

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 30, 1915

FINANCIAL AND ADMINISTRATIVE REFORMS

Assured By the New Constitution—Its Adoption Favored By
the Advisory Council of Real Estate Interests For Reasons Given

THE Advisory Council of Real Estate Interests came out unequivocally in favor of the new constitution, in a statement issued yesterday by the executive committee. It is said that in view of the fact that State expenses will be increased the defeat of the financial and administrative reforms contained in the Constitutional amendments would well nigh approach a calamity in so far as taxpayers are individually concerned. A serious responsibility has, the council says, devolved on property owners to actively work in their behalf of these reforms. The statement further says:

"Twenty years ago there was no State debt; today the State debt amounts to \$186,000,000, with an authorized debt of \$231,000,000. The county and municipal debts of this State are the highest in any State in the Union, and, if spread over the acreage of New York, would amount to \$48 per acre. The general expenses of running the State have increased nearly 600 per cent. in thirty years, while the population has increased only 82 per cent. By the budget provisions of the new constitution it will be possible to bring about a reduction in our annual State expenditures.

No More "Pork Barrels."

"The entire form of budget procedure has been revised so that the Governor submit to the Legislature his budget, instead of the Legislature's preparing the usual 'pork barrel' appropriation bill. In this connection the constitution consolidates 152 separate departments, boards and bureaus of the State into 17. Here has been devised a salutary process for abolishing hundreds of unnecessary positions. By discontinuing the payment of salaries to a horde of superfluous public servants, the present extravagant cost of government would be greatly reduced.

"In order that the financial policy of the State may be established on a sound basis, issues of serial bonds have been provided, to pay the public debt. By the use of serial bonds instead of sinking funds, much interest could be saved to the State on its bond issues; for example, if the bond issue of \$27,000,000 to complete the canal can be made in the form of serial bonds, the saving alone to the State will be \$10,000,000, while if the present canal debt of \$118,000,000 had been issued in this form, there would have been a saving in interest and principal of more than \$46,000,000.

Refunding Bonds.

"The proposed constitution also gives authority to refund the present sinking fund State bonds with serial bonds. If this authority is used, a saving of over \$30,000,000 can be effected. It is further provided that the debts contracted for an improvement shall not run beyond the duration of the improvement; today there are some \$65,000,000 worth of 50-year bonds, issued for highways, about 30 per cent. of the proceeds of which has gone into surface of highways, the life of which is less than five years. Thus \$30,000,000 will go towards paying interest upon a debt forty-five years after all the benefit of the debt has been wiped out.

ALL OR NONE.

FAILURE to separate the amendments requires that the main portion of the new constitution shall be accepted or rejected as a whole. The Advisory Council of Real Estate Interests says the defeat of the offer of financial and administrative reforms would come near to being a calamity for taxpayers, and it is therefore urging them to vote next Tuesday for the adoption of the amendments as a whole.

"It is also provided that the swollen sinking funds of the state, towards which taxpayers have contributed much more than is needed, will be done away with, and the moneys accumulating in these funds will be distributed with due regard for proper fiscal principles. No public moneys may hereafter be appropriated for any work until plans and estimates of the cost are first filed by the Superintendent of Public Works. This, in itself, will do away with a source of great abuse, for it is well known that the State's money has been wasted on bridges, buildings and other local improvements which should have been paid for by up-State counties.

The Bill of Rights.

The Bill of Rights clause provides for condemnation proceedings to be carried on under the supervision of the Supreme Court. By this change the enormous fees which have gone to condemnation commissioners will be saved to the State. An additional saving has been made by abolishing the State census, for hereafter future reapportionment must be made on the basis of Federal census.

"One of the most perplexing difficulties confronting property owners has been to establish the responsibility of public servants for unwise administration of office. For the first time in the State's history, responsible government has been established by the short ballot, making the Governor, Lieutenant Governor, Comptroller and Attorney General the only elective officers. The popular practice among public officers of shifting the responsibility for certain actions to other officials, is thus absolutely prevented, and taxpayers will acquire an advantage never before possessed.

Home Rule for Cities.

"A large measure of home rule for cities of the State is also provided, so that each city shall have the right to organize and manage the departments of city government and regulate compensation and method of removal of all city officers and employees; thus enabling them to obtain what is just and fair, both to themselves and taxpayers, without the necessity of going to the Legislature. If this amendment were passed, the greatest obstacle towards economy in the City of New York would

be removed. It would be impossible to impose on the city all forms of mandatory legislation. At the same time this home rule provision would restrain the city from devising any new sources of taxation, without first consulting the Legislature. In this respect, property owners could not request a home rule provision more to their own interests.

"Another matter of extreme importance is that which removes from the Legislature consideration of local matters in private claims, precluding the passage of thousands of special bills affecting cities of the State, which to-day create an entangled mass of legislation frequently preventing efficiency in the administration of local affairs. A desirable reform also, is that requiring each house of the Legislature to publish a complete journal of its proceedings, making it possible for taxpayers to follow the debates from day to day. Probably one of the most expensive forms of government in the State has been that of county government. In the interests of economy the Legislature is authorized by the new constitution to establish a different form of government for these counties, provided such action is approved by the electors of the counties affected. Through a revision of the Judiciary Article, delays and undue expense in administration of justice have been eliminated. Many of the courts have been consolidated and a speedier justice in private law suits will be possible.

Tax Reform Offered.

"Probably the most important amendment is that relating to taxation, providing that the power of taxation can never be surrendered by the State and calling a halt to the increasing exemptions from taxation, by requiring a two-thirds vote of each house of the Legislature before any property can be exempted from taxation. This article confers on the Legislature power to reorganize the method and machinery of assessment, so as to modernize taxation throughout the State. The greatest benefit that can accrue from this article is the equalization of taxes throughout the State, preventing a 100 per cent assessment in New York City and a 15 per cent assessment up State.

"Hon. Morgan J. O'Brien, in advising the council to support the constitution, states that the convention was in no wise partisan, twelve amendments were unanimously adopted; twelve more by a vote of more than 10 to 1, and there is no proposition offered to the people of the State not adopted by more than a vote of more than 2 to 1. Because these amendments simplify the mechanism of government, establish an orderly fiscal system, so as to reduce the expense of State administration, give the people more direct control over State officers, and provide for a more just system of taxation, all property owners and taxpayers should unite in procuring their adoption. This convention cost the State over \$1,200,000. It is doubtful whether another could accomplish as many reforms as instanced above."

STATE REALTY FAVORS TAX AMENDMENT

Particularly Commends Provision For Restricting Exemptions of Private Property—Need of Reform Conceded

TAx exemptions amounting to many hundreds of millions have been granted by general and special acts of the Legislature in New York State, and at the present time two dollars of every ten invested in real estate are more or less permanently exempted from taxation so that over two billions of property does not contribute to the cost of police, fire and other public service.

While a considerable proportion of this exemption is represented by the real estate of this city, State and national governments, much of it is owned privately.

"Every dollar of exemption which is voted another individual means a greater expense to the man who does pay taxes," says L. D. Woodworth, president of the Real Estate Association of the State of New York. "Furthermore when an exemption is once made, there often arises a contract whereby the people are forever debarred from imposing a tax in the future.

"It, therefore, seems that one of the most important clauses proposed by the constitutional convention is that which prevents the giving of this special privilege of tax exemption to any citizen, except under circumstances which are approved by a large proportion of the peoples' representatives, but without a surrender of the sovereign rights of the State.

"The clause of the amendment provides as follows:

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

"The other sections of the so-called tax amendment make it possible to provide New York State with the measure of tax reform which it so greatly needs and deserves. As a result of the discussion in the constitutional convention a plan has been devised whereby a modern system of raising public revenue can be adopted, but no new system is included in the article, nor was one proposed by the convention, nor has one been finally formulated by the students of the subject; and finally no new plan can be adopted without approval by the citizens affected. No assessor or other official is voted out of office by the adoption of this amendment. No statement of the amount of personal property owned by any man is required by the amendment, and any assertion to the contrary is absolutely without foundation, and is put forth to becloud the issue and to deceive voters.

"Every man who has investigated the subject knows that no State has a more inefficient system of taxation than has New York, and that a just and efficient system will never be effected by each town, village, city, county, school district, sidewalk district and sewer district acting independently of all others. It has been stated that in some counties in this State at least one voter in every ten is a collector of taxes of some kind, receiving compensation therefor.

"Although we have said that a more economical and efficient tax system can be considered by the people after the adoption of this amendment, any locality can retain its present system of assessing real estate if it is satisfied therewith.

"The adoption of this amendment is, therefore, confidently predicted, as it was



L. D. WOODWORTH,
President New York State Realty Association.

approved by a large majority of the delegates of both political parties represented in the constitutional convention and must appeal to every thinking person as being one of the most important additions to the constitution."

Paying the Cost.

"The current popular discussion of taxation, apportionment and home rule in New York City, involves more than appears on the surface of the current discussions of the cost of municipal government," continued Mr. Woodworth. "The Mayor of New York is continually excusing a great tax levy by referring to the small opportunity to enforce economy in departments of city and county government, which are organized under State law. The inference seems to be made that those expenses are imposed upon the city, without its advice or consent, and that the city is helpless to correct the situation. I have been unable to verify any such inference.

"I know of an effort by residents of this city to impose an expensive housing code upon the second-class cities of this State without even asking their advice or consent, but legislation for New York has been at the request of the city's representatives and most of the truly expensive features have been devised here in New York."

As to the expenses for barge canal and improved highways, Mr. Woodworth said:

"The former is concededly a New York City project. The benefits of the canal to the balance of the State are problematical. As to the improved highways, Buffalo, Rochester, Syracuse, Utica, Albany, Binghamton and all the cities in the State are in the same position as New York City as to having none built within their limits and yet being taxed for their share of the State's expense, and these cities have no special local benefit, which they do not pay for in addition, as counties pay a fair proportion of the cost of building State roads within their limits and levy the expense according to assessed valuations. In the case of Monroe county, about 85 per cent. of this expense is placed on the first-class City of Rochester. In Erie county, probably an even larger proportion is paid by the first-class city of Buffalo.

"The improved roads of the State will undoubtedly improve farming conditions

for the benefit ultimately of the cities, and none more so than for New York City.

"Concerted action is needed between New York City, other cities of the State, and the rural communities," concluded Mr. Woodworth. "The balance of power in the Legislature is outside of this city, and is certain to remain there, both under the present and under the new constitution which probably will be adopted next week.

"Permit me to add that the real estate association of the State of New York is just as deeply interested in reducing the cost of State Government as in obtaining a fair distribution of whatever taxes must be levied. In our work we have found ready response to every plea for true American 'fair play.'

"Through the assistance of our Board of Managers with representation in all parts of the State, and especially through our widely distributed local membership, this State Association is in a position to accomplish more in this direction, which explains why so many influential owners and brokers of real estate in this locality are supporting this State-wide organization."

TAX BUDGET FIGURES.

Likely to Reach \$215,000,000, With a Tax Rate Approximating \$2.10.

THE 1916 city budget will probably reach \$215,000,000, with a tax rate approximating \$2.10. This fact was foreshadowed on Wednesday when the public hearings on the budget began before the Board of Estimate.

Mayor Mitchel declares that more increases than decreases have been made in city employees' salaries as a result of standardization. He also declares standardization was not being adopted for economy, but for efficiency.

Twenty-one departments have been cut and five increased. So far as can be learned, the smallest cut is in the Examining Board of Plumbers, which is reduced \$5. The largest is in the Department of Docks and Ferries, where \$424,966 has been cut from the figure allowed last year.

The largest increase is in the Police Department, which receives \$357,827 more than last year. This sum, however, is exceeded by an increase in the appropriation for semi-charitable institutions for the care of the city's wards. This branch receives an increase of \$427,000.

No total figures on the increases or decreases can be obtained until the tentative budget is completed, and in view of this Mayor Mitchel announced a meeting would be held Saturday.

Alfred J. Talley, counsel for Civil Service employees, said the application of standardization had demoralized city employees. It was this remark that brought from the Mayor the statement that more salaries had been increased than decreased.

Stewart Browne, president of the United States Real Estate Owners' Association, objected to the salaries of three members of the Board of Assessors. These men receive \$5,000, he said, while the charter allows only \$3,000.

Some of the reductions made in the various departments are: Mayor's office, \$1,500; Department of Finance, \$141,790; City Chamberlain, \$1,350; Law Department, \$23,945; Commissioner of Accounts, \$37,518; President of the Bronx, \$50,669; Queens, \$40,048; Fire Department, \$87,619; Street Cleaning, \$57,773; Bridges, \$144,172.

WORK PROGRESSING ON NEW TERMINAL

Bronx Project, Which Will Provide Sites For Many New Industries, Is Taking Definite Shape

By W. R. MESSENGER

IF enough new manufacturers could be attracted to New York to give employment to between fifty thousand and one hundred thousand additional workers under ideal conditions, with an aggregate payroll of from \$40,000,000 to \$80,000,000, it would add tremendously to the resources of the city, benefit merchants, property owners and wage earners alike. New York can easily enjoy such an advantage and duplicate it in different parts of the city if modern, up-to-date industrial terminals, with docks, piers and railroad connections, are provided for the accommodation of manufacturers. If such accommodations are not provided manufacturers will go to other States and cities where such accommodations are provided. It will be easy to estimate the great advantage to the city from this class of undertaking by consideration of one already under way.

New Industrial Development.

The new two hundred-acre industrial development of the Bronx Terminal Corporation at Hunts Point or 163d street, fronting on the East River and Long Island Sound, is a good example. Several million dollars are being devoted to make this one of the most efficient industrial and shipping terminals in the world. Hunts Point avenue intersects the property and runs down to the water front. On the water front on



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for safely mooring and anchoring vessels of the largest size. At least thirty feet of water depth at mean low tide is provided. This work on the water front on the bulkhead line and the necessary fill-in back of the quay wall is being rushed as some of the largest industries

improvement on the east side of Hunts Point avenue. Here the massive rock retaining wall on the bulkhead line is entirely completed and the work of fill-in back of this wall is practically finished; there remains only the final work of constructing the concrete quay wall to render this portion of the development entirely ready for use.

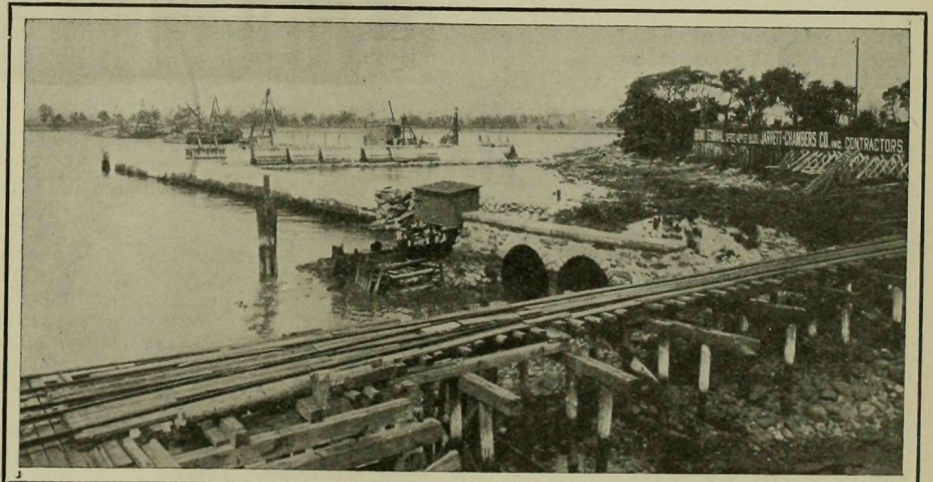
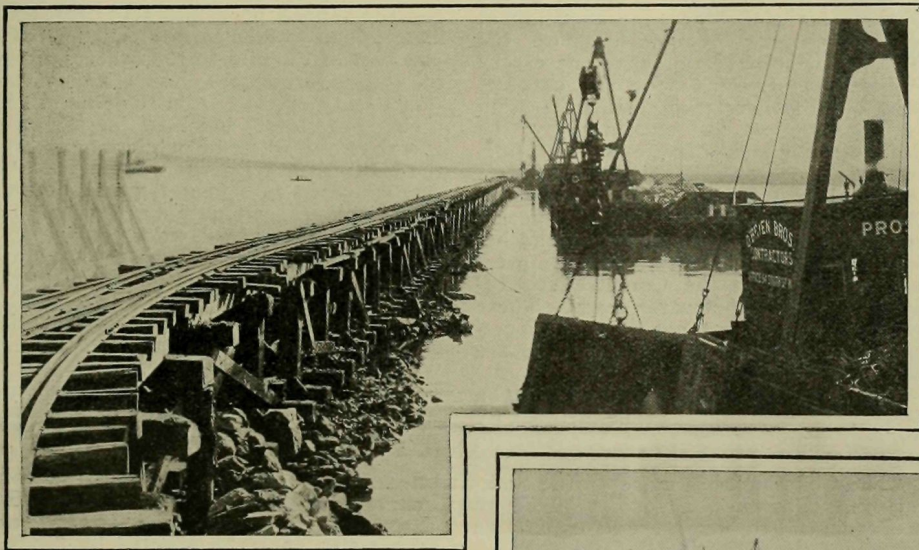
Long Quay Wall.

Thus the combined water front operations on both sides of the avenue provide a quay wall on the bulkhead line of about three-quarters of a mile in length. Aside from the use of the quay wall for the accommodation of vessels, provision is made for the construction of piers ranging from seven hundred to one thousand feet in length, extending from the quay wall at the bulkhead line out to the United States pier head line, thus affording accommodation for a still greater number of the largest ocean vessels and providing for the direct transfer of freight to railroad tracks connecting with the New York, New Haven & Hartford Railroad, and so by means of the Port Morris Branch to the New York Central Railroad, and by means of the New York Connecting Bridge to the Pennsylvania and other Railroads.

200 Acres Available.

Directly back of the water-front improvement lies two hundred acres devoted to industrial development. Allowing one-half of this area for avenues, streets, and interior courts to provide free access, air and light, this development could still supply from twenty million to twenty-five million square feet of floor space in modern fireproof concrete buildings not more than five or six stories high. Thus when fully developed fifty thousand to one hundred thousand workers could find permanent employment, under ideal conditions, and the entire community would benefit by the creation of new payrolls ranging from \$40,000,000 to \$80,000,000 annually.

Competition among manufacturers for both domestic trade and also for foreign trade is so keen that they must seek the locations affording the greatest economy and despatch in the transfer of raw materials and manufactured products and locations affording modern and attract-



CONCRETE QUAY WALL NOW BEING CONSTRUCTED.

Using Both Stone Scows and Construction Railroad for Hurrying Work of Depositing Rock Forming Retaining Wall of Bulkhead on New Industrial Development.

the west side of Hunts Point avenue the work on two thousand lineal feet of quay wall is being rushed to completion. This concrete wall is constructed to an elevation of twelve feet above mean low tide. It is a massive monolith built in sections of forty lineal feet at a time; expansion joints being left between each section. Each forty-foot section contains approximately ninety cubic yards of concrete of a 1:2:4 mixture of Pennsylvania cement, sand and washed river gravel. The outer face of the wall is composed of a dense mixture rendering it impervious to frost or action of the water. The expansion joints between each forty-foot section are interlocking, saw-tooth design; thus distributing pressure from one section to another, still permitting free expansion and contraction.

At intervals of every fifty feet along the top of this quay wall cast iron mooring cleats three feet long are anchored. Fender piles are also driven in front of the quay wall every ten feet and heavy timber rubbing strips are bolted to the face of the wall; thus providing means

in the United States have already decided on the construction of plants here at the earliest possible date. The company either sells or leases land and finances factory construction if desired.

In addition to this work on the west side of the thoroughfare there is seventeen hundred lineal feet of water front

ive working conditions for employees. Thus if New York City hopes to retain the manufacturing plants already here or attract new ones, it must offer accommodations at least as good or better than rival cities which appear more wide-awake to the conditions and opportunities than is New York.

EXTRAVAGANCE OF THE CITY GOVERNMENT

The Real Estate Board Repeats Recommendations to the Budget Committee Showing How the Cost of Administrations Can Be Reduced

THE Real Estate Board, fully realizing the grave financial situation of the City of New York, has approached the subject of the budget for 1916 with a desire to aid and not embarrass the administration. It has refrained from interfering in any way with the work of the sub-committee on the budget. The board believes that the members of this committee were actuated by an honest desire to make as economical an estimate of monies needed for the support of government for 1916 as was possible under existing conditions.

Limitations.

The board realizes to the fullest extent the limitations under which the committee worked, especially as to its lack of jurisdiction over salaries fixed by act of Legislature, or over departments, no longer necessary, but obligatory because of charter requirements. It appreciates thoroughly that the sub-committee with its scores of experts and examiners should be able to pass upon the capabilities of, or necessity for the various minor city employees, and was content to leave budget pruning to that expert body.

It is to the great extravagances of the city government that the board is giving most attention. In a letter sent to the Board of Estimate this week the Real Estate Board gives the assurance that wherever legislation is needed to abolish useless bureaus or departments, or to give the Board of Estimate further jurisdiction over the finances of any commission, department or bureau whose expenditures are a charge against the city, it will use every endeavor to cooperate in securing such legislation. The Real Estate Board further says:

Repeats Recommendations.

"What is here recommended is merely by way of emphasizing recommendations to your honorable body a year ago, when the 1915 budget was before you. The underlying principles have since then been endorsed in many quarters, and have been recognized in the amended State Constitution. The urgency for the adoption of the recommendations in detail is, of course, much greater than it was a year ago.

"The Real Estate Board believes that as a primary and absolutely necessary step toward economical city government there should be no statutory commissions, whose expense is a charge against the city, unless the Board of Estimate and the Board of Aldermen are given absolute control of their finances.

"The Board of Education, the Public Service Commission, the Board of Water Supply, the Commissioners of Record, the Bronx Parkway Commission and the Court House Board are flagrant instances of unwise and unjust legislation.

Mandatory Appropriations.

"No matter what the conditions of the city's finances it must appropriate the following items for administration:

For schools	\$32,000,000
For Board of Water Supply..	1,415,000
For Public Service Commis'n.	3,600,000
For Court House Board.....	35,000
For Commissioner of Records.	100,000

"No matter how grossly extravagant these items of expense may be, the Board of Estimate has no control over them.

"Legislation should be introduced immediately after January 1, 1916, to transfer to the Department of Water Supply, Gas and Electricity, the remaining work to be done on the Ashokan water scheme, to transfer to the Board

of Estimate the powers of the Court House Board; to transfer to the Board of Estimate the construction of subways, leaving with the Public Service Commission only the supervision and regulation of public utility companies.

"The office of Commissioners of Records should be abolished and their duties imposed on the several county clerks.

"All supervision over the finances of the Board of Education should be transferred to the Board of Estimate, leaving with the Board of Education, only control over its organization and the supervision and regulation of its work.

"The Real Estate Board will also lend its aid, should the amendments to the constitution not be adopted, in securing legislation giving the Board of Estimate and the Board of Aldermen control over the salaries and expenses of county officers, except executive offices, and jurisdiction over their expenses and also over judicial appointees.

Unnecessary Departments and Bureaus.

"The Real Estate Board would recommend, if the constitution is adopted, that the local Legislature at once provide for collecting water taxes in the Comptroller's office, the abolition of the City Chamberlain's office, the abolition of the Commissioners of Accounts, the Department of Weights and Measures and Licenses, the abolition of the Fire Prevention Bureau, the abolition of the Board of Inebriety, the abolition of the Department of Bridges, the abolition of the unnecessary committees of the Board of Estimate and enact necessary legislation to provide for the enforcement of all laws relating to the alteration or construction of buildings by the Building Bureaus of the several boroughs.

"The board is convinced, after careful investigation, that during the period between September 1 and May 1 and between July 1 and November 1, the present employees in the Comptroller's office can collect the water taxes. These can be certified to them by the Department of Water Supply, as arrears are now certified.

"The board is also satisfied that a Deputy Comptroller can be made City Treasurer and the office of Chamberlain abolished.

"The Chamberlain's place on the Sinking Fund Commission could be filled by a Borough President, to be chosen to represent them by the Borough Presidents.

"The board feels that it was ridiculous to exaggerate the importance of the Bureaus of Weights and Measures and Licenses by making them city departments, and suggests that they be consolidated and placed under the Collector of City Revenues, with direct supervision by the Sinking Fund Commission.

"The Bureau of Municipal Investigation and Statistics in the Comptroller's office, if given the power to subpoena witnesses and placed under the control of the Board of Estimate, could easily accomplish the work it now does and in addition, the work of the Commissioners of Accounts.

No Reason For It.

"There is no more reason why the Mayor should have a special department of investigation and punishment than that any other member of the Board of Estimate should have an agency of like character.

"The jurisdiction over the bridges, except as to their rebuilding, should be in the Highway Departments of the several boroughs. The maintenance of the

structures themselves should be in the Department of Docks.

"The Board of Inebriety is a serious joke on the overburdened taxpayers of this city.

Dangerous Powers.

"The Bureau of Fire Prevention has such dangerous powers and is of such serious importance to the community that its management should be in the hands of trained experts such as are found in the several building bureaus.

"As an illustration of the menace of this department can be instanced the threatened enforcement of the law for the installation of fire alarms. It is reported that orders have been issued against 26,000 buildings with specifications so expensive that the total cost of installation may easily reach \$15,000,000, perhaps more.

"Although many property owners have appealed to the Industrial Commission of the State Labor Commission for a modification of these specifications, the Chief of the Bureau of Fire Prevention has announced he will not allow this appeal to operate as a stay.

Too Many Automobiles.

"The board believes there is but one department of the city government outside of the Police and Fire Departments where automobiles for individual officials are necessary, and that is the Department of Taxes and Assessments, which owns no automobile. There is, of course, a need of vehicles to transport materials or to take working parties from one part of the city to the other, but for the city to furnish automobile transportation to city officials from their homes to their offices, or to lunch or for pleasure, is a shameful waste of public money, and the Real Estate Board recommends the establishment of a central garage where city machines can only be obtained on requisition for special work.

"The board also believes that a great saving can be effected by a very general abolition of secretaries. If a commissioner or a deputy has a confidential stenographer there can be but little use for a secretary.

"The board believes that there should be but one administrative head for libraries and one for parks. It also believes that the City Record should be reorganized and placed under the control of the Board of Estimate and made a central purchasing agency. A great saving also could be effected by discontinuing the printing of unnecessary reports. All departments should report to the Mayor or the Board of Estimate and only a summary of their reports printed, and the summary designated as the report of the city administration.

Charities Under One Head.

"All city charities should be under one head and the commissioner in charge should be a practical business man who should administer the distribution of such funds as the Board of Estimate might appropriate, and not claim authority to spend any amount in his judgment necessary.

"The Department of Health should be restricted to making and enforcing sanitary regulations and should not be allowed to interfere with physicians in private practice who are fully capable of looking after all who need medical attention.

"The Police Commissioner and the Health and Charities Commissioners could easily supervise the institutions now controlled by the Department of Correction and the administrative expense of this department saved."

QUEENS LINES NEAR COMPLETION

Next July Will See All the Roads Using
the Bridge Plaza Station in Operation

AN important conference was held on Thursday with Chairman E. E. McCall of the Public Service Commission by members of the Transit Committee of the Chamber of Commerce of the Borough of Queens in order to secure immediate action on all matters that affect the early completion and operation of the extension of the Queensboro Subway to the Bridge Plaza of and the elevated extensions to Astoria and Corona.

In addition to Chairman E. E. McCall, there were present at this conference Leroy T. Harkness and D. L. Turner of the Public Service Commission and the following members of the Queens Chamber of Commerce: C. G. M. Thomas, president; John Adikes, chairman Transit Committee; George J. Ryan, M. J. Degnon, P. P. Edson, Walter I. Willis, secretary, and F. R. Howe.

Interest Charges Accumulating.

In view of the fact that several million dollars have been spent on the construction of elevated extensions into Queens which are now about ready for operation, it is imperative that there be no delay in making the necessary connections with the rapid transit lines in Manhattan. The extensions into Queens will lie idle and interest charges will pile up, without any receipts from passenger traffic, unless the operation of train service starts within the next six months.

When the Board of Estimate agreed last July to finance the construction of tunnels under the East River at 60th street, instead of reconstructing the Queensboro Bridge for the operation of the B. R. T. trains, it was made conditional upon the execution of a stipulation by the B. R. T. that it would apply an equal amount toward the construction of the tunnels that it would have paid for reconstructing the bridge. The final form of this stipulation, prepared jointly by the Corporation Counsel of the city and the counsel of the Public Service Commission, is now in the hands of the officers of the B. R. T. awaiting their approval. The Transit Committee of the Chamber will leave no stone unturned to secure immediate action on this matter by both the railroad company and the city.

Waiting on the B. R. T.

The early operation of the Second avenue "L" trains across the Queensboro Bridge is dependent upon the execution of the stipulation of the B. R. T., for on August 26 the Board of Estimate authorized the Interborough to lay its tracks on the center line of the upper level of the bridge as soon as the stipulation above referred to was executed. The Interborough has prepared engineering plans for this connection which are now in the hands of the engineers of the Public Service Commission, and also the Bridge Department, for their approval, and it is understood they will be approved during the coming week, so that the Interborough can proceed with the plans and specifications for a contract for this work, which, however, cannot start until the stipulation with the B. R. T. is signed.

The Transit Committee of the Queens Chamber of Commerce has endeavored to secure action in the matter of the easements required by the city from the Long Island Railroad to permit the construction of the elevated line across the Sunnyside yards at Diagonal street. Negotiations have now dragged along since last June between the Public Service Commission and the railroad, and

it is expected that an agreement will be reached shortly; but, in order that no time may be lost in case an agreement is not reached, the Public Service Commission has started condemnation proceedings. This matter is now in the hands of the Corporation Counsel and as soon as the commissioners of condemnation are appointed title will be vested in the city for the land required for the construction of the foundations, so that the contractor can start work immediately. A letter has been sent by the Queens Chamber of Commerce to the Corporation Counsel, urging his cooperation to secure the immediate appointment of the commissioners, so that work can start at once on the gap which now exists between the transfer station on the Bridge Plaza and the concrete structure on Queens Boulevard.

The Public Service Commission advertised this week for bids for the trackwork on the extensions from the Queensboro Subway and the extensions to Astoria and Corona. Chairman McCall stated that these bids would be opened on November 19 and would be immediately forwarded to the Board of Estimate for approval and the required appropriations. The contract requires that work shall start within thirty days and be completed within six months from the date of the awarding of the same. This will undoubtedly insure the operation of trains to the Hunters Point avenue station by January 1, so that connection can be made at that point with the Long Island Railroad trains. Also all of the lines operating through the big transfer station on the Bridge Plaza should be ready for operation by July 1, 1916.

Conference on Long-Term Mortgages.

The conference called by the Advisory Council of Real Estate Interests, to consider the merits and disadvantages of a long term mortgage to be amortized by annual payments, was held in the library of the Chamber of Commerce on Friday,

October 29, opening soon after 3 o'clock. Representatives from all of the life insurance companies, trust companies, savings banks, title and mortgage companies was present.

The attention of the real estate world has been focused upon this particular form of mortgage ever since the financial stringency of last year.

At that time it was evident that many mortgagors were required to reduce the size of their loans, when it was extremely difficult for them to obtain ready money. The financial institutions were compelled to ask a reduction in the size of loans, in order to protect the investments which they had made for their clients, particularly life insurance policy holders and depositors in savings banks.

In view of the unsettled financial condition at that time the Advisory Council stated publicly that it was a good business policy on the part of the financial institutions to refrain from demanding an unreasonable rate of interest as a condition for the extension of payment. In accordance with the request of the council, many holders of mortgages, both corporate and individual, were willing to give borrowers time to make partial payments on account of principal, withholding the institution of foreclosure proceedings when interest and taxes were fully paid.

However, it was apparent that a policy of making long term mortgages that would require a small annual payment in reduction of the principal of mortgage 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. Property owners often overlook the fact that improvements upon property are constantly depreciating and becoming obsolete.

Disregarding this fact, they enhance the speculative element in real estate by spreading a small investment over a large number of properties. The result is that when any depression takes place their equities decrease to the vanishing point with the probability that their entire savings will be lost. It is preferable for such small property owners to invest in a few pieces of real estate rather than in a large number. In many Western States the general principle of amortization is being applied, particularly with farm mortgages. The various Western life insurance companies require that a small portion of the principal be paid off each year, and why should not this be done here?

REMOVAL BRINGS FINE SITE ON MARKET



WITH the new building for Brokaw Brothers at Broadway and 42d street, nearing completion, the question comes up as to what will be the ultimate occupancy of the concern's present home at Astor place and Fourth avenue. The site, which occupies the block front between Fourth avenue and Lafayette

street, will be ripe for improvement with a modern structure, should a tenant be procured who will lease the property for a long term or buy the fee. The present building is substantial in character and can be made serviceable for many years to come, provided the right class of occupancy is found.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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The extension of the 86th street car service from Central Park West to Broadway would be a great convenience to the general public, though objectionable to the residents of the street. Why not make a subway for the west end of the line?

Amos E. Eno left nearly three million dollars in public bequests, including \$1,800,000 to the Society of Mechanics and Tradesmen, which trains up young architects and builders. A great deal of Mr. Eno's wealth came from real estate, and he remembered the building profession in his will.

Fire will burn buildings and destroy lives in spite of all that the law can do. The school building at Peabody was constructed according to law and the pupils were accustomed to the fire drill. Yet twenty-one little girls lost their lives when the fire drill turned into a panic and piled the children in heaps in a vestibule.

The new Washington Market and the Astor Riverside Market, all in white tile, marble, glass and nickel, should be an inspiration to builders and investors, for there is great need of a retail market in many neighborhoods. When they are sanitary and handsome they serve the interests of real estate as well as households, because they help to make a civic center and so raise real estate values and store rentals.

Thirty years ago the annual cost of running the State government was but \$7,000,000 a year; now it is \$42,000,000 a year, just for the running expenses. The population has increased 80 per cent. in that time and the cost of government 500 per cent. Would it not seem as if the State of New York had in the present generation lost all the administrative efficiency it ever had? Boss rule, which the new constitution would eliminate, has been in its ascendancy during the whole period.

A Clear-Cut Issue.

One of the amendments to be voted on separately next Tuesday is represented by Question No. 3, "Shall the new Article X submitted by the Constitutional Convention relating to taxation be approved?" The meaning and intent of this change in the fundamental law is being misrepresented in towns where property is notoriously escaping the payment of a fair and just share of the expense of government whenever direct State taxes are levied. It is not fair that in cities which we could name dwellings worth at least \$6,000 are valued by the assessors at only \$1,500, when in Brooklyn, the Bronx, Queens, Richmond and Manhattan real estate of all descriptions is assessed at full value and sometimes more.

Being constitutional officers, local assessors are not subject to the supervision of any State department. Not even the Legislature has authority under the constitution as it stands to compel them to obey the State law which requires property to be assessed at full value everywhere. The commissioners of the State Department of Taxes can advise and instruct, but cannot of right change a figure in an assessor's estimate. Before the law of full valuation was enacted the practice in the counties north of the Highlands was to assess real estate at about one-third of its value and fix the tax rate high or low according to the amount of money to be raised. The practice has clung to them ever since, and whenever a direct State tax is levied New York City feels the injustice.

Whether under all the circumstances and in view of the city's experience under the present law it was a mistaken policy to change from the old to the new way, is not the question now. The highest ruling principles in any system of taxation are uniformity and universality, and these are not enforceable under the present constitution. The ultimate object of the amendment is not to "legislate local assessors out of office," not "to apportion taxes collected in one county for the benefit of another," not "to require that every species of property shall be annually reported to the assessors," but merely that "the Legislature shall provide for the supervision, review and equalization of assessments."

Other than this the amendment does not materially add to the powers already possessed by the Legislature to "prescribe how taxable subjects shall be assessed," to "classify" or separate real estate from personal estate, tangible property from intangible property, and real estate bonds and mortgages from corporate bonds, bank stock and railroad franchises, and to tax each proportionally; and to provide for officers to execute the laws relating to the assessment, just as now the State provides for officers to assess and collect the inheritance tax.

The State, however, is empowered to establish larger tax districts outside of New York City, but the assessors must be locally elected or appointed. The obvious purpose of having the larger district is to insure uniformity of assessments in adjoining towns in the same county. Not only each town but each election district in a town now has its separate assessor. As no tax district may be erected without the consent of the majority of the electors within a district, the amendment does not force upon them a change not desired. Assessors may be elected locally, or the local authorities in any district where such a state of affairs exists as to require that the equalization shall be in the hands of an expert, may employ such a person. The provision that hereafter the valuation for assessment purposes of the property of public service corporations shall be a State and not a town function is in line with what has been found desirable by other States.

No one can misunderstand the taxation amendment who does not want to. Under existing conditions, with tradition and long custom as their excuse, assessors in the rural towns are pleasantly indifferent both to the law of full valua-

tion and to the exhortations of the State commissioners of taxation, and persist in providing villages of refuge for opulent persons and corporations from adjacent cities. By so doing they make the tax burden heavier for property owners wherever the law is more respected. The adoption of the amendment will prove to them that they are not above the law.

Canal Bonds Preferable to a Direct Tax.

The new State Barge Canal will be carried to completion and the remaining cost will be met in one of two ways. Either by an issue of serial bonds with the annual interest and sinking fund payment defrayed from the general revenues of the State, or the money will be raised by direct tax, of which New York City will pay its usual high proportion.

The State gives the electorate the choice of the two plans in the referendum to be submitted at the coming election. The bond issue will be \$27,000,000, and if it should be voted down and a direct tax levied annually for three years instead, New York City's share would be \$6,300,000 for each of the three years, in addition to all other city and State assessments. On the other hand, the annual cost of the bonds would be merely the fixed interest with the sinking fund payment, and eventually it would be met altogether by indirect taxation.

The question is not whether any more money shall be spent on the construction of the canal, but in which of two ways the remaining cost will be met. The easier way has been pointed out. This city will be one of the principal beneficiaries from the improvement. There will be terminals in the several boroughs, and whatever benefit there will be from having better water communication with the Great Lakes our shippers and receivers will obtain.

The Main Question.

At next Tuesday's general election the electors of the State of New York will have the rare privilege of rendering their decision upon a number of questions of extreme importance to the city and State without reference to their habitual party connections. Putting aside all the propositions separately submitted, there remains one over which the conscientious voter will hesitate more than over all the others combined. This is Question No. 1, which means the acceptance or rejection of the main body of the constitution. It comprehends no less than thirty-one amendments. Some of these could unquestionably have been separated in the same manner as the taxation, reapportionment and suffrage amendments were, but notwithstanding they have been submitted as one, and voters are under the necessity of accepting what they may moderately disapprove of in order to obtain what they very much desire. It is too late to take the poor rider off the good horse.

When we advise the citizen who has a stake in the community to read the draft and to weigh for himself the amendments which he personally dislikes against those which are indubitably good and helpful to property interests as a whole, we are merely repeating the advice which has come to him from his professional and civic organizations and from eminent individuals. The question resolves itself simply into this: whether on the whole it is better to take the new draft with the thought that its defects will subsequently be eradicated, or to reject it with the expectation that another constitutional convention will be called to assemble in 1917? Blended in the proposition are three great reforms for which the real estate and business interests have in the past year or two strenuously contended, namely:

(a) Home rule: A privilege granted to cities of exercising local self-government without undue interference by the State Legislature.

(b) The Short Ballot, which means the consolidation of one hundred and fifty-two departments, bureaus and commissions into seventeen, the retirement of a great number of unnecessary place

holders and the saving of their salaries to the taxpayers.

(c) Budgetary reform: A proposal for a budget procedure through which responsibility for financial measures may be located and enforced; the submission of the estimates for expenditures by the Governor to the Legislature, and the consideration of the estimates in committees of the whole house with the Governor and his council present to explain and defend.

These three cardinal principles incorporated into the State constitution would mean simplified, inexpensive and responsive forms of government for both the State and the city, corresponding to everyday business practice. The city can have a commission form of government without political bias if the people so desire. The State will have an annual budget, or comprehensive fiscal plan, which will show the estimated revenues for the coming year and the use which the Governor and his council intends to make of them, the Legislature to reduce or strike out (but not increase) any of the budget items.

Is this offer of three great business reforms outweighed by some provision which you consider a serious menace to your private or professional interests? Is it more than offset by some undue privilege conferred upon a particular department of government, private vocation or social service? If so, in your opinion, may you not hope that these variations from good government will be subsequently corrected by separate amendments, rather than risk the loss of every reform? No more difficult question than this Question No. 1 has ever been presented to a conscientious and intelligent elector in our time. Still, he has the right to assume that the best thought and patriotism of his day and generation was represented in the convention which submitted this question to him. He also has the assurance of the minority leader in that convention, Hon. Morgan J. O'Brien, that the new constitution is founded "on business principles," and that it is "one of the best instruments for the administration of public affairs that is enjoyed by any State in this nation." So it remains for the good citizen, after putting all the things favorable to the new constitution in one side of the scale and the adverse qualities in the other, to exercise his own judgment and render his decision at the polls.

Our Uncontrollable Courts.

Editor of the RECORD AND GUIDE:

Why do not the realty interests, so anxious for economy in our municipal government, look into the justice of paying millions of dollars each decade from our city treasury to the State officers called Supreme Court justices? Our State has 102 of these State officers. About 45 of them, serving at this end of the State, receive, in addition to the \$10,000 per annum from the State treasury, \$7,500 each from our local treasury. We pay, as a city, 75 per cent. of the running expenses of the State and then a double payment to these State officers. Whatever their compensation may be it should all be paid from the State treasury, and the express policy of our constitutions has been that it should be so paid. The Governor, the legislators and all State officers are paid from the State treasury and we, as a city, pay three-fourths of their compensation. Surely, reciprocity demands that the up-State counties should pay their proper share of the entire compensation of nearly half of the entire force of these State officials. Our payment of 75 per cent. of the State expenses entitles us to the services of these State officers without our being compelled to carry alone almost half of their entire compensation.

The proposed constitution has provided for the perpetuity of this burden upon our taxpayers for the next twenty years, at least. The arrangement has been a fruitful source of corruption in the past, both here and in Albany, and is one of the causes for the extravagance we hear so much about.

JAMES P. KOHLER,
44 Court Street, Brooklyn.

As to Manufacturing in Tenement Houses.

Editor of the RECORD AND GUIDE:

Owners of tenement houses are alarmed unduly over Article III., Section 29, of the proposed State constitution which provides: "The Legislature shall have the power to regulate or prohibit manufacturing in tenement houses."

In the first place, under the general police power of the State to provide for the health, morals and safety of the people, the Legislature undoubtedly has authority now to regulate manufacturing in tenement houses. In cases properly within the scope of the police power such regulation includes the power to prohibit.

The question arises, then, whether the Legislature under the proposed specific grant of power to prohibit manufacturing in tenement houses will have power to prohibit generally and not be limited to cases necessary to the health, morals and safety of the community. I am inclined to think not. A constitution is a set of governmental rules for the guidance of the majority and the protection of the minority. The mere declaration by the majority of the people of a State that the Legislature shall have certain powers does not enable the Legislature to act under such powers except within the limits of the law.

Article V of the amendments to the United States constitution provides: "Nor shall any person * * * be deprived of life, liberty or property without due process of law; nor shall private property be taken for public use without just compensation." The constitution of the United States prohibits unlawful acts of the majority of the people of a State as well as of the people of the United States. While undoubtedly the Supreme Court of the United States will be impressed by the fact that a specific grant of power has been made in a constitution adopted by a majority of the people of a State, still if the action of the Legislature is not properly within the scope of police power it gains no authority simply because it can point to the express declaration in the State constitution giving it such power.

CYRUS C. MILLER,
55 Liberty Street.

Breaking the Law.

Editor of the RECORD AND GUIDE:

Inspections being made by the Tenement House Department indicate that in certain sections owners of apartment and tenement houses are subdividing suites of apartments without notice to the Tenement House Department, and hence violating the law and rendering themselves liable for penalties. In practically all such cases, where two families are allowed to occupy an apartment originally designed for one family, one of the families is cut off from access to the fire-escape and hence put in a position of grave danger.

The Tenement House Department issues this notice because many owners violate the law thoughtlessly and in ignorance. Whenever the department finds that such conditions have been created, it has no option but to require the summary vacation of the family occupying the part of the apartment which has no access to the fire-escape, and it is obliged to commence proceedings for the collection of a penalty from the delinquent owner.

In order to be on the safe side, every owner should notify the department of any proposed changes in the character of occupancy of his building. If the changes proposed can be carried out without danger to the tenants, the department will facilitate the making of the change as much as possible. It is particularly important that notice of this should be taken at this time of year.

As the result of a census just completed by the Tenement House Department of all residence buildings in the city, a number of houses have been discovered which, though not erected as, or altered into tenement houses, are being used for tenement purposes. The department is requiring the vacation of such buildings by all families more than two and is commencing prosecution in

cases where compliance with its orders has not been prompt. Owners or lessees of such buildings may save themselves some unpleasantness if they will cease such illegal occupancy before the department is obliged to take final proceedings.

JOHN J. MURPHY, Commissioner.

The Pay as You Go Policy.

Editor of the RECORD AND GUIDE:

Real estate organizations and taxpayers generally have been so absorbed in the work of the Mills' Legislative Committee during the past few weeks that they have ignored the serious menace to the taxpayers' interests of the new "pay-as-you-go-policy" which becomes operative in 1916, when one-quarter of the cost of all non-self sustaining improvements will be added to the budget.

According to official statement this will amount to \$6,000,000, and will necessitate a rise of ten additional points in the tax rate. In 1917 half of the cost of such improvements will be an annual charge, and in 1918 the whole cost which has been estimated at \$20,000,000 will be added to the budget with a consequent appalling rise in the tax rate.

It has been stated before the Mills committee that the city is not legally but morally bound to this policy. No citizen wants the city to repudiate its moral obligations. But as the pay-as-you-go policy under present conditions would be disastrous to property rights, upon which the credit and solvency of the city depend, it is imperative on the part of the representatives of realty that they demand an explanation of the nature and necessity of this moral obligation which would pledge the city to its own undoing, by the confiscation of its main asset.

It has been stated that the pay-as-you-go policy was accepted by the Board of Estimate before it was known that there would be a direct State tax. Under the circumstances it is self-evident that realty cannot bear the double burden. Even if the Legislative committee is successful in finding other additional sources of revenue for the State which is by no means assured, all the city would gain would be the possibility of no direct State tax in the near future. But no policies can be formulated on possibilities.

There never was a period in the history of the city when it was in a more critical position to have its credit curtailed. As the city is committed to expenditures involving many millions in the new court house, marginal railway, civic centers, Brooklyn court house and many other improvements, and will also have to carry in the budget millions of dollars' loss when the new subways are operated, where is the money to come from to meet these tremendous obligations?

As the main body of realty owners are composed of middle class investors who are slowly but surely being eliminated through inability to pay their taxes, how can the city redeem its pledge in the enforcement of the pay-as-you-go policy?

Taxpayers are soothed with the declaration that after four or five years of this policy, conditions will be better. Such a promise is of no significance, as there will be no survivors of the present situation should this policy be enforced. Taxpayers' associations that represent billions of dollars of taxable values have invariably stood by helplessly when the State and city administrations have discriminated against them to the point of confiscation. It is sincerely to be desired that they now take a decided stand in demanding to know the nature of the agreement between the city and the underwriters of the hundred million dollars loan, which made it obligatory on the part of the city to assume a pay-as-you-go policy, as its enforcement under present conditions would seriously threaten the city's solvency, instead of maintaining its credit. The city cannot pay its debts with unremunerative realty left on its hands.

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REAL ESTATE NEWS OF THE WEEK

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

REAL ESTATE APPRAISALS.

Information Given Weekly Which Should Prove of Material Benefit to Real Estate Interests.

THE Record and Guide some months ago established, as a permanent feature of its news, the department of Real Estate Appraisals, especially designed to meet the needs of those who are actively engaged in either selling or appraising Manhattan properties. The information, as reported by this paper, is detailed and complete, and of such a character to make it readily available to all who have felt the need for some additional methods of determining what valuations are being placed on holdings in various locations, by expert appraisers.

The information given comprises the name of the decedent, the date of death, the location of the realty, the block and lot on the city map, the description of the building, the size of the lot and the estimated values. The value given is not the equity or interest which the decedent had in the property, but the estimated market value of the fee, free and clear of all liens.

Appraisers, generally, should find it a ready and reliable key to values on Manhattan real estate.

Real Estate Board's Tennis Tournament.

The annual fall tennis tournament of the Real Estate Board of New York was held on Wednesday, October 27, at Forest Hills, Long Island (West Side Tennis Club Courts). The committee in charge consisted of Messrs. A. V. Amy, chairman; Wallace J. Hargrove, secretary; E. A. Tredwell, Leroy Coventry and Harry Parker. Prizes were given for both singles and doubles in both classes—A and B. The summary:

Class A—First Round—J. G. Coffin won from J. J. McGuire by default; H. R. Houghton beat H. Williams, 6-1, 6-4; L. S. Herzog beat H. Parker, 6-4, 4-6, 9-7; K. T. Tucker won from J. H. Nassoit by default; T. R. Pell beat D. M. Phillips, 6-2, 6-1.

Second Round—R. D. Ritchie beat A. E. Ashley, 6-2, 9-7; McGuire beat Houghton, 8-6, 8-6; Herzog beat Tucker, 6-1, 6-4; T. R. Pell beat S. M. Isaacs, 6-0, 6-0.

Semi-final—Ritchie beat McGuire, 7-5, 6-2; Pell beat Herzog, 6-0, 6-1.

Final—Pell beat Ritchie, 6-0, 6-2.

Class B—First Round—T. Lee beat W. J. Hargrave, 4-6, 6-2, 6-3; H. C. Forbes beat J. L. Vanderbilt, 6-3, 4-6, 8-6; S. Newman won from J. F. Brennan by default; F. V. Calder beat S. F. Weaver, 6-2, 2-6, 6-4; G. T. Millard beat R. Holt, 6-2, 7-5; L. Coventry beat H. V. Amy, 6-1, 6-1.

Second Round—Lee beat E. A. Tredwell, 8-6, 6-1; Forbes beat Newman, 6-3, 6-0; Holt beat Calder, 6-1, 6-2; Coventry beat R. C. Lord, 6-1, 6-0.

Semi-final—Lee beat Forbes, 6-3, 6-1; Holt beat Coventry, 6-2, 6-1.

Final—Holt beat Lee, 6-1, 6-0.

Doubles, Class A—Pell and Coffin beat Vanderbilt and McGuire, 8-6, 8-6; Ritchie and Ashley beat Parker and Weaver, 6-3, 8-6; Phillips and Isaacs beat Newman and Tredwell, 6-1, 6-1.

Second Round—Phillips and Isaacs beat Horton and Tucker, 6-0, 6-4; Ritchie and Ashley beat Pell and Coffin, 6-3.

Class B, Doubles—First Round—Brennan and Calder beat Nassoit and Hargreaves, 6-2, 6-4; Millard and Holt beat Lord and Lee, 6-2, 6-3.

Favorable Renting Conditions.

The Whitehall building with its land value of \$1,575,000, and its improved value of \$6,200,000, remains one of the best rented structures in the city. Remarkable position alone would cause this, facing as it does Battery Park. Proximity to exporting trades makes it a center.

Other buildings showing favorable conditions in realty are the South Ferry

building, whose land is worth about \$600,000 and whose new structure was erected at a cost of \$750,000. This building has paid in its first year all operating expenses, taxes and interest on mortgages.

There is maintenance of the unusually successful conditions which have obtained for ten years in the Chesebrough group of buildings, the Battery Park, Maritime and Chesebrough. These three have stabilized the downtown section below the Custom House. They are 98 per cent. filled and continue their large ratio of leaseings.

NEW REAL ESTATE BOARD.

Staten Island Brokers and Owners Organized—A Banquet.

A new association of real estate men, known as the Real Estate Board of Staten Island, was permanently organized at a meeting held at St. George, Staten Island, October 23. The organization was brought about as a result of the work of Anning S. Prall, who attended the recent convention at Saratoga, and there learned of the importance to the locality of a local board. Upon his return he enlisted the cooperation of real estate owners, operators and brokers throughout Richmond.

More than one hundred men gathered at the meeting at St. George, and the permanent organization was effected by the adopting of a constitution and by-laws, submitted by an organization committee, and the election of the following officers and board of governors:

Anning S. Prall, president; Charles E. Griffith, Jr., vice-president; William L. Flake, treasurer; Gustav A. Barth, secretary.

Members of Board of Governors—Henry F. Contois, Anton L. Schwab, Frank Foggin, Cornelius G. Kolff, P. G. Ullman, Jr.

After this business meeting, the new board held its first annual banquet at Hugot's Hotel. Cornelius G. Kolff acted as toastmaster. After a greeting by the newly elected president, Anning S. Prall, Borough President Calvin D. Van Name made a plea for a united effort to obtain better transportation facilities to and within Staten Island.

Brief addresses were also made by L. D. Woodworth, president of the Real Estate Association of the State of New York, on "Realty Interests in Their Broader Aspects"; M. Morgenthau, Jr., on "Accomplishments—A Retrospective and a Prophecy"; A. H. Wagg, second vice-president of the Real Estate Association of the State of New York, on "State Regulation of the Real Estate Business"; County Judge Tiernan, on "Laws Affecting Real Estate"; Stephen D. Stephens, member of Assembly, on "The Legislature and Real Estate," and Henry P. Morrison, Commissioner of Public Works, on "The Best Real Estate on the Best Spot on Earth."

The new real estate board has already indicated that it will be one of the organizations affiliated with the Real Estate Association of the State of New York, and its members are taking an active interest in the work of the State organization.

Favors Tax Article in Constitution.

The Merchants' Association declares itself to be in favor of the adoption of the Tax Article of the new State constitution. This article will be submitted separately to the voters.

LETTERS TO THE EDITOR.

Increasing Court Expenses.

Editor of the RECORD AND GUIDE:

The proposed constitution provides that the Appellate Division of the Supreme Court may appoint, without number, supreme court commissioners, to be paid by local taxpayers. It also provides that the same bodies may appoint commissioners of jurors throughout the State, which includes the office force that goes with the office. These provisions dangerously increase the patronage of the Supreme Court justices and will certainly increase the burdens of the taxpayers throughout the State.

TAXPAYER.

"Some Day."

Editor of the RECORD AND GUIDE:

For a week or more we have read in the daily newspapers reports of different suggestions made to the Mills Committee of how New York can best raise more money.

Does public business differ so materially from private business? As I understand it, it costs now double to run New York over the price paid by other cities for similar service. The service is fairly good, to be sure, but is it worth twice the price paid by others for the same article?

Usually the larger the business the more economically it can be run. If a merchant whose wares were selling for double the price paid by others should send a committee to his customers to inquire the least fatiguing way to make them cost more what answer would and should he receive?

Truly the people are patient, but they will be heard from sooner or later.

WILLIAM G. BROWNING,
16 Cooper Square.

Home Rule in the Constitution.

Editor of the RECORD AND GUIDE:

The apologists for the failure of the constitutional convention to grant our city a larger measure of home rule claim that the State sovereignty would be jeopardized. Yet they permit our Board of Estimate to control the salaries of our municipal employees with the exception of those connected with our courts of record. These employees get their pay directly from our city taxpayers. Why should they, being on the city payroll, be exempt from regulation by our city officials? Are our courts of record a sort of invisible or superior government over whose clerks and attendants our taxpayers are bound to forego any and all control concerning the amounts that shall be paid for their services?

A MEMBER OF THE BAR.

WOULD DIVORCE CITY AND STATE.

Editor of the RECORD AND GUIDE:

The session in this city of the Mills Committee brought to the surface a number of theorists and faddists who used this opportunity to offer varied suggestions as to the best method to increase revenues, without further burdening real estate.

Many propositions have been advanced, but nothing promising has developed, and it seems that the ultimate recommendations of the committee will likely meet the same fate as those of the Mayor's committee appointed some time ago, to devise means of discovering other sources of revenue for taxation.

Taxes on small incomes, habitation, occupation and unearned increment, have been suggested, but will prove as futile as the present personal property tax. It would be an incentive to the commission of wholesale perjury, and the maximum gain to the revenue would not exceed \$12,000,000, a sum that could be readily realized by a vigorous and judicious economy.

So long as the City of New York is an integral part of the State, subjected to continuous assaults on its treasury, the victim of mandatory legislation for extensive and unnecessary improvements and excessive expenditures, we can hope for little betterment of our condition.

One half of the receipts of the tax collected from liquor in this city approxi-

mately \$22,000,000, the recording tax on mortgages, approximately \$6,000,000, and the collateral inheritance, approximately \$50,000,000, finds their way into the State treasury. In addition, the entire stock transfer tax is paid to the State, the city deriving no benefit whatsoever. When we take into consideration a daily sale approximating 1,500,000 shares, the size of this tax can be better understood.

As a concrete instance, we pay for the care and maintenance of the streets in our own city, but are taxed for the highways in the State. If this money remained with us the tax question would be easy of solution. Ten years ago the State was in debt \$10,000,000, and now the debt has reached \$220,000,000.

The new proposed constitution affords no relief to the city which, with more than one-half of the population of the State, has 21 representatives out of 51 in the Senate, and 63 out of 150 in the Assembly. If the constitution is carried at the coming election, the city will be prostrate for twenty years.

We should be granted:

1. Power to rule on our local affairs.
2. Power to initiate legislation affecting our city.
3. A special right to municipalities to adopt their own charters.
4. Abolition of special legislation and mandatory laws affecting local rule.

At the present time our minority representation is a tragedy. There are two remedies, which will relieve the unbearable tax situation. Tax other interests besides real estate. A fruitful field might be found in telephones, telegraphs, floating equipments, corporations, garages, franchises, moving pictures, dance halls, cabarets, theatre tickets, signs, automobiles, vehicles, a stamp tax on bills, notes and checks.

Another drastic way to secure relief would be the city seceding from the State.

It is admitted that this can never be accomplished unless there is an equitable apportionment of the State, and this the rurals will never grant, so long as they can collect from the city sufficient to pay for the expenditures of the State. An advantage might be gained if the State aligned on the question of political lines.

Section 37, article 4 of the constitution is to the effect that no new State shall be formed or erected within the jurisdiction of any other State, without the consent of the Legislature, as well as of Congress. This makes all attempts at separation futile, unless New York City is accorded equitable representation.

All conditions, physical, political and geographical, strongly argue in favor of a divorce of city from State. New York City is sufficiently populous, powerful and wealthy to be welded into a separate State. Its wealth in real estate is estimated at more than \$8,000,000,000 as compared with \$2,500,000,000 for the rest of the State. It has over 51 per cent. of the entire State population. It is situated at the extreme end of the State, and has a cosmopolitan population that is not in harmony with the upper State; New York City is more populous than any State in the Union, excepting Pennsylvania and Illinois. It has separate interests and is not only the metropolis of the State and Union but of the entire world.

We are sufficiently strong and mighty to stand alone. Greater New York, consolidated with Long Island, would furnish an excellent basis for a separate State, and with proper impetus this union would ultimately lead to results.

JOHN FINCK.

198 Broadway.

Dinner to Retiring Officers.

The Real Estate Board will hold a get-together dinner at Reisenweber's, 58th street and Eighth avenue, on next Thursday evening, November 4, just to have a good time and for the active and associate members to keep in touch with each other.

The toastmaster will be Francis E. Ward, and guests of honor will be Albert B. Ashforth and Elisha Sniffen, retiring vice-president and secretary, and President McGuire.

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INJUNCTION SUITS.

Real Estate Owners Sue to Hold Up City Budget.

Injunction proceedings were instituted against the Board of Estimate Wednesday that may tie up the 1916 city budget. The suits are being brought by Stewart Browne, president of the Real Estate Owners' Association.

The first suit filed seeks to restrain the board from imposing and collecting the direct State tax of \$13,975,020 levied upon the city. Process servers delivered subpoenas upon each member of the board.

The second suit is brought with a view of having certain items aggregating \$1,170,000 stricken from the budget.

"This includes," said Stewart Browne, "salaries for employees for whom the city has no work but who are kept on the payroll to entitle them to pensions within the next two or three years; salaries admitted by the Board of Estimate to be excessive for the duties the employees perform."

In addition to these there are amounts in each department claimed to be in excess of the maximum provided by the city charter, and specified as follows: Fire Department, \$229,120; Police Department, \$312,500; Health Department, \$3,280; Board of Assessors, \$6,000; College of the City of New York, \$600,000, and Hunter College, \$400,000.

"It is not our intention," said Mr. Browne, "to hold up the city budget. We don't believe we could do that. What we intend to do is to stop the inclusion of these amounts aggregating \$1,700,000."

The Multiplication of Offices.

Let me say a word about the short ballot in this State. The growth of offices had got to the point where there was no relation of one department to another. There had grown up commissions, departments, bureaus and officials more than a hundred and fifty-two in number, which, in order to produce responsible and efficient service under the proposed constitution, we have reduced to seventeen.

That is a long step towards efficient and economic government. Why, if you take up the question of the over-lapping of jurisdiction, let me cite you an instance of just this hotel in which we are now assembled. Let me say to you, gentlemen, that under the growth of departments there were nine departments which every year came into this hotel each with its staff of officials, inspectors, and staffs, for the purpose of examination. Now, wouldn't that strike any business man as being a waste of force, of energy, of money and of officials? That is one thing that we have done under this constitution.

And so with respect to the governorship, that has now been put in a position where the Governor can inaugurate a policy, or suggest measures; but in the future under this constitution, if adopted, he is in a position to see that those policies and suggestions are carried out. It was impossible for the Governor in the past, however well intentioned he might be, to do more than suggest. He could urge, but he could not effectively carry out the measures of reform or policy which he thought of advantage to the State. That will all be changed if this constitution is adopted.—Hon. Morgan J. O'Brien to the Merchants' Association.

Police Interference Criticised.

Arnold B. Hall of the University of Wisconsin, led a lively discussion in the National Housing Convention at Minneapolis on the right and propriety of police interference with or regulation over lodging and rooming places. That the police power primarily is regulative only, was Mr. Hall's contention and he took issue in some respects with views expressed at former conferences by Lawrence Veiller, secretary of the National Housing Association, and now embodied in the organization records. In a paper entitled "Housing and the Police Power,"

Mr. Hall analyzed the situation as he has found it in the great cities.

"It is surprising to me that a liberal power of night inspection should have been advocated at meetings of this association," Mr. Hall said. "We deprecate overcrowding as a violation of privacy and yet it is urged that it is necessary to overcome our prejudice to the entrance of inspectors at night. If the people have been used to it all their lives there is nothing necessarily shocking or indecent in the sharing of the same rooms by different members of the family or by lodgers, but every sense of dignity or independence must be lost if a private dwelling is raided at night while the occupants are asleep, as if it were a gambling den or a vicious resort.

"I am also skeptical with regard to Mr. Veiller's suggestion that the right to take lodgers should be made to depend upon the consent or permit of the Board of Health. I believe the importance of carefully circumscribing administrative powers is not sufficiently appreciated. The maintenance of the formal safeguards of individual rights, decency and comfort is vital."

Ruinous Competition.

Ten years ago, so far as I was concerned, the sky was the limit for buildings, but a more mature experience has made me an ardent advocate for stringent regulation. First, because our city's streets were not planned with a view to their building up to an unlimited height, and second because a multiplicity of these structures unless based on a real need for the space, is economically unsound, creating as they have a ruinous competition.—George T. Mortimer.

Fine Arts At Columbia.

The Department of Extension Teaching of Columbia University offers a course meeting twice weekly under Professor Humlin in the history of fine arts generally, during the Renaissance and Modern times and including also a few lectures on Oriental art.

There are also offered, under the direction of Curator Bach, afternoon courses in the history of architecture and of ornament as well as a course in the decorative arts, treating of the minor arts generally, both in the theory of their application and in the practice of their execution. These lectures are illustrated by stereopticon views.

Information concerning any of this work may be obtained by addressing the Director of Extension Teaching, Professor James C. Egbert, or Curator Richard F. Bach, at Columbia University.

Passaic County Tax Rates.

The Passaic County Board of Taxation have announced tax rates in cities and towns of that county as follows. The rates for Paterson and Passaic are the highest ever levied there.

	1914.	1915.
Paterson	1.91	2.04
Passaic	1.71	2.03
Pompton Lakes	1.78	1.97
Prospect Park	1.94	1.91
Haledon	1.70	1.81
North Haledon	1.85	1.77
Little Falls	1.98	1.74
Hawthorne	1.54	1.69
West Paterson	2.06	1.54
Totowa	1.51	1.51
Pompton Township	1.44	1.49
Acquackanonk	1.28	1.42
Wayne	1.06	1.16
West Milford99	1.03
Average	1.63	1.65

Both cities assessed real estate at full value.

Prosperity in New England.

Prosperity in New England is reflected in the difficulties experienced by railroads in supplying sufficient cars to transport materials. A boom in building operations greater than has been experienced in many months is also under way, with practically every community in every State from Maine to Rhode Island sharing in the activity.

—Freight rates within a fifty-mile zone about New York are the lowest in America, or one-half those in zones surrounding many cities.

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A Grievous Wrong.

The interest of the title-holder is usually represented by a small equity in the property. To see that equity gradually melt away, owing to the demoralized condition of the realty market, is a heartrending experience that many aged people are passing through at present.

Surely as God is in heaven, this city will be punished for permitting this enormous wrong against these law-abiding small taxpayers, many of whom are compelled to practice the most severe self denial in order to keep a roof over their heads.

Social reform officials are more interested in promoting the comfort of prisoners in Sing Sing, and shiftless persons generally, than they are in protecting the property rights of self-supporting citizens.—Judson G. Wall.

Why Republics Fall.

It is the history of governments that, as population gets more and more dense, the government is required to go into greater and greater activities. Furthermore, it is a vital problem because history shows that republics fall, not from outside violence, but from the increase of domestic extravagance, waste and consequent corruption.—Hon. Henry L. Stimson.

Demolished to Save Taxes.

The American Bank Note Company has placed a for-sale sign on the site of its former building in Trinity place. Evidently the plans for an office building have been laid aside. The site was cleared in order to save taxes. Value of the land is \$450,000. The company received \$7,000 from the wreckers and was allowed \$7,000 by the subway, which is to have a station in the building.

PRIVATE REALTY SALES.

In spite of the absorption at auction of 333 unimproved lots for an outlay of more than \$500,000, the general trading remained active and interest continued to be manifested in various kinds of properties. The professional element figured more or less prominently in the business, although a number of large investment transactions afforded additional strength to the market.

Commercial and residential leasing was moderately active and reflected the same firmness which has caused it to be one of the standbys of brokers for many weeks.

There were several transactions of more than passing interest, closed during the week. A syndicate headed by a well-known apartment house builder, acquired plottage in West 57th street, which is to be used for the erection of a high class multi-family structure.

A costly West End avenue apartment building and a row of new houses in Hunt's Point, passed into the hands of investors. In the insurance district a prominent corner figured in a \$1,000,000 sale.

The lease of large space in East 4th street to a representative clothing manufacturer, was significant in that it may be taken as an indication that the trade will continue to occupy the present district. Trade made further inroads in the exclusive "Rockefeller Block" in West 54th street, by the acquisition of a dwelling by an art concern.

The total number of sales reported and not recorded in Manhattan this week were 21, as against 31 last week and 18 a year ago.

The number of sales south of 59th street was 12, as compared with 9 last week and 8 a year ago.

The sales north of 59th street aggregated 9, as compared with 22 last week and 10 a year ago.

The total number of conveyances in Manhattan was 107, as against 128 last week, 24 having stated considerations totaling \$639,550. Mortgages recorded this week number 61, involving \$839,450, as against 66 last week, totaling \$1,333,075.

From the Bronx 14 sales at private

contract were reported, as against 17 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$2,573,841, compared with \$485,810 last week, making a total for the year of \$54,668,471. The figures for the corresponding week last year were \$706,058 and the total from January 1, 1914, to October 31, 1914, was \$34,811,049.

Big Insurance District Deal.

The Charles F. Noyes Company and Charles B. Van Valen representing the buyer, and William A. White & Sons representing the seller, have sold for the South Manhattan Realty Company to Harry A. Blanchard the six four, five and six-story mercantile buildings at the northeast corner of John and William streets on a plot 89.6 in William street and 121.6 in John street. The property was acquired by the seller through the same brokers some years ago from separate owners. The William Street Subway will have a station through this property. The corner is one of the best in the Insurance District and is said to have been valued at close to \$1,000,000 dollars.

West 57th Street Apartments.

The Brett & Goode Company has sold the three 4-story dwellings at 155-159 West 57th street on a plot 62.6 by 100.5 for improvement with a thirteen-story apartment house. The buying syndicate was headed by Edgar A. Levy, who has been prominently identified with high-class apartments for many years, both on the upper West Side and in the new Park avenue section. The property is owned by the Estate of Henrietta Sidenberg, Richard Sidenberg and Robert A. Brown respectively, and is located diagonally opposite the easterly end of Carnegie Hall. The brokers report that the selling price was about \$250,000.

Bronx Investment Deal.

Sussman & Gibbs and Eddy A. Weinstein have sold for the Baronet Realty Company, Adelstein & Avrutine, seven Hunt's Point apartment houses at 883, 887, 891, 907 and 911 Southern Boulevard, and 922 and 923 Barretto street, five-story structures, with a Southern Boulevard frontage of 475 feet. The price was about \$700,000, and the buyer is the Bronx Industrial Estates. The prop-

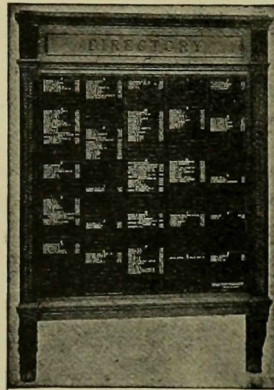
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erties are near the new Lexington avenue subway station to be located at the junction of Hunt's Point avenue, South-east Boulevard and 163d street.

Big Investment Purchase.

Benjamin M. Duke has purchased from Arnstein & Levy and George Backer the twelve-story apartment house at 378 West End avenue at the southeast corner of 78th street on a plot 83.2 by 68 by irregular. In part payment he gave the ten-story loft building at 31-33 West 31st street and the large Colonial dwelling at the corner of Park and Moffat avenues, Plainfield, New Jersey. The transaction was negotiated by the Loton H. Slawson Company and is reported to have involved between \$950,000 and \$1,000,000.

Three Sales in One Week.

The two five-story flats at 221-223 West 123d street, on plot 39.9 by 111, was sold early this week by the Kouwenhoven Estate to Frederick Brown, who resold the property to the Empire City Mortgage & Holding Company, which in turn resold it to Ennis & Sinnott. The latter are said to have negotiations well advanced for another resale.

Sale in Greenwich Village.

Richard S. Elliott has purchased from Mrs. Margaret E. Hall, through G. Reynolds Gibbons, five three-story dwellings at the southwest corner of West 4th and West 11th streets, known as 278-84 West 4th street and 260 West 11th street, on a plot 84.4 by 75.7. The property has been in the possession of the selling family for nearly a century.

Buys Dyckman Apartment.

Gustavus L. Lawrence has sold to Martha Borchart the new five-story apartment house at 145 Vermilyea avenue, at the southeast corner of 207th street, on a plot 100x100. Mrs. Borchart acquired the property subject to a mortgage of \$145,000. It has been held at \$200,000.

Manhattan—South of 59th St.

BROOME ST.—S. Miglionico sold, for J. Brandenburg 537 Broome st., a 3-sty tenement.

EAST BROADWAY.—Frederick Brown has bought from the State Banking Department the 7-sty loft building, on lot 25x75, at 100 East Broadway.

EAST BROADWAY.—George G. Hallock Jr.'s Sons sold for the estate of Mary Crosby the 3 1/2-sty building with 2-sty building, in rear, at 27 East Broadway, on lot 25x87.6, which has been in the possession of the selling family for nearly 200 years.

PEARL ST.—Maurice O'Meara Co., paper stock dealer, which owns and occupies 448 Pearl st, has purchased through Geo. R. Read & Co. from E. DeForest Weeks the adjoining property at 450 Pearl st and now control a plot 49.11x97.9.

WEST WASHINGTON PL.—G. Tuoti & Co., sold for David Lentin, the new 6-sty apartment house, at 125-127 West Washington pl, on plot 44x97.

3D ST.—George J. Kenny and William J. Kenny have sold their Astor leasehold property in the north side of East 3d st adjoining the northwest corner of Av A to Adolph Weiss, owner of the Av A theater, who is now erecting a new theater building.

34TH ST.—The Lawyers Mortgage Co. sold through Foody & Gribbon 136 West 34th st, a 4-sty building, on lot 25x98.9.

38TH ST.—Henry Hof has sold for William H. Dempsey the 5-sty tenement at 214 East 38th st, on lot 25x100. The buyer is John H. Barning, who will alter it into suites of two and three rooms. This is the first sale of the property in nearly 70 years.

AV B.—Frederick Brown has bought from F. D. Onofrio 235 and 237 Av B, two 5-sty tenements, on plot 40x60.1. He gave in part payment two lots on the west side of Webster av, between 205th and 207th sts.

2D AV.—Kurz & Uren and Schoen & Rines sold for the H. M. Construction Co. 769 2d av, a 5-sty flat, with stores, on lot 25x80.

Manhattan—North of 59th St.

125TH ST.—Joseph Tompkins has sold 332 East 125th st, a 6-sty tenement, on lot 25x135, for C. Duke to M. Alterman.

127TH ST.—John J. Clancy & Co. and Porter & Co. sold for the Wells Holding Co., 237 West 127th st, a 3-sty dwelling, on lot 14x100.

2D AV.—William Cruikshank's Sons have sold for the Gillender estate the 5-sty tenement 2491 2d av.

7TH AV.—Arnold, Byrne & Baumann sold for the S. K. Jackson Realty Co. the 7-sty elevator apartment house, 26x100, at the northwest corner of 7th av and 112th st, to Joseph Meyers, who gave in part payment two 14-room cottages, 260x175, on Wave Crest av, Far Rockaway. The exchange involved about \$125,000.

Bronx.

MT. HOPE PL.—W. E. & W. I. Brown (Inc.) have sold for the John W. Cornish Construction Co. the 5-sty apartment house at the northeast corner of Mt. Hope pl and Morris av; also the adjoining house on the east side of Morris av, 60 ft, north of Mt. Hope pl, a total plot of 125x95. The selling company is improving the entire block front with similar buildings. The two houses just sold are nearing completion and will be ready for occupancy about Nov. 1.

136TH ST.—Sterling Sterling sold for the Board of Education of the Reformed Church in America the 3-sty dwelling 430 East 136th st, on lot 15x100, to William F. Ottmann.

181ST ST.—H. A. Douglas & Co. sold for the Chelsea Realty Co. the lot 26x120 in the north side of 181st st, 60 ft. west of Jerome av.

BAILEY AV.—Cahan & Pittman have sold to J. F. Merkel 2872, 2882 and 2890 Bailey av, three 3-sty dwellings, each on lot 25x100. Property in Middletown, Ohio was given in part payment.

BROOK AV.—Frederick Brown has bought from David Rausch 1301-1305 Brook av, three 4-sty flats, each on plot 28x100.

CLINTON AV.—Frederick Brown has bought from Margaret McKay 1329 Clinton av, a 6-sty apartment house, on plot 50x137, near McKinley sq.

HORNADAY AV.—Kurz & Uren have sold for Delco Holding Co. the vacant plot, 50x100, on the north side of Hornaday av, formerly West st, 71.71 ft. east of Crotona Parkway.

PROSPECT AV.—Cahn & Pittman, in conjunction with F. Oppenheimer, resold for ratero Construction Co. to the Newat Realty Co. 1051 Prospect av, a plot, 42.6x144, used for business purposes, recently taken in exchange by the sellers from Colonel Jacob Ruppert.

SOUTHERN BOULEVARD.—The Empire City Mortgage & Holding Co., Adolph Weiss and Samuel Barkin, have purchased 1551 Southern boulevard, a 5-sty flat, on plot 40x100.

VALENTINE AV.—Richard H. Scobie has sold for Eberhard & Podgur the new 5-sty apartment house at 2482 Valentine av, on plot 50x130. The purchaser is Peter Herlick, who gave in part payment the 5-sty flat at 916 Kelly st, on plot 37x100.

VALENTINE AV.—Ensign Improvement Co., Joseph A. Damsey, president, has purchased from the Arnuse Corporation four lots on the west side of Valentine av, 76.5 ft. south of 184th st. The company has obtained from the New York Title Insurance Co. a building loan of \$70,000 for the erection of two 5-sty apartments on the site.

Brooklyn.

MADISON ST.—Henry P. Cain sold for Sophie Leven the 2-sty dwelling 513 Madison st.

SENATOR ST.—Frank A. Seaver & Co. sold the plot, 40x100, in the north side of Senator st, 340 ft. east of Ridge boulevard, to a builder, who will erect 6-fam. flats.

58TH ST.—Fred M. Smith has sold for the Lawyers' Mortgage Co. the tenement at 316 58th st.

65TH ST.—Alco Building Co. sold to Sadie E. Hammit the 1-family dwelling, 1960 65th st.

86TH ST.—Louis Cowan sold for H. Boaker 18 lots in the north side of 86th st, 200 ft. south of 23d av, 360x100.

IRVING AV.—Charles M. Miller sold 334, 336 and 338 Irving av, three 3-fam. dwellings.

LEFFERTS AV.—McInerney-Klinck Realty Co. sold for Pauline Heinbockel the 2-fam. dwelling 204 Lefferts av.

MYRTLE AV.—R. A. Schlesing sold for Charles Vetter to Anna Lotherington, 1873 Myrtle av.

NOSTRAND AV.—Adolph Beerlin and Elisha T. Everett sold the Ryan property at the southwest corner of Nostrand av and Dean st, a 4-sty building on lot 95x22.

SCHENECTADY AV, ETC.—M. C. O'Brien sold thirty lots on Schenectady av and Union and President sts for Cecelia H. Pohl to a builder, who will erect several 16-fam. apartments; also sold for Hyman Karp, 200x100 ft. on the west side of Nostrand av, south of President st, as a site for ten 3-sty buildings. The same broker sold for Abraham Kaplan 150x120 ft. in the south side of St. Johns pl for improvement with three 50-ft. apartments; for A. E. De Baum, 100x140, south side of St. Johns pl, east of Kingston av; for Caroline Wilson 40x100 ft., north side Av J, near East 14th st; for Keshin-Blitstein Co. the double flats at 879 St. Johns pl; for Josephine F. Browne 4-sty flat 59 Cambridge pl, and for William G. O'Brien 3-sty store and dwelling 872 Nostrand av to Hannah Keller.

5TH AV.—David Meyer sold for J. P. Duffy & Co. the entire block front on the west side of 5th av, 208x114, between 72d and 73d sts, for the J. P. Duffy Co. to Patrick J. Carley.

7TH AV.—David Meyer sold to Peter Bogart a plot 100x100 at the southwest corner of 7th av and 74th st to Thomas Williams, who will build five 2-fam. dwellings.

7TH AV.—John F. Burke sold for the Safe Construction Co., the 4-sty house 4119 7th av, one of the row of four apartments now nearing completion. The purchaser gave in part payment the northeast corner of 7th av and 41st st, 100x100, which will be improved with apartments and stores.

16TH AV.—B. J. Sforza has sold for Miss Clara Giard the plot, 40x100, at the southeast corner of 16th av and 48th st.

Queens.

COLLEGE POINT.—Louise Leyde bought from George Becker, house on 3d av, between 15th and 16th sts; O. Senger bought house from John Konzet in 18th st, between 4th and 5th avs; George Becker bought from William H.

Moffitt Realty Co. two lots in 15th st, near Schleicher ct; and Mary A. Marcheret sold a lot in 16th st, near Av C. The sales were negotiated by Charles A. Fuchs.

LONG ISLAND CITY.—Cross & Brown Co. has sold plot 95x161 in the east side of Locust st, north of Foster av, for J. and S. I. Manley to Walter O. Snelling, a research chemist, of Pittsburgh, Pa., who is going to build laboratories.

ROSEDALE.—New York Suburban Land Co. sold 20x100, on Boulevard to S. Giglio and 20x100 in Oxford pl to R. Braeden.

Richmond.

ELTINGEVILLE.—C. M. Seguire, broker, has sold to D. G. Whitlock the Barrett property, extending along Seaside av from the Whitlock residence to the shore front, comprising 32 acres. The waterfront property will be developed as a bungalow colony.

OAKWOOD.—J. Sterling Drake sold for Benjamin Nielson to Jessie Mary Moore four lots, making a plot 100x100, on Brook av and Southfield boulevard.

TOMPKINSVILLE.—Moffatt & Schwab have sold for Mayer Rosenholz to L. D. Lyon a plot 85x100, part of the large parcel recently acquired by Mr. Rozenholz on Richmond turnpike, near Cebra av. Mr. Lyon expects to improve with three 2-fam. houses. This firm also sold for C. A. Nagaeli to Charles F. Wallace two lots on Bay View pl, Bay View Park, the new development on the top of Ward Hill; and for the Farmers Loan & Trust Co., trustee of the Ward estate, to Mr. and Mrs. John E. Gannon a lot in the rear of their new building on the corner of Richmond turnpike and Fielder av.

Nearby Cities.

NEWARK, N. J.—The Market & Beaver Realty Co., composed of Edward Spiegel, Max Spiegel, Mitchell H. Mark and Henry Waterston, purchased from Flood & Conklin through Louis Kamm the 3-sty building at 195 Market st, now occupied by Murray's cafe. The company recently acquired the Newark Theatre property, adjoining, which is under lease to the Hyde & Behman Corporation. On the expiration of the lease on the properties the purchasers will erect a large office building and a theater with a seating capacity of approximately 2,500.

Rural and Suburban.

ALPINE, N. J.—Payson, McL. Merrill Co. and S. Osgood Pell & Co. sold for Mrs. James B. Reynolds and Miss Alice M. Dike to August J. Dinklage 15 acres on the Palisades, directly opposite Yonkers.

BAYPORT, L. I.—The Bankers' Realty Co. sold, through G. T. Carr, the Cove property, to a Mr. Garrison, a lumber merchant of New Jersey, for about \$30,000. The transaction concerns the bank depositors' funds which were put in the Bayport property by Mr. Robin and James T. Wood, one-time bankers.

BAYSHORE, L. I.—D. H. Jackson Co. has sold to S. H. Fenberg the northeast corner of Windsor pl and Windsor av, Brightwaters, a 3-sty residence with garage and other buildings on plot 156x200, running to the Brightwaters Canal. The sellers acquired this property from William A. Asch last April.

GREATER NECK, L. I.—The Rickert-Finlay Realty Co. has sold to Victor A. Kitchen of the Bates Advertising Co. a plot on the north side of Arleigh rd, 300 ft. east of Park rd, in Kensington, on which the purchaser will erect for his own occupancy a Colonial house costing about \$20,000 from plans by Paterson & Dula.

GARWOOD, N. J.—New York Suburban Land Co. sold 25x150 on 3d av and 20x100 on Myrtle av to R. Kellerman.

LAWRENCE, L. I.—John F. Scott sold for Huntington Adams and his sister, Mrs. Seward Erdman, their country place in Bannister la, 7½ acres, a large residence and a stable, between the places of Herman F. Stone and Mrs. James W. Walsh, to J. Augustus Barnard, a captain of the Seventh Regiment.

WESTPORT, CONN.—John Crawford sold for Michael Hernenzie to Samuel Glover, a 40-acre farm, including an old Colonial house, church, and many outbuildings. The same broker also sold for Mrs. Elizabeth P. Gault to George W. Alger a country place at Westport, Conn., consisting of 2½ acres, with a dwelling and outbuildings.

MT. KISCO, N. Y.—Carpenter & Pelton sold the Caroline Storm residence, the home of Mrs. Rita F. Halstead, in Main st, to St. Mark's Church. The place will be used as a rectory, and consists of a large house, stable and garage, with nearly two acres of land. The property was held at \$75,000.

OYSTER BAY, L. I.—G. L. Gilsey & Co., and Bradford G. Weekes, sold about 8 acres of waterfront on West Shore dr, to Harold P. Erskine, of New York, who will erect a residence and outbuildings.

PINE-AIRE, L. I.—T. B. Ackerson Co. sold three lots on Pine Grove boulevard to Mrs. Lena Van Bussam; five lots on Pine Grove boulevard to E. C. Pettie; three lots on Central boulevard to P. J. Tolan; three lots on Pine Grove boulevard to Mrs. Eliz. C. Mersereau; three lots on Central boulevard to Mrs. L. Lawrence; and six lots on Central boulevard to Mrs. Florence Butler.

QUOGUE, L. I.—The Daniel O'Connell property, consisting of a 16-room dwelling and 4 acres of land, has been sold to Richard W. Lawrence, of Manhattan.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for William L. Platt the residence at 24 Claremont rd, to R. F. Hayes.

TOWACO, N. J.—E. J. Cahill sold to John F. Tilman, of Brooklyn, the Kitchell property, which runs along the right of way of the railroad for 600 ft. in front of the Towaco station

and for a like distance on both sides of the turnpike.

MONTCLAIR, N. J.—The Central Presbyterian Church has sold to Mrs. Margaret Risdale, the old 3-sty dwelling, in Church st, one of the best-known landmarks in Montclair.

WHITE PLAINS, N. Y.—Robert E. Farley Organization has sold for L. Ward Prince, the house at the corner of Seymour pl and Ridge-way av, to Charles D. Folsom.

YONKERS, N. Y.—Robert E. Farley Organization sold at Nepperhan Heights plots on Morningside rd to Joseph E. Fasolet; on Linden av to E. O'Donnell; on Grandview av to Frederick Shook and on Morningside rd to George E. Cooley.

LEASES.

Addition to Glassware Colony.

Stephen H. Tyng, Jr., & Co. announce that three floors, comprising 18,100 square feet, in the former Lord & Taylor building, 129-131 Fifth avenue and 4 East 20th street, which property was recently taken over in its entirety on long lease by Koscherak Brothers, of 29 Park place, have been leased for a long period

of years to A. Gredelue, Meakin & Ridgeway and Hugh C. Edmiston, all importers of china and glassware. These firms have been located at 4th street and Washington Square for the last decade.

Another Schulte Acquisition.

The Schulte Realty Company, represented by Pease & Elliman, has leased from the Powers Estate, 577-579 Fulton street, Brooklyn, two five-story buildings on a plot 40 by 100. The property extends to the Flatbush avenue extension and is opposite the approach to the Manhattan Bridge. A taxpayer is to be erected on the Flatbush avenue portion of the property. The lessee already controls property at the junction of Fulton street and Flatbush avenue, where one of the Schulte cigar stores is located.

Clothiers Remain Downtown.

Frederick Fox & Company have leased in the building covering the entire block front in the south side of Fourth street,

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from Broadway to Lafayette street, seven floors containing 110,000 square feet of space, to Cohen Goldman & Company, manufacturing clothiers, to be used for their offices, salesrooms and cutting department. The lease is an important one in that it indicates the tendency for the large manufacturing clothing concerns to remain in the present district.

Jobber in McCreery Store.

M. & L. Hess (Inc.) have leased for Paul H. Fairchild, as receiver, the easterly portion of the ground floor and basement in the old McCreery dry goods store, at 64-68½ West 23d street, through to 53-61 West 22d street, to Cornelius Stack, wholesale jobber, now at 406 Lafayette street. The lease is for a long term of years, at an aggregate rental of about \$100,000. The signing of this lease leaves only a small portion of the former McCreery store to be disposed of.

Funeral Director Leases.

The Cross & Brown Company and Goodale, Perry & Dwight have leased for the Eno and Pinchot Estates the six-story building at 1970-1972 Broadway, and 102 West 67th street, to the Frank E. Campbell Company, funeral directors, now in West 23d street, for a long term at an aggregate rental of about \$250,000. Plans are being prepared by Randolph H. Almiroty for alterations to cost about \$125,000. The 23d street branch of the company is to be continued.

Trade in Rockefeller Block.

Jansen of Paris, art dealer, has leased, through William B. May & Company, the one-time residence of Commodore Morton F. Plant, at 25 West 54th street, a five-story dwelling, on lot 25 by 100. The building will be converted into an art gallery, for occupancy about December 1. The property is opposite the home of John D. Rockefeller.

Manhattan.

ADAMS EXPRESS COMPANY leased from the McKeon Realty Co. the block front on the west side of 11th av between 24th and 25th sts, 200x150, covered by a 1-sty garage recently damaged by fire. After extensive alterations the new tenant will use the premises for storage and garage purposes. The fee of the entire square block is held by the De Beixedon estate. Leo Hess was the broker.

BASTINE & CO. have rented space at 23 West 24th st to Hugo Lenzer and at 106 East 19th st to Florence Willis.

BASTINE & CO., as agents of 78 5th av, have leased the 1st loft to the Eclipse Button Co., of 16 Waverly pl, and the 6th loft to Isidor Braunstein.

BASTINE & CO. have leased the top floor at 9 East 4th st to Palty & Goldberg and the store and basement at 231 Mercer st to A. I. Ludwig & Co.

LOUIS BECKER CO. leased the 3-sty dwelling 515 West 158th st to M. Monahan.

DANIEL BIRDSALL & CO. rented floors at 817 Broadway to Joseph Prensky & Co., clothing; in conjunction with William Cruikshank's Sons, at 80 Leonard st to Cromwell Brothers; in conjunction with Douglas Robinson, Charles S. Brown Co., the store at 77 Franklin st to W. H. and A. E. Margerison, of Philadelphia, and a floor at 66 Leonard st to the Acheson, Harden Co., linen merchants.

WM. D. BLOODGOOD & CO. leased for the Kouwenhoven estate the 5-sty stable 23 East 115th st, on lot 25x100, for 21 years, at an aggregate rental of about \$50,000. The estate was represented by Leach & Williams, of Long Island City, as attorneys.

CARSTEIN & LINNEKIN, INC., have leased at a rental of about \$8,000 per annum, the entire 6-sty building 155-7 West 34th st to Budd & Co., dealers in office equipment and furniture. The firm recently leased the building at 371 Broadway as its downtown branch.

CROSS & BROWN CO. has leased the store and basement at 15 West 17th st to P. N. Fletcher for Forbes & Co., and space in 9 East 59th st to George S. Hirst and also to M. E. Sutton for Frederick Ayer.

CROSS & BROWN CO. has leased store at 2156 Broadway to the Broadway Grocery & Supply Co. for the estate of Mary E. Pinchot; space on the 4th floor in 245-9 West 55th st to Walter Reppin for the Aeon Realty Co.; in 80 5th av to N. Baruch to Morris Simon.

CROSS & BROWN CO. has leased for the Altavista Holding Co. the 11th loft in 141-3 West 28th st to Frank & Frank; also space in 505 5th av to R. L. Huntzinger for the Fifth Av. Bond & Mortgage Co.; space on the 5th floor in 1926 Broadway to the Pulman Motor Co. for Carstein & Linnekin, and the 3d floor of 30 West 32d st to the Broadway Waist & Dress Co. for Mrs. M. C. Fowler.

WILLIAM CRUIKSHANK'S SONS leased for the Woodbury G. Langdon Co. the 2d and 3d lofts at 80-82 Leonard st to Cromwell Bros., Inc.

DUROSS CO. have leased the building 44 West 15th st for Isabel K. Sone and Margaret A. Gaston to the Erie Transfer Co.; the store and basement 797-9 Greenwich st to Joseph Breyer, and the 3d floor 242 West 14th st to W. C. Bartholdi.

DOUGLAS L. ELLIMAN & CO. have leased for the estate of James C. Fargo, former head of the American Express Co., 56 Park av, a 5-sty dwelling, to Elliot C. Bacon, son of the one-time Ambassador to France.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 157 East 81st st to Gavin Hadden; in 145 East 35th st for Pease & Elliman to Mrs. Henry Russell; in 26 East 49th st to Ewen McLachlin; in 47 East 49th st to Mrs. S. A. Look and George McHenry.

BENJAMIN ENGLANDER has leased to A. Greenberg & Co., of 928 Broadway, the 9th floor in 29-33 West 30th st and the 11th floor in 38-44 East 30th st to D. Bloomberg & Co., of 928 Broadway.

BENJAMIN ENGLANDER has renewed the following leases: the store and basement to Otto Wagner and the 7th and 8th floors to J. D. Booth & Son in 134-140 West 26th st; the 12th floor in 127-133 West 26th st to Miller & Co.; and the store and basement in 135-137 West 26th st to H. Mautner & Bro.

J. B. ENGLISH has leased for M. F. Ken-nagh the dwelling 108 East 29th st.

EWING, BACON & HENRY leased the west half of the 9th floor in 244-252 West 54th st to Clifford S. Peets, and with A. L. Monfort the basement in 236-246 West 52d st to the Dead Auto Storage Co.

FREDERICK FOX & CO. have leased, from the plans, 20,000 sq. ft. in the new 16-sty Bijou Building, now in course of construction at 1237-1239 Broadway. The entire building is now leased from the plans with the exception of four floors.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for Geo. Backer Realty Co. to Bernard Levine a floor in 99-103 Madison av; for 406 West 31st St. Co. to The Caring Sarrow Co., of 55 East 11th st, a floor in 26-28 East 10th st; and for the Helian Co. a floor in 125 Prince st to The Laurel Waist House.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for George Backer Realty Co. to H. Markowitz & Sons 12th floor in 99-103 Madison av; for Alexander Deutsch to Cameron & Mahler 8th floor in 13-15 West 28th st; for Marmac Construction Co. 10,000 sq. ft. in 30-32 West 24th st to The Lichtman Waist Co., and sub-leased for The Jessica Waist Co. 11th floor in 38-44 West 26th st to Pearlman & Herbert.

GOODWIN & GOODWIN rented for Wallace Van Doorn to Dr. Joseph Kraner the 3-sty dwelling at 51 West 119th st.

GOODWIN & GOODWIN have rented apartments in 512 West 122d st to George E. Stuckey, Charles M. Van Sielen; in the "Newington" to N. Chapman, Dunelle Van Schaick, David S. Skaats, George P. Borden, Theresa Sherman, Miss E. V. Hewitt, Miss A. G. McBride, James Townsend; in "Dacona Hall," Riverside drive and 122d st, to Caroline Crawford, Francis J. McKee; in the "Harriet" to Dr. Edw. Seidman, Daniel C. Tate, Mrs. Minnie Furling, Henry Thoesen, Walter Sheppard, E. S. Seidman; in the Trinidad to Peter McKenny, John J. Lippe, A. Parkhurst; in Blevie Hall, Broadway and 144th st, to Ignatz Schnitzler, M. Oppenheimer, Daniel Abrams, Sherman Kramer, Elias Wolf; in Lydia Court to Dr. Edward Newmann, Joseph Greenwald, Joseph Packner, Saul Daniels; in the Briarcliff, Broadway and 162d st, to Isidore Wiess, D. Frankfeld, T. C. Candlish, August Picquet, Henry Loeve, B. F. Sennet; in Balmoral Court, Broadway and 163d st, to Celia Becher, Arthur Sullivan, David Westreich, Adolph Cohn, Frank Warrick; in 3915 Broadway to Samuel Slomon, George L. Byrne, John B. Woodward; in the "Kingdale to Arthur Slomon, Harry Hoffman, G. C. Hartmann; in Eleanor Court to Miss Louise Frank, Adah B. Connor, Lulu V. Quigg, Helen M. Ferree; in the Alalayde, Central Park West and 94th st, to William Whitelock, Emma Blumlein and Abraham Tutleman.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased, at an aggregate rental of about \$65,000, the 5th floor in the Craftsman Building, 6 East 39th st, to Morgan & Dreshfield, dealers in furniture and draperies.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased apartments in the Edmund Francis Court, Amsterdam av and 120th st, to Herbert Parsons, Lieut. R. O. Bausch, C. E. Dimmitt, Fannie D. Guthmann, Hugh Adair, Mabel L. Mills, Kate E. Nixon, William G. Pilgrim, C. F. Rubsam, Jessie McFarlane, E. G. Farmer, Emmy Hausmann, Frederick Rozell, A. C. Gerber, Emilie Holderer, Clarence W. Cook.

M. M. HAYWARD & CO. have leased for Carstein & Linnekin, agents, the 8th loft in 35 6th av to the Yale Products Corporation.

HEIL & STERN leased lofts for Geo. Backer Realty Co. in 99-103 Madison av to Rosenthal & Latner; for Rockton Construction Co. in 122-30 West 27th st to Mitchell & Weber; for Wallack Construction Co. in 29-33 West 30th st to Bernard Epstein; for Speddy Realty Co. in 28-32 West 27th st to John Bonwit Skirt Co.; for Charles Kaye Renting Co. in 12-16 West 27th st to H. J. Mendetz & Co.

HEIL & STERN leased, in conjunction with Bleiman & Co., for the estate of J. H. Mahony, the store, basement and sub-basement 628-30 Broadway to Rothstadt & Sperber; also, in conjunction with Bernard Wurtenberg, for Bradkin Realty Co., the store and basement in 6-8 West 32d st, to Zadek Bros; and for the 141 West 29th St Co., the store and basement in 135-7 West 29th st to Curtis Lewin.

HEIL & STERN have leased for the 40 East 30th St. Co. in the new building 38-44 East 30th st the 7th and 8th lofts to Millar, Mandel & Co., at a total rental of about \$50,000.

M. & L. HESS (INC.) and Firm of Leonard J. Carpenter leased for the estate of William C. Schermerhorn the store and basement at the northwest corner of Lafayette and Great Jones sts to the Bishop-Babeock-Becker Co.

M. & L. HESS (INC.) have leased the 5th floor, containing 12,000 sq. ft., at 16-18 West 22d st, through to 15-17 West 21st st, to the Sanborn Manufacturing Co., raincoats; also the store and basement at 87-89 University pl to A. E. Rothstein, cotton goods; also the 3d floor at 119 East 18th st to the Swiss-American Art Embroidery Works.

A. KANE CO. rented for Morris Schinasl the 3-sty dwelling 477 Manhattan av to Nora La Verty.

JOHN J. KAVANAGH has leased for the Andre Realty Co. the corner store at the southeast corner of Lexington av and 86th st to the Arc Leasing Co. for a drug store.

JOHN J. KAVANAGH leased apartments in 931 Madison av to Hiram Pullen; in 133 East 73d st to Mrs. E. Cory and F. Van Cortlandt Fish; in 51 East 78th st to Miss Wheeler and Dr. H. A. Schneidenbach; and in 799 Park av to Merrill Gates, Jr.

PAYSON McL. MERRILL CO. leased for the estate of Karl Bitter a studio apartment at 44 West 77th st to Mario Korbell, represented by Herbert Gulick; also in 257 West 86th st, apartments to Warner Oland, Arthur E. Stahl-schmidt, and Edgar A. Dayton; at 140 West 57th st to Mrs. Alfred Wagstaff, Jr., Miss Barksdale Rogers, and Miss Anne McTighe; at 18 East 57th st to Everett Jackson; at 63 Washington sq to Robert W. Amick and Carton Moore-Park, and at 142 West 57th st for Malcolm E. Smith & Co. to Mrs. Anna G. Curtis.

GEO. W. MERCER & SON leased the store and basement at 55 6th av to N. Dottavio.

J. COOPER MOTT and J. Le B. Parsons leased the ground floor at 20 East 55th st, a remodelled dwelling, just east of the St. Regis Hotel, to Emil Pares, an art dealer, of Paris.

CHARLES F. NOYES CO. has leased for the Lawyers Title & Trust Co. offices on the 7th floor of 160 Broadway to Marshall Snyder, of 15 William st, and Albert A. Sarafan, 80 Maiden la; offices in 37-39 Liberty st to Fenton F. Craft; and a portion of the 17th floor of the Masonic Building; 71 West 23d st to the Famous Players Exchange.

PEASE & ELLIMAN have leased, furnished, for John B. and Maitland F. Griggs 4 East 79th st, a 5-sty dwelling, on a plot 35 ft. wide to Mrs. Richard Hudnut.

PEASE & ELLIMAN and Douglas L. Elliman & Co. have rented, furnished, for Mrs. Mary C. Knower to George V. Coe, the 5-sty dwelling, at 4 East 77th st.

PEASE & ELLIMAN have rented, furnished, for Charles W. Romeyn his 5-sty dwelling at 63 East 64th st to Charles A. Frank; also furnished, for Frederick E. Kessinger his duplex apartment of 12 rooms and 4 bathrooms in 830 Park av, to Charles D. Chapin of Lenox.

PEASE & ELLIMAN have leased, furnished, for Mrs. Ida M. Meyer her apartment in 246 West End av to Madame Ober, of the Metropolitan Opera Co., and, furnished, the apartment of Mrs. Ernest F. Schmalk in 39 West 55th st to Charles A. Stoncham.

PEASE & ELLIMAN have leased an apartment in 850 Park, av at the southwest corner of 77th st, to Mrs. Warner M. Leeds, whose residence at 11 East 65th st was rented, furnished, last week by the same brokers; also for Dr. C. Harbeck his apartment in 130 East 67th st to Miss A. M. Shaw.

PEASE & ELLIMAN have leased for the Schulte Realty Co. the basement store at the southeast corner Church and Fulton sts to George W. Hopper and Douglas Gibson, proprietors of the Dainty Maid Lunch, at 50 John st. After alterations, the premises will be opened as a branch.

PEASE & ELLIMAN have leased for Mrs. William Armstrong the 5-sty dwelling at 19 West 48th st to Mrs. William Grosvenor; also apartments, furnished, for Harry Fried at 333 Central Park West to Carl Braun of the Metropolitan Opera Co., and for E. De Forest Simmons, as agent, in 22 East 62d st to Edward Harrah.

PEASE & ELLIMAN have leased apartments for the 161 East 79th St Co., controlled by I. Randolph Jacobs and S. Morrill Banner, in 161 East 79th st to Miss Doris Andrews; in 565 Park av to Killian Van Rensselaer; for Andrew C. Zabriskie in 18 East 30th st to Louis How; in 39 East 27th st to Mrs. Helen Wright; and in 411 West 114th to Mrs. J. H. Van Tine.

PEASE & ELLIMAN have sublet for Allan A. Ryan his apartment in 24 West 59th st to A. J. Taylor; leased for George Backer an apartment in 15 West 55th st to Henry W. Bucknell; for the Century Holding Co. offices in 25 West 45th st to the Fairlyland Novelty Co., of Los Angeles, and an entire floor consisting of 2 apartments in 105 Gramercy Park to Arthur J. Morris and Huger W. Jervey.

GEO. R. READ & CO. have leased large office space in the Whitehall Building for the United States Realty & Improvement Co. to A. H. Bull & Co.

GEO. R. READ & CO. have leased for Mary J. Lynn the store and basement in 25 West 35th st. After alterations have been completed the premises will be occupied by Rubin & Dawidsohn as a bakery and lunch room.

GEO. R. READ & CO. have leased in 60 W 41st st space to Samuel H. Evins, W. L. Bass, Joseph M. Bettes and E. H. Erlanger; in Corn Exchange Bank Building to John Simon & Bro., Frank R. Abbey and Knauth, Nachod & Kuhne; in Morris Building to Edgar H. Quinby and the Trans-Atlantic Commercial Co.; in Bank of Commerce Building to Frank W. Arnold and Ossip Givotowsky; in Beard Building to George L. Mandeville, Robert W. Purdy and James H. Lounsbury and Saul A. Hayim; in 27 Pine st to Schulz & Ruckgaber entire floor; and in Fruit Trade Building to the New York State Department of Foods & Markets.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the store and basement at 139 9th av to John Di Marco; also offices at 30 Broad st to Peter Geddes Grand and Irvington K. Farrington & Co., and at 49 Wall st, additional space to Curtis & Sanger.

ROY SCHERICK and Harris & Vaughn have leased a large space on the 8th floor of 12-14 East 46th st to William O. D. Iselin, to be used as architects' offices.

LOUIS SCHRAG leased for Jennie L. Shannon the 4-sty building 52 West 28th st to Harry Silbert.

EVERETT M. SEIXAS CO. has leased an apartment at 756 Park av to H. S. Moller; at 114 East 84th st to F. E. K. Bauer; at 535 Park av, furnished, to F. O. Robinson; at 10 East 58th st to Lillian Himan; at 1186 Madison av to Southgate B. Freeman, Dr. Goldstein and Richard W. Hennessy, and at 216 West 89th st to J. Felbel.

SHAW & CO. have leased for Kathleen K. Donahue the 3-sty dwelling 28 Mt. Morris Park West to Charles A. Doelger.

LOTON H. SLAWSON CO., INC., leased space in 40 West 32d st for Fiske & Co. to George Sykes, Inc., builders and contractors of 314 East 34th st; in 17 Madison av for C. L. Crater the pent house to W. Harmon Beers, architect, of 235 5th av; in 171 Madison av additional space to Colonel George Harvey, editor and publisher of the North American Review; and in the Flatiron Building for the United States Realty & Improvement Co. to the Stone Van Dresser Co., artists and illustrators, who have been for ten years located in West 28th st. This space comprises two-thirds of the 15th floor.

SPEAR & CO. have rented for Alexander B. Duncan the store and basement in 195 6th av to the Progressive Lunch Co.; for Louisa Appel the 4th loft in 510-512 6th av to Melman Bros.; with Wm. C. Walker's Sons the 6th loft in 216 Wooster st to Littauer Bro.; for Clarence M. Busch the store and basement in 235 Mercer st to Meyer Jaffe; for E. J. Smith 2,500 sq. ft. in 40-42 East 22d st to the Hob Mfg. Co.

CHARLES B. WALKER has leased for M. A. McNamara loft in 3 Howard st to the Max Rosner Co.; space in 176-178 Centre st to Silber and Garibaldi; for Jacob Franz in 147 Grand st to William Goldfarb; for Herman F. Schutte in 180-182 Centre st to Knut C. Wideen; and additional space in 124 Baxter st to Habacht & Weiss.

WILLIAM R. WARE leased for Frank Lyman the dwelling at 586 West End av to Warren S. Sterling; for Thomas & Eckerson, 63 West 67th st to Warren W. Smith, and for George Rosenfeld & Co., 138 West 87th st to Julia M. Hall.

SIDNEY L. WARSAWER has leased for Marie G. Darmstadt the building at 358 West 43d st to The Stern, Saalberg Co., manufacturers of Tootsie Rolls.

WM. A. WHITE & SONS have rented a bachelor apartment in 19 West 54th st to Philip Avery Swords, and an apartment in 200 West 52d st to Edirid A. Bingham.

WM. A. WHITE & SONS have rented the 1st loft at 414 Broadway to the Home Phonograph Co.; the 1st loft in 127-129 White st to Scott, Coppage Co., of 80 Maiden la; the 2d loft at 149 Duane st to Isador Braveman; and with J. G. White & Co. the second loft at 78 Greene st to S. Sachs Co., of 152 Bleeker st.

F. R. WOOD, W. H. DOLSON CO. leased for William Mitchell the dwelling, 312 West 92d st to M. Heminway.

F. R. WOOD, W. H. DOLSON CO. leased apartments at 622 West 113th st to Joseph H. Witt; at 209 West 97th st to Hilda M. Gade; at 251 West 95th st to Maria J. de Echavarria and Jamie Echavarria; at 171 West 71st st to Robert J. Doherty, and at 35 West 82d st to Mrs. Eva Roberts.

BERNARD WURTENBERG and Heil & Stern leased the store and basement in 6-8 West 32d st to Zadek Brothers, wholesale millinery.

BERNARD WURTENBERG leased for the Fabian Construction Co. the store and basement in 31-33 East 28th st for five years to Albert Eckstein, importer of silk and cotton yarns.

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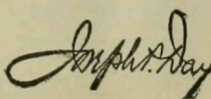
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If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

Bronx.

GEO. W. MERCER & SON leased the store and basement at 983 Ogden av to J. Mazzoli.

WILLIAM STONEBRIDGE has leased for John M. Susser to the Royal Skirt Co. the lower part of the premises 2381 Bathgate av; for Charles Immor to the Great Atlantic and Pacific Tea Co., the lower part of the building 2133 Arthur av, and for Julius & August Kuhn to the Madame Adele Millinery Co., the entire building 607 East 183d st.

G. TUOTI & CO. have leased for Lowenfeld & Prager the two 5-sty buildings 2338-2344 Beaumont av, Bronx, for five years, at an aggregate rental of about \$45,000.

Brooklyn.

CHARLES E. RICKERSON rented to Cecil A. Clarke 593 2d st, a 3-sty dwelling, and 577 Carlton av, a 3-sty dwelling, to Mrs. Dorothy Fritsch.

SCHULTE REALTY CO. has obtained on a long term lease the building 519 Fulton st, northwest corner Duffeld st, which for a great many years was occupied by the Horton Ice Cream Co. Extensive alterations will be made by the Schulte Co., and upon completion they will open their 48th branch cigar store in the corner portion of the ground floor. A large portion of the ground floor space is now being negotiated for by a large well-known cafe concern. The lessee was represented by Pease & Elliman.

G. SCHWAGER has leased to the Schulte Realty Co. the ground floor and basement of 142 Flatbush av, through to Pacific st. The Schulte Cigar Co. has altered the premises and occupy a portion for a branch.

Richmond.

MOFFATT & SCHWAB have leased for F. J. Porter to the Great Atlantic & Pacific Tea Company a store at 351 Jersey st, New Brighton.

Suburban.

ADAMS & KEELER leased to Mrs. Anson Phelps Stokes for the season of 1916 Mrs. George H. Newton's house and cottage, in South Main st, Ridgefield, Conn.

COCKS & WILLETS leased to C. C. Auchincloss Piping Rock Farm, adjoining the Piping Rock Club, at Locust Valley, L. I., for the season of 1916.

E. C. EASTON estate at Great Neck, L. I. has been leased by Frank Crowell for four years to Carl W. Hamilton of Manhattan.

ROBERT E. FARLEY ORGANIZATION leased at Nepperhan Heights, Yonkers, houses to R. E. Peckham and Albert Schmelz.

ROBERT E. FARLEY ORGANIZATION leased the residence of Mary E. Cahill at 155 South Broadway, White Plains, N. Y., to C. A. Baring; also a residence at Bronxville to Mrs. C. J. Bell.

CHARLES FIELD GRIFFEN & CO., with Frank Ferris, has leased to Sidney Homer the Carmody estate at Bronxville, consisting of 10 acres, on the old White Plains rd.

FEIST & FEIST have leased for Mrs. Adrianna A. Edgar to Seymore's Outer Garment Shop the 3-sty building 639 Broad st, Newark; also for Peter Hauck, Jr., to George P. Eveland the garage 61 Central av.

S. OSGOOD PELL & CO. has leased, furnished, for J. Temple Gwathmey his 7-acre country place fronting on the Sound in Grace Church st, Rye, N. Y., to Robert C. Morris. The property is improved with a large dwelling, garage, etc.

S. OSGOOD PELL & CO. leased the Faas property at Great Neck, L. I., to Roy Atwell, the actor. The property has shore frontage on the Sound, and is near the properties recently purchased by George M. Cohan and Samuel Harris.

LOUIS SCHLESINGER (INC.) has leased for the F. G. Smith Piano Co. the 2d floor in 869 Broad st to Emile Brunel, the photographer.

EUGENE V. WELSH leased for Mrs. George W. Forsyth her residence at 164 South st, Morristown, N. J., to S. Valentine Farrelly, of New York; also to Charles J. Whalley, for the estate of David Fairchild, the residence, with 20 acres of ground, on Speedwell av, between Morris Plains and Morristown.

BRONX.

Conveyances.

Table with columns for 1915 (Oct. 22 to 28) and 1914 (Oct. 23 to 29). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with columns for 1915 (Oct. 22 to 28) and 1914 (Oct. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, and Interest not given.

Jan. 1 to Oct. 28

Summary table for Jan. 1 to Oct. 28 with columns for 1915 and 1914.

Mortgage Extensions.

Table with columns for 1915 (Oct. 22 to 28) and 1914 (Oct. 23 to 29). Rows include Total No., Amount, and To Banks & Ins. Cos.

Building Permits.

Table with columns for 1915 (Oct. 22 to 28) and 1914 (Oct. 23 to 29). Rows include New buildings, Cost, and Alterations.

BROOKLYN.

Conveyances.

Table with columns for 1915 (Oct. 21 to 27) and 1914 (Oct. 22 to 28). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with columns for 1915 (Oct. 21 to 27) and 1914 (Oct. 22 to 24). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, and Interest not given.

Jan. 1 to Oct. 27

Summary table for Jan. 1 to Oct. 27 with columns for 1915 and 1914.

Building Permits.

Table with columns for 1915 (Oct. 22 to 28) and 1914 (Oct. 22 to 28). Rows include New buildings, Cost, and Alterations.

QUEENS.

Building Permits.

Table with columns for 1915 (Oct. 22 to 28) and 1914 (Oct. 22 to 28). Rows include New buildings, Cost, and Alterations.

RICHMOND.

Building Permits.

Table with columns for 1915 (Oct. 22 to 28) and 1914 (Oct. 22 to 28). Rows include New buildings, Cost, and Alterations.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

Table for Manhattan Conveyances with columns for 1915 (Oct. 22 to 28) and 1914 (Oct. 23 to 29). Rows include Total No., Assessed value, No. with consideration, and Consideration.

Mortgages.

Table for Manhattan Mortgages with columns for 1915 (Oct. 22 to 28) and 1914 (Oct. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, and Interest not given.

Mortgage Extensions.

Table for Manhattan Mortgage Extensions with columns for 1915 (Oct. 22 to 28) and 1914 (Oct. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., and Consideration.

Building Permits.

Table for Manhattan Building Permits with columns for 1915 (Oct. 23 to 29) and 1914 (Oct. 24 to 30). Rows include New buildings, Cost, and Alterations.

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REAL ESTATE NOTES.

DUROSS CO. has been appointed agent for 79 White st.

BASTINE & CO. have been appointed renting agents for the 5-sty building at 281 5th av.

WM. A. WHITE & SONS have been appointed managing agents for 483-485 Greenwich st.

ALEXANDER A. KOSWICK has opened a real estate office at 489 5th av.

H. S. BAUDESSON, formerly with Duross Co. for a number of years, is now connected with A. H. Mathews, 181 Broadway.

PEASE & ELLIMAN have been appointed agents for "Trinity Studios," and not "Tiffany Studios," at the southeast corner of Broadway and 153d st.

FREDERICK FOX & CO. and L. Tanenbaum, Strauss & Co. were the brokers in the lease reported last week of the 6th floor in 210 5th av to the Puck Publishing Corpn.

M. & L. HESS (INC.) have been appointed agents for the 12-sty loft building 37-45 West 20th st, adjoining the Church of the Holy Communion.

M. MORGENTHAU, JR., CO., announces that at a recent meeting of the board of directors L. D. Woodworth, of Rochester, was elected a director and vice-president of the company.

JOHN A. STEINMETZ was the broker in the recently-recorded sale of 1060 Grant av for L. Lustig to Dennis Collin, who gave in part payment, a lot 25x86, in the south side of 181st st, 159 ft. west of Bryant av.

LEWIS H. MAY CO. were the brokers in the resale of the 4-fam. house 1091 Union av for H. Brosman to L. Newman. The property was recently taken in exchange for a Far Rockaway dwelling, through same brokers.

BLOOMINGDALE BROTHERS and other property owners and merchants have petitioned the Public Service Commission and will hold a public meeting next Thursday afternoon on the proposal to make the 59th street stops on the 3d avenue elevated and the Lexington avenue subway express stations.

GARFIELD REAL ESTATE COMPANY of Rochester has issued Bulletin No. 39, entitled, "Farms in New York, America's Empire State." It is a catalogue of 24 pages of farms for sale, with over eighty illustrations. President Woodworth of the Real Estate Association of the State of New York is a member of this firm.

THE GRYPHON RUBBER AND TIRE Corporation acquired title Wednesday from the Kingsbridge Real Estate Co. to the plot 250x103.11 on the west side of Bailey av, 101.7 ft. north of 192d st. The property abuts on the west the tracks of New York and Putnam Railroad.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 13-sty apartment house to be erected on the site recently purchased by Samuel A. Herzog and Edgar A. Levy at the southwest corner of 58th st and Park av; also for the 14-sty apartment house to be erected at 156-164 East 79th st by Julius Tishman & Sons.

GEORGE J. McCAFFREY, JR., was the broker in the recently recorded sales of the 5-sty apartment house 1496 Longfellow av for the Traf Building Co. to Daniel Mapes, Jr., who gave in exchange the plot 132x145, on the west side of Clinton av, 132 ft. north of 181st st; also the plot 33x140 in the south side of 181st st, 99 ft. west of Crotona av, and the lot 22x145, in the south side of 181st st, 85 ft. east of Belmont av.

JOHN FINCK has placed loans of \$250,000 covering 38-44 East 30th st, a 12-sty newly constructed loft building, for the 40 East 30th St. Co.; also \$10,000 on 774-778 Washington st for the Reversionary Estates Co.; \$15,000 on 327 West 101st st for I. M. French; \$6,500 for Meyer Goldberg on 330 East 28th st; \$6,000 for Meyer Goldberg on 609 East 14th st; \$13,000 for J. Richman on 66 Eldridge st; \$18,000 for Max Wetzstein on 767 9th av; \$36,000 for E. R. Maloney on West End av, northwest corner 69th st; \$12,000 for M. J. Murphy on 249 East 52d st; \$18,000 for Moritz Kutnow on 816 Lexington av; \$28,000 for Maria Wise on southwest corner 3d av and 43d st.

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.

Adolph M. Bendheim—Jan. 19, 1914—45TH ST, 553 W—1074-6, 5-sty tnt., 25x100, \$17,000.

82D ST, 218 E—1527-40, 5-sty tnt, 25.5x100, \$22,000.

82D ST, 220 E—1527-39, same as 82d st, 218 E.

35TH ST, 255 W—785-13, 3-sty tnt., 23x 98.9, \$27,500.

BROADWAY, nwc 84th st—1232-12-5½ (inc.), vacant, 133.5x140.7x irreg, \$375,000.

CONVENT AV, swc 149th st—2063-50, 6-sty apt., 99.11x100, \$190,000.

AMSTERDAM AV, 2364—2132-38, 5-sty tnt., 40.4x100, \$42,500.

AMSTERDAM AV, 2366—2132-40, same as Amsterdam av, 2364.

BROADWAY, nec 150th st—2082-1, 6-sty apt., 100x99.11, \$200,000.

BROADWAY, 625—523-46, 12-sty loft, 34x 200, \$300,000.

9TH AV, nec 213th st—2194-1, vacant, 100 x99.11, \$16,000.

RIVERSIDE DR, nec 149th st—2096-17, 6-sty apt., 102x175, \$333,000.

CLAREMONT AV, 169—1944-66, 6-sty apt., 75.2x91, \$100,000.

7TH AV, sec 111th st—1820-61, 6-sty apt., 100x110, \$240,000.

Alice Bunke—April 1, 1915—ST. NICHOLAS PL, 2-4—2053-111, 6-sty apt., 74.11 x100, \$110,000.

Agnes A. Connell—Jan. 20, 1915—5TH AV, 174—824-37, 5-sty bldg, 23.9x100, \$140,000.

5TH AV, 176—824-38, 4½-sty bldg., 18.8x 100, \$110,000.

MADISON AV, 927—1388-50½, 4-sty dwg., 20x80, \$42,000.

Julia L. Delafield—Nov. 10, 1914—RIDGE ST, 119-127—344-19-24 (inc.), 6-sty factory, 100x100, \$82,000.

5TH AV, 475—1275-70, 4-sty bldg., 33x98.4, one-third interest, \$133,333.33.

James C. Fargo—Feb. 8, 1915—PARK AV, 56—867-37, 5-sty dwg., 26x80, \$85,000.

139TH ST, 303 W—2042-11, 3-sty dwg., 17x 99, \$8,500.

139TH ST, 305 W—2042-10½, same as 303.

139TH ST, 307 W—2042-10, same as 303.

139TH ST, 311 W—2042-8½, same as 303.

139TH ST, 313 W—2042-8, same as 303.

139TH ST, 315 W—2042-7, same as 303.

139TH ST, 317 W—2042-6½, same as 303.

139TH ST, 319 W—2042-6, same as 303.

Evanna Felter—April 29, 1915—4TH ST 290 W—623-41, 3-sty dwg, 20x60, \$9,000.

Gardner Hall, Jr.—April 17, 1915—WALKER ST, 59—193-38, 5-sty loft, 25x100.1, \$37,500.

Edwin R. Holden—Feb. 3, 1914—79TH ST, 13 E—1491-8, 4-sty dwg., 20x102.2, \$85,000.

82D ST, 311 W—1245-14, 4-sty dwg., 20x 102.2, \$26,000.

Thomas Kelly—May 6, 1914—75TH ST, 19 W—1128-21, 4-sty dwg., 23x102, \$45,000.

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6TH AV, 453-803-37, 4-sty bldg., 20x60, \$50,000.
 56TH ST, 346 W-1046-56, 5-sty bldg., 30x100.5, \$42,000.
 6TH AV, 263 and 17TH ST, 104-106 W-792-38 and 42, two 5-sty bldgs., connected, 23x100 and 50x92, respectively, \$155,000.
Giovanni M. Malatesta-Feb. 2, 1915-THOMPSON ST, 111-503-24, 5-sty tnt, 25x75, \$18,250.
 THOMPSON ST, 108-502-11, 3-sty bldg., 19x70, \$10,000.
 THOMPSON ST, 106-502-10, 4-sty bld., 19x70, \$12,500.
Benjamin F. Mitchell-May 13, 1915-WATTS ST, 86-578-33, 5-sty loft, 21.7x80, \$18,000.
Mary P. Moore-Feb. 13, 1915-52D ST, 131 W-1005-16, 3-sty stable, 25x100.5, \$35,000.
Julius Mostchnick-Mar. 4, 1915-71ST ST, 226 E-1425-34½, 4-sty flat, 20x100.5, \$16,000.
 AMSTERDAM AV, 1410-1984-35, 5-sty tnt, 25x100, \$28,000.
Bridget Murphy-Feb. 3, 1915-28TH ST, 144 E-883-59, 3-sty dwg., 18.9x98.9, \$12,000.
Madeleine K. Nash-May 13, 1915-106TH ST, 312 W-1891-62, 5-sty dw, 20x100.11, \$40,000.
Matilda L. Paterson-May 24, 1915-125TH ST, 305 W-1952-28, 4-sty tnt, 30x100, \$40,000.
 AV B, 1-384-1, 5-sty tnt, 21.6x51.9, \$25,000.
 AV B, 1½-384-2, 5-sty tnt, 21.6x51.9, \$15,000.
 AV B, 3-384-3, 5-sty tnt, 27.8x42.6, \$19,000.
 AV B, 45-386-5, 3-sty tnt, 17x65, \$14,500.
 AV B, 47-386-6, same as Av B, 45.
 AV B, 49, 386-8, same as Av B, 45.
 AV B, 51-386-9, same as Av B, 45.
 AV B, 49, rear-386-7, 4-sty bldg., 72x25, \$13,250.
William H. P. Phye-March 7, 1915-71ST ST, 22 W-1123-44, 4-sty dwg., 18x100.5, \$30,000.
 40TH ST, 145-147 E-1295-29-30, 3-sty garage and 2-sty stable, 50x98.9, \$65,000.
 FULTON ST, 191-85-20, 5-sty loft, 33.5x75.1, \$160,000.
 43D ST, 12 E-1277-64, 4-sty loft, 17x100.5, \$90,000.
 BOWERY, 369-371-460-6-7, two 3-sty bldgs., 34.9x100.4x irreg, \$33,000.
 BOWERY, 379 and 5TH ST, 202-208 E-460-12-13-15, four 3-sty bldgs., 24.7x135, \$75,000.
Ellen Powers-March 16, 1914-114th st, 206 W-1829-40, 5-sty flat, 25x100, \$26,000.
 105TH ST, 228 W-1876-44, 4-sty dwg., 25x100.11, \$30,000.
Caroline G. Reed-Nov. 17, 1914-50TH ST, 37 E-1286-30, 5-sty dw, 20x100, \$63,000.
 107TH ST, 210 E-1656-42, 4-sty tnt, 21.10x100.11, \$7,500.
Cornelius Reed-Aug. 24, 1914-130TH ST, 61 E-1755-26½, 4-sty tnt, 18.9x99.11, \$10,000.
Bernard Sexton-Feb. 26, 1915-120TH ST, 116 E-1786-64, 4-sty tnt, 20.10x100.11, \$11,000.
Settie Simon-Sept. 26, 1914-56TH ST, 114 E-1310-67½, 4-sty dwg., 21x100.5, \$40,000.
Margaret B. Sloane-April 18, 1914-53D ST, 64 W-1268-71½, 4-sty dwg., 20.6x100.5, \$52,500.
Charles Stoeppler-Mar. 28, 1915-85TH ST, 307 E-1548-5, 5-sty tnt, 25x102.2, \$20,000.
Clarence Storm-March 24, 1915-BROADWAY, 287-149-29, 5-sty bldg., 24.11x96.3, \$275,000.
Anna C. Thew-May 7, 1915-5TH AV, 2006-1722-35½, 4-sty dw, 19.6x80, \$14,000.
Augusta H. Taintor-July 17, 1914-69TH ST, 49 W-1122-10, 4-sty dw, 20x100.5, \$32,000.
Warner Van Norden-Jan. 1, 1914-62D ST, 8 E-1376-65, 5-sty dw, 25x100.5, \$150,000.
 62D ST, 52 E-1376-41½, 2-sty garage, 16.8x100.5, \$35,000.
Caspar F. Von Dohn-July 8, 1913-36TH ST, 348 W-759-68, 4-sty tnt, 25x98.9, \$17,000.
Frederick K. Walbridge-Mar. 15, 1915-PRINCE ST, 57-59-510-30, 5-sty loft, 46.9x99.11, \$88,000.
 BROADWAY, 407-409-194-38, 5-sty loft, 52.6x103.2, \$198,500.
 SPRING ST, 79-81-497-31, 6-sty loft, 50x114.4, \$100,000.
Fritz Wendel-Sept. 17, 1913-10TH AV, 550-1055-62, 4-sty bldg, 20x60, \$15,000.

as the Polo grounds, "Coogan's Bluff," and other pieces in the northern part of the city. The estate also controls a number of business properties. Mr. Coogan was a graduate of the New York University Law School, although he never practiced law. His knowledge, however, of law served him in the management of his real estate. He was, in 1888, the candidate for Mayor on the Union Labor Party ticket and was defeated after an exciting campaign. He is survived by his widow, one daughter and three sons, Jay, Gardiner and W. Gordon Coogan.
 SELIG LITTMAN, president of the Littman Realty Co., died this week at his home, 105 West 78th st, aged sixty-eight, following a prolonged illness. Mr. Littman was born in Germany and came to this country about forty years ago. He is survived by a widow, two sons and two daughters.

AUCTION SALES OF WEEK.

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

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

Auction Market.

INTEREST in the auction salesroom this week centered around the offering of the Dash estate property, comprising about 333 lots. The property was offered by Joseph P. Day and J. Clarence Davies, as auctioneers, and a total of \$503,505 was realized in the two days consumed in the sale, an average of about \$1,511 a lot. On the opening day there was a large attendance, every available corner in the room being occupied, but on the second day the crowd dwindled down to only those who were there for business and looking for bargains.

The sale on the first day began at about 11 o'clock and was brought to a close at about seven in the evening. During that period, 225 lots had been disposed of, for a total of \$327,200 or an average of \$1,454 a lot. Among the buyers were a number of brokers, bidding for clients, including Cammann, Voorhees & Floyd, Robert F. Bonsall, Walter B. Parsons and A. H. Vetri. Lots on the west side of Broadway, south of 238th street, brought from \$3,275 to \$9,100 each; in the north side of 237th street, abutting the railroad tracks, from \$1,525 to \$1,800. In 238th street, inside lots brought from \$1,600 to \$1,800. Lots on the east side of Broadway between 236th and 238th streets sold for prices ranging from \$4,300 to \$9,000, while lots on the east side of Kingsbridge road sold for from \$1,700 to \$2,100. In the Fieldston section, lots on Tibbetts avenue sold for \$1,250 up to \$2,100. The northeast corner of Waldo avenue and 244th street brought \$3,250. Other lots in the immediate vicinity sold for \$1,000, \$1,500 and \$1,750.

When the sale was resumed on Tuesday at 12 o'clock, the attendance was not so large but the bidding was spirited. Among the prices obtained were \$1,475 for the southeast corner of Spuyten Duyvil Parkway and 238th street; \$6,750 for the southwest corner of Kingsbridge road and 238th street, and \$5,025 for the southeast corner of Collier avenue and 238th streets. The highest price at the sale was paid for the lot at the southwest corner of Broadway and Kingsbridge road, which was sold to Thomas C. Lenane for \$13,300.

The complete report containing the names of buyers and prices will be found below.

The City of New York, as plaintiff, on a bid of \$12,000, took over the tenement at 52 Oliver street, as the result of an action brought against Michael A. Rofrano, now a fugitive from justice. The liens on the property aggregated about \$35,680. The two six-story loft buildings at 132-142 West 27th street, were bought by the Emigrant Industrial Savings Bank, as plaintiff, for \$200,000, about \$23,000 below existing encumbrances.

Another interesting transaction concerned the four-story dwelling at 5 East 47th street, on lot 25x100.5, adjoining the property of Robert W. Goelet and the Fifth avenue residence of Mrs. Helen Gould Shepard. The property was offered at voluntary sale by Samuel Marx and was sold to Harris & Vaughn, representing Samuel H. Stone, for \$95,200, or \$24,800 less than the assessed valuation.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 29, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Bleecker st, 402-16; also BANK ST, 84-6; also HUDSON ST, 582-8; also W 11TH ST, 289, 191.8x87.8x irreg, 4-5-sty bk loft bldgs (exrs); withdrawn.

Chrystie st, 116 (*), es, 100.5 s Broome, 25x100, 5-sty bk tnt & str; due, \$22,401.45; T&c, \$555.98; Union Trust Co, N. Y. 15,000

Henry st, 220 (*), ss, 141.4 e Clinton, 23.6 x100, 4-sty bk tnt & str; due, \$23,178.54; T&c, \$465.10; Pinkus Nathan. 15,000

Oliver st, 52 (*), es, 75 n Oak, 25x102x 24.1x101, 2-sty bk tnt & str & 6-sty rear tnt; due, \$33,055.28; T&c, \$2,625; City N. Y. 12,000

Washington st, 774-8 (*), ws, 43.11 n 12th, runs w66xn46.3xe3xn18xe63.3xe63.11 to beg, 3-3-sty bk & fr tnts & str; partition; Reversionary Estates Co. 12,350

Wooster st, 203-5 (*), ws, 185.9 n Bleecker, 36.8x100x36.7x100, 6-sty bk loft & str bldg; due, \$57,858.21; T&c, \$525; Albany Savgs Bank. 50,000

29TH st, 130-2 W, ss, 360 w 6 av, 40x 98.9, 12-sty bk loft & str bldg; due, \$174,683.83; T&c, \$2,196.30; Benj P Levy, party in interest. 175,000

31ST st, 134 W (*), ss, 400 w 6 av, 25x 152.10x25x148, 4-sty stn tnt & str & 3-sty bk rear tnt; due, \$47,258.71; T&c, \$1,262.41; Union Dime Savgs Bank. 48,000

63D st, 305 E (*), ns, 100 e 2 av, 29x 100.5, 5-sty bk tnt; due, \$14,969.14; T&c, \$264.05; City Real Estate Co. 15,000

63D st, 307 E (*), ns, 138 e 2 av, 29x 100.5, 5-sty bk tnt; due, \$16,237.13; T&c, \$673.45; City Real Estate Co. 16,000

63D st, 309 E (*), ns, 167 e 2 av, 29x 100.5, 5-sty bk tnt; due, \$16,265.13; T&c, \$673.40; City Real Estate Co. 16,000

63D st, 311 E (*), ns, 196 e 2 av, 25x 100.5, 5-sty bk tnt; due, \$16,230.19; T&c, \$673.45; City Real Estate Co. 16,000

104TH st, 8 W (*), ss, 149.6 w Central Park W, 19.5x101x23.6x100.11, 5-sty bk tnt; due, \$14,920.02; T&c, \$890.65; Geo A Muller & ano. 15,500

107TH st, 60 E (*), ss, 175 e Madison av, 25x100.11, 5-sty bk tnt; due, \$2,898.76; T&c, \$145.60; sub to pr mtg \$21,800; Harold Nathan. 25,636

107TH st, 213 E (*), ns, 360 w 2 av, 25x 100.11, 4-sty bk tnt & str; due, \$10,704.64; T&c, \$158.90; Caroline E Heath et al. 7,000

111TH st, 136-8 W (*), ss, 287.6 e 7 av, 37.6x100.11, 5-sty bk tnt; due, \$36,776.32; T&c, \$841.50; Mary J Kingsland. 20,000

111TH st, 232-4 E (*), ss, 200 w 2 av, 40x100.11, 6-sty bk loft bldg; due, \$25,684.67; T&c, \$884.07; Jno A McVickar. 15,000

118TH st, 275 W (*), ns, 150 e 8 av, 25x 100.11, 5-sty bk tnt; due, \$2,705.85; T&c, \$—; Louis L Wolf. 16,300

124TH st, 510-6 W, ss, 200 w Ams av, 100x100.11, 7-sty bk tnt; adj Nov8. —

Central Park W, 300 (*), nwc 90th (Nos 1-3), 100.8x100, 8-sty bk tnt, Eldorado; due \$29,770.40; T&c, \$4,435.90; sub to 1st mtg \$400,000; Abr Kipp. 415,000

Central Park W, 302 (*), swc 91st (No 2), 100.8x100, 8-sty bk tnt, Eldorado; due, \$61,783.20; T&c, \$4,075.90; sub to 1st mtg \$400,000; Chas A Lindsley. 430,000

2D av, 2276 (*), sec 117th (No 300½), 25.5x84.10, 4-sty bk tnt & str & 1-sty bk str; due, \$20,892.21; T&c, \$900; Jules J Vail. 21,000

3D av, 2354 (*), ws, 83.5 s 128th, 16.10x 100, 3-sty bk tnt & str, 2-sty ext; due, \$15,068.72; T&c, \$3.50; Mutual Life Ins Co of N. Y. 10,000

HENRY BRADY.

27TH st, 132-42 W (*), ss, 380 w 6 av, 120x98.9, 2-6-sty bk loft & str bldgs; due, \$220,331.19; T&c, \$2,736.50; Emigrant Indust Savgs Bank. 200,000

79TH st, 225 W, ns, 284 w Ams av, 16x 102.2, 4 & 5-sty & b bk dwgs; due, \$24,565.68; T&c, \$681.47; Albt E Hartcorn. 21,000

123D st, 3 W, ns, 281 e Lenox av, 19x 100.11, 3-sty & b stn dwg; due, \$18,498.46; T&c, \$470.07; Lawyers Mtg Co, party in interest. 12,000

Hillside av, ss; also ST NICHOLAS AV, ns, part of plot 147, part of Estate of Isaac Dyckman, 170.3 x 209.9 x 168.8 x 143.9, vacant; due, \$6,588.82; T&c, \$2,891.58; Robt C Baker, party in interest. 6,000

BRYAN L. KENNELLY, INC.

Lafayette st, 401 (*), es, 100 n 4th, 24.8 x100, 7-sty bk loft & str bldg; due, \$78,699.30; T&c, \$1,783.65; Chas Remsen trste et al. 70,000

JACOB H. MAYERS.

120TH st, 339 E, ns, 25 w 1 av, 16.8x 180.10, 3-sty & b stn dwg; adj Nov12. —

SAMUEL MARX.

47TH st, 5 E, ns, 175 e 5 av, 25x100.5, 4-sty & b bldg & 2-sty ext (vol); Curtie-White Co. 95,200

91ST st, 20 W (*), ss, 175 w Central Park W, 19x100.8, 4-sty bk church; due, \$18,926.63; T&c, \$478.19; Jno A Stewart et al, trstes. 19,000

103D st, 166 E (*), ss, 156.6 w 3 av, 27x 100.11, 5-sty stn tnt; due, \$17,869.33; T&c, \$1,182.90; Louisa H Wheelwright. 17,500

Claremont pkway, 404 (*), ss, 151.8 e Washington av, 25.3x169.7x25x173.3, 4-sty bk tnt & str; due, \$4,655.57; T&c, \$325.05; sub to 1st mtg \$18,500. 20,000

JAMES L. WELLS.

110TH st, 128 W, ss, 385 e 7 av, 20x 100.11, 3-sty & b stn dwg; due, \$20,894.86; T&c, \$372.70; Lizzie L Ball, deft. 17,000

OBITUARY.

JAMES JAY COOGAN, large real estate holder and for many years prominent in politics, died of heart disease on Sunday, at his apartments in the Hotel Nederland, Fifth av and 50th st. Mr. Coogan was sixty-nine years old and early in life was a merchant in the lower part of the city. Thirty years ago he married Miss Harriet Gertrude Lynch, a daughter of the late William L. Lynch, one of the large realty holders in New York, from whom she inherited a fortune. She now owns such valuable tracts

JACOB H. MAYERS.

Riverside dr, 42, es, 62.1 n 76th, runs ne 40.6xe96.2xs22.2xw46xsl8xw55.10, 4 & 5-sty stn school; adj Nov3.

HERBERT A. SHERMAN.

Houston st, 25-7 W (*), ss, 50 w Mercer, 50x100, 6-sty bk loft & str bldg; due, \$83,189.16; T&c, \$1,640.25; United States Trust Co of N Y. 80,000

Total\$1,674,786
Corresponding week 1914..... 505,500
Jan 1, 1915 to date.....47,439.387
Corresponding period 1914.....29,277,005

Bronx.

The following are the sales that have taken place during the week ending Oct. 29, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

(Sale of 331 Lots of Bowie Dash Estate, Held at New York Exchange.)

236TH st W, ss, 50 e Tibbett av, 50x100; Salvatore L Lamanno. 1,800
236TH st W, sec Tibbett av, 50x100; Hugo F Dealy. 2,025
236TH st W, nec Spuyten Duyvil rd, 25 x100; A Scheer. 1,175
236TH st W, ns, 25 e Spuyten Duyvil rd, 50x100; Mary A Kellar. 1,750
236TH st W, ns, 50 w Tibbett av, 50x 100; Anthony Lella. 1,650
236TH st W, ns, 100 w Tibbett av, 25x 100; C B Furness. 675
236TH st W, nwc Tibbett av, 50x100; J H Roth & ano. 2,100
236TH st W, ns, 100 w Corlear av, 25x 100; Wm M Blain. 1,125
236TH st W, ns, 125 w Corlear av, 50x 100; Eugene D Brooke. 2,400
236TH st W, nec Tibbett av, 25x100; M L Kampf. 1,500
236TH st W, swc Tibbett av, 100x100; Aaron I Binsky. 5,100
237TH st W, ns, 225 e Bway, 50x118.3x irreg; Elise Diehl. 3,050
237TH st W, ns, 175 e Bway, 50x127.3x irreg; Elise Diehl. 3,400
237TH st W, ns, 150 e Bway, 25x131.9x irreg; Jas Magee. 1,925
237TH st W, ns, 125 e Bway, 25x131.9x irreg; C Becker Furness. 2,200
237TH st W, ss, 172 e Bway, 41.2x190.11 x irreg; Wm Gray. 3,150
237TH st W, ss, 148 e Bway, 24x184, irreg; S H Weinstein. 1,325
237TH st W, ss, 125 e Bway, 24x182.4, irreg; Wm H Dictman. 1,175
237TH st W, ss, 100 e Bway, 24x180.7, irreg; C B Furness. 1,325
238TH st W, ns, 50 e Tibbett av, 25x100; S H Weinstein. 2,400
238TH st, nwc Corlear av, 50x100; J J Carroll. 2,600
238TH st W, ns, 100 e Tibbett av, 50x 100; P J Fleck. 2,200
238TH st W, ns, 50 e Spuyten Duyvil rd, 50x100; Deborah Sullivan. 2,000
238TH st W, ss, 50 e Corlear av, 50x100; Sol Lent. 3,800
238TH st W, ss, 50 w Tibbett av, 25x 100; Saml Bernstein. 1,150
238TH st W, ss, 80 e Spuyten Duyvil rd, 25x100; A Kurz. 1,000
238TH st W, ss, 55 e Spuyten Duyvil rd, 25x100; Geo F Smith. 1,150
238TH st W, swc Tibbett av, 50x100; F M Estip. 2,800
238TH st W, nwc Tibbett av, 30x100; Jacob Weiler. 2,400
238TH st W, ns, 30 w Tibbett av, 25x 100; Jacob Miller. 1,275
238TH st W, ns, 100 e Spuyten Duyvil rd, 25x100; Maurice Barker. 1,150
238TH st W, sec Tibbett av, 50x100; Margt A Burkhard. 3,650
238TH st W, swc Corlear av, 50x100; Wm M Blain. 5,550
238TH st W, ss, 50 e Tibbett av, 100x 100; David Zipkin. 6,700
240TH st W, sec Tibbett av, 56.10x100x 53.2x80.1; J J Carroll. 2,025
240TH st W, ss, 48 w Tibbett av, 48x 116.6x irreg; Michl E Chieff. 1,750
240TH st W, ss, 24 w Tibbett av, 48x 133, irreg; Benj Salvatz. 2,550
240TH st W, ss, 48 e Spuyten Duyvil rd, 48x124.8, irreg; D Peters. 1,500
240TH st W, ss, 24 e Spuyten Duyvil rd, 24x107.9x22.6x99.4; E Aanota. 775
240TH st W, nec Spuyten Duyvil rd, 24x 99.4x22.6x90.11; Peter Novack. 1,245
244TH st, nwc Tibbett av, 191.10x124.9x 169.6x112.10; R F Bonsall. 11,150
244TH st W, ns, 170 e Tibbett av, 120x 109.1x142.10x138.7; Walter B Parsons. 8,600
245TH st W, ss, abt 155 e Fieldston rd, 109x79.9x117x89.2; Robt F Bonsall. 4,650
Broadwn - ws, 221.2 s 238th, 50x131.11 to Kingsbridge av xirreg; R H Moran. 9,050
Broadway, swc 238th, runs s121.2xw87.7 to Kingsbridge av xne along curve 159.5 to beg; Thos Lenane. 27,500
Broadway, ws, 321.2 s 238th, 100x80x100 x90; B G Hughes. 8,650
Broadway, ws, 271.2 s 238th, 50x136.8 to Kingsbridge av xirreg; Chas Solz. 7,650
Broadway, ws, 50 n 236th, 50x90; I M R Meikleham. 5,800
Broadway, sec 237th, 50x100; D Peters. 11,150
Broadway, es, 125 s 237th, 48.5x100x irreg; Patk J Haughey. 6,550
Broadway, es, 50 s 237th, 75x100; Geo Rauchfurst. 10,600
Broadway, ws, 121.2 s 238th, runs s100 xw117.1 to Kingsbridge av xn104.3xe87.8 to beg; David Zipkin. 17,200
Broadway, es, 25 n 237th, runs n75xe125 xs100 to ns 237th xw25xn25xw100 to beg; Herbert F Rawel. 16,100

Broadway, es, 125 n 237th, 34.3x130.6x irreg; Marie Lubitz. 5,500
Broadway, es, 100 n 237th, 25x125; Jno H Feisauer. 4,300
Broadway, nec 237th, 25x100; Herbert F Rawel. 9,100
Corlear av, ws, 225 s 238th, 25x100; Albert B Wright. 1,050
Corlear av, ws, 225 n 236th, 25x100; Abr Berger. 1,100
Corlear av, ws, 250 s 238th, 75x100; A Douglas. 3,150
Corlear av, ws, 200 n 236th, 25x100; Ricnd Cohn. 1,025
Corlear av, ws, 75 n 236th, 75x100; Wm M Blain. 3,000
Corlear av, nwc 236th, 75x100; Jos Henschel. 3,275
Corlear av, ws, 150 s 238th, 75x100; Fredk G Burkhard. 3,175
Corlear av, ws, 100 s 238th, 50x100; Saml Burnstein. 2,200
Corlear av, ws, 175 s 236th, 50x100; Wm M Blain. 1,550
Corlear av, ws, 125 s 236th, 50x100; Jos Greissgouw. 1,700
Corlear av, ws, 75 s 236th, 50x100; Jno Stilwell. 1,850
Corlear av, ws, 275 s 236th, 25x73.7x irreg; Abt Friedmann. 500
Corlear av, ws, 225 s 236th, 50x111.2x irreg; Wm M Blain. 1,125
Corlear av, ws, 25 s 236th, 50x100; S H Weinstein. 2,000
Corlear av, swc 236th, 25x100; C Metzger. 1,300
Corlear av, ws, 175 n 236th, 25x100; Jno Gallagner. 775
Corlear av, ws, 150 n 236th, 25x100; Charlotte Seaging. 950
Corlear av, nec 236th, 125x100; S H Weinstein. 4,925
Corlear av, ws, 125 n 238th, 25x100; Saml Gast. 925
Corlear av, ws, 150 n 238th, 80.10x100; Annie V Murth. 2,600
Corlear av, ws, 100 n 238th, 25x100; Carmela P Pulirno. 925
Corlear av, sec 238th, 100x50; T McKown. 5,000
Corlear av, es, 150 s 238th, 50x100; M Nering. 2,100
Corlear av, es, 100 s 238th, 50x100; A Kurz. 2,250
Corlear av, es, 300 s 238th, 100x100; Elizabeth Estates Co Inc. 3,300
Corlear av, es, 275 s 238th, 25x100; Wm H Dickinson. 875
Corlear av, es, 225 s 238th, 50x100; S Berger. 1,90
Corlear av, es, 200 s 238th, 25x100; F Simone. 975
Corlear av, es, 400 s 238th, 50x100; H & I Broadman. 1,550
Fieldston rd, sec 245th, 218x175.1x89.2x 155; A H Verit. 12,450
Kingsbridge av, es, 130.1 n 236th, 52x 78.9x irreg; J J Kennedy. 2,100
Kingsbridge av, es, 182.1 n 236th, 26x 73.11; B G Hughes. 1,075
Kingsbridge av, ws, 250 s 238th, 100x 100; H Kasab. 8,000
Kingsbridge av, es, 104.1 n 236th, 26x 86.1x irreg; B G Hughes. 1,175
Kingsbridge av, ws, 200 s 238th, 50x100; Wm M Blain. 4,200
Kingsbridge av, swc 238th, 100x100; Thos Lenane. 15,900
Kingsbridge av, nec 236th, 104.3x86.1x-x105.7; I M R Meikleham. 7,200
Kingsbridge av, ws, 150 s 238th, 50x100; P J Fleck. 4,000
Kingsbridge av, ws, 100 s 238th, 50x 100; B C Wagner. 4,600
Kingsbridge av, ws, 425 s 238th, 25x100; Chas Console. 1,700
Kingsbridge av, ws, 350 s 238th, 75x100; I M R Meikleham. 4,800
Kingsbridge av, nwc 236th, 50x100; I M R Meikleham. 4,350
Kingsbridge av, ws, 50 n 236th, 75x100; I M R Meikleham. 5,250
Putnam av, nwc 237th, 25.6x82.1x25x 76.11; I Bronin. 800
Putnam av, ws, 76.6 n 237th, 35.3x99.9x irreg; Hans Baader. 675
Putnam av, ws, 50 s 237th, 141.1x100x irreg; Valentine Treat. 3,725
Putnam av, swc 237th, 50x100; G R Henke. 2,175
Putnam av, ws, 25.6 n 237th, 50x92.4x irreg; S H Weinstein. 1,800
Spuyten Duyvil rd, es, 75 s 236th, 50x 100; K A V Realty Co. 1,250
Spuyten Duyvil rd, es, 125 s 236th, 51.3x 100x irreg; Wm G Gehringer. 900
Spuyten Duyvil rd, es, 150 n 236th, 25x 99x25x97.5; Colgaro Pulirno. 775
Spuyten Duyvil rd, es, 100 n 236th, 50x 100x irreg; A Robinson. 1,250
Spuyten Duyvil rd, sec 236th, 25x100; B G Hughes. 1,000
Spuyten Duyvil rd, es, 225.4 n 236th, 25.3x98.2x25x101.10; Fred Borsch. 600
Spuyten Duyvil rd, es, 200.10 n 206th, 25.2x91.11x25x95; Umberto De Falco. 600
Spuyten Duyvil rd, es, 100 s 238th, abt 225x100, irreg; 238th St Consn Co. 4,550
Spuyten Duyvil rd, es, 175 n 236th, 25.1 x97.5x25x95; Carmela P Pulirno. 550
Spuyten Duyvil rd, nec 238th, 50x100; Thos McCue. 2,725
Spuyten Duyvil rd, es, 100 n 238th, 25x 90; Robt McRae. 725
Spuyten Duyvil rd, es, 125 n 238th, 25x 90; Hazel K Otis. 700
Spuyten Duyvil rd, es, 90.11 s 240th, 50 x90; D Peters. 1,450
Spuyten Duyvil rd, sec 238th, 100x55; 238th St Consn Co. 2,580
Spuyten Duyvil rd, es, 25 s 236th, 50x 100; Thos Quinn. 1,950
Spuyten Duyvil Pkwy, nwc Waldo av, runs n183.1xw108.2xsl167.9 to beg; Cammann, Voorhees & Floyd. 6,700
Spuyten Duyvil Pkwy, ns, at sws Waldo av, 102x167.9x103x177.2, being lots

297 to 300, map Dash Est; Walter B Parsons. 6,800
Tibbett av, nec 244th, 90.10x128.2x80x 170; C H Voorhees. 8,150
Tibbett av, es, 100 n 236th, 50x100; E E Gregory. 2,050
Tibbett av, es, 150 n 236th, 75x100; Edith Cluzell & ano. 2,925
Tibbett av, es, 225 n 236th, 50x100; Cornelius M Doyle. 2,000
Tibbett av, es, 275 n 236th, 75x100; Cornelius M Doyle. 3,000
Tibbett av, es, 200 s 238th, 50x100; I Bernstein. 2,000
Tibbett av, es, 125 s 238th, 50x100; Jacob Finkel. 2,200
Tibbett av, ws, 100 s 236th, 50x100; Thos A Ryan. 2,000
Tibbett av, ws, 150 s 236th, 66.8x100x irreg; Mary P Tiernan. 2,390
Tibbett av, es, 175 s 236th, 50.10x100x irreg; Jos Henschel. 1,050
Tibbett av, ws, 175 s 236th, 50x100; S H Weinstein. 1,600
Tibbett av, ws, 225 n 236th, 25x90; Hazel H Otis. 550
Tibbett av, ws, 250 n 236th, 25x90; Sabala Muratore. 525
Tibbett av, ws, 275 s 238th, 25x85; Salvatore Lormanno. 500
Tibbett av, ws, 250 s 238th, 25x85; J B Hawkins. 500
Tibbett av, ws, 100 n 236th, 75x100; C M Doyle. 2,400
Tibbett av, es, 100 s 236th, 25x100; Geo Christ. 800
Tibbett av, es, 125 s 236th, 50x100; Nathan Wolf. 1,400
Tibbett av, ws, 100 n 238th, 50x90; Saml Cohen. 850
Tibbett av, nec 238th, 100x50; D I Jennings. 2,800
Tibbett av, es, 100 n 238th, 25x100; Colgaro Pulirno. 725
Tibbett av, es, 200 n 238th, 50x100; Margt Lynch. 1,300
Tibbett av, es, 150 n 238th, 50x100; Sohela Muratore. 1,300
Tibbett av, es, 125 n 238th, 25x100; H W Merchant. 675
Tibbett av, es, 80 s 240th, 50.10x100x irreg; F W Carran. 1,600
Tibbett av, ws, 150 n 238th, 25x90; Solomon Levy. 775
Tibbett av, ws, 175 n 238th, 25x90; Dennis Ford. 775
Tibbett av, ws, 133.4 s 240th, 25x90; Danl J McDonald. 775
Tibbett av, ws, 175 s 238th, 25x85; M H Garland. 800
Tibbett av, es, 100 s 238th, 25x100; Fred Kaiser. 825
Tibbett av, ws, 200 s 238th, 50x85; Jno Feherici. 1,050
Tibbett av, ws, 150 s 238th, 25x85; Rudolph Mende. 900
Tibbett av, ws, 100 s 238th, 50x100x50x 85; A G Adelson. 1,950
Waldo av, nec 244th, runs n157.6xe-xs 121.6xw96.4 to beg; Wm Floyd. 11,650
Waldo av, es, abt 274.6 n 244th, 70x100; A H Verit. 4,800

JOSEPH P. DAY.

Brown pl, 164, nec 135th (Nos 491-3), 33.4x100, 5-sty bk tnt & str; due, \$31,669.37; T&c, \$625.21; Fletcher, McCutcheon & Brown. 26,250
135TH st E, nec Brown pl, see Brown pl, 164.
ISIST st, sec Harrison av, 91.4x62.8x irreg, vacant (exrs); Jno S Matthews. 4,900
Webster av, es, 275 s 171st, 100x121x 100.4x112.10, vacant; due, \$10,029.55; T&c, \$608.40; Robt C Baker. 9,000

JAMES J. DONOVAN.

201ST st, 201 E (*), nec Grand Blvd & Concourse, 19.5x100x15.10x100.2, 2-sty fr dwg; due, \$1,680.90; T&c, \$381.89; sub to pr mtg \$3,500; Carrie Fisher. 4,700
Eastern Blvd, sec Roberts av, see Roberts av, ss.
Gainsborg av, sec Roberts av, see Roberts av, ss.
Grand Blvd & Concourse, nec 201st, sec 201st, 201 E.
Monticello av, ws, 92.11 s Kingsbridge rd, 50x100; also MONTICELLO AV, ws, 300 n Sorang av, 75x100; also SETON AV, es, 300 s Edenwald av, 50x100; due, \$839.50; T&c, \$296.72; withdrawn.
Monticello av, ws, 300 n Sorang av, see Monticello av, ws, 92.11 s Kingsbridge rd.
Ogden av (*), es, 450 n 170th, 50x112.3x 50x111.11, vacant; due, \$4,410.92; T&c, \$375.88; Jacob Dohrman. 2,000
Roberts av, es, whole front bet Gainsborg av & Eastern Blvd, 200.1x100; withdrawn.
Seton av, 300 s Edenwald av, see Monticello av, ws, 92.11 s Kingsbridge rd.

JACOB H. MAYERS.

Union av, 993, ws, 266.2 s 165th, 45.7x 164.5, 5-sty bk tnt; adj Nov10.

SAMUEL MARX.

Kelly st, 1122-4 (*), es, 99.2 n 167th, 50x 116.11x50.3x111.7, 5-sty bk tnt; due, \$9,141.28; T&c, \$217.12; sub to mtg \$35,000; Max Edison. 33,000
Prospect av, 1320 (*), es, abt 290 s 169th, runs s37.6xe59.3xne45.11x16.4xw100, 5-sty bk tnt; due, \$3,046.05; T&c, \$-; sub to 1st mtg \$27,000; Herman Goldfarb. 500
CHARLES A. BERRIAN.
Cedar av, 1957 (*), ws, 91.3 n 179th, 16.8 x100.9, 2-sty bk dwg; due, \$4,418.49; T&c, \$206.97; Fredk T Hoffman. 4,000
Cedar av, 1959 (*), ws, 107.11 n 179th, 16.7x100.9, 2-sty bk dwg; due, \$4,418.49; T&c, \$206.97; Fredk T Hoffman. 4,000
Prospect av, 701 (*), ws, 27 s 155th, 21x 95x21.2x94.10, 4-sty bk tnt; due, \$14,474.17; T&c, \$363.30; Italian Savgs Bank of City of N Y. 13,000

HENRY BRADY.

Kelly st, 1118-20 (*), es, 149.2 n 167th, 50 x111.7x50.3x106.3, 5-sty bk tnt; due, \$5,835.29; T&c, \$216.98; sub to mtg \$37,500; Max Edison. 40,500

GEORGE PRICE.

Westchester av, es, 125.6 n Havemeyer av, runs e148xn700xw154xs & se-w30.7xn w137.5xw25xse100xsw85.6xnw100xsw252 to beg; adj to Nov12.

Total \$899,055
Corresponding week 1914..... 200,558
Jan. 1, 1915, to date..... 7,229,084
Corresponding period 1914.... 5,534,044

Brooklyn.

The following are the sales that have taken place during the week ending Oct. 27, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

BUTLER ST (*), ns, 90 w 3 av, 110x 200; Simon J Harding19,000.00
VERMONT ST (*), es, 95 s Hegeman av, 360xirreg; Bankers' Trust Co.....10,000.00
E 12TH ST, ws, 360 s Av H, 20x100; withdrawn
W 25TH ST, ws, 100 n Surf av, 20x 135.9; B G Lewis12,100.00
33D ST (*), nws, 80 nw 4 av, 200x 100.2; Wm T Hayward et al28,000.00
59TH ST (*), nes, 200 se 16 av, 40x 100; Saml Harris et al4,000.00
EAGLE AV, ss, bet Manhattan av & Oakland, lot 26; Florence Raynor..... 1,510.00
HEGEMAN AV (*), sec Wyona av, 175.11x55.11; Bankers' Trust Co..... 5,000.00
NEW LOTS AV (*), swc Wyona, 191.6 x739.7; Bankers' Trust Co.....10,000.00
NEW LOTS AV, swc Wyona, 100x738.1 xirreg; withdrawn
ROGERS AV, es, 101 n Malbone, 40.5x 99.11; withdrawn
UTICA AV (*), es, 19.8 s Prospect pl, 19x90; Louisa Morgan 6,250.00
VIENNA AV (*), sec Wyona, -x410x irreg; Bankers' Trust Co 5,750.00
LOTS 73 & 74 (*), Sec 6, Block 1706; Harry A Sherman1,000.00
LOTS 139 & 140 (*), Block 7204, Sec 21; Edna A Davis 850.00

JAMES L. BRUMLEY.

PARK PL, ss, 405.4 e New York av, 18.6x127.9; Belle Johnston 8,500.00
17TH ST (*), ns, 80 w 4 av, 20x100; Lizzie Seton 3,500.00

WILLIAM J. McPHILLIAMY & CO.

HALSEY ST (*), ns, 285 w Marcy av, 20x97.6; I Codnell Remsen 6,200.00
OCEAN PL, ws, 19.8 n Atlantic av, 17.2 x80.3; Sarah & Stephen L Maloney. 2,450.00
WARREN ST, ss, 70.3 e Columbia, 27.9 x74.10; adj Nov 9
E 12TH ST (*), ws, 233.4 s Av O, 23.4x 100; Anthony Kipp et al 4,550.00
41ST ST, swc 4 av, 140x40; Frank Palladino69,750.00
79TH ST (*), ss, 30 w 20 av, 30x100; Ottilie Schramm 4,200.00
ATLANTIC AV (*), ss, bet Jerome & Warwick, lot 18; Susan Cavanagh, admtrx 300.00
DEKALB AV, ses, 150 sw Hamburg av, 25x100; Edw Burns 3,250.00
RIDGE BLVD, es, 50 s 82d, 50x100; Sinmacors Realty Co.....10,250.00
UTICA AV (*), es, 38.8 s Prospect pl, 19.4x90; Louisa Morgan 6,750.00
14TH AV (*), ses, 40 sw 79th, 20x61.4; S Bklyn Savgs Inst 3,250.00
15TH AV, ses, 210 sw Bath av, 30x 96.8; withdrawn
THE CHAUNCEY REAL ESTATE CO.

MORTON ST, 50, ss, 18 e Wythe av, 18 x80, 3-sty bk dwg (vol); Thos Kenna 3,375.00
17TH ST, ns, 220 w 11 av, 100x90.2, vacant (vol); George O Walbridge. 4,000.00
NOSTRAND AV, es, 25 n Pulaski, 100x 100, vacant (partition); Jos M May.13,000.00
PROSPECT PARK W, 186, nec 14th, 32.6x97.10, 4-sty bk & stn apt (exrs); Jas Blake26,000.00
PUTNAM AV, 638, ss, 130 w Lewis av, 20x100, 2 1/2-sty b & bk dwg (exrs); J Lynch 5,950.00
STUYVESANT AV, 258, ws, 40 n Putnam av, 20x100, 3-sty & b stn dwg (vol); J Lynch 5,750.00

NATHANIEL SHUTER.

BARTLETT ST, -s, lot 23; Harry Zirinsky 2,225.00
HEMLOCK ST (*), es, 220 n Pitkin av, 20x100; May Stevenson 200.00
S 9TH ST, ns, 12 w Havemeyer, 19x 81.3; A G Heim 2,300.00
BAY 17TH ST, nws, 275 ne Bath av, 50x96.8; Jos Wurzler 6,275.00
E 21ST ST, es, 160 n Beverly rd, 17.3x 122.2xirreg; Belle Johnston12,000.00
BAY 32D ST, ss, 108.6 e Cropsy av, 120x96.8; Belle Johnston 7,500.00
62D ST, sws, 180 se 4 av, 20x100; withdrawn
79TH ST (*), sws, intersec ses, 14 av, 20x51.11; S Bklyn Savgs Inst 4,000.00
BELMONT AV (*), ss, 40 w Atkins av, 20x90; Carrie F Artus1,000.00
BEVERLY RD, ns, 50.9 e E 21st, 50x 36.6; adj Oct 29
CONEY ISLAND AV (*), nec Matthews pl, 100.4x67.4; Bank of Flatbush1,000.00
EVERGREEN AV, nwc Hancock, 100x 35; Max Sommerville 2,800.00
OVINGTON AV, ss, 221.7 e 2 av, 40.6x 79.4; withdrawn
WYTHE AV (*), ws, 73.9 s 10th, 18x50; Eastern District Savgs Bank 2,500.00
LOT 73 (*), Block 7109, Sec 21; Emil Mayer 300.00
Total\$326,585.00
Corresponding week 1914 175,955.00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

OCT. 30.
No Legal Sales advertised for this day.

NOV. 1.
99TH ST, E, ns, 137 w 1 av, 37x100.11, vacant; Wm C Bowers—Fidelity Constn Co et al; Bowers & Sands (A), 46 Cedar; Chas A O'Neil (R); due, \$6,764.27; T&c, \$271.50; Jacob H Mayers.

LEXINGTON AV, 2007-9, nec 122d, 28.10x60, 2-3-sty & b stn dwgs; Bradish Johnson et al trstes, &c—Harry Bierhoff et al; Stewart & Shearer (A), 45 Wall; Chas L Hoffman (R); due, \$16,973.72; T&c, \$665.44; Samuel Marx.

PLEASANT AV, 373, ws, 60.5 s 120th, 40.4x 85, vacant; E Louise Sands—Morris Weinstein et al; Bowers & Sands (A), 46 Cedar; Jno H Rogan (R); due, \$9,832.13; T&c, \$453.46; Henry Brady.

RIVERSIDE DR, 186, on map 187, sec 91st, runs e 75 xs55.8xe100x10xnw46.10xn10xw39.2xn 35.8 to beg, 4-sty bk dwg; N Y Trust Co—Ferral C Dininny et al; Zabriskie, Murray, Sage & Kerr (A), 49 Wall; Wilbur Larremore (R); due, \$7,867.64; T&c, \$2,855.83; mtg recorded May16'12; Henry Brady.

NOV. 3.
RIVINGTON ST, 75-77, ss, 58.1 e Allen, 42.2x 77, 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 Griffenhagen, sheriff; Daniel Greenwald.

112TH ST, 7 W, ns, 152 w 5 av, 18x100.11, 5-sty bk tnt; Susan Tuckerman et al—Lewis S or Louis S Goldstein et al; Frederic F de Rham (A), 44 Wall; Chas E Heydt (R); due, \$16,503.02; T&c, \$964.30; mtg recorded Sept26'08; Henry Brady.

121ST ST, 256 W, ss, 158.10 e St Nicholas av, 18x100.11, 3-sty & b bk dwg; Mary S Witherbee—Edw G Schroeder et al; Bowers & Sands (A), 46 Cedar; Chas Coster (R); due, \$13,391.05; T&c, \$536.50; mtg recorded Mar21'12; Joseph P Day.

NOV. 4.
GREENE ST, 136 see 72d, 241 E.
72D ST, 241 E, ns, 158.4 w 2 av, 16.8x102.2, 3-sty & b stn dwg; 72D ST, 243-51 E, ns, 75 w 2 av, 83.4x102.2, 5-3-sty & b stn dwgs; GREENE ST, 136, es, 187.4 n Prince, 38.1x100.4, 6-sty bk lf & str bldg; Aron L Squires, trste—Hattie Scheurer et al; all right, title, &c, which Hattie Scheurer had on Nov 6, 1905, or since; Rollins & Rollins (A), 32 Nassau; Max S Griffenhagen, sheriff; Daniel Greenwald.
72D ST, 243-51 E, see 72d st, 241 E.
73D ST, 48 E, ss, 184 e Mad av, 20x102.2, 4-sty & b stn dwg; Helen S Ogilvie—Elisabeth A Demarest et al; Henry M. Bellinger, Jr (A), 135 Bway; Jos D Edelson (R); due, \$37,718.08; T&c, \$1,371.40; mtg recorded June 27'14; Joseph P Day.
110TH ST, 207 E, ns, 110 e 3 av, 25x100.11, 2-sty bk stable; Metropolitan Savgs Bank—H Ames Budelman et al; A S & W Hutchins (A), 84 William; Jno H Rogan (R); due, \$11,749.42; T&c, \$231.74; J H Mayers.
130TH ST, 504 W, ss, 125 w Amst av, 25x74.11, 5-sty bk tnt; Chas P Buckley et al, exrs & trstes—Eugenie Rosendorf et al; Wm W Buckley (A), 141 Bway; Irving Washburn (R); due, \$16,365.25; T&c, \$1,603.58; mtg recorded Apr8'01; Samuel Marx.
136TH ST, 154 W, ss, 233.4 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Edw J Hancy et al—Wm Tubridy et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Thos Gilleran (R); due, \$9,483.84; T&c, \$475.90; Joseph P Day.
NAGLE AV, nec Academy, 100x160, vacant; Union Dime Savgs Bank—Henry Corn et al; Woodford, Bovee & Butcher (A), 1 Mad av; Jas A Lynch (R); due, \$25,304.39; T&c, \$654.50; Henry Brady.
6TH AV, 344, es, 46.10 n 21st, 27.2x95, 4-sty bk loft & str bldg, 2-sty ext; Mutual Life Ins Co N Y—Annie C Parke et al, exrs & trstes; Fredk L Allen (A), 55 Cedar; Henry W Showers (R); due, \$78,411.51; T&c, \$822.80; Joseph P Day.

NOV. 5.
PIKE ST, 3, es, 40.6 n E Bway, 17.3x55.2x17.3 x55.3, 3-sty bk tnt & str; Emigrant Indus Savgs Bank—Jno A Holloway et al; R & E J O'Gorman (A), 51 Chambers; Ely Rosenberg (R); due, \$6,817.16; T&c, \$476.48; mtg recorded Dec11'11; Joseph P Day.
PITT ST, 9, ws, 125 n Grand, 25x100, 6-sty bk tnt & str; Lina Stern—Katy Goldstein et al; Wolf & Kohn (A), 203 Bway; Marcel Levy (R); due, \$31,848.58; T&c, \$550; Samuel Marx.
15TH ST, 153-9 W, ns, 150 e 7 av, 80x103.3, 7-sty bk loft & str bldg; N Y Life Ins Co—Altson Co et al; G W Hubbell (A), 346 Bway; J Campbell Thompson (R); due, \$132,946.31; T&c, \$6,422.69; Bryan L Kennelly.
113TH ST, 49 W, ns, 397 e Lenox av, 18x100.11, 3-sty & b stn dwg; Blackburn Miller—Minnie A Cohen et al; Graham Witschief (A), Newburgh, N Y; T V W Anthony (R); due, \$11,176.53; T&c, \$685.15; Joseph P Day.
120TH ST, 2 W, swc 5 av (Nos1490-1500), 123 x-136x100.11, 7-sty bk tnt & str; Baron De Hirsch Fund—Isabel H Cohen et al; M S & I S Isaacs (A), 52 William; Augustin Derby (R); due, \$235,416.96; T&c, \$6,878.73; M Morgenthau, Jr, Co.

NOV. 6.
No Legal Sales advertised for this day.

NOV. 8.

30TH ST, 142 E, ss, 150 e Lex av, 25x98.9, 3-sty bk tnt & 2-sty bk rear stable; Abr L Martling et al—Stephen V Martling et al; Middleton S Borland (A), 46 Cedar; Robt F Wagner (R); due, \$918.37; T&c, \$—; Henry Brady.

57TH ST, 227 E, ns, 330 e 3 av, 20x100.5, 4-sty stn tnt; City Real Estate Co—Margt L Devins et al; Harold Swain (A), 176 Bway; Archibald E Baxter (R); due, \$14,035.89; T&c, \$526.65; Joseph P Day.

100TH ST, E, nwc Pleasant av (No 161), 12x 100.1x-; vacant; City N Y—Wm N Ryerson et al; Lamar Hardy (A), Melvin H Dalberg (R); due, \$3,178.27; T&c, \$778.10; Joseph P Day.

NOV. 9.

DUANE ST, 42, swc Lafayette (No 8), runs w 8xs31.3xe19.2xn23.3xnw18.3, 6-sty bk loft & str bldg; Hermine E Clark et al—Madison Av Real Estate Co et al; Harrison Clark, Jr (A), 15 William; Lawrence H Sanders (R); due, \$9,597.08; T&c, \$1,880.81; sub to mtg \$42,000; Joseph P Day.

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. 30.
No Legal Sales advertised for this day.

NOV. 1.
TIFFANY ST, sec 167th, see 167th, 914 E.
167TH ST, 914 E, on map 910 E, sec Tiffany, 74.8x69.10x94.4x39.3, 5-sty bk tnt & str; Constantin Wagner—Adolph Lintner, et al; Wm R Adams (A), 25 Broad; Harry Kempner (R); due, \$7,929.65; T&c, \$1,700; sub to mtg \$42,000; Henry Brady.
235TH ST, E, swc White Plains rd, 80x114; Peter Duncan—Jno Stevenson et al; Eugene L Brisach (A), 391 E 149th; Cyrus C Miller (R); due, \$10,214.57; T&c, \$1,097.91; George Price.
CASTLE HILL AV, es, -s Hermany av, 94.5 x105.10x107.4x105; HERMANY AV, ss, -e Castle Hill av, 144x200x145.10x182.4; Thos Amend—Mary Wagner et al; Michl B McHugh (A), 115 Bway; Earnest R Eckley (R); due, \$2,395.70; T&c, \$1,235; sub to pr mtgs aggregating \$7,250; James J Donovan.
HERMANY AV, ss, -e Castle Hill av, see Castle Hill av, es, -s Hermany av.
TINTON AV, 890 & 890 1/2, es, 150 n 161st, 31.4x 100, 3-sty fr tnt & str; Ceasar Munch—Julius Fuchs et al; Edw A Acker (A), 287 Bway; Jos P Hennessy (R); due, \$2,326.17; T&c, \$422; sub to 1st mtg \$10,137; Henry Brady.
WHITE PLAINS RD, swc 235th, see 235th st E, swc White Plains rd.

NOV. 3.
No Legal Sales advertised for this day.

NOV. 4.
FOX ST, 667 ns, 394.4 e Av St John, 40.7x125, 5-sty bk tnt; Abr Rice—Winfred Watson et al; Lachman & Goldsmith (A), 35 Nassau; Michael J Scanlan (R); due, \$6,497.01; T&c, \$1,639.08; Henry Brady.
CROTONA PKWAY, es, - n 176th, 4.3x27.7x- x-, vacant; Anna Ellentuch—Frank J Woolf et al; Morrison & Schiff (A), 320 Bway; Saml S Koenig (R); partition; J H Mayers.
MINNEFORD AV, ss, 25 e Beach, 50x100; Danl Stiess—Martin J Earley et al; Miehling & Kayser (A), 258 Bway; Jno Boyle, Jr (R); due, \$1,857.12; T&c, \$308.90; sub to a mtg \$9,300; Chas A Berrian.
NORTH OAK DR, ss, & SOUTH OAK DR, ns, lots 48, 49, 59 & 60, map of Bronxwood, 100x 200; Harlem Savgs Bank—Carrie E Sawyer; Edw S Clinch (A), 41 Park Row; Arthur N Giegerich (R); due, \$13,281.25; T&c, \$715.85; Joseph P Day.
SO BOULEVAARD, 1128, es, 75 n 167th, 50x 100, vacant; City Real Estate Co—Margt H Curtis et al; Harold Swain (A), 176 Bway; Jno J O'Connell (R); due, \$8,787.68; T&c, \$592.95; Bryan L Kennelly.

NOV. 5.
CRESTON AV, 2738, es, 307.11 n 196th, 25x 94.1x25.1x96.4, 2-sty fr dwg; Maria L Ausbuettel—Wm Guggolz et al; Herman C Kudlich (A), 233 Bway; Jno B Harrison (R); due, \$7,070.72; T&c, \$569.08; Henry Brady.
GRAND BLVD & CONCOURSE, 2013, ws, 29.3 s Bush, 49.1x93.9x47x107.8, 3-sty bk dwg; Thos Roehrs—Christine Wenigmann et al; Edw J Martin (A), 265 Bway; Arthur N Giegerich (R); due, \$9,981.62; T&c, \$1,450.50; sub to mtg \$11,000; Joseph P Day.
LOCUST AV, 280, es, 255 n 138th, 260x325x216x 364, 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.
MONTICELLO AV, ws, 92.9 s Kingsbridge rd, 50x100; MONTICELLO AV, ws, 300 n Sorang av, 75x100; SETON AV, es, 300 s Edenwald av, 50x100; Dora Pines—Horatio N Meredith et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Wm J McKeown (R); due, \$1,101.71; T&c, \$296.72; James J Donovan.

NOV. 6.
No Legal Sales advertised for this day.

NOV. 8.
135TH ST, 295-7 E, ns, 250 e Lincoln av, 25x 100, 3-sty fr tnt & str; Jos Costa—Timothy Toohig et al; Toivo H Nektan (A), 189 Montague, Brooklyn; Jno Boyle, Jr (R); due, \$4,363.01; T&c, \$117.82; Chas A Berrian.

Brooklyn.

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

OCT. 30.
No Legal Sales advertised for this day.

NOV. 1.
75TH ST, ss, 200 w 12 av, 30x100; Saml S Rosenberg—75th St Bldg Corp; Max N Koven (A), 26 Court; Saml Rabinowitz (R); Nathaniel Shuter.

PROSPECT AV, ns, 220 e Park av, 30x191; Henry Burn—Rozalie Rosenfeld et al; Harry H Altman (A), 44 Court; Marx S Feiler (R); Nathaniel Shuter.

NOV. 2. 6TH ST, ss, 282.10 e 8 av, 35x100, & 10TH ST, nwc Prospect Park W, 97.10x92.6; Jas S Corigan—Chas L Feltman et al; Thos C Hughes (A), 215 Montague; Jas M Fawcett (R); Jas L Brumley.

NOV. 3. 57TH ST, nwc 4 av, 100x20.2; Kings County Savgs Inst—Beneficial Holding Co et al; Wm V Taylor (A), 63 Wall, Manhattan; Chas A Oberwager (R); J H Mayers.

NOV. 4. HENRY ST, nws, 248.8 ne State, 25x92.6; & LIVINGSTON ST, ss, 354.7 e Clinton, 24.11x160.2; Kings County Mtg Co—Thos F Rochford et al; Furst & Furst (A), 215 Montague; Sidney A Clarkson (R); Wm J McPhilliemy & Co.

LIVINGSTON ST, nes, 304.7 se Clinton, 25x156; same—same; Action 2; same (A); Jno M Zurn (R); Wm J McPhilliemy & Co.

LIVINGSTON ST, ns, 113.9 w Court, 23x151; same—same; Action 3; same (A); Floyd J Adams (R); Wm J McPhilliemy & Co.

LEFFERTS PL, ss, 59.2 e St James pl, 20x100; Jno Swan et al—Geo G Nichols et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Alfred A Schlickerman (R); Wm J McPhilliemy & Co.

McDONOUGH ST, ns, 145 w Tompkins av, 20x100; Emma B Lowe—Thos Potts et al; Frank L Mayham (A), 27 Cedar, Manhattan; Arthur E Goddard (R); Wm P Rae.

PARROTT PL, ses, 100.1 sw 88th, 100.1x61.4x irreg; City N Y—Danl J Toumey et al; Lamar Hardy (A), Municipal Bldg; Jno Murphy (R); Wm J McPhilliemy & Co.

PENN ST, nws, intersec nes Wythe av, 60.9x34; Knit Goods Exchange, Inc—Ethel Cohen et al; Harold R Lhowe (A), 320 Bway; Eugene F O'Connor, Jr (R); Wm J McPhilliemy & Co.

STERLING PL, sec Rochester av, 100x120; Spencer Aldrich—J V Cunningham, Inc, et al; Spencer Aldrich (A), 29 Bway, Manhattan; Fredk S Fisher (R); Jas L Brumley.

VERMONT ST, es, 90 s Vienna av, 460x200; Bankers' Trust Co—Empire Keystone Impt Co et al; action 4; Julian C Harrison (A), 2 Rector; Abr L Doris (R); Nathaniel Shuter. 41ST ST, ns, 380 e 13 av, 20x100; Williamsburgh Savgs Bank—Harry Koslowsky et al; S M & D E Meeker (A), 217 Havemeyer; J Gardner Stevenson (R); Wm P Rae.

70TH ST, ss, 310.10 e Narrows av, 50x100; The Thrift—Anna C Maher et al; Francis Jordan (A), 207 Ryerson; Edw I Garvar (R); Nathaniel Shuter.

86TH ST, sws, 19.4 se 16 av, 19.4x74.5; So Bklyn Savgs Inst—Jacob Wiener et al; Action 2; Coombs & Whitney (A), 44 Court; Wm P Pickett (R); Wm P Rae.

86TH ST, sws, 38.8 se 16 av, 19.4x74; same—same; Action 3; same (A); R Hunter McQuiston (R); Wm P Rae.

86TH ST, sws, 58 se 16 av, 19.4x74.5; same—same; Action 4; same (A); Chas C Lockwood (R); Wm P Rae.

OCEAN PKWAY, es, 260 n Av M, 40x250; Elise K Marschhausen—Clifton Bldg Corp et al; Geo F Alexander (A), 315 Washington av; Toivo H Nektun (R); Nathaniel Shuter.

NOV. 5. PROSPECT PL, ns, 50 w Classon av, 30x100; Helen Span—Henry D Muth et al; Max Spann (A), 52 Bway, Manhattan; Jno MacCrate (R); Wm P Rae.

86TH ST, sws, 7.4 se 16 av, 19.4x74.5; So Bklyn Savgs Inst—Jacob Wiener et al; Action 5; Coombs & Whitney (A), 44 Court; Jacob A Freedman (R); Nathaniel Shuter.

NOV. 6. No Legal Sales advertised for this day.

NOV. 8. BARBEY ST, es, 140 n Livonia av, 20x100; Tax Lien Co, Inc—Wm S Murray et al; Saml Marion (A), 52 Manhattan av; Peter W Ostrander (R); James L Brumley.

GARDNER AV, nwc Townsend, —x—; Louis Levin—Cath Condon et al; Albert A Levin (A), 215 Montague; A Sidney Galitzka (R); Nathaniel Shuter.

HOPKINS AV, ns, 375 w Tompkins av, 25x100; Saml J Kornblum—Leah Kosch et al; Morris Reizenstein (A), 44 Court; Sidney F Strongin (R); Nathaniel Shuter.

HOWARD AV, es, 53.2 s Dean, 27x90; Henrietta Solomon—Abr Levin et al; Action 1; Isidore Solomon (A), 44 Court; A Sidney Galitzka (R); Nathaniel Shuter.

HOWARD AV, es, 80.2 s Dean, 27x90; same—same; Action 2; same (A); Morton Rosenthal (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

OCT. 23. 119TH ST, 125 W; Mary S Porter—Westman Realty Co et al; H Swain (A).

131ST ST, ns, 238 w Lenox av, 18x99.11; Saml Robert et al—Cecilia Lazarus et al; O K Fraenkel (A).

5TH AV, 507; Jas B Ford—507 5TH AV Co et al; Bowers & Sands (A).

OCT. 25. HENRY ST, 319; Cath M Finnen—Esther Flaum et al; A D Pape (A).

30TH ST, 216 & 218 W; Geo L Slawson et al—Distributors Realty Co et al; H M Bellingher, Jr (A).

38TH ST, 207 W; Bond Mtg & Sec Co—Clarence W Paxton et al; Geller, Rolston & Horan (A). 126TH ST, ns, 105 w 2 av, 80x99.11; Chas E Sands et al—Max Kurzrok et al; Bowers & Sands (A).

139TH ST, ns, 496.1 e 8 av, 32.4x99.11; Julius J Tobias—Thos J Brady et al; W Langdon (A).

OCT. 26. DELANCEY ST, 244; Selig Goldstein—A Fred Silverstone et al; Ascher & Goldstein (A).

JAMES ST, 93; NEW CHAMBERS ST, 81; Farmers' Loan & Trust Co—Union Constn Co et al; Geller, Rolston & Horan (A).

18TH ST, ns, 80 e 7 av, 20x50.4; Louis Reichardt—Pennlane Realty Co et al; H A & C E Heydt (A).

57TH ST, ss, 191.3 e 3 av, 18.9x100.4; Union Trust Co of N Y—Lillian E Bates et al; Miller, King, Lane & Trafford (A).

84TH ST, n s, 146 Amst av, 27x102.2; Edw Ashforth et al—Wohlfarth Realty Co et al; amended; Montgomery & Peabody (A).

OCT. 27. 34TH ST, ns, 175 w 8 av, 125x197.6; Maximilian Fleischmann Co—Hammerstein Opera Co et al; Jackson & Fleischmann (A).

43D ST, 255-61 W; Troy Savgs Bank—Forty-third St Associates et al; Cary & Carroll (A).

70TH ST, 417 E; Jacob Marx—Jacob Israelson et al; A O Ernst (A).

121ST ST, 447 W; Oscar J Maigne et al—Interwellen Holding Co et al; Cary & Carroll (A).

134TH ST, 204 W; Eleanor LeRoy—Jno H O'Connell et al; Bowers & Sands (A).

159TH ST, 515 W; Frederic de P Foster et al—Thos Shirlaw et al; F F deRham (A).

BROADWAY, swc Academy, 102x125; Rose D W Post—Hannah Freedman et al; F de P Foster (A).

3D AV, swc 101st, 25.11x98; Eugene A Philbin et al—Led Realty Co et al; S S Menken (A).

OCT. 28. CHERRY ST, 122; Equitable Life Assurance Society of the U S—Jane Whelan et al; Alexander & Green (A).

26TH ST, 130 W; Hattie King et al—Ras Realty Co et al; amended; Lese & Connolly (A).

27TH ST, 161 W; Warren Cruikshank—Wm F Donnelly et al; H M Bellingher, Jr (A).

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

104TH ST, 164 E; Zacharias H Oppenheimer—Mary F Hoyt et al; amended; Meighan & Necarsulmer (A).

115TH ST, 464 E; American Mtg Co—Frank Garofalo et al; Bowers & Sands (A).

BROADWAY, swc Academy, 102x125; Rose D W Post—Hannah Freedman et al; F De P Foster (A).

2D AV, 626-8; Lawyers Mtg Co—Rose Mundy et al; Cary & Carroll (A).

2D AV, 2214; General Theological Seminary of the Protestant Episcopal Church in the U S—Wolf Epner et al; Murray, Ingersoll, Hoge & Humphrey (A).

7TH AV, 2320; Chas B Ross—Herman Michel et al; I Levison (A).

OCT. 29. SPRING ST, 154; David Rosing—Nathan Harrison Realities et al; M Monried (A).

58TH ST, 340 W; City Real Estate Co—Grover C Newman et al; H Swain (A).

123D ST, ns, 199.6 e 1 av, 19x100.11; Farmers Loan & Trust Co—Mary T Mulry et al; Geller, Rolston & Horan (A).

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

Bronx.

OCT. 22. 177TH ST, ns, 135 w Morris av, 20x100; Jno Rogener et al—Annie Elizabeth Barnett et al; Elkus, Gleason & Proskauer (A).

OCT. 23. WEBSTER AV, 2248; Herman Lorber—Grey-stone Holding Co et al; J S Weinberger (A).

WEBSTER AV, 2250; Herman Lorber—Grey-stone Holding Co et al; J S Weinberger (A).

OCT. 25. ELLISON AV, es, 175 n Marrin, 50x100; Caroline Haffen et al, as trstes—Christian Wilhelm; Frees & McEvefy (A).

OCT. 26. BAILEY AV, es, 225 n Albany rd, 75x82.3; Prospect Investing Co—Bailey Apartment Corp.; S W Collins (A).

LOT 164 (easterly half), map of Village of Melrose South in the Manor of Morisania; Henry K DuBois et al; as admtr—Annie Levy et al; S L H Ward (A).

OCT. 27. BONNER PL, ns, 166.8 e Morris av, 33.3x75; Matilda Muendel—Thos D Malcolm Constn Co; Wesselman & Kraus (A).

GARDEN ST, ss, 207.9 w Southern blvd, 16.5x100; Jno V Irwin—Inland Holding Co et al; E V Guinan (A).

137TH ST, ns, 487.5 w Home av, 37.5x100; Anna D Waite—Boscobel Bldg Co et al; E Frankel (A).

147TH ST, ns, 433.3 w Brook av, 42.3x99.9; East River Savgs Instn—Rosalie Singer et al; O F Hibbard (A).

233D ST, nec Napier av, 100x328.2; Harlem Savgs Bank—Thos E Munday et al; E S Clinch (A).

EAGLE AV, 672; Anie Kinsey—Jno Werle et al; H Swain (A).

WASHINGTON AV, 2051; Fredk F Kortlucke—Steinmetz Constn Co et al; J T Hanlon (A).

OCT. 28. BROWN PL, es, 100 n 136th, 90x100; Samson Lachman et al—Ray Maisel et al; H Hofheimer (A).

LYMAN PL, 1346; Sylvester Pope et al as trstes—Richard Curd Daniel et al; Elkus, Gleason & Proskauer (A).

LYMAN PL, 1350; Sylvester Pope et al as trstes—Willard U Taylor et al; Elkus, Gleason & Proskauer (A).

EDGEWATER RD, ws, 472.6 n Westchester av, 25x100; Farmers' Loan & Trust Co as trste—Annie Socol et al; Geller, Rolston & Horan (A).

LOTS 153, 154 & 155, map of partition of the real estate of Wm Adee, 24th Ward; Maynard M Miller—Wm E Diller Realty & Constn Co et al; Feiner & Maass (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

OCT. 21. MERCER ST, 19; City Real Estate Co—Walton C Althouse et al; Harold Swain (A); Chas A Moran (R); due 23,506.02

31ST ST, ss, 166.4 w Madison av, 53.8x112.6; Max M Warburg—Eliz M Anderson; Stroock & Stroock (A); Nathan Ottinger (R); due.....53,281.95

OCT. 22. 45TH ST, 71-9 W; Broadway Savgs Instn of City of N Y—Linda L McElroy et al; Richard Kelly (A); Archibald R Watson (R); due.....318,333.33

142D ST, ns, 310 w Lenox av, 40x99.11; Helen E W Pearson—Max Uhlfelder et al; Cary & Carroll (A); Wilbur Larremore (R); due.....39,164.05

OCT. 23. No Judgments in Foreclosure Suits filed this day.

OCT. 25. 35TH ST, 36-8 W; N Y Life Ins Co—Fort Amsterdam Realty Co; Geo W Hubbell (A); Geo J Gillespie (R); due. 209,166.67

8TH AV, 353; Dora Rosenstein—Eliz A Demarest et al; David Galewski (A); Jno H Judge (R); due..... 4,145.31

OCT. 26. 32D ST, 162 W; Bank for Savgs in City of N Y—Hattie L Nichols et al; Cadwalader, Wickersham & Taft....

36TH ST, 206-16 W; R Bleecker Rathbone—Edw G Saltmann et al; Eugene L Bushe (A); Jos W Keller (R); due. 15,587.50

128TH ST, 129 E; Lottie E Field—Geo Kahn; Eugene Berry (A); Sol Kohn (R); due. 8,019.78

OCT. 27. 93D ST, ss, 204.4 e Columbus av, 20.4x100.8; Ella A Gray—Martin S Herbert et al; Chas P Lutting (A); Herman Weiss (R); due 15,722.92

128TH ST, 172 E; Mary Le Boutillier et al—Carrie A Miller; Wm B Aitken (A); Jas M Donohue (R); due.... 5,199.00

17TH ST, ns, 411.8 w 6 av, 90x92; Seamens Bank for Savgs in City of N Y—Oscar Willgerodt; Cadwalader, Wickersham & Taft (A); Emanuel B Cohen (R); due. 137,262.50

Bronx.

OCT. 22. GRAND AV, ws, 50 n North, 25x161; Anna M Lindsley—Russo-Barba Realty Co; R K Brown (A); G B Hayes (R); due 2,616.87

OCT. 23. 3D AV, nec 165th, 31.1x82; East River Savgs Instn—Jno Knox McAfee et al; O F Hibbard (A); M Sulzberger (R); due 61,562.89

OCT. 25. STEBBINS AV, ns, 128.4 ne Lyman pl, 55.5x69.4; Lillian Stimel—Lysteb Realty & Holding Co, Inc; S Bitterman (A); N D Levy (R); due.... 738.20

OCT. 26. BECK ST, 686; Mark A Schwartz—New York Co et al; Morrison & Schiff (A); J J Hynes (R); due.. 7,250.83

OCT. 27. MAIN ST, es, 100 ne from nwc N C Bells lot, 50x202.2; also LOTS 633 & 634, on map of est of Eliz B King at City Island; City Real Estate Co—Fredk W Paas et al; H Swain (A); J P Dun (R); due.... 19,425.00

OCT. 28. FRANKLIN AV, 1062; Chebra Holche Zedek—Julia M McMahon et al; H Swain (A); H N French (R); due. 6,823.91

LOT 83, easterly half, map of Unionport; Jos Frey et al—Jno Schnitzler et al; G Frey (A); H W Unger (R); due 1,438.22

LIS PENDENS.

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

Manhattan.

OCT. 23. No Lis Pendens filed this day.

OCT. 25. FORDHAM RD, sec Cedar av, 26.10x75; Jno E L Beals—Park Mtg Co et al; action to compel conveyance; Roe & Hayes (A).

11TH AV, nec 29th, 49.4x55.3; Kath F Lindemann, extrx—Helena M Richter et al; action to restore levy, &c; Ferguson & Ferguson (A).

OCT. 26. 38TH ST, 338 W (rear); Tenement House Dept—Helen C Trowbridge et al; violation of tenement house law; L Hardy (A).

75TH ST, ns, 100 w Amst av, 25x107.5; Mary E Mitchell—Thos P Kelly et al; action to impress trust; Wilder, Ewen & Patterson (A).

OCT. 27. GRAND ST, 43-5; Edw T Harmon—Nancy H Hitchcock et al; partition; Strouse & Strauss (A).

OCT. 28. 40TH ST, 302 W, rear; Tenement House Dept—May S Roesser et al; violation of tenement house law; L Hardy (A).

56TH ST, 120-2 W; Chas R Sickels—Jno S Coleman et al; action to set aside deeds; P Carpenter (A).

Lis Pendens, Manhattan, Continued.

106TH ST, ss, 305 w Park av, 25x100.11; Chas T Tileston—Amelia M Bohnert; notice of levy R S Treacy (A).
 141ST ST, 117, 127 & 137 W; also 142D ST, 136, 146 & 148 W; Saml W Winn et al—141st St Corp et al; specific performance; Holmes, Rogers & Carpenter (A).

OCT. 20.
 No Lis Pendens filed this day.

Bronx.

OCT. 22.
 178TH ST, 223 E; PROSPECT AV, 587; COURTLANDT AV, 880; Leo Meiner—Frances Meiner; action to procure judgment; E Cohn (A).
 LAYTON AV, nec Dean av, 25x100; Simon Solloway—Francesco Santamareno et al; action to foreclose mechanic's lien; M Grossman (A).

OCT. 23.
 BROOK AV, 375; also BROOK AV, 373; Wm A Weber—Herman F Weber et al; action to set aside conveyance; A R Lesinsky (A).

OCT. 25.
 LOT 55, block 2846, sec 11, on tax map; Simeon M Barber—Jas A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).

OCT. 26.
 FILLMORE ST, es, 425 n Van Nest av, 25x100; Max Spitzberg—Saml Kikowitz et al; action to foreclose mechanic's lien; Abramson & Rose (A).
 FOREST AV, ws, 1054.2 s 165th, 36.3x300; Leopold Guttag—Bianca Guttag et al; partition suit; H Wetherhorn (A).

OCT. 27.
 No Lis Pendens filed this day.

OCT. 28.
 FULTON ST, es, bet Nereid av & Kossuth av, known as lot 23, map of South Washingtonville, 24th Ward; Peter Duncan—Robt Anderson et al; action to foreclose transfer of tax lien; E L Brisach (A).
 FORDHAM RD, sec Cedar av, 25x82.5; Jno E L Beals—Park Mtg Co et al; action to compel specific performance of contract; Rose & Hayes (A).

LOT 22, blk 2846, sec 11, on tax map; Simeon M Barber—Emil Schwab et al; action to foreclose transfer of tax lien; H Swain (A).

Brooklyn.

OCT. 21.
 BERGEN ST, sws, 125 nw Boerum, runs sw70.2 xw50xne74.4xse50 to beg; Fannie L Harrison—Wm M Ducker et al; H L Thompson (A).
 HANCOCK ST, ns, 203 e Tompkins av, 18x100; Anna C Palmer—Jennie Baker et al; Lindsay, Kalish & P (A).
 HINSDALE ST, es, 50 n Livonia av, 100x100; Richard E Thebaut, Inc—Hinsdale Bldg Co; foreclosure mechanic's lien; Weissberger & Leichter (A).

JUNIUS ST, ws, 100 n Liberty av, 40x100; Jno McCormick—Jacob Simon et al; C S Heidenreich (A).
 OCEANIC WALK, ws, 155 s Bowery, 35x60; OCEANIC WALK, ws, 190 s Bowery, runs w 60x5—xe10wn17 to beg; Alessio Scaranio—Patrick Shea et al; to create a title; A Lehmann (A).

PARK PL, ns, 150 e Kingston av, 20x150; Adelaide C Boesen—Sarah P Marsh; to set aside deed; H E Heistad (A).
 PROSPECT PL, ns, 322 w Bedford av, 18.6x64.5x—x77.10; Eagle Savgs & Loan Co—Emma L Sawtelle & ano; Latson & Tamblyn (A).

11TH ST, ns, 185.10 w 9 av, 18.6x100; Martha G Reiners—Chas Fecheimer et al; C A Clayton (A).
 54TH ST, sws, 225 nw 3 av, 17.6x100.2; Union Trust Co N Y—Wm T Hall et al; Miller, King, Lane & T (A).

80TH ST, sws, 216.10 ne 17 av, 50x100; WASHINGTON ST, ss, bet lot 53 and 54 on map of Parsonage of Reformed Dutch Church in Neu Utrecht, runs s— to 81st xw—xn—xe—xn— to Washington xw23.6 to beg; Thos C Pepper—Caterina Arlotta et al; J A Kennedy (A).

83D ST, sws, 100 nw 20 av, 60x100; Wm Leliner—Allie J Johnston et al; H M Bellinger, Jr (A).
 14TH AV, ses, 20 sw 70th, 20.1x56.3x20x56.9; Rhoda M Taylor—Sim Realty Co et al; J H K Blauvelt (A).

OCT. 22.
 LORIMER ST, ns, 333.9 w Marcy av, 16.1x100x15.11x100; Title G & T Co—Mary B Quinn et al; T F Redmond (A).

NEW YORK PL, ws, 175 s Johnson av, runs w 47.4xsw—xe54.8xn25 to beg; Celia Moliner—Wm Lewis et al; to bar claims; T I Schwartzman (A).

W 9TH ST, ns, 190.6 w Court, runs n48xw.06xn 52xw25x100xe25.6 to beg; Fannie F Maloney—Mary E Burns et al; Owens, Gray & T (A).
 E 15TH ST, es, 200 n Av P, 20x75; Eliz Collins—Chas A Weber et al; Wherry & Mygatt (A).

16TH ST, nes, 122.10 se 10 av, 25x100; Adeline W Brook—Clinton T Roe et al; T F Redmond (A).
 E 16TH ST, es, 200 n Av G, 25x100; Celia Moliner—Bklyn & B B R R Co et al; to bar claims; T I Schwartzman (A).

39TH ST, sws, 250 se 5 av, 25x100.2; Therese Laide—Anna R H H Wright et al; L Applebaum (A).

57TH ST, sws, 300 se 8 av, 20x100.2; Celia Moliner—Arthur J Hughes et al; to bar claims; T I Schwartzman (A).
 58TH ST, nes, 320 se 8 av, 20x100.2; Celia Moliner—Arthur J Hughes et al; to bar claims; T I Schwartzman (A).

61ST ST, ns, 270 w 20 av, 16x100; Harriet G Burton—Bernard J McBrearty et al; J M Rider (A).
 61ST ST, ns, 286 w 20 av, 16x100; same—same; same (A).
 72D ST, nes, 260 se 19 av, 40x100; August Matson—Denis Harron et al; H Peake (A).

CONY ISLAND AV, ws, 287.1 s Foster av, 20 x90; Otto W Walter—Chas Walton et al; M E Finnigan (A).
 FRANKLIN AV, ses, 31.6 sw Union, runs sw9xse 100xne40.6xnw52.4xw— to beg; Eleanor S Irish—Caroline Doenecke; O S Carroll (A).

MARLBOROUGH RD, ws, 432.7 s Caton av, 60x 100; Kings Co Mtg Co—Grace L Brown & ano; Furst & Furst (A).
 MYRTLE AV, swc Summer av, 50x100; Jos Huber, exr—J Henry Blohme & wife; J F Clarke (A).

SARATOGA AV, es, 126.5 s Sutter av, 24x100; Hyman Lippman—Fannie Davidson & ano; M Stern (A).

LOTS 29-31, map A F Johnson's tract bet Gravesend av & E 2d; Celia Moliner—N Y Bay Ridge & Jamaica R R Co et al; to bar claims; T I Schwartzman (A).

LOTS 81, 89, 91, 92, 104, 106 to 109, map prop of Jno Emmer; Celia Moliner—Bklyn & B B R R Co et al; to bar claims; T I Schwartzman (A).

PROP begins 175 from nec Roebling & N 8th, runs e225xn100xw225xs100 to beg; N 7TH ST, ss, 100 e Roebling, 25x100; ROEBLING ST, sec N 7th, 75x100; Mary R Martino—Victoria E Grafagnini et al; P P Smith (A).

OCT. 23.
 MILFORD ST, ws, 110 s Belmont av, 20x 100; Jos Kerstein—Mary Madawsky et al; M Salpeter (A).

OCT. 25.
 CHURCH LA, sec West, runs s85.7xe100xn—xs W— to beg; Arthur H Selinger—Stuyvesant Bldg & Cont Co et al; S A Telsey (A).

HART ST, ns, 225.4 w Central av, 25x95; Matthias Brunner—Giovanni Cavallino et al; J M O'Neill (A).
 MILTON ST, ss, 395 e Franklin, 23.6x100; Jane A Whittemore—Wm Rosenstein et al; C & T Perry (A).

MONTAGUE TER, es, 61 s Montague, 26x103; J Herbert Watson—United States Trust Co et al; to create a title; T J Theall (A).

VARICK ST, ws, 100 n Nassau av, 100x100; Chas J Weinert—Jas P O'Connell et al; W V Zipser (A).
 E 15TH ST, ws, 420 s Av I, 40x100; Henry Weisfeld—Oakcrest Apartments, Inc; foreclosure mechanic's lien; E P Korkus (A).

E 17TH ST, ws, 182 n Foster av, 40x100; Sophie K Beyer—Mary L Mac Farlan et al; Jonas Lazansky & N (A).

75TH ST, nes, 260 nw 19 av, 40x100; N Y Mtg & Sec Co—Allison Z Kalbach et al; H M Bellinger, Jr (A).

81ST ST, sws, 100 se 19 av, 100x140; N Y Mtg & Sec Co—Milton S Kistler et al; H M Bellinger, Jr (A).

ATLANTIC AV, ns, 385 e 3 av, 20x90; Prospect Home Bldg & Loan Assn—Henry E Schwab et al; G C Buechner (A).

HAMILTON AV, nes, 189.11 nw Hicks, 50x100; Louis Bernstein—Bernard Stattman et al; foreclosure of mechanic's lien; S A Telsey (A).

MARLBOROUGH RD, es, 550 s Beverly rd, 50x 75; Edw Alledy—Mabel N Collins et al; Dickin-son & Duffey (A).

LOTS 318-319; map 430 lots in Flatbush, prop of Jacob Wirth & Vincent A Stevens; Edw A Eneirt—Michael Henry & wife; G W Pearsall (A).

LOTS 199-203, 337-351, 208-219, 356-365, 114-116, 121, 122, 127, 128, 161, 162, 165-170, 185-187, 230, 398-408, 423-425, 526-530, 533, 534, 545-549, 253-280, 285, 286, 291-296, 470-472, 382-393, 445-462 & 473-500, map McLaughlin Park; N Y Mtg & Sec Co—Pittsylvania Realty Corp et al; H M Bellinger, Jr (A).

OCT. 26.
 CONGRESS ST, ss, 80 e Henry, 20x71.6x20x72.9; Cornelius McMonagel—Edw H McKee et al; T F Redmond (A).

FULTON ST, ss, 100 e Gallatin pl, runs s157.5 x100xe20x25xe87.1xs81xw48x100x w 326.4 x n 214.6xe93.8xne89 to beg; Howard C Evans as trustee in bankruptcy for W & R Iron Works—Albert B Hager et al; foreclosure mechanic's lien; H W Sykes (A).

10TH ST, nes, 211.7 nw 5 av, 16.8x100; Jno F Clarke—Mabel G Parker et al; E G Nelson (A).
 15TH ST, nes, 529.10 se 8 av, 19x100; Harriet Easen—Parkside Realty Co et al; L Karasik (A).

E 51ST ST, es, 140 s Linden av, 20x100; Annie P Remsen—Albert C Helfrick et al; H M Bellinger, Jr (A).

E 57TH ST, cl 637 s Av U, runs ne188.5xw 307.11xnw108.10xnw109.7xnw106.6xse 204.10 x w224xse275xsw93xsw164.1xnw49.8 to beg; excepting certain portion thereof; State N Y—Lozעי Realty Co; to annual letters; E E Woodbury (A).

ATLANTIC AV, nec Kingston av, 19.7x90; Alice V Cady—Wilfred Burr et al; Miller, King Lane & T (A).

VOORHIES AV, ns, 174.9 w Sheepshead Bay rd, 100x120; Saml Feinstein—Voorhies Bay, Inc, & ano; foreclosure mechanic's lien; I Solomon (A).

3D AV, nwc Hamilton av, 34.5x100x26.3x98.6; S & H Holding Co—David M Ollendorf et al; Hovell McChesney & C (A).

6TH AV, sec 13th, 19.9x80; Jno F Clarke—Ralph G Packard et al; E G Nelson (A).
 6TH AV, es, 51.6 s 13th, 16x80.9; same—same; same (A).

6TH AV, es, 67.6 s 13th, 16x80.9; same—same; same (A).
 6TH AV, es, 83.6 s 13th, 16x80.9; same—same; same (A).

LOT 25, block 2008, sec 7, map Kings Co; Josephine Vouls—Mina Clevenger; specific performance; W E Warner (A).
 LOT 497, west of lot 210, map 4 of Village of Ft Hamilton; NEW UTRECHT AV, sec Ocean av, 50x201; S & H Holding Co—Chas Kortlang et al; partition; Hovell, McChesney & C (A).

OCT. 27.
 McDOUGAL ST, ns, 75 e Howard av, 50x100; Henry Broessler—Lena Rueckert et al; Caldwell & Holmes (A).

MIDDAGH ST, sws, 50 se Hicks, runs se50.7x sw26xnw40.4xne.05xnw10.3xne25 to beg; Pennington Whitehead—Frieda J Goode et al; Duer, Strong & W (A).

PROSPECT PL, ns, 200 w Saratoga av, 20x 127.9; Harry Golding—Annie Schenke; C Goldenberg (A).

SACKMAN ST, es, 20 n Newport av, 40x80; Ridgewood Holding Co—Cyll Teitelbaum et al; foreclosure mechanics lien; I Solomon (A).

77TH ST, sws, 360 nw 21 av, 20x100; N Y Mtg & Sec Co—Himmelstein & Arker Co et al; H M Bellinger, Jr (A).

BENSON AV, sec Bay 38th, 80x96.8; Geo W Holmes—Abram F Bucher et al; I Rath (A).
 HOPKINSON AV, ws, 92.11 s Pitkin av, 75x 100; Anna Neugass—Thespian Bldg Corp et al; Hirsh, Newman & R (A).

PATCHEN AV, 63; Northern Bank of N Y—Demarest H Mapes; warrant of attachment; Breed, Abbott & M (A).
 LOTS 378 to 381, 562 to 569, 578 to 585, 597 to 607, 609 to 611, 644 to 649, map McLaughlin Park; Ella J Filson—Pittsylvania Realty Corp et al; H M Bellinger, Jr (A).

MECHANICS' LIENS.

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

Manhattan.

OCT. 23.
 9TH ST, 12 W; Edgar Luneshloss—Mrs Jean & M C L Johansen; Veir J Chiragoff (85) 49.78

48TH ST, 3 & 5 E; Sachary I Feinberg—Ella Hawk; Wm P Ellison, Inc; Feinberg & Feinberg, Inc (87) 150.00

48TH ST, 3 & 5 E; Feinberg & Feinberg, Inc—Ella Hawk; Wm P Ellison (88) 163.26

114TH ST, 417 W; Isidor Brodskin—Chas H Parmly; City Cont Co (86) 157.00

204TH ST, ns, 125 w Bway, 50x—½; Murray & Hill Co—204th St Corp (84) 3,433.34

OCT. 25.
 HENRY ST, 231; Wm Richman—Barnet Levy (102) 75.75

MONROE ST, 73; Wm Richman—Barnet Levy (101) 421.00

WEST ST, VESEY ST, FULTON ST & WASHINGTON ST, block, &c; Meyer Meyers—Herman Balzer et al; Palmieri Frascullo & Del Bagno (118) .. 205.15

9TH ST, 12 W; Jno A Chirehugh—Jean McL Johansen (92) 7,816.29

85TH ST, 527 E; Nathan Gutman—Pauline Hovermann (107) 236.00

111TH ST, 66-70 E; Vermont Marble Co—Cathedral Constn Co; 114th St & 7th Av Constn Co (98) 115.00

111TH ST, ss, 125 e of Madison, 25x 100; Bunt & Son—Geo D Citron; 114th St & 2d Av Constn Co (91) 3,500.00

111TH ST, 66-70 E; Kittanning Sales Co, Inc—Cathedral Constn Co; 114th St & 7th Av Constn Co (99) 428.75

111TH ST, 66 to 70 E; T H Simonson & Son Co—G B Citron; 114th St & 7th Av Constn Co (117) 1,527.88

111TH ST, 64 & 66 E; Wimple Elec Co, Inc—Dr G B Citron; 114th St & 7th Av Constn Co (105) 625.00

111TH ST, 66 to 70 E; Jacob M Horn—Dr Jno Citron; 114th St & 7th Av Constn Co (112) 550.00

113TH ST, 5 to 9 W; Wm Richman—Barnet Levy (100) 75.00

141ST ST, 572 W; Max Marcus et al—Broadodge Corp (109) 98.00

150TH ST, ns, 150 w Bway, 150x100; F P Kane Co—114th St & 7th Av Constn Co (114) 5,000.00

204TH ST, 677 to 681 W; Thos C Edmond Co—204th St Corp (94) 486.00

SAME PROP; Gus Schlaier—Eagle Wrought Iron Works, Inc—same (95) 1,500.00

EDGEcombe AV, 90 to 96; T P Kane Co—114th St & 7th Av Constn Co; De Pace Bros (115) 243.75

SAME PROP; T P Kane Co—114th St & 7th Av Constn Co (116) 1,180.00

EDGEcombe AV, es, 18.11 n 138th, 90x 85; & EDGEcombe AV, sec 139th, 72x85; Simons & Mayer—114th St & 7th Av Constn Co; Max Weinstein (93) 3,669.98

EDGEcombe AV, es, 18.11 n 138th, 90 x85; Brandt Bros Bldg Co, Inc—114th St & 7th Av Constn Co (96) 6,733.00

EDGEcombe AV, es, 18 n 138th, 90x 100; H J Horner Sons—114th St & 7th Av Constn Co; Max Weinstein (110) .. 4,650.00

SAME PROP; Jacob M Horn—same (111) 500.00

EDGEcombe AV, 78 to 86; Vermont Marble Co—114th St & 7th Av Constn Co (103) 137.50

EDGEcombe AV, 90 to 96; Vermont Marble Co—114th St & 7th Av Constn (106) 121.00

EDGEcombe AV, 78 to 86, & 90 to 96; Kittanning Sales Co, Inc—114th St & 7th Av Constn Co (108) 1,250.00

EDGEcombe AV, sec 139th, 72.11x85; Brandt Bros Bldg Co, Inc—114th St & 7th Av Constn Co (97) 9,467.00

MANHATTAN AV, 340 to 344; Jacob Berson—Morris Kollander (104) 436.50

NORTHERN AV, 60; Jos Haberman—Charlotte Harrison (90) 378.15

OCT. 26.
 CANNON ST, 7-9; Linquist & Hanna Mfg Co—Manhattan Pie Baking Co (132) 1,444.35

SAME PROP; Nichol Straight Fdy Co—Manhattan Pie Baking Co; B F Fish Mfg Co (133) 343.83

CATHERINE ST, 22¼; Frank R Santore—Harry & Chas Abrahams; Jacob Gottlieb (120) 50.05

MANHATTAN ST, 77; Melvin Rosenberger—David W Kahn; Hugo Bierhoff (126) 31.75

WATER ST, 383; Jacob Victor—Domenico Benedetto; Jno Barckman & Jno Lustig (128)	834.50
9TH ST, 12 W; Hull, Grippen & Co—Jean McL Johansen; J C Johansen & Clirehugh & Clirehugh (121)	117.08
38TH ST, 310-28 W; 37TH ST, 327-29 W; Koehler, Spyr & Farrington—Emma M Vynne; Winsome Amusement Co (129)	225.00
43D ST, 147-51 W; Ferber & Son—Alonzo Hornby; Berghoff Brewing Assn; renewal (123)	1,354.18
86TH ST, 306 W; Wm H Black—86th St & West End Av Co; Margt W Whyte (131)	40.00
111TH ST, 125-35 W; Ducker & Gozansky, Inc—114th St & 7th Av Consta Co (124)	2,775.00
111TH ST, 125-35 W; Gallo & Boscarelli—114th St & 7th Av Consta Co (127)	3,405.50
111TH ST, 66-70 E; Grossman Bros & Rosenbaum—Cathedral Consta Co & Geo B Citron; 114th St & 7th Av Consta Co; Max Weinstein, Nathan Silverson & Louis Koslowitzky (130)	316.00
111TH ST, 126-36 W; Gallo & Boscarelli—114th St & 7th Av Co; Isidor Reis (118)	3,100.00
BROADWAY, 287-89; Maxrose Realities, Inc—Edna G Stuart et al; L Goldberg (125)	138.00
EDGEcombe AV, sec 139th, 72x85; EDGEcombe AV, sec 18, 11 n 138th, 90x85; Jno Di Pace et al—114th St & 7th Av Consta Co (12)	2,500.00
EDGEcombe AV, 78-86 & 90-96; Saml Aginsky—114th St & 7th Av Consta Co (134)	5,600.00
2D AV, 698; Isidor Schwartz—Hyman Schwartz; Louis Walling (119)	130.00
OCT. 27. DIVISION ST, 10-16; Rabinowitz & Son—Modern Cloak & Suit Co & Abr Frankel (142)	155.00
14TH ST, 223 E; Frank E Wise & Son, Inc—Albt E Smith & Geo D Porter (147)	69.10
24TH ST, 464 W; Wm Iring—Arthur Billing (141)	915.00
59TH ST, 221 E; Fredk H Meier—Jos B Bloomingdale & David Simon (128)	125.00
111TH ST, 125-35 W; Empire Roofing Co—114th St & 7th Av Consta Co (146)	200.00
111TH ST, 66-70 E; Empire Roofing Co—C B Citron & 114th St & 7th Av Consta Co (148)	255.00
111TH ST, 125-35 W; Albt Schalle—Isidor Reis & 114th St & 7th Av Consta Co (143)	1,050.00
111TH ST, 125-35 W; Jno M Horn—114th St & 7th Av Consta Co & Max Weinstein (140)	250.00
111TH ST, 66-70 E; Saml Aginsky—Cathedral Consta Co, Inc, & 114th St & 7th Av Consta Co (135)	2,100.00
111TH ST, 127 W; Louis Kerochinsky—114th St & 7th Av Consta Co (139)	400.00
204TH ST, 677-81 W; Cross, Austin & Ireland Lumber Co—204th St Corp (144)	1,465.02
204TH ST, ns, 125 w Bway, 75x90; Pierce, Butler & Pierce Mfg Corp—204th St Corp & Jno J Kelly (136)	2,808.58
215TH ST, ss, 275 e 10 av, 75x100; Jno J Kelly—204th St Corp (137)	325.00
215TH ST, ss, 275 e 10 av, 75x100; Potenhauer Nesbit Co—204th St Corp (149)	659.61
OCT. 28. CANNON ST, 7-9; Candee, Smith & Howland Co—Manhattan Pie Baking Co & B F Fish Oven Co (151)	201.73
70TH ST, 413-5 E; Sebastiano Martoccio—Jacob Israelson & Bertha Mandel (152)	70.60
79TH ST, 203 W; Greenfield & Hecht Co—Geo C Engel & Sloane & Moller, Inc (153)	122.40
111TH ST, 66-70 E; Louis Koslowitzky et al—Geo B Citron & 114th St & 7th Av Consta Co (154)	832.61
215TH ST, ss, 275 e 10 av, 75x100; Sam Minskoff—204th St Corp (150)	54.00
OCT. 29. NORFOLK ST, 117; Louis Bayer—Jennie Jacobs, I Suchman, L Zimmerman & Geo Gothelf (162)	320.00
RIVINGTON ST, 125; Louis Bayer—Israel Suchman, L Zimmerman & Geo Gothelf (163)	320.00
38TH ST, 310-28 W; also 37TH ST, 327-9 W; Roseover Consta Co, Inc—Emma M Vynne et al; Winsome Amusement Co (160)	2,518.40
44TH ST, 122 W; Isaac Finkelstein—English Saerican Realty Co & Max Weiss (159)	261.10
111TH ST, 66-70 E; Kings Iron Works—Geo B Citron & 114th St & 7th Av Consta Co (161)	1,932.61
150TH ST, ns, 150 w Bway, 150x100; Jacob W. Horn—114th & 7th Av Consta Co (158)	1,350.00
215TH ST, ss, 275 e 10 av, 75x100; Gus Schlaier Eagle Wrought Iron Works, Inc—204th St Corp (157)	2,083.00
232D ST, ns, 323 e Brusing av, 50x 114; Beith & Reilly Co—Wm J Smith, J R Johnson, Thos C Cressell & Wm Verhofskey; renewal (155)	350.00
MORNINGSIDE DR, sec 121st, 101.10x 167.2; Brooklyn Fireproof Sash & Door Co, Inc—88 Morningside Drive Co; renewal (156)	420.00

Bronx.

OCT. 22. No Mechanics' Liens filed this day.	
OCT. 23. No Mechanics' Liens filed this day.	
OCT. 25. 145TH ST, 463 E; Knickerbocker Ma-	

son's Supply Co—Beth Hamedrosch Hagodale Adas Jeshurum of the Bronx, Inc; Thelma & Abelman (41) 166TH ST, sec Morris av, 45x95; Wm M Young—Forago Consta Co (42)	24.95
BATHGATE AV, 1651-53; Harry Crohn—Rosie Zucker; Lizzie Flig (40)	11.00
OCT. 26. KELLY ST, 1013; Saml & Sadie Cohen—Keilbert Consta Co, Inc (43)	143.40
OCT. 27. No Mechanics Liens filed this day.	
OCT. 28. BROOK AV, 873; Berger Manufacturing Co—L Hoppe Co & Metal Shelter Co (44)	128.30
CRESTON AV, 2481 & 2485; Fred Schneider, Inc—Henry F A Wolf Co & J J Slavin (46)	256.50
HAVILAND AV, ns, 191 e Pugsley av, 100x103; Chas Kausen, Inc—Mink Consta Co (45)	585.00

Brooklyn.

OCT. 21. PARK PL, 116; J Jacobson—Jos Cusson & Raphael J Vega, exrs; Letitia Vega	215.50
ST JOHN'S PL, nec Utica av, 249.7x 100; L Rockmore—Novelty Bldg Co & Jos Aaron	295.00
S ELLIOTT PL, 65; J L McKiernan—Nina E Dunning	16.88
SAME PROP; Frank J Kane—same	20.00
SAME PROP; O H M Milhan—same	50.25
SAME PROP; T Sandry—same	142.25
WATER ST, 298; S Hansen—Jas F Dempsey & Mary Dempsey	58.25
WEST ST, 529; J Dames—Fredk R Welth & Jno Hangstorm	69.50
FOSTER AV, ns, bet E 16th & E 17th, 146.3x211.11; Columbia Metal Box Co—Louisville Realty Co	147.00
FOUNTAIN AV, es, 110 s Belmont av, 100x100; Leppe Chodorovski—C & K Corp	235.00
5TH AV, ws, bet 43 & 44th, 200x100; Long Acre Consta Co—119th St Holding Co	30,734.10
BLOCK bounded by 8 av, 7th, 7 av & 6th; H B Smith Co—Meth Epis Hospital & Blake & Williams	399.57
OCT. 22. HOYT ST, 100; Union Sq Consta Co—Jas J Downey & Hoyt Used Motor Co & Jno Barber	595.00
OCEAN AV, ws, 240 n Av H, 50x131.6; Coney Island Consta & Supply Corp—Rex Bldg Co	244.37
PENNSYLVANIA AV, ws, 133 s Liberty av, 41.8x100; Louis M Kleinfeld—District Consta Co	40.00
PENNSYLVANIA AV, ws, 133.9 s Liberty av, 41x100; Egel Light Co—District Consta Co	126.00
3D AV, es, 60 n 74th, 20x100; Est of S Weinstein—Maria Corrao, Freeman P Imperato & Imperato & Son	251.50
4TH AV, 938; G Larsen—Gertrude Purdy & Fahie Berkely	18.00
5TH AV, ws, bet 43d & 44th, 200x100; Pittsburgh Plate Glass Co—190th St Holding Co & Longacre Consta Co	1,855.00
8TH AV, 517; I Agar—Bessie & Chas Roth	26.00
10TH AV, 1001; M Perlman—Thos Lyons	131.00
OCT. 23. METROPOLITAN AV, ss, bet Berry & Bedford av, 25x59; Geo H Gould—Rose M Lynch	101.00
OCT. 25. BUTLER PL, ss, 150.3 w Sterling pl, 114x225x128.6x230.3; Norton & Gorman Cont Co—City N Y & Breyra Realty Co	17,300.00
HENDRIX ST, ws, 225 s Fulton, 25x 100; German Stone Co—Chas Green, Rose Feinstein, Fannie Green & Geo O Van Orden Co	81.00
HENDRIX ST, ws, 250 s Fulton, 25x 100; same—Chas Green, Rosie Feinstein & Geo O Van Orden Co	81.00
RIVERDALE AV, nec Sneider av, 100 x100; Israel Shay—Snackman Consta Co	432.50
VOORHIES AV, ns, 174.9 w Sheepshead Bay rd, 20x100; S Feinstein—Voorhies Bay Inc, Madlin Inc, Cohen Schwartz & Richter, Inc, & Title G & T Co, as mtgee & Chas Linderbaum as agent	349.00
OCT. 26. PARK PL, 85; C J Thomas—Evalyn M Gergason	40.00
RUTLEDGE ST, 314-320; Hochberg Cont Co—Rutledge St Horse Auction Co, L B Waller & Potters, Inc & H & I Feldman Co	162.50
AV T, swc E 14th, runs w120xs90xw100 xs20xe200xn110 to beg; A Sidoti—Greater Flatbush Corp	696.75
LINCOLN RD, 329; J Cohn—Eliz Young	105.50
PROSPECT AV, 373; J Raskin—Jacob Kather & Dora Perlman	53.70
PUTNAM AV, 139 & 143; A Leviero—Edw W Larner & Rossa & Co	48.71
OCT. 27. DELMONICO PL, 13; J Werman—Yetta Hittelman & J Goldstone	63.80
BAY 35TH ST, 135; D Klenert—Sarah Zigler	36.71
AV F, ns, from E 2d to E 3d, 200x 100; M Markheim—Rapid Bldg Co	101.07
FOSTER AV, from E 16th to E 17th; M Markheim—Louisville Realty Co	102.09
GATES AV, 665; Dellon-Watnik Co—Caroline Horn & Christian Horn	40.93
PENNSYLVANIA AV, ws, 133 s Liberty av, 41.8x100; Bklyn Fireproof Sash & Door Co—District Consta Co	87.50

SATISFIED MECHANICS' LIENS.

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

Manhattan.

OCT. 23. BROADWAY, 1680 to 1684; Ornamental Sheet Metal Works—Amos F Eno et al Oct31'14	284.84
7TH AV, ws, whole front bet 24th & 25th; Jeremiah Daly—National Cloak & Suit Co et al; July14'15	329.65
OCT. 25. 472D ST, 42 & 118 W & 73D ST, 126 W; Dora Isseks—Edw W Browning et al; May29'15	100.00
OCT. 26. 49TH ST, 38 W; Henry H Meise & Son—G M Heckscher et al; Sept27'15	108.00
BROADWAY, 1680-84; Jno C Brady—Amos F Eno et al; Dec9'14	1,700.00
SAME PROP; W E Pruden Hardware Co—same; Nov4'14	156.77
SAME PROP; Jno C Brady—same; Oct 26'14	1,700.00
BROADWAY, 1680; Hoffman & Elias—same; Oct28'14	300.00
SAME PROP; Geo E Gibson Co—same; Oct26'14	500.00
OCT. 27. 83D ST, 455 E; Alberene Stone Co—Jno Doe et al; Oct25'15	10.00
OCT. 28. 44TH ST, 128-34 W; Fredenberg & Lounsbury—The Lambs et al; Oct 27'15	361.10
OCT. 29. SUFFOLK ST, 11; David Levin—Morris L Lowenstein et al; Oct13'15	90.00
SAME PROP; same—same; Oct13'15	35.00
162D ST, ss, 300 e Bway; H P Wright & Co—Edythe C Hanckel et al; Mar 22'15	12,426.68
*SAME PROP; Isaac Moritz—same; Mar23'15	721.10
*SAME PROP; S F Bowser & Co, Inc—same; Mar24'15	723.00
*SAME PROP; Benj B Hoffman et al—same; Mar24'15	212.00
*SAME PROP; Safety Fire Door Co—same; Mar24'15	380.00
*SAME PROP; Raisler Heating Co—same; Mar25'15	815.75
*SAME PROP; Knickerbocker Fire Proofing Co, Inc—same; Mar26'15	600.00
*SAME PROP; Richard Tretler—same; Mar29'15	375.00
*SAME PROP; Wayne Oil Tank & Pump Co—same; Apr5'15	158.00
*SAME PROP; Wayne Oil Tank & Pump Co—same; Apr7'15	158.00
*BROADWAY, sec 89th; Diamond Door Hanger Co, Inc—Kalamein Co et al; Sept30'15	234.00
*BROADWAY, nec 88th; Sun Fire Proof Sash & Door Co—same; Sept30'15	756.00
*3D ST, 48 E; Saml J Gottlieb—Rubin Herold; Sept11'14	500.00
*SAME PROP; same—Rubin Herold; Sept11'14	495.00
7TH AV, sec 21st; Silberman Schampain Co—Morris Weinstein et al; June15'14	600.00

Bronx.

OCT. 22. BRYANT AV, 1013-19; Webber Supply Co, Inc—Simonia Realty Corp et al; Sept24'15	134.74
UNIVERSITY AV, ws, 129.2 s Boscobel pl, 137.9x175; Lenox Sand & Gravel Co—Boyne Bridge Realty Co, Inc, et al; Oct6'15	153.25
OCT. 23. No Satisfied Mechanics' Liens filed this day.	
OCT. 25. FREEMAN ST, sec Stebbins av, 35.6x 111.1; Torregiani & Severino—Hampp Bldg Corp, Inc, et al; Sept11'15	1,625.00
FREEMAN ST, sec Stebbins av, 35.6x 111.2; Luigi Torregiani et al—Hampp Bldg Corp, Inc, et al; Sept11'15	1,625.00
161ST ST, 613-17 E; Jos Schain—Henrietta Breen et al; Sept28'15	106.00
CROTONA AV, 1882; Louis I Bregman—David Pistronk et al; Dec16'14	300.00
CROTONA AV, 1882; Louis I Bregman—David Pistronk et al; Jan4'15	103.75
CROTONA AV, 1884; Wolf Weinraub—David Pistronk et al; Jan11'15	2,675.00
CROTONA AV, 1884; Louis I Bregman—David Pistronk et al; Mch18'15	345.00
OCT. 26. BEAR SWAMP RD, nec Pierce av, 74.3 x141.6; Isaac Saltman—V Bonomo et al; May24'15	150.00
OCT. 27. No Satisfied Mechanics Liens filed this day.	
OCT. 28. No Satisfied Mechanics Liens filed this day.	
OCT. 21. PENNSYLVANIA AV, ws, 133.4 s Liberty av, 41.8x100; Pecker & Rokofsky—District Consta Co (Inc); Oct 13'15	450.00
PENNSYLVANIA AV, ws, 320 n Hege-man av, 40x95; Fannie Goldstein—Morris Malawista & Wolf Silberstein; Sept23'15	130.00
OCT. 22. DEAN ST, 1056; Unger Parquet Flooring Co—Tager Co (Inc) & Louis Tager; Aug28'15	270.12
FENIMORE ST, ns, 520 e Nostrand av, 160x100; Sol Rosenberg—Maas Realty Co & Jacob Maas; Oct11'15	50.00
E 12TH ST, 971; Rye & Christenson—Sarah Koller, Saml Koller & Boro Consta Co; May25'15	275.50

Satisfied Mechanics' Liens, Continued.

Table listing mechanics' liens with columns for address, amount, and date. Includes entries for 45TH ST, CYPRESS AV, FRANKLIN AV, PARKSIDE AV, etc.

- Discharged by deposit.
Discharged by bond.
Discharged by order of Court.

ATTACHMENTS.

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

Manhattan.

Table of attachments in Manhattan, including BANCA COMMERCIALE ITALIANA, ORIENTAL SILK PRINTING CO, etc.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table of chattel mortgages in Manhattan, including Arnoff, Abr & New Amsterdam Confectionery Co.

Table of mechanics' liens in Brooklyn, including Bianchi, Cesare & C Cella, Wooster St, Capace, Antonio, etc.

Brooklyn.

OCT. 21, 22, 23, 25, 26 & 27.

Table of mechanics' liens in Brooklyn, including Bklyn Court Square Co, Boone Constn Co, etc.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table of building loan contracts in Manhattan, including VERMILYEA AV, HAVEN AV, etc.

Bronx.

Table of building loan contracts in Bronx, including BATHGATE AV, ARTHUR AV, etc.

ORDERS

Brooklyn.

Table of orders in Brooklyn, including CHRISTOPHER AV, DITMAS AV, etc.

DEPARTMENTAL RULINGS.

DEPARTMENT WATER, GAS AND ELECTRICITY.

Summary of the New Electrical Code.

This Code is Chapter 9 of the Code of Ordinances of the City of New York. It was enacted by the Board of Aldermen and became effective July 16, 1915.

- 1. No electric work may be done except by holders of (1) a license, (2) a special license, or (3) a special permit.
(1) A license is an authorization to engage generally in the business of installing, altering or repairing electric work.
(2) A special license is an authorization to install, alter or repair electric work in a certain specified building.
(3) A special permit is an authorization to install, alter or repair electric work constituting a single job.

2. To secure a license or a special license the applicant must first obtain the favorable recommendation of the License Board. Blank forms of application will be furnished upon request.

3. Fees. "There shall be charged and collected by the commissioner a fee of \$10 for each license issued under the provisions of this chapter and thereafter an annual fee of \$5 for each renewal of such license and a fee of \$1 for each special license or special permit so issued." (Sec. 9.)

4. Modification, suspension or revocation of special permits and licenses. "The commissioner may at any time by an order in writing, for good cause shown, modify, suspend or revoke any special permit issued pursuant to this chapter, and in like manner, but upon recommendation of the license board, he may modify, suspend or revoke any license similarly issued." (Sec. 6, paragraph 2.)

5. Electric current may not be supplied to any installation in advance of a certificate of inspection, either temporary or final. (Sec. 12.)

6. The Commissioner has power to modify, suspend or revoke at any time a certificate of inspection. (Sec. 11.)

7. The Commissioner has power to order the correction of electrical defects and to disconnect and seal the supplying wires and apparatus if his orders are not complied with. (Sec. 2 and Sec. 13.)

8. Articles 2, 3, 4, 5 and 6 of the Code contain the technical requirements. These are substantially those under which the Department has been conducting inspections for the past two years, except that Article 3—outside work—has been greatly abbreviated by omitting all reference to pole lines. They correspond to the rules of the National Electrical Code, edition of 1913.

9. The penalty for violation of the ordinance is contained in Sec. 700, which reads as follows:

"Any person who shall violate any of the provisions of this chapter, or fail to comply with any requirement thereof, or who shall violate or fail to comply with any order or regulation of the Commissioner made thereunder, or who, being the holder of a special permit, as defined in subdivision 12 of section 1 of this chapter, shall install, alter or repair any electric wiring or appliance for light, heat or power, in violation of this chapter, shall, for each and every such violation or non-compliance forfeit and pay a penalty in the sum of \$50."

BOARD OF EXAMINERS.

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

APPEAL 361 of 1915, Alteration 2196 of 1915, northwest corner Madison avenue and 134th street, Manhattan. Leonard J. Stanford, appellant.

1. Proposed change of occupancy to garage is unlawful, the building being of non-fireproof construction. Building adjoining being a non-fireproof garage, it may not be connected to this building if made fireproof; a fire wall should be maintained between the two buildings. That an equally good and more desirable form of construction can be employed in this specific case.

The approval of the mode, manner of construction or material proposed to be used in the alteration of said building.

That the proposed alteration is to take place in a two-story building, 10' 0" wide by 99' 11" deep and that the said portion to be used as an addition to the present garage will be only 10' 0" wide x 55' 0" deep this part being at the rear end of the building not exceeding 520 sq. ft. additional area to the present garage. Also the same will be isolated from the main portion of the building by means of 8" brick fire walls enclosing same. The ceiling will be constructed of approved expanded metal lath and 7/8th. portland cement. Also, that all exposed parts of structural beams will be covered with expanded metal lath and of 2" of concrete. The upper portion or second floor of this building will be used only as an office for the proprietor of the garage and a store room for auto parts and accessories. In my opinion by adding this 10' 0" on the Madison avenue side makes the garage adjoining, facing on 134th street, safer as far as fire is concerned, on account of several exits on the Madison avenue end. I would also like to have taken into consideration the fact that the present garage is only one story high, built of brick walls and a fire retarding ceiling made of 1/2" cocoa fibre boards and 26 gauge metal.

Appearance: Leonard J. Stanford. On motion, DISAPPROVED. APPEAL 362 of 1915, New Building 5136 of 1915, 1227 50th street, Brooklyn. Alexander Kirschner, appellant.

1. Plot plan shows only 68 per cent. frame buildings, therefore proposition is contrary to law. The proposed building is intended to be built of frame covered on the outside with No. 24 gauge metal lath covered with 1" thick Portland cement.

To allow proposed building to be built of frame with metal lath and Portland cement covering on outside. The proposed building is to be used as a private dwelling. The entire area or section known as Borough Park is built up entirely of private dwellings of similar construction.

Appearance: Alexander Kirschner and Morris A. Vogel. On motion, DISAPPROVED. APPEAL 363 of 1915, New Building 318 of 1915, 1604-1610 Broadway, 206-208 West 49th street and 732 Seventh avenue, Manhattan. Joseph C. Schaeffler, appellant.

1. Pent house walls are of unlawful thickness and construction. 1. Whenever a Superintendent of Buildings to whom such questions have been submitted shall reject or refuse to approve the mode, manner of construction, or materials proposed to be followed or used in the erection or alteration of any such building or structure.

In a 2-story non-fireproof building 30 feet high, it has been ruled that walls of a pent house containing two rooms and bath for superintendent and exit from the stairs to the roof shall be built of hollow tile supported entirely on steel beams, instead of 2" x 4" studs 16" c-c lathed and plastered inside and covered outside with 7/8" x 8" spruce boards, one layer of felt paper, and over all is weight tin, as shown on plans.

1. Sec. 72-k of the Building Code permits the erection of non-fireproof Business Buildings up to a height of 75 feet. 2. The height of the proposed building will be only 38' 6" high to pent house roof.

3. The outside of the pent house exposed to the adjoining building is shown on the plans to be a 12 inch brick wall. Appearance: Joseph C. Schaeffler.

On motion, APPROVED on CONDITION that the exterior frame walls be covered on the outside of the sheathing with plaster or asbestos boards, under the metal lathing specified; and further, that the inside of the exterior frame walls and stud partitions be metal lathed and plastered.

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. FF.....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 Sutters. CF.....Certificates of Fitness. D&R.....Discontinuances or Removals. *FltSy.....Approved Filtering and Distilling Systems. OS.....Oil Separator. RO.....Reduce Quantities. *StSys.....Storage System. *NOTE—The symbols—A—FE—FP—Spr—Stp—Stp—Tel—WSS—FltSy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be

Week Ending Oct. 23. MANHATTAN ORDERS SERVED. Named Streets. Broad st, 105 1/2—Consolidate Gas Co, 130 E 15.....GE

Broome st, 331—Board of Health, Walker & Centre. Broome st, 351—Consolidated Gas Co, 130 E 15.....GE Cannon st, 8—Jacob Levy.....FP-Rec Cannon st, 16—Simon Vogel.....Rub Cannon st, 48-50—Herman Garlick.....FA-FP Cannon st, 73—Board of Health, Walker & Centre.....FA-Rec Centre st, 139-49—Board of Health, Walker & Centre.....WSS(R)-FA-Rec Chambers st, 182-6—Biajio Calandra, Rub-Rec Cherry st, 85—Kalipites Bros. ExS-FP-TD-FA Cherry st, 108—Board of Health, Walker & Centre.....FA-Rec Cherry st, 108—Pasquale Coppola, 118 Mott. O Cherry st, 310-2—John A Anger, 243 E 14.....FD-A

Columbia st, 66—Louis Stein.....FP Dover st, 10—Hanover Supply Co.....Rec-GE Dover st, 12—Stabrite Mfg Co.....FP-GE Eldridge st, 174—Abraham Unterberg, care Israel, 90 Franklin.....O Eldridge st, 174—Board of Health, Walker & Centre.....FA-Rec-FP Forsyth st, 95—Lizzie Monday, 208 W 128. O Forsyth st, 95—Board of Health, Walker & Centre.....FA-Rec-FP Greenwich st, 697-701—Lewis Hat Co. FP-Rec-Rub Lafayette st, 49—Board of Health, Walker & Centre.....FA-Rec Laight st, 17-19—Helen C Juilliard, 11 W 57 Rub-FP Madison st, 206—Rebecca Kaufmann, 895 West End av.....O Madison st, 206—Board of Health, Walker & Centre.....FA-Rec Madison st, 287—John Doe.....D&R Monroe st, 251—Board of Health, Walker & Centre.....FA-Rec-FP Monroe st, 251—Louis Langman, 254 Rivington.....O Mulberry st, 122—Board of Health, Walker & Centre.....FA-Rec-FP Mulberry st, 122—Augustus Sbarboro, 14 Franklin.....O Mulberry st, 244—Board of Health, Walker & Centre.....FA-Rec-FP Mulberry st, 244—Anna P Taylor, care C E, 2 Wall.....O New Bowery, 61-63—Est David L Gardiner, care Sarah T, care Brown, Shepley & Co, London.....FP-WSS-FE(R) New Bowery, 61-63—Consolidated Gas Co, 130 E 15.....GE North Brothers Island—Board of Health, Walker & Centre.....FE(R)-ExS-FP-O-FE Pearl st, 350-2—Consolidated Gas Co, 130 E 15 GE

Pearl st, 350-2—Department of Bridges, Municipal Bldg.....FP-A Pearl st, 381-3—Oliver S Platt.....FP-Rec Pearl st, 381-3—Stephen F Glober.....FP Pearl st, 381-3—Herman Huer.....FP Pearl st, 548—Est Maria Jones, care Crane & Lockwood, 55 Wall.....FP-WSS(R)-WSS Renwick st, 40-42—Albert Luedemann, 38 Renwick.....Stp(R) Ridge st, 110—Cong Agudes Anscher Deborah. FD-FA Ridge st, 110—Maurice Citron.....FD-Rec-FA Ridge st, 110—Rabbi Meier Premsylaner. FD-O-FA-Rub Ridge st, 110—George Bernstein.....FP-Rec-FD Ridge st, 110—Samuel Schmolli. FD-GE-Rec-FP-Rub Ridge st, 110—Jake Kleiman.....Rub-FD-FP Ridge st, 110—Pauline Mendelowitz.....FD Ridge st, 110—Isaac Rosen.....FD-D&R-FA Ridge st, 110—1st Kinhenizer.....FA-FD Ridge st, 110—Cong Oncha Kreloff. FA-FD-Rub South st, 29—Consolidated Gas Co, 130 E 15 GE South st, 91—Wm F Milton Est, care Mrs, 500 Madison av.....FP-FE(R)-WSS(R) South st, 173—Maria Suarez.....TD-FP-ExS-FA Suffolk st, 27—Board of Health, Walker & Centre.....FA-Rec Thompson st, 114—Board of Health, Walker & Centre.....FA-Rec-FP Walker st, 17-19—Thomas S Shortland, 110 Wall.....FD Washington st, 148-50—Isaac Schwadron, TD-ExS West st, 164-5—Joseph J O'Donohue, 334 5 av FE-FE(R)-WSS(R) Wooster st, 167-73—Crown Paper Box Co. FD-GE-Rec Wooster st, 167-73—M M Bernstein & Co.....FD Wooster st, 167-73—David Domore & Co. Rec-FD Wooster st, 167-73—Lewitt & Co.....Rec-FD Wooster st, 167-73—N Y Leaves & Foliage. FD Wooster st, 167-73—Virgil Badinelli. FD-GE-Rec

Numbered Streets. 3 st, 172 E—Benjamin R Winthrop Est, 20 Union sq.....O-Ex(R) 3 st, 173 E—Board of Health, Walker & Centre.....FA-Rec-FP 11 st, 326 E—Board of Health, Walker & Centre.....FA-Rec-FP 11 st, 326 E—Raymond Guarini, 23 New Bowery.....O 11 st, 513 E—Board of Health, Walker & Centre.....FA-Rec-FP 11 st, 513 E—Est John H Schaefer, care Amelia, 1805 Clinton av, Bklyn.....O 12 st, 32 E—Israel Schuffman.....FP 12 st, 240 W—Mrs Chas A Bentzn.....FP-O 12 st, 360 W—Jose Corregal.....FA 13 st, 207 W—Louis G Hamersley, 1030 5 av Rub-FP

17 st, 34 W—Samuel Bergmann, 6 W 18, WSS(R) 19 st, 139-41 W—Est Fred Kersheedt, 143 W 19 Stp(R) 20 st, 36-8 W—36 West 20th St Co.....FD 22 st, 315 E—D & P Diamond.....FP 23 st, 71 W—New Jersey Metro Film Serv. D&R-Rec 24 st, 311 1/2 W—Mrs Margaret Horak.....Rub 24 st, 311 1/2 W—Lillian L Gardner, Raymond, N H.....FP-Ex(R) 24 st, 339 W—John Stewart, 430 W 48.....FP 25 st, 119-25 W—Fox Lederer Co.....Rec 25 st, 119-25 W—S & H Hoffman.....FD 25 st, 119-25 W—American Watch Case Co, 15 Maiden la. FP-Rec 25 st, 119-25 W—Bartlett & Orr Co.....FP-Rec 26 st, 135-9 W—Benjamin Butchik. Rec-FA-FD

26 st, 244 E—Henry Saulpaugh, Mt Vernon, N Y.....FP 28 st, 240 E—Board of Health, Walker & Centre.....FA-FP-Rec 28 st, 240 E—B G Realty Co, 261 Broadway.....O 29 st, 315 W—James A Volker, Ossining, N Y. FP 32 st, 142 W—142 W 32d St Corp, 20 Vesey. Rub

33 st, 307 W—Board of Health, Walker & Centre.....FA-Rub 37 st, 5-7 E—Elizabeth M Anderson, Greenwich, Conn.....Stp(R) 38 st, 49 W—Est Geo L Peabody, care Chas A, 2 Wall.....FP 40 st, 241 E—Rosehill Realty Corp, 35 Nassau.....O 40 st, 241 E—Board of Health, Walker & Centre.....FA-FP-Rec 47 st, 508 W—Board of Health, Walker & Centre.....FA-Rec-FP 48 st, 230 W—John S Spencer, 15 William. FP 57 st, 229-33 E—N Y Throat, Nose & Lung Hosp.....O 57 st, 229-33 E—Board of Health, Walker & Centre.....FA-FP 78 st, 213 E—Albert De M Ramacciotti, 251 W 95.....FP-Rub-O 79 st, 220 E—Equality Construction Co, 10 Wall.....FP-Ex(R) 81 st, 129 W—Dr Alfred K Hills, 541 West End av.....Rub-FP 85 st, 1 W—James P Mulhearn, 103 Park av. Stp(R)

91 st & East River—Board of Health, Walker & Centre.....Ex 96 st, 205 E—Board of Health, Walker & Centre.....FA-Rec-FP 96 st, 205 E—Wm B Thom, 3 Washington pl.....O 98 st & 3 av—Interborough Rapid Tran, 165 Bway.....Nos-FA-FP 101 st, 102 W—Multiphone Operating Co.....FD 101 st, 102 W—Dural Chemical Co.....FD 101 st, 102 W—Ralph Nacheris.....Rec-FD 101 st, 102 W—Alex Helfand & W Abel.....FD 101 st, 102 W—F W Woolworth Co, 233 Broadway.....FD 101 st, 102 W—Atlantic & Pacific Teas Co. FD 101 st, 102 W—Henry M Greenberg.....FD 101 st, 102 W—Charles Abrahamson.....FD 107 st, 225 E—Meyer Goldberg, 301 Grand.....O 107 st, 225 E—Board of Health, Walker & Centre.....FA-FP-Rec 111 st, 24 E—Boris Warsaw.....FP 112 st, 315 E—Board of Health, Walker & Centre.....FA-Rec-FP 113 st, 41 W—Agnes Farrell, 11 W 102. FE-FP-Ex(R) 120 st, 225-7—Richard Webber Est, 2193 3 av FE(R)-O-Rub 121 st, 449 E—Board of Health, Walker & Centre.....FA-D&R-FP 123 st, 519 W—The Sweet Bromley Co. FA-TD-ExS-FA 126 st, 272 W—Consolidated Gas Co, 130 E 15.....GE 145 st, 481 W—Consolidated Gas Co, 130 E 15.....GE 145 st, 481 W—Board of Health, Walker & Centre.....FA-FP-Rub-Rec

Named Avenues. Amsterdam av & 60 st—Board of Health, Walker & Centre.....FA-Rec Av A, 306—Board of Health, Walker & Centre.....FA-Rec-FP Av A, 306—Magdalena O'Connor, care J G & Co, N Y Produce Exch.....O Av A, 1543—Benjamin J Weil, 5 Beekman. FP Bowery, 336—Stutzel & Lipshitz.....FP Broadway, 2431-9—Corner Amusement Co.....O Lenox av, 124-8—Sophie Rothschild, 16 E 96 WSS(R)-Rub Pleasant av & 118 st—Board of Health, Walker & Centre.....FP-Rub

Numbered Avenues. 1 av, 424-6—Board of Health, Walker & Centre.....FA-Rub 1 av, 1797-9—Western Working Shirt Co. FD-Rec 1 av, 1797-9—Holub-Dusha Co.....FD 1 av, 1797-9—Harry Phillips.....FD-FP 1 av, 2287—Antonio Cappelli, 424 E 115.....O 1 av, 2287—Board of Health, Walker & Centre.....FP-FA-Rec 1 av, 2365—Jacob Kaminsky.....Rec-FA 3 av, 40—Hamilton Fish Corp, 52 Wall. WSS-Ex(R) 3 av, 40—Joseph Wittenberg.....Rub 3 av, 40—Rose M Werner.....O 4 av, 431—Harry C Hallenbeck, 497 Pearl. FE-FE(R)-WSS-A 5 av, 2155—Charles J Smith, care Kerrigan, 1314 2 av.....O 5 av, 2155—Board of Health, Walker & Centre.....FA-Rec-FP 8 av, 56—Est Pierre E Guerain, care Caroline, 21 Jane.....Ex 8 av, 462—Hanover Lunch.....FA 8 av, 462—Jos Baker & H Dupree. FA-Rec-FP 8 av, 462—John E Roosevelt, 44 Wall.....Ex(R) 8 av, 514—Anton Propwitz.....Rub 9 av, 78—Board of Health, Walker & Centre.....FA-Rec-FP-O 9 av, 78—Bee Holding Co, 32 Nassau.....O 10 av, 280—Board of Health, Walker & Centre.....FA-Rec

BRONX ORDERS SERVED. Numbered Streets. 169 st, 921 E—Isaac Glaser.....FA-Rec Named Avenues. Forest av, 739—Joseph Resnik, 743 Forest av Rub Marmion av, 1945—Bronx County Const Co, 1029 Tremont av.....FP Willis av, 371—N Y Socialist Party, 41 Union sq.....FA-ExS-Ex

Numbered Avenues. 3 av, 3629—Walter Stabler, 1 Madison av.....Rub RICHMOND ORDERS SERVED. Named Streets. Jersey st, 521 (W N B)—John H Rosenstein. FP State st, 56 (W N B)—Levinson & Karpas. FP

BUILDING MANAGEMENT

LIGHTING AN APARTMENT BY GAS

By THOMAS SCOFIELD

RECENT years have seen great advances made in the science of artificial illumination, which have been widely applied to home lighting. The advances have included chiefly the methods and economy of lighting, the former embracing the lighting fixtures, and the latter the lighting unit itself. In this movement the pioneer of all modern illuminants—gas—has not been left behind.

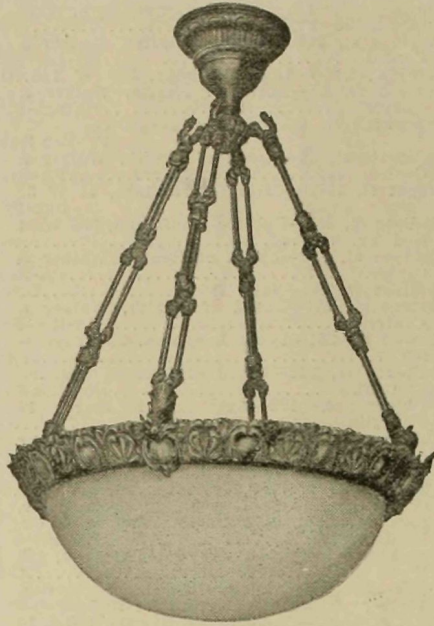
The incandescent mantle unit provides a light of soft, restful quality for the eye, and in color closely approaches daylight. The burners have been so improved in recent years, however, that we now find units of varying sizes and candle-powers, of many finishes and designs, producing light with the greatest efficiency and economy. Gas lighting with a wide range of units to select from is now extensively used for interior lighting. In fact, it can be said that there is a unit to meet every condition encountered. These units include single, upright and inverted mantle lamps, ranging from 35 to 200 candle-power. In addition to these units there has been developed a wonderfully efficient burner for semi-indirect lighting. This has made it possible to use gas in this modern, hygienically correct and popular form of illumination. The semi-indirect burners are obtainable in many sizes, from 50 to 400 candle-power, so that the modern gas unit completely covers the range required for residence lighting.

The old unsightly and ugly fixture is now a thing of the past, and in its place is found the modern fixture. These are procurable in a large number of designs and finishes, simple or ornate as the surroundings warrant. The semi-indirect method of lighting, where the light source is contained in a translucent glass bowl hung from the ceiling, has become perhaps the most popular form of lighting. This is justified since it produces a soft, restful light easier on the eyes than most other forms of lighting, and since it easily lends itself to artistic treatment. The illustration shows such a fixture, and is typical of this type of modern gas unit. These can be obtained in many sizes and in any finish. With the great variety of designs, shapes, colorings and textures of the glass bowls, they can be adapted to any scheme of interior decoration, and in reality become a decorative feature of the room. The side brackets and direct lighting fixtures now designed for gas are equally artistic and attractive.

The modern gas lighting equipment is also rich in those small accessories so essential to residence lighting. Varied colored and designed silk shades for bracket or chandelier work, so widely used, are now obtainable for gas. If glassware is to be used on these fixtures, the range of designs, textures and decorations is almost unlimited. The self-lighting attachment is found on all modern units and fixtures, and with the local control at the fixture, or the wall push button switch for distance control, gives all the convenience to gas lighting which can be demanded.

Let us consider in detail how modern gas lighting can be, and is, applied to the various classes of residence lighting.

The Entrance Hall:—The treatment of the entrance hall, either of the building proper or of the individual apartment, presents but few difficulties. The illumination required is low and should be kept subdued and soft, creating an inviting atmosphere. Two methods of



SEMI-DIRECT GAS FIXTURE.

treatment can be classed as the most modern. One employs semi-indirect lighting as the main treatment and the other employs direct lighting with side brackets. Both can be advantageously augmented by the use of portable lamps. The silk-shaded gas portable, in any of its various forms, creates a most pleasing effect. Many designs of semi-indirect fixtures and side brackets for gas are available for this work. In the case of side brackets, silk shades are most effective in the individual apartment, while glassware, dense enough to well screen the mantles, is generally used in the main entrance. The control may be by wall switch, conveniently located in both main and individual halls, or may be local at the fixture in the case of the individual apartment halls.

The Stair Landings and Upper Halls:—In the lighting of these spaces, one treatment is characteristic of the majority of modern installations. This is the use of side brackets. These fixtures are generally simple in design and carry low-powered single mantle units, 35 candle-power, with diffusing glassware. These furnish all the light necessary to make the halls easily and safely traversed. The stair landings should receive the same treatment.

The Parlor or Reception Room:—This room, generally light and ornate in decorative scheme, lends itself well to treatment with modern gas lighting equipment. If a central ceiling fixture is used, a shower effect with inverted single mantle units, 35 to 50 candle-power, with crystal or decorative glassware or silk shades, can well be used. The rich fixture and lamp finishes, such as silver or gold, may be employed, and can be made to harmonize extremely well with this interior. Side brackets can be used exclusively, or with the central fixtures. If this treatment is to be adopted, many beautiful designs in upright and inverted unit brackets are available, with the same range of lamp and shade equipment as the ceiling fixture. The illumination in this room should be fairly high as a general rule, but provision should and can be made, with present-day equipment, to reduce this lighting effect when the room is not being used for a special function.

The Library or Living-Room:—Here we have the interior which is most in use

after dark. The decorative scheme is usually dark in tone, and is carried out in the furnishings. Modern practice calls for a moderate illumination throughout the room, with local lighting at certain locations for reading. The semi-indirect fixture provides the first, and is supplemented with the portable lamp for the second. Beautiful effects may be obtained with the modern gas equipment following this plan, the fixture previously illustrated showing the type available for this work. A second treatment often found is the portable lamp or lamps providing the local lighting, and side brackets with upright mantle units and silk shades providing the general lighting. The control for general lighting can be local or from wall switch in either case, and is generally local for the portables. The restful effect, due to the quality of the light from the modern gas lighting system, is especially advantageous in this room.

The Bedroom:—The wealth of equipment at hand for this installation, and the many treatments possible, make it difficult to describe. First, the dresser should be lighted by side brackets placed at either side, and using upright mantle units of about 35 candle-power, with either light-colored, delicately decorated silk shades or some design of diffusing glass shade. The control here is generally local at the bracket. Secondly, the ceiling outlet may use a direct lighting fixture with low candle-powered units, with decorative glass or silk shades, or a semi-indirect unit may be used. The control of this fixture is generally from a wall switch. The addition of a small portable adds much to the equipment. These portables can be secured in many sizes and with many shade equipments, glass or silk, and can be made to harmonize perfectly with the other equipment.

The Dining-Room:—The dining-room dome is still much used. Many designs are available in glass and silk, and should contain one or two units of 80 candle-power. Care must be taken to hang the dome so as to keep these units out of the direct line of vision of those seated at the table. To augment the dome, side brackets may be used which become chiefly decorative features. They should be equipped with small candle-powered units, with silk or diffusing glass shades. The variety of designs, in both domes and brackets, makes it possible to meet any decorative scheme.

Kitchen:—The kitchen, for sanitary reasons, should be well lighted with a fairly high intensity. A ceiling fixture in the center of the room, and hung high, is quite satisfactory. This fixture should contain direct lighting units in diffusing glassware, either one 200 candle-power unit, or two or three 90 candle-power units, depending on the size of the room. Added to this, side brackets or pendants, with 35 candle-power inverted units, should be placed over the sink and the gas range. These should be equipped with shades directing the light down on the sink and range, and hiding the mantle from the eye. Their control can be local, while the ceiling fixture can be controlled from a wall switch or locally, either being considered good practice. The fixtures should be simple in the design, and can be finished in white enamel with excellent effect.

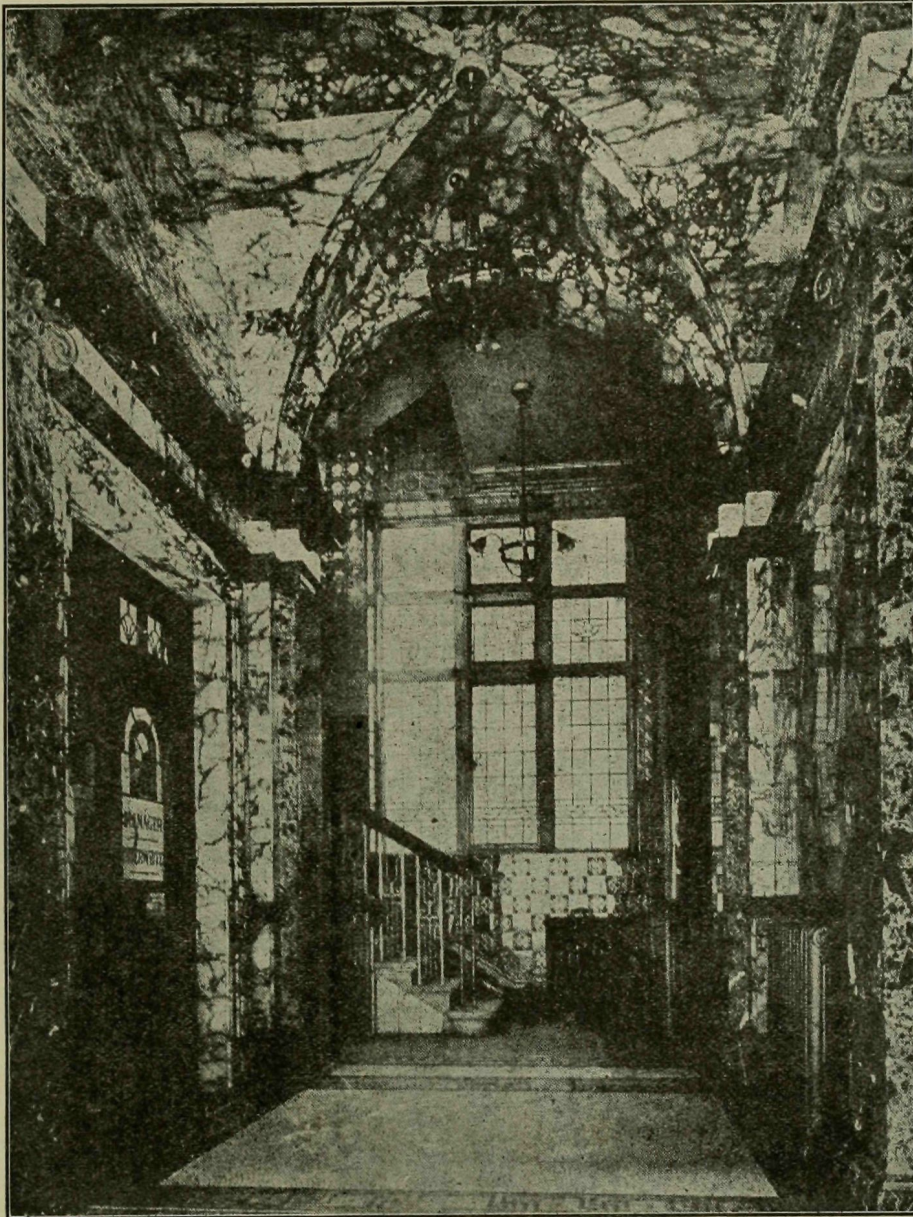
Bathroom:—Bathroom lighting allows for little variation in treatment. The general method employed is the use of two simple, nicked side brackets, placed one on either side of the mirror. These should be fitted with 35 candle-power upright units, with glass shades,

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.

Grape Arbor Effect in Marble.

UTILIZING the delicate grain tones in a certain kind of marble a widely known firm of marble and mosaic workers have evolved the wonderful decora-



tive effect shown in the accompanying illustration. Here was a case where great richness was desired to make up for the lack of spaciousness in the entrance of a building that was designed to cater to a high class financial clientele. Architectural and structural limitations were unusual and so the best authorities on the subject were called in consultation, with the result that the certain type of marble noted for its rich graining was selected.

In the general outline of the entrance hall, the decorators had an opportunity to make an unusual demonstration of this material, and without any other accompaniment than just the marble they had to work with, the decorators evolved the artistic effect shown here-with.

Spontaneous Combustion to Order.

HERE is an opportunity for any building manager, factory superintendent or employer of large quantities of labor who has large risks at stake against the menace of fire to demonstrate to his help how carelessness in the handling of oily rags may spontaneously catch fire and do great damage. It comes from the National Cash Register Company, of Dayton.

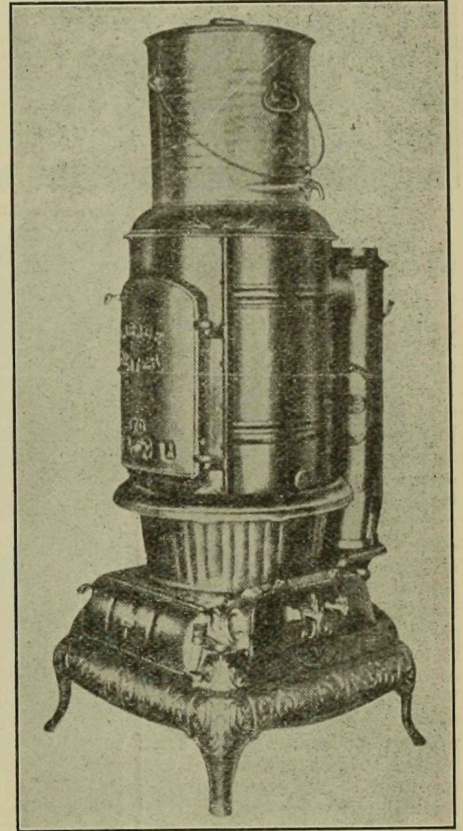
There was a fire of mysterious origin in one of the departments of this company on Aug. 27. Spontaneous combus-

tion due to the ignition of an oily rag was supposed to be the cause, so a plan was adopted to show the help just how fires of this kind originate.

A large tin box, from which one side had been removed, was placed in the hall window of the safety office. In this each morning are placed three rags, saturated with linseed oil and loosely confined in a dry rag to hold the heat. A few hours later the rags become a smoldering mass, ready to burst into flames. The explanation is that linseed oil is fast-drying. When finely divided on a cotton cloth, a large surface of the

temperature for quick car service. Where there is no running water a large galvanized iron tank goes with the heater.

Aside from convenience of having a



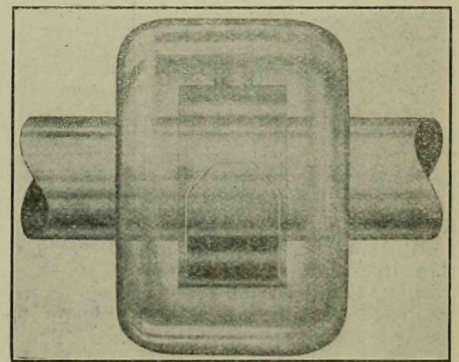
warm place to work in, and there being no danger of freezing, the manufacturers claim that a car in a properly heated garage will start easier, that the paint and varnish will last longer, oil and grease will not gum, and that many repairs are avoided.

With some of the heaters, an automatic fuel feeder is furnished which will keep the fire from 24 to 48 hours without attention.

Any one who has run his car during the winter, and has attempted to make adjustment and wash the frozen slush from it, will appreciate the convenience of such a heater.

Quick Setting Couplers.

PHANTOM photos shown here will tell the story of a type of coupler

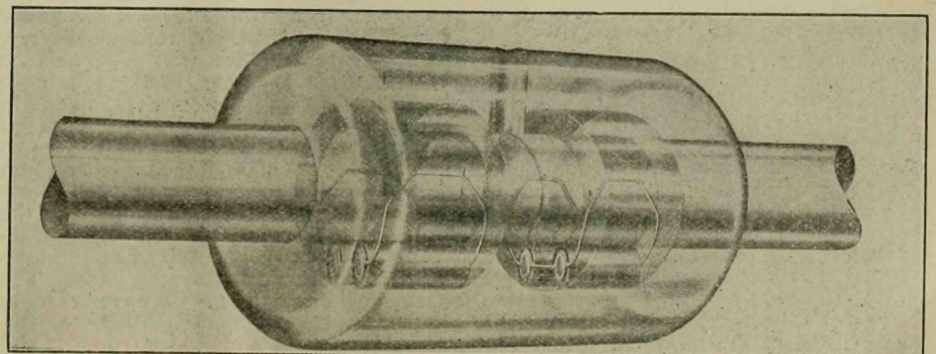


that is meeting with considerable success in the machinery trade. The large cut shows a shaft coupling and the small one a safety set collar.

The manufacturers claim for these

Coal Fire Heater for Garages.

VAST improvements have been made recently in heating systems for garages, and one of the most astounding is that shown in the accompanying illustration which is designed to burn coal



for the double purpose of heating water for washing automobiles in winter, and to actually keep the garage in proper

collars special advantages in that they can be set with the bare hands or by a simple lever in a few minutes.

CURRENT BUILDING OPERATIONS

New York College of Dentistry to Erect New Home in East Forty-Second Street—Structure Will Meet All Modern Requirements

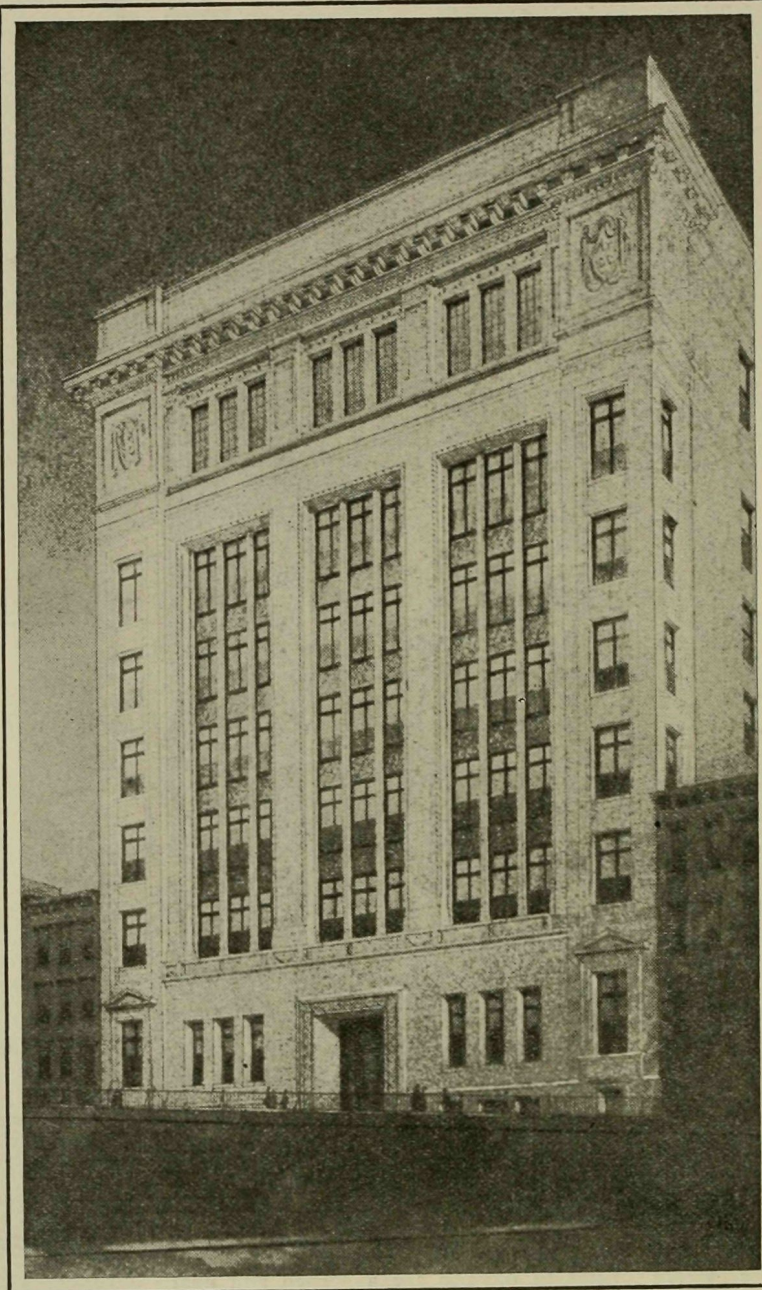
PPROMINENT among the buildings scheduled to be erected in Manhattan during the coming year will be the new structure which will become the home of the New York College of Dentistry. For many years this institution has been located at 205 East 23d street, east of Third avenue, but for some time past these quarters have been far too small to accommodate the growing classes of students. The faculty has felt, therefore, that a larger and more modern building should be constructed—one in keeping with the prestige of the college, where a broader scope of work might be possible. The projected building is expected to prove a model of its kind. Its construction throughout will be strictly fireproof, and every possible precaution has been taken in planning it to make the structure sanitary to the smallest detail. The cost has been placed at approximately \$200,000, exclusive of the value of the land.

The new college building will be located in the south side of 42d street, between First and Second avenues. This section is directly accessible from all parts of Greater New York, having excellent transit facilities, including, as they do, elevated, surface and subway lines—certainly a wide choice in methods of transportation.

Shape & Bready, 220 West 42d street, are the architects in charge of the planning and construction of this building. Their plans provide for a structure seven stories high, with a basement and sub-basement. The building will practically cover a plot comprising 10,000 square feet. Much thought and study is evidenced in the planning of this operation. Individual problems had to be solved

on each floor and these had to be treated each in a different way. There is practically no waste space in the structure, and efficiency would seem to have been the watchword under which these plans were developed. Alexander Brociner, 489 Fifth avenue, is the engineer for the structural steel work, and the steam heating and ventilating engineering work is being done by J. F. Musselman, 101 Park avenue.

Architecturally, the building is destined to be numbered among the foremost educational institutions in the city. It has been excellently designed in the style of the Italian Renaissance, with good lines and graceful proportions. The perspective shows the building to have a well defined cornice, with a high roof parapet above. The facade will be constructed of granite, terra cotta and marble. The first story will have a base of granite, with trimmings of the same material. Above the first story, the front will be of granite terra cotta, similar to that used on the Edison Building on Fifth avenue, which was designed



Shape & Bready, Architects.

NEW HOME FOR COLLEGE OF DENTISTRY.

by the same architects. Panels of marble are to be employed in the front of the building which will relieve the dullness of the terra cotta.

Arrangement of Building.

The sub-basement has been almost exclusively devoted to the mechanical equipment necessary to operate the building. In it will be located the boiler and heating plant, elevator machinery, pumps, coal storage, etc. The balance of the space is to be used as a large locker-room for the students and in which the most modern type of metal lockers will be installed. In the basement a similarly equipped locker-room will be provided, as well as general storage-rooms and the fanroom for the ventilating system. The remaining basement space has been utilized as the lower part of the two lecture halls. The basement mezzanine will have a room to be used as a students' lounge, students' lavatory and toilet rooms, and will have an entrance from the street for the exclusive use of patients.

On the first floor is the main entrance and corridor. The administration offices of the college are to be on this floor, and private offices have been provided for the registrar, dean, and treasurer. In addition to these rooms, the first floor will have an examination room for patients and two lecture halls, each of which will seat three hundred persons. The museum, library, chemical department, women's reception, lavatory and toilet rooms are located on the second floor. The faculty-room with its lavatory and toilet-room is also on this floor. The third floor contains the manikin-head-room, inlay-room and the oral surgery clinic. On the fourth floor are large rooms devoted to practical physiology, histology and pathology, a projection-room and a dark-room for the development of photographic plates.

The space on the fifth floor has been divided into an X-ray-room and large rooms which will be devoted to operative and prosthetic technic. On the sixth floor there will be a prosthetic laboratory and a prosthetic clinic which will provide accommodations for thirty patients at one time. The infirmary, demonstration and waiting rooms are to be located on the seventh floor. This floor has a mezzanine gallery, which will also be used for infirmary purposes. The infirmary as a unit will be able to treat about one hundred and fifty patients at one time. The seventh floor, with its mezzanine, will have an abundance of natural light, which will be supplied through large copper skylights placed in the roof.

Throughout this building on all floors there have been planned small wash-rooms and toilets, which are accessible from all parts of the respective floors, as well as workrooms and storage closets where necessary for the work involved.

The building is to be ventilated by a supply and exhaust fan system, heated by a direct system of steam heating, and illuminated by an indirect and semi-indirect system of electric light. Traffic between the various floors of this building is to be made possible by three enclosed stairways and elevators. The elevator equipment will consist of three high-speed electric passenger elevators and an electric sidewalk lift. Stairways and elevators have been placed so as to be accessible from all parts of the floors. It is expected that a general contract for the erection of this building will soon be awarded and that work will be started in the near future. General contractors are now preparing their estimates for the construction, which will be presented to the members of the building committee for their consideration at an early date.

REGISTRATION OF ARCHITECTS.

First Meeting of the Board of Examiners—Temporary Organization Effectuated.

The Board of Examiners for Registration of Architects held its first meeting in Albany, October 22, 1915. Dr. John H. Finley, Commissioner of Education, called the members together during the annual convocation of the University of the State of New York, and after a conference with President Finley and Dr. A. S. Downing, Assistant Commissioner for Higher Education, the Board of Examiners effected a temporary organization and took measures to inaugurate the work of issuing certificates to all persons qualified to practice under the title of Architect.

The New York State Registration law which went into effect on April 28, 1915, places in the hands of the Board of Regents, who perform the same office for the medical profession, the fixing of standards of education for architects, the conduct of examinations of those who desire to practice and the issuance of certificates admitting to practice all entitled to assume the name of architect. The law does not interfere with the right of engineers, contractors or others who make drawings and engage in building work, but requires everyone who wishes to practice as "architect" to obtain the Regents' certificate. The conditions under which such certificates can be obtained are as follows:

First, possession of a diploma or satisfactory certificate from a recognized architectural school or college, together with at least three years' practical experience in the office of a reputable architect or architects.

Or, second, registration as an architect in another state or country where the standard of qualifications is not lower than that required in New York State.

Or, third, practice exclusively as an architect for two years previous to April 28, 1915.

Or, fourth, practice exclusively as an architect for one year previous to April 28, 1915, providing application for certificate be made before April 28, 1916.

Every person applying for examination or certificate of registration shall pay a fee of \$25 to the Board of Regents; no annual fee is required.

The Board of Examiners within a few weeks will mail application blanks to all architects whose names appear in directories of architects. All others who desire to secure certificates by examination or otherwise should write with request for application blanks to Board of Examiners for Registration of Architects, State Department of Education, Albany, N. Y.

The members of the Board of Examiners appointed by the Regents of the university are as follows: D. Everett Waid, Edw. B. Green, Wm. P. Bannister, A. L. Brockway, Fredk. L. Ackerman.

CLIFF STREET PROJECT.

New Fireproof Building Being Erected for Occupancy of One Concern.

An interesting improvement is now being made at 27 Cliff street, through to Ryder's Alley. The new building when completed will be occupied in its entirety by Thurston & Braidich, who leased the property for fifteen years on a net rental basis aggregating about \$200,000, through the Charles F. Noyes Company.

The new structure will be six stories in height and will represent an outlay of about \$175,000. It was designed by James S. Maher, architect, 431 West 14th street, and the general contract has been awarded to the Standard Concrete Steel Co., 413 East 31st street. The building covers a plot of 4,250 square feet. The front will be of tapestry brick, marble and terra cotta. A 100 per cent. sprinkler system will be installed and the structure will be equipped with two elevators, inter-communicating telephone service between all floors, etc.

No wood will be used in the construction, which will be fireproof throughout. The upper floor will be arranged for office purposes, with indirect lighting and

the roof will be converted into a recreation garden for the employees of the lessees. Special plumbing will be installed, including shower baths, etc. The carrying capacity of the floors will be between 200 and 250 pounds to the square foot. Last June the Noyes Company was commissioned to submit plots to Thurston & Braidich, and the entire district south of the Brooklyn Bridge, to Maiden lane, east of William street, was canvassed.

After the plot had been selected the brokers arranged with clients to purchase the ground, make a lease and erect the building. It is understood that the same clients who are constructing this building erected the six story structure at 60 Cliff street for the J. E. Linde Paper Company. Stoddard & Mark, as attorneys, represented the buyers in the matter of the ground purchase, lease and contract for the construction of the building. The Noyes Company is now negotiating two large transactions nearby, one of which will be announced within the next few weeks.

Plans for New Office Building.

Mott B. Schmidt, architect, 15 East 40th street, is preparing plans for a twelve-story office building to be erected at 26 West 58th street for the 25 West 57th Street Corporation, Napoleon Levy, president, 128 Broadway. The proposed structure will be fireproof and will have a facade of brick and limestone. It will occupy a lot 25x100 feet. This project will include two electric elevators, one passenger and the other will be a combination freight and passenger car. The plans will be completed in about three weeks.

Contractors Not Blamed for Subway Cave-In.

Criminal negligence did not cause the fatal cave-in on the Seventh avenue subway which resulted in the loss of eight lives. This was the substance of a verdict rendered by Coroner Feinberg's jury, which had been investigating the disaster for a month.

While the jury absolved contracting company officials and the Public Service Commission from the charge of criminal

negligence, it severely censured the Bureau of Combustibles of the Fire Department for "not carrying out through its inspectors the powers assigned to it by the Code of Ordinances."

The verdict made two recommendations. One was that at the time of the blasting no traffic shall be allowed over any part of the temporary structure.

The other was that the Public Service Commission shall designate the maximum distance to which temporary work shall precede the permanent structure.

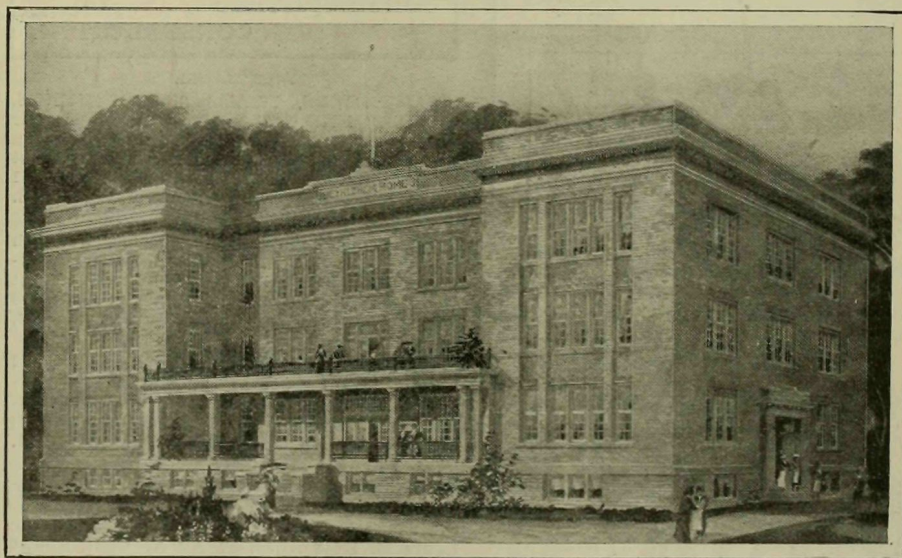
West Side Apartment Project.

Plans and specifications have been prepared by Schwartz & Gross, architects, 347 Fifth avenue, for a high-class apartment house to be erected in the south side of West 86th street, between Columbus and Amsterdam avenues. Gunvald Aus, 11 East 24th street, has been retained as the consulting engineer for the structural work. The structure will be owned and built by the A. L. L. Construction Corporation, A. Lincoln Levin, president, 67 West 46th street. This building will be erected on the site formerly owned by Mrs. Olivia P. Hoe, including 152-158 West 86th street, 80x106 feet. Construction throughout will be fireproof and the building will have a facade of brick, limestone and terra cotta. According to the plans, the structure will contain suites ranging from six rooms with bath to eighteen rooms with four baths. These suites will be equipped with the most modern devices and conveniences for housekeeping. The building is expected to cost approximately \$400,000, exclusive of the land value.

Station Finish Bidding Postponed.

The date for the reception of bids for the construction of station finish work on the New Utrecht avenue elevated line in Brooklyn has been postponed from October 26 to November 5, 1915, by the Public Service Commission. The postponement was made to allow for a change in the form of contract. As the contract first stood, all work was to be completed within six months. Under the new form all stations as far south as 62d street must be completed within three months.

ORPHAN ASYLUM FOR STATEN ISLAND



M. R. Strong & D. Kops, Asso. Arch'ts.

DURING the past year the Lutheran church has acquired a tract of land on Fingerboard road, Fort Wadsworth, S. I., consisting of about twenty acres. The church is preparing to construct a new building for the Bethlehem Orphan and Half-Orphan Asylum. This structure (in charge of the building committee, of which the Rev. William F. Koepchen is chairman) will be a modern and up-to-date brick building, with limestone trimmings, and will measure about 148 feet front, and be of fire-resistive construction throughout. The first floor contains schoolrooms, kindergartens, reception rooms, offices, sewing-rooms for girls, and superintendent's quarters.

The basement floor contains the boys' and girls' playrooms, laundry, storage-rooms, boiler-room, toilets, large dining-room, and ample kitchen and pantry accommodations.

The grading is so arranged that the dining-room and kitchen are entirely above the ground level. The second story contains dormitories, service-rooms, toilets, lavatories, and fine play-rooms for boys and girls over the auditorium. The third story is similar to the second, except that the auditorium extension does not exist here. The architects are Mason R. Strong and David Kops, associated, of 7 Wall street, Manhattan.

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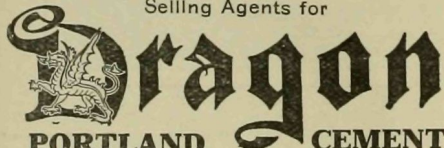
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NO ARCHITECTS SELECTED.

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

WESTFIELD, N. J.—The Holy Trinity R. C. Church, Rev. H. T. Watterson, 502 Westfield av, pastor, contemplates the erection of a church and school on Westfield av to cost about \$70,000. Work is not expected to start before April. Cost, about \$70,000. No architect selected.

NUTLEY, N. J.—The Board of Health, O. S. Kirkeby, town clerk, Town Hall, contemplates the erection of an incinerator plant to cost about \$12,000. No architect selected. Project to be voted on Nov. 2.

SHERBURNE, N. Y.—St. Paul's R. C. Church, E. H. O'Connor in charge, is receiving competitive sketches for a 1-sty brick church here to cost about \$20,000.

SYRACUSE, N. Y.—The Knights of Columbus Building Corporation of Syracuse, John J. Kenel (postmaster), president, contemplates the erection of a brick and stone lodge building to cost \$200,000. No architect selected and no building committee formed.

PLANS FIGURING.

PUBLIC BUILDINGS.

SALAMANCA, N. Y.—Bids will close November 12 at 3 P. M. for the 2-sty post-office for the U. S. Government. James A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect. Cost, about \$75,000.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—Bids will close Nov. 4 at 8 P. M. for the Elmora Public School in Magie st, for the Board of Education. C. Godfrey Poggi, 2 Julian pl, architect. Runyon & Carey, 845 Broad st, Newark, steam and electrical engineers. Cost, about \$52,000.

MISCELLANEOUS.

BROOKLYN.—The N. Y. Municipal Railway Co., 85 Clinton st, owner, is taking bids on general contract to close Nov. 15 for the reconstruction of railway and stations on the Brighton Beach line, between Church av and Malbone st, from private plans. Cost, about \$800,000.

ARVERNE, L. I.—Leo M. Mosauer, real estate, 1165 Broadway, Manhattan, is taking bids for a 2-sty building, covering a plot 275x110 ft, on Remington av and the Ocean boardwalk, to contain stores, apartments, hot sea water baths and bath-house pavilion.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

WEST END AV.—Wrecking is under way for the 12-sty apartment house 100x100 ft, at the northwest corner of West End av and 103d st, for Paterno Bros., 601 West 115th st. Gaetan Ajello, 1 West 34th st, architect. Cost, about \$500,000.

79TH ST.—Schwartz & Gross, 347 5th av, have about completed plans for a 13-sty apartment, 83x100 ft, at 156-160 East 79th st, for Julius Tishman & Sons, 18 East 41st st, owners and builders. Cost, about \$350,000.

HAVEN AV.—Sass & Springsteen, 32 Union sq, has completed plans for a 5-sty apartment, 50x89.11 ft, on the west side of Haven av, 512 ft south of 181st st, for the Becker Bldg. Corp., 811 Ritter pl. Cost, about \$40,000.

6TH ST.—Plans have been prepared by Jacob Fisher, 25 Av A, for alterations to the 5-sty tenement at 216 East 6th st, for Louis M. Rosenthal, 87 Av A. Cost, about \$5,000.

72D ST.—Otto Reissmann, 147 4th av, has prepared plans for alterations to the 5-sty tenement at 534-6 East 72d st, for the 530 East 76th St. Co., 60 Broadway. Cost, about \$3,000.

56TH ST.—Albert M. Gray, 1402 Broadway, has completed plans for alterations to the 4-sty tenement at 104 East 56th st, for the 435 Park Av Co., Inc., 59 Wall st. Cost, about \$4,000.

DWELLINGS.

68TH ST.—George Keister, 56 West 45th st, has completed plans for alterations to the 4-sty residence, 20x65 ft, at 22 East 68th st, for the Estate of Xantha S. Bartlett, care of Jas. W. McElhinney, 41 Park row. Cost, between \$7,000 and \$10,000.

STABLES AND GARAGES.

MADISON ST.—J. S. Maher, 431 West 14th st, has about completed plans for a

2-sty garage, 63x158 ft, at 68-70 Madison st, for Edward Wasserman, 407 West 34th st, owner and builder. Cost, about \$12,000.

WASHINGTON ST.—Horenburger & Bardes, 122 Bowery, have completed plans for two 2-sty stables, 25x75 ft each, at 571-573 Washington st, for Michael Bradley, 582 Washington st. Total cost, about \$25,000.

MISCELLANEOUS.

BROADWAY.—R. H. Almiroty, 220 5th av, is preparing plans for alterations to the funeral chapel building at 1970-72 Broadway, with wing to 67th st, for Frank E. Campbell, 241 West 23d st. The Leonard Construction Co., 17 Battery pl, general contractor. Cost, about \$125,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

OLMSTEAD AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for seven stores and apartments, 50x93 ft, at the northwest corner of Olmstead and Haviland avs, for J. W. Dick, Strand Building, 48th st and Broadway, owner and builder. Cost, about \$50,000.

GRAND AV.—Neville & Bagge, 105 West 40th st, are preparing plans for a 5-sty apartment, 70x90 ft, at the southeast corner of Grand av and 180th st, for the M. M. S. Building Co., Milton M. Silberman, 507 5th av, owner and builder. Cost, about \$45,000.

DAVIDSON AV.—Neville & Bagge, 105 West 40th st, are preparing plans for two 5-sty apartments, 60x90 ft each, on the west side of Davidson av, 63 ft north of Burnside av, for the M. M. S. Building Co., Milton M. Silberman, 507 5th av, owner and builder. Cost, about \$90,000.

MORRIS AV.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for two 5-sty apartments, 50x105 ft, on the north side of Morris av, 47 ft north of 183d st, for the Hyman Berman Building Co., Inc., H. Berman, 1076 Findley av, owner and builder. Cost, about \$60,000 each.

WALTON AV.—James C. Crocker, 2017 5th av, has completed plans for a 4-sty apartment, 25x80 ft, on the west side of Walton av, 43 ft south of 183d st, for H. W. Singhi, 121 West Kingsbridge rd, owner and builder, who will take bids on subs and materials about Nov. 4. Cost, about \$25,000.

GRAND CONCOURSE.—The Kreymborg Architectural Co., 1063 East 163d st, is preparing plans for a 5-sty apartment, 50 x90 ft, on the east side of Grand Concourse and Blvd, 200 ft north of 199th st, for the Waynor Construction Co., Henry C. Jackson, 1904 Vyse av, owner and builder. Cost, about \$50,000.

MERRIAN AV.—George F. Pelham, 30 East 42d st, is preparing plans for two 5-sty apartments, 80x80 ft each, on the west side of Merrian av, south of 79th st, for the Haven Construction Co., 215th st and Broadway, owner and builder. Cost, about \$60,000 each.

WEBSTER AV.—George Keister, 56 West 45th st, is preparing plans for five 5-sty apartments, 50x88 ft each, on the east side of Webster av, 226 ft north of 184th st, for the Gotham Engineering Co., W. Stemmler, Jr., president, care of architect. Bids on separate contracts will be received by architect. Cost, about \$150,000.

DWELLINGS.

ELI AV.—Carl Johnson, 30 East 42d st, has completed plans for four 2½-sty frame and stucco residences, 17x39 ft each, on Eli av, for J. M. Meyers, 740 Broadway. Cost, about \$3,500 each.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

3D AV.—Thomas Bennett, 303 52d st, is preparing plans for three 3-sty apartments, 20x55 ft, on the west side of 3d av, 20 ft north of 89th st, for M. Greene & Co., 552 48th st, owner and builder. Cost, about \$6,000 each.

3D AV.—Thomas Bennett, 303 52d st, is preparing plans for a 3-sty apartment, 20x60 ft, at the northwest corner of 3d av and 89th st, for M. Greene & Co., 552 48th st, owner and builder. Cost, about \$6,000.

PRESIDENT ST.—Harold L. Young, 347 5th av, Manhattan, has completed plans for six 4-sty apartments, 50x90 ft, in the south side of President st, 180 ft west of Rogers av, for the President Construction Co., 43 West 125th st, Manhattan, owner and builder. Cost, about \$30,000 each.

ROCKAWAY AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty apartment at the northeast corner of Rockaway and Hegeman avs, for Harry Strongin, Pitkin and Chester avs, owner and builder. Cost, about \$30,000.

EASTERN PARKWAY.—Cohn Bros., 363 Stone av, are preparing plans for two 4-sty apartments, 38x70 ft, on the south side

of Eastern Parkway, 25 ft east of Franklin av, for Joseph Kellner, 1311 President st, owner and builder. Cost, about \$20,000 each.

CONEY ISLAND AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for fourteen 3-sty brick apartments, 24x70 ft, on the east side of Coney Island av, south of Av O, for the Parker Holding Co., 367 Fulton st, owner and builder. Cost, about \$126,000.

PRESIDENT ST.—Cohn Bros., 363 Stone av, have completed plans for two 4-sty apartments, 50x93 ft, in the north side of President st, 200 ft east of Rogers av, for the Fanor Realty Co., 539 Greene av, owner and builder. Cost, about \$25,000 each.

DIVISION AV.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty apartment, 50x88 ft, at 283-285 Division av, for the P. & S. Realty Co., David Pollock, 30 Hart st, owner and builder. Cost, about \$40,000.

1ST ST.—Shampan & Shampan, 772 Broadway, have prepared plans for a 6-sty apartment at 338-340 South 1st st, for M. B. Evens, care of architects. Cost, about \$45,000.

14TH AV.—S. Millman & Son, 26 Court st, are preparing plans for a 4-sty apartment, 28x90 ft, at the southwest corner of 14th av and 35th st, for the Foster Improvement Co., 2027 Douglass st, owner and builder. Cost, about \$16,000.

21ST ST.—Kallich & Lubroth, 215 Montague st, are preparing sketches for a 4-sty apartment, 60x85 ft, in the east side of Bay 21st st, near Bath av, to cost about \$30,000. Owner's name for the present withheld.

CHURCHES.

SCHERMERHORN ST.—Parfitt Bros., 26 Court st, are preparing sketches for a 1-sty church, 50x79 ft, in the south side of Schermerhorn st, 129 ft east of Court st, for St. Constantine Greek Orthodox Church, Demetrius Finale, president, 266 Washington st, Manhattan. Cost, about \$30,000.

DWELLINGS.

82D ST.—Brook & Rosenberg, 350 Fulton st, have completed plans for two 2-sty brick residences, 20x60 ft, in the north side of 82d st, 100 ft west of 17th av, for Peter Johnson, Plainfield, N. J. Total cost, about \$9,000.

DITMAS AV.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame residence, 22x39 ft, on the north side of Ditmas av, 58 ft east of Stratford rd, for Floyd E. Moore, 335 East 23d st, owner and builder. Shingle roofing, steam heating, electric wiring, hardwood trim, tile baths. Cost, about \$5,000.

76TH ST.—S. Schubert, care of owner, is preparing plans for fifty 1-family residences at 76th and 77th sts, near 7th av, for the Pinnerover Construction Co., 16 Court st. Cost, about \$250,000.

STABLES AND GARAGES.

STUYVESANT AV.—Shampan & Shampan, 772 Broadway, have prepared plans for a garage on the west side of Stuyvesant av, 40 ft south of Kosciusko st, for the Stuyvesant Heights Garage.

Queens.

APARTMENTS, FLATS & TENEMENTS.

WOODHAVEN, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for a 3-sty apartment, 20x60 ft, at the southeast corner of Jamaica av and Vanderveer pl, for Philip Silver, 708 New Jersey av, owner and builder. Cost, about \$8,000. Slag roofing, electric wiring, tile baths, metal ceilings, metal bar fronts, dumbwaiters, no heating.

ELMHURST, L. I.—George H. Wells, 10 East 43d st, Manhattan, has completed plans for six 5-sty apartments, 40x73 ft, in the east side of 25th st, 275 ft south of Hayes av, for the Roosevelt Ave Building Co., Bridge Plaza, Long Island City, owner and builder. Cost, about \$24,000 each.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed 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, who is taking bids on general and sub contracts. Cost, about \$8,000.

DWELLINGS.

CORONA, L. I.—A. L. Marrine, 11 East Jackson av, has completed plans for a 3-sty store and residence, 25x48 ft, at the northeast corner of 45th st and Fillmore av, for J. A. Dioguardi, on premises. Cost, about \$7,500.

RIDGEWOOD, L. I.—J. Bachman, Jr., 18 Gamma pl, has completed plans for five 2-sty brick residences, 20x54 ft, in the north side of Deyo st, 240 ft east of Ford av, for Bachman & Metzger, 18 Gamma pl, Glendale. Cost, about \$18,500.

FOREST HILLS, L. I.—Private plans have been completed for a 2½-sty tile residence, 38x25 ft, on the west side of Shorthill rd, 296 ft north of Greenway North, for the Sage Foundation Homes Co., 27 Greenway ter. Cost, about \$10,500.

CORONA, L. I.—R. W. Johnson, Hunt st, has completed plans for four 2-sty frame residences, 20x54 ft, in the west side of 41st st, 200 ft south of Park av, for Thos. Daly, 12 39th st, Corona. Cost, about \$14,000.

ELMHURST, L. I.—C. L. Varrone, Corona av, Corona, has completed plans for a 2½-sty frame residence, 22x46 ft, in the west side of 20th st, 418 ft north of Shell rd, for A. Barrymore, Broadway. Cost, about \$4,000.

ST. ALBANS, L. I.—H. T. Jeffrey & Son, Butler Building, Jamaica, have completed plans for a 2½-sty frame residence, 18x52 ft, at the northwest corner of Rutland av and Glenheim st, for E. H. Brown, Bayville, L. I. Cost, about \$3,500.

EDGEWATER, L. I.—Benjamin Glucksmann, 892 Prospect av, Bronx, has completed plans for two 2-sty frame resi-

dences, 24x28 ft, in the east side of Beach 41st st, 200 ft south of Boulevard, for Woolf Schavelson, 36 East 22d st, Manhattan. Cost, about \$4,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—Paul Sachse, 11th av, near Vanderventer av, contemplates the erection of a 1-sty garage, 50x100 ft, at the corner of 11th av and Vanderventer av, from plans by Val Schiller, 391 10th av. Cost, about \$10,000.

THEATRES.

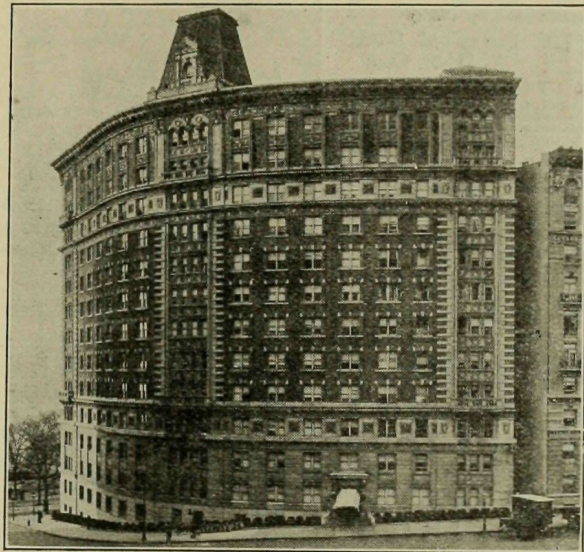
JAMAICA, L. I.—Louis Sheinart, 194 Bowery, Manhattan, is preparing plans for a 1-sty moving picture theatre, 50x110 ft, at Fulton st and New York av, for J. Alterman, 149 8th av, Manhattan, owner and lessee. Cost, about \$12,000.

Richmond.

SCHOOLS AND COLLEGES.

RICHMOND.—Bids were opened by the Board of Education October 25, for installing heating and ventilating apparatus and for installing temperature regulation in P. S. 8. All bids were laid over.

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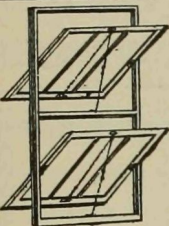
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Nassau.

APARTMENTS, FLATS & TENEMENTS.
LONG BEACH, L. I.—Maximilian Zipkes, 405 Lexington av, Manhattan, is preparing plans for a 3-sty apartment, 20x62 ft, in Park st, for Horace T. Charters, Park st and Park pl. Cost, about \$10,000.

DWELLINGS.

MANHASSET PARK, L. I.—Harold E. Paddon, 50 Church st, Manhattan, is preparing plans for a 1½-sty bungalow, to cost about \$3,500. Shingle roofing, steam heating, electric wiring, city sewage and water. Owner's name for the present withheld.

PLANDOME, L. I.—Frank T. Cornell, Grand Central Terminal, Manhattan is preparing plans for a 2½-sty residence and garage, 30x52 ft, for Clark T. Chambers, 353 5th av, Manhattan.

Suffolk.

THEATRES.

HUNTINGTON, L. I.—David M. Dusingberry, this place, has completed plans for a 1-sty moving picture theatre, 40x110 ft, on New York av, near railroad station, for W. D. Eccleston, Sammis av, owner and builder. Cost, about \$6,000.

MISCELLANEOUS.

WESTHAMPTON BEACH, L. I.—Leonard Bishop, this place, is preparing sketches for a concrete swimming pool, 120x40 ft, for the West Bay Bathing Pavilion, Elliot Beers in charge, 49 Wall st, Manhattan. Cost, about \$7,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
YONKERS, N. Y.—Plans are being prepared by William Heapy, 288 Hawthorne st, for a 3-sty apartment, 21x74 ft, at 344 Ashburton av, for Henry Estock, 414 Ashburton av. Cost, about \$8,500.

DWELLINGS.

LARCHMONT, N. Y.—W. E. Moore, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco residence at Chatsworth Heights, for Samuel R. Thomas, Palmer av, owner and builder. Cost, about \$9,000.

NEW ROCHELLE, N. Y.—Henri Vallet, 150 Franklin st, has completed plans for a 2½-sty frame and shingle residence, 33x40 ft, at Coligni av and Ferdinand pl, for Robert H. McLeod, Ridgewood av, Brooklyn. Cost, about \$7,000.

KNOLLWOOD, N. Y.—Duncan Candler, 105 West 40th st, Manhattan, is preparing sketches for a frame residence and garage near White Plains, for Henry Evans of the Continental Ins Co., 80 Maiden lane, Manhattan.

YONKERS, N. Y.—Plans have been prepared by William Heapy, 288 Hawthorne av, for a 2½-sty residence, 21x50 ft, in Lawton st, for Mary R. Tyson, 302 Columbus av, Manhattan. Louis Johnson Building Co., this place, general contractor. Cost, about \$7,000. Shingle roofing, steam heating, electric wiring, city sewage and water, tile and parquet flooring.

NEW ROCHELLE, N. Y.—H. A. Erdmann, 71 Mahlstedt pl, has completed plans for two 2½-sty frame residences, 29x38 ft, at 4104 Davis av, for Albert Mahlstedt, 26 Rochelle pl, owner and builder. Cost, about \$5,500 each.

MT. VERNON, N. Y.—George M. Bartlett, 103 Park av, Manhattan, has completed plans for a 3-sty frame and stucco residence on Hudson av, 120 ft southeast of Sidney av, for E. B. Nordheim, North 2d av, McKean & Black, this place, general contractors. Cost, about \$7,000.

STABLES AND GARAGES.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 2-sty stable, 32x140 ft, in Orchard st, 140 ft east of Gramatan av, for Carlo Pettillo, Jr., 58 South 4th av. Cost, about \$7,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has completed plans for a 4-sty apartment, 50x71 ft, at 233-235 Jelliff av, for Benjamin Goodman, 800 Broad st. Cost, about \$25,000.

NEWARK, N. J.—E. V. Warren, Essex Building, is preparing plans for a 4-sty apartment, 63x68 ft, at the northwest corner of Orchard and Tichenor sts, to cost about \$40,000. Owner's name for the present withheld.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 3-sty store and flat, 30x90 ft, at

Washington and Nelson sts, for Babash & Sons, this place, owners and builders, who will buy all materials. Slag roofing, metal ceilings, electric wiring, no heating, vault lights or sidewalk elevator. Cost, about \$7,000.

PASSAIC, N. J.—A. Preiskel, Hobart Trust Co. Building, is preparing plans for a 3-sty tenement, 23x79 ft, in 10th st, for Miller & Ellwitt, 82 Van Beuren st, owners and builders. Cost, about \$8,000.

GRANTWOOD, N. J.—T. Dunn, Palisade Junction, Palisade, N. J., is preparing plans for a 3½-sty flat, 48x75 ft, for P. Millazzo, this place. Cost, about \$13,000.

WOODCLIFFE LAKE, N. J.—H. Rex Stackhouse, Drexel Building, Philadelphia, Pa., is preparing plans for a 2½-sty hollow tile residence and garage, 50x30 ft, for Edwin Gibbs, care of architect. Cost, about \$15,000.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, is preparing plans for a 3-sty apartment, 50x84 ft, at the southwest corner of South st and Ogden av, for T. Cagury, on premises. Cost, about \$20,000.

WEEHAWKEN, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has completed new plans for three 5-sty apartments, 125 x95 ft over all, at the southwest corner of Boulevard and Liberty pl, for S. M. Adelman, 229 Bergenline av, Town of Union, owner and builder. Cost, about \$110,000.

KEARNEY, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for two 3-sty flats, 30x70 ft each, on Kearny av, near Halstead st, for Ike Dolgan, 673 15th av, owner and builder. Cost, about \$8,000 each. Slag roofing, electric wiring, no heating.

DWELLINGS.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, is preparing plans for a 1½-sty bungalow, 25x40 ft, on Lyon pl, for R. C. Scott, 79 Lyons pl, to cost about \$4,000. Shingle roofing, steam heating, electric wiring, city sewage and water.

PASSAIC, N. J.—John Zegel, builder, Clifton, N. J., has had plans prepared by Herman Fritz, News Building, for two 2½-sty frame residences, to cost about \$4,500 each. Shingle roofing, steam heating, electric wiring.

MAYWOOD, N. J.—Plans have been prepared for a 2½-sty frame residence for H. Jaeger, this place, to cost about \$4,500. Shingle roofing, steam heating, electric wiring.

LEONIA, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame residence here to cost about \$4,500. Shingle roofing, steam heating, electric wiring.

CHURCHES.

ELIZABETH, N. J.—Chas. W. Oakley, North Broad st, has completed plans for a 1 and 2-sty chapel and parish house, 60x125 ft, in Broad st, near Caldwell pl, for the First Presbyterian Church of Elizabeth, Rev. Dr. Wm. F. Whitaker, pastor and chairman of building committee, 142 Stiles st. Cost, about \$35,000.

FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—Francisco & Jacobus, 200 5th av, Manhattan, have been commissioned to prepare plans for a 1-sty common brick or concrete manufacturing plant at Bloomfield av and Grove st, for the Eastern Tool & Mfg. Co., Alfred G. Anderson, 74 Richmond st, Newark. Cost, about \$80,000.

HOTELS.

PINEWALD, N. J.—Moffett & Stewart, 30 North 3d st, Camden, N. J., are preparing plans for a 2-sty frame and stucco hotel, 147x96 ft, here in Ocean County, to cost about \$36,000. Owner's name for the present withheld.

Other Cities.

DWELLINGS.

ITHACA, N. Y.—Trowbridge & Ackerman, 62 West 45th st, Manhattan, are preparing plans for a 2-sty concrete and tile residence and private garage at 514 Edgewood pl, for F. L. Morse, care of Morse Chain Co., South Hill. Cost, about \$30,000.

RENSSELAER, N. Y.—Walter R. Sweet, 39 Partition st, contemplates the erection of a 2½-sty residence in 9th st, near 3d st, from private plans, Cost, about \$4,000.

ALBANY, N. Y.—W. H. Van Guysling, 1 Clinton sq, is preparing plans for a colonial residence at Bridgeford Park, for Oliver E. Hill, 47 First National Bank Building. Architect will soon take bids to include shingle roofing, hot water heating, electric wiring, oak floors, Basswood trim, turned columns, plaster, concrete foundations. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

NORWICH, N. Y.—Roy E. Guard, Masonic Building, has completed plans for

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LONG ISLAND CITY, N. Y. C.

a 1-sty factory, 75x200 ft, in State st, near Mitchell st, for The Norwich Wire Basket Co., Mr. Fernald in charge. Cost, about \$10,000 to \$15,000.

SCHOOLS AND COLLEGES.

AUBURN, N. Y.—Robinson & Hillger, associate architects, Seward Building, are preparing sketches for an addition to the seminary for the Auburn Theological Seminary, Dr. Stewart, president, Morgan Hall. A gift of \$100,000 has been made on condition that the owners raise the remaining necessary \$400,000.

MISCELLANEOUS.

HARFORD, N. Y.—The Standard Dairy Co., 611 East 12th st, Manhattan, contemplates the erection of a 2 and 1-sty cement block milk station, 125x30 ft, from private plans. Cost, about \$30,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—(sub.).—The Leonard Sheet Metal Works of Hoboken have received a contract to supply the kalamein work necessary for the 17-sty apartment on the west side of Park av, 55th to 56th sts, by the 420 Park Av Co. (S. Fullerton-Weaver Co.). Warren & Wetmore, 30 East 42d st, architects.

BANKS.

GENEVA, N. Y.—Frank Trickler, 18 Cherry st, has received the general contract to erect a 2-sty bank building, 30x60 ft, on the site of the present building, for the Farmers & Mechanics Bank of Geneva. J. Mills Platt, 527 Cutler Building, Rochester, architect. Cost, about \$20,000.

DWELLINGS.

MANHATTAN.—The Amsterdam Building Co., 140 West 42d st, has received the general contract for alterations and additions to the residence 164 East 63d st, for the Beekman Estate, 7 East 42d st, Dr. George Draper, 50 East 58th st, lessee, Frederick Junius Sterner, 154 East 63d st, architect. The proposed alteration at 166 East 63d st has been abandoned for the present. Cost, about \$15,000.

MANHATTAN.—Hughes & Hughes, 404 West 34th st, have received the general

contract to erect an extension and alter the residences at 41-43-45 West 58th st, for Mrs. Mariana Berggren, 142 Madison av. Cost, about \$9,500.

BRONX.—Kenneth MacKay, 64 Main st, Yonkers, has received the general contract to erect a 2½-sty frame and stucco residence, 64x60 ft, at the northwest corner of Waldo av and Lexington av, for J. M. Richardson Lyeth, 54 Wall st. Dwight J. Baum, Waldo av, architect. Tooker & Marsh, 101 Park av, Manhattan, landscape architects. Cost, about \$18,000.

LARCHMONT, N. Y.—C. W. Eisner, Concord av, White Plains, has received the general contract to erect a 2½-sty frame and shingle residence, 30x30 ft, on Bayview av, for Thomas Evans, care of architect, Philip Resnyk, 38 West 32d st, Manhattan. Cost, about \$8,000.

MALBA, L. I.—E. T. Abbott Construction Co., 1133 Broadway, Manhattan, has received the general contract to erect a 2-sty brick residence, 34x40 ft, between Malba and Powells avs, for Vernon C. Gray, 135 William st, Manhattan. W. Whitney Rasmussen, 1133 Broadway, Manhattan, architect. Cost, about \$10,000.

HUNTINGTON, L. I.—Robert W. Young, this place, has received the general contract to erect a 2-sty brick store and residence, 20x100 ft, in Main st, near New York av, for Solly Lefkowitz, Main st. David M. Dusenberry, this place, architect. Cost, about \$9,000.

RIDGEWOOD, N. J.—P. L. Zabriskie, 196 South Van Dien av, has received the general contract to erect a 2½-sty tile and stucco residence, 39x30 ft, for George Kimble, care of architect, Hopkins & McEntee, 37 East 28th st, Manhattan. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract to erect a warehouse and show room, 4-stys, 81x106 ft, for the Robertson Cataract Electric Co., of Buffalo. Wood & Bradney, architects. Building will be of reinforced concrete construction, with cut stone terra cotta and fancy brick front.

BUFFALO, N. Y.—The contract has been awarded to the Turner Construction Co., 11 Broadway, Manhattan, and Prudential Building, Buffalo, for a warehouse and

blacksmith shop, 53x146 ft, for the Automatic Transportation Co., Main st. Building will be of reinforced concrete skeleton and have brick bearing walls.

NIAGARA FALLS, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has been awarded the contract by the Carborundum Co. for the construction of a 2-sty addition to the kiln, 80x144 ft, reinforced concrete throughout, of beam and girder construction. Work will be undertaken at once.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—The D. W. McGee Construction Co., 188 Market st, Newark, has received the general contract to erect the 4-sty Home for the Aged, 50x110 ft, at 138 Lembeck av, for St. Ann's Home for the Aged. John T. Rowland, Jr., 98 Sip av, architect. Cost, about \$75,000.

HOTELS.

MANHATTAN.—The John Peirce Co., 383 Madison av, has received the general contract to erect a lounging room in the Biltmore Hotel, 43d to 44th sts, for the N. Y. C. R. R. Co., 70 East 45th st. Warren & Wetmore, 16 East 47th st, architects. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—John Lowry, Jr., 8 West 40th st, Manhattan, has received the general contract to erect the Winfield Scott Public School on Madison av, for the Board of Education. C. Godfrey Poggi, 2 Julian pl, architect; Runyon & Carey, 845 Broad st, Newark, steam and electrical engineers. Cost, about \$128,000.

BELVIDERE, N. J.—S. W. Gardner, this place, has received the general contract to erect a high school at 4th and Mansfield sts, for the Board of Education of Belvidere. Rasmussen & Wayland, 1133 Broadway, Manhattan, architects. Cost, about \$30,000.

STABLES AND GARAGES.

MANHATTAN.—The Rosen Construction Co., Grand st, Brooklyn, has received the general contract to erect a 4-sty garage, 49x100 ft, at 440 11th av, between 36th and 37th sts, for the Commercial Trust Co., 1451 Broadway. Sol Bloom, 226 West 42d st, lessee. Percival R. Pereira, 226 West 42d st, architect. Cost, about \$10,000.

MANHATTAN (sub.).—Jac Abrams & Bro., Inc., 166 West 99th st, have received the plumbing contract, including the in-

Contracts Awarded—Continued.

stallation of oil separator, for the Wm Bruce Brown Garage, at 161 East 69th st. F. R. Loney, architect. C. T. Wills, Inc., 286 5th av, general contractor.

BROOKLYN.—J. C. Lyons Sons Co., 30 East 42d st, Manhattan, has received the general contract to erect a 2-sty garage, 100x100 ft, at 9-13 Quincey st, for the Edison Electric Illuminating Co. of Brooklyn, 360 Pearl st. Cost, about \$35,000.

LYNBROOK, L. I.—Lawson & Longnecker, Rockville Centre, have received the general contract to erect a 1-sty brick garage, 75x133 ft, on Merrick rd, near Main st, for Oscar J. Kern, Merrick rd. Cost, about \$8,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—W. A. L'Hommedieu & Co., 1 Madison av, Manhattan, has received the general contract to erect a 4-sty telephone building at 285 Washington st, for the New York Telephone Co., 15 Dey st, Manhattan. Cost, about \$4,000.

MISCELLANEOUS.

MANHATTAN.—(Sub.)—Reliance Fireproof Door Co., of Greenpoint, has received the contract for kalamein work on the following buildings: Mount Sinai Hospital, 99th street and 5th av, three buildings, Thompson-Starrett Co., general contractor, Arnold W. Brunner, architect; Sun Publishing Co., Nassau and Frankfort sts., Geo. A. Fuller Co., general contractor, Charles A. Platt, architect; garage, Broadway and 84th st, William Crawford, general contractor, William Mowbray, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
10TH ST, 196-204 East, s e cor 2d av, 6-sty brick apartment house, 65x125, 31 families; cost, \$100,000; owner, Stuyvesant Square Realty

Co., Inc., 346 Broadway; architects, Neville & Bagge, 105 West 40th st. Plan No. 351.

150TH ST West, n s, 150 w Broadway, 6-sty brick tenement, 150x86; cost, \$200,000; owner, 114th Street and 7th Avenue Construction Co., 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 354.

58TH ST, 60-68 East, s w cor Park av, 13-sty fireproof apartment house, 100x90; cost, \$450,000; owner, Six Hundred Park Av Co. Inc., 299 Madison av; architects, Schwartz & Gross, 347 5th av. Plan No. 355.

214TH ST, n w cor (10th av) Amsterdam av, 5-sty brick stores and tenement, 37x90; cost, \$35,000; owner, Adolph Simon, 23 West 120th st, Pres. of Admine Construction Co.; architect, Chas. B. Meyers, 1 Union sq. Plan No. 356.

STABLES AND GARAGES

WASHINGTON AV, 571-573, e s, 50 n West Houston st, two 3-sty brick stables, 25x74x75; cost, \$20,000; owner, Michael Bradley, cor. Washington and Clarkson sts; architects, Horneberger & Bardes, 122 Bowery. Plan No. 353.

STORES, OFFICES AND LOFTS.

11TH AV, 321, 1-sty brick store and locker rooms, 22x50; cost, \$1,500; owner, New York Central Railroad Co., Grand Central Station; builder, Kemper Peabody, 470 West 30th st. Plan No. 350.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

LORING PL, e s, 387.64 n Hall of Fame ter, 5-sty brick tenement, composition roof, 77.99x95; cost, \$70,000; owners, Loring Constr. Co., Max Raymond, 507 West 113th st, Pres.; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 579.

GRAND CONCOURSE, s w cor 177th st, 5-sty brick tenement, plastic slate roof, 131.7x33.7; cost, \$60,000; owner, Alexander Wilson, 182d st and Grand Concourse; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 583.

DWELLINGS.

AUGUSTA PL, e s, 312.41 n Eastern blvd, 2-sty frame dwelling, 20x40, tin roof; cost, \$3,000; owner, Grace H. Mack, Augusta pl; architect, Chas. R. Baxter, 3105 Middletown rd. Plan No. 573.

ELY AV, w s, 150 n Nelson pl, 2-sty and attic frame dwelling, shingle roof, 17x39; cost, \$3,500; owner, Home Investors Bldg. Corp., Jacob M. Meyers, 740 Broadway, Pres.; architect, Carl P. Johnson, 30 East 42d st. Plan No. 581.

NEWMAN AV, w s, 200 n O'Brien, 1-sty frame dwelling, shingle roof, 18x30; cost, \$1,000; owner, Annie Gick, Newman av; architect, Anton Pirner, 2069 Westchester av. Plan No. 585.

FACTORIES AND WAREHOUSES.

176TH ST, s s, 130 w Park av, 1-sty brick storage, slag roof, 50x107; cost, \$2,500; owner, Wm. C. Bergen, 1932 Arthur av; architect, W. C. Martin, 1932 Arthur av. Plan No. 582.

HALLS AND CLUBS.

PELHAM BAY PARK, 75 w Jack's Rock, 2-sty frame club house, 51.6x20, shingle roof; cost, \$4,000; owner, City of New York; lessees, Stuyvesant Golet Club, Walter Cree, 1815 Waterloo pl Sec.; architect, Gregory B. Webb, 104 West 42d st. Plan No. 580.

HOSPITALS AND ASYLUMS.

167TH ST, n e cor Findlay av, 4-sty brick home, slag roof, 200x200; cost, \$400,000; owner, Home of the Daughters of Jacob, Mrs. A. J. Dworsky, 301 East Broadway, Pres.; architect, Louis A. Abramson, 220 5th av. Plan No. 576.

STABLES AND GARAGES.

PARK AV, e s, 108 s 176th st, 2-sty brick garage, slag roof, 48.8x100; cost, \$15,000; owner, Robt. Boylan, 4144 Park av; architects, Adams & Kirby, Tremont and Arthur avs. Plan No. 575.

MacCLAY AV, s w cor Hubbel st, 1-sty brick stable, 20x20, tar roof; cost, \$600; owner, Thos. Baker, on premises; architect, B. Ebeling, 2400 Westchester av. Plan No. 578.

181ST ST, n s, 100 w Grand av, 1-sty brick garage, shingle roof, 20x20; cost, \$300; owner, Philomena Spadaccini, 61 West 181st st; architect, Herman Goldberg, 2968 Briggs av. Plan No. 584.

STORES AND DWELLINGS.

GLOVER ST, w s, 128.37 n St. Raymond's av, 2-sty brick stores and dwelling, 25x50, slag roof; cost, \$8,000; owner, P. Giacobbe, 1708 Zerega av; architect, B. Ebeling, 2400 Westchester av. Plan No. 577.

STORES, OFFICES AND LOFTS.

GRAND CONCOURSE, e s, 14.93 s 187th st, 1-sty brick store, slag roof, 25x52.6; cost, \$3,800; owner, Edw. Kehoe, 2524 Creston av; architect, John P. Boyland, 2526 Webster av. Plan No. 574.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT PL, s s, 142.6 w Franklin av, two 4-sty brick tenements, 50x89.11, gravel roof, 20 families each; total cost, \$60,000; owner, Louis Boxfeld, 361 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 7456.

ST. JOHN'S PL, n s, 95 w 8th av, 4-sty brick tenement, 80x81.3, slag roof, 20 families; cost, \$45,000; owner, Flatbush Av Constn. Co., 319 6th av; architects, Shampan & Shampan, 772 Broadway. Plan No. 7466.

CORTELYOU RD, s s, 40 w East 2d st, four 3-sty brick tenements, 25x70, roof, 6 families each; total cost, \$28,000; owner, Belbar Realty Co., 588 Barbey st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7465.

EASTERN PKWAY, s s, 235.7 w Ralph av, 4-sty brick tenement, 79.5x92.4, gravel roof, 27 families; cost, \$30,000; owner, Levi Merovitz, 1355 Eastern pkway; architects, Cohn Bros., 361 Stone av. Plan No. 7454.

PRESIDENT ST, s s, 180 w Rogers av, six 4-sty brick tenements, 50x88, slag roof, 21 families each; total cost, \$180,000; owner, President Const. Co., 43 West 125th st, Manhattan; architect, Harold L. Young, 347 5th av. Plan No. 7502.

WILLIAMS AV, w s, 67 s Livonia av, four 4-sty brick tenements, 44x88, gravel roof, 20

families each; total cost, \$80,000; owner, Louis Halperin, 457 Hinsdale st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7472.

UNION ST, n w cor Troy av, 4-sty brick store and tenement, 50x90, gravel roof, 15 families; cost, \$28,000; owner, E. N. Bldg. Co., 1102 Eastern pkway; architect, H. J. Nurick, 830 Putnam av. Plan No. 7520.

ALABAMA AV, e s, 50 n Livonia av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, \$25,000; owner, Amsdale Bldg. Co., 409 North Vine st, Richmond Hill; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7510.

HOWARD AV, w s, 226.3 s Sutter av, 4-sty brick tenement, 44.1x73, slag roof, 20 families; cost, \$25,000; owner, Kingslow Bldg. Co., 810 New Jersey av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7512.

PROSPECT PL, s s, 317 w Franklin av, three 4-sty brick tenements, 50x100.4, gravel roof, 20 families each; total cost, \$75,000; owner, Louis Oxford, 361 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 7557.

DWELLINGS.

EAST 13TH ST, w s, 300 s Av T, three 2-sty frame dwellings, 18x33, shingle roof, 1 family each; total cost, \$13,500; owner, Ascutey Realty Co., 1721 Av J; architect, Seth Cutting, 1721 Av J. Plan No. 7436.

WEST 33D ST, w s, 100 s Mermaid av, ten 1-sty frame dwellings, 18x32, slate roof, 1 family each; total cost, \$5,000; owner and architect, Harry Langlos, 491 Freedom av, Richmond Hill, Plan No. 9451.

EAST 99TH ST, e s, 229.5 n Farragut rd, six 1-sty frame dwellings, 16x45, tin roof, 1 family each; total cost, \$6,000; owner, Edwin M. Lewis, 9502 Farragut rd; architect, Louis F. Schilling, 167 Van Sicken av. Plan No. 7442.

WEST 11TH ST, e s, 262 s Av Q, twelve 2-sty frame dwellings, 17x42, shingle roof, 1 family each; total cost, \$36,000; owner, John F. Churlo, 790 Franklin av; architects, Koch & Wagner, 26 Court st. Plan No. 7477.

WEST 24TH ST, e s, 300 s Neptune av, six 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$24,000; owner, Jacob Greenblatt, 44 Court st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 7476.

57TH ST, e s, 82 s 20th av, 2-sty brick dwelling, 16.8x36, slag roof, 2 families; cost, \$4,000; owner, Geo. O. Van Orden, 5808 20th av; architect, Jos. W. Weiss, 16 Court st. Plan No. 7499.

81ST ST, n s, 100 w Ridge boulevard, three 2-sty frame dwellings, 24.2x33.2, shingle roof, 1 family each; total cost, \$16,500; owner, Monroe Stiner, 315 68th st; architects, Slee & Bryson, 154 Montague st. Plan No. 7504.

20TH AV, s e cor 57th st, two 2-sty brick dwellings, 16.8x36, slag roof, 2 families each; total cost, \$8,000; owner, Geo. O. Van Orden, 5808 2d av; architect, Jos. W. Weiss, 16 Court st. Plan No. 7498.

20TH AV, s e cor 57th st, five 2-sty brick dwellings, 16.8x47.9, slag roof, 2 families each; total cost, \$20,000; owner, Geo. O. Van Orden, 5808 20th av; architect, Jos. W. Weiss, 16 Court st. Plan No. 7500.

EAST 9TH ST, e s, 80.6 s Foster av, five 2-sty brick dwellings, 16x43, slag roof, 1 family each; total cost, \$20,000; owner, Aberdeen Constn. Co., 26 Court st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 7518.

EAST 23D ST, w s, 540 s Av H, 2-sty frame dwelling, 22x31.6, shingle roof, 1 family; cost, \$5,000; owner, Wm. Bordfeld, 636 East 34th st; architect, R. F. Schaeffer, 601 Sutter av. Plan No. 7531.

EAST 37TH ST, w s, 137.6 s Av I, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$6,000; owner, Wm. S. Calzer, 454 East 25th st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 7528.

AV Q, s s, 30 w 19th st, 2-sty frame dwelling, 18x39, shingle roof, 1 family; cost, \$4,500; owner, Glen H. Frost, 966 East 13th st; architects, Slee & Bryson, 154 Montague st. Plan No. 7516.

AV T, s w cor East 14th st, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,000; owner, Greater Flatbush Corp., 51 Leonard st, Manhattan; architect, C. B. White, 375 Fulton st. Plan No. 7542.

AV T, s s, 30 w East 14th st, two 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, \$6,000; owner, Greater Flatbush Corp., 51 Leonard st, Manhattan; architect, C. B. White, 375 Fulton st. Plan No. 7541.

ELMORE PL, e s, 260 s Av M, 2-sty frame dwelling, 24.2x33.8, shingle roof, 1 family; cost, \$5,000; owner, Ida E. Dietrich, 1410 Av J; architects, Slee & Bryson, 154 Montague st. Plan No. 7546.

ELMORE PL, e s, 380 s Av M, 2-sty frame dwelling, 24.8x37.8, shingle roof, 1 family; cost, \$5,000; owner, Ida E. Dietrich, 1410 Av J; architects, Slee & Bryson, 154 Montague st. Plan No. 7545.

BAY 47TH ST, w s, 96 n Mill rd, 2-sty frame dwelling, 19.6x45, gravel roof, 2 families; cost, \$4,000; owner, G. Sparacio, 2 Bremen st; architect, Andrew G. Peitone, 291 8th av, L. I. City. Plan No. 7575.

55TH ST, n s, 240 e 8th av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$22,000; owner, Chester Iba Realty Co., 579 50th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 7568.

EXETER ST, n w cor Hampton av, 3-sty frame dwelling, 33.8x44.10, asbestos roof, 1 family; cost, \$13,800; owner, Arthur F. Beck, 232 Beaumont st; architect, A. F. Cassidy Corp., 272 Beaumont st. Plan No. 7583.

EAST 13TH ST, w s, 560 s Av N, two 2-sty frame dwellings, 17x48, shingle roof, 1 family each; total cost, \$5,000; owner and architect, Geo. F. Morse, 1820 East 19th st. Plan No. 7601.

WEST 31ST ST, w s, 360 s Mermaid av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,500; owner, Mrs. Rosie Barone, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7582.

BROOKLYN AV, w s, 239.6 n Av J, two 2-sty frame dwellings, 18x50, gravel roof, 2 fami-

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lies each; total cost, \$7,000; owner, Louis Schlechting, 1822 Brooklyn av; architect, Walter B. Willis, 1181 Myrtle av. Plan No. 7597.

FACTORIES AND WAREHOUSES.

35TH ST, n s, 152 e bulkhead line, 2-sty brick office and shop, 110x200, asbestos roof; cost, \$20,000; owner, City of New York; architect, J. W. Trumbidge, 51 Clarke st. Plan No. 7560.

GREENPOINT AV, n s, 100 East Manhattan av, 1-sty brick storage, 25x10, slag roof; cost, \$400; owner, Robt. Geverenz, 166 Suydam st; architects, Farber & Markwitz, 189 Montague st. Plan No. 7445.

SUMPTER ST, s w cor Nostrand av, 3-sty brick factory, 65x25, slag roof; cost, \$18,000; owner, Lena Krimska, 90 Rockaway av; architect, Louis Danancher, 12 Washington st. Plan No. 7488.

STABLES AND GARAGES.

OCEAN AV, w s, 50 s Av L, 1-sty brick garage, 20.4x14.4, shingle roof; cost, \$250; owner, H. M. H. Greenfield, 1694 Ocean av; architect, Chas. Travella, 204 East 26th st. Plan No. 7457.

ELBERT ST, s s, 100 e Bushwick av, 1-sty brick garage, 45x100, slag roof; cost, \$12,000; owner, Wm. Ulmer Bwg. Co., 31 Belvidere st; architects, Koch & Wagner, 26 Court st. Plan No. 7491.

NICHOLS AV, w s, 100 n Fulton st, 1-sty brick garage, 24x22, gravel roof; cost, \$750; owner, Wm. A. Force Co., 535 Pearl st, Manhattan; architect, Edw. Linke, 468 Railroad av. Plan No. 7493.

EAST 22D ST, w s, 200 s Av F, 1-sty frame garage, 18x20, shingle roof; cost, \$600; owner, F. G. Long, on premises; architect, Benj. Dreisler, 153 Remsen st. Plan No. 7508.

EAST 23D ST, w s, 540 s Av H, 1-sty brick garage, 13x18, shingle roof; cost, \$300; owner, Wm. Bordfield, 636 East 34th st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 7532.

SOTH ST, s s, 112 e 5th av, six 1-sty brick garages, 12x18, gravel roof; total cost, \$3,000; owner, John W. Sands, 472 58th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 7569.

EASTERN PARKWAY, n s, 106.7 w St. Marks av, 1-sty brick garage, 29.7x73.2, slag roof; cost, \$3,000; owner, Annie Goldstein, 563 Howard av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7578.

HUDSON AV, e s, 117.8 s High st, 1-sty brick stable, 21.11x23, gravel roof; cost, \$800; owner, Auguste Tamboni, on premises; architect, W. J. Conway, 400 Union st. Plan No. 7543.

ELM ST, s e cor Norwood av, 1-sty brick garage, 10.6x18, gravel roof; cost, \$400; owner, Harry S. Gausmiller, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 7604.

HUNTINGTON ST, n s, 104 w Henry st, 2-sty brick stable, 60x32, gravel roof; cost, \$5,000; owners, Angelina Saloma & ano, 341 Hamilton av; architect, V. M. Cajane, 323 South 5th st. Plan No. 7614.

STORES AND DWELLINGS.

10TH AV, e s, 20.9 s 57th st, 3-sty brick store and dwelling, 20x61; slag roof, 2 families; cost, \$6,000; owner, John Phillips, 1011 58th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7469.

AV J, n s, 60 e East 14th st, two 3-sty brick stores and dwellings, 20x55, slag roof, 1 family each; total cost, \$12,000; owner, G. & M. Impf. Co., 26 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7517.

MERMAID AV, s s, 20 e Warehouse av, four 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$12,000; owner, Wm. J. Antallii, 2933 West 15th st; architect, S. B. McDonald, 2827 West 15th st. Plan No. 7474.

WEST 25TH ST, w s, 160 n Surf av, 3-sty brick store and dwelling, 19x60, gravel roof, 2 families; cost, \$3,500; owner, Jos. Gelentano, 301 West 143d st, Manhattan; architect, Rocco Mega, 2857 West 3d st. Plan No. 7547.

NEW UTRECHT AV, s w cor 52d st, 3-sty brick store and dwelling; cost, \$6,000; owner, C. W. P. Realty Co., 5107 New Utrecht av; architect, A. G. Carlsen, 157 Remsen st. Plan No. 7558.

KEAP ST, w s, 46.8 n South 5th st, 2-sty brick store and dwellings, 27.10x22, gravel roof, 1 family; cost, \$2,500; owner, Jacob Ponomono, 204 Floyd st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7437.

CHURCH AV, s w cor Beverley rd, 3-sty brick store and dwelling, 21.4x60.7, slag roof, 2 families; cost, \$5,000; owner, Safe Constn. Co., 125 Bristol st; architects, Cohen Bros., 361 Stone av. Plan No. 7428.

CHURCH AV, s s, int Beverly rd, 3-sty brick store and dwelling, 51.2x49, slag roof, 2 families; cost, \$6,000; owner, Safe Constn. Co., 125 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 7427.

POWELL ST, n e cor Newport av, 4-sty brick store and tenement, 50x90, slag roof, 23 families; cost, \$30,000; owner, Willard Impf. Co., 60 Liberty st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7425.

NEW UTRECHT AV, n w cor 54th st, 3-sty brick store and dwelling, 32.6x69, gravel roof, 2 families; cost, \$6,500; owner, C. W. P. Realty Co., 5107 New Utrecht av; architect, A. G. Carlsen, 157 Remsen st. Plan No. 7559.

5TH AV, w s, 20 s 72d st, eight 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$44,000; owner, P. J. Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 7615.

STORES, OFFICES AND LOFTS.

HUNTINGTON ST, n s, 104 w Henry st, 1-sty brick office, 19x19.6, gravel roof; cost, \$1,000; owners, Angelina Saloma & ano, 341 Hamilton av; architect, V. M. Cajane, 323 South 5th st. Plan No. 7613.

ROCKAWAY AV, e s, 250 n Riverdale av, 2-sty brick store and office, 25x97, gravel roof; cost, \$7,000; owners, Saml. Barkars & ano, 596 Dumont av; architects, Cohen Bros., 361 Stone av. Plan No. 7620.

STORES AND TENEMENTS.

ALABAMA AV, n e cor Livonia av, 4-sty brick store and dwelling, 50x90, slag roof, 21 families; cost, \$30,000; owner, Arnsdale Bldg. Co., 409 N. Vine st, Richmond Hill; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7594.

THEATRES.

CENTRAL AV, n s, 40 w Madison st, 2-sty brick theatre, 52.6x90, slag roof; cost, \$10,000; owner, Madial Amusement Co., 1805 7th av; architect, Thos. Lamb, 644 8th av, Manhattan. Plan No. 7573.

MISCELLANEOUS.

BRIDGEWATER ST, s s, 75 w Meeker av, 1-sty brick shed, 25x50, gravel roof; cost, \$1,000; owner, Jos. Clark, 461 Graham av; architect, C. Bauer, 861 Manhattan av. Plan No. 7439.

SACKETT ST, n w cor Gowanus Canal, 2-sty brick coalpocket, 77x77, rubberoid roof; cost, \$30,000; owner, John F. Schmaedke, 497 Union st; architect, Guarantee Constn. Co., 140 Cedar st, Manhattan. Plan No. 7443.

Queens.

DWELLINGS.

ELMHURST.—Arlington av, e s, 132 n Woodside av, 2 1/2-sty frame dwelling, 22x48, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Wm. Cunningham, Toledo av, Elmhurst; architect, owner. Plan No. 3712.

FAR ROCKAWAY.—Cedar av, w s, 888 n Mott av, 1 1/2-sty frame dwelling, 25x23, shingle roof; cost, \$1,500; owner, L. F. H. Peters, Far Rockaway. Plan No. 3706.

HOLLIS.—Elmer st, e s, 100 n Bryant av, two 2 1/2-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Jos. Hrostoski, Hollis av, Hollis; architect, Wm. A. Pinn, 106 Hillside av, Jamaica. Plan Nos. 3716-17.

ROCKAWAY BEACH.—Beach Channel dr, s w cor Beach 130th st, 2 1/2-sty frame dwelling, 29x29, shingle roof, 1 family, steam heat; cost, \$3,900; owner, Mrs. A. Volk, Center st, Rockaway Beach; architect, Wm. A. Hogan, Rockaway Beach. Plan No. 3715.

ROCKAWAY BEACH.—131st st, w s, 220 n Bayside dr, 2 1/2-sty frame dwelling, 28x28, shingle roof, 1 family, steam heat; cost, \$4,500; and Beach 132d st, w s, 132 n Bayside dr, 2 1/2-sty frame dwelling, 27x29, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Thos. Lenane, 307 West st, Manhattan; architect, Wm. A. Hogan, 17 North Beach 116th st, Rockaway Beach. Plan Nos. 3713-14.

WOODHAVEN.—Walker av, w s, 120 n Ridgewood av, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, 6,000; owner, Wm. Molitor, 163 3d st, Union Course. Plan Nos. 3709-10-11.

WOODHAVEN.—Fulton st, n s, 450 e Shaw av, 2 1/2-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat; cost, \$2,800; owner, Chas. Sohl, 125 2d st, Woodhaven; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan No. 3704.

BAYSIDE.—4th st, e s, 250 n Warburton av, 2 1/2-sty frame dwelling, 28x33, shingle roof, 1 family, hot water heat, gas; cost, \$4,000; owner, G. Neumann, 4th av, Bayside; architect, G. A. Sheffield, 3d st, Bayside. Plan No. 3761.

BAYSIDE.—John's av, w s, 368 Braddish av, 2 1/2-sty frame dwelling, 29x33, shingle roof, 1 family, steam heat, gas; cost, \$4,500; owner, North Shore Realty Co., 243 West 34th st, Manhattan; architect, C. A. Hollberg, Hinsdale av, Floral Park. Plan No. 3764.

COLLEGE POINT.—18th st, e s, 175 s Av D, 2 1/2-sty frame dwelling, 19x26, shingle roof, 1 family, steam heat, gas; cost, \$2,100; owner, Jacob Leudemann, 16th st and Av F, College

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Point; architect, P. Schreiner, Causeway, College Point. Plan No. 3766.

CORONA.—Central av, e s, 50 n Willow st, 2½-sty frame dwelling, 22x22, shingle roof, 1 family, gas; cost, \$1,800; owner, Michael A. Vernava, 68 Myrtle av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3739.

CORONA.—Junction av, e s, 186 n Jackson av, 3-sty frame dwelling, 17x36, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner, Thos F. Farrell, Prometcha av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3738.

EDGEMERE.—Beach 41st st, e s, 200 s Boulevard, two 2-sty frame dwellings, 24x28, shingle roof, 2 families, gas; cost, \$4,000; owner, Wolf Schavelson, 36 East 22d st, Manhattan; architect, Benj. Glucksmann, 892 Prospect av, Bronx. Plan No. 3757-58.

ELMHURST.—Paris blvd, n s, 450 w Broadway, 2½-sty frame dwelling, 20x42, shingle roof, 1 family, steam heat, gas; cost, \$3,800; owner, J. L. Gundry, 173 9th st, Elmhurst; architect, W. S. Worrell, Bridge plaza, L. I. City. Plan No. 3745.

ELMHURST.—Court st, n s, 200 w Toledo st, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, \$2,500; owner and

architect, John J. Froehoefer, 20 Jennings st, Elmhurst. Plan No. 3741.

GLEN MORRIS.—South Vine st, w s, 260 s Sutter av, 2-sty frame dwelling, 28x24, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner, Frank Long, 70 Grant av, Brooklyn; architect, J. G. Dryer, 75 Oakland st, Brooklyn. Plan No. 3765.

JAMAICA.—Amherst av, n s, 45 w Victoria st, 2½-sty frame dwelling, 19x38, shingle roof, 1 family, steam heat, gas; cost, \$3,600; owners, Henry Russel and Storms, DeGraw av, Jamaica; architect, owner. Plan No. 3782.

JAMAICA.—Highview av, w s, 982 s South st, 1½-sty frame dwelling, 20x40, shingle roof, 1 family, gas; cost, \$1,500; owner, Leonard Birkel, Highview av, Jamaica; architect, Jos. Gunther, 118 Smith st, Jamaica. Plan No. 3729.

JAMAICA.—South st, s s, 64 e New York av, three 2-sty frame dwellings, 17x55, tin roof, 2 families and store, gas; cost, \$9,000; owner, Koppel Cohn, 5 Grove av, Jamaica; architect, P. Caplan, 16 Court st, Brooklyn. Plan No. 3781.

KEW.—Beverly rd, s w cor Audley st, 2½-sty frame dwelling, 30x60, shingle roof, 1 family, steam heat, gas and electricity; cost, \$10,000; owner, Eugene W. Schmolze, 329 East 201st st, Manhattan; architect, S. J. Stammers, 320 5th av, Manhattan. Plan No. 3773.

MAPLE PARK.—Mill st, s s, 80 e Ward st, 2½-sty frame dwelling, 18x28, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner and architect, T. H. Duke, 5157 Hammond st, Richmond Hill. Plan No. 3728.

MASPETH.—Firth av, e s, 100 s Jansen av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner, Herbert Johnson, 88 Maiden la, Maspeth; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 3744.

S. OZONE PARK.—Bell pl, s s, s w cor Van Wycken pl, seven 2-sty brick dwellings, 22x30, slag roof, 1 family, gas; cost, \$21,000; and Van Wycken pl, n w cor Freeland av, five 2-sty brick dwellings, 22x30, slag roof, 1 family; cost, \$15,000; owner, K. & F. Building Co., 761 Saratoga av, Brooklyn; architect, Jos. W. Weiss, 16 Court st, Brooklyn. Plan No. 3730-31.

RICHMOND HILL.—Herald av, w s, 95 s Kimball av, eight 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat, gas; cost, \$20,000; owner, Harry Fleit, 1330 Herald av, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan Nos. 3747 to 3754.

RICHMOND HILL.—Brandon av, n e cor Guion av, 2½-sty frame dwelling, 18x49, shingle roof, 1 family, steam heat, gas; cost, \$4,500; owner, Dr. M. T. Rauh, 15 Palmetto st, Brooklyn; architect, Harry J. Arnold, 429 North Vine st, Richmond Hill. Plan No. 3769.

ELMHURST.—Wooley av, w s, 200 n Bloomfield st, 1-sty frame dwelling, 17x35, tin roof, 1 family, gas; cost, \$1,600; owner, Paul Hlokowsky, 339 East 54th st, Manhattan; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3783.

FLUSHING.—Geranium st, s s, 450 w Jamaica av, 2-sty frame dwelling, 35x34, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner and architect, F. Johnson, 46 Prospect av, Flushing. Plan No. 3784.

FLUSHING.—Mitchell av, n s, 160 e Parsons av, 2½-sty frame dwelling, 25x33, shingle roof, 1 family, steam heat, gas; cost, \$4,000; owner, Wm. Skuse, 6 Prospect av, Flushing; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 3785.

FLUSHING.—Geranium st, s s, 500 w Jamaica av, 2-sty frame dwelling, 35x34, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner and architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 3786.

FOREST HILLS.—Portsmouth pl, w s, 136 s Queens boulevard, two 2½-sty brick dwellings, 22x43, shingle roof, 1 family, steam heat, gas and electricity; cost, \$9,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 3798.

GLEN MORRIS.—Briggs av, w s, 220 s Sutter av, 2½-sty frame dwelling, 22x42, shingle roof, 1 family, steam heat, gas; cost, \$4,500; owner, Emil Quehl, 454 Lincoln av, Brooklyn; architect, Edw. Linke, 468 Railroad av, Jamaica. Plan No. 3799.

JAMAICA.—Liberty av, s s, 20 e Wells av, 2-sty frame dwelling, 19x50, tin roof, 2 families, steam heat, gas; cost, \$2,800; owner, Locust Building Co., 12 Park pl, Jamaica; architect, J. F. D. Beball, 324 Fulton st, Jamaica. Plan No. 3790.

JAMAICA.—Swale rd, n w cor West st, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat, gas; cost, \$2,000; and West st, w s, 30 n Swale rd, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat, gas; cost, \$2,000; and Liberty av, s e cor West st, 2-sty frame store and dwelling, 20x55, tin roof, 2 families, gas; cost, \$3,000; and Wells av, e s, 100 s Liberty av, three 2½-sty frame dwellings, 18x32, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owner, Locust Building Co., 12 Park pl, Jamaica; architect, J. F. D. Beball, 324 Fulton st, Jamaica. Plan Nos. 3791-92-93-94-95-96-97.

AQUEDUCT.—Pitkin av, n s, 300 e Grand st, 1-sty frame dwelling, 18x22, tin roof; cost, \$375; owner, C. Nationala, on premises. Plan No. 3833.

BAYSIDE.—Jackson st, w s, 170 n Warburton av, two 2½-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat, gas and electricity; cost, \$8,200; owner and architect, Geo. Harnden, Bayside. Plan Nos. 3830-31.

BAYSIDE.—Edgewater View av, w s, 200 s 2d pl, two 2½-sty frame dwellings, 30x26, shingle roof, 1 family, steam heat, gas and electricity; cost, \$8,000; owner, John Dayton, Bell av, Bayside; architect, Chas. W. Ross, 347 Benedict av, Woodhaven. Plan Nos. 3843-44.

JAMAICA.—Degraw av, s s, 45 e Alsop st, five 2½-sty frame dwellings, 20x36, shingle roof, 1 family, steam heat, gas; cost, \$17,500; owner, Jamaica Homes Providing Co., 41 North Washington st, Jamaica; architect, I. M. Kirby, Jamaica. Plan Nos. 3835-6-7-8-9.

JAMAICA.—Ascot pl, n s, 100 w Catherine st, 2½-sty frame dwelling, 24x31, shingle roof, 1 family, steam heat, gas; cost, \$9,000; owner, Queens Court Realty Co., 200 Broadway, Manhattan; architect, J. L. Thoe Tillack, 150 Nassau st, Manhattan. Plan No. 3840.

JAMAICA.—Cumberland st, n s, 70 w Saratoga st, six 2-sty frame dwellings, 16x32, shingle roof, 1 family, steam heat, gas; cost, \$15,000; owner, Nicol Smith Co., Merrick park, Jamaica; architect, Edward Jackson, 8 Herriman av, Jamaica. Plan Nos. 3818-9-20-21-22-23.

RICHMOND HILL.—Elm st, w s, 150 n Brandon av, 2-sty frame dwelling, 24x38, shingle roof, 1 family, steam heat, gas; cost, \$4,000; owner, St. Johns Evang. Lutheran Church, Elm st, Richmond Hill; architect, H. J. Arnold, 429 No. Vine st, Richmond Hill. Plan No. 3817.

RICHMOND HILL.—Waterbury st, e s, 134 n Emerson st, four 2½-sty frame dwellings, 17x42, shingle roof, 1 family, steam heat, gas; cost, \$14,000; Richmond Hill Securities Co., 73 Dennington av, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 3813-14-15-16.

ROCKAWAY BEACH.—Boulevard, n s, 96 w Beach 81st st, 2-sty frame dwelling, 18x24, shingle roof, 1 family, gas; cost, \$1,200; owner, Mrs. Mary E. Sherwood, Rockhill Center, L. I.; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 3858.

WHITESTONE.—14th av, e s, 100 s 28th st, 2½-sty frame dwelling, 22x34, shingle roof, 1 family, gas; cost, \$3,000; owner, Alfred E. Wheeler, West 23d st, Manhattan; architect, J. P. Hansen, Whitestone. Plan No. 3809.

WOODHAVEN.—Avondale av, s w cor Woodhaven av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner, John F. Haufe, 16 Parkway av, Glendale; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 3811-12.

WOODSIDE.—4th st, w s, 575 n Anderson av, two 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner and architect, Chas. Wille, State st, Flushing. Plan Nos. 3805-6.

WOODSIDE.—4th st, w s, 550 n Anderson av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner and architect, Chas. Wille, State st, Flushing. Plan No. 3804.

FACTORIES AND WAREHOUSES.
CORONA.—Junction av, e s, 325 n Shell rd, frame shop, 18x24, gravel roof; cost, \$450; owner, Aug. Sundling, on premises. Plan No. 3707.

STABLES AND GARAGES.
EDGEMERE.—36th st, e s, 400 n Mermaid av, frame garage, 11x18; cost, \$150; owner, F. G. Foote, Edgemere. Plan No. 3708.

MASPETH.—Perry av, e s, 250 e Clermont av, frame garage, 10x15; cost, \$50; owner, B. C. Track, on premises. Plan No. 3721.

BROOKLYN MANOR.—Manor av, n e cor Elmwood st, frame garage, 13x19, shingle roof; cost, \$300; owner, Dickel Constn. Co., 73 Dennington av, Woodhaven. Plan No. 3760.

GLENDALE.—Myrtle av, s s, 20 e Madison st, 1-sty brick garage, 40x99, slag roof; cost, \$5,000; owner, Adam Geier, 2904 Myrtle av, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3734.

RICHMOND HILL.—Brandon av, n w cor Guin av, frame garage, 12x16; cost, \$150; owner, Dr. M. T. Rauh, 15 Palmetto st, Brooklyn. Plan No. 3770.

RICHMOND HILL.—Greenwood av, w s, 100 n Liberty av, frame garage, 16x19, shingle roof; cost, \$150; owner, Geo. A. Bilaffer, on premises. Plan No. 3732.

WOODHAVEN.—Ferry st, w s, 286 s Syosset st, two 1-sty brick garages, 10x18, shingle roof; cost, \$700; owner Anthony Mayer, 1015 Hancock st, Woodhaven; architect, L. Alldmendinger, 926 Broadway, Brooklyn. Plan No. 3762-63.

WOODHAVEN.—Shoe and Leather st, s e cor Boyd av, frame garage, 10x16; cost, \$50; owner, Chas. Panther, on premises. Plan No. 3755.

WOODHAVEN.—Hatch av, 635, frame garage, 13x21, tin roof; cost, \$125; owner, C. M. Thompson, on premises. Plan No. 3746.

FOREST HILLS.—Rockrose pl, s s, 140 e Greenway South, tile garage, 13x17, tile roof; cost, \$550; owner, Ward J. McNeil, premises; architect, R. M. Farrington, 345 5th av, Manhattan. Plan No. 3787.

MORRIS PARK.—Jerome av, e s, 20 w Beech st, frame garage, 11x16, tin roof; cost, \$200; owner, Chas. Marschauser, premises. Plan No. 3789.

BEECHURST.—32d st, s s, 94 w Cryders la, brick garage, 24x23, slag roof; cost, \$250; owner, Morris Bernard, on premises. Plan No. 3828.

BEECHURST.—33d st, n s, 220 w 16th av, brick garage, 24x23, tile roof; cost, \$250; owner, Louis Green, 292 5th av, Manhattan. Plan No. 3826.

FLUSHING.—Washington pl, 284, frame garage, 13x20; cost, \$130; owner, Mrs. K. Brown, on premises. Plan No. 3832.

FLUSHING.—Collins av, w s, 478 n Broadway, 2-sty brick garage, 96x46, slag roof; cost, \$30,000; owner, Chas. G. M. Thomas, 444 Jackson av, L. I. City; architect, W. W. Knowles, 37 West 39th st, Manhattan. Plan No. 3834.

FLUSHING.—Central av, 98, frame garage, 10x15; cost, \$125; owner, J. T. Collins, on premises. Plan No. 3803.

FOREST HILLS.—Greenway South, s e cor Puritan av, tile garage, 11x18, tile roof; cost, \$800; owner, Sage Foundation Homes Co., Forest Hills; architect, owner. Plan No. 3825.

STORES AND DWELLINGS.
BAYSIDE.—Bell av, e s, 264 n Montauk av, 2-sty frame store and dwelling, 20x104, slag roof, 2 families; cost, \$8,000; owner, F. A. Brundette, Warburton av, Bayside; architect, C. Stringren, 153 45th st, Corona. Plan No. 3722.

OZONE PARK.—Liberty av, n e cor Oxford av, 3-sty brick store and dwelling, 25x59, slag roof, 2 families; cost, \$10,000; and 23 e Oxford

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposal for furnishing the finishing hardware for Acute Hospital for 150 Patients and the Acute Hospital for 200 Patients, at the Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2.30 o'clock P. M., on Friday, November 5, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed. The right is reserved to reject any or all bids. Copies of specifications, proposal blanks and envelopes may be secured upon reasonable notice at the Department of Architecture, Capitol, Albany, N. Y., and may be seen at the New York Office of the Department of Architecture, Room 1224, Woolworth Building.

Dated October 18, 1915.

E. S. ELWOOD,

Secretary State Hospital Commission.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 16, 1915.—Sealed proposals will be opened in this office at 3 p. m., November 27, 1915, for the construction complete (including mechanical equipment and approaches) of a one-story and basement stone and brick faced building of 4,400 square feet ground area, fireproof construction (except the roof), tin and composition roofs, for the United States post office at Brenham, Tex. Drawings and specifications may be obtained from the custodian of the site at Brenham, Tex., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 16, 1915.—Sealed proposals will be opened in this office at 3 p. m., November 26, 1915, for the construction, complete (including mechanical equipment [except lighting fixtures] and approaches), of a one-story and basement, brick-and-stone faced building of 4,312 square feet ground area, partly fireproof construction, composition roof, for the United States post office at Navasota, Tex. Drawings and specifications may be obtained from the custodian of the site at Navasota, Tex., or at this office, in the discretion of the Acting Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 20, 1915.—Sealed proposals will be opened in this office at 3 p. m., November 29, 1915, for the extension, remodeling, etc., of the United States post office and custom house at Muskegon, Mich. Drawings and specifications may be obtained from the custodian at Muskegon, Mich., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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av, four 3-sty brick dwellings and store, 20x55, slag roof, 2 families; cost, \$24,000; owner, L. Mehrmann, 10 Euclid av; architect, Chas A. Pfaff, 673 Enfield st, Brooklyn. Plan Nos. 3725-26.

WOODHAVEN.—Liberty av, n s, n w cor Hoffmann av, 2-sty brick store and dwelling, 20x55, slag roof, 1 family; cost, \$4,000; and Liberty av, n s, 20 w Hoffmann av, four 2-sty brick store and dwellings, 20x55, slag roof, 2 families; cost, \$14,000; owners, Eiermann Bros., 751 Thrall av, Woodhaven; architect, C. Infanger, 2654 Atlantic av, Brooklyn. Plan Nos. 3723-24.

OZONE PARK.—Liberty av, n e cor Greenwood av, 3-sty brick store and dwelling, 20x57, slag roof, 2 families, steam heat, gas; cost, \$6,500; and Liberty av, n s, 25 e Greenwood av, two 3-sty brick store and dwellings, 19x55, slag roof, 2 families, gas, steam heat; cost, \$10,000; owner, Wm. Chappelle, 500 Manor av, Woodhaven; architect, L. J. Frank, Jr., 206 Crescent st, Brooklyn. Plan Nos. 3774-75.

RIDGEWOOD.—Fresh Pond rd, n e cor Gates av, 3-sty brick store and dwelling, 20x52, tin roof, 2 families, gas; cost, \$8,000; owner, Paul Stier, 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3780.

EDGEWATER.—Boulevard, n e cor Beach 43d st, 2-sty frame store and dwelling, 18x40, shingle roof, 1 family, gas; cost, \$2,000; owner and architect, Monroe Rosenfeld, Edgemere. Plan No. 3841.

FAR ROCKAWAY.—Central av, w s, 150 s Mott av, 2-sty frame store and dwelling, 50x95, slag roof, 2 families, gas; cost, \$12,000; owner, G. T. Soper, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 3827.

L. I. CITY.—18th av, e s, 101 n Jackson av, 3-sty brick store and dwelling, 45x25, slag roof, 2 families, gas; cost, \$4,000; owner, Gustave X. Mathews, 1852 Pitkin av, Brooklyn; architect, owner. Plan No. 3842.

WINFIELD.—Columbia av, s w cor Monroe st, 1-sty brick store and dwelling, 25x83, slag roof, 1 family, gas; cost, \$3,800; owner, Katrina Pospissel, 26 Columbia av, Winfield; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 3802.

STORES, OFFICES AND LOFTS.
FLUSHING.—Main st, w s, 175 s Broadway, 3-sty brick store, 33x66, slag roof, 2 families, gas, hot water heat; cost, \$3,000; owner, H. Streiff, 10 Main st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3771.

MISCELLANEOUS.
CORONA.—Shopler av, n s, 160 w Corona av, frame sign, 42x14; cost, \$35; owner, G. Grabech, on premises. Plan No. 3718.

FLUSHING AV.—Leavitt av, s w cor State st, frame shed, 115x25, gravel roof; cost, \$200; owner, City of New York, L. I. City. Plan No. 3705.

JAMAICA.—Hillside av, s w cor Madison st, frame sign, 6x16; cost, \$15; owner, W. Young, on premises. Plan Nos. 3719-3720.

COLLEGE POINT.—1st av, n s, 125 w 10th st, fence, 89x8; cost, \$200; owner, J. W. Rapp, on premises. Plan No. 3756.

ELMHURST.—Martinez av, 141, frame shed, 28x14, gravel roof; cost, \$50; owner, C. Beckman, on premises. Plan No. 3768.

JAMAICA.—Queens Blvd, e s, s Hutton st, frame sign, 75x11; cost, \$150; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 3743.

L. I. CITY.—Vernon av, n w cor 4th st, frame fence, 50x5; cost, \$50; owner, Wm. Reichssteen, 62 Jackson av, L. I. City. Plan No. 3742.

RICHMOND HILL CIRCLE.—Walnut st, w s, 190 s Lulu av, frame boathouse, 16x20, tin roof; cost, \$250; owner, F. G. Moore, Woodhaven and Atlantic avs, Woodhaven. Plan No. 3767.

RAMBLERSVILLE.—Dunton Canal, e s, 790 n Jamaica Bay, frame boat house, 19x24, tin roof; cost, \$200; owner, W. Flood, premises. Plan No. 3788.

ELMHURST.—Elmhurst av, 45, frame studio, 20x30; cost, \$310; owner, H. W. Biffer, on premises. Plan No. 3829.

FLUSHING.—Jackson av, s s, 175 w Bridge, three frame sign boards, 50x8; cost, \$225; Dayton Const. Co., 30 West 42d st, Manhattan. Plan Nos. 3845-6-7.

JAMAICA.—Jamaica av, n s, 140 w Avalon av, frame billboard, 10x40; cost, \$90; owner, John Umann & Sons, 696 Broadway, Brooklyn. Plan No. 3807.

JAMAICA CREEK.—Eay av, e s, 29 s Cross st, frame boat house, 12x28; cost, \$200; owner, F. Pitre, on premises. Plan No. 3824.

L. I. CITY.—Vandeventer av, n s, 25 w 11th av, 1-sty brick storage shed, 25x46, slag roof; cost, \$3,000; owner, Paul Sachse, 484 11th av, L. I. City; architect, V. Schiller, 391 10th av, L. I. City. Plan No. 3810.

L. I. CITY.—Grand av & 12th av, frame band stand; cost, \$20; owner, Wm. Goetter, on premises. Plan No. 3848.

APARTMENTS, FLATS AND TENEMENTS.
FLUSHING.—James pl, e s, 60 s Locust st, 2-sty brick tenement, 34x45, slag roof, gas, 4 families; cost, \$7,000; owner, C. W. Copp, Lawrence st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3772.

GLENDALE.—Bota pl, n e cor Cooper av, 3-sty brick tenement, 33x74, slag roof, 6 families, gas; cost, \$9,000; and Beta pl, e s, 33 n Cooper av, eight 3-sty brick tenements, 28x68, slag roof, 6 families, gas, \$64,000; and Beta pl, e s, 257 n Cooper av, 3-sty brick tenement, 28x70, slag roof, 6 families, gas; cost, \$8,000; owner, Locust Building Co., Park and Locust avs, Jamaica South; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3735-36-37.

RIDGEWOOD.—Fresh Pond rd, s e cor Linden st, 3-sty brick store and tenement, 20x86, tin roof, 4 families, gas; cost, \$10,000; and Fresh Pond rd, e s, 20 s Linden st, 3-sty brick store and tenement, 20x56, tin roof, 3 families, gas; cost, \$7,000; and Fresh Pond rd, e s, 40 s Linden st, six 3-sty brick store and tenements, 20x59, tin roof, gas, 3 families; cost, \$42,000; and Fresh Pond rd, e s, 162 s Linden st, 3-sty

brick store and tenement, 20x56, tin roof, 3 families, gas; cost, \$7,000; owner, Paul Stier, 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3776 to 3779.

Richmond.

DWELLINGS.

COLUMBIA ST., e s, 300 n Prospect st, New Brighton, 2-sty frame dwelling, 18x36; cost, \$2,000; owner, Fred. Horath, Myrtle av, West New Brighton; architect and builder, Edw. A. Deppe, Dongon st, West New Brighton. Plan No. 1032.

LORIETTA ST., w s, 300 s Belmont, Tottenville, 1-sty frame bungalow, 17x22; cost, \$250; owner, Alonzo Tier, 280 Lorietta st; builder, owner. Plan No. 1035.

BAYWAY., e s, 300 w Surf av, Tottenville, 1-sty frame bungalow, 12x31; cost, \$225; owner, Mrs. Eliza Bormell, Bayway, Tottenville; builder, Jos. Vollmer, Rockaway, Tottenville. Plan No. 1936.

CAREY AV., s s, 225 e Broadway, West New Brighton, two 2½-sty frame dwellings, 22x48; cost, \$10,000; owner, Albert Scheminger, Broadway and Carey av, West New Brighton; architect, John Davies, Tompkinsville; builder, W. Lynch, Broadway and Carey av, West New Brighton. Plan No. 1030.

GREELEY AV., s w cor Kruser st, Grant City, 2-sty frame dwellings, 28x32; cost, \$1,875; owner, John McGinness, 218 Washington av; architect, Gustave Penet, 32 Thompson st; builder, A. Anderson, 240 51st st, Brooklyn. Plan No. 1039.

GUYON AV., e s, 420 s Amboy rd, Oakwood, 2-sty frame dwelling, 22x26; cost, \$2,000; owner, architect and builder, Leonard A. Troast, Oakwood, N. J. Plan No. 1027.

GUYON AV., e s, 340 s Amboy rd, Oakwood, 2-sty frame dwelling, 22x26; cost, \$2,000; owner; architect and builder, Leonard A. Troast, Oakwood. Plan No. 1028.

OAKLAND AV., e s, 983 n Forest av, West New Brighton, 2½-sty frame dwelling, 28x29; cost, \$3,500; owner, F. J. Nettleton, 370 Oakland av; builder, Hans Hermansen, 340 Oakland av. Plan No. 1023.

OCEAN AV., w s, 2,500 n Mill rd, Oakwood Beach, 1-sty frame bungalow, 18x36; cost, \$350; owner, Walter Steering, Stapleton, S. I.; builder, E. R. Fuchs, 205 East 9th st. Plan No. 1037.

RICHMOND AV., n w cor Hatfield pl, Port Richmond, 2-sty frame dwelling, 30x28; cost, \$3,400; owner, Eliz. Morrison, Richmond av, Port Richmond; architect and builder, W. F. Behler, 84 Clinton av, Port Richmond. Plan No. 1031.

RICHMOND RD., n s, 600 Union pl, New Dorp, 2-sty frame dwelling, 19x39; cost, \$3,100; owner, Alfred Hughes, 3409 Richmond rd; architect, Chas. Doroshook, Castleton Corners. Plan No. 1026.

TODT HILL RD., w s, 192 s Richmond tpk, Middletown, 2-sty frame dwelling, 18x26; cost, \$2,000; owner, Patrick O'Callahan, care builders; architects and builders, Dinnebell Bros., 200 5th av, Manhattan. Plan No. 1034.

STABLES AND GARAGES.
JEWETT AV., e s, 110 s Post av, West New Brighton, 1-sty frame garage, 10x16; cost, \$100; owner, L. S. Lord, 267 Jewett av, West New Brighton; builder, W. I. Pero, 928 Post av, Port Richmond. Plan No. 1025.

STORES AND DWELLINGS.

BLOCKFORD AV., n s, 427 w Richmond av, Port Richmond, 2½-sty frame store and dwelling, 19x39; cost, \$1,800; owner, Mary G. Ollard, 326 Grand st, Port Richmond; architect, Harry W. Pelcher, Port Richmond; builders, Buttermark & Paul, 97 Morningstar rd, Elm Park. Plan No. 1029.

MISCELLANEOUS.

AMBOY RD., w s, 80 s Pleasant Plains rd, Pleasant Plains, concrete cesspool; cost, \$75; owner, Antonio Firello, Prince Bay, N. Y.; architect, A. H. McGuhan, Prince Bay, N. Y. Plan No. 1024.

BELAIR RD., s s, 825 w New York av, Rosebank, block greenhouse; cost, \$1,500; owner, L. A. Dreyfus, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 1033.

RAILROAD AV., n s, 60 w Cedar av, Arrochar, 1-sty frame shed, 10x12; cost, \$50; owner, C. Copalo, on premises; builder, F. Catanzano, 209 East 104th st, Manhattan. Plan No. 1038.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEACH ST., 30-32 and 35-37 North Moore st, build brick wall to 6-sty brick warehouse; cost, \$1,200; owner, Merchants' Refrigerating Co., 161 Chambers st; architect, Nelson K. Vanderbeek, 200 11th av. Plan No. 2438.

CENTER ST., 240, Broome and Grand sts, new partitions, stairs to 5-sty fireproof police headquarters; cost, \$550; owner, the City of New York, care Police Department, 240 Center st; architect, Thomas E. O'Brien. Plan No. 2430.

DIVISION ST., 135-137, s s, 50 w Canal st, reinforce floor girders and columns, cement floors, stairway, fire escapes, water closets, enlarge elevator shaft, remove stalls to 6-sty brick garage; cost, \$10,000; owner, Harris Witkin, 207 East Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 2422.

DIVISION ST., 267, s s, 86 w Gouverneur st, new water closet compartment, skylight, bath room to 3-sty brick tenement; cost, \$200; owner, Katherine Klinek, Merrick av, Merrick, L. I.; architects, Gross & Kleinberger, 75 Bible House, Astor pl. Plan No. 2470.

DIVISION ST., 185, s s, 52 Jefferson st, erect new stairs, bulkhead to 4-sty brick store and lofts; cost, \$500; owner, Fannie Arinstein, 566 West 159th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2475.

EAST BROADWAY., 155, s s, 90 w Rutgers st, new stair enclosure, partitions, extend stairs to 6-sty brick store, factory and lofts; cost, \$4,000; owner, Daniel Mullins, 157 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2435.

HOWARD ST., 37, s e cor Broadway, install new elevators, shaft, stairs, stair enclosure to 6-sty brick store and lofts; cost, \$25,000; owner, Miller Estate, 431 West 14th st; architect, James S. Maher, 431 West 14th st. Plan No. 2472.

HUDSON ST., 285, install well hole to 4-sty brick shop, club rooms; cost, \$100; owner, Eleanor B. Lenane, 314 West 103d st; architect, A. D. Crosett, 30 East 42d st. Plan No. 2429.

MORTON ST., 91-97, n s, Greenwich to Washington st, new opening and fireproof doors to 8-

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Plans Filed Alterations (continued).

sty fireproof store and lofts; cost, \$250; owner, Charles L. Hoffman Estate, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2476.

MOTT ST, 73-75, w s, 128 s Canal st, install new w. c., extend fire-escapes to 5-sty brick stores and tenement; cost, \$600; owner, Sarah A. Albro, 611 East 179th st; architect, M. Joseph Harrison, World Bldg. Plan No. 2451.

WALL ST, 60-62, n s, 190 w Pearl st, erect new fireproof extension to 14 and 26-sty fireproof offices; cost, \$500; owner, 60 Wall street Corporation, 60 Wall st; architect, Frederick Ebeling, 21 Park Row. Plan No. 2442.

WALL ST, 68-70, change entrance to two 5-sty brick offices and stores; cost, \$500; owner, Index Realty Co., 431 West 14th st; architect, James S. Maher, 433 West 14th st. Plan No. 2473.

WOOSTER ST, 128, s e cor Prince st, replace show windows, remodel fire escape to 5-sty brick store and factory; cost, \$500; owner, Mrs. Emma C. Sillocks, 145 West 105th st; architect, Anthony Vendrasco, 183 Spring st. Plan No. 2444.

11TH ST, 311-315 East, concrete floor, ceiling, construct 1-sty brick building, stairs, chimney, 78 stalls, skylights, plumbing to 3-sty brick milk depot; cost, \$14,000; owner, Adelaide Watson, Los Angeles, Cal., E. Hartwig & E. E. Schmitt; architect, Henry Neus, 1827 Topping av, Bronx. Plan No. 2447.

14TH ST, 8 East, s s, 100 e 5th av, erect new stairs, bulkhead, fireproof doors to 5-sty brick store and lofts; cost, \$200; owner, Adolph Finkelnstein, 8 East 14th st; architect, Morris Schwartz, 194 Bowery. Plan No. 2448.

14TH ST, 150, s w cor 3d av, remove chimneys to 3-sty brick store and billiard room; cost, \$150; owner, Walter Kerr, 150 East 14th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2474.

15TH ST, 366 West, s e cor 9th av, erect steel tank supports, new tanks to 6-sty brick store and lofts; cost, \$2,000; owner, Howard B. Tuttle, care Tide Water Bldg. Co., 16 East 33d st; architect, The Rusing Co., 39 Cortlandt st. Plan No. 2467.

16TH ST, 5-7 East, n s, 141 e 5th av, additional exits, stairway, platforms, fireproof doors to 12-sty fireproof store and lofts; cost, \$6,000; owner, Emigrant Industrial Saving Bank, 4 Chambers st; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 2428.

19TH ST, 247-253 West, construct steel tank supports to 10-sty fireproof store and lofts; cost, \$2,100; owner, Revel Realty & Security Co., 51 Chambers st; architect, The Rusing Co., 39 Cortlandt st. Plan No. 2440.

21ST ST, 18-20 West, install steel tank supports to 11-sty fireproof store and lofts; cost, \$2,000; owner, Samuel Floersheimer, 18-20 West 21st st; architect, The Rusing Co., 39 Cortlandt st. Plan No. 2452.

26TH ST, 33 West, n s, 300 e 6th av, new partitions, wall and steps to 4-sty brick store and dwelling; cost, \$500; owner, S. C. C. Livingston, 33 West 26th st; architect, Lee Samenfeld, 860 Hancock st, Brooklyn. Plan No. 2456.

35TH ST, 441 West, new fireproof windows to 5-sty brick tenement; cost, \$75; owner, Adolph Schindler, 304 West 34th st; architect, Wm. H. Dusenbury, 31 East 27th st. Plan No. 2460.

35TH ST, 26-28 West, s s, 375 w 5th av, erect new pent house to 3-sty brick offices and lofts; cost, \$500; owner, Revillon Freres, 26-28 West 35th st; architects, Seymour & Schonewald, Grand Central Terminal. Plan No. 2424.

36TH ST, 12 East, 170 w Madison av, install new elevator and shaft, stairway to 4-sty brick res.; cost, \$4,000; owner, William Waldorf Astor, Esq., London, England; attorney, Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2461.

37TH ST, 434-436 West, s s, 300 e 10th av, build new partitions, door openings to 4-sty brick police station; cost, \$1,800; owner, the City of New York, care Police Department, 240 Center st; architect, Thomas E. O'Brien, 240 Center st. Plan No. 2431.

38TH ST, 1-11 West, n w cor 5th av, build new fireproof floor, wall, show window, entrance, alter stairs to 10-sty fireproof department store; cost, \$5,000; owners, Frank V. and John H. Burton; architects, Starrett & Van Vleck, 8 West 40th st. Plan No. 2449.

40TH ST, 611 West, install new stairs, partitions, skylights, water closet to 2-sty brick abattoir offices; cost, \$1,000; owner, Henry Strauss, 611 West 40th st; architects, Gronenberg and Leuchtig, 303 5th av. Plan No. 2445.

40TH ST, 613-619 West, n s, 225.1 w 11th av, new door and window opening to 3-sty brick slaughter house; cost, \$100; owners, James M. & Patrick Scanlan, 619 West 40th st; architect, Will H. Erler, 345 5th av. Plan No. 2465.

41ST ST, 536-538 West, remove main building to 3-sty brick factory; cost, \$4,000; owner, Loewer Realty Co., 527 West 42d st; architect, John Ph. Voelker, 979 3d av. Plan No. 2471.

42D ST, s e cor 7th av and Broadway, s w cor 42d st, reset store front, new balcony, toilet and floor to 7-sty fireproof stores and offices; cost, \$1,000; owner, Charles H. Coe Estate, 69 Wall st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 2464.

45TH ST, 121 West, additional stairs, partitions, change stairs to 3-sty brick club; cost, \$1,000; owner, James Hebron, 265 West 70th st; architect, Lawrence M. Loeb, 37 East 28th st. Plan No. 2446.

46TH ST, 56 West, new fire escape to 5-sty brick factory; cost, \$300; owner, John W. Wood, 95 Liberty st; architect, Milton Zeisler, 433 East 74th st. Plan No. 2466.

47TH ST, 74 West, s s, 61 e 6th av, new show window, partitions to 4-sty brick dwelling and show rooms; cost, \$300; owner, J. Leo Honigman, 361 Greenwich st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 2457.

47TH ST, 613-615 West, new brick work, stairs, entrance, ceiling, boiler, roof tiers, partitions, roof, fire escapes, skylights to two 1, 2 and 3-sty frame and brick factory; cost, \$3,500; owners, Beinhauer Bros. Realty Co., 617 West 47th st; architect, Chas. M. Straub, 147 4th av. Plan No. 2419.

50TH ST, 238-240 West, 150 e 8th av, build new glass front to 3-sty brick store and lofts; cost, \$200; owner, Sarah C. Curry, 115 West 33d st; architect, Adolph E. Nast, 546 5th av. Plan No. 2468.

50TH ST, 501 West, n w cor 10th av, erect bridge to 5-sty brick club house; cost, \$175; owner, Young Women's Christian Association of New York, 600 Lexington av; architect, William S. Miller, 141 East 40th st. Plan No. 2436.

51ST ST, 161-165 East, n s, 225 east Lexington av, erect new partitions and plumbing fixtures to 5-sty brick police station; cost, \$1,100; owner, City of New York, care Police Department, 240 Center st; architect, Thos. E. O'Brien, 240 Center st. Plan No. 2432.

52D ST, 524-540 West, s s, 300 w 10th av, install new windows to 6-sty brick factory; cost, \$350; owners, Hardman Peck & Co., 524 West 52d st; architect, James W. Cole, 515 West 50th st. Plan No. 2463.

52D ST, 21-27 East, n w cor Madison av, new partition for bath room to 9 and 10-sty brick apartment house; cost, \$350; owner, Berkshire Apartment Assn., 500-506 Madison av; architect, Adolph E. Nast, 546 5th av. Plan No. 2421.

58TH ST, 232 West, s s, 126 e Broadway, erect new stairs, partitions, show window, door to 2-sty brick store and office; cost, \$1,200; owner, Mrs. Martha Buell Munn, 18 West 58th st; architect, Morris Schwartz, 194 Bowery. Plan No. 2420.

58TH ST, 41-43, new partitions, elevator shaft, skylight, doors, floor entrance, etc., to 4-sty brick res.; cost, \$9,400; owner, Barbara F. Schurman, care Jacob Schurman, Ithaca, N. Y.; architect, Elwood Hughes, 404 West 34th st. Plan No. 2458.

64TH ST, 232 East, s s, 155 w 2d av, cut new door openings to 6-sty brick tenement; cost, \$150; owner, Charles Pittman, 200 East 69th st; architect, Otto L. Spannake, 13 Park Row. Plan No. 2437.

66TH ST, 3-5 West, build handball court on roof to 5-sty brick gymnasium; cost, \$500; owner, Durland Co., 5 West 66th st; architect, W. J. Larch, 30 East 42d st. Plan No. 2450.

76TH ST, 370 East, s w cor 7th av, new store front, toilet room, sash, door opening to 5-sty brick stores and tenement (15 families); cost, \$1,000; owner, George Ehret, attorney, George Ehret, Jr., 3 East 93d st; architect, L. Kern, 422 East 92d st. Plan No. 2425.

88TH ST, 432-434 East, s s, 306 e 1st av, new partitions, door opening to 4-sty brick police station; cost, \$2,200; owner, City of New York, care Police Department, 240 Center st; architect, Thos. E. O'Brien, 240 Center st. Plan No. 2433.

96TH ST, 243-253 West, n w cor Broadway, construct musicians' pit to 3-sty fireproof theatre, stores and offices; cost, \$300; owner, Broadway & 96th Street Realty Co., 126 West 46th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 2454.

100TH ST, 162 East, build new stairway, bulkhead, walls, mason work, floors to 5-sty brick apartments; cost, \$5,000; owner, Anna B. Halsted, 1 West 72d st; architect, Charles S. E. Dieterlen, 41 West 127th st. Plan No. 2455.

122D ST, 208 West, s s, 145 w 7th av, new w. c. compartments, 3 baths to 3-sty brick dwelling; cost, \$300; owner, Samuel Fefferman, 208 West 122d st; architect, Arthur Weiser, 271 West 125th st. Plan No. 2457.

126TH ST, 167-169 East, n w cor 3d av, construct fire-escape, partition, door openings to 3-sty brick lofts and store; cost, \$500; owner, Ray H. Winsten Estate, 301 West 105th st; architect, Frank Hausle, 81 East 125th st. Plan No. 2426.

142D ST, 601 West, n w cor Broadway, erect new partitions to 6-sty brick stores and tenement; cost, \$200; owner, Catharine Irwin Estates, 1238 3d av; architect, Frank J. Scheffek, 4168 Park av. Plan No. 2441.

BOWERY, 129, n e cor Grand st, construct new store front, partitions to 5-sty brick stores and hotel; cost, \$750; owner, George Ehret, 235 East 92d st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 2469.

BROADWAY, 749-755, s w cor 8th st, new platforms to four 5, 7, 7 and 6-sty brick stores and lofts; cost, \$3,000; owner, Trustees of the Sailors' Snug Harbor, 61 Broadway; architects, Maynicke & Franke, 25 East 26th st. Plan No. 2453.

LEXINGTON AV, 242, w s, 64 n 34th st, new store fronts, columns, girders, partitions, stairs, create stores and apartments to 5-sty brick stores and dwelling; cost, \$5,500; owner, Randolph Hurry, 242 Lexington av; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 2462.

1ST AV, 206, e s, 100 e 13th st, rearrange stairs, partitions to 3-sty brick store, office and studio; cost, \$300; owner, Morris Goldstein, 206 1st av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2434.

2D AV, 2074, erect partitions, water closets to 4-sty brick store, lofts and studio; cost, \$500; owner, Jacob Heistein, 235 Raddle st, L. I. City; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 2439.

7TH AV, 350, w s, 100 s 30th st, new water closet compartments, mullion window to 4-sty brick store and dwelling; cost, \$500; owner, Edward J. Appel, 202-204 East 42d st; architect, William Kurtzer, 1753 Boston rd, Bronx. Plan No. 2427.

8TH AV, 2175, w s, 52 n 117th st, erect fireproof shaft and doors to 5-sty brick tenement; cost, \$150; owner, Louis Wharry, 2175 8th av; architect, Patrick J. Murray, 201 Bush st, Bronx. Plan No. 2443.

9TH AV, 793 & 402-4 West 53d st, cut new opening, fireproof doors to three 4 and 5-sty brick tenement; cost, \$150; owners, Philip J.

and Bernard Curry, 116 Nassau st; architect, John H. Knobel, 305 West 43d st. Plan No. 2423.

Bronx.

EXTERIOR ST, w s, 50 s 138th st, extension, 16x75, to mezzanine floor to 1-sty brick storage; cost, \$300; owners, Long Dock Mills & Elevator Co., A. B. O'Neill, 135th st and Mott Haven Canal, Pres.; architects, B. H. & C. N. Whinston, 148th st and 3d av. Plan No. 450.

167TH ST, n e cor Kelly st, new partitions to 1-sty brick stores; cost, \$500; owners, Value Realty Co., Jacob Marx, 170 Broadway, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 448.

CONCORD AV, 432, 2-sty frame extension, 9x10 to 2-sty frame dwelling; cost, \$300; owners, Chas. & Lena King, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 455.

GRAND CONCOURSE, e s, 56.897 n Mt Hope av, new stairs, new partitions to 10-sty brick tenement; cost, \$2,000; owner and architect, Otto J. Schwarzler, 369 East 167th st. Plan No. 451.

MATTHEWS AV, w s, 50 n Rhineland av, move 3-sty frame stores and dwelling; cost, \$1,500; owners, Frederick and Pauline Blum, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 449.

MT HOPE AV, 1769, move 3-sty frame dwelling; cost, \$500; owner, Thos. G. Price, 2021 Arthur av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 453.

ROSEDALE AV, e s, 200 s Walker av, 1 sty of brick built under 2 1/2-sty frame dwelling; cost, \$1,800; owner, John Hatterech, on premises; architect, M. A. Buckley, 1573 Lurtig av. Plan No. 454.

3D AV, 2615, new beams, new partitions, &c. to 5-sty brick stores and tenement; cost, \$1,000; owner, Ida Kraus, 2491 Broadway; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 452.

Brooklyn.

CARROLL ST, n s, 100 w Brooklyn av, extension to 3-sty dwelling; cost, \$350; owner, Daniel J. McNamara, on premises; architect, E. A. Schoettel, 1034 Jefferson av. Plan No. 7441.

COLUMBIA ST, e s, 20 s President st, plumbing to 3-sty store and dwelling; cost, \$160; owner, Kate Hatfield, on premises; architect, John Burke, 372 Union st. Plan No. 7492.

COMMERCE ST, n s, 210 e Richards st, interior alterations to 2-sty stable; cost, \$750; owner, John A. Casey, 144 Maiden la, Manhattan; architect, The Gibbons Co., 318 Columbia st. Plan No. 7552.

DELMONICO PL, n e cor Ellery st, interior alterations to 3-sty store and tenement; cost, \$100; owner, Isaac Rubinowitz, 76 Beaver st; architect, Lev Koen, 76 Graham av. Plan No. 7494.

ELLERY ST, s s, 70 w Sumner av, interior alterations to 3-sty store and tenement; cost, \$200; owner, Chas. Seelig, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 7580.

FLOYD ST, s s, 130 e Marcy av, interior alterations to 3-sty tenement; cost, \$150; owner, Max Green, 441 Lorimer st; architect, Tobias Goldstone, 50 Graham av. Plan No. 7471.

FREEMAN ST, e s, 283.3 s Doughty st, extension to 2-sty storage; cost, \$3,000; owner, Hugh DeHaven, 50 Columbia Heights; architect, A. Ulrich, 371 Fulton st. Plan No. 7548.

FROST ST, n s, 95 e Union av, extension to 1-sty storage; cost, \$1,000; owners, Polk Campbell & ano, 298 Union st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 7549.

FULTON ST, n w cor Carlton av, interior alterations to 3-sty store and tenement; cost, \$300; owner, Thos. P. Wallace, 239 Stuyvesant av; architect, Willard Parker, 24 McDonough st. Plan No. 7535.

HOYT ST, e s, 80 s Battery pl, interior alterations to 3-sty store and tenement; cost, \$250; owner, Elias Brown, 1851 78th st; architect, D. A. Lucas, 98 3d st. Plan No. 7550.

JEROME ST, e s, 180 s Sutter av, interior alterations to 3-sty dwelling; cost, \$300; owner, Morris Linden, 471 Jerome st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7539.

MAGENTA ST, n s, 145.8 e Euclid av, extension to 2-sty dwelling; cost, \$300; owner, Robt. Chrichton, on premises; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 7536.

MAIN ST, e s, 109.5 s Front st, extension to 3-sty store and dwelling; cost, \$300; owner, Angelina Chavella, on premises; architect, Pasquale Gagardi, 239 Navy st. Plan No. 7459.

MAIN ST, e s, 89.3 s Front st, extension to 7-sty store and tenement; cost, \$350; owner, Angelina Chiarella, on premises; architect, Pasquale Gagardi, 239 Navy st. Plan No. 7458.

RICHARDSON ST, s s, 320 e Humboldt st, extension to 3-sty factory; cost, \$6,000; owner, Benj. Hirschberg, on premises; architect, Harry Dorf, 614 Richardson st. Plan No. 7467.

SCHERMERHORN ST, s s, 72.9 w Smith st, elevator; cost, \$4,800; owner, Eltrick Novelty Co., 122 Hudson st, Manhattan; architects, A. B. See El. Co., 220 Broadway, Manhattan. Plan No. 7503.

STAGG ST, s s, 50 w Waterbury st, interior alterations to 3-sty store and tenement; cost, \$425; owner, Abraham Schiff, 481 Jefferson av; architects, Messinger & Wallant, 394 Graham av. Plan No. 7593.

WALCUTT ST, n s, 230 e Ferris st, interior alterations to 3-sty tenement; cost, \$1,000; owner, Samuel Wira, 28 Greenwich st, Manhattan; architect, Samuel Cohen, 503 5th av, Manhattan. Plan No. 7484.

WILLOUGHBY ST, n w cor Jay st, interior alterations to 3-sty store and dwelling; cost, \$2,000; owner, Abraham Hochberg, 37 Wil-

loughby st; architect, Phillip Schmidt, 515 Kosciusko st. Plan No. 7521.

NORTH 1ST ST, s s, 16.8 w Bedford av, elevator to loft; cost, \$885; owner, Hy. W. Tholen, 61 Cortlandt st, Manhattan; architect, Elevator & Repair Supply Co., 176 Liberty st, Manhattan. Plan No. 7619.

SOUTH 2D ST, s s, 85 e Havemeyer st, extension to 3-sty store and tenement; cost, \$200; owners, Jacob Holtz & ano, 270 South 2d st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7612.

WEST 15TH ST, w s, 250 s Neptune av, interior alterations to 2-sty dwelling; cost, \$450; owner, Pasquale Farese, on premises; architect, S. B. McDonald, 2827 West 15th st. Plan No. 7475.

30TH ST, s s, 100 w 4th av, interior alterations to 2-sty dwelling; cost, \$400; owner, Gabriella Dorante, on premises; architect, Joseph Hartung, 54 2d st. Plan No. 7589.

WEST 36TH ST, w s, 250 n Mermaid av, extension to 2-sty dwelling; cost, \$800; owner, Paul Leeta, on premises; architect, John Burke, 372 Union st. Plan No. 7444.

62D ST, s s, 200 e 13th av, interior alterations to 2-sty dwelling; cost, \$200; owner, Mrs. Rose Pace, on premises; architect, Angelo H. Martini, 6005 14th av. Plan No. 7495.

EAST 92D ST, n w cor Schenck pl, extension to 2-sty dwelling; cost, \$250; owner, John H. Vreeland, on premises; architect, R. D. Kay, Jr., 201 Montauk av. Plan No. 7489.

ATLANTIC AV, s e cor Smith st, extension to 4-sty store and dwelling; cost, \$2,500; owner, Morris Kurtz, 169 Smith st; architect, Albert Ulrich, 371 Fulton st. Plan No. 7587.

ATLANTIC AV, s s, 20 e Smith st, extension to 3-sty store and dwelling; cost, \$2,500; owner, Morris Kurtz, 169 Smith st; architect, Albert Ulrich, 371 Fulton st. Plan No. 7586.

BEDFORD AV, s e cor Wilson st, exterior alterations to 2-sty garage; cost, \$250; owner, Dr. Hy. M. Grobel, on premises; architect, Hy. Klan, 505 East 15th st, Manhattan. Plan No. 7596.

BEDFORD AV, n w cor south 6th st, electric sign; cost, \$150; owner, Kels S. Mollenhauser, 147 Broadway; architect, Geo. Wagner, 161 East 8th st, Manhattan. Plan No. 7479.

BLAKE AV, s s, 60 w Ashford st, extension to 2-sty store and dwelling; cost, \$1,500; owner, Sarah Silverman, 1522 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7426.

BUSHWICK AV, s s, 105 w Grove st, extension to 4-sty dwelling; cost, \$3,000; owner, John L. Bauer, 984 Bushwick av; architect, Willard Parker, 24 McDonough st. Plan No. 7551.

CARLTON AV, w s, 389.4 n Atlantic av, extension to 3-sty dwelling; cost, \$300; owner, Luigi Novellino, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 743.

CHURCH AV, n e cor Flatbush av, extension to 3-sty store and dwelling; cost, \$300; owner, Eliza Styker, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7452.

DE KALB AV, n s, 125 w Stuyvesant av, extension to 3-sty store and tenement; cost, \$175; owner, Abr. E. Kaho, on premises; architect, Lew Koen, 76 Graham av. Plan No. 7570.

FLATBUSH AV, e s, 85 s Lafayette av, extension to 4-sty store and dwelling; cost, \$2,000; owner, Fredk. Wilms, 672 President st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7468.

FLATBUSH AV, w s, 40 n 5th av, interior alterations to 1-sty store; cost, \$2,500; owner, Wm. E. Harmon, 261 Broadway, Manhattan; architect, Irving B. Ellis, 47 West 34th st. Plan No. 7506.

FRANKLIN AV, e s, 55 s Park pl, interior alterations to 2-sty store and dwelling; cost, \$1,300; owner, Jacob Sachs, 40 Bartlett st; architect, Max Hirsch, 391 Fulton st. Plan No. 7537.

GEORGIA AV, w s, 84.6 s New Lots av, interior alterations to ten 2-sty dwellings; total cost, \$10,000; owner, Vernewel Realty & Constn. Co., 221 New Lots av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7513.

GRAHAM AV, n w cor Meeker av, interior alterations to 3-sty tenement; cost, \$125; owner, Jos. Fallert Brew. Co., 52 Meserole st; architect, John G. Dreyer, 75 Oakland st. Plan No. 7553.

GRAHAM AV, w s, 70 n Grand st, interior alterations to 3-sty dwelling; cost, \$500; owner, Wm. Adler, on premises; architect, Chr. Bauer, 861 Manhattan av. Plan No. 7440.

GRAHAM AV, w s, 154.9 s Driggs av, extension to 3-sty store and dwelling; cost, \$500; owner, Sarah Solomon, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 7434.

HARRISON AV, w s, 67 s Lynch st, plumbing to 3-sty store and tenement; cost, \$100; owner, Chas. Bursky, 1645 3d av; architect, Meyer Edelstein, 37 Meserole st. Plan No. 7501.

KENT AV, e s, 155 w DeKalb av, plumbing to 4-sty factory; cost, \$400; owner, Wm. Hoane Co., on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7574.

LAFAYETTE AV, n s, 223 e Tompkins av, extension to 2-sty dwelling; cost, \$225; owner, John Kaiser, 723 Lafayette av; architect, Lew Keon, 76 Graham av. Plan No. 7610.

LEWIS AV, e s, 20 n DeKalb av, interior alterations to 3-sty tenement; cost, \$350; owner, Saml. M. Scher, on premises; architect, Tobias Goldstone, 50 Graham av. Plan No. 7595.

PITKIN AV, n s, 33 e Osborn st, exterior and interior alterations to 5-sty store and tenement; cost, \$250; owner, Geo. Tonkonagy, 1765 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7576.

ST. MARKS AV, s w cor New York av, extension to 1-sty brick garage; cost, \$1,500; owner, Caroline Candidus, on premises; architect, Chr. Bauer, 861 Manhattan av. Plan No. 7572.

ST. MARK'S AV, s w cor Hopkinson av, extension to 3-sty store and dwelling; cost,

\$2,000; owner, Jacob Abramowitz, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7462.

SUMNER AV, s w cor Stockton st, interior alterations to 3-sty store and dwelling; cost, \$600; owner, Jos. Kees, 756 Marcy av; architect, Willard Parker, 24 McDonough st. Plan No. 7478.

WILLIAMS AV, e s, 120 n Dumont av, interior alterations to 3-sty store and dwelling; cost, \$600; owner, Hy. Sherman, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 7483.

WILLOUGHBY AV, n w cor Sanford st, extension to 3-sty factory; cost, \$15,000; owner, Anton Chapal, 413 Willoughby av; architect, E. J. Messinger, 394 Graham av. Plan No. 7460.

3D AV, e s, 25.2 n 43d st, extension to 3-sty store and tenement; cost, \$500; owner, David Richter, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 7449.

4TH AV, s w cor 35th st, extension to 3-sty store and dwelling; cost, \$1,750; owner, Saml. S. Goldner, 572 48th st; architect, Jos. Hartung, 548 2d st. Plan No. 7455.

13TH AV, s e cor 60th st, extension to 1-sty theatre; cost, \$5,000; owner, Jos. Dangelo, 1214 60th st; architect, C. Schubert, 366 5th av, Manhattan. Plan No. 7611.

13TH AV, e s, 60 s 42d st, extension to 3-sty store and dwelling; cost, \$500; owner, Saml. Silverman, on premises; architect, Samuel Gardstein, 1168 45th st. Plan No. 7602.

19TH AV, n w cor 79th st, extension to 2-sty dwelling; cost, \$500; owner, Jos. Carneval, on premises; architects, Horenburger & Bardes, 122 Bowers, Manhattan. Plan No. 7577.

Queens.

ARVERNE.—Elizabeth av, s s, 240 w Wavecrest av, plumbing to dwelling; cost, \$50; owner, J. H. Phraner, premises. Plan No. 2492.

BAYSIDE.—Belle av, e-s, 1/4 mile n Bayside av, interior alterations to stable to provide for dwelling; cost, \$4,500; owner, Mathew Rock, Bayside; architect, F. H. Briggs, Plandome, L. I. Plan No. 2504.

BAYSIDE.—Eell av, e s, 275 n Lawrence boulevard, plumbing to dwelling; cost, \$50; owner, Mrs. C. Hardy, premises. Plan No. 2528.

COLLEGE POINT.—18th st, s w cor 5th av, 1-sty frame extension, 15x40, rear dwelling, tin roof; cost, \$275; owner, G. Sanda, premises. Plan No. 2530.

ELMHURST.—Remsen av, w s, 180 s Calmus rd, 1-sty frame extension, 18x13, rear dwelling, tin roof; cost, \$350; owner, John Jansky, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2522.

ELMHURST.—Toledo st, e s, 125 n Maurice av, plumbing to three dwellings; cost, \$90; owner, Mrs. Clark, premises. Plan Nos. 2481-2-3.

EVERGREEN.—Forest av, s e cor Myrtle av, plumbing to dwelling; cost, \$60; owner, E. Conner, 2329 Myrtle av, Evergreen. Plan No. 2489.

FLUSHING.—Broadway, 135, alter dwelling; cost, \$50; owner, I. Rogo, on premises. Plan No. 2498.

FLUSHING.—Central av, s e cor Geranium st, new chimney to dwelling; cost, \$75; owner, Geo. Schaeffer, premises. Plan No. 2499.

FLUSHING.—Sandford av, s s, 509 e Parsons av, interior alterations to dwelling; cost, \$300; owner, A. Hehung, premises. Plan No. 2480.

FLUSHING.—Cypress av, 209, new stoop to dwelling; cost, \$250; owner, Mrs. Susan Merrick, premises. Plan No. 2525.

GLENDALE.—Richard av, 57, plumbing to dwelling; cost, \$65; owner, A. Kreahtlin, premises. Plan No. 2523.

GLENDALE.—Tompkins av, 37, plumbing to dwelling; cost, \$65; owner, P. Kellman, premises. Plan No. 2524.

JAMAICA SOUTH.—Hazel st, e s, 300 s Rockaway rd, 1-sty frame extension, 12x10, rear dwelling, tin roof; cost, \$100; owner, A. Thiergartner, premises. Plan No. 2509.

JAMAICA.—Elm st, e s, 240 n South st, new foundation to dwelling; cost, \$600; owner, Nathan Pimms, premises. Plan No. 2503.

L. I. CITY.—Newtown av, 2, electric sign on store; cost, \$100; owner, B. Kalmint, premises. Plan No. 2511.

L. I. CITY.—Queens st, w s, 144 n Railroad av, 3-sty brick extension, 25x20, rear shop, slag roof, interior alterations; cost, \$2,000; owners, Rossenwasser Bros., premises; architect, A. Martin, 34 West 28th st, Manhattan. Plan No. 2515.

L. I. CITY.—Jamaica av, n e cor 2d av, new store fronts and interior partitions to dwelling; cost, \$500; owner, Louisa Barge, premises. Plan No. 2508.

L. I. CITY.—Crescent st, 141, plumbing to dwelling; cost, \$50; owner, Carmina Ciafone, premises. Plan No. 2486.

L. I. CITY.—6th av, 536, plumbing to dwelling; cost, \$75; owner, M. H. Tullis, premises. Plan No. 2484.

L. I. CITY.—Steinway av, 508, plumbing to dwelling; cost, \$150; owner, G. Lorenz, premises. Plan No. 2477.

L. I. CITY.—Borden av, n s, 450 e Van Alst av, new foundation to factory; cost, \$500; owner, A. D. S. Corp., premises. Plan No. 2531.

L. I. CITY.—12th av, e s, 100 s Broadway, new bay window to dwelling; cost, \$800; owner, Anna Reges, 304 Grand av, L. I. City. Plan No. 2475.

MASPETH.—Grand st, n w cor Hamilton pl, interior alterations to stable; cost, \$500; owner, J. Seedorf, premises. Plan No. 2514.

MIDDLE VILLAGE.—Market st, s s, 25 e Main av, interior alterations to store and dwelling; cost, \$500; owner, M. M. Feldman, premises. Plan No. 2497.

MIDDLE VILLAGE.—Metropolitan av, s s, 137 w Griffith st, plumbing to dwelling; cost, \$60; owner, Geo. Von Flede, premises. Plan No. 2491.

MORRIS PARK.—Elm pl, s s, 20 w Morris av, plumbing to church; cost, \$800; owner, St. Paul's Evang. Church, premises. Plan No. 2476.

OZONE PARK.—Lawn av, w s, 275 n Liberty av, plumbing to dwelling; cost, \$50; owner, J. McKenna, premises. Plan No. 2527.

OZONE PARK.—Wyckoff av, n e cor Broadway, interior alterations to storage; cost, \$600; owner, J. H. Bessetto, premises. Plan No. 2488.

RICHMOND HILL.—Hamilton av, e s, 250 s Jamaica av, plumbing to dwelling; cost, \$50; owner, M. Garbel, premises. Plan No. 2529.

RICHMOND HILL.—Chestnut st, e s, 124 s Lexington av, plumbing to dwelling; cost, \$50; owner, J. Sullivan, premises. Plan No. 2505.

RICHMOND HILL.—Lexington av, 2244, plumbing to dwelling; cost, \$50; owner, D. W. Katze, premises. Plan No. 2479.

RICHMOND HILL.—Spruce st, w s, 240 s Belmont av, plumbing to dwelling; cost, \$50; owner, A. Swope, premises. Plan No. 2513.

RICHMOND HILL.—Lexington av, s s, 50 e Greenwood av, plumbing to dwelling; cost, \$50; owner, H. W. Redlein, premises. Plan No. 2506.

RICHMOND HILL.—Herold av, w s, 500 s Ornard st, plumbing to dwelling; cost, \$50; owner, R. W. Allen, premises. Plan No. 2507.

RIDGEWOOD.—Myrtle av, 141, electric sign on store; cost, \$235; owner, Margaret Sausele, 565 Graham av, Brooklyn. Plan No. 2485.

ROCKAWAY BEACH.—Beach 87th st, w s, 22 s Bruce pl, new post foundation to dwelling; cost, \$150; owner, Wm. Haungs, premises. Plan Nos. 2493-2494.

ROCKAWAY PARK.—Beach 113th st, s e cor Washington av, brick foundation to dwelling; cost, \$200; owner, Wm. Colton, premises. Plan No. 2495.

WHITESTONE.—30th st, 20, bay window to dwelling; cost, \$100; owner, A. Wallace McCrea, premises. Plan No. 2521.

WOODHAVEN.—Chichester av, s s, 20 e Napier av, plumbing to dwelling; cost, \$50; owner, Mrs. C. Napier, premises. Plan No. 2512.

Richmond.

BENNETT ST, s w cor Av B, Port Richmond, alteration to brick store and dwelling; cost, \$100; owner, Louis Ruchio, 30 Av B, Port Richmond; owner builds. Plan 484.

JERSEY ST, e s, 170 s Crescent av, New Brighton, alteration to frame store and dwelling; cost, \$450; owner and architect, Samuel Mendelowitz, New Brighton; builder, Louis Desgun, New Brighton. Plan No. 486.

NEW DORP LA, w s, 80 s Britton la, New Dorp, alteration to stucco dwelling; cost, \$75; owner, Margaret H. Neuendorf, P. O., L. B., 9 f, New Dorp. Plan No. 490.

ROCKAWAY ST, w s, 100 n Surf av, Tottenville, alteration to frame dwelling; cost, \$475; owner, E. Werner, 722 Rockaway st, Tottenville; builders, Pearson & Nilson, 280 Broadway. Plan No. 487.

WATERSIDE ST, e s, 60 s Britton la, New Dorp Beach, alterations to frame dwelling; cost, \$75; owner, Paul L. Wolf, 205 Waterside st; owner builds. Plan No. 482.

6TH ST, e s, 120 n Lincoln av, Midland Beach, alterations to frame bungalow; cost, \$70; owner, Miss E. H. Glendening, Midland Beach; builder, Kurt Grohman, Midland Beach. Plan No. 489.

BROADWAY, w s, 100 n Market st, West Brighton, alterations to frame store and dwelling; cost, \$350; owner, Thos. J. Birmingham, 240 Broadway; owner builds. Plan No. 488.

CLOVE AV, n s, 50 e Rhine av, Concord, alterations to brick shop; cost, \$400; owner, Emil Rodta, 886 Dambe av, Concord, architect and builder. Plan No. 491.

HOWARD AV, w s, 300 s Eddy st, Stapleton, alterations to frame play house; cost, \$260; owner, R. Meyer, Stapleton; builder, C. W. Peterson, Tompkinsville. Plan No. 481.

MORNING STAR RD, s e s, 75 n e Prospect, Mariners' Harbor, alterations to frame dwelling; cost, \$1,000; owner, Victor Perosi, 279 Morning Star rd; architect, L. S. Marino; owner builds. Plan No. 485.

OAKLAND AV, e s, 425 s Henderson av, West New Brighton, alterations to frame dwelling; cost, \$300; owner, J. G. Linolat, 10 Astor pl, Manhattan; builder, F. N. Van Name, 971 Post av, Port Richmond. Plan No. 492.

RICHMOND RD, s s, 150 e Garretson st, Richmond, alterations to frame stable; cost, \$700; owner, M. C. Hardy, Rossville, S. I.; builder, Alonzo Jersey, 158 Court st, Brooklyn. Plan No. 483.

PERSONAL AND TRADE NOTES.

ARNOLD & MOORE, metal ceiling contractors, have moved their shop and office from 437 East 90th st to 1733 Av A.

WILLIAM O. D. ISELIN, architect, will open an office at 12-14 East 46th st for the general practice of his profession.

ROBERT T. LYONS, architect, has moved his offices from 110 West 40th st to the new Vanderbilt Concourse Building, 52 Vanderbilt av.

JOHN C. WILLIAMS, INC., heating and ventilating engineer and contractor, has opened offices in the Woolworth Building, 233 Broadway.

BERNARD E. POLLAK, treasurer and general manager of the Pollak Steel Co., Cincinnati, O., has opened an Eastern office in the new Equitable Building, 120 Broadway.

WURM & KLUSSMAN, heating and plumbing contractors, 364 Ridgewood av, Brooklyn, desire samples and catalogues from manufacturers and jobbers in the heating and plumbing supply business.

J. MARTYN HAENKE, formerly connected with the J. Martyn Hanke Co., Inc., architects, 15 Broad st, has withdrawn from that concern and has started an independent practice of his profession at the same address.

BUILDING MATERIALS AND SUPPLIES

FURTHER ADVANCE IN STEEL PRICES—PORTLAND CEMENT STIFFENS—BRICK MARKET STIFF AND STEADY

Prospects of Continued Firmness
Loom Large as Winter Approaches

OCTOBER closes with more firmness in prices of building commodities of all kinds. Structural steel showed an upward movement from 1.659c to 1.619 and 1.669c. Portland cement manufacturers made their \$1.52 level alongside of dock, N. Y. firmer and common brick at \$6.75 and \$7 wholesale, N. Y. was stiff. Sand, crushed stone, lime, plaster, reinforcing material of all kinds, glass, flashing and hardware show better call and consequently lists are stiffer. Sanitary and decorative tile at the 12-cent level is well sustained, according to New York distributors, and there is sentiment favoring a fourteen cent level, providing the building movement maintains the impetus it obtained in August and September.

Dealers making their winter and early spring reservations are advised by important railroad companies to be prepared for further shortage of cars. Even at the present time cars are scarce and interroad borrowing is not always productive of moving freight. One important road, touching the great New Jersey clay belt, namely the New Jersey Central, has cars tied up on almost every siding awaiting dock room at its Jersey City terminal. Demurrage regulations have been applied with greater force by the roads to force unloading, but with varying success. The railroad companies foresee the greatest traffic in their history between now and the 1916 building season, and manufacturers are urging their representatives to advise their customers of these conditions.

October building throughout the country is expected to show a slight gain over August, if not over September. Practically every clay products plant east of the Rockies is busy, Portland cement companies are operating at very high tension, lumber is in small stock at the mills and tremendous shipments scheduled to come through the canal from the west coast have been tied up or are blockaded by the slide at Panama so that there is an increasing tension in this department.

Many fireplace fixture interests have reported an improvement in business, despite the recent advance made in the price of brass and copper equipment. The wrought iron and iron manufacturers are in accord with other wrought iron manufacturers in stating that more business is developing than they have been able to report in any recent autumn. Architectural terra cotta companies near New York and Chicago declare that their estimating departments are somewhat busier than in recent years.

Dealers are much interested in the tendency of brokers in the Wall street section to expand their office equipment during the rush in stock buying. Some big brokerage houses have expanded their space overnight. Material interests foresee a possible revival in Manhattan

construction if this expansion is later reflected in commercial office and sales-room demand. Financial interests, however, assert that it will take some time to absorb the amount of space available in the downtown section of Manhattan sufficiently to warrant important new building operations, but in the manufacturing centers of Queens, Brooklyn and the Bronx, there is a very definite movement of building materials which is considered likely to continue until well into the autumn of 1916, anyway.

Good building weather has had much to do in recent months with keeping materials moving in all parts of the country. This has rather upset the calculations of manufacturers who, almost universally, had planned to go into the winter with low mill supplies. For instance, the Hudson river brick interests supplying the major portion of brick for use in New York building construction, have made about 600,000,000 brick less than normal expecting a continuation of the building slump. Instead, demand has increased and prices have moved up. Near Chicago, the manufacturers of brick and clay products for building construction, made allowance for a shrinkage of construction this winter only to find that September plan filing showed a gain of 161 per cent. Philadelphia planned a conservative supply and was confronted in the same month with a gain of 71 per cent. from the corresponding month a year ago. Detroit came to the building material interests with a 142 per cent. gain and Boston with a 254.1 per cent. increase in building projections. It remained for Washington to develop a gain of 374.3 per cent. and Milwaukee 205 per cent. In the far west the manufacturers estimates were reversed. They planned for bigger demand and so far have found reductions. New York, covering all five boroughs, was shown to have developed a gain of 7.2 per cent.

It would appear from the foregoing conditions that distributors of all kinds of building materials in the middle and eastern sections of the country will make heavy calls for supplies and architects are being advised to make their plans and estimates accordingly, giving ample time to contractors to insure delivery and making allowance for higher prices in the first and second quarters of next year.

Plan filings in the five boroughs during the last week, follow: In the same week last year 194 new building plans were filed with an estimated total value of \$1,284,176.

	Week ending		Week ending	
	Oct. 22	Oct. 29	Oct. 22	Oct. 29
Manhattan.....	4	\$59,568	7	\$806,500
Bronx.....	10	213,800	13	569,700
Brooklyn.....	146	1,134,150	148	1,096,800
Queens.....	149	447,530	161	589,900
Richmond.....	36	47,882	18	34,225
Totals.....	345	\$1,902,930	347	\$3,097,125

LINSEED OIL.

Quotations Here Firm, with Demand Artificially Restricted.

IN the oil market this week paint interests were not in any noticeable hurry to buy their supplies of linseed oil at the 62 and 63 cent level, believing that the advance was due to manipulation near sources of supply. In the meantime, however, quotations stiffened and distributors were confident that new levels would be reached before very long. They say that there has been a correction in the estimate of flaxseed available and that the new figure is below the original estimates. Final word is awaited from the Department of Agriculture. Dealers are holding back, therefore, in anticipation of an upward correction in the figures, in which event prices will go down. Manufacturers believe that if anything the original estimate will be even lower than the latest one and prices will go higher.

COMMON BRICK FIRM.

Prices Steady at \$6.75 and \$7 Level—Demand Is Encouraging.

ALL Hudson and Raritan brick is firm at the new \$6.75 base. There are only a few wash brick and seconds going out under this figure. Manufacturers apparently are conserving supplies, as only fourteen barges were carried over the week-end. Dealers are buying only as immediate requirements dictate. There are several plants that are taking advantage of the late season to burn a second kiln of double coal brick. Raritan interests are holding their brick quite as stiff as are the Hudson agents. It is now considered doubtful that a further advance will be made in prices. As soon as quotations pass \$7 Connecticut brick begins to be a competitor for local business.

Advices from Connecticut plants capable of supplying this market are to the effect that

winter brick is proportionately as it is in the Hudson, with the exception that there is a relatively stronger building movement in that market than there is here.

The trade is advised that with normal winter construction there is ample brick for all purposes well into the opening of the 1916 season, but there is no prospect that this commodity will go below the present base price for standard, well burned, brick.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 28, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., Oct. 22-14.			
	Arrived.	Sold.	
Friday, Oct. 22.....	7	11	
Saturday, Oct. 23.....	6	4	
Monday, Oct. 25.....	19	13	
Tuesday, Oct. 26.....	1	6	
Wednesday, Oct. 27.....	3	4	
Thursday, Oct. 28.....	8	4	
Total.....	44	44	

Reported en route, Friday, Oct. 29-7.
Condition of market, firm. Prices: Hudsons, \$6.75 and \$7.00; Raritans, \$6.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.50 to — (yard). Cargoes left over Friday A. M., Oct. 29-14.

1914.		1915.	
Left over Friday A. M., Oct. 23-23.			
	Arrived.	Sold.	
Friday, Oct. 23.....	8	4	
Saturday, Oct. 24.....	7	5	
Monday, Oct. 26.....	13	15	
Tuesday, Oct. 27.....	1	4	
Wednesday, Oct. 28.....	5	4	
Thursday, Oct. 29.....	5	6	
Total.....	39	38	

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.50; Newark, yard, — to \$7.25; nominal. Left over Friday a. m., Oct. 30-24.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 28, 1915.....	1506
Total No. bargeloads sold Jan. 1 to Oct. 28, 1915.....	1492
Total No. bargeloads left over Oct. 29, 1915 14	14
Total No. bargeloads left over Jan. 1, 1914 87	87
Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 29, 1914.....	1394
Total No. bargeloads sold Jan. 1 to Oct. 29, 1914.....	1370
Total No. bargeloads left over Oct. 30, 1914 24	24

\$1.25 CEMENT AT MILL?

That Is What Some of the Manufacturers Say Is a Possibility.

MANUFACTURERS of Portland cement in the Lehigh district are apprehensive of conditions making necessary a sharp advance in the price of this commodity within the next few months.

The Record and Guide is informed from most trustworthy sources that it would not be surprising to those well informed upon conditions at the mills if prices there should advance from 90 cents, now ruling, to \$1.10, if not \$1.25, before the first of March. This will bring the price in large quantities along side of dock, New York, very near \$1.87 a barrel.

This information comes exclusively to the Record and Guide from the same sources that enabled this department last March to make the statement, when Portland cement was without bottom in this district and selling at or around sixty-five cents, mill, that it would be a dollar a barrel, mill, before present supplies were exhausted, which prophesy has been amply fulfilled. Now the statement is made that Portland cement will be nearer \$1.10 than 90 cents a barrel by the first of the year.

From equally reliable sources the Record and Guide is advised of the causes that are now at work to force this upward movement. One contributing factor is said to be the labor situation. The men at the mills have been led away to the neighboring steel mills at higher pay and if these men are to be retained voluntary wage increases will have to be made. These concessions may have to be made in the immediate future, especially if the present demand for Portland cement continues, necessitating the operation of plants at the capacity now maintained. That the demand will continue is shown alike by the fact that heavy rail orders are being placed by railroads throughout the east, requiring heavy accompanying orders of cement and the sharp gain in building projects as shown by the reports for August, September and very probably in October.

"Look back to 1907 and 1908 and you will see mill prices up to \$1.13 and \$1.11," said the Record and Guide's informant yesterday, "because at that time labor was scarce and demand was heavy. We have not had a repetition of these conditions since then, but they are shaping themselves for a still more acute situation right now. It is a plain case of getting enough men and keeping enough men to man the mills in the Lehigh district."

STEEL RAISE STIFFENS.

Advance Reported at Range Early in the Week Quickly Moves to Top.

NO better indication of the general stiffness of the building material and supply market could be obtained than that showed in the behavior of structural steel this week. Tidewater prices for channels, beams, tees and zees opened at 1.619c, to 1.639c, and closed stiff at — to 1.669c., showing that the top price ruled shortly after the upward change took place. The week closed with the new level very stiff.