscellaneous.**

HARLEM RIVER, e s, 233.82 n 150th st, 1-sty frame coal pocket, 83x32.6; cost, \$3,500; owner, Street Coal Co., on premises; architect, Herbert G. Street, on premises. Plan No. 561.

225TH ST, n s, 500 e White Plains av, 1-sty brick boiler room; 10.4x7.4; cost, \$200; owner, David Mayer Brew. Co., 3560 3d av; architects, Cruickshank & Fraser, 103 Park av. Plan No. 555.

**Brooklyn.**

**Apartments, Flats and Tenements.**

CLARENDON RD, s e cor Nostrand av, 4-sty brick store and tenement, 50x90, gravel roof, 21 families; cost, \$23,000; owner, Dazie Const. Co., 103 Park av, Manhattan; architect, Geo. Keister, 56 West 45th st, Manhattan. Plan No. 7109.

CLARENDON RD, s s, 50 e Nostrand av, 4-sty brick tenement, 50x87, gravel roof, 15 families; cost, \$22,000; owner, Dazie Const. Co., 103 Park av, Manhattan; architect, Geo. Keister, 56 West 45th st, Manhattan. Plan No. 7110.

**Dwellings.**

64TH ST, s s, 160 e 13th av, 2-sty brick dwelling, 30x15, tin roof; cost, \$1,500; owner, Dommico Zetto, on premises; architect, Mathew W. Del Gaudio, 401 E. Tremont av, Manhattan. Plan No. 7097.

76TH ST, n s, 100 e 17th av, two 2-sty brick dwellings, 16.4x40, gravel roof, 1 family each; total cost, \$8,000; owner, Wm. B. Waite, 590 Eastern parkway; architect, B. C. Raymond, 1657 75th st. Plan No. 7087.

77TH ST, n s, 39.10 e 14th av, nine 2-sty frame dwellings, 78.4x52, gravel roof, 1 family each; total cost, \$27,000; owner, Ruth Morgan Const. Co., 1540 71st st; architect, Chas. A. Olsen, 1209 68th st. Plan No. 7093.

AV J, n e cor East 37th st, 2-sty brick dwelling, 20x34.6, gravel roof, 1 family; cost, \$3,000; owner, Buckeye Investing Co., 1701 77th st; architect, Gregory B. Webb, 104 West 42d st, Manhattan. Plan No. 7076.

AV J, n s, 20 e East 27th st, four 2-sty brick dwellings, 20x34.6, gravel roof, 1 family each; total cost, \$12,000; owner, Buckeye Investing Co., 1701 77th st; architect, Gregory B. Webb, 104 West 42d st, Manhattan. Plan No. 7075.

DREW AV, e s, 141.11 s Glenmore av, eight 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, \$24,000; owner, Vinco Bldg. Co., 2634 Atlantic av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7078.

1ST AV, n w cor 77th st, 2-sty brick dwelling, 20x45, gravel roof, 1 family; cost, \$4,000; owner, Gustave A. Johnson, 1703 79th st; architects, Hy Vollweiler & ano, 120 Berkeley pl. Plan No. 7095.

1ST AV, w s, 20 n 77th st, five 2-sty brick dwellings, 20x45, gravel roof, 1 family each; total cost, \$20,000; owner, Gustave A. Johnson, 1703 79th st; architects, Hy Vollweiler & ano, 120 Berkeley pl. Plan No. 7096.

FILMORE AV, n s, 20 w East 14th st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$6,000; owner, Richard Canella, 217 Sackett st; architect, Jos. L. Dussich, 219 East 113th st, Manhattan. Plan No. 7112.

CARROLL ST, s s, 316.8 w Rogers av, ten 2-sty brick dwellings, 20x69, slag roof, 2 families each; total cost, \$60,000; owner, John Kilcourse, Carroll st and Rogers av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7147.

MONTAUK AV, e s, 90 s Blake av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$3,000; owner, Jos. Oleyasr, 476 Central av; architect, W. J. Conway, 400 Union st. Plan No. 7130.

STRATFORD RD, e s, 109 n Ditmas av, 2-sty frame dwelling, 27.8x29.2, shingle roof, 1 family; cost, \$5,000; owner, Floyd E. Moore, 335 East 23d st; architects, Slee & Bryson, 154 Montague st. Plan No. 7157.

MAPLE ST, n s, 460 w Albany av, 2-sty brick dwelling, 20x40, slag roof, 2 families; cost, \$2,800; owner, Michale Perrone, 310 Malbone st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7182.

EAST 2D ST, e s, 180 n Albermarle rd, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,200; owner, Ludwig Obermeyer, 317 East 2d st; architect, B. F. Hudson, 319 9th st. Plan No. 7185.

WEST 31ST ST, n w cor Railroad av, four 2-sty frame dwellings, 20x28, gravel roof, 2 families each; total cost, \$6,000; owner, Solomon Cohn, 2932 West 35th st; architect, O. B. Almgren, 230 95th st. Plan No. 7150.

WEST 35TH ST, e s, 410 s Mermaid av, two 2-sty frame dwellings, 17x55, gravel roof, 2 families each; total cost, \$7,000; owner, Sarah Mohr, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7176.

WEST 35TH ST, w s, 240 s Mermaid av, 1-sty brick dwelling, 16x40, 1 family; cost, \$1,000; owner, Benj. Cohen, on premises; architect, O. B. Almgren, 230 95th st. Plan No. 7181.

42D ST, n s, 360 e 16th av, two 2-sty frame dwellings, 17x42, shingle roof, 1 family each; total cost, \$7,000; owner, Jacob Binwanger, 1652 42d st; architect, B. F. Hudson, 319 9th st. Plan No. 7184.

EAST 53D ST, w s, 305 s Snyder av, 2-sty brick dwelling, 16x35, shingle roof, 1 family; cost, \$1,800; owner, Karl R. Stromberg, 251 Front st; architect, W. E. Hadler, 1432 Lefferts av, Richmond Hill. Plan No. 7174.

EAST 53D ST, w s, 325 s Snyder av, 2-sty brick dwelling, 16x35, shingle roof, 1 family; cost, \$1,800; owner, Karl R. Stromberg, 251 Front st; architect, W. E. Hadler, 1432 Lefferts av, Richmond Hill. Plan No. 7175.

55TH ST, n s, 100 e 7th av, 2-sty brick dwelling, 20x58, gravel roof, 2 families; cost, \$5,500; owner, Johnson Constn. Co., 1-3 Walton st; architect, B. F. Hudson, 319 9th st. Plan No. 7186.

55TH ST, n s, 120 e 7th av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$16,600; owner, Johnson Constn. Co., 1-3 Walton st; architect, B. F. Hudson, 319 9th st. Plan No. 7187.

78TH ST, n s, 342 e 5th av, ten 2-sty brick dwellings, 20x37, gravel roof, 1 family each; total cost, \$35,000; owner, Harry A. Pinover, 1539 68th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 7179.

S1ST ST, s s, 337.1 e 5th av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$13,500; owner, Edw. Edwards, 426 S1st st; architect, W. H. Harrington, 510 57th st. Plan No. 7202.

S1ST ST, s s, 117 e 5th av, three 2-sty brick dwellings, 20x54, gravel roof, 2 families each; total cost, \$13,500; owner, Edw. Edwards, 426 S1st st; architect, W. H. Harrington, 510 57th st. Plan No. 7199.

S1ST ST, s s, 191.9 e 5th av, three 2-sty brick dwellings, 20x54, gravel roof, 2 families each; total cost, \$13,500; owner, Edw. Edwards, 426 S1st st; architect, W. H. Harrington, 510 57th st. Plan No. 7180.

S1ST ST, s s, 264.5 e 5th av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$13,500; owner, Edw. Edwards, 426 S1st st; architect, W. H. Harrington, 510 57th st. Plan No. 7201.

EAST 92D ST, w s, 61 s Canarsie la, four 2-sty frame dwellings, 16x25, shingle roof, 1 family each; total cost, \$4,000; owner, Geo. A. Morris, 64 Walthey av, Ridgewood, N. J.; architect, Geo. A. Morris, Jr., 64 Walthey av, Ridgewood, N. J. Plan No. 7165.

CEDAR ST, n s, 91 e East 16th st, 2-sty brick dwelling, 18x52, gravel roof, 1 family; cost, \$5,000; owner, Louis Montalbano, 47 East 7th st; architect, Emanuel Kaiser, 551 West Broadway. Plan No. 7222.

EAST 28TH ST, w s, 416.3 s Voorhies av, two 2-sty frame dwellings, 24x28, shingle roof, 1 family each; total cost, \$5,000; owner, Kath W. Fisher, 2807 Emmons av; architect, Adam E. Fischer, 862 Bushwick av. Plan No. 7210.

**Factories and Warehouses.**

BEARD ST, s s, 304 e Dwight st, 1-sty brick shop, 103x164, asbestos roof; cost, \$35,000; owner, Robbins Dry Dock Co., 15 Whitehall st, Manhattan; architect, Frederick B. Harris, Philadelphia, Pa. Plan No. 7086.

LORIMER ST, s s, 328.1 w Marcy av, 1-sty brick factory, 22.2x133, slag roof; cost, \$6,000; owner, Louis Huertwohl, 513 Flushing av; architects, Shampian & Shampian, 772 Broadway. Plan No. 7117.

**Stables and Garages.**

COOK ST, n s, 74 e Humboldt st, 1-sty brick garage, 25x20, tin roof; cost, \$1,000; owner, Louis Tow, 33 Humboldt st; architect, Tobias Goldstone, 50 Graham av. Plan No. 7119.

71ST ST, s s, 285 e 8th av, three 2-sty brick garage and dwellings, 20x55, tar roof, 2 families each; total cost, \$9,900; owner, H. J. Wolf Const. Co., 872 71st st; architect, John A. Gorman, 383 Milford st. Plan No. 7134.

ATLANTIC AV, s s, 237.9 w Nostrand av, 1-sty brick garage, 21.3x47.4, slag roof; cost, \$2,000; owner, Beardsall E. Austin, 531 Nostrand av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 7158.

OVINGTON AV, n s, 265 w 5th av, 1-sty brick garage, 73x22, slag roof; cost, \$1,500; owner, A. D. Constant, 419 75th st; architect, F. W. Stork, 7416 3d av. Plan No. 7145.

10TH AV, n w cor 85th st, 1-sty brick garage, 10x16.8, gravel roof; cost, \$110; owner and architect, Plato F. Wapington, on premises. Plan No. 7128.

1916 OCTOBER 1916						
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MAPLE ST, n s, 100 e New York av, 1-sty brick stable, 35x20, felt roof; cost, \$1,000; owner, Robert T. Kay, 422 Lefferts av; architect, Chas. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 7094.

EAST 18TH ST, w s, 386 s Av I, 1-sty brick garage, 12x20, tin roof; cost, \$500; owner, Arthur Brothers, on premises; architect, F. W. Eisenla, 147 Remsen st. Plan No. 7090.

JAMAICA AV, s s, 106.6 e Euclid av, 1-sty brick garage, 27x108.8, slag roof; cost, \$5,000; owners, Weiller & Hovel, 128 Eckford st; architects, P. Tillion & Sons, 381 Fulton st. Plan No. 7089.

HUMBOLDT ST, w s, 346.10 s Driggs av, 2-sty brick stable and dwelling, 25x109, gravel roof, 1 family; cost, \$9,000; owner, Zake Bieding, 173 Meeker av; architect, John Burke, 372 Union st. Plan No. 7102.

SIST ST, n s, 320 w Colonial rd, 1-sty brick garage, 14x20, shingle roof; cost, \$450; owner, Howard E. Jones, 95 81st st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 7191.

11TH ST, e s, 132.10 s Av C, 1-sty brick garage, 10x20, shingle roof; cost, \$350; owner, John F. Churlo, 790 Franklin av; architects, Koch & Wagner, 26 Court st. Plan No. 7230.

EAST 92D ST, e s, 80.1 s Av K, 1-sty brick garage, 14x16, tin roof; cost, \$100; owner, Wm. H. Dickens, 1407 East 92d st; architect, Kane Const. Co., 80 Rappelyea st. Plan No. 7205.

EAST 19TH ST, w s, 107.4 n Ditmas av, 1-sty brick garage, 14x23.6, shingle roof; cost, \$500; owner, Ferdinand Weber, 464 East 19th st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 7211.

COLERIDGE ST, w s, 280 n Hampton av, 2-sty frame garage, 14x19, shingle roof; cost, \$500; owner, Jas. W. McCullough, on premises; architect, Miss A. J. Breen, 100 William st, Manhattan. Plan No. 7223.

**STORES AND DWELLINGS.**

BATH AV, s s, 20 w Bay 25th st, four 2-sty brick stores and dwellings, 19.2x41.3, gravel roof, 1 family each; total cost, \$20,000; owner, Chesser Bldg. Co., 2034 Bath av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 7106.

BATH AV, s w cor Bay 25th st, 2-sty brick store and dwelling, 20x60, gravel roof, 1 family; cost, \$6,000; owner, Chesner Bldg. Co., 2034 Bath av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 7105.

JEROME ST, n e cor Dumont av, 2-sty brick store and dwelling, 20x100, slag roof, 2 families; cost, \$5,000; owner, Wm. E. Kirer, 899 Dumont av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7101.

86TH ST, n s, 39.8 w 7th av, four 2-sty brick stores and dwellings, 19x42, gravel roof, 1 family each; total cost, \$16,000; owner, P. W. P. Realty Co., 643 84th st; architect, John C. Wandell Co., 4 Court sq. Plan No. 7142.

ALBANY AV, e s, 50 n Eastern parkway, three 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$18,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7149.

EASTERN PARKWAY, n s, 69 e Albany av, two 3-sty brick stores and dwellings, 18x55, slag roof, 2 families each; total cost, \$12,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7148.

MERMAID AV, s s, 20 e West 28th st, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$5,250; owner, Nicolosi Co., 2862 West 23d st; architect, Frank P. Sabetti, 44 Court st. Plan No. 7126.

MERMAID AV, s e cor West 28th st, 3-sty brick store and dwelling, 20x65, gravel roof, 2 families; cost, \$7,200; owner, Nicolosi Co., 2862 West 23d st; architect, Frank P. Sabetti, 44 Court st. Plan No. 7125.

NEW UTRECHT AV, w s, 16 s 53d st, nine 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$31,500; owner, C. W. P. Realty Co., 1507 New Utrecht av; architect, A. G. Carlson, 157 Remsen st. Plan No. 7082.

PITKIN AV, n e cor Hopkinson av, 3-sty brick store and dwelling, 20x90, slag roof, 1 family; cost, \$8,000; owner, Dr. Adolph Ritt, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7209.

7TH AV, n w cor 86th st, 2-sty brick store and dwelling, 39.8x87.6, gravel roof, 2 families; cost, \$6,000; owner, P. W. P. Realty Co., 643 84th st; architect, John C. Wandell Co., 4 Court sq. Plan No. 7143.

13TH AV, w s, 20 n 45th st, four 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$24,000; owner, Morris Bleinstock, 1258 47th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7151.

13TH AV, n w cor 45th st, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, \$8,000; owner, Morris Bleinstock, 1258 47th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7150.

20TH AV, e s, 20 s 62d st, four 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$24,000; owner, Kraslow Construction Co., 190 Montague st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7193.

20TH AV, s e cor 62d st, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, \$8,000; owner, Kraslow Construction Co., 190 Montague st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7194.

**STORES, OFFICES AND LOFTS.**

ROCKAWAY AV, w s, 100 n Pitkin av, 3-sty brick store, 50x97, gravel roof; cost, \$15,000; owner, Morris Smerling, 1706 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 7192.

**Queens.**

**DWELLINGS.**

COLLEGE POINT.—20th st, w s, 220 n 5th av, 2 1/2-sty frame dwelling, 20x40, shingle roof, 1 family, steam heat; cost, \$4,000; Joseph Heim,

20th st and 6th av, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 3497.

COLLEGE POINT.—12th st, e s, 167 n 8th av, 2-sty frame dwelling, 21x46, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Samuel Sherer, 12th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 3496.

MIDDLE VILLAGE.—Lucia pl, n s, 112 e Juniper av, 2-sty frame dwelling, 20x37, shingle roof, 1 family, steam heat; cost, \$1,800; owner, May Tuhl, 244 Hopkins st, Brooklyn; architect, M. Perlstein, Middle Village. Plan No. 3498.

MIDDLE VILLAGE.—Admiral st, w s, 115 s Metropolitan av, two 2-sty frame dwellings, 20x55, tin roof, 2 families; cost, \$5,000; owner, Mrs. Julia A. Hoerning, 20 Steuben st, Middle Village; architect, M. Perlstein, Middle Village. Plan No. 3495.

WOODHAVEN.—Ruby st, e s, 119 s Atlantic av, nine 2-sty brick dwellings, 17x32, slag roof, 2 families; cost, \$22,500; and Ruby st, e s, 100 s Atlantic av, two 2-sty brick dwellings, 19x54, slag roof, 2 families; cost, \$7,000; owner, Lerner Realty Co., 1812 Oceanview av, Woodhaven; architect, J. F. D. BeBall, 324 Fulton st, Jamaica. Plan Nos. 3505-6-7.

BAYSIDE.—Maxwell av, n s, 140 w Bayside rd, two 2 1/2-sty frame dwellings, 23x37, shingle roof, 1 family, steam heat; cost, \$8,000; and Bayside rd, w s, 40 n Maxwell av, three 2 1/2-sty frame dwellings, 23x37, shingle roof, 1 family, steam heat; cost, \$12,000; owner, Stephen Maxon, Maxwell av, Bayside; architect, W. T. Smith, Bayside rd, Bayside. Plan Nos. 3528-29-30-31-32.

EAST RIDGEWOOD.—Walton st, s s, 100 e Ford av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$3,000; and Devo st, s s, 333 e Ford av, three 2-sty brick dwellings, 20x52, slag roof,

2 families; cost, \$9,000; owner, Sandol Realty Co., 1876 84th st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan Nos. 3513-14.

ELMHURST.—Pennsylvania av, w s, 1,036 n Woodside av, 2-sty frame dwelling, 31x23, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Mortimer B. Pierce, Larchmont, N. Y.; architect, Edw. Schneider, 29 Albertis av, Corona. Plan No. 3518.

GLEN MORRIS.—Briggs av, w s, 172 n Hawtree av, 2 1/2-sty frame dwellings, 20x38, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Jacob Schad, Briggs av, Glen Morris; architect, Harry Dean, Vine st, Glen Morris. Plan No. 3520.

GLEN MORRIS.—Briggs av, w s, 140 n Hawtree av, 2 1/2-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Jacob Schad, Briggs av, Glen Morris; architect, Harry Dean, Vine st, Glen Morris. Plan No. 3521.

JAMAICA.—Madison st, e s, 300 n King st, two 2-sty brick dwellings, 20x58, slag roof, 2 families; cost, \$6,000; owner, Henry W. Greiner, Holliswood; architect, Saml. Greiner, Holliswood. Plan No. 3516.

RICHMOND HILL.—Brazil st, s s, 220 e Freedom av, two 2-sty frame dwellings, 17x50, slag roof, 2 families; cost, \$6,000; owner, Ernest Guola, 4299 Brandon av, Brooklyn Hills; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 3519.

RIDGEWOOD.—Bleecker st, n s, 90 w Prospect av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$8,000; owners, Feinstein & Schwartz Const. Co., 877 Blake av, Brooklyn; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 3509.

BELLAIRE.—Albany av, e s, 269 s Hollis av, 2 1/2-sty frame dwelling, 20x32, shingle roof, 1

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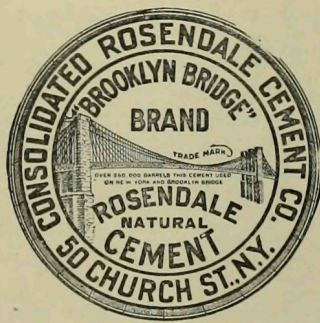
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Plans Filed, New Buildings, Continued.

family, steam heat; cost, \$3,900; owner, Mrs. Grace R. Stewart, Hollis av, Bellaire; architect, G. A. Elliott, Walton st, Jamaica. Plan No. 3550.

CORONA.—42d st, w s, 200 n Jackson av, 2-sty brick dwelling, 18x50, slag roof, 2 families; cost, \$4,000; owner, Mrs. P. Lynch, 164 41st st, Corona; architect, A. L. Marinella, Corona. Plan No. 3541.

DUNTON.—Manor av, w s, 300 n Mills st, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Alex. Coster, 60 Smith st, Jamaica; architect, H. T. Jeffrey, Jamaica. Plan No. 3561.

ELMHURST.—Britton av, s s, 302 e Broadway, 2½-sty frame dwelling, 19x42, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Geo. C. Johnston, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 3556.

ELMHURST.—Jensen av, e s, 100 s Jefferson st, 2-sty frame dwelling, 16x34, shingle roof, 1 family, steam heat; cost, \$2,200; owner, W. Herald av, 1461 Greene av, Brooklyn; architect, F. Gebele, Elmhurst. Plan No. 3566.

FOREST HILLS.—Euclid av, n s, 250 w Seminole av, 2-sty brick dwelling, 31x32, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 3555.

JAMAICA.—Bergen av, e s, 450 n Hillside av, two 2½-sty frame dwellings, shingle roof, 1 family, steam heat; cost, \$8,000; owner, I. Wohl, Union Hall st, Jamaica; architect, H. T. Jeffrey, Jamaica. Plan Nos. 3563-4.

JAMAICA.—Foley av, e s, 275 n Carroll st, two 2-sty brick dwellings, 18x50, tin roof, 2 families; cost, \$5,300; owner, John Fitzgerald, 336 Fulton st, Jamaica; architect, I. M. Kirby, 363 Fulton st, Jamaica. Plan No. 3570.

JAMAICA.—Baltic st, e s, 25 n Shore av, two 2-sty frame dwellings, 17x34, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Francis A. Biedenkapp, Lefferts av, Jamaica; architect, C. Biedenkapp, same address. Plan No. 3533.

JAMAICA.—Madison av, e s, 350 n King st, two 2-sty brick dwellings, 20x58, slag roof, 2 families; cost, \$6,000; owner, Henry W. Greiner, Holliswood; architect, Saml. Greiner, same address. Plan No. 3547.

MIDDLE VILLAGE.—Hinman st, w s, 20 s Steuben st, 2-sty frame dwelling, 20x50, slag roof, 2 families; cost, \$2,500; owner, Jacob Kurlander, 590 Wythe av, Brooklyn; architect, M. Perlstein, Middle Village. Plan No. 3571.

MIDDLE VILLAGE.—Metropolitan av, n s, 75 e Johnson st, two 2-sty brick dwellings, 20x53, slag roof, 2 families; cost, \$6,800; owner, Andreas Seiz, 2191 Metropolitan av, Middle Village; architect, Wm. Vom Felde, Middle Village. Plan No. 3538.

MIDDLE VILLAGE.—Clara pl, w s, 109 s Cooper av, two 1-sty frame dwellings, 14x49, shingle roof, 1 family; cost, \$3,000; owner, Val. Hoeflein, Cooper av, Middle Village; architect, M. Perlstein, Middle Village. Plan Nos. 3558-9.

MORRIS PARK.—Briggs av, e s, 267 s Liberty av, two 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$7,000; owner, Wm. H. Juster, 22 2d st, Union Course; architect, F. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 3569.

RICHMOND HILL.—Spruce st, w s, 90 n Liberty av, two 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, \$5,000; owner, A. J. Cisney, Belmont av, Richmond Hill; architects, H. T. Jeffrey & Son, Jamaica. Plan No. 3560.

ST. ALBANS.—Central av, n w cor Caxton av, 2½-sty frame dwelling, 36x26, shingle roof, 1 family, steam heat; cost, \$4,000; owner, E. H. Brown, Bayville; architects, H. T. Jeffrey & Son, Jamaica. Plan No. 3562.

WINFIELD.—Burroughs av, w s, 160 s Woodside av, 2-sty frame dwelling, 20x39, shingle roof, 2 families; cost, \$3,500; owner, Jacob Koppenhoeffler, 11 Burroughs av, Winfield; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3554.

WOODHAVEN.—Fulton st, n s, 408 e Shaw av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Chas. Sohl, 125 2d st, Woodhaven; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan Nos. 3548-49.

FACTORIES AND WAREHOUSES. L. I. CITY.—Borden av, n s, 205 w Oliver st, 1-sty brick temporary storage, 60x180, slag roof; cost, \$4,000; owner and architect, American Druggist Corp., on premises. Plan No. 3502.

RICHMOND HILL.—Maure av, s e cor Beaufort st, 2-sty brick storage and garage, 60x20, slag roof; cost, \$5,000; owner, Wm. Germuth, on premises; architect, H. Regelmann, 133 7th st, Manhattan. Plan No. 3504.

STORES, OFFICES AND LOFTS. L. I. CITY.—Jackson av, e s, 12 e Diagonal st, 2-sty brick office, 51x86, slag roof; cost, \$10,500; owners, Ehrlich & Goldberg, 338 Jefferson av, Brooklyn; architect, F. Korfman, 406 9th av, L. I. City. Plan No. 3499.

STABLES AND GARAGES. BELLE HARBOR.—124th st, n w cor Washington av, brick garage, 11x16; cost, \$300; owner, A. George, on premises. Plan No. 3501.

JAMAICA.—Vine st, w s, 100 s Scott pl, frame garage, 12x16; cost, \$150; owner, Mrs. A. F. Zapke, premises. Plan No. 3515.

NEPONSSET.—Bayside drive, s w cor Huron st, frame garage, 16x20; cost, \$400; owner and architect, A. W. Johnson, 201 Bayside drive, Rockaway Beach. Plan No. 3517.

UNION COURSE.—Rector st, 37, frame garage, 12x16; cost, \$100; owner, Sarah Weaver, premises. Plan No. 3226.

ARVERNE.—Vernam av, w s, 230 n L. I. R., frame garage, 11x15 cost, \$50; owner, G. T. Stults, premises. Plan No. 3567.

ELMHURST.—Maurice av, n s, 100 w Hanover st, frame garage, 18x18; cost, \$200; owners, Kelterboro & Weber, premises. Plan No. 3540.

FLUSHING.—Queens st, 50, 1½-sty brick garage, 12x16; cost, \$150; owner, Jennie G. Manifold, premises. Plan No. 3554.

RICHMOND HILL CIRCLE.—Meecham av, s s, 250 e Bergen Landing rd, frame barn, 12x60; cost, \$60; owner, M. Baronwitz, premises. Plan No. 3551.

RIDGEWOOD.—Linden st, s s, 95 w Grandview av, 1-sty brick garage, 20x20, slag roof; cost, \$800; owner, And. Hirth, premises; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 3565.

ROSEDALE.—Cambridge rd, n s, 140 e Clifton av, tile garage, 12x18; cost, \$150; owner, B. Baldauf, Rosedale. Plan No. 3539.

WHITESTONE.—West 21st st, 50, frame garage, 16x20; cost, \$250; owner, Cora P. Harford, premises. Plan No. 3552.

WOODHAVEN.—Manor av, e s, 260 s Jamaica av, frame garage, 16x18; cost, \$300; owner, Geo. Montgomery, Manor av, Woodhaven. Plan No. 3557.

STORES AND DWELLINGS. RIDGEWOOD.—Prospect av, n w cor Bleeker st, six 2 and 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$25,000; owners, Feinstein & Schwartz Const. Co., 877 Blake av, Brooklyn; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan Nos. 3510-11.

DUNTON.—Van Wyck av, n e cor Metropolis av, four 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; cost, \$22,000; owner, Chas. Raskopp, 345 Hamilton av, Richmond Hill; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3543-44-45-46.

STORES, OFFICES AND LOFTS. ELMHURST.—Kingsland av, n s, 60 e Macnish st, frame office, 16x17; cost, \$100; owner, J. L. Gundry, Elmhurst. Plan No. 3553.

RICHMOND HILL.—Greenwood av, s w cor Atlantic av, frame office, 10x15; cost, \$95; owner, E. V. Carter, premises. Plan No. 3512.

MISCELLANEOUS. FLUSHING.—Bayside av, s s, 42 e Farrington st, four 1-sty frame sheds, 8x14, gravel roof; cost, \$300; owner, Flushing End Realty Co., 62 Broadway, Flushing. Plan Nos. 3522-23-24-25.

WINFIELD.—Lenox av, e s, 200 s Polk av, frame shed, 20x40, gravel roof; cost, \$200; owners, Wilson & English Const. Co., 50 Church st, Manhattan. Plan No. 3527.

FLUSHING.—Burling av, 83, frame coop; cost, \$12; owner, C. Maksmyer, on premises. Plan No. 3500.

MASPETH.—Perry av, 83-85-87, concrete retaining wall; cost, \$250; owner, J. Long, on premises. Plan No. 3503.

JAMAICA.—Rockaway rd, s s, 150 w Thurston av, frame boat house, 14x16; cost, \$55; owner, Marie J. Daken, premises. Plan No. 3535.

L. I. CITY.—Jamaica av, 527, frame shed, 8x14; cost, \$15; owner, G. E. Bryant, premises. Plan No. 3568.

RAMBLERSVILLE.—Hawtree Creek, w s, 75 n Bridge rd, frame boat house, 15x24, tin roof; cost, \$300; owners, Braviere Bros., 155 Newtown st, Brooklyn. Plan No. 3537.

ROCKAWAY BEACH.—Academy st, e s, 50 s L. I. R. R., frame tool house, 20x20; cost, \$150; owner, City of New York, L. I. City. Plan No. 3542.

SPRINGFIELD.—Merrick rd, n s, 300 e Marie st, tile shed, 15x43, tile roof; cost, \$775; owner, Wm. Jones, premises. Plan No. 3536.

Richmond.

DWELLINGS.

BISHOP ST, w s, 100 n Amboy rd, New Dorp, 2-sty frame dwelling, 30x28; cost, \$2,250; owner, Chas. Doroshook, Castleton Corners, West New Brighton. Plan No. 977.

MELVYN PL, n s, 128 n Washington av, Graniteville, 2-sty frame dwelling, 16x40; cost, \$1,500; owner, Nicholas Egbert, Graniteville; architect, F. D. Drake, Mariners Harbor. Plan No. 976.

STEVENS PL, n s, 228 w Decker av, Port Richmond, 2-sty frame dwelling, 20x26; cost, \$1,800; owner, Ida Ericson, 158 Catherine st, Port Richmond; architect, J. P. From, Charles av, Port Richmond; builder, Gustave Ericson, 158 Catherine st, Port Richmond. Plan No. 985.

SCOTLAND AV, w s, 20 n Liberty av, South Beach, 1-sty frame bungalow, 14x37; cost, \$350; owner, John Willson, 337 West 43d st, Manhattan; architect, Thos. Berry, 176 Bungalow Town, South Beach. Plan No. 978.

WOODLAND AV, s s, 850 w Clifford lane, Great Kills, two 2-sty frame dwelling, 22x30; cost, \$3,600; owner, Julius De Roche, Great Kills. Plan No. 979.

FACTORIES AND WAREHOUSES. BENNET AV, e s, 200 n Forest av, Port Richmond, 1-sty frame work shop, 12x16; cost, \$125; owner, John Miller; architect, Wm. H. Curry. Plan No. 986.

CEDAR AV, w s, 70 n Jackson st, Arrochar, 1-sty frame storage; cost, \$125; owner, Michael Azzara, 144 Cedar av, Rosebank; builder, M. Frecano, Jackson av, Arrochar. Plan No. 983.

STABLES AND GARAGES. NELSON AV, n e cor Amboy rd, Great Kills, 1-sty brick garage, 46x92; cost, \$3,500; owner, Joseph Gillies, Great Kills; architects, Grunert & Pneuman, New Dorp; builder, Chas. Decker, Great Kills. Plan No. 984.

WARREN ST, e s, 27 n Fulton st, Stapleton, 1-sty frame barn, 12x20; cost, \$75; owner, Herman Malsch, 45 Warren st; builder, Thos. Decker, 45 Warren st. Plan No. 980.

STORES, OFFICES AND LOFTS. OLD TOWN RD, n s, 40 w Jackson av, Arrochar, 1-sty frame store, 16x25; cost, \$200; owner,

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er, Carmella Maggio, 83 Old Town rd; architect, Jos. W. Nastase, 81 Old Town rd. Plan No. 982.

## MISCELLANEOUS.

**RICHMOND TURNPIKE**, e s, 479 n Zebra av, Tompkinsville, stone retaining wall, 210x6 high; cost, \$400; owner, Meyer Rosenholz, Richmond turnpike; builder, James Ball, 101 5th av, New Brighton. Plan No. 981.

## PLANS FILED FOR ALTERATIONS.

## Manhattan.

**CANAL ST**, 141-143, build 1 flight of stairs to 5-sty brick store and lofts; cost, \$75; owners, Nathan Himowich, 35 West 110th st, and Harry Hoppenfeld, 911 Fox st; architect, Chas. M. Straub, 147 4th av. Plan No. 2352.

**CANAL ST**, 261-267 and 21-23 Howard st, erect elevator shaft, doors to 6-sty brick store and lofts; cost, \$1,000; owner, Eugene Higgins, 1 Madison av; architect, William G. Wilson, 512 West 162d st. Plan No. 2348.

**CHERRY ST**, 428-428½, n s, 126 w Jackson st, new partitions, brick wall to 3-sty brick shop and dwelling; cost, \$1,000; owner, Mary Gorman, La Fontaine av, Bronx; architect, Jacob Fisher, 25 Av A. Plan No. 2329.

**CHURCH ST**, 12-18, s w cor Cortlandt st, install new dumbwaiter, fireproof doors, stairs to 5-sty brick stores and offices; cost, \$400; owner, Sarah A. Hadley, 57 West 73d st, et al; architect, William P. Carl, 514 1st av. Plan No. 2342.

**DUANE ST**, 117-25, 32-40 Thomas st and 189-201 Church st, erect fireproof elevator shaft, fireproof doors, skylight, motor room to 5-sty brick store and loft; cost, \$1,500; owner, Manhattan Real Estate Co., 309 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2344.

**GRAND ST**, 60-64, construct fire escape, fireproof passage to 7-sty brick stores and lofts; cost, \$2,600; owner, Metropolitan Life Insurance Co., 1 Madison av; architect, D. Everett Waid, 1 Madison av. Plan No. 2357.

**LEWIS ST**, 69, s w cor Rivington st, new partitions, fireproof doors, bulkhead, skylight to 7-sty brick store and lofts; cost, \$1,000; owner, Max Zion, 335 East 4th st; architect, Otto Reissmann, 147 4th av. Plan No. 2330.

**8TH ST**, 6-8 East, s s, 125 e 5th av, remove extensions and fire-escapes, reframe roof to two 4 & 5-sty brick stores and studios; cost, \$10,000; owner, Trustees of the Sailors' Snug Harbor, 61 Broadway; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 2328.

**22D ST**, 26 East, build new stairs to 9-sty fireproof lofts; cost, \$300; owner, Michael Kennedy, 1133 Broadway; architect, John H. Stewart, 503 Clinton av, Jamaica, L. I. Plan No. 2351.

**26TH ST**, 158-160 West, s s, 70 e 7th av, new door openings, fireproof door to 4-sty brick store and lofts; cost, \$200; owner, J. W. Dimmick Estate, Ralph N. Voorhis, trustee, 120 Broadway; architect, Henry H. Holly, 138-140 West 32d st. Plan No. 2336.

**33D ST**, 217 West, n s, 180 w 7th av, new partitions, bath rooms, change entrance, general repairs to 3-sty brick dwelling; cost, \$3,000; owner, William Lustgarten & Co., Inc., 68 William st; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 2343.

**40TH ST**, 113-119 West and 114-122 West 41st st, new partitions opening shutters to 22-sty fireproof store and show rooms; cost, \$3,000; owner, West 40th & 41st St Realty Co., 88 5th av; architects, Maynicke & Franke, 25 Madison sq N. Plan No. 2353.

**42D ST**, 14-16 East, 479-485 5th av, and 1-7 East 41st st, new partitions, stairs, w. c., wash basin, dumbwaiter to 10-sty fireproof stores, offices and lofts; cost, \$8,000; owner, Oceanic Investing Co., 49 Wall st; architect, Joseph D. Harrison, 2248 Broadway. Plan No. 2339.

**46TH ST**, 20-22 East, new stairs, fill in openings to 4-sty brick stores and lofts; cost, \$100; owner, Manhattan Construction Co., 79 Wall st; architect, John A. Hamilton, 32 Broadway. Plan No. 2335.

**53D ST**, 422-430 East, s s, 294 e 1st av, 1-sty addition, two new toilet rooms to 9-sty fireproof lofts; cost, \$5,500; owner, Theo. E. Hergert, 422 East 53d st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 2356.

**55TH ST**, 131 West, and 24 West 56th st, new floor, stairs, partitions, roof, toilet fixtures, heating plant, electrical outlets, sprinkler system to 1, 3 and 4-sty brick moving picture studio, offices, stable and dressing rooms; cost, \$4,500; owner, William S. Mason, Evanston, Ill.; architect, Michael Duerr, 1032 Union av. Plan No. 2331.

**56TH ST**, 4 West, s s, convert 2 etvs to 1 to 6-sty brick salesrooms; cost, \$1,000; owner, Mrs. Goin Rionda, 30 West 59th st; architect, E. S. Haynes, 501 5th av. Plan No. 2320.

**63D ST**, 164 East, 1-sty addition, new entrance, dumbwaiter, skylights, chimneys, extended building 12 ft. to 5-sty brick dwelling; cost, \$15,000; owner, Beekman Estate, 7 East 42d st; architect, Frederick J. Sterner, 154 East 63d st. Plan No. 2359.

**70TH ST**, 64 West, erect new skylight to 3-sty brick dwelling; cost, \$75; owner, Edward B. Corry, 30 East 35th st; architect, Wm. H. Dusenbury, 31 East 27th st. Plan No. 2318.

**75TH ST**, 117 West, n s, 240 w Columbus av, erect fireproof elevator shaft, walls, skylight, fireproof doors, motor room, etc., to 4-sty brick residence; cost, \$1,200; owner, Mrs. Helen A. Banks, 117 West 75th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2333.

**83D ST**, 17 West, erect tank, brick work to 4-sty brick dwelling; cost, \$180; owner, Rhineland Estate, 27 William st; architect, Thomas J. McWalters, Plan No. 2334.

**86TH ST**, 144-146 East, rearrange partitions to 3-sty brick ball room and cafe; cost, \$400;

owner, Aschenbroedel Verein, 144 East 86th st; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 2327.

**147TH ST**, 601-603 West, increase seating capacity to 1-sty fireproof moving picture theatre; cost, \$100; owner, Legend Realty Corporation, 2770 Broadway; architect, A. L. Libman, 130 West 46th st. Plan No. 2338.

**BOWERY**, 129, n e cor Grand st, new partitions, fireproof doors, stairs, bulkhead, skylight, mason work to 5-sty brick store and hotel; cost, \$1,000; owner, George Ehret, 235 East 92d st; architect, William A. Kenny, 420 West 259th st. Plan No. 2323.

**BOWERY**, 50-52 and 22-26 Elizabeth st, build new balcony, walls, fireproof roof and passage-way, remove portion of building to two 1 and 3 and 6-sty brick theatre; cost, \$5,000; owner, William Kramer's Sons' Realty Co., 50 Bowery; architect, William A. Gorman, 110 Roosevelt av, Corona, Queens. Plan No. 2354.

**BROADWAY**, 472, e s, 133 n Grand st, build new stairs, fireproof partitions and doors, skylight, store front, elevator, beams, girders to 5-sty brick store and lofts; cost, \$20,000; owner, General Society of Mechanics & Tradesmen of City of New York, 16-24 West 44th st; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 2358.

**BROADWAY**, 611-621, West Houston st and Mercer st, erect six steel pressure tanks to 8-sty fireproof offices; cost, \$3,100; owner, New York Railway Co., 165 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 2355.

**BROADWAY**, 2170-2176, s e cor 77th st, new pent house to 12-sty fireproof stores and apartments; cost, \$1,000; owner, Louise Livingstone, care J. R. Brown, 299 Madison av; architect, George Raymond Euell, 125 Sherman av. Plan No. 2346.

**BROADWAY**, 343, w s, 56 s Leonard st, erect elevator shaft, concrete roof, fireproof doors to 6-sty fireproof store and lofts; cost, \$1,500; owner, Mary B. Brandage, Shawmut Bank Bldg., Boston, Mass., Cross & Brown Co., 18 East 41st st, agents; architect, Frederick W. Ebeling, 21 Park Row. Plan No. 2322.

**BROADWAY**, 1401-1407, new store front, columns, beams, stairway, partitions to 2-sty

brick stores and loft; cost, \$4,000; owner, Rebecca A. D. Wendell Swope, 175 Broadway; architect, Matthew M. Porter, 76 Reade st. Plan No. 2321.

**BROADWAY**, 212, n e cor Fulton st, install new stairway, remove part of store front to 6-sty brick stores and lofts; cost, \$1,000; owner, Edward M. Knox, 452 5th av; architect, Leonides E. Denslow, 44 West 18th st. Plan No. 2319.

**BROADWAY**, 932-938, s e cor 22d st, new stairs rebuilt, fireproof stair enclosures, mason work to 5-sty brick store and loft; cost, \$10,000; owner, Sane Estate, 48 Wall st; architects, Shire & Kahn, 373 4th av. Plan No. 2324.

**BROADWAY**, 1776, n e cor 57th st, new stairs, fireproof door, partitions, fill in openings to 4-sty brick offices and lofts; cost, \$1,500; owner, Benjamin Eichburg, 254 West 57th st; architect, Edward Necarsulmer, 507 5th av. Plan No. 2340.

**BROADWAY**, 1603-1611, s w cor 49th st, remove partitions, new girders to 3-sty brick hotel and restaurant; cost, \$300; owner, Churchills, 1603-1611 Broadway; architect, William H. Gompert, 171 Madison av. Plan No. 2345.

**MADISON AV**, 1089, n e cor 82d st, new pent house to 10-sty fireproof tenement; cost, \$1,200; owners, Realty Traders, 215 Montague st, Brooklyn; architect, Harold G. Dangler, 215 Montague st, Brooklyn. Plan No. 2347.

**ST. NICHOLAS AV**, 1387-1393, w s, 50 s 180th st, new store front, stairs to 2-sty brick stores and storage; cost, \$300; owner, Hyman Miller, 1387 St. Nicholas av, Bronx; architect, Max C. Hirsch, 391 Fulton st, Brooklyn. Plan No. 2326.

**1ST AV**, 419, w s, 80 n 24th st, new bulkhead and stairs to 5-sty brick stores and lofts; cost, \$500; owner, Daniel Brubacher, 6 Union sq; architect, Otto L. Spannake, 13 Park Row. Plan No. 2332.

**2D AV**, 947, w s, 40 n 50th st, new partitions, tile floor, shift door to 4-sty brick store and dwelling; cost, \$100; owner, Marcus Friedlander, 947 2d av; architect, Otto A. Staudt. Plan No. 2341.

**2D AV**, 3-5, w s, 50 n East Houston st, new partitions, iron beams, reconstruct store front,

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## Plans Filed Alterations (continued).

shift doors to two 5-sty brick stores and tenements; cost, \$3,000; owner, Patrick Clendennen, 30 East 42d st; architect, Jacob Fisher, 25 Av A. Plan No. 2350.

2D AV, 186, two new bay windows, move house 8 ft. to 4-sty brick store and tenement; cost, \$50; owner, Caesar Millis, 186 2d av; architect, Chas. M. Straub, 147 4th av. Plan No. 2349.

5TH AV, 500-504, n w cor 42d st, cut two new openings to 8-sty brick stores and offices; cost, \$500; owner, Louisa M. Gerry, 258 Broadway; architect, William T. La Velle, 47 West 42d st. Plan No. 2360.

6TH AV, 630, e s, 24 s 37th st, lower floor beams, new partitions, toilet rooms to 4-sty brick stores, offices and dwellings; cost, \$200; owner, The Codrington Co., 1487 Broadway; architect, Joseph J. Eberle, 489 5th av. Plan No. 2337.

7TH AV, 826, w s, 25 n 53d st, enclose elevator shaft, new stairs, partitions, fireproof doors, columns, girders, mason work to 4-sty brick stores, storage and show room; cost, \$4,000; owner, Anton Loux, 318 West 30th st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 2325.

## Bronx.

BATHGATE AV, 1775, 1-sty brick extension, 22x6, to 2-sty frame store and dwelling; cost, \$300; owner, Carrie Westerfield, 38 Park Row; architects, John B. Snook Sons, 261 Broadway. Plan No. 440.

CITY ISLAND AV, 681, new windows, new partitions to 1½-sty frame dwelling; cost, \$500; owner, Fredk. F. Rosenberger, 566 Brook av; architect, John Fitzpatrick, 3335 Olinville av. Plan No. 439.

DUNCOMB AV, 3420, 2-sty frame extension, 3x10, and raise to grade 2½-sty frame dwelling; cost, \$2,000; owners, Emile & Juliette Rochat, 3463 Duncomb av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 437.

PROSPECT AV, 1907, 1-sty frame extension, 5.6x22, to 2-sty frame store and dwelling; cost, \$500; owner, Gottlieb Faist, 2021 Prospect av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 436.

ST. ANNS AV, 313, new store fronts to 1-sty brick stores; cost, \$1,000; owners, Jackson & Cohen, 628 East 138th st; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 438.

3D AV, 3300-3306, new beams, &c., to 6-sty brick stores and tenement; cost, \$200; lessee, Arthur Herzog, on premises; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 435.

## Brooklyn.

ASHLAND PL, w s, 105 n Hanson pl, extension to two 3-sty stores and dwellings; total cost, \$1,200; owner, Frank S. Voorhees, 379 Washington av; architect, W. H. Hudswill, 188 Carlton av. Plan No. 7178.

CARROLL ST, n s, 75 e Van Brunt st, interior alterations to 3-sty tenement; cost, \$250; owner, Antonio Carrado, 13 Carroll st; architect, Edw. H. Scally, 527 Henry st. Plan No. 7111.

CENTER ST, n s, 140 e Clinton st, interior alterations to 1-sty dwelling; cost, \$100; owner, Wm. Dolan, on premises; architect, Wm. J. Conway, 400 Union st. Plan No. 7098.

COOK ST, n s, 74 e Humboldt st, extension to 3-sty store and dwelling; cost, \$1,000; owner, Louis Tow, 33 Humboldt st; architect, Tobias Goldstone, 50 Graham av. Plan No. 7118.

ELLERY ST, s s, 175 w Throop av, interior alterations to 3-sty store and tenement; cost, \$350; owner, Augusta Klein, on premises; architect, Augusta Klein, on premises. Plan No. 7216.

FREEMAN ST, s s, 75 w Manhattan av, interior alterations to 2-sty store and dwelling; cost, \$400; owner, Emma Krehn, 1080 Manhattan av; architect, E. J. Messinger, 394 Graham av. Plan No. 7228.

GERRY ST, n s, 77.6 e Throop av, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Emma Perlman, 505 West 134th st, Manhattan; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7154.

GOLD ST, w s, 162.1 n John st, extension to 2-sty shop; cost, \$20,000; owner and architect, Elec. Ill. Co., 360 Pearl st. Plan No. 7092.

HEWES ST, n e cor Marcy av, extension to 3-sty dwelling; cost, \$500; owner, Leon Luria, on premises; architect, John Taylor, 984 Fulton st. Plan No. 7168.

HICKS ST, e s, 185.8 s Harrison st, plumbing to 4-sty store and tenement; cost, \$200; owner, Helen McDonough, on premises; architect, Mathew Kehoe, 22 Boerum pl. Plan No. 7226.

JORALEMON ST, s s, 16.5 e Columbia pl, interior alterations to 3-sty dwelling; cost, \$250; owner, Samuel Sruulowitz, 105 Smith st; architect, David A. Lucas, 98 3d st. Plan No. 7214.

OAKLAND ST, s w cor Dupont av, extension to 4-sty store and tenement; cost, \$200; owner, Mary Ziolkowski, on premises; architect, Jos. McKillopp, Jr., 154 India st. Plan No. 7171.

SANDFORD ST, e s, 100 s Flushing av, extension to 2-sty storage; cost, \$6,000; owner, Wm. Oebrieh, 13 Sandford st; architect, Wm. C. Lauritzen, 2010 Broadway, Manhattan. Plan No. 7114.

UNION ST, s s, 83 e Columbia st, extension to 3-sty store and dwelling; cost, \$1,500; owner, Carlo Leone, 120 President st; architect, John Burke, 372 Union st. Plan No. 7099.

UNION ST, n e cor Columbia st, extension to 3-sty store and dwelling; cost, \$300; owner, Benj. Berk, 848 Union st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7203.

VAN BRUNT ST, w s, 150.4 n Sedgwick st, interior alterations to 5-sty office and storage; cost, \$232; owner, N. Y. Dock Co., Whitehall and State sts, Manhattan; architect, C. E. Hicks, foot of Montague st. Plan No. 7124.

SOUTH 1ST ST, n s, 75 w Keap st, plumbing to 3-sty tenement; cost, \$250; owner, Hanna Kraft, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 7131.

WEST 20TH ST, e s, 160 s Mermaid av, extension to 2-sty dwelling; cost, \$1,500; owner, Mrs. Emma Norton, 2921 West 30th st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 7138.

49TH ST, n s, 300 West 16th av, extension to 2-sty dwelling; cost, \$300; owner, Sara Stairn, on premises; architect, Sam'l Gardstein, 1168 45th st. Plan No. 7183.

59TH ST, n s, 280 e 13th av, extension to 1-sty storage; cost, \$1,500; owner, Dennis Donagan, 5904 14th av; architect, Angelo Adamo, 1526 71st st. Plan No. 7084.

CLASSON AV, e s, 230.11 n Park av, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Anthony Adello, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 7136.

DITMAS AV, s e cor East 83d st, extension to 1-sty boiler house; cost, \$10,000; owner, W. Beckers Aniline Chemical Co., on premises; architect, Benj. Driesler, 153 Remsen st. Plan No. 7104.

JAMAICA AV, s e cor Norwood av, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Cath. Voltz, 514 Manor av, Woodhaven; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7140.

LEXINGTON AV, n s, 200 e Lewis av, interior alterations to 4-sty factory; cost, \$200; owners, Geo. Baker & Sons, 647 Lexington av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7155.

NEWPORT AV, n s, 60 w Chester st, extension to 1-sty shed and dwelling; cost, \$300; owner, Louis Malkin, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7208.

NORTH PORTLAND AV, w s, 172.9 s Flushing av, plumbing to 3-sty tenement; cost, \$350; owner, Angello Cario, on premises; architects, Cannela & Gallo, 60 Graham av. Plan No. 7218.

SUMNER AV, s e cor Ellery st, interior alterations to 2-sty store and tenement; cost, \$500; owner, John M. Schaeffer, on premises; architects, Cannela & Gallo, 60 Graham av. Plan No. 7219.

VAN SICLEN AV, e s, 150 s Belmont av, exterior alterations to 2-sty dwelling; cost, \$400; owner, Simon Eleechman, 361 Van Siclen av; architect, Lee Samenfeld, 860 Hancock st. Plan No. 7188.

WAREHOUSE AV, w s, 195 s Neptune av, extension to 1-sty garage; cost, \$300; owner, Albert Berman, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7217.

WILLIAMS AV, w s, 180 n Vienna av, extension to 1-sty dwelling; cost, \$500; owner, Hyman Katzman, 890 Williams av; architect, Morris Rothstein, 601 Sutter av. Plan No. 7165.

## Queens.

AQUEDUCT.—Centerville av, s s, 75 w Church st, plumbing to dwelling; cost, \$50; owner, J. Engren, on premises. Plan No. 2310.

BAYSIDE.—1st st, n w cor Ashburton av, enclose porch dwelling; cost, \$300; owner, J. P. Evans, premises. Plan No. 2296.

DOUGLASTON.—Ray av, s s, 281 w Main st, 2-sty frame extension, 31x15, rear dwelling, shingle roof, interior alterations; cost, \$2,000; owner, Wm. Q. Constable, premises; architect, C. Hartzell, Grand Central Terminal, Manhattan. Plan No. 2300.

JAMAICA.—Shelton av, n w cor Ray st, construct fireproof elevator shaft to hospital; cost, \$450; owner, St. Mary's Hospital, premises. Plan No. 2303.

JAMAICA.—Queens blvd, n w cor Jefferson av, interior alterations to garage; cost, \$500; owner, Mrs. Josephine Elliott, 97 Queens blvd, Jamaica. Plan No. 2317.

JAMAICA.—Chichester av, n s, 100 e Bryant av, concrete foundation to dwelling; cost, \$150; owner, E. English, premises. Plan No. 2324.

KEW.—Greenfield av, 30, plumbing to dwelling; cost, \$50; owner, R. Lawrence, on premises. Plan No. 2307.

L. I. CITY.—Potter av, n e cor 9th av, interior alterations to factory; cost, \$300; owner, Astoria Silk Works Co., on premises. Plan No. 2311.

L. I. CITY.—6th av, e s, 225 n Webster av, 1-sty brick extension, 5x3, front of dwelling, tin roof, interior alterations; cost, \$600; owner, J. Perno, on premises; architect, J. M. Grady, 656 Broadway, L. I. City. Plan No. 2312.

L. I. CITY.—Foot of Blackwell st, interior alterations to boiler house; cost, \$5,800; owner, Oakes Mfg. Co., premises. Plan No. 2294.

L. I. CITY.—Jackson av, 500, plumbing to factory; cost, \$109; owner, National Casket Co., premises. Plan No. 2290.

L. I. CITY.—Hancock st, e s, 175 n Paynter av, new foundations to dwelling; cost, \$290; owner, P. Kremer, premises. Plan No. 2291.

L. I. CITY.—Hancock st, e s, 318 s Freeman av, 1-sty built underneath dwelling, interior alterations; cost, \$800; owner, Walter McCallan, 252 Hancock st, L. I. City; architect, E. J. Docker, 734 Vernon av, L. I. City. Plan No. 2323.

L. I. CITY.—12th av, w s, 100 s Newtown rd, new piazza to dwelling; cost, \$100; owner, Anna Reges, 304 Grand av, L. I. City. Plan No. 2326.

L. I. CITY.—Anabel av, w s, 140 s Meadow st, erect tank on roof factory; cost, \$1,000; owner, Degnon Realty Co., 30 East 42d st, Manhattan. Plan No. 2319.

MIDDLE VILLAGE.—Morton av, 6, enclose porch to dwelling; cost, \$90; owner, F. Dehn, premises. Plan No. 2297.

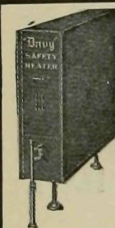
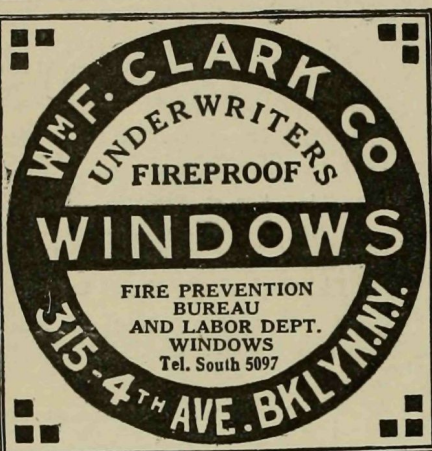
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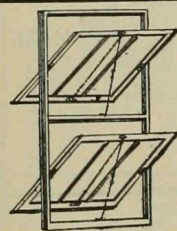


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**RAMBLERSVILLE.**—Hawtree Creek, e s, 125 n Hawtree Canal, 1-sty frame over present extension on rear of dwelling, tin roof; cost, \$75; owner, C. Williams, premises. Plan No. 2295.

**RICHMOND HILL.**—Central av, n e cor Church st, plumbing to dwelling; cost, \$50; owner, S. M. Gardinhare, premises. Plan No. 2299.

**RICHMOND HILL.**—Brandon av, n w cor Napier av, plumbing to dwelling; cost, \$110; owner, Dr. Shuttleworth, premises. Plan No. 2292.

**RICHMOND HILL.**—Vine st, e s, 275 n Kimball av, plumbing to dwelling; cost, \$50; owner, J. Merz, on premises. Plan No. 2306.

**RICHMOND HILL.**—Jerome av, n e cor Napier av, plumbing to dwelling; cost, \$50; owner, A. Koster, on premises. Plan No. 2313.

**RICHMOND HILL.**—Oak st, w s, 240 n Kimball av, plumbing to dwelling; cost, \$50; owner, C. Kramer, on premises. Plan No. 2314.

**RICHMOND HILL.**—Vine st, e s, 230 n Kimball av, 2 1/2-sty frame extension, 20x18, rear of dwelling, tin roof, interior alterations; cost, \$1,300; owner, J. Merz, on premises. Plan No. 2315.

**RICHMOND HILL.**—Jamaica av, 2925, electric sign on store; cost, \$200; owners, Abell Bros., premises. Plan No. 2328.

**RICHMOND HILL.**—Hamilton av, 44, plumbing to dwelling; cost, \$50; owner, Mrs. L. Leck, premises. Plan No. 2329.

**RIDGEWOOD.**—Fresh Pond rd, e s, 144 n Catalpa av, 1-sty brick extension, 10x54, side store and dwelling, tin roof, interior alterations; cost, \$2,500; owner, Margaret E. O'Rourke, 871 Fresh Pond rd, Ridgewood; architect, Jas. F. Bly, 422 St. Nicholas av, Brooklyn. Plan No. 2321.

**ROCKAWAY BEACH.**—Washington av, n s, 23 w 108th st, new foundation to dwelling; cost, \$500; owner, F. Carey, premises. Plan No. 2320.

**ROCKAWAY PARK.**—Washington av, n s, 120 w Beach 116th st, 1-sty added to frame dwelling, tin roof; cost, \$1,200; owner, H. Weiner, 150 Washington av, Rockaway Park; architect, J. B. Smith, Rockaway Beach. Plan No. 2322.

**SPRINGFIELD.**—Highly pl, e s, 99 n Waldron av, new concrete foundation to dwelling; cost, \$100; owner, Mrs. Emma Keenan, on premises. Plan No. 2305.

**WOODHAVEN.**—Oceanview av, w s, 1,247 n Jamaica av, plumbing to dwelling; cost, \$50; owner, G. Yeuser, premises. Plan No. 2318.

**Richmond.**

**CAROLINE ST.** w s, 100 s Carey av, West New Brighton, alterations to frame parish; cost, \$300; owner, St. Paul's German Church, premises; architect, W. H. Curry, 1119 Castleton av. Plan No. 457.

**CHURCH ST.** n s, 500 e Broadway, Tottenville, alterations to steel refinery; cost, \$1,500; owner, Tottenville Copper Co., Tottenville, S. I.; builder, W. S. Holbert, Huguenot Park, S. I. Plan No. 460.

**VAN DUZER ST.** e s, 387 n Young st, Stapleton, alterations to brick tenement; cost, \$300; owner, Mrs. Eva Bechtel, 466 Van Duzer st; architects, Grunert & Pneuman, New Dorp; builder, Chas. Langs, 291 Broad st, Stapleton. Plan No. 455.

**HEBERTON AV.** 421, Port Richmond, alterations to frame dwelling; cost, \$150; owner, Mr. Tryter, 421 Heberton av, Port Richmond; architect, S. Molinoff, 1944 Richmond terrace. Plan No. 458.

**LIBERTY AV.** 100 w Magnolia st, Dongan Hills, alterations to frame dwelling; cost, \$100; owner, Salvator Stropoli, 213 Liberty av, Dongan Hills. Plan No. 453.

**SIMONSON AV.** s s, 100 w New York av, Clifton, alterations to frame dwelling; cost, \$120; owner, Stevin Egghardt, Clifton. Plan No. 459.

**PERSONAL AND TRADE NOTES.**

**WILLIAM H. LUDWIG,** architect, has moved his office from 801 Eastern Parkway to 16 Court st, Brooklyn.

**C. F. ADAMS & SON,** general contractors, formerly at 211 East 59th st, have moved to larger quarters at 306 West 48th st.

**ARDOLINO BROS.,** architectural sculptors, have moved their offices and studios from 400 West 23d st to their own building at 206 East 23d st.

**GORMAN & SCHWARTZ,** architects, 367 Fulton st, Brooklyn, have dissolved partnership by mutual consent. John A. Gorman will continue the practice of architecture at 383 Milford st, Brooklyn.

**WHITNEY WARREN AND CASS GILBERT** were delegates to the San Francisco meeting of the American Institute of Architects, held in connection with the Panama-Pacific International Exposition.

**ANDREW CARNEGIE** returned to New York for the winter on Thursday from Bar Harbor. Mr. Carnegie's gifts now amounts to \$324,000,000, not including \$25,000,000 set aside for his daughter Margaret.

**SPENCER A. JONES,** son of Charles Granville Jones, architect, and formerly associated with him in the practice of his profession at 280 Broadway, is now connected with the American Architect, 50 Union sq.

**ERNEST H. FOUGNER,** an architect at 800 Broad st, Newark, N. J., has purchased a plot 50x100 feet on the southwest side of Turrell av, South Orange, N. J., on which he will erect a residence for his own occupancy.

**INGERSOLL-RAND CO.,** 11 Broadway, Manhattan, has opened a branch office at 139 Townsend st, San Francisco, Cal. H. L. Terwilliger will act as district manager for the San Francisco and Los Angeles territory.

**H. F. J. PORTER, M. E.,** will deliver an address on "The Importance of Building Exits" before the New York Chapter of the National Fire Protection Association, at the City Club, 55 West 44th st, on the evening of October 18.

**HENRY WEGMANN,** consulting hydro-electric engineer, 13 Park Row, will present a paper on "Ancient and Modern Water Supplies" at the regular meeting of the Engineers' Club of Philadelphia, to be held Tuesday, October 19.

**CASSIDY & SON MANUFACTURING CO.,** one of the oldest manufacturers of gas and electric lighting fixtures in this country, will move its office and showrooms from 133 West 23d st to the first floor of the Architects' Building, 101 Park av.

**R. W. KNISKERN,** formerly superintendent for the Thompson-Starret Co., 49 Wall st, and in charge of the completion of the Equitable Building, has become a member of the firm of Knapp & Kniskern, general contractors, with offices at 520 Marquette Building, Chicago, Ill.

**EASTERN CONSTRUCTION CO.,** building contractor, has leased additional office space at 110 West 40th st, owing to the rapid increase of its business. The firm desires samples and catalogues from manufacturers, jobbers and specialty houses interested in the building trades.

**BENJAMIN MILLS** has established himself as a manufacturers' agent with offices at 103 Park av. He will represent the Marietta Holloware & Enameling Co., manufacturer of enameled laundry tray covers and the seat department of the Columbus Brass Co., Columbus, Ohio.

**R. B. VAN SICKLE** has resigned as manager of the New York office of the Casper Ranger Construction Co., Holyoke, Mass., to become assistant superintendent for Jacob A. Zimmerman & Sons, Inc., in charge of the construction of the new cotton warehouse and terminals at New Orleans.

**JOSEPH R. ROGERS** has been appointed assistant general sales manager of the Art Metal Construction Co., of Jamestown, N. Y., and will hereafter be located at the main office in Jamestown. He has been with the company since 1899 and has worked through the different departments, gaining a thorough knowledge of the business in all its phases.

**E. M. HAGAR,** former president of the Universal Portland Cement Co., declined W. E. Corey's invitation to join the Midvale Steel & Ordnance Co.'s official staff, because he prefers to devote his whole attention to his new \$20,000,000 cement merger, called Hagar Portland Cement Co., although his plans have been temporarily delayed on advice of financial backers awaiting more favorable conditions for new merger enterprises.

**DENNIS G. BRUSSELL,** electrical contractor, 39-41 West 38th st, Manhattan, has obtained the contracts for the electrical installations for the Young Men's Christian Association Building at Greenwich, Conn., H. L. & M. G. Emery, architects; Pavilion for the Montefiore Home, the Bronx, Buchman & Fox and Arnold W. Brunner, associated architects, and for the 12-sty apartment house being erected at 481-485 West End av, by Wm. J. Taylor, builder.

**FREDERICK MAC MONNIES,** the American sculptor, after twenty-five years abroad, has returned to this country to stay. The clay models of the "Battle of Princeton," of the "Civic Virtue" fountain for the City Hall Park and of other current work in his Paris studio will be sent into Normandy, and the castings will come here. He said in an interview: "The city has improved vastly since I lived here in the beauty of its monuments. It has a distinctive and impressive architecture. Decorative taste has become a prime requisite in hotels and dwellings. Choice works of art in public and private ownership have spread such refining influence that public taste has become artistic."

**OBITUARY**

**THOMAS KIERNAN,** a plastering contractor, died at his home, 439 East 134th st, Tuesday, Oct. 12. He was born in Ireland, seventy-three years ago, coming to America when a boy. He is survived by six daughters and a son.

**GEORGE BARTON,** for forty years a prominent architect in Northern New Jersey, died at Cambridge, N. Y., Friday, October 8. He was born seventy-eight years ago and served during the Civil War with an Ohio volunteer regiment.

**JOHN HENRY TIETJEN,** a retired building contractor, died of a complication of diseases at his home, 74 Railroad av, Brooklyn, Friday, October 8. He was born in Hanover, Germany, seventy-four years ago and came to America forty-nine years ago, settling in the Williamsburgh section of Brooklyn. He is survived by his widow, three sons and two daughters.

**CHARLES SPENCER UTTERSON,** for some years prominent as a building contractor, died suddenly in the Pennsylvania station, where he was waiting to take his train to his home in Floral Park, L. I., Tuesday, Oct. 12. Mr. Utterson was born in Scotland sixty years ago. He came to this country twenty-seven years ago and established himself in the contracting business at 912 Sixth av, Manhattan, where he was still in business at the time of his death. Mr. Utterson was prominent in the Masonic fraternity and was a member of the Floral Park Masonic Club. He is survived by his widow, a son and two daughters.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

**NEW YORK ELECTRICAL SHOW** will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

**NEW YORK CHAPTER, National Fire Protection Association,** will hold its meeting of the

season of 1915-1916 at the City Club, 55 West 44th st, Monday evening, October 18, at 8.30 o'clock. The speaker of the evening will be H. F. J. Porter, M. E., who will deliver an address on "The Importance of Building Exits."

**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.

**NEW JERSEY SOCIETY OF SANITARY ENGINEERS** will hold its quarterly meeting in Paterson, Saturday evening, October 30, when addresses on the subjects pertaining to the present plumbing problems will be discussed. A number of prominent men affiliated with this important branch of the building trades will deliver addresses.

**EASTERN SUPPLY ASSOCIATION** will hold its annual meeting and convention at the Hotel Astor, Wednesday, October 20. President Koven has appointed the following nominating committee to officiate at the meeting: Frank W. Hubbard, DeWitt Cook, D. L. Hamill, John A. Murray and E. S. Thompson. An interesting program has been prepared and prominent men in the trades have been secured to deliver addresses.

**PHILADELPHIA CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS,** at its annual meeting held Monday evening, October 11, elected Horace Wells Sellers as its president; John P. B. Sinkler, first vice-president; John B. Medary, Jr., second vice-president; Edward A. Crane, secretary; Edmund C. Evans, treasurer, and Arthur I. Meigs, librarian and recorder.

**PROPOSALS**

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

**Notice to Bidders.**

Sealed Proposals will be received by the Clerk of the Board of Supervisors at the Court House, Mineola, New York, on or before Tuesday, October 26th, 1915, at 10 A. M., for the furnishing and installation of the metal furniture and fittings required for the County Clerk's Office; the Court rooms, Library, and County Treasurer's Office, in the additions to the present County Court House in accordance with specifications prepared therefor by Mr. William B. Tubby, Architect, 81 Fulton Street, New York City, N. Y. Each proposal must be accompanied by a certified check in the sum of One thousand dollars, payable to the Board of Supervisors of Nassau County, which shall be forfeited as liquidated damages sustained should the successful bidder fail to enter into the contract for this work; and give a satisfactory surety bond for fifty per cent. of the amount of the contract for the faithful performance of said work; also a surety bond against Mechanic's Liens to the full amount of the contract price within ten days after award has been made to the contractor.

The Board of Supervisors and the Architect reserve the right to reject any and all bids.

By order of the Board of Supervisors.  
GEORGE M. GOODALE,  
Supervisors' Clerk.

Dated at Mineola, L. I., Oct. 8th, 1915.

**ARTISTIC HIGH GRADE METAL CEILINGS**

**and Wall Decorations**

**IMMENSE STOCK CARRIED**

We Sell Material to the Trade or Contract to Erect the Work, as desired.

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# BUILDING MATERIALS AND SUPPLIES

OCTOBER PLAN FILINGS AS SHOWN BY FIRST FIFTEEN DAYS INDICATE NATIONAL TOTAL \$4,000,000 MORE THAN SEPTEMBER

Mill Conditions and Current Demand—Why Prices are High

HIGHER prices of linseed oil, a firmness in the current prices on Hudson common brick, a sharp stiffening of the \$1.569 quotation for structural steel at tidewater and a further shifting of discounts in plate glass combined this week to indicate to architects, builders and prospective operators that material prices are moving upward.

Advices from the mills, however, do not indicate actual increase in demand. The upward movement is due to low mill supplies and a prospective building movement that promises to rival that of the last part of 1912. In that year, it is pointed out, plan filings began to show a country-wide gain in February, March and April, thus throwing the demand for building materials into the late autumn and winter. This time, the plan filing is developing in the autumn and may mean a sharp impetus in building material prices this winter.

National plan filings for July, August and September indicate a gain of 6.3 per cent. over that for the same period last year. For the entire nine months there is still a decrease in national building filings of 5.0 per cent. Plan filings for the ten months of this year as indicated by those closing Thursday, the 14th, promise to eclipse this deficiency and show a gain of at least 1 per cent. Approximately \$35,000,000 in building plans had been reported up to that time for October which, if maintained, will make the October plan filings \$70,000,000 as against \$67,000,000 for September and \$64,000,000 for August.

Building material manufacturers are beginning to show some concern regarding the supply next spring when these fall plan filings may be expected fully to develop. Should builders throughout the country realize that supply is low and prices will be high in March, April and May and rush construction now when dealers' stocks are at lowest reserves a serious situation might develop should the car shortage and scarcity of coastwise boats continue to hamper movement of raw materials. Conditions at the most important mills supplying building materials and equipment are as follows:

Hudson river brick manufacturers will close the last of their plants next week. The latest count including brick now burning in that district brings the total under 600,000,000. Normal is 1,200,000,000.

Lehigh and Hudson river cement manufacturers, reporting 25 mills, show an autumn reserve stock 22.5 per cent.

### PORTLAND CEMENT.

Why There Is Little Likelihood of a Further Drop in Prices.

REPORTS covering the movement of Portland cement from the Lehigh valley district during September show that shipments compare very favorably with those for August with a slightly increased reserve. If this report is later substantiated by full returns from all the mills it will mean a still closer adherence to the ninety-cent mill level and possibly a five-cent advance. Asked about a possible price war this winter, a prominent official said:

"Any dealer who is holding off his fall purchases with the idea of benefiting from price cutting possibilities is sadly misguided. Nobody can stand another session of price slashing. We've sold too much cement at low prices already. Our aim is to try to recover what we've lost. Winter is coming on with its inevitable shutdowns and we cannot seem to get ahead very far with reserve supply. If this building movement continues and the call for European cement keeps up, and the railroads and boards of works keep calling for material for road work, we will not be able to close up even for the customary repairs. Money is freer now and that is every reason in the world why there should be a big demand for cement. Did you ever hear of price cut-

below normal, with cement moving out of the two districts at the rate of between 30,000 and 38,000 barrels a day. Kiln capacity is about 92 per cent. employed in the two districts and practically the last of the price cutting war cement is being shipped to dealers who are, in turn, using it up fast.

Structural steel is under heavy war order requirements and yet the district fabricating shops according to a report of the Bridge Builders and Structural Society have 67 per cent. of the capacity of the fabricating shops of the country contracted for.

Plate and window glass factories are operating at about 88 per cent. of capacity and cannot supply the domestic and foreign demand comfortably, hence the lowering of discount.

The higher price of cement and the continued scarcity of cheap labor is said to be responsible for the hasty consummation of construction deals requiring concrete work. This is making an unusual call upon reinforcing materials such as bars, expanded metal and wire mesh. In consequence prices are very stiff in all these lines. For the same reason continued stiffening in the price of sand, lime and plaster is also noted at the mills, although here in the distributing market, some shading is reported.

All lumber is higher and this week hardwoods were reported to be holding firmer on first quarter deliveries to this district. Hardware is exceedingly stiff on heavy metal material and tools. Butts, hinges and nails are steadily firming and further advances are looked for. Linseed oil which affects the paint and varnish market advanced 2 cents this week in this market, reflecting the pressure upon the supply at Duluth.

Building equipment, such as pipe, tubing, radiators, plumbing fixtures, sanitary ware, mullions, flashing, cornices and structural slate are likely to be listed higher on new catalogs now in the press for the 1916 season. Some manufacturers have deferred printing their catalogs in anticipation of further stiffening in these lines.

Plan filings in the five boroughs for the week follow: In the same week last year 116 new buildings were projected at an estimated cost of \$1,657,878.

	Week ending			
	Oct. 8.		Oct. 15.	
	No.	Value.	No.	Value.
Manhattan .....	22	\$989,000	2	\$70,000
Bronx .....	29	986,300	9	226,700
Brooklyn .....	93	846,700	136	664,660
Queens .....	89	271,773	100	260,457
Richmond .....	32	36,480	12	13,925
Totals .....	265	\$3,109,253	259	\$1,235,742

ting when there is a big demand? Isn't it less likely that there will be price cutting then, when mill supplies are low and demand improving?"

### STRUCTURAL STEEL.

Tremendous Pressure on Mill Capacity Makes Market Stiff.

STIFFNESS in structural steel prices continues to feature the market. Fabricators are booking more orders, but are growing more wary about taking future delivery orders later than Jan. 1. Quoted ranges for beams and channels along side of dock, this week, were without range, bottom being \$1.569 to —, indicating that the trade looks for higher prices in the near future. In fact a prominent steel man intimated that a five cent lift might occur this coming week.

Fabricators were inclined to interpret from this expression that what is being lost on other kind of business will be taken care of by building requirements, and when great cities like New York develop gains such as those of September over August and August over July, and commercial requirements for more space develop all the while, steel interests were inclined to look with considerably more optimism upon the immediate future.

The demand for plates, shapes and bars continues active, according to best informed au-

thorities in the market. The leading mills are now reported to be asking 1.45 for definite business. Contractors and architects seeking estimates on tonnage for future delivery were said to have been quoted as high as 1.60c. this week.

The carry-over of structural steel from September was 30,000 tons and with the heavy tonnage developing for construction during the first week of the month indicates a big gain in totals for October. Estimates made by an officer of the United States Steel Corporation for the year's business based upon current orders will make the total tonnage 6,200,000 tons, or nearly 4,000,000 tons greater than that of any year in the history of the corporation.

Among the contracts for structural steel let recently to fabricating companies were 900 tons to the Hinkle Iron Works for an extension to the E. W. Bliss Company's works in Brooklyn and 700 tons for an apartment house. The American Bridge Company has taken a 700-ton order for the Bing & Bing apartment in East 47th street, and the Bethlehem Steel Company has taken the tonnage for three Bronx hospital buildings. The Passaic Steel Company has the contract for the Schuyler Square apartment house, taking 800 tons. The Hamill Iron Works will supply the steel for the National Grocery Company's building in Jersey City.

### LINSEED OIL.

Advance of Two Cents a Gallon Reflects Duluth Pressure.

PRESSURE upon the linseed market at Duluth was said to have been the reason for another advance in the price of linseed oil this week. The gain amounted to two cents a gallon on the New York market and the current level is now \$.60 and \$.61.

Buying here has improved considerably, according to some wholesalers, who declare that the paint and floor dressing manufacturers are showing increased interest in covering themselves for the winter in view of the changed conditions in Duluth. The supply in the hands of manufacturers is not excessive, although there is said to be considerable flaxseed in sight.

### CRUSHED STONE.

Future Delivery Quotations Withheld by Some—Some Expect Dollar Stone.

QUOTATIONS on future deliveries of crushed stone are not being freely made by the crushed stone interests of New York, according to some important interests here. A general expectation of heavy orders this winter is given as the reason coupled with limited supply. Higher prices are expected. Some interests look for dollar trap rock before the first of March.

### COMMON BRICK.

Last of the Hudson River Plants Will Close Next Week.

WITH an exceedingly low supply of common brick in sheds and a building demand that promises to develop considerable strength this autumn, winter and early spring, the Hudson river brick manufacturers will close their plants for the season next week, about 600,000,000 brick below normal reserve supply. Dealers figuring on prospective operations developing in the next three months will do well to allow for sharp advances in making bids. Supplies are also low in the Raritan district and Connecticut manufacturers are getting and will continue to get better prices for brick in New England, where there is an unprecedented building boom under way than in New York, so that relief from scant Hudson supply is not likely to develop from that center.

Manufacturers are holding on to their brick. They expect a heavier demand later. No conservative manufacturer or dealer will say what prices probably will be even thirty days hence. Pressure is being exerted upon selling agents to demand at least \$7.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 14, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
	Open barges, left over, Friday A. M., Oct. 8—7.	Arrived.	Sold.
Friday, Oct. 8.....		5	4
Saturday, Oct. 9.....		6	1
Monday, Oct. 11.....		6	5
Tuesday, Oct. 12.....		1	1
Wednesday, Oct. 13.....		7	7
Thursday, Oct. 14.....		8	9
Total.....		33	27

Reported en route, Friday, Oct. 15—6. Condition of market, firm. Prices: Hudsons, \$6.50 to \$6.75; Raritans, \$6.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.25 to — (yard). Cargoes left over Friday A. M., Oct. 15—13.

1914.		1915.	
	Left over Friday A. M., Oct. 9—11.	Arrived.	Sold.
Friday, Oct. 9.....		2	2
Saturday, Oct. 10.....		7	6
Monday, Oct. 12.....		19	12
Tuesday, Oct. 13.....		3	5
Wednesday, Oct. 14.....		6	7
Thursday, Oct. 15.....		6	7
Total.....		43	39

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.50; Newark, yard, — to \$7.25; nominal. Left over Friday a. m., Oct. 16—15.

### OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived including left over bargeloads, Jan. 1 to Oct. 14, 1915.....	1422
Total No. bargeloads sold Jan. 1 to Oct. 14, 1915.....	1409
Total No. bargeloads left over Oct. 15, 1915.....	13
Total No. bargeloads left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 15, 1914.....	1315
Total No. bargeloads sold Jan. 1 to Oct. 15, 1914.....	1300
Total No. bargeloads left over Oct. 16, 1914.....	15