

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 13, 1915

## FUTURE CONSTRUCTION COSTS IN NEW YORK

Some Interesting Facts and Figures Showing What Will Happen If Foreign Markets Call for Building Materials

BY this time building contractors, architects and prospective building investors are pretty well convinced that normal conditions are at hand. They have been bumping over a period of depressions for so long that they were about to rejoice over the return of prosperous times, when an unexpected advance in the price of Portland cement, structural steel, brick and some of the basic building commodities reminded them that perhaps conditions were headed for the extreme opposite to that from which they have just emerged, which prompted an investigation by the Record and Guide, with the following rather startling results.

Satisfied early in the year that the war was going to have a continued depressing effect upon construction, building material manufacturers, with hardly an exception, decided to limit their stocks this year. They had experienced considerable stress in 1913 and the latter part of 1914 from over stocks, in a dull market. This time they were going to be prepared. So they reduced their capacity.

### Building Gains Shown.

Just at about the time when the fall reaction in building construction normally develops, building conditions began to show gains. August showed more plan filings than for any single month since July, 1912. September gained over August by 22.9 per cent and October showed 37.1 per cent.

The flotation of the Allies loan brought confidence. A market for our cereals and mill products was assured whether the Dardanelles were opened to the wheat fields of Russia or not. Rates of exchange automatically regulated themselves. Stocks began to be purchased and building money, notably in mortgages, became easier. That released a great quantity of construction work that had been held back for a year or more.

The Bronx began to take the lead in borough building activity. Queens was a close second. Industrial East Jersey kept pace. Shipyards began calling for timber. Machine shops called heavily for war steel. Then they began to take structural steel to enlarge their own plants. The reflection was found in inadequate storage and housing facilities in various centers. Bridgeport, Conn., added 22,000 to its population in five weeks and some factories had to house their people in stock rooms until they could find boarding places. Newark pushed its plans for meadow development to completion this year, instead of next spring. Factories are going up there. All these operations called for building materials.

### Material Price Movements.

In April of this year Portland cement was down to \$1.23 a barrel. Dealers bought heavily. Their yards were filled. In September they were receiving their last shipments at that price from the mills. In October prices were at \$1.52 a barrel and practically all the unprecedented stocks of \$1.23 cement had gone

into construction. By the end of October all the \$1.48 cement had been sold, \$1.52 prices were stiff and on November the first the price went up to \$1.67, with dealers anxiously inquiring what prospects there were for getting cement at that price after thirty days.

In March of this year common Hudson brick was selling at \$5.50 and \$6.00 a thousand, dock, N. Y. wholesale to dealers. Manufacturers had some 400,000,000 still unsold from last year. On August 1 the price of this commodity had dropped to \$5.25 and \$5.75. Manufacturers were in despair and were ready to close their plants down with less than half normal quota. There had been a strike, not wholly regretted by manufacturers, at Haverstraw early in the brick making season. But when it became known that in August a gain of 13.7 per cent. had been made in building construction brick manufacturers changed their mind about closing down. They tried to get more men, but other mills offered more money and men were hard to get. In the meantime prices in a dull building market in this city stayed steady at low levels until on October 9 prices were found to be at \$6.50 and \$7 a thousand, and not a great quantity of future brick available. Dealers had not stacked to any extent, so that the market was extremely tight at those levels and was considered firm.

### Ideal Building Weather Helped.

To further aggravate building material conditions, ideal building weather prevailed almost continuously from September 1 to the second week in November. Construction work went ahead as seldom before in New York at this time of the year. Operations were rushed to completion for the October renting season, and so were other operations that were not scheduled to be completed until after the first of the year. This condition prevailed until it was suddenly discovered that the railroads were all congested with freight. The Panama Canal slides had shut out quantities of Oregon pine and other lumber from the far west. Every available steam packet doing a coastwise traffic had been chartered for foreign freight service, barges down the bay were impressed into floating storehouses and even premiums were unavailing in moving freight.

### Concrete Ingredients Hard Hit.

If ever there was a case of unpreparedness in the U. S. A. it is right now in the matter of making a meagre supply keep up with demand for building materials. Concrete ingredients, for instance, are particularly hard pressed. Trap rock, ordinarily used for concrete bond, where gravel is not used, has advanced five cents a cubic yard and may go higher. The other alternative is gravel, which has been advanced between five and ten cents a cubic yard. All steel reinforcement material is higher by ten cents a pound than it was four months ago. Even sand has gone up five cents a cubic yard.

### What of Foreign Reconstruction?

Leaders of thought in the building material and equipment market have been

forced to consider possible eventualities should a demand develop from Europe for American quick-assembling building materials like hollow clay tile, Portland and natural cement, lumber, sheet metal, glass and insulating material for houses.

According to reliable authorities investigating the destruction wrought in France during the war, the structural damage to property in the city of Lille, France, amounts to \$300,000,000, estimated as cost of reconstruction of all buildings damaged. This is about what the destruction to property in San Francisco was at the time of the fire. But when there are several hundred cities and towns laid in almost equal waste in all parts of France, Belgium, Servia, Bulgaria, Greece, Turkey, Russia and, to some extent, in Germany, not to mention the damage wrought by air raids in England, the possible demand for construction material reaches unimaginable figures.

### Europe's Cement Resources.

Under normal conditions, foreign production of Portland cement alone is shown in the accompanying table:

	Bbls. produced.	Estimated population.	Per cap. consum., bbls.
England.....	16,000,000	45,000,000	.355
Germany.....	40,000,000	65,000,000	.621
France.....	3,500,000	39,300,000	.089
Russia.....	3,000,000	160,000,000	.0189
Belgium.....	1,500,000	7,300,000	.2054
Austria-Hun....	4,500,000	50,000,000	.09
United States... 92,000,000		95,000,000	.97

With 78 per cent of the individual and mining section of France laid waste by an invading army, all machinery either removed or destroyed, and her men incapacitated, it is apparent that she will not immediately be able to help herself in the reconstruction work and feed her people and shelter them. The percentage of France's iron, steel and coal industry under German control is as follows: Coal, 88.8; coke, 78.3; iron ore, 90; pig iron, 85.7; puddle iron and puddle steel, 62.4; steel billets, 76; rails and sleepers, 76; girders, 88.3; sheets, 63.2; wire, 100; steel castings, 76.9. France has never been a large user of cement for house construction. She had used brick and stone. But now, with fewer men to make brick and hew the stone, it is looking for foreign supplies to help her house her people and quick-assembling materials are being inquired for. Already there has been received very definite proposals for Portland cement running in volume from 1,000,000 to 3,000,000 barrels.

### How About Domestic Supplies?

If this demand should develop, and it is assumed that if it already has developed in France, similar inquiries will develop in other countries, people here at home are beginning to ask where will building material prices go to. So speculative elements have entered the material field and while manufacturers are protecting regular customers, it is likely that prices will continue to rise further, especially if construction continues throughout the country. This will not be probable until after the railroads get into the supply market, but they have already begun to buy. It is a good time for building projectors to be properly prepared.

# REORGANIZATION OF CITY DEPARTMENTS

Necessary For a Substantial Reduction of the City Budget  
—Result of a Personal Observation of Budget Making

By HENRY BLOCH

NO better opportunity is afforded to obtain a true insight of the intricacies of our city government than by a careful study of the Budget during the period of its preparation. At this time each phase of the city government and every item of expenditure is considered in detail. It is made possible to realize the enormity of the business of this Municipal corporation and the responsibility of the administrators thereof. The tremendous accomplishments, as well as the unnecessary duplication of work, the waste and extravagance, the evil of mandatory legislation, are all made apparent.

## A Record Budget.

The 1916 budget of \$212,956,155, is the largest in the history of the city. The tax rate will jump from 1.87 to 2.12. The actual cost of the running of the city—not, of course, including the Direct State Tax of \$13,975,000—has been reduced \$8,630. The decrease in the departments under the jurisdiction of the Mayor is \$942,600 and in other city departments and offices \$483,322. The debt service, which includes interest on the city's bonded debt (\$42,270,934), the amortization installments payable in 1916 to sinking funds (\$8,200,000), and the redemption of the city debt (\$3,927,185) and of special revenue bonds (\$9,300,000), amounts in all to \$63,698,120, an increase of \$3,455,829 over last year. Of this increase \$1,803,000 represents that portion of the cost of permanent public improvements which is placed in the Tax Budget pursuant to the so-called "Pay-as-you-go" policy adopted in September, 1914, at the time of the hundred million dollar loan.

## Standardization of Salaries.

Taxpayers, are, of course, thankful that the net cost of the running of the city government has not increased. However, the saving of \$8,000 is so nominal an amount as to be almost negligible. Taxpayers had the right to believe that a truly economical administration would cause a very substantial reduction. The Bureau of Standards deserves credit for its capable and conscientious work. It has standardized salaries and abolished unnecessary positions.

The standardization of salaries should be continued, not only for the sake of economy, but for fair dealing and justice to city employees.

## Reorganization Required.

A careful study of the hearings before the Budget Committees on the tentative Budget makes it apparent that substantial economies must be effected by other means than by reducing salaries. To reduce a salary or eliminate a position here and there, in an army of one hundred thousand city employees, is merely scratching the surface. The changes must be more drastic and thorough; they must be fundamental. Every city employee should be compelled to devote his time to city work exclusively.

The preparation of the budget should be started early in the year. It is absurd to rush through a two hundred million dollar budget in two months before the time fixed by statute, as is now the custom. The tentative budget was not ready until the morning of the public hearing. Taxpayers should have the opportunity to study the tentative budget for at least two weeks, if they are expected to analyze it and to make helpful suggestions.

The lesson taught during the preparation of the 1916 budget is that really tremendous savings can be effected by,

first, the consolidation of departments; second, the reapportionment of work among existing departments and bureaus; and third, the repeal of mandatory legislation.

## Consolidation Of Departments.

The city is honeycombed with separate department. Each has its own administration with the resulting red tape and expense. Many of them are doing work which could readily be done by other departments doing similar work. A great saving could be accomplished by consolidations. Among the departments which could be consolidated without any loss of efficiency in the administration of the city government, are the following:

The Department of Licenses (\$163,748) should be consolidated with the Bureau of Weights and Measures (\$63,320).

Consolidate Health Department (\$3,310,361), Department of Charities (\$4,326,252), Bellevue and Allied Hospitals (\$1,448,518).

The office of Commissioner of Accounts (\$229,011) and the Bureau of Municipal Investigation and Statistics of the Comptroller's Office (\$121,430), and the Bureau of Standards and Contract Supervision should be consolidated and should be placed under the jurisdiction of the Board of Estimate.

A new department for the inspection and enforcement of orders and Municipal Department regulations relating to building should be created and this power should be taken from the various departments which now have such jurisdiction, somewhat in the manner suggested by the Lockwood-Ellenbogen Bill. This would make it possible to concentrate effort and perhaps to abolish a large department entirely.

The Bridge Department (\$1,077,000) and the Department of Docks and Ferries (\$1,624,000) should be consolidated, particularly as no new bridges are now being erected.

The Park Board should be abolished and a Department of Parks should be established for all boroughs. This new department should control the expenditures for the Botanical Garden (\$110,075), Zoological Garden (\$197,074), Botanical Garden of Brooklyn (\$38,135), Grant's Tomb (\$5,000), Jumel Mansion (\$3,960), New York Aquarium (\$47,000). The City Charter now provides for separate administration for each of these.

All of the libraries should be under the jurisdiction of one department, instead of having separate bodies controlling libraries in various sections of the city.

## Reapportionment of Work Among

The collection of water rents should be taken from the Department of Water Supply and placed in the Comptroller's office, which collects all other taxes.

Bureau of Highways should have jurisdiction over highways on bridges.

The Board of City Record should have charge of all printing and advertising for the city government and this should not be left to the separate boroughs. The Board could be made a Purchasing Agent under the direct control of the Board of Estimate.

Board of Ambulance Service (\$81,485) should be placed under the jurisdiction of the Hospital Department.

The powers of the Court House Board should be placed with the Board of Estimate.

The City Chamberlain's office should be abolished and his duties performed by a Deputy Comptroller.

Committee on City Plan should be abolished and its duties placed with the Bureau of Public Improvements.

The Efficiency Staff of the office of

Commissioners of Accounts should be abolished.

All legislation fixing the salaries of city and county employees should be abolished; the amount of their salaries should be determined by the Board of Estimate.

The cost of the National Guard and Naval Militia and Armory Board, amounting to several hundred thousand dollars, should be borne by the State.

The office of Commissioner of Records of New York County (\$100,000), and of the Surrogates' Court (\$46,822), and of Kings County (\$100,000), should all be abolished, and their duties placed with the respective county clerks.

Bronx Parkway Commission (\$54,000) should be abolished.

The Board of Education should be reduced in number. The members should be paid and should make the work of the Board their sole business and not a sort of side-line.

## Remedy Suggested.

In order to accomplish these reforms, legislation will be required. Instead of bemoaning the high tax rate all year round, it would be well for realty owners and civic bodies to immediately apply themselves to the task of preparing bills for introduction at the opening of the Legislature. The bills should be prepared with the knowledge and co-operation of city officials. Carefully drawn, and with proper support, the Legislature can be compelled to enact them into laws, and an actual start will have been made for a materially reduced Budget.

\*The figures mentioned in parentheses are taken from the Tentative Budget.

## MAKING A ROUND CITY.

### Construction of Tenement Houses in Queens on a Profitable Basis.

Queens is rapidly becoming a compact part of New York City and suburban centers on Long Island are shifting eastward. The only parts of Queens that are not building up in typical city fashion are those where the street systems are not yet installed, and those not along rapid transit or through trolley routes, says the Queensborough, the monthly publication of the Chamber of Commerce.

The many miles of new rapid transit lines in Queens have just begun to show their effect, and when all of these lines are in operation there will be a great shifting of population from Manhattan, Bronx and Brooklyn to the Borough of Queens, where better housing facilities are being provided for equal rentals and where equal accommodations can be had for less money. Manhattan is losing in population. In the past Brooklyn and the Bronx gained a large proportion of this loss, for they had rapid transit connections. But now Queens will have its turn for here land values are such that make the construction of tenement houses economical under the conditions of the tenement house laws which require a larger area of a lot for light and air courts than the old law, thus decreasing the rentable area and the income.

The increase in the registration of all the schools in Queens is more than the increase in Manhattan which, in itself, is a significant fact that indicates the rapidity with which the borough is developing.

The latest tabulation of figures of passenger travel, as shown by the sale of subway tickets at the various stations, demonstrates the change in the tide of travel which is growing eastward, and that the city is rapidly losing its elliptical form and becoming a "Round City."

# REALTY VALUES VERSUS THE AUTO

Section of Broadway, North of Times Square, Shows Striking Contrasts—Assessed Valuations for Decade Compared

VALUES along Broadway, from 48th to 69th street, popularly known as "Automobile Row," have doubled during the last ten years, as indicated by the table printed on this page, which was compiled from the comparative assessed valuations of each block front, within these limits, for the years 1905, 1910 and 1916 (tentative). This unusual increase may be attributed directly to the invasion of the section by the automobile and allied trades, which revolutionized the character and future of the entire territory.

The advent of the automobile people came as the result of the remarkable growth of the new industry, within the last decade. Following the marked tendency for allied and kindred business to group themselves in one locality this particular one selected Broadway and changed it from a hotel, restaurant and amusement district into a business community with a distinct individuality and one that even the shrewdest judge of real estate conditions could not have forecasted.

While it was obviously a trade movement, it differed from the average shift of commercial centers in that it concerned a brand new field of endeavor that was not abandoning any already established zone. As soon as the trend became apparent and the automobile dealers began to reap their large profits, large and representative firms commenced to seek locations in this area and the exceptional demand for advantageous locations manifested itself. At first the demand concerned principally frontages actually on the grade floor, on account of the advertising possibilities of a Broadway show window, but when the available space of this character was absorbed the upper floors and the intersecting side streets began to receive the benefits of the later arrivals.

The creation of this new center has been a notable one in other respects. That the abnormal demand would result in a rise in rentals and resultantly in an increase in the value of the properties followed logically and the property owners along Broadway, in this area, have been receiving larger income returns and have witnessed material increases in the value of their land. The owners, however, in a great majority of cases, have not improved their holdings to keep pace with the steady increase in the value of the land. This is in direct contrast with other sections of the city which have felt new trades shifts as for example Fifth avenue, or the new printers' colony on the West Side, which has been encouraged and aided by the erection of new and modern structures.

It is true that there are several new buildings along Broadway between 48th and 49th streets, but they are few and far between. Among them are the splendid new 20-story United States Rubber Company building at the corner of 58th street and adjoining it the new 12-story home of the B. F. Goodrich Company; the Packard Building, at 61st street; the Mecca Building, at 48th street; William R. Hearst's new Circle Building, at Columbus Circle, and George Ehret's row of taxpayers, on Broadway, between 58th and 59th streets. These new structures are the exception rather than the rule and most of the buildings along "Automobile Row" are substantially in the same condition as they were before the coming of the motor trade.

The accompanying table on this page shows that the value of the land on the west side of Broadway, from 48th to 69th streets, is estimated by the Tax Department at \$20,528,000, as compared with \$15,622,000, for 1910, an increase of about 25 per cent., and with \$10,345,000 for 1905, an increase of about 100 per cent. The west side of Broadway, unimproved, between the same two streets shows an estimated valuation of \$19,833,500, for 1916, as compared with \$14,675,000 for 1910 and \$10,298,000 for 1905, substantially the same percentage of increase as may be noted on the opposite side of the avenue.

With improvements, both sides of the thoroughfares show a valuation, for 1916 of \$47,822,500, as against \$37,369,000 for 1910, an increase of about 21 per cent., and with \$24,337,000 for 1905, an increase of only 50 per cent. so that while the value of the land by itself increased about 100 per cent. in the last ten years, its value with improvements thereon only increased about 50 per cent.

There are several reasons which may be offered in explanation of this tendency for owners not to improve either with new buildings or with taller ones. One is the character of the ownership which is vested in such possession as the Wendel estate, the Eno estate, the Appleby estate, the Warren estate and others, who have not made it a general practice to improve their plottages with the buildings that the high value of the land warranted. Another reason has already been advanced and that is the special demand for space on the street or first floors, on account of the character of the average tenancy, which requires a large ground area for display purposes.

"Automobile Row" houses, today, representatives of every class of merchandise associated with the automobile, from the highest price foreign and American cars to the cheapest accessory. It

is the recognized center of the trade, which explains the high rentals that came as a result of the keen competition for good locations on the thoroughfare. While this class of business predominates there are scattered along the avenue the usual variety of retailers that are to be found in every business community, such as cigar stores, restaurants and cafes, etc.

There are also a number of reminders of the old character of the avenue, which still retain their original nature and appear to be flourishing despite their new surroundings. They include several hotels, the Empire, at 64th street; the Cumberland, at 53d street; the Woodward, at 55th street, and the Marie Antoinette, at 67th street. High class apartment houses include among others the Pasadena, at 61st street and the Sonoma, at 55th street. The theatres include the Winter Garden, at 50th street; the Colonial, at 63d street; the Circle, at 60th street, and Loew's Lincoln Square, at 65th street.

Columbus Circle, the entrance to Central Park and the plaza at Lincoln Square were no barriers to the northward march of the trade, which has reached as far as 69th street. The general impression is that the automobile industry will not go further on account of the long line of high-class apartment houses that stretch along Broadway from this point. One firm, however, has established itself at 70th street and is separated from the nearest automobile firm by a solid block of high-class apartment houses.

The transformation of the character of Broadway between 48th and 69th streets within the last decade along what many consider such radical lines, furnishes another striking example of New York's spectacular and sometimes inexplicable growth. It is hard to explain why the automobile trade selected this particular strip of territory for their headquarters. Perhaps the pioneers in the movement anticipated the northward growth of the business districts and selected a section which they thought would best serve their needs without considering what the effect would be upon the neighborhood. Now that its definite character has been established and rentals have been raised and values strengthened, the fact remains that the future of one mile in the heart of the city, and along one of the most important thoroughfares, has been settled for years to come. Although the city is constantly undergoing new shifts of business centers, old ones being abandoned and new ones being created, it is doubtful whether this particular class of business will be affected.

## COMPARATIVE ASSESSED VALUATIONS IN "AUTOMOBILE ROW"

Streets	1916 (Tentative)				1910.				1905.			
	East Side		West Side		East Side		West Side		East Side		West Side	
	Unimproved	Improved	Unimproved	Improved	Unimproved	Improved	Unimproved	Improved	Unimproved	Improved	Unimproved	Improved
48-49	\$1,252,500	\$1,506,500	\$1,380,000	\$1,453,000	\$876,000	\$1,080,000	\$764,000	\$784,000	\$642,000	\$821,000	\$731,000	\$751,000
49-50	1,141,000	1,216,000	1,133,000	1,164,000	738,000	821,000	803,000	825,000	431,000	433,000	580,000	618,000
50-51	1,415,000	1,460,000	911,000	962,000	1,000,000	1,035,000	608,000	661,000	225,000	235,000	430,000	430,000
51-52	1,420,000	1,480,000	1,025,000	1,125,000	1,035,000	1,110,000	685,000	735,000	975,000	1,045,000	625,000	700,000
52-53	705,000	795,000	884,000	933,000	295,000	365,000	525,000	600,000	280,000	350,000	409,000	550,000
53-54	790,000	900,000	695,000	1,076,000	605,000	805,000	553,000	995,000	565,000	690,000	491,000	917,000
54-55	788,000	1,121,000	830,000	858,000	628,000	1,028,000	587,000	645,000	540,000	932,000	505,000	542,000
55-56	1,090,000	1,350,000	879,000	946,000	850,000	1,190,000	540,000	619,000	760,000	1,075,000	470,000	480,000
56-57	1,400,000	2,185,000	1,545,000	1,770,000	1,020,000	1,930,000	1,225,000	1,450,000	755,000	1,055,000	755,000	955,000
57-58	1,215,000	2,500,000	1,700,000	1,725,000	870,000	1,105,000	1,400,000	1,450,000	690,000	695,000	587,000	605,000
58-59	1,875,000	1,925,000	620,000	650,000	1,645,000	1,650,000	525,000	560,000	515,000	515,000	350,000	375,000
59-60	.....	.....	1,147,000	1,205,000	.....	.....	885,000	965,000	.....	.....	595,000	625,000
60-61	2,000,000	2,250,000	1,109,500	1,380,000	1,600,000	1,600,000	795,000	1,157,000	1,150,000	1,150,000	405,000	610,000
61-62	815,000	895,000	1,215,000	1,450,000	695,000	782,000	1,025,000	1,300,000	405,000	405,000	625,000	625,000
62-63	1,055,000	1,270,000	905,000	1,000,000	925,000	1,170,000	800,000	915,000	500,000	500,000	580,000	680,000
63-64	485,500	501,000	.....	.....	410,000	441,000	.....	.....	256,000	266,000	.....	.....
64-65	858,000	1,140,000	490,000	565,000	760,000	1,080,000	400,000	475,000	286,000	316,000	240,000	300,000
65-66	.....	.....	1,020,000	1,130,000	.....	.....	775,000	910,000	.....	.....	625,000	770,000
66-67	293,000	340,000	905,000	1,555,000	170,000	230,000	750,000	1,850,000	145,000	175,000	475,000	1,550,000
67-68	1,200,000	1,300,000	645,000	671,000	900,000	1,100,000	435,000	471,000	750,000	1,000,000	325,000	341,000
68-69	730,000	1,275,000	795,000	795,000	600,000	1,185,000	595,000	575,000	475,000	760,000	495,000	495,000
Total	\$20,528,000	\$25,409,500	\$19,833,500	\$22,413,000	\$15,622,000	\$19,607,000	\$14,675,000	\$17,762,000	\$10,345,000	\$12,418,000	\$10,298,000	\$11,919,000

## CODE VIOLATORS LIABLE TO ARREST

Under the New Building Code—Five More Articles Passed By the Board of Aldermen

THE revision of the Building Code came in for a great deal of attention from the Board of Aldermen at their weekly meeting. Five articles, those dealing with (1) Safeguards During Construction or Demolition; (2) Safeguards Against the Spread of Fire; (3) Chimneys and Heating Apparatus; (4) Roofing and Roof Construction, and (5) Frame Buildings, were adopted in the substitute form in which they had previously been reported out of committee.

The article dealing with Light and Ventilation was introduced and referred to the Building Committee, and the date for the public hearing on it was fixed for Friday, November 26, at 2 P. M. in the Aldermanic Chamber.

The committee also reported out a substitute ordinance covering the article on Enforcement of the Building Code, which constitutes Chapter 5 of the Code of Ordinances, and this was laid over under the rules to be voted on at a later session.

### Three Special Features.

This latter article contains three special features which distinguish it from the present law. First among these is the subdivision which permits an owner to designate some person who may be served with notices or other process issued under the Building Code, extended reference to which was made in these columns some weeks ago.

The second feature is with reference to penalties for violations of the Building Code, which have now been made variable, so that instead of unalterable penalties of \$50 and \$250, which the law now fixes for a violation, or for the continuance of a violation respectively, they have been fixed at not less than \$10, nor more than \$50, in the first case, and not less than \$50 nor more than \$250 in the second case.

The clause "as fixed by the Superintendent of Buildings" to which objection was made at the public hearing, has been omitted, so that the amount of the penalty will be fixed by the court in passing on the justification for a penalty.

### Violation a Misdemeanor.

The third feature of this article is that which makes a violation of the Building Code a misdemeanor under the conditions: First, that there shall be a failure to comply with a written peremptory order from the Superintendent of Buildings within a certain time, and, second, that this peremptory order is issued only when a compliance is essential to the public peace and safety. The words "in his judgment," which appeared in the draft as submitted to the Board of Aldermen, have been very properly eliminated.

While this section seems to give the Superintendent of Buildings much greater powers than he has had heretofore, the misuse of that power would seem to be very well safeguarded by the fixing of the conditions referred to. Those who have any fears that this power will be improperly used will note that conditions have been placed in the section in their interest. The order that is necessary, it will be noted, is a written order. The usual violation form notice will not serve that purpose. Such an order must, of course, be a personal notice, as it would otherwise not be effective. A resort to this power can only be had in such cases where a dangerous condition is being created, or where the

usual methods of injunction would be too slow to prevent an irremediable violation of the law. A superintendent who resorts to the power given him by this section would, in making an arrest, have to justify his action before the justice and would be compelled to show that the public peace or safety is at stake.

### TIME TO CONSOLIDATE.

Borough President Marks Says Building Bureaus Should Control All Building Inspection.

"IT'S high time that responsibility in each borough should be clearly defined by a concentration of building inspections of all kinds in the borough building bureaus. This is the natural and economical plan so strongly urged and needed by tenants, architects, builders and owners," said Borough President Marcus M. Marks in giving out a letter written to Fire Commissioner Adamson, in which he said:

"The results obtained by the Inspection Clearing House Bureau in pointing out duplication of inspections from June 25, 1915, to September 25, 1915, as shown by the memorandum recently furnished by that bureau, leave a false impression, because the real conflict and duplication is not exposed therein.

"Many items which are covered by inspectors of other departments and bureaus could be taken care of equally as well by the inspectors of the Bureau of Buildings, if the proper authority were vested in that bureau. For instance, when a building inspector visits any construction work he could be required to see that all the laws relating to building construction are complied with. This would mean that an inspector of the Bureau of Buildings would be the only inspector who would visit a new building operation or a building being altered, and would thus obviate the necessity for inspectors from other departments and bureaus visiting the work, thereby effecting a saving to the city and avoiding unnecessary annoyance to the property owners.

"There is also an unnecessary embarrassing and expensive division of authority between city and State departments which, in my opinion, is directly accountable for the unreasonable number of inspections and independent orders in connection with buildings throughout the city.

"Furthermore, the architects, builders and owners should be required to file but one set of plans, and that set with the Bureau of Buildings. It could be the duty of the examining engineers of the Bureau of Buildings to see that these plans conform to all the laws and regulations of all departments and bureaus affecting building construction, thus saving the architects time and money which is now wasted in going to other departments and the cost of preparing extra plans.

"While it is not the purpose of this brief note to go into an extensive discussion of this large and very important subject, I desire to put myself again clearly on record, as I have repeatedly in the past, in favor of legislation which will end forever the present division of authority."

### Action by Advisory Council.

THE Advisory Council of Real Estate Interests, at its last meeting, decided to support and co-operate with the Mayor and the Comptroller in bring-

ing to a successful consummation their plans for combining the Health and Charities Departments with the Bellevue and Allied Hospitals. With this view in mind, the council has communicated with the approximately 140 taxpayers' associations which are representative of the real estate owners throughout the city.

"Economy and efficiency" is not, it says, a slogan merely for taxpayers, but realization is gradually dawning upon rent-payers that the high cost of living in New York City is to a large degree due to high taxes, and that high taxes can be partially accredited to extravagance in the administration of many of the local city departments. Although a saving of \$1,600,000 has been effected by the Board of Estimate through the application of standardization to salaries and grades, it is generally recognized that the most drastic economies can alone be accomplished, through the elimination of unnecessary positions.

"It has been difficult," says the council, "to make progress in this respect, because of the mandatory legislation imposed on the city at Albany. If a large part of this legislation could be repealed during the coming Legislative session and the various conflicting duties of the several city departments co-ordinated and unified under single departments, the Mayor and the Comptroller would have corrected one of the chief evils in our local government. This condition of affairs likewise prevails in our State government and an attempt was made to remedy it through the revised Constitution by consolidating different State departments and bureaus, so that the number would have been reduced from 152 to 17. Although some saving to the people can be made through placing salaries upon a basis fairly comparable to those paid in private corporations, no great reduction in budgets can be expected unless the plans which the Mayor and the Comptroller are now considering are carried out, so as to reduce the number of new jobs, decrease the necessity of larger appropriations for similar work in different departments and do away with the sinecures and political plums that pervade every public office.

"Consequently, there lies before the present administration an opportunity to give to the citizens of New York City such a reorganization of local affairs that will win for it the support of all taxpayers and a large proportion of the rent-payers of the city. In addition to the proposed merger of the Health and Charities Departments with Bellevue and Allied Hospitals, other consolidations that might be carried out are now being considered by the Comptroller, such as merging the Bridge and Dock Departments. It would also be quite feasible to place the duties of the Water Register with the collection of water rents, under the supervision of the Comptroller, while the Bureau of Licenses and the Bureau of Weights and Measures could be made bureaus in the Comptroller's office. The duties of the City Chamberlain and the Commissioner of Accounts could be consolidated with the Bureau of Municipal Investigation and Statistics of the Comptroller's office and a very effective bureau could be created by uniting this combination with the Bureau of Standards and the Bureau of Contract Supervision.

If this union were brought about, the city would have at its command a most competent department for analyzing and examining city finances, with the power to suggest needed economies, that has ever existed in any city administration in the United States. The reports of the different bureaus during the last few years have been extremely valuable and of great assistance in reducing budget expenditures. With their functions thoroughly co-ordinated, the potential benefit to the city of such a combination can hardly be overestimated. As has already been suggested the combination of the Board of Water Supply and the Department of Water Supply, Gas and Electricity might wisely be carried out. One of the most important changes which should be effected, however, is the consolidation of the building inspection functions of various departments,

# WHAT UNTAXING BUILDINGS WOULD LEAD TO

Testimony at the Inquiry of the Mayor's Tax Committee—  
Answers of the Real Estate Board to the Claim of Rent Reduction

**D**ISCUSSION of the merits of the single tax theory for New York City began on Monday at the first of a series of public hearings in City Hall, under the auspices of the Committee on Taxation, appointed last year by Mayor Mitchel to study the tax problem. Chairman Alfred E. Marling presided. The subcommittee in charge of the hearings consists of Professor E. R. A. Seligman, Walter Lindner and Delos T. Wilcox.

Stewart Browne, president of the United Real Estate Association, told the committee that he saw no objection, per se, to exempting all buildings from taxation; he equally saw no objection, per se, to exempting all land from taxation. If either plan had been in force for 100 years New York City would be exactly as it is today; there would be no more and no fewer buildings because of the one or the other; "gradual tax evolution" (irrespective of tax) injures no one, because it disappears in the "price level," but "tax revolution" is chaos, because it destroys. History showed, he said, that all old taxes are good taxes, and all new taxes bad taxes.

#### Effect of Building Tax Exemption.

Mr. Browne further said that Vancouver, Edmonton and other towns in Northwest Canada, and certain picayune towns in Australia and New Zealand are held up as the great examples of what building tax exemption has done.

"The Australian and New Zealand government reports are the very reverse of what is claimed; up to 1913 Vancouver, Edmonton and other Northwest Canadian towns showed wonderful increase in population and in new building erection per capita, but less than in Seattle, Los Angeles and other cities, even including New York. Since 1913 the bottom has dropped out of Vancouver, Edmonton and other Northwestern towns. If building tax exemption were responsible for the 'boom,' then it must be held responsible for the 'collapse,' the truth is that it had no more to do with either than the phases of the moon. Winnipeg in the 1880's, with a tax on buildings, had a greater boom than any Canadian Northwest town has ever had; but its collapse was as great and more sudden than its boom.

"I personally have known the Canadian Northwest from the days when Winnipeg was Fort Gary and there wasn't a village between there and Victoria, B. C.; I have been all through these boom towns and twice have seen lots increased from \$1,000 to \$100,000 in a year, when such increase in values was only represented by purchase money mortgages. The whole Canadian Northwest, farm land, villages, towns and cities, has been boomed by new railroad construction, rushing in of immigrants with money from the States and Middle Canada to populate the farms, villages and towns; municipalities borrowing unchecked and beyond their means; everybody in the land business, buying and selling like madmen; everybody making money on paper; then a collapse. Net result—50 per cent. good, 50 per cent. bad. Many values will come back in from ten to fifteen years from now and many values will never come back.

#### People Benefited.

"The only people benefited will be the owners of the Woolworth and other large office buildings and large property owners where the building value is twice and thrice the land value; their taxes will be reduced at the expense of the majority of the small property owners.

"There are 170,000 vacant lots in the Boroughs outside of Manhattan; their owners' taxes will be increased, and if they build a private house on each of these lots, nearly every owner will pay higher taxes than he will under the present law. The vacant lot owner, to pay relatively less taxes, must build tenements and not dwellings.

Richard M. Hurd, president of the Lawyer's Mortgage Company, gave testimony from the viewpoint of a lender of money. He thought the reduction of the tax rate on buildings would have a desirable effect from the social standpoint, especially if it was carried out on a broad plan, such as town planning, laying out zones, and limiting the height of buildings. The immediate effect of such a change would be undesirable from the standpoint of money lending, he said, as the real estate values were now on a downward trend. A better time to put it into effect, he said, would be when real estate values tended upward.

#### The Real Estate Board's Answers.

The Legislation and Taxation Committee of the Real Estate Board, through a sub-committee, filed with the Mayor's Committee a complete brief answering the five series of 107 questions submitted by the committee. The R. E. Board's sub-committee includes David A. Clarkson, chairman; E. A. Tredwell, Jos. L. Buttenwieser, Robert E. Dowling, Lawrence McGuire, Edward C. Cammann, Richard Collins, E. A. Alexander, J. C. Bennett, John P. Leo and Charles H. Ayres. Of the above Mr. Clarkson, Mr. Dowling, Mr. McGuire, Mr. Buttenwieser and Mr. Tredwell will appear as witnesses on behalf of the Real Estate Board at the hearing on November 15 and 22.

The main purpose of the discussion on this subject is to establish so far as possible what result the untaxing of buildings would have on rents, the claim of those who support the theory being that it will reduce rents.

The answers on this phase of the subject, comprising series number three in the questions, is therefore of interest:

The replies by the Board's committee are as follows:

Question 1. To what extent is land leased in New York City on the basis of pure ground rents with the lessee making the improvements? A.—Only a small proportion of land in New York City is leased on the basis of pure ground rents—less than one per cent.

#### Terms of Building Leases.

2. To what extent are parcels of improved real estate in New York City leased or rented as a whole? A.—Parcels of improved real estate are not usually leased as a whole—not three per cent. of all, excepting private dwellings.

3. What are the usual terms of building leases as to duration, renewal, liability to pay rent, improvements and maintenance, payment of taxes, and special assessments? A.—Building leases are usually made in terms of one, three or five years, sometimes with privilege of renewal. If the tenant takes the entire building, he usually makes interior repairs, sometimes exterior, but except in case of leases of twenty-one years it is customary for the owner to pay taxes, assessments, etc.

4. To what extent are buildings in New York City leased or rented piecemeal? A.—Much the greater number of buildings are leased or rented in part or piecemeal, approximately 97 per cent., except in case of private residences.

5. Where different tenants occupy as

lessees different portions of a building in New York City, what are the usual terms of the leases as to improvements and maintenance? A.—When a building is leased to several tenants the landlord maintains and repairs it.

6. Where different tenants occupy as lessees different portions of a building in New York City, what are the usual terms of the leases with reference to free service rendered by the landlord, such as janitor service elevator service, lighting, heating, etc.? A.—When a building is leased to several tenants the landlord furnishes elevator and janitor service: sometimes light and heat.

#### Ground Leases.

7. What are the elements that go to make up rent for the various types of buildings, and under the various types of leases in use in New York City? A.—All the elements mentioned in Nos. 5 and 6 are included in the rent, in addition to taxes and interest on investment.

8. Does the landlord normally collect in ground rent all that he can get or, in other words, all that anybody is willing to pay for the privilege of occupying the particular location? A.—Ground leases have never been largely taken in New York City in relation to its size. They were more common formerly, when the rate of interest paid on bond and mortgages was higher than the rate the ground rent bore to the value of the land. At present but few new ground leases are made. The owner of the land usually sought for security of income and freedom from care, but not for the highest return.

9. If the landlord now collects in ground rent all that the location is worth, and if taxes now levied on buildings were transferred to the land, would the landlord, by reason of the increased tax on the land, be unable to increase the ground rent? A.—Since under all long-term ground leases the lessee and not the landlord pays the taxes, there would be no possibility for any change in the ground rent until the expiration of the existing lease. Upon the expiration of existing lease the amount of ground rent would be determined by the valuation of the land at that moment. But, in most cases the ground rent could not be reduced, since most ground leases contain a provision that the renewal shall be at a rental not less than the original lease.

10. Are the taxes now levied on the building properly regarded as a part of the operating expense of the building separate from the land, or do they come out of the landlord as a deduction from ground rent? In other words, do taxes levied upon the value of buildings have any different effect upon rents than do taxes levied upon the value of land? Do tenants pay any higher rents on account of a high tax rate on land and buildings or either of them, than they otherwise would? A.—It is clear that finally a higher tax rate upon improved property, whether upon land and buildings, or upon either, or upon both, will in the end result in higher rents. Tenants do not take the rate of taxes paid by the landlord into consideration when negotiating for a lease. They only pay as rent the worth of the premises leased as compared with other premises. If, however, taxes were so high as to bring the net return below the interest returned on other forms of capital, no new buildings would be put up until rents increased sufficiently to bring as large a net return on the money invested as would equal the prevailing rate of interest on capital.

(Continued on page 819.)

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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The Record and Guide Company announces with profound sorrow the death of Mr. Frederick Warren Dodge on Wednesday of this week. Mr. Dodge became vice-president of the company in 1908 and had been its president since 1912.

During these years sweeping changes were taking place in the attitude of the community towards real estate. A more deeply considered, and therefore more humanitarian, interpretation has come to be accepted as to the reciprocal duties of the municipality, the State or the nation, on the one hand, and the individual on the other. Particularly in the case of New York City the social activities of the administration have been greatly extended, the cost of which, owing to a defective system of taxation, has fallen with undue weight upon owners of real estate.

Mr. Dodge was in accord with the modern democratic ideal which refuses to countenance the anti-social use of private property under the assumed sanction of personal liberty. He was not in sympathy with those real estate owners who insist upon the right to maintain abuses because they have been long established and have been capitalized into property values. Neither did he sympathize with the radicals who would impose an unequal share of the cost of social progress upon the owners of real estate.

Convinced that there is no fundamental divergence between the interest of the community and the interest of realty owners, he planned to organize systematically a series of studies of the questions of the day which react upon real estate, the studies to be undertaken by committees of experts with a view to delimiting the common ground upon which all elements of the community can

work in unison for its welfare. As a first step in this direction, he brought together the Tenement House Committee of New York, whose notable report was published in the Record and Guide for July 31, 1915. The unstinted time and labor which the members of this committee gave to their task showed that the educational idea he had in mind appealed to the class of men whose cooperation was needed to carry it out. It must always be a source of regret to the editors of the Record and Guide that ill health overtook him before he had time to develop in detail his plan for enlarging the field of usefulness of this publication.

In the hands of a person of his genius for organization the plan could not have failed to yield important results, both to the city and to the real estate market. However, to one of his mental temper it was not sufficient merely to conceive a general idea. He was impelled to study it in all its bearings, to make sure of its entire practicability, before turning its execution over to subordinates; and, being at the head of some sixteen corporations, there was no leisure that a man in broken health could give to a single constructive thought, however much his desires might be bound up in it.

Of the many business enterprises which Mr. Dodge originated or acquired and extended, the one which most notably exhibited his greatness of vision and genius for organization is that which bears his name, the F. W. Dodge Company. Originating in a small way in Boston, twenty-four years ago, its activities in the gathering and dissemination of building news have long since been extended throughout the country. The method of compiling and distributing the news was distinctly his own. It has been one of the more important of the economic inventions operative in the development of large corporations in this country. Business houses in almost innumerable branches of trade have occasion to sell to owners, tenants, architects or contractors of new buildings or to principals and agents in engineering enterprises. Before the F. W. Dodge Company was created to serve as a national clearing house for building news, local territories only could be covered by contractors, supply dealers, department stores and the thousand and one professions and mercantile and transportation branches dependent upon the building industry, perhaps the greatest single industry in the country. To use an illustration that will be appreciated by readers of the Record and Guide, we all know how Fifth avenue business and Fifth avenue land values have been revolutionized within recent memory. This transformation could not have taken place in the absence of some such national building news service as that founded by Mr. Dodge.

We cannot conclude this appraisal of him as a citizen and as a man of affairs without adding some words about him as an employer. An interesting and stimulating personality, generous, just and upright, he commanded not merely the respect but the genuine admiration of those about him. Always accessible, patient, never giving decisions on partial evidence, he enjoyed to an unusual degree the confidence of his employees, a very considerable proportion of whom have passed their prime undisturbed in his service. And there are scores of us who will not only remember a brilliant man whom we held in affection, but who will also recall substantial tokens of his helpfulness in time of need.

### The Single Tax and New Sources of Revenue.

In its quest for new sources of revenue the Mayor's Committee on Taxation is giving passing consideration to the subject of the single tax. Governments in all lands are seeking new sources of revenue. Some wish to satisfy the extra demands for war and naval purposes. Here in New York City we are under

the necessity of meeting the cost of large public works and the expense of the new social services that have been imposed upon the city government, added to the waste consequent upon an extravagant and over-manned system of administration. For us the ultimate determination must be for a drastic reduction of the city budget, rather than a search for new subjects of taxation in order to permit of still larger official expenditures.

The single tax is a foreign product; its advocates have derived their knowledge of it either from personal observation abroad or from reading the literature of those who have lived under its operations. The underlying motive of the single tax, next to its aim as a fund collector, is to discourage anyone from acquiring or holding land except for use. Land speculation is thereby made impossible, as no one but the community would be able to hold land idle in the expectation of speculative gains. The theory of the single tax is therefore directly opposed to our present ways in the real estate business, or to any buying of a piece of land with the object of making a profit from its improvement either immediately or later on. Ultimately it would destroy all real estate speculation. There would be no real estate operators or speculative builders.

The point of view of the single taxer is that the alleged rights of the community are superior to the rights of the individual. This is the foreign and monarchical point of view. The single taxer at heart believes in the monarchical form of government and in sumptuary legislation. He has a vision of the efficiency, beauty and dignity that follow where the sovereignty and supremacy of the State is acknowledged and is active, and he has an abhorrence of the independence and unregulated ways of the American individual. Delegations from our educational, governmental and social welfare institutions have for years been crossing the sea to study foreign achievements, to look for theories to exploit at home, or to obtain knowledge and experience that they can write into a book, preach from a platform, or use in the founding of a society. Numberless importations of foreign ideals have been planted in this country, including housing and city planning schemes and new remedies for our financial ills. We hear a great deal about the beautiful cities of the continent, about their wonderfully organized harbor and terminal facilities, their city planning, their sewage disposal plants, their industrial regulations, their magnificent public buildings. But little or nothing comes across concerning the sad poverty of the masses, and the inhuman way they are packed into tenement houses because of the excessive cost of housing. Nor any explanation of why so many million people from such highly civilized communities have been glad to leave and take their chances in lands where less is known about the science of government, but where the love of fellow man is more abounding.

Of late years the theory of the unearned increment tax has found more favor among political economists in Europe than the theory of the single tax. The increment tax appropriates only a part of the values which the community creates, whereas the single tax would collect all the revenue needed by the government from the land, irrespective of any increase in value. Study of the single tax will reveal it as a social philosophy, a so-called moral reform, which would reduce business to a dead level of cost plus a meagre percentage for service. The increment tax has swept over Germany with great rapidity. From Frederick C. Howe's interesting volume, "European Cities at Work," we learn that up to April 1, 1910, no fewer than 457 German cities and towns had adopted the increment tax. In former times real estate bore a very inconsiderable part of the burden of taxes in those centers. Taxes are assessed against income and business as well as against real and personal estate. A charge is made for

## MR. FREDERICK WARREN DODGE, OWNER OF RECORD AND GUIDE, DIES.

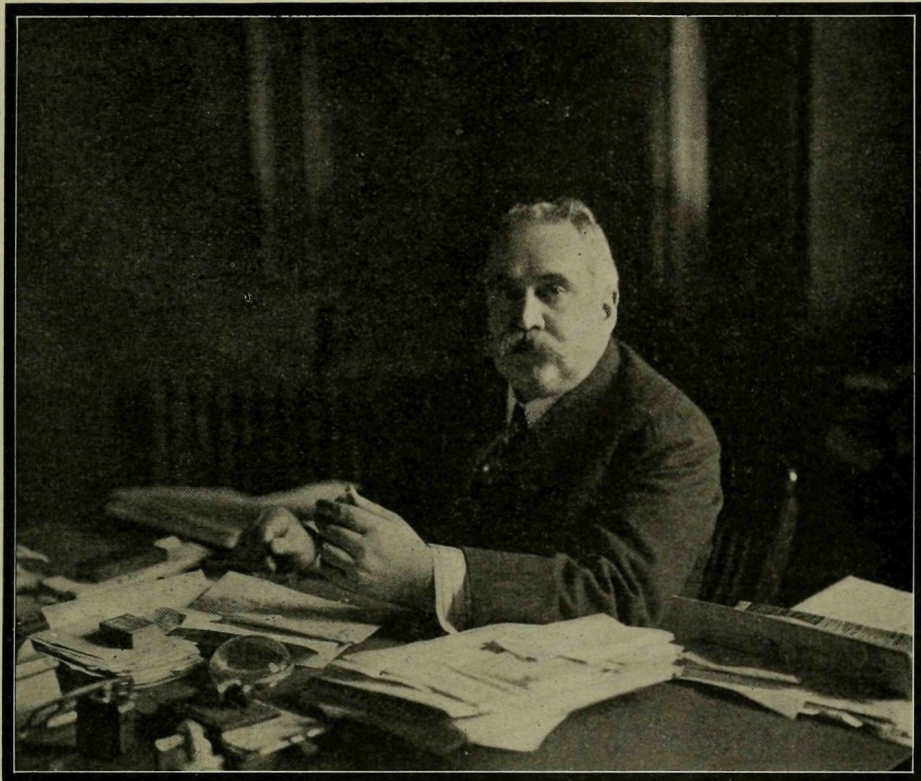
(From the New York Herald, November 11, 1915)

MR. FREDERICK W. DODGE, president of the F. W. Dodge Company, died yesterday morning at his home, No. 601 West 110th street, Manhattan, at the age of fifty-one years. He was born in Melrose, Mass., January 24, 1864.

Descended both on his father's and his mother's side from old New England families, Mr. Dodge was educated in the public schools of Newton, Mass. After one or two earlier business ven-

terest in the company, which in the meantime had taken over all the publications originally controlled by Mr. Sweet. At the time of his death, Mr. Dodge had been for several years one of the largest publishers of the country in the architectural and building trade fields, several of his publications being issued in this city and in Chicago, Pittsburgh and other Western cities.

Mr. Dodge in 1900 married Mrs. Emily S. Spofford, who survives her husband.



FREDERICK WARREN DODGE.

tures he founded the F. W. Dodge Company in Boston, Mass., in 1891. In the following year a branch office was opened in New York, where, in 1896, he formed a partnership with Clinton W. Sweet, publisher of the Architectural Record, the Record and Guide and Sweet's Catalogue.

The head office of the F. W. Dodge Company was transferred to this city shortly afterward and its business of issuing daily building reports, as devised by its founder, was rapidly extended to other large cities. In 1912, Mr. Dodge purchased Mr. Sweet's in-

He left no children. He was a member of the Lotos Club and Puritan Lodge, No. 339, F. and A. M., and also of the Methodist Episcopal Church, in which his grandfather and great grandfather had been clergymen. He contributed largely to charity, and was held in affection by his associates and employes for his lovable personal qualities and integrity in matters of business.

[Funeral services were held at the house at 4 p. m. on Friday and later at Masonic Temple. The attendance at the second service was large. The interment will be at Newton, Mass., today.]

many services that in this country are rendered free. In Frankfort-on-Main, for example, there are no free public concerts, baths, zoological gardens or museums, as in New York, but an admission fee is charged. One-fourth of all the tax receipts come from the income tax, which is the principal impost. There is a tax on real estate conveyances, an annual tax on the rental value, and a tax on the increase of speculative value. Business taxes of various kinds yield a large sum, as do the liquor and beer licenses, and the sum of the tax on theatre tickets is by no means small. Both the State and the municipality derive revenue from income taxes, as it is considered entirely proper for both to tax the same source of revenue.

The German municipality does many things for its public which American cities cannot and would not do. Its annual budget contains many business undertakings which in this country is left in private hands. The point of view in each country is so different that only in a partial degree are European examples good for American cities. Here citizens are not subjects, but equal partners, and the majority rule. They do things for themselves in the way that suits them, while in Europe things are

done for the people at large and they have little or nothing to say about it. In order to be a good single-taxer, or an enthusiastic city-planner or a powerful social uplifter, it is an extremely necessary preliminary to acquire the European point of view.

### Responsibility of the Press for the Diamond Holocaust.

Editor of the RECORD AND GUIDE:

To say that the metropolitan press is partly responsible for the fire disaster in Williamsburgh is merely stating a self-evident truth.

Four and a half years ago the lessons of the fearful Triangle Waist fire were writ in large bold letters that he might read who ran. These were the lessons standing out in a clear, bright light, viz: an indestructible, safe building made unsafe, and the victim of a tragedy, through locked doors; a heart-rending disaster made possible by this petty cause and the failure of the Labor Bureau to enforce the labor law against locked doors, over which this bureau had sole jurisdiction.

That needed and adequate protection to life in vulnerable-to-fire-factories could be secured at a comparatively low

cost, was in evidence. That the whole problem of proper protection to life was a very simple one, was another lesson. Still another, and the most important one of all, was that speed in furnishing safety to operatives, could be obtained by the simple expedient of having the competent Building Bureau formulate the requirements necessary to secure safety, and to furnish this department with the necessary authority to secure rapid enforcement.

Did the press heed these lessons which stared it in the face? No, not in the slightest degree. Perhaps the remedy smacked too much of simplicity. It certainly lacked the spectacular in which the press revels. Perhaps the human interest strings of "slaving humanity," "selfish greed," "criminal owners' inhumanity," "sweat-shop workers," etc., etc., would cease to reverberate all too quickly when a department which knew not Uplift, but was merely efficient and practical, had charge of fire prevention.

The building department had gone quickly and unostentatiously about its appointed business, allowing the result of its labors to speak for itself. Perhaps it was natural for the press to assume that a modest department was incapable of securing fire protection. The knowledge was there; the efficiency and experience also; all that was missing was the noise which some of the departments make.

So, disregarding the obvious lessons of the Triangle tragedy, the press trailed after the false gods of the uplifters, hobby riders, safety-firsters and politicians anxious for the spoils of new bureaus. Earnest, sincere men and women there were, too, of course, thoroughly impractical, knowing nothing of the rudiments of fire protection, simple as they are, but consumed with a fanatical zeal which made them the easy prey of the job hunter, exploiter and notoriety seeker.

So the press "fell" for them all and demanded the creation of new bureaus for fire protection, disregarding the obvious facts that a dangerous delay must necessarily ensue in creating such departments; that the appointments would be, of course, political; and that trained men with a knowledge of building, were not to be had at a moment's notice. To these and other pertinent facts, the press was oblivious.

Its demands for new legislation and new departments were joyfully acceded to by the politicians. The press solved the fire-prevention problem to its own smug satisfaction and the immense content of the numerous interests benefited. This solution brought into being the Fire Prevention Bureau and a new Labor Department, a worthy successor to the one responsible for the Triangle disaster.

Plans which were filed last February in the Labor Bureau, to protect human life, and have yet to be acted upon (a typical instance) illustrate its ability. To give the bureau due credit, however, it must be stated that it secured compliance with its orders in office buildings in which a few manufacturing jewelers were located, for the installation of red lights and exit signs at the doors of individual offices, each about 12x18 feet. This wonderful exhibition of securing safety to the one or two occupants of such rooms, should not be passed unnoticed.

Naturally such clever work as this interferred with looking after thoroughly dangerous buildings, but what is a little matter like a disastrous fire to a department seeking a record of violations complied with? It would naturally seem to a mind untutored in Uplift that close attention should have been concentrated on the hazardous to life buildings, forgetting for the time being, at least, the inconsequential, petty and most questionable violations dug up in indestructible, sprinklered, superbly safe buildings. But Uplift moves in a mysterious way its wonders to perform. Like a certain peace, it passeth all understanding.

What is your answer, gentlemen of the press?

WILLIAM D. KILPATRICK.  
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## REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits

Together With Other Current Realty Items

### BRONX INDUSTRIAL SURVEY.

#### To Be Undertaken by the Bronx Board of Trade.

The Bronx is proving its awakened civic spirit and progressiveness daily in many varied ways. The most recently inaugurated movement of this type is that of an industrial and vocational survey of the Bronx, which will be undertaken by a joint committee representing the Board of Education of New York City. The Bronx Board of Trade, the New York University and the Y. M. C. A.

The detailed forces of these organizations begin their work at once, inaugurating a campaign which will be unique in the history of Greater New York, in that it is the first industrial survey ever undertaken in the Greater City that will cover every line of business in the borough. The industrial experts of the Bronx Board of Trade assert that when this work is finished the Bronx will know more about itself than will any other borough and will therefore be in a better position to take care of the community's industrial needs than any similar section of the Metropolitan area which are in competition for new industries. They also state that the value of this survey to the development of the borough cannot be estimated, that the future statistics of the Bronx will alone tell the story. They do, however, believe that no other city with a similar population, 700,000, could secure a similarly comprehensive survey of their community for less than \$100,000.

The object of this systematic and comprehensive survey is two-fold:

1. It is desired to obtain accurate data as to the industries of the borough.

2. To obtain such information that will be of help in establishing vocational education.

While the Industrial Bureau of the Bronx Board of Trade has in the past made sectional surveys, there is at the present time no accurate and complete information existing regarding industries and commerce of the borough. Some figures are available here and there from scattered sources other than those now in the hands of the Board of Trade, but there are no facts in addition that may be depended upon.

The calibre of the men at the helm of this important work stands out prominently, showing the earnestness with which the Bronx Board of Trade proposes to apply to this supreme industrial effort. The Bronx Board of Trade is represented by Joseph A. Hall, manager of the Industrial Bureau; the Board of Education is represented by M. E. Siegel, who has been appointed by the Board of Education to make a vocational survey in New York City, and by Dr. George E. Meyers, lecturer at Columbia University, Supervisor of Continuation Classes. New York University is represented by Edwin J. Clapp, Professor of Economics, and Dr. E. W. Zimmerman, Instructor of Economics. The Y. M. C. A. is represented by Mr. E. L. Moraller, Educational Director, and Mr. William S. Wessels, Director of Social and Recreation Work. It can thus be seen that every phase of life and business endeavor and activity in the Bronx will be covered.

### Bronx Records to Be Moved.

John J. Hopper, Register of New York County, stated this week that as directed by Chapter 837 of the Laws of 1913, he will deliver to the Register of Bronx County the mortgage libers of Sections

11, 12 and 13, together with the indices of those sections of the records of this office, from 1891 to 1913 inclusive, so that the satisfaction of mortgages recorded in the libers of this office within the years stated will on and after November 22 next, be made by the Register of the Bronx in his office. The conveyance libers of Sections 11, 12 and 13, with the indices of same, will remain in the New York County office until further notice.

### Brooklyn Board's Election.

At the Clarendon Hotel, on Tuesday evening, November 16, 1915, at 8 p. m., the members of the Brooklyn Board of Real Estate Brokers will hold their annual meeting for the election of directors and officers for the ensuing year, and when reports will be made by the various committees of their work during the past year. The Nominating Committee has already made known their selection of fire directors to serve for three years—James B. Fisher, Isaac O. Horton, Wm. J. T. Lynch, John R. Ryon, Arthur H. Waterman. Isaac Cortelyou is secretary of the board.

### Realty Company Loses.

Realty corporations having only a nominal capital stock but a huge bonded indebtedness, mostly secured by mortgages, must pay an income tax on practically all of the interest paid out to the bondholders, according to a decision of the Supreme Court today. This type of corporation is said to be a familiar one in New York, Chicago, and other large cities. As a rule, they operate office buildings or hotels or other large realty enterprises, which can be conducted by the issuance of bonds and without any capital stock except, in a nominal amount. The decision was rendered in the case of the Forty-two Broadway Company, of New York, which operates an office building at No. 42 Broadway.

The company sued in New York federal courts to compel the return of approximately \$1,700 tax paid under the Corporation Tax act, since re-enacted in the Income Tax law, for the year 1910. The company tendered a very small amount and it was refused. The Tax Collector reckoned the net income taxable by subtracting the amount of the capital stock from the bonded indebtedness and making other customary deductions and estimated the amount as indicated.

The lower federal courts decided in effect that the company had practically no "net income," because the bonded indebtedness must be considered as incidental to the conduct of the business itself, and might be deducted in determining the amount of the net income to be taxed. The Supreme Court reversed this decision. Associate Justice Pitner read the opinion.

### United Real Estate Owners' Association.

The annual meeting of the "United" for the election of officers and directors for the ensuing year took place at the Hotel Astor on Tuesday, November 9, at 8:15 P. M., with the following result: Officers—Steward Browne, president; Charles W. Eidt, 1st vice-president; Henry F. A. Wolf, 2nd vice-president; Walter J. Salomon, 3rd vice-president; John Becker, treasurer; J. J. Eichnor, secretary.

—Nearly a million persons are employed in the factories of metropolitan New York.



**SINGLE-TAX INQUIRY.**

(Continued from page 815.)

11. To what extent, under present conditions, do owners of improved property count upon the appreciation in land values to offset depreciation in building values? To what extent are rents kept down by the elimination of building depreciation? A.—It has not been the custom among owners of real estate in New York to carry a fund to cover the depreciation of buildings, as the expected increase in the value of land has been relied upon to cover this loss; it may, therefore, be presumed that rents have been less by as much as would have been sufficient to create such a fund.

12. If the transfer of the present tax on buildings to land values had the effect of checking the increase in land values, to what extent would property owners be compelled to increase their depreciation reserve on account of their buildings, and would such increase in depreciation charge be added to rents? A.—If the present tax on buildings were transferred to land, it would diminish land values and consequently owners to cover the depreciation of their buildings would have to add such a depreciation charge to rent, in order to obtain a return sufficient to yield the prevailing rate of interest on capital.

13. If the untaxing of buildings should result in the construction of more buildings and larger and more commodious ones, would the effect be through competition to reduce rents in all buildings or only in the older, smaller, and less commodious ones? A.—Accepting the hypothesis that this change of taxation would result in a fall in rents, it would affect the older and poorer buildings most severely.

14. To what extent would lower rents due to a larger supply of buildings in New York City tend to attract population from outside the city, particularly from suburbs in New York and New Jersey to which people doing business in the city have heretofore gone in search of lower rents? To what extent, by this increase in the demand for buildings, would the tendency toward lower rents be checked? A.—How greatly such a change would tend to draw population to New York from outside is impossible to estimate. It would depend on the fall in rents and could only be brought about by a large increase in building.

15. If the effect of untaxing buildings would be to stimulate the construction of buildings, and thereby through competition to reduce the rental per unit of space occupied, to what extent would the renters take larger accommodations for the same money rather than occupy the same accommodations for less money? A.—If such a fall occurred the choice of occupancy of larger space at the same rent or the same space at lower rent would depend upon the enterprise of the tenant and the prevailing conditions in the business world at the time of the change.

16. If the untaxing of buildings would lead to a reduction in rents, could the reduction in rents ever be greater than the amount of the tax so transferred? If so, why? A.—The reduction in rents might conceivably be greater than the amount of tax transferred if it led to such a change in values as would result in a panic in real property.

17. Would the assumed tendency to shift to the tenant the benefit of the lower tax on buildings meet, under the actual conditions in New York City, with a friction i. e., are there any peculiar conditions connected with the mobility of the population which would interfere with this assumed reduction in rents? A.—The necessity of certain classes of workers to live near their places of employment; the desire of many to remain in the neighborhoods to which they have been accustomed, and the natural tendency of foreign peoples to concentrate in a district; all would tend to check the mobility of the renting population.

18. What is the connection between rents and wages in New York City? Are wages higher in New York than in other cities? If so, why? If one of the causes of high wages in New York City is higher rents, would a decrease in rents

mean a fall in wages? If not, why not? 19. In general, are high rents in New York due more largely to high land values or to other causes. What is the relative influence of taxes upon rents as compared with other factors that cause high rents? A.—Higher rents and higher wages in New York than in most other cities come from the greater opportunities offered here; if from any cause these opportunities were diminished both would fall. But it must be remembered that wages and rents do not necessarily move in parallel lines.

20. To the extent that taxes form an element in rents do tenants, at the present time, in New York City, feel that they are interested in the city budget; that is, in the city expenditures which result in city taxes? If it be assumed that the benefit of the untaxing of buildings would accrue to the tenants, would this mean a lessening of interest in the budget of the great mass of tenants? Would this fact accentuate the tendency to have all the taxes paid by one class of the population and to have the expenditure voted by another? Is this a healthy tendency in a democracy? A.—As long as buildings are taxed and some portion of the city's expenditures fall upon tenants they have an interest in keeping down the expense of government. If it is true that the proposed untaxing of buildings throws the payment of the greater part of the taxes on the land owners, who form but a small class of the community, and relieves, for the most part, all other classes from taxation, it would certainly diminish care for economical government. It would be most unfortunate in a democracy to have all or practically all expenditures paid for by those who by reason of their small number have but little voice in the government. Would not such a condition afford an almost irresistible temptation for the many, for their own benefit, to exploit the few? Would not the use of taxes for all kinds of extravagances and schemes ensue? If all taxes were placed upon land would not the taking of all land value by taxation result, as was so forcibly predicted by Henry George in his Progress and Poverty in these terse sentences:

"I do not propose either to purchase or to confiscate private property in land. The first would be unjust; the second needless. Let the individuals who now hold it still retain, if they want to, possession of what they are pleased to call their land. Let them continue to call it their land. Let them buy and sell, and bequeath and devise it. We may safely leave them the shell if we take the kernel. It is not necessary to confiscate rents." . . . "We may put the proposition into practical form by proposing to abolish all taxation save that upon land values." . . . "That is the first step upon which the practical struggle must be made. When the hare is once caught and killed cooking him will follow as a matter of course. When the common right to land is so far appreciated that all taxes are abolished save those which fall upon rent, there is no danger of much more than is necessary to induce them to collect the public revenues being left to individual land holders."

**PRIVATE REALTY SALES.**

TRADING was stimulated this week by several interesting and important transactions, in which vacant lots figured. In some of them, building operations were forecasted by the character of the purchasers and the market felt the benefits that generally accrue from such projects.

A Park avenue block front, only a few blocks north of 42d street, is being leased by an apartment house builder as a result of which the colony will be extended to a new southerly point. The operation exemplifies the demand for costly apartments and indicates the belief that builders and lenders have in the continuity of the demand.

Another deal involving unimproved land, concerned a Washington Heights

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plottage, acquired by operators who will probably pass it on to builders. The deal is of more than passing interest because it is believed to mark the first step in the creation of a new apartment house section in a part of the city whose recent growth has been along the same lines.

Other deals involving future building sites affected a Bronx block front in Bedford Park, on which a theatre and business building is to be erected, and a large frontage on Kingsbridge Road, near the proposed Jerome avenue subway, which may be eventually improved with high-class multi-family structures. A 45th street loft building, recently completed, passed into the hands of an investor who already controls extensive holdings.

Leasing, both commercial and residential, continued moderately active.

The total number of sales reported and not recorded in Manhattan this week were 18, as against 26 last week and 15 a year ago.

The number of sales south of 59th street was 9, as compared with 16 last week and 4 a year ago.

The sales north of 59th street aggregated 9, as compared with 12 last week and 11 a year ago.

The total number of conveyances in Manhattan was 162, as against 162 last week, 27 having stated considerations totaling \$1,091,525. Mortgages recorded this week number 76, involving \$1,220,637, as against 87 last week, totaling \$2,165,989.

From the Bronx 20 sales at private contract were reported, as against 10 last week and 11 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$884,125, compared with \$868,612 last week, making a total for the year of \$56,421,203. The figures for the corresponding week last year were \$631,837 and the total from January 1, 1914, to November 14, 1914, was \$35,723,140.

### First Break in Wright Tract.

Harris & Maurice Mandelbaum have purchased, through the J. Romaine Brown Company, from Mary R. Wright, widow of the late J. Hood Wright, the plot 99.5x151.6, at the northeast corner of Fort Washington avenue and 172d street. The sale marks the first break in the extensive Wright tract which embraces about seven city blocks bounded by 172d, 174th streets, Broadway and Riverside Drive, and which has been in the possession of the family for more than fifty years. The old homestead occupies a plot of about four square blocks at Fort Washington avenue and 174th street, and is adjacent to the Altman and Clark estate properties. The property just acquired will probably pass into the hands of apartment house builders, as the Messrs. Mandelbaum purchased similar holdings from the Loyal L. Smith estate, in the immediate neighborhood, and disposed of them to builders. The same buyers purchased later in the week six more lots in West 172d street, adjoining the corner of Fort Washington avenue, through the same brokers.

### Sells 45th Street Lofts.

Conrad Hubert, president of the American Ever Ready Company, has purchased from the George Backer Construction Company, George Backer and Arnstein & Levy, the seventeen-story commercial building at 56-58 West 45th street, known as the Goupie Building, on plot 40x100.5. In part payment was given the buyers country estate, "Vista Range," near Summit, N. J., comprising 160 acres, with a large residence and outbuildings. The loft building was erected about a year ago, from plans by Wallis & Goodwillie, at an estimated cost of \$300,000. It figured in the deal at \$600,000, the other property at \$100,000.

### Old Metal Exchange in Sale.

Cruikshank Company have sold for Joseph F. Cullman, individually and as

executor, to the New York Steam Company, Nos. 174-180 Water street, 2-10 Burling Slip and 232-234 Pearl street, plot covering the south side of Burling Slip, between Pearl and Water streets, being 174 feet in Burling Slip, 97 feet in Water street and 40 feet in Pearl street. The Burling Slip and Water Street properties are old-time business buildings, and the Pearl street property is the old-time Metal Exchange. It is the intention of the buyer to improve the site.

### Jerome Avenue Block Deal.

Mrs. James Armstrong has sold the row of private houses and the rest of the frontage occupying the block front on the north side of Kingsbridge road between Jerome and Morris avenues, measuring 260 feet on Kingsbridge road and 121 feet on both avenues. The brokers were B. H. Weisker and F. B. Shaw. The property has been in the possession of the sellers' family for more than thirty years and has been held at about \$135,000. It is close to the proposed station on the Jerome avenue subway extension and may be improved with apartment houses.

### Rumored Artists' Hotel.

Negotiations are reported pending for the sale of the six-story factory building, at 42-50 West 67th street, on plot 125 x 100, by the estate of Daniel E. Seybel, to a newly formed syndicate of artists, who plan to build a new hotel, similar to the Hotel des Artistes now being built at Central Park West and 67th street. The 50 West 67th Street Company, Samuel G. Meeker, Rudolph C. Culver and Edwin O. Perrin, incorporators, has been formed to carry on the operation.

### Bronx Taxpayers Sold.

The Gaines-Roberts Company has sold, through the Schoen-Westchester Realty Company, and B. Morris, the taxpayers at the southwest corner of Grand Boulevard and Concourse, and Fordham Boulevard, 195.3x116. The buyer gave in part payment Harlem property. The taxpayers have been held at \$130,000.

### Builder to Buy from Church.

The St. John the Baptist Foundation has received permission from the Supreme Court to sell, for \$70,000, its one-time school, at 231-235 East 17th street, a four-story building, on plot 74x104, diagonally opposite Stuyvesant square. The prospective purchaser is Evodkin Merschersky, who, according to report, contemplates apartment house construction.

### "Gainsboro" in Resale.

The Hardwick Realty Company has purchased from the Baron de Hirsch Fund the "Gainsboro" at the southwest corner of Fifth avenue and 120th street, a seven-story apartment house, on plot 100x123x irregular. The seller acquired the property at foreclosure last week for \$237,500.

### Manhattan—South of 59th St.

ESSEX ST.—Charles W. Hunter has purchased from Louis and Charles Levy and Abraham Cohen 48 Essex st, a 5-sty tenement, on a plot 33x66.8. George D. Hallock, Jr., was the broker.

GREENWICH ST.—William A. White & Sons have sold for the Morrison estate 318 Greenwich st, a 5-sty building, on lot 25.1x60, adjoining the southwest corner of Duane st. A resale of the property is said to be pending.

HUDSON ST.—Marmur Holding Corporation has resold the old 3 and 4-sty buildings at 494-496 Hudson st, through to 107-117 Bedford st, acquired last week from the Utility Realty Co. The property fronts 43 and 83 ft. respectively and has a southerly line measuring 150 ft.

LEONARD ST.—Robert P. Bonsall has sold for Robert L. Shepard to William D. Kilpatrick the 4-sty front and rear building at 15 Leonard st.

NORFOLK ST.—George G. Hallock, Jr.'s, Sons have sold for Rose Tenzer 138 Norfolk st, a 5-sty tenement, on lot 25x100, to Charles W. Hunter.

51ST ST.—Frank B. Taylor sold for Henry L. Thorne and others 34 West 51st st, a 4-sty dwelling, on lot 21x100.5, a Columbia College leasehold.

### Manhattan—North of 59th St.

61ST ST.—Moses Taylor Pyne, Jr., purchased from the estate of J. Henry C. Eno 8 East 61st st, a 4-sty dwelling, on plot 30x100.5. The house adjoins the city home of C. Ledyard

Blair, and is west of the Elbridge T. Gerry residence, which, with the Metropolitan Club, comprise the 5th av frontage between 60th and 61st sts. The brokers were Horace S. Ely & Co. and Worthington Whitehouse.

87TH ST.—Frederick Zittel & Sons have sold for Ricka Wolf 34 West 87th st, a 4-sty dwelling, on lot 20x100, to Frank J. Leyendecker, who will occupy. The house was held at \$37,500.

125TH ST.—Paul A. McGolrick has sold to Emma A. Mayhew 551 West 125th st, 5-sty tenement, on a plot 25x100.

180TH ST.—R. & B. Realty Co., Henry M. Block, president, has sold to Annie Moss 550-554 West 180th st, a 5-sty apartment house, "Julian Court," on plot 75x100. The house was opened for occupancy October 1 and was completely rented at the time. The brokers were McDowell & McMahon.

189TH ST.—S. B. Building Corporation, Samuel Berwin, president, has sold, through Alexander Selkin, the two 5-sty apartment houses, on plot 100x100, at 556-562 West 189th st. The structures were recently completed and have been held at \$120,000. In part payment the buyer gave a plot in the Bronx, of about 8 lots, at the intersection of Intervale av, Rogers pl and 165th st, with a frontage of 251 ft. on Intervale av and 200 ft. in Rogers pl.

FORT WASHINGTON AV.—Frederick Brown has bought from Eva B. C. Reeber the 2½-sty frame dwelling on plot 100x95 at the northwest corner of Fort Washington av and 171st st.

2D AV.—Barnett & Co. sold for the Mutual Life Insurance Co. 2493 2d av, a 5-sty tenement, with stores, on a plot 25x75.

**Bronx.**

FREEMAN ST.—Kurz & Uren and L. J. Greenberger sold for the Munderloh Realty Co. 809 and 811 Freeman st, a 5-sty new law house, 60x100. The property was held at \$65,000.

HOME ST.—The American Land Credit Corporation purchased from a client of William H. Kirchner 791 Home st, a 2-sty house, on lot 17x123.

KELLY ST.—Samuel Cowen sold the 3-sty dwelling at 745 Kelly st, on lot 25x100, for A. Doll.

KELLY ST.—Kurz & Uren, sold for Benenson Realty Co., a vacant plot on the southeast corner of Kelly st and East 167th st, having a frontage of 83.92 ft. in Kelly st, 19.37 ft. in East 167th st, by 46.48 ft. on the southerly line, by irregular.

150TH ST.—Lewis B. Preston sold for George Start 541 East 150th st, a 5-sty flat, on lot 25x100.

172D ST.—The Cedar Construction Co. has sold to an investor the newly completed 5-sty apartment house in the west side of 172d st, 100 ft. south of Boston rd.

175TH ST.—Richard Dickson sold for Susie E. Potter the two dwellings 493-495 East 175th st, on plot 41x100x irreg.

BAINBRIDGE AV.—W. L. Varian sold for G. A. Domidion the dwelling at the northeast corner of Bainbridge and Rochambeau av, on plot 50x100.

BATHGATE AV.—Kurz & Uren have sold for Alice J. Early a vacant plot, 50x95.6, on the east side of Bathgate av, 50 ft. north of East 183d st.

BRIGGS AV.—W. L. Varian sold for the Fogal estate the plot, 50x100, at the southwest corner of 199th st and Briggs av.

HONEYWELL AV.—A. Blumenthal has sold for the Nelson estate to the Martha Building Co., Samuel Lippman, president, the southwest corner of Honeywell av and 180th st, a vacant plot, 65x118. The site will be improved with a 5-sty apartment house.

MONROE AV.—The K. & R. Construction Co., Klein & Roth, sold the two 5-sty northerly houses of a group of five recently completed at the northeast corner of Monroe av and 176th st. The new owner gave in part payment 413 to 423 East 160th st, through to 161st st, with street frontages of 100 ft. and 150 ft., respectively, and a depth of 162.9 ft., improved with several frame dwellings.

PARK AV.—Joseph A. Blackner and Frank Breunig sold for Otto Masloh, 3140 Park av, a frame dwelling, on plot 65x104.

STEBBINS AV.—S. Rosen sold for the Harisetta Holding Co., Harris Bernstein, president, 1074-1080 Stebbins av, two frame dwellings, 98x170x irreg. The buyer is Louis Kleban, who will improve with a 6-sty apartment house.

TRINITY AV.—Samuel Cowen has sold for E. Robitz 874 Trinity av, a 4-sty flat, on lot 25.7x100.

VALENTINE AV.—Joseph A. Blackner and Frank Breunig sold for the Hartgon Building Co. the new 5-sty flat at 2396 and 2398 Valentine av, on plot 50x115.

WEEKS AV.—Henry Salzman and Frank B. Hill have purchased from the estate of George H. Purser the plot, 200x95, on the west side of Weeks av, 95 ft. south of 175th st, through Cahn & Pittman. It is reported that the buyers will build four 5-sty apartment houses.

**Brooklyn.**

CRYSTAL ST.—William W. McMillan has sold the 1-fam. house 180 Crystal st to Fannie Shulman.

RALPH ST.—R. A. Schlesing sold to Emma L. Kispert 379 Ralph st.

REMSEN ST.—Howard C. Pyle & Co. sold the Alexander E. Orr house, 102-104 Remsen st, a 4-sty dwelling, on plot 50x65; also the large stable in the rear, on plot 50x50, at the southeast corner of Henry st and Hunts alley.

SUYDAM ST.—R. A. Schlesing sold for Christine Lund the 6-fam. tenement 234 Suydam st to Michele Galabrese and Guiseppe Alcuri.

UNION ST.—John Pullman has sold for An-

drew Kutlick to Henry Moate the 4-sty apartment house 799 Union st, on lot 20x100.

53D ST.—Tutino & Cerny sold for Mrs. M. Welsh 666 53d st, a 2-sty dwelling, on lot 20x100.

68TH ST.—Frank A. Seaver & Co. sold 4 lots in the north side of 68th st, 105 ft. west of 6th av, for the Emily Realty Co.

83D ST.—Crescent Hill Improvement Co. sold to Frederick Twiner a plot 60x100 in the north side of 83d st, opposite the Crescent A. C. grounds. The buyer will build a dwelling.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Henry E. Hunt 942 Flatbush av, a 3-sty building, on lot 20x100.6.

WYCKOFF AV.—The Hendrix Improvement Co. has sold to the Cook Realty Co a plot, 100x176, at the corner of Wyckoff av and Cornelia st.

5TH AV.—Samuel Galitzka Co. sold for John H. Bahrenburg and Henry L. Bauer, the five 3-sty buildings, on plot 100x100, at the southeast corner of 5th av and 81st st.

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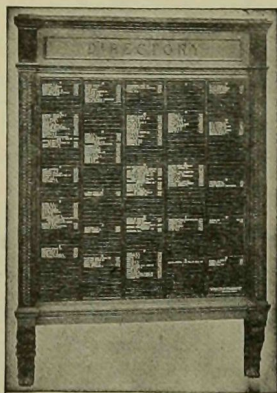
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90 ST AND  
AMSTERDAM AVE  
VAULTS  
FOR VALUABLES

**STH AV.**—Henry Pierson & Co. sold for Louis Schleck the 4-sty apartment house 505 8th av, on lot 20x108.

### Nearby Cities.

**NEWARK, N. J.**—Robert B. Stoutenburgh sold for the Diehl Manufacturing Co., of Elizabeth, 6 acres running from Newark av, which is a continuation of Frelinghuysen av, to the Pennsylvania railroad. The purchaser is the American Gas Accumulation Co. of Philadelphia, which will erect several buildings. The reported price was \$42,000.

### Rural and Suburban.

**BRONXVILLE, N. Y.**—Fish & Marvin sold for William H. Baker a plot at Armour Villa Park to George Gleichert, who will improve with a residence.

**BRONXVILLE, N. Y.**—Fish & Marvin have sold for Mrs. P. E. Bisland of Bronxville an improved property on Tanglewyde av, at Bronxville, consisting of a Colonial house and grounds, to J. Paul Taylor, of the Liggett & Myers Tobacco Co. The property was held at \$18,000. Fish & Marvin have sold for the Lawrence Park Realty Co. a tract of land at Lawrence Park West. The land overlooks the fair green of the Lawrence Park Country Club and has been purchased by a New York banker, who will improve the property for residential purposes.

**GARWOOD, N. J.**—New York Suburban Land Co. sold 20x100 on South av to H. Storm and 20x100 in Lennox pl to T. Barker.

**GREAT NECK, L. I.**—Arthur J. Moxham, president of Aetna Explosives, Inc., has bought the Daniel Winant property at Great Neck through L'Ecluse, Washburn & Co. The property had been held at \$160,000 and was one of the show places of the section. It contains about 8 acres of land and has an extensive water frontage on Manhasset bay.

**HUNTINGTON, L. I.**—L'Ecluse, Washburn & Co. sold for S. A. Everett his estate to a Mr. Miller and, in turn, purchased the J. Edward Ficken estate, for occupancy. Both properties are on Huntington Harbor. The same brokers also sold to Henry Saylor, editor of Country Life, the Mulligan estate; the F. W. Munroe property between Cold Spring and Huntington to Gurdon Parker; and to a New Yorker, for about \$70,000, the estate of Mrs. Charlotte Dillon.

**MT. KISCO, N. Y.**—The James W. Daly estate, consisting of 160 acres at Mount Kisco, N. Y., has been sold to a group of local residents, who, according to report, will form a country club, with golf links, etc. The estate adjoins the homes of Moses Taylor, Winthrop Cowdin and Elliott C. Cowdin, and has a large frontage in East Main st and the State highway. The price paid was said to be \$80,000.

**MONTCLAIR, N. J.**—Alfred G. Dale has bought a large residence on Midland av, opposite Erwin Park, on plot 100x300.

**ORANGE, N. J.**—Edward P. Hamilton & Co. have sold the residence and grounds known as Lawn Ridge, near Mountain Station, to F. W. Dinsmore.

**PINE-AIRE, L. I.**—T. B. Ackerson Co. sold 3 lots on Pine Grove boulevard to Julia Shankland; 9 lots on Central boulevard to Joseph M. Butler; 6 lots on Central boulevard to Lillie Fredericks; 4 lots on Manatuck boulevard to G. W. Wood; 6 lots on Central boulevard to F. W. Gregory; and 3 lots on Pine Grove boulevard to John C. Orgill.

**RIDGEFIELD, CONN.**—Adams & Keeler have sold to Charles M. Murphy, of New York, the 25-acre estate of the late Harry S. Seelye, on Danbury rd.

**RYE, N. Y.**—Worthington Whitehouse, Inc., has sold to a Mr. Meigs for Mrs. Mary M. Philbrick her country estate in the townships of Rye and Harrison, consisting of 55 acres. This property has over 3,000 ft. road frontage on Lincoln and Harrison avs, and is directly opposite the estate of Mr. R. T. Wainwright.

**TREULEY POINT, N. J.**—The Ammo Phos Corporation of Manhattan has purchased from Milliken Brothers, Inc., for improvement, a tract of about 22 acres of land on Staten Island Sound. This property has a frontage of about 1,00 ft. on the Sound and about 750 ft. on the Rahway River. Floyd S. Corbin negotiated the sale.

**WEST HOBOKEN, N. J.**—The two 3-sty buildings at 801 and 803 Malone st have been sold by James A. Dowd for Dora Berry.

**YONKERS, N. Y.**—Robert E. Farley Organization sold lots at Nepperhan Heights to Norman Jones, C. N. Young, F. E. Waldeyer, Miss Charlotte E. O'Brien, R. Hargreaves and Augustus Schuck.

## LEASES.

### New Park Avenue Project.

Harry Fischel has leased from the New York Central Railroad the easterly block front, measuring 200x80, on the east side of Park avenue, between 46th and 47th street, according to report, on which he will build a twelve-story apartment house, similar to the one he is erecting on the west side of Park avenue, from 50th to 51st street, opposite the site of the proposed new St. Bartholomew's Church. Mr. Fischel's latest acquisition lies directly over the railroad tracks and is separated from the Grand Central Palace by a thirty-foot driveway controlled by the railroad company. The operation brings the apartment house development just two blocks north of the Grand Central Station.

### Lease of Vacant Land.

Barnet Levy has leased from James Stewart, the six lots in the north side of 115th street, through to 116th street, beginning 150 feet west of Fifth avenue, with a frontage of 75 feet in each street. The lease is for a term of forty-two years, at an aggregate rental of about \$336,000. The lessee will erect a two-story public market building, from plans by Samuel Cohen. The brokers were Alexrod & Cohen, Cohen Brothers and Frederick Klein.

### Two Printers' Leases.

William A. White & Sons and Nelson Lee & Green (Inc.), have leased in the Finck Building, now in course of construction, at 318-324 West 39th street, the eleventh and twelfth floors for twenty years, to E. F. Eilert, president of the Musical Courier Company and the Blumenberg Press, for the printing plants of these companies.

### Long Lease in Jay Street.

William A. White & Sons rented for Hugh P. Skelly, president of the Kip's Bay Brewing Company, the entire building at 48-50 Jay street, for twenty years to J. Roebuck, president of the Jay Street Cold Storage Company. After extensive alterations, the building will be used for a modern refrigerating plant.

### Acquires Hotel Walton.

Heirs of the estate of Harford B. Kirk have leased, through Louis Starr, the eleven-story Hotel Walton, at the southwest corner of Columbus avenue and 70th street, to John K. Morris, for twenty-one years, at an aggregate rental of about \$1,000,000.

### Ethel Barrymore Leases Residence.

Mrs. Russell Colt (Ethel Barrymore) has leased, furnished, through Pease & Elliman, the S. W. Andrews residence, at 875 Madison avenue, a four-story house, on plot 27 x 63.

### Manhattan.

**AMES & CO.** have rented the store 311 5th av to Stern & Canton; also the store 130 West 34th st to Sulken & Simon; and the 1st loft at 360 West 50th st to the Berman Furniture Co.

**BARNETT & CO.** have leased the store in 174 East 125th st to the United Profit Sharing Stamp Corporation.

**BASTINE & CO.** have leased the top floor at 45 West 27th st to I. & L. Chausser, Inc., and at 238 4th av the 2d floor to Wolf & Polsky.

**BING & BING** rented apartments at 1155 Park av to George H. Whigham and John L. Crosthwaite; also at 955 Park av the last remaining apartment to Huntington W. Jackson.

**DANIEL BIRDSALL & CO.** rented lofts in 43 and 45 Walker st to the Star Knitting Mills; in 84 Franklin st to Berkowitz Brothers; in 21 Walker st to Jacob Schultz; space in 699 Broadway to J. Ludlow, and the store at 525 Broadway to Louis Schechtman.

**WM. D. BLOODGOOD & CO. (INC.)** leased the 10th loft at 102-4 5th av for the Rothschild Realty Co. to B. Baer & Co.

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GLASS TOPS FOR FURNITURE. MIRRORS  
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BAR FOR STORE FRONTS, which is STRONG,  
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**J. H. WERBELOVSKY, 86 Meserole St., Brooklyn**

HENRY BRADY rented for the Clausen-Flanagan Brewing Co., for ten years, the buildings and yard at 317-319 East 47th st to Antonio F. Furio, for a wagon factory.

CAMMANN, VOORHEES & FLOYD have leased the building 35 Desbrosses st to Otto Lichenstein; also 168 Front st to N. Z. Graves & Co., of 161 Water st; 32 Moore st to Theodore Crowell, Inc.; and the store 85 Maiden lane to Lewin & Waschinsky.

CARSTEIN & LINNEKIN (INC.) have leased lofts at 450 4th av to Rosen & Brandman; at 37 West 17th st to the Thomas Waist Co.; at 35 6th av to the La Mode Button Co., and with M. M. Haywood & Co. to the Yale Products Corporation, offices at 320 5th av to E. A. Pearl & Co., Strathcona Construction Co., Russer & Trevas and Feldman-Garfield Co., Inc., and at 347 5th av to the Norwalk Vault Co.

CROSS & BROWN CO. has leased lofts at 141-3 West 28th st for the Altavista Holding Co. to the Mutual Waist & Dress Co.; at 9 West 20th st to I. Weiss and at 40 East 21st st to the European Art & Embroidery Co. for I. Goodhue; also the 9th floor of 37-9 East 21st st to Henry A. Jacobson Co. for William Cruikshank; and in conjunction with J. G. White, together with the 6th loft of 37-9 East 21st st to Diekes & Block.

CROSS & BROWN CO. has leased the entire building at 639-41 West 51st st to Gaston, Williams & Wigmore for the Knox Motor Assn.; also the building at 233 West 25th st to the Packers Box Co. for the Chelsea Realty Co.; the 6th floor front in 245 West 55th st to L. V. Fletcher & Co.; the 11th floor front to Walter A. Trock, and the 5th floor front to Joseph Billingham for the Aeon Realty Co., and part of the building at 136-46 West 52d st to the Protectyre Co. for Ewing, Bacon & Henry.

CROSS & BROWN CO. has rented the 9th floor in 37 West 37th st to Albert L. Horowitz for Leslie R. Palmer; also the 5th floor at 603 Broadway to Prokess Bros. Co.; for Frederick Ayer, of Boston, Mass.; store and basement in 226 5th av to E. T. Burrows & Co., of 200 5th av; space on the 4th floor of 1765 Broadway to the American Taximeter Co., of 131 West 39th st, for the Rutland Leasing Co.; 3d floor of 105 West 72d st to W. Morton Moore for one year for the W. S. Hill Realty Corporation, together with space in 9 East 59th st to B. Zaramova for Frederick Ayer.

DINKELSPIEL-ROWANTREE CO. leased for the Hopaltrun Realty Co. in 1237-1239 Broadway through to 502-504 6th av the 13th and 14th lofts to Samuel Silver, of 151 West 25th st, and Lieberman & Dorf, of 119 West 24th st, cloaks and suits; also for John J. Gerarty the 6th loft at 14-18 East 32d st to Ames & Rau; for the D. & M. Co. the 10th loft at 116-120 East 27th st to Shpetner & Schwartz; and for the Iris Waist Co et al the top loft at 19-23 West 18th st to A. Manheim & Co., of 137 Wooster st.

JAMES A. DOWD leased for William H. L. Lee three floors at 961 6th av; also the dwelling at 149 West 128th st for William H. Mott, and at 102 West 57th st for John Purdy Cope.

DUROSS CO. leased the 5th loft 799 Greenwich st to the Rome Artistic Marble Works; and the 1st loft to Francis P. Reilly; the store and basement 513 Hudson st to the American Remedy Co.; and the store 145 West 24th st to the Package Despatch & Delivery Co.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. H. H. Harkness 23 East 81st st, a 6-sty basement dwelling to H. R. Winthrop, of Harris, Winthrop & Co.

DOUGLAS L. ELLIMAN & CO. have leased a furnished apartment, for the season, in 755 Park av for Mrs. Adrian H. Joline to C. A. Severance; apartments in 116 East 58th st to Dr. Warfield T. Longcope; and in 149 East 40th st to Theodore Roosevelt Pell and Miss H. Connihan; also leased 8 West 10th st, a 3-sty dwelling, for Judge Samuel Seabury to D. H. Morgan.

DOUGLAS L. ELLIMAN & CO. have leased 30 East 75th st, a 4-sty house, furnished, for the season, for Mrs. Dudley Phelps to Henry R. McLane, of Millbrook, N. Y.; also apartments in 823 Park av, furnished, for the season, for Prentice Sanger to Cecil Lyon; in conjunction with Marston & Co. a furnished apartment in 375 Park av for Thomas Dickson, Jr., to Edwin S. Marston, president of the Farmers Loan & Trust Co.; and in 1190 Madison av, furnished for the season, for Miss Alice M. Swift to Dr. Henry S. Satterlee.

DOUGLAS L. ELLIMAN & CO. have leased, furnished, for the season for James B. Kerr, Jr., an apartment in 993 Park av to George A. Frisbie; also apartments in 123 East 53d st for Moore & Wyckoff to Rudolph Ortman; in 45 East 82d st, furnished, for the season for Allen G. Wellman to Richard Limburg; in 955 Park av for Bing & Bing to Huntington W. Jackson; also 65 East 52d st, a 4-sty dwelling for Mrs. J. N. Perkins to Mrs. O. McKnight Mitchell; and offices in the Vanderbilt Concourse Building to E. P. Mellon.

J. B. ENGLISH has leased for J. & A. Kligel the 3-sty dwelling 325 West 50th st to M. E. Matthews.

HORACE S. ELY & CO. have rented for 15 years to the Jesse L. Lasky Feature Play Co. the 5th av section of the eighth floor in the Rogers Peet Building, 5th av and 41st st.

J. ARTHUR FISCHER has leased for the Deane Estate the store and basement in 147 West 40th st to Captain James Gannon for a restaurant and cafe for ten years; also the 1st loft in 693 6th av for Hugo Condeelis to M. Cooper.

FREDERICK FOX & CO. have leased the 3d loft in the building in course of construction at 40 East 90th st to I. Grossman & Son; also the 16th floor in the building in course of construction at 99-103 Madison av to Turkel & Felstiner, who have leased this space in addition to the space they now occupy in the Kaye Building, adjoining.

GAINES & DRENNAN CO. (INC.) leased the 4th floor in 5 East 16th st to Golinko, Marks & Oppenheim; space on the 6th floor in the Victoria Building to S. E. Howard's Son & Co.

GOODWIN & GOODWIN have rented for the Wingood Realty Co. to Paul Butterstein the store southwest corner of Broadway and 163d st.

GOODWIN & GOOWIN rented to Paul Butterstein the store at the southwest corner of Broadway and 163d st.

GOODWIN & GOODWIN have rented for The 600 West 157th Street Co. to the Collingwood Market the double store at the southwest corner of Broadway and 157th st.

GOODWIN & GOODWIN and Brett & Goode rented for George E. Chisholm and Hamilton S. Kane, trustees, to Elizabeth J. Naughton the 4-sty dwelling 233 Lenox av.

GUARANTY TRUST CO., which but recently completed a large banking house at Broadway and Liberty st, has taken a lease of the space formerly occupied by the Chase National Bank at 83 Cedar st. The space leased comprises about 10,000 sq. ft. on the first two floors. The lease is for 10 years.

HARRIS & VAUGHAN leased for Hamilton Fish to G. Douglas the 5-sty dwelling at 55 East 77th st.

HEIL & STERN leased for American Real Estate Co. in 114-16 5th av 5th loft to International Coat Co.; for S. F. Adams Realty Co. in 25-9 West 31st st 11th loft to Hyman Ginsburg; for D. & M. Co. in 116-20 East 27th st 7th loft to Epstein Underwear Co., and 8th loft to Moses Galapeer; for Arragon Holding Co. in 18-22 West 20th st 9th loft to M. & E. Goodman.

HEIL & STERN leased for Security Mortgage Co. in 144-8 West 18th st store, basement and 1st loft to Ajax Trunk & Suitcase Co., of 91 Mercer st; also 5th loft to Joseph W. Litwin, of 92 West 33d st; for Fabian Construction Co. in 151-63 West 26th st 4th loft to Myer Gans, Sons & Co., of 134 West 26th st; for

Metropolitan Life Insurance Co. in 43-7 West 24th st 6th loft to Aetna Waist Co. and 7th loft to Slavin Bros.; and for Criterion Construction Co. in 114-20 West 26th st 11th loft to Supreme Waist & Dress Co., of 138 West 17th st.

M. & L. HESS (INC.) leased space in 13-15 East 22d st to the National Underwear Co.; in 49-53 East 21st st to Shulman & Davis; in 27-33 West 20th st and at 12-14 West 32d st; the 6th, 7th and 12th floors at 151-5 West 30th st, containing 22,500 sq. ft., to various tenants, thereby completing the renting of the buildings.

M. & L. HESS (INC.) have leased in conjunction with Julius Friend and E. M. Lewi Co. the 3d floor at 16-18 West 22d st through to 15-17 West 21st st, containing 12,000 sq. ft. to the Camp Fire Outfitting Co.; also in conjunction with Nathan Weis the 5th floor at 12-14 West 32d st to Gittler & Meadows; and space at 172 5th av to Sonderigger & Zuber.

M. & L. HESS (INC.) have leased the 4th floor at 16-18 West 22d st, through to 15-17 West 21st st, containing 12,000 sq. ft., to L. Goldstein & Son; also the 9th floor at 22-4 West 27th st to Holzman & Mittenthal, completing the renting of the entire building; also space at 13-15 East 22d st; space at 49-53 East 21st st, and at 28-32 West 36th st; and in conjunction with Carstein & Linnekin space at 53 West 24th st to Yuni & Rubenfeld; and in conjunction with Adolph Meyer, 3,200 sq. ft. on the 13th floor of the Hess Building to the J. L. Hudson Co. of Detroit for their New York office.

HOUGHTON COMPANY leased, furnished, the dwelling 300 West 97th st for Adela Dowe to William Newell.

HOUGHTON COMPANY has sub-leased for David D. Nedwill the 4-sty dwelling 322 West End av to Frederick C. Kerker; also leased for Thomas Devine the 2-sty building 315 West 64th st to Empire Carting Co., of 21 Park Row.

LOUIS KEMPNER & SON have leased for the Riker-Hegeman Co. the store at 2417 Broadway to R. Shapiro.

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LONGACRE LAND CO. leased space in the northeast corner of 42d st and Broadway to Hotel Register-Review, C. Ford Seeley Co., Gehring Publishing Co., Federal League of Professional Baseball Clubs, Authors' Associated Agency, Pinapola Co., J. E. Brady Co. and Floyd Rose & Co.; also additional space to the Monroe Clothes Shop.

PAYSON McL. MERRILL CO. (INC.) leased apartments at 116 East 58th st for Frederick Muller-Schall to Harry H. Pinney; at 150 West 87th st for Arthur C. Denniston to Mrs. Frances P. Norton; at 36 East 40th st for Mrs. Anna Knowles to Thomas M. Gibson; at 925 Park av to F. Egerton Webb, John B. Lunger and James S. Judd; and at 257 West 86th st to William W. Gile, Lewis D. Allen and Dr. Lefferts Hut-ton.

MERRILL'S MEN'S CLOTH SHOP has leased Broadway space on the second floor of 854-858 Broadway from the Palmer estate.

MUTUAL LIFE INSURANCE CO. has leased the New st side of the second floor in 32 Broadway to the export department of the Utilities Co., Chinola Co., Safe Cabinet Co. and the Fitz Chemical Co.

CHARLES F. NOYES CO. has leased the 3d loft in 541-7 Pearl st to Oberly & Newell, of 550 Pearl st; the 4th loft in the same building to Charles S. Jonas & Bro., of 125 Worth st; and two floors in 117 Spring st to Jacob Feibel.

CHARLES F. NOYES CO. has leased the ground floor and basement of 102 John st for Alexander Findlay to Edward Herzog; the store 224-6 Pearl st for Clayton Rockhill to Jacob Koffman; a floor at 113-115 Spring st to Louis Laxer, and space in 21-3 Ann st to Charles J. McNally.

CHARLES F. NOYES CO. has leased for the estate of Millard F. Smith a large portion of the 2d floor at Broadway and Warren st to H. H. Gordon & Co.; space in 160 Broadway for the Lawyers' Title & Trust Co. to Francis X. Govers; offices in 37-9 Liberty st to Edward Gambel; in the Hanover Building, 130-2 Pearl st to Bernard A. Stevens; and a suite in the Masonic Building, 71 West 23d st to the Overland Mfg. Co. and the Olive Planters' Association.

PEASE & ELLIMAN have leased for the United Cigar Stores Co. the basement store at 24 Dey st for ten years to the Western Lunch.

PEASE & ELLIMAN have leased the 4-sty house at 32 East 38th st for Paul H. Herzog to Schuyler N. Warren.

PEASE & ELLIMAN have rented for Stephen Baker, as trustee, to Arthur M. Mitchell the 4-sty furnished dwelling at 40 East 70th st.

PEASE & ELLIMAN have leased for A. E. Thomson the store and basement at 145 West 45th st, adjoining the Tokio restaurant, to Marius Piroille, a caterer now located at the southeast corner of Lexington av and 60th st, on the site of which Bloomingdale Brothers have filed plans for a new building.

PEASE & ELLIMAN have leased for the Century Holding Co., Lee & Fleischmann, offices in 25 West 45th st to W. A. Hathaway, furniture; for the Vulcan Realty Co. a loft at 115-23 West 29th st to J. & S. Post, manufacturers of ladies' wear, of 148 Greene st; and furnished an apartment of 14 rooms and 4 baths in 636 5th av, for the estate of Jacob Langloth to Edward L. Hill. Steinhart & Goldman represented the lessor as attorneys.

PEASE & ELLIMAN have rented apartments in 103 East 75th st to John H. Ballantine; in 56 West 11th st to Dr. Benjamin H. Searing; furnished, for Mrs. H. H. Harrington in 104 East 40th st, to Joselyn H. Ivans; furnished, for John H. Randolph, president of the Randolph-Walker Corporation, owners of 969 Park av, his apartment therein to Mrs. B. Appleton, of Buffalo; and in 104 East 40th st to Mrs. Martha Hedman.

PEASE & ELLIMAN have rented for Emilie M. Bullowa to Mrs. Marie Mascherini the 4-sty dwelling 46 East 66th st; the store in 26 East 49th st to Count Kalman Czaky, who will open a cigarette shop; for the Woman's Political Union offices in 25 West 45th st to the United States Junior Naval League; for Arthur S. Cosby his apartment in 46 West 9th st, furnished, to Miss Lorraine A. Murphy; in 829 Park av to B. T. Shaffer; and in 535 Park av to Albert L. Nash.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented space at 516 5th av to J. W. Herron and the 1st loft at 9 East 48th st to Miss A. V. Stevenson.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments at 15 West 55th st to Mrs. Jay Gould and Mrs. Harold Loeb; for Willoughby L. Webb his apartment at 131 East 66th st to the Misses Sadie J. and Frances Williams, and in conjunction with Pease & Elliman an apartment at 161 East 79th st to E. A. Potter, Jr.

M. ROSENTHAL CO. leased the store and basement at 34 East 21st st to Max Zukerkandel; lofts at 63-7 West 38th st to H. Phillips; at 19-25 West 21st st to Henry I. Cohen; at 131-7 West 35th st to Loeser-Auslander Co., of 476 Broadway; and at 159-63 West 25th st to Gabbe & Handelman.

SHAW & CO. have leased for the German Savings Bank the 3-sty dwelling 7 West 126th st to Thomas G. McClatchey.

SHAW & CO. have leased for Charles H. Hart, Irene N. Collord and Emma J. Sheridan the 3-sty dwelling 21 East 124th st to Dominick Costabile.

ROY SCHERICK, in conjunction with Stephen H. Tyng, Jr., & Co. have leased to Victor E. Meyer & Co., importers and commission merchants, the 6th floor of the new building 44-46 East 25th st.

ROY SCHERICK and Frederick Fox & Co. have leased the 9th floor of 44-46 East 25th st to Suro Brothers Braid Co., for many years at 4th av and 18th st, for their executive offices and show rooms.

HERBERT A. SHERMAN has rented for Philip Rhineland to Mrs. John W. Blodgett the 5-sty residence, with elevator, at 16 East 55th st.

LOUIS SCHRAG has leased for Alfred M. Rau the 4-sty building 153 West 18th st to Corti & Cueno; for Eugatnom Realty Co. a loft in 141-3 West 20th st to Max H. Rubenstein; and for Jacob Werner a loft in 291-3 7th av to Solomon & Blum.

SPEAR & CO. have rented for P. N. Ramsey the 2d and 3d lofts in 129-133 West 29th st to the Majestic Dress and Rothstein & Bil-sen; for Francis E. Ward, the 8th loft in No. 707-709 Broadway to S. & K. Knee Pants Co.; for D. L. Newborg the 4th loft in 5-7 West 4th st to Charney & Glasgow; for Julia Fitzgerald the 4th loft in 16-18 East 12th st to Drusin & Wangen.

E. TANENBAUM REALTY CORPORATION, in conjunction with F. R. Wood, W. H. Dolson Co., rented for Charles R. Pelgram to Adolph B. Gans, for a cleansing and dyeing business, the store 2455 Broadway.

F. R. WOOD, W. H. DOLSON CO. leased apartments in 961 St. Nicholas av to E. A. Jones; in 3099 Broadway to L. M. Farrell; in 155 West 145th st to E. Halpin; in 572 West 187th st to Gertrude Blake; the store in 501 West 143d st to Morris Levie, and the store and basement in 501 West 143d st to Isaac Roth.

F. R. WOOD, W. H. DOLSON CO. leased apartments in 260 West 99th st to Augustine A. Heard; in 43 West 93d st to Edna Lange; in 2455 Broadway to Adolph B. Gans; in 10 West 61st st to R. P. Crandal and Charles E. Barker; in 152 West 91st st to Mrs. Margaret Moore; in 101 West 78th st to Max Lowenthal and L. H. Harris; in 418 Central Park West to John B. Knox; in 251 West 95th st to James N. Morris; in 660 St. Nicholas av to John O'Leary; in 583 Riverside dr to Mrs. M. M. Griswold; in 565 West 162d st to Jacob Nicht-haus; in 68 East 77th st to Edward C. Carpenter and J. H. Holmes; in 251 West 95th st to Minna E. Schroeder; in 264 Riverside dr to Earl W. Webb and Dr. Alfred C. Robyn; in 683 Amsterdam av to Domenico Mastellone; in 229 West 97th st to Paul Misch; in 60 St. Nicholas av to Samuel I. Steinhart; in 60 St. Nicholas av to Ida Glick; in 101 West 78th st to Paul Askenasy; in 560 West 144th st to Gustav E. Yerst; in 225 West 80th st to Philip Hyams and in 609 West 114th st to F. C. Bryant.

**Brooklyn.**

CHARLES E. RICKERSON rented dwellings at 595 4th av to Oscar Lewis; at 168 Sterling pl to Arthur Venning, and at 420 Sterling pl to Mrs. Mary M. Donnellon.

## REAL ESTATE STATISTICS

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

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

**MANHATTAN.**

**Conveyances.**

	1915		1914	
	Nov. 5 to 11	Nov. 6 to 12	Nov. 5 to 11	Nov. 6 to 12
Total No.....	162	131	162	131
Assessed value.....	\$8,832,000	\$8,096,500	\$8,832,000	\$8,096,500
No. with consideration..	27	10	27	10
Consideration.....	\$1,091,525	\$418,289	\$1,091,525	\$418,289
Assessed value.....	\$1,197,400	\$527,000	\$1,197,400	\$527,000

Jan. 1 to Nov. 11 | Jan. 1 to Nov. 12

Total No.....	5,820	6,765
Assessed value.....	\$346,764,781	\$407,850,695
No. with consideration..	814	728
Consideration.....	\$44,193,449	\$27,453,639
Assessed value.....	\$48,369,233	\$28,905,726

**Mortgages.**

	1915		1914	
	Nov. 5 to 11	Nov. 6 to 12	Nov. 5 to 11	Nov. 6 to 12
Total No.....	76	72	76	72
Amount.....	\$1,220,637	\$2,852,774	\$1,220,637	\$2,852,774
To Banks & Ins. Cos....	20	17	20	17
Amount.....	\$657,055	\$2,105,090	\$657,055	\$2,105,090
No. at 6%.....	33	34	33	34
Amount.....	\$333,587	\$2,217,224	\$333,587	\$2,217,224
No. at 5 1/2%.....	4	.....	4	.....
Amount.....	\$28,500	.....	\$28,500	.....
No. at 5%.....	8	12	8	12
Amount.....	\$228,200	\$238,350	\$228,200	\$238,350
No. at 4 1/2%.....	2	.....	2	.....
Amount.....	\$45,000	.....	\$45,000	.....
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual rates.....	1	.....	1	.....
Amount.....	\$7,295	.....	\$7,295	.....
Interest not given.....	28	26	28	26
Amount.....	\$578,055	\$397,200	\$578,055	\$397,200

Jan. 1 to Nov. 11 | Jan. 1 to Nov. 12

Total No.....	3,289	3,541
Amount.....	\$84,798,009	\$106,240,557
To Banks & Ins. Cos....	674	777
Amount.....	\$37,395,593	\$47,494,720

**Mortgage Extensions.**

	Nov. 5 to 11		Nov. 6 to 12	
	Nov. 5 to 11	Nov. 6 to 12	Nov. 5 to 11	Nov. 6 to 12
Total No.....	14	38	14	38
Amount.....	\$170,900	\$1,646,950	\$170,900	\$1,646,950
To Banks & Ins. Cos....	4	14	4	14
Amount.....	\$124,000	\$1,150,500	\$124,000	\$1,150,500

Jan. 1 to Nov. 11 | Jan. 1 to Nov. 12

Total No.....	1,595	1,731
Amount.....	\$90,222,906	\$97,055,034
To Banks & Ins. Cos....	660	613
Amount.....	\$63,433,950	\$61,245,310



AT THE SUGGESTION of Borough President Marcus M. Marks the New York Railways Co. has established a safety zone for pedestrians at the corner of Madison av and 42d st. This corner has been particularly dangerous on account of the over-hang of the street cars as they swing around the curve near to the subway entrance. It is the belief of the Borough President that by outlining safety zones through painted lines on the surface of the street, the number of accidents can be reduced. The company will establish these zones throughout Manhattan if the experiment proves successful.

OBITUARY.

JOHN J. CODY, real estate broker, of 1269 Lexington av, died on Saturday, in his fifty-sixth year.

BAYARD C. FULLER, insurance broker and supervising inspector of food for the Department of Health, from 1890-1911, died on Thursday, in the Post Graduate Hospital, following an operation. He was at one time associated with the insurance firm of E. H. Betts & Co.

JAMES LEFFERTS, large property owner in Brooklyn, died suddenly last week, in his office at 8 Midwood st, Flatbush. He was born sixty years ago and lived for many years in the Lefferts homestead, on Flatbush av, one of the landmarks of Brooklyn, although recently he has lived at 69 Lincoln rd. Mr. Lefferts leaves his widow, two daughters, Mrs. C. M. Coke, Jr., of Honolulu, and Mrs. Ira B. Downs, and a brother, Mr. Lefferts Lefferts. He was a member of the Midwood and Knickerbocker Field Clubs and Kings County Lodge, F. and A. M.

JAMES A. SILVEY, insurance broker, with offices at 56 Maiden la, died on Saturday at his home, 936 West End av, in his seventy-third year.

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ABRAHAM NELSON, fifty-one years old, a lawyer specializing in real estate, died of heart disease on Monday at his home, 314 West 100th st. Mr. Nelson was a graduate of the College of the City of New York and of Columbia Law School. A son and a daughter survive.

PETER WRIGHT, real estate dealer of Brooklyn and a member of the firm of Wright & Aston, died on Saturday, aged seventy-five. He was born in Montreal, Canada, the son of Henry Wright, a prominent contractor of that city. He came to the United States in his youth and at the beginning of the civil war enlisted in a Massachusetts regiment and served throughout the war. Mr. Wright was a member of Commonwealth Lodge, No. 409, F. and A. M., and the Invincible Club.

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.

**Isaac M. Berinstein.**—Oct. 22, 1913—158TH ST, south side, 100 west of Riverside dr—2134-218 and 232, vacant, 99.11x400, \$84,000.  
 160TH ST, south side, 425 west of Broadway—2136-56 and 58, vacant, 100x125, \$34,000.  
 158TH ST, 504 W—2116-31, 5-sty apt, 50x100, \$50,000.  
 158TH ST, 503 W—2116-29, same as 504.  
 158TH ST, 512 W—2116-27, same as 504.  
 147TH ST, 522 W—2078-47, 5-sty apt, 50x100, \$60,000.  
 147TH ST, 526 W—2078-49, 5-sty apt, 50x100, \$62,000.  
 147TH ST, 530 W—2078-51, same as 526.  
 147TH ST, 534 W—2078-53, same as 526.

**Ferdinand S. N. Blun.**—Dec. 4, 1913—136TH ST, 114 W—1920-41, 3-sty dw, 17x99.11, \$6,500.  
 MARBLE HILL AV, NWC 225TH ST—3431-465, 468 and 526, vacant, 132x105x irreg, \$50,000.  
 MARBLE HILL AV, WEST SIDE, 216.11 North of 225th st, through to Fort Charles pl—3431-491, vacant, 102.2x100x 67.7x70.10x37.5x irreg, \$21,700.  
 MARBLE HILL AV, EAST SIDE, 238 north of 225th st—3431-540, vacant, 73.4 x100, \$13,500.  
 MARBLE HILL AV, WEST SIDE, 189 south of Fort Charles pl—3431-510, vacant, 37.5x65, \$5,000.  
 FORT CHARLES PL, EAST SIDE, 278 south of Marble Hill av—3431-494, vacant, 50x70x irreg, \$4,500.  
 MARBLE HILL AV, EAST SIDE, corner of Marble Hill la—3431-555 and 559, vacant, 79x100x34x8x133x100, \$20,250.  
 ADRIAN AV, SEC 237TH ST—3431-378-382, 125x100, \$21,600.  
 228TH ST, WEST SIDE, corner of Marble Hill la—3431-588-591, vacant, 100x100, \$18,900.  
 MARBLE HILL AV, East Side, corner of Marble Hill la—3431-561-564, vacant, 100 x100, \$17,100.  
 225TH ST, NORTH SIDE, 105 west of Marble Hill av—3431-469, vacant, 21.4x125x irreg, \$6,600.

**Catherine A. Callahan.**—May 5, 1915—44TH ST, 506 W—1072-38, 5-sty tnt, 25x100.5, \$19,000.  
**Mary M. Johnston.**—Feb. 24, 1914—75TH ST, 52 E—1389-40½, 4-sty dw, 15x102.2, \$37,500.  
**Michaelis, Kaliski.**—Mar. 6, 1913—GRAND ST, 254—418-30, 3-sty bldg, 25x75, \$40,000.  
**Carrie Mitchell.**—Nov. 8, 1913—127TH ST, 218 W—1932-40, 3-sty dw, 18x99.11, \$12,000.  
 WATTS ST, 86—578-33, 5-sty loft, 21.7x80, \$18,000.  
 WATTS ST, 88—578-34, 4-sty loft, 21x80, \$16,000.

**Donald Mitchell.**—Nov. 21, 1913—47TH ST, 120-122 W—999-43, 6-sty apt, 37.6x100.5, \$105,000.  
 52D ST, 539 W—1081-12, 2-sty bldg, 25x100.5, \$10,000.  
 53D ST, 302-304 W—1043-37, 3 and 4-sty loft, 53.4x100.5, \$48,500.  
**Max Moses.**—Mar. 21, 1914—60TH ST, 135 E—1395-15, 4-sty dw, 21x100.5, \$37,000.  
 EAST HOUSTON ST, 348—384-42, 5-sty tnt, 22x65.9, \$20,000.  
**William Read.**—Nov. 9, 1914—BLEECKER ST, 147—537-35, 6-sty tnt, 28.6x100, \$37,500.  
**Anthony D. Nichols.**—Apr. 16, 1915—37TH ST, 147 E—893-32, 4-sty dw, 14x98.9, \$26,000.  
 31ST ST, 117 E—887-13, 4-sty dw, 20x98.9, \$34,000.  
 60TH ST, 145 E—1395-21, 4-sty dw, 20x100, \$27,000.

**Margaret Nugent.**—May 15, 1915—49TH ST, 139 E—1304-23½, 3-sty dw, 18.9x100.5, \$15,900.  
 OAK ST, 22—116-35 and 39, 3-sty bldg, 27 x102.6x irreg, \$9,750.  
**Traugott F. M. Roediger.**—Jan. 11, 1912—35TH ST, 312 W—758-49, 3-sty dw, 12.6x 98.9, \$12,000.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

**PARTIES** in interest comprised the bulk of buyers at the sales this week and acquired various classes of property. Frank Cusick, an outside bidder, bought the "Howell," a seven-story apartment house at 510-516 West 124th street, on a bid of \$133,200. The property had been offered as the result of a foreclosure action brought by the New York Trust Company against S. Simon and others to recover \$129,547. Taxes amounted to \$2,414. Joseph P. Day sold on Tuesday, for the estate of Anna M. Secor, five plots at Pelham Manor, at public sale to George Leask and Frederick S. Knight, and the Secor mansion at the corner of Secor and Wolf lane, at private sale, to a client of A. B. Ashforth.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 12, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.  
**Laight st, 52, ns, 125 w Hudson, 25x70.9** x27.3x73.6, 2-sty bk tnt; partition; Ellie J Donelan. 7,100  
**4TH st, 281 W, es, 48.7 s 11th, 17.2x50,** 3-sty bk tnt & str; due, \$5,534.57; T&c, \$260.05; Patk McMullan. 6,000  
**57TH st, 227 E (\*), ns, 330 e 3 av, 20x** 100.5, 4-sty stn tnt; due, \$14,035.89; T&c, \$526.65; City Real Estate Co. 14,000  
**73D st, 48 E, ss, 184 e Madison av, 20x** 102.2, 4-sty & b stn dwg; adj Nov 23. —  
**83D st, 602 E (\*), ss, 81 e East End av,** runs s25.6xse—xs50.2 xe 16 xn 76.4 xw 17 to beg, 5-stv bk tnt; due, \$13,795.75; T&c, \$580; Clinton T Roe, sub trste. 17,000  
**97TH st, 227 E (\*), ns, 200 w 2 av, 25x** 100.11, 5-sty bk tnt & str; due, \$13,851.03; T&c, \$176.22; Frank G Wild et al, trstes. 11,000  
**108TH st, 63 W (\*), ns, 200 e Col av, 25** x100.11, 5-sty bk tnt; due, \$5,231.95; T&c, \$—; sub to mtg \$18,000; August F Schaefer. 19,000  
**109TH st E, nwc Pleasant av (No 161),** 12x100.1x—, vacant; due, \$3,178.27; T&c, \$778.10; Julia R White. 4,250  
**113TH st, 41 W (\*), ns, 468.4 e Lenox** av, 18.10x100.11, 3-sty & b stn dwg; due, \$11,264.31; T&c, \$241.40; Germania Life Ins Co. 7,500  
**124TH st, 510-6 W, ss, 200 w Ams av,** 100x100.11, 7-sty bk tnt; due, \$129,540.77; T&c, \$2,414.55; Frank Cusick. 133,200  
**168TH st, 514 W (\*), ss, 145 e Audubon** av, 25x95, 5-sty bk tnt; due, \$6,259.09; T&c, \$424.30; sub to mtg \$15,000; Lawrence C Lommel. 17,000  
**8TH av, 6, or Abingdon sq, 13, ses, 67.5** ne Bleecker, 30x43.8x25.6x17x39.6, 3-sty bk tnt; partition; Clement S Parsons. 5,000  
 HENRY BRADY.  
**Cannon st, 118 (\*), es, 150.3 n Stanton,** 24.10x100, 6-sty bk tnt & str; due, \$1,112.79; T&c, \$556.49; Jno C Denner. 39,500  
**30TH st, 142 E (\*), ss, 150 e Lex av, 25x** 98.9, 3-sty bk tnt & 2-sty bk rear stable; due, \$918.37; T&c, \$—; Abr L Martling et al. 19,500  
**33D st, 10 E (\*), ss, 150 e 5 av, 25x98.9,** 12-sty bk loft & str bldg; due, \$56,896.28; T&c, \$3,029.40; sub to mtg \$160,000; Madeline D Barrett. 176,000  
**112TH st, 154 E (\*), ss, 73 e Lex av, 27** x100.11, 5-sty bk tnt; due, \$16,355.38; T&c, \$723; Emigrant Indus Savgs Bank. 16,000  
 SAMUEL MARX.  
**Rivington st, 156, ns, 104 e Suffolk, 23x** 100, 4-sty bk tnt & str, 5-sty bk rear tnt; due, \$4,600.25; T&c, \$—; sub to a mtg \$19,000; Eugene L Richard, trste for Adel Mandel. 24,100  
**26TH st W, nec 7 av, see 7 av, 283-5.**  
**133D st, 41 W (\*), ns, 185 w 5 av, 25x** 99.11, 5-sty bk tnt; due, \$16,050.94; T&c, \$629.90; Mary J Kingsland. 10,000  
**7TH av, 283-5 (\*), nec 26th (Nos 171-7),** 49.5x100 6-sty bk tnt & str; due, \$173,341.12; T&c, \$1,392.25; Annie R Gilbert et al, trstes. 130,000  
 BRYAN L KENNELLY.  
**15TH st, 153-9 W (\*), ns, 150 e 7 av, 80** x103.3, 7-sty bk loft & str bldg; due, \$132,946.31; T&c, \$6,422.69; N Y Life Ins Co. 100,000  
 JACOB H. MAYERS.  
**120TH st, 339 E, ns, 225 w 1 av, 16.8x** 100.10, 3-sty & b stn dwg; withdrawn. —  
 M. MORGENTHAU, JR., CO.  
**179TH st, 620 W, ss, 183 w St Nicholas** av, 17x100, 3-sty & b stn dwg; due, \$10,738.87; T&c, \$234.40; Jno M Bobart. 10,000  
 SAMUEL GOLDSTICKER.  
**25TH st, 313 W (\*), ns, 130 w 8 av, 24x** 98.9, 4-sty bk dwg; due, \$1,994.71; T&c, \$170.73; ½ undivided interest; E V Sulli-van. 2,850  
 Total ..... \$769,000  
 Corresponding week, 1914..... 514,117  
 Jan 1, 1915, to date..... 48,700,787  
 Corresponding period, 1914... 29,993,226





**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:

- NOV. 13.**  
No Legal Sales advertised for this day.
- NOV. 15.**  
AMUNDSON AV, ws, 100 s Strang av, see Strang av, ss, 75 w Amundson av.  
BRYANT AV, 1536, es, 325 s 173d, 25x100, 3-sty fr tnt; Minnie M Schaf—Mary Leahy et al; Harold Swain (A), 176 Bway; Chas C Marrin (R); due, \$2,900.77; T&c, \$247; sub to mtg \$5,000; Chas A Berrian.
- STRANG AV, ss, 75 w Amundson av, 25x100; AMUNDSON AV, ws, 100 s Strang av, 75x100; L Josephine Moses—Jno H Eden et al; G Arnold Moses (A), 3411 White Plains rd; Jno H Rogan (R); due, \$1,222.72; T&c, \$208; J H Mayers.
- NOV. 16.**  
GRAHAM SQ, es, 129 s Lawrence av, 50x100, vacant; 167TH ST, ws, or ns, 313.6 s, or w, Lawrence av, 25x100, vacant; trstes of N Y Universalist Relief Fund—Jno Commisky et al; Wm F Wund (A), 156 Bway; Sidney J Cowen (R); due, \$2,311.77; T&c, \$276.07; Joseph P Day.
- CLINTON AV, es, 132 n 181st, 66x150, vacant; Annie Mahoney et al—Giosue Galiani et al; Wesselman & Kraus (A), 55 Liberty; Wm J McKeown (R); due, \$4,378.66; T&c, \$2,169.25; Bryan L Kennelly.
- NOV. 17.**  
No Legal Sales advertised for this day.
- NOV. 18.**  
239TH ST, 250 E, on map 248 E, ss, 345 w Katonah av, 40x100, 2-sty fr dwg; Lena Besserer—Anna A Spaulding Bunting et al; Mann, Buxbaum & Schoenherr (A), 886 Bway, Bklyn; Phoenix Ingraham (R); due, \$1,151.6-27; T&c, \$148.29; Henry Brady.
- NORTH OAK DR, ss, & SOUTH OAK DR, ns, lots 48, 49, 59 & 60, map of Bronxwood, 100x200; 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.
- NOV. 19.**  
176TH ST, 709 E, ns, 70.6 e Crotona av, 30x75.6, 2-sty fr dwg; Harlem Savgs Bank—Sadie M Byrns et al; Edw S Clinch (A), 41 Park Row; Chas L Hoffman (R); due, \$3,254.05; T&c, \$268.86; Joseph P Day.
- 226TH ST, 826 E, ss, 530 w Bronxwood av, 25x114; Mary E Hastings—C Guidone, Inc, et al; McGuire, Horner & Smith (A), 16 Exch pl; Maurice S Cohen (R); due, \$4,978.01; T&c, \$155.94; Henry Brady.
- CITY ISLAND AV, 674; BRIDGE ST, ss, whole front bet Main st & Minneford av, 207x202.2x 213.7x200; City Real Estate Co—Fredk W Paas et al; Harold Swain (A), 176 Bway; Jno P Dunn (R); due, \$11,852.48; T&c, \$1,525.35; Chas A Berrian.
- VYSE AV, ws, 25 s 181st, 25x100, vacant; Carrie L Anger—Jno E Liederman et al; Jno J McBride (A), 29 Bway; Lawrence N Martin (R); due, \$3,512.27; T&c, \$156.23; Joseph P Day.
- NOV. 20 & 22.**  
No Legal Sales advertised for these days.

**Brooklyn.**

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

- NOV. 13.**  
No Legal Sales advertised for this day.
- NOV. 15.**  
PRESIDENT ST, ns, 100 e Rogers av, 100x127.9; Matthew S McNamara—Kings West Co, Inc, et al; J Hunter Lack (A), 40 Court; Chas K Landesberg (R); Nathaniel Shuter.
- 41ST ST, ns, 265 w 13 av, 20x100.2; Minnie F Wise—C R M Realty Co et al; Action 1; Shaw & Landon (A), 29 Bway, Manhattan; Baruch Miller (R); Nathaniel Shuter.
- 41ST ST, ns, 245 w 13 av, 20x100.2; same—same; Action 2; same (A); Samuel Widder (R); Nathaniel Shuter.
- PITKIN AV, ns, 50.4 w Hinsdale av, 24.7x100; Eastern pkwy ext, ses, 196.1 e Sterling pl, 20x100; OSBORN ST, ws, 28.5 s Hegeman av, 166.6x100.2; David Rothwein et al—Sol Wolf et al; Saml L Orlinger (A), 46 Cedar, Manhattan; Nathan B Finkelstein (R); Nathaniel Shuter.
- NOV. 16.**  
HULL ST, nwc Stone av, 30x100; Henry F Sammis—Brown Realty Co et al; Henry W Gaines (A), 81 Fulton; Chas M Hall (R); Wm J McPhilliary & Co.
- W 5TH ST, es, 242.1 n Sheephead Bay rd, 20x120.7; Albert B Davenport—Anna M Sabatelli et al; Clarence F Corner (A), 375 Pearl; Abr J Halprin (R); Wm J McPhilliary & Co.
- E 8TH ST, es, 300 s Av C, 30x100; Chas A Ruffer—Mary A V Griffin et al; Geo M Schinzel (A), Myrtle av & Hart; Thos H Williams (R); Wm J McPhilliary & Co.
- E 15TH ST, ws, 292.8 s Ditmas av, 40x100; Jennie Dahl—Virginia L Egbert et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Wm P Rae.
- E 18TH ST, swc Cortelyou rd, 67.3x108.1; Orphan Asylum Society of the City of Brooklyn—Virginia L Egbert et al; Harry L Thompson (A), 175 Remsen; I W Jacobson (R); Wm P Rae.
- E 26TH ST, nwc Av D, 90x20; Park Benjamin—Virginia L Egbert et al; Harry L Thompson (A), 175 Remsen; Henry S Goodspeed (R); Wm P Rae.
- E 29TH ST, ws, 25 s Av D, 20x80; Wm D Bruns, adm—Abr Schlossbach et al; F P Trautman (A), 132 Nassau; Fred M Ahern (R); Wm P Rae.
- 35TH ST, ns, 140 w 8 av, 20x100.2; Lillian L Connelly—Emanuel Edmondson et al; How-

- ard O Patterson (A), 215 Montague; Asa F Smith (R); Wm J McPhilliary & Co.
- 60TH ST, nes, 200 se 13 av, 40x100.2; Sheriff's sale of all right, title, &c, which Anna Signorello had on Apr 19, '15, or since; Lewis M Swasey, sheriff; Wm P Rae.
- 74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Arnold M Schmidt (R); Wm P Rae.
- 85TH ST, ns, 200 w 14 av, 40x100; Mabel Lovett—Helen Lovett et al; Jas J Fitzgerald (A); 2 Rector, Manhattan; Wm Watson (R); Wm J McPhilliary & Co.
- AV D, ns, 40 e 25th, 20x90; Cath Grady—Virginia L Egbert et al; Harry L Thompson (A), 175 Remsen; Barker D Leich (R); Wm P Rae.
- ALBANY AV, es, 260 s Snyder av, 40x100; Alice Dorland—Danl T Webster et al; Geo Boochever (A), 135 Bway, Manhattan; Thos W Maires (R); Wm P Rae.
- GRAVESEND AV, es, bet Ays L & M, lot 65; Louis Perlmutter—Margt Urguhart et al; Theo L Schwartzman (A), 44 Court; David J Daly (R); Nathaniel Shuter.
- HEGEMAN AV, nwc Wyona, 100x580.1; Bankers Trust Co—Empire Keystone Improvement Co et al; action 5; Julian C Harrison (A), 2 Rector, Manhattan; Jas G Stevenson (R); Wm P Rae.
- KENT AV, es, 48 n Kosciusko pl, 24x96; Florence R Hayes—Josephine McCann et al; Chas J McDermott (A), 2 Rector, Manhattan; Chas H McCarty (R); Nathaniel Shuter.
- NEW UTRECHT AV, sec Bay Ridge av, 22.3x126.1; Rose Seckler—Chas H Greenfield et al; Philip S Seligman (A), 35 Nassau, Manhattan; Francis L Corrao (R); Nathaniel Shuter.
- NOV. 17.**  
HALSEY ST, ns, 266.8 e Reid av, 16.8x100; Jno Middleton—Sarah E Schledorn et al; Coombs & Wilson (A), 260 Bway; Louis Karasik (R); Wm P Rae.
- HERBERT ST, ns, 191 w Humboldt, 20.6x51; Martah Lewis—Mary Carroll; Paul A Katske (A), 361 Fulton; Herbert Zarnikaur (R); Nathaniel Shuter.
- STAGG ST, nwc Bogart, 25.6x94.10; Geo Wiedner—Otto H Burkhard et al; Frank F Adel (A), Quens Co, N Y; Mark S Feiler (R); Wm J McPhilliary & Co.
- 4TH ST, 378, sec 6 av, 77.1x21; FULTON ST, 969, ns, 64.4 e Washington av, 26x75.1; REID AV, 279, nec McDonough, 22x80; Chas H Liss—Andrew F Liss et al; Frank J Rinaldi (A), 233 Bway, Manhattan; Meyer M Friend (R); Joseph P Day.
- 58TH ST, ns, 100 w 16 av, 30x100.2; Emma Hoecker—Frank Roberts et al; Wm A Fischer (A), 350 Fulton; Howard M Rowe (R); Nathaniel Shuter.
- 58TH ST, sws, 280 se 8 av, 60x100.2; Geo W Harper, Jr—Wm A Pothier, as assignee, et al; Geo W Harper, Jr (A), 115 Bway, Manhattan; Peter W Ostrander (R); James L Brumley.
- NOV. 18.**  
59TH ST, sec 13 av, 100x100; Emma Gahren—Maria L Graziano et al; Peter P Smith (A), 44 Court; Eugene J Skelly (R); Wm J McPhilliary & Co.
- AV D, ns, 20 w E 26th, 20x90; Maude Salomon—Virginia L Egbert et al; Harry L Thompson (A), 175 Remsen; August Flamman (R); Wm J McPhilliary & Co.
- ROCKAWAY AV, ws, 25 s Lott av, 20x100; Lena Reizenstein—Celia Samlowitz et al; Morris Reizenstein (A), 44 Court; Jno A Warren (R); Nathaniel Shuter.
- 11TH AV, nec 71st, 60x100; Peter Piegari—Wm D Dauphin et al; Thos G Durkan (A), 68 William, Manhattan; Jno D Mason (R); Jacob H Mayers.
- NOV. 19.**  
BERGEN ST, nwc Rochester av, lot 48; Geo W Pearsall—Wm B Brennan et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm J McPhilliary & Co.
- WAREHOUSE AV, ws, 95 n Mermaid av, 40x118.10; Corporation of the Reformed Dutch Church of the town of Brooklyn—Jno E Oberle et al; Chas L Livingston (A), 149 Bway; Chas S Guthrie (R); Wm P Rae.
- NOV. 20.**  
No Legal Sales advertised for this day.
- NOV. 22.**  
S 3D ST, sws, 40 nw Keap, 20x75; Sam Brown—Rose Solomon et al; Stewart Engel (A), 197 Havemeyer; Bernard E Christ, Jr (R); Nathaniel Shuter.

**FORECLOSURE SUITS.**

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

**Manhattan.**

- NOV. 6.**  
ALLEN ST, 8; Edwin Loewy—Harris Sackin et al; H M Greenbaum (A).
- 40TH ST, ns, 200 w 11 av, 85x90; 40TH ST, ns, 150 w 11 av, 25x100; 40TH ST, ns, 525 w 11 av, 75x82; leaseholds; Kerns Commission Co—David Shannon Co et al; M Lane (A).
- 126TH ST, 314 E; Grace T Wells—Marie Brener et al; amended; Lexow, Mackellar & Wells (A).
- NOV. 8.**  
MADISON AV, 2108; Emigrant Industrial Savgs Bank—Annie M Ivory et al; R & E J O'Gorman (A).
- NOV. 9.**  
16TH ST, ns, 375 e 10 av, 25.2x92; Jno E Schermerhorn et al—Max Heller et al; G C Kobbe (R).
- 82D ST, ss, 133.11 w Col av, 17x102.2; Mary Voorhees et al—Thos A Burke et al; Montgomery & Peabody (A).
- NOV. 10.**  
63D ST, 303 E; Henry P A Clausen—Richard Price et al; O R Seitz (A).
- 117TH ST, ns, 125 e 9 av, 50x100.11; 3 actions; Louis H Cramer et al—Edw J Welling et al; Sullivan & Cromwell (A).
- 133D ST, ns, 273 w Lenox av, 27x99.11; Sophie Newhouse—Magdalena Zwick et al; A O Ernst (A).
- 162D ST, 613-21 W; also 136TH ST, 520-34 W; also CLAREMONT AV, 178-84; also PROP in Nassau County; also RIVERSIDE DR, es, 166.3 n 116th, 58.9x135.6x irreg; also 111TH ST, ns, 150 w Amsterdam av, 62.6x100.11; 2 actions; United States Ruler Co—N Y Real Estate Security Co et al; H S Gans (A).
- AV A, 174-6; also 111TH ST, 501-5 E; Martha E Gilbert—Corcoran Realty Co et al; L S Goebel (A).
- PRESCOTT AV, ec Bolton rd, 114.2x128.6x Trstes of the Dyckman Library—Geo B Hayes et al; H Swain (A).
- NOV. 11.**  
DUANE ST, 42; Union Co of N Y—Madison Av Real Estate Co et al; Miller, King, Lane & Trafford (A).
- 35TH ST, ss, 62 w 8 av, 38x74.1; Westchester Trust Co et al—Valencia Realty Co et al; Remsen & Parsons (A).
- 74TH ST, 10 W; National Savgs Bank of City of Albany—Mimie S Banner et al; C I Oliver (A).
- 120TH ST, 239 E; House of Mercy, N Y—Nicola Capozzolo et al; Alexander & Green (A).
- AMSTERDAM AV, 1985-93; Emily F Singer—Saml J Singer, Sr, et al; Davis & Davis (A).
- BOWERY, 266; N Y Investors' Corp—Josephine D McLaughlin et al; H Swain (A).
- 3D AV, ws, 76.8 s 79th, 25.6x100; Emma J Cook—Matthew A Kane et al; H S Cook (A).
- 11TH AV, 672; Julia Bachrach et al—Saml Freedman et al; amended; S J Liebeskind (A).
- NOV. 12.**  
ELECKER ST, nwc Wooster st, 50x100; Excelsior Savngs Bank of the City of N Y—Building & Engineering Co et al; J C Gulick (A).
- 1ST ST, 68; Lawyers Mortgage Co—Maud B Barclay et al (amended); Cary & Carroll.
- 10TH ST, 256 & 258 E; N Y Life Ins Co et al—Maud B Barclay et al (amended); Cary & Carroll (A).
- 58TH ST, ss, 120 w 2d av, 20x100.5; George Ramsey et al—Isaac J Danziger et al; Miller, King, Lane & Trafford (A).
- 135TH ST, ss, 285 e Lenox av, 75x99.11; three actions; American Savings Bank—Israelson Realty Ass'n, Inc, et al; J V Irwin (A).

**Bronx.**

- NOV. 5.**  
LOTS 480, 1-2-3, map of prop known as Lohbauer Park, 24th ward; Jeremiah A O'Leary—Annie Malcolm et al; T F Kennedy (A).
- NOV. 6.**  
LONGFELLOW AV, ws, 250 n Lafayette av, 50x100; Sheldon Leavitt et al, as trstes—Annie Reber et al; J E Roosevelt (A).
- NOV. 8.**  
No Foreclosure Suits filed this day.
- NOV. 9.**  
WEIHER CT, 2; Max Drey, as exr—Henry A Stahl et al; S Wechsler (A).
- WEIHER CT, 3; Max Drey, as exr—Henry A Stahl et al; S Wechsler (A).
- WEIHER CT, 4; Max Drey, as exr—Henry A Stahl et al; S Wechsler (A).
- WEIHER CT, 5; Max Drey, as exr—Henry A Stahl et al; S Wechsler (A).
- WEIHER CT, 6; Max Drey, as exr—Henry A Stahl et al; S Wechsler (A).
- WEIHER CT, 7; Max Drey, as exr—Henry A Stahl et al; S Wechsler (A).
- BEAUMONT AV, 2414; Anna Goldberg—Baldassare Scordato et al; H Robitzek (A).
- LOTS 15 & 16, parcel 20, map showing subdivision of property of estate of Wm B Ogden; Edw Ashforth et al, as exrs & trstes—Jos Hahn et al; Montgomery & Peabody (A).
- LOT 111, map of New York Catholic Protectory; Fred A Southworth, as trste—Wm Buhl, Inc, et al; W R Brinckerhoff (A).
- LOT 112, map of New York Catholic Protectory; Fredk A Southworth, as committee—Wm Buhl, Inc, et al; foreclosure; W R Brinckerhoff (A).
- LOT 113, map of New York Catholic Protectory; Fredk A Southworth, as committee—Wm Buhl, Inc, et al; W R Brinckerhoff (A).
- NOV. 10.**  
140TH ST, ss, 406.6 e Alexander av, 25x100; Mary A Morris, as exr & trste—Jno J Gannon et al; Friend & Friend (A).
- LOTS 19 & 33 to 39 inclusive, supplemental map of Bronxwood Park, Williamsbridge; also LOTS 52, 53 & 64, amended map of Bronxwood Park, Williamsbridge; also LOTS 65, 66 & 67, map of Bronxwood Park, Williamsbridge; Wm Duncan Cameron—Bronxwood Realty Co et al; D E Hanlon (A).
- NOV. 11.**  
WEIHER CT, 8; Lillie B Lilenthal—Henry A Stahl et al; S Wechsler (A).
- WEIHER CT, 9; Lillie B Lilenthal—Henry A Stahl et al; S Wechsler (A).
- WEIHER CT, 16; Lillie B Lilenthal—Henry A Stahl et al; S Wechsler (A).
- WEIHER CT, 17; Beatrice S B Ziegel—Henry A Stahl et al; S Wechsler (A).
- WEIHER CT, 18; Beatrice S B Ziegel—Henry A Stahl et al; S Wechsler (A).
- WEIHER CT, 19; Beatrice S B Ziegel—Henry A Stahl et al; S Wechsler (A).
- 179TH ST, ss, 99.6 e Webster av, 18.5x100; Joaquin M Aguerro—Benj Gordon et al; King & Booth (A).
- BRYANT AV, ws, 475 n Seneca av, 25x100; Martha C Tieman—Jno R Cantlin et al; Seibert, Paddock & Cochran (A).
- ONEIDA AV, nec 236th, 125x200; Jno A Bruckner et al—Anthony Reale et al; O E Davis (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

- NOV. 4.**  
138TH ST, ns, 187.6 ft w of Amsterd-  
dam av, 37.6x99.11; V Everitt Macy  
—Harris H Uris et al; Davison &  
Underhill (A); A Welles Stump (R);  
due .....35,635.42
- NOV. 5.**  
No Judgments in Foreclosure Suits filed  
this day.
- NOV. 6.**  
140TH ST, 161 to 169 W; Bennett  
Sanberg—Nathan Greene et al; Mor-  
rison & Schiff (A); Michael J Scan-  
lon (R); due.....18,744.00
- NOV. 8.**  
123D ST, 112 W; Bedell H Harned—  
Emma F Hobby; Taylor, Knowles &  
Hack (A); Joseph D Kelly (R);  
due .....18,775.00
- BROADWAY, nec 184th st, 25.1x116.4;  
John Whalen—F M Burgess Construc-  
tion Co et al; Earl A Smith (A);  
John H Rogan (R); due.....12,159.00
- NOV. 9.**  
127TH ST, 74 W; Germanie Fire Ins  
Co—Lewis E Landon; Ernest Hall  
(A); Phoenix Ingraham (R); due.. 7,820.00
- NOV. 10.**  
28TH ST, 210 to 214 E; David Keane—  
Cortlandt E Taylor et al; Cary &  
Carroll (A); Joseph Gallagher (R);  
due .....20,660.00

**Bronx.**

- NOV. 5.**  
No Judgments in Foreclosure Suits filed  
this day.
- NOV. 6.**  
No Judgments in Foreclosure Suits filed  
this day.
- NOV. 8.**  
HUGHES AV, es, 49.10 n 183d, 50x  
50.2; Grace C Marvin—Ann McGuire  
et al; Martin & Howe (A); H C  
Botty (R); due.....11,484.37
- NOV. 9.**  
WEST ST, ss, 78.4 e Mohegan av, 42.1  
x50; Fredk C Wisserman—Wirth  
Realty & Constn Co; G Frey (A);  
G B Hayes (R); due .....13,346.72
- NOV. 10.**  
PROSPECT AV, es, 217.3 s 180th, 33.4  
150.3; Guaranteed Mtg Co of N Y—  
Giosue Galian et al; Carrington &  
Pierce (A); E R Eckley (R); due. 5,276.50
- NOV. 11.**  
MORRIS PARK AV, ns, 195 e White  
Plains rd, 45x700; Hans Koderer—  
Elias Lutz et al; J D Merriman  
(A); M J Egan (R); due..... 4,209.61

**LIS PENDENS.**

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

**Manhattan.**

- NOV. 6.**  
BLEECKER ST, sec 8 av, 27.7x44.11; Hortense  
Tracy—Morris B Goldberg; dower, &c; Mer-  
chant, Olena & Merchant (A).
- 43D ST, 441-43 W; Tenement House Depart-  
ment—Edw H Reynolds; violation of tene-  
ment house laws; J Hardy (A).
- 72D ST, ns, 45 e Lexington av, 18.9x102.2; Hor-  
tense Tracy—Margt Lumb; dower, &c; Mer-  
chant, Olena & Merchant (A).
- 72D ST, ns, 63.9 e Lexington av, 18.9x102.2;  
Hortense Tracy—Mrs Wm H Folsom et al;  
dower, &c; Merchant, Olena & Merchant (A).
- 72D ST, ns, 101.3 e Lexington av, 118.9x102;  
Hortense Tracy—Geo C Clark, Jr, et al; dow-  
er, &c; Merchant, Olena & Merchant (A).
- 72D ST, ns, 101.3 e Lexington av, 118.9x102;  
Hortense Tracy—Mrs Chas Morgan et al;  
dower, &c; Merchant, Olena & Merchant (A).
- 78TH ST, ss, 106.3 w 9 av, 23.9x99.2; Hortense  
Tracy—Samuel C Hine et al; dower, &c;  
Merchant, Olena & Merchant (A).
- 78TH ST, ss, 130 w 9 av, 25.2x99.2; Hortense  
Tracy—Bertha Moylan et al; dower &c; Mer-  
chant, Olena & Merchant (A).
- 78TH ST, ss, 155.2 w 9 av, 20x99.2; Hortense  
Tracy—Louis Heitzmann; dower, &c; Mer-  
chant, Olena & Merchant (A).
- 84TH ST, ss, 210 e 5 av, 38x102.2; Hortense  
Tracy—Mrs Fred A Constable et al; dower,  
&c; Merchant, Olena & Merchant (A).
- NOV. 8.**  
53D ST, 512-14 W; 2 actions; Jos M L Striker  
—Jos McGillicuddy; action to regain posses-  
sion of ¼ part; G R Hawes (A).
- NOV. 9.**  
61ST ST, 245 & 249 W; Chas Lynn—Henry K  
Bogert; notice of attachment; C Meiso (A).
- NOV. 10.**  
ALLEN ST, 81; Tenement House Dept—Aaron  
Wartels et al; violation of tenement house  
laws; L Hardy (A).
- 15TH ST, 132 W; Mary J Mitchell et al—Anna  
K Mitchell et al; partition; E G Davis (A).
- 106TH ST, ss, 175 e 5 av, 25x100.11; also PARK  
VIEW TER, es, 100 n Wellesley, 100x125;  
Grace Meehan—Peter J Meehan et al; parti-  
tion; Wesselman & Kraus (A).
- 8TH AV, 756; Tenement House Dept—Geo  
Kern; violation of tenement house law; L  
Hardy (A).
- NOV. 11.**  
GREENWICH ST, 398; Saml Plotnick—Bernard  
Karp et al; action to foreclose mechanic's  
lien; Goldfein & Weltfish (A).

- 30TH ST, 263 W; Tenement House Dept—Danl  
J Faour et al; violation of tenement house  
laws; L Hardy (A).
- 39TH ST, 31 W; Tenement House Dept—Danl  
Levy et al; violation of tenement house laws;  
L Hardy (A).
- 8TH AV, nec 36th, 23x100; Edw E Eriksen—  
Jas R Howlett et al; partition; W A Moore  
(A).
- NOV. 12.**  
CANNON ST, 102; L Max Low et al—Chas  
Becker; action to compel conveyance; A M  
Pariser (A).
- MANHATTAN AV, 161-3; Tenement House Dept  
—Manhattan Av Holding Co et al; violation  
of tenement house laws; L Hardy (A).

**Bronx.**

- NOV. 5.**  
148TH ST, swc Bergen av, 63.5x83.4; Inter-  
borough Rapid Transit Co—Fredericka Laef-  
ler et al; action to acquire title; J L Quack-  
enush (A).
- BERGEN AV, 492-98; same—Jas L Van Sant  
et al; action same; same (A).
- BERGEN AV, 504; same—Angelka Gilfrich et  
al; action same; same (A).
- BERGEN AV, 521-25; same—Jno Nimphin et  
al; action same; same (A).
- BERGEN AV, 530; same—Henry A Nimphin  
et al; action same; same (A).
- BERGEN AV, 532-34; Interborough Rapid Tran-  
sit Co—Jno Nimphins et al; action same;  
same (A).
- BERGEN AV, ws, 63.5 s 148th, 8.5x62.8; same—  
Anton Laeffler et al; action same; same  
(A).
- WILLIS AV, 442; same—Kate Muller et al;  
action same; same (A).
- WILLIS AV, 458; same—Mary Moser et al; ac-  
tion same; same (A).
- WILLIS AV, 461; Interborough Rapid Transit  
Co—Christine M Rasch et al; action same;  
same (A).
- WILLIS AV, 462; same—Isidore Greenbaum et  
al; action same; same (A).
- WILLIS AV, 477-9-81; same—Emma L Ma-  
honey et al; action same; same (A).
- WILLIS AV, 478-80; same—Anna W Schwarz  
et al; action same; same (A).
- WILLIS AV, 482; same—Dorothea Ludder et  
al; action same; same (A).
- 3D AV, 2797-99; Manhattan Railway Co—Geo  
M Bennett et al; action to acquire title; J L  
Quackenbush (A).
- 3D AV, 2805; same—Henry Wallenstein et al;  
action same; same (A).
- 3D AV, 2823-27; same—Chas E Gleason et al;  
action same; same (A).
- 3D AV, 2995; same—Henrietta F Gerken et al;  
action same; same (A).
- 3D AV, 3000; same—Cath Meighan et al; action  
same; same (A).
- 3D AV, 3042; same—Haffen Realty Co; action  
same; same (A).
- 3D AV, 3048; same—Margt M Daly et al; action  
same; same (A).
- 3D AV, 3049; Manhattan Railway Co—Thos B  
Holland et al; action to acquire title; J L  
Quackenbush (A).
- 3D AV, 3114; same—Geo W Eggers et al; action  
same; same (A).
- 3D AV, 3199; same—Jno Corbett et al; action  
same; same (A).
- 3D AV, 3400-06; same—Adelia A Linnell et al;  
action same; same (A).

- NOV. 6.**  
LOT 2, map So Washingtonville—Mary Yaker  
et al—Chas Yaker et al; partition suit; J P  
Lazardin (A).
- NOV. 8.**  
LOT 668, map of Laconia Park, on tax map;  
Bernard Baer—Andrea Gandolfe et al; ac-  
tion to foreclose transfer of tax lien;  
Schwartzman & Schwartzman (A).

- NOV. 9.**  
LOT 169, map of Gleason prop, 24th ward; also  
LOT 187, map 369 lots owned by Hunt's Point  
Realty Co; matter of Robt A Campbell, an  
alleged incompetent person; action to appoint  
committee; W C Arnold (A).
- NOV. 10.**  
HOME ST, ns, 100 w Fox, 25x64.5; Saml Bo-  
rodinsky—Jennie Wolff; action to set aside  
conveyance; B S Deutsch (A).
- PARK VIEW TER, es, 100 n Wellesley, 100x  
125; Grace Meehan—Peter J Meehan et al;  
partition suit; Wesselman & Kraus (A).
- 167TH ST, swc Prospect av, 100x120; also  
166TH ST, nwc Prospect av, 80x100; Saml  
Borodinsky—Jennie Wolff; action to set aside  
conveyance; B S Deutsch (A).
- EAGLE AV, 589; Arthur C Chesley et al—Jas  
Ferguson et al; action to foreclose mechanics  
lien; N Bardach (A).
- JACKSON AV, ws, 26.9 s Dater, 49.9x100;  
Saml Borodinsky—Jennie Wolff; action to set  
aside conveyance; B S Deutsch (A).
- JACKSON AV, ws, 100 s 158th, 74.1x80; Saml  
Borodinsky—Wick Realty Co, Inc; action to  
impress a trust; B S Deutsch (A).
- PROSPECT AV, 1091, 1095, 1101, 1107 & 1113;  
Wm Prager et al as extrxs—Jennie Wolff et  
al; action to compel specific performance of  
contract; A O Lind (A).

**NOV. 11.**  
No Lis Pendens filed this day.

**Brooklyn.**

- NOV. 4.**  
BARBEY ST, 595; Louis Zuckerkandel—Saml  
Kimmel & ano; to set aside deed; J C Zim-  
merman (A).
- BERGEN ST, ss, 225 e Saratoga av, 20x127.9;  
Lawyers' Mtg Co—Carolina Anzalone et al;  
Cary & Carroll (A).
- BOND ST, ws, 50 n Degraw, 25x75; Ellen A L  
Browne—Lorenzo Regina et al; Hirsh & New-  
man (A).
- RUTLEDGE ST, ss, 365 e Marcy av, 20x100;  
David N Hansen—Celia Spergel et al; Van  
Alen & Dyckman (A).
- VAN SICLEN ST, es, at int boundary line bet  
lots 156 & 157, map prop heirs of Garret  
Stryker (decd), 60x100; Henry Warnke, Sr—  
Jacob D Ranck et al; T J Evers (A).

- WEST ST, sec Church av, 100x105; Eagle Sash  
& Door Co—West Bldg Corp et al; foreclosure  
mechanic's lien; I Solomon (A).
- E 4TH ST, ws, 160 s Av M, 100x100; E 4TH ST,  
es, 240 s Av M, runs e100xs92.1xsw26x75.1x  
n100 to beg; Jno F Clarke—Bridget McCauley  
et al; H M Bellinger, Jr (A).
- E 51ST ST, ws, 124.2 s Av N, 13.4x100; Lily D  
Creshull—Cavor Co et al; Davenport & Cor-  
ner (A).
- E 51ST ST, ws, 137.6 s Av N, 13.4x100; Nellie  
C Berns—Cavor Co, Inc, et al; Davenport &  
Corner (A).
- E 51ST ST, ws, 150.10 s Av N, 13.4x100; Agnes  
Boitce—Cavor Co et al; Davenport & Corner  
(A).
- CARLTON AV, es, 527.3 s Park av, 25x100;  
Flora M Teel—Emma Gallagher et al; H L  
Thompson (A).
- FLUSHING AV, swc Clermont av, runs s75xw  
40.1xn79.9xe25 to beg; Metropolitan Trust Co  
—Mary V Brennan et al; H M Bellinger, Jr,  
(A).
- IRVING AV, sws, 44 se Greene av, 24x90; IRV-  
ING AV, sws, 68 se Greene av, 24x90; IRV-  
ING AV, sws, 116 se Greene av, 24x95; Paul-  
ine E Bill—Louis H Fleck, exr et al; parti-  
tion; Halbert & Quist (A).
- 2D AV, wc 92d, 100x100; W 33D ST, es, 290 n  
Mermaid av, 120x118.10; Mechanics' Bank—  
Dora A DeWaltoff et al; Owens, Gray & Tom-  
lin (A).
- 17TH AV, ses, 60 ne 81st, 20x39; N Y Mtg &  
Sec Co—Elevated & Subway Realty Co et al; H  
M Bellinger, Jr (A).
- 17TH AV, ses, 80 ne 81st, 20x39; same—same;  
same (A).
- 17TH AV, ses, 100 ne 81st, 20x39; same—same;  
same (A).
- NOV. 5.**  
CLAY ST, ss, 325 w Manhattan av, 25x100;  
Emma Krolin—Jno A O'Gorman; to create a  
lien; W V Zipser (A).
- FULTON ST, ss, 50.10 w R R av, 45x82x45.9x  
73.10; Aubert Rosen—Locust Realty Co et al;  
O A Lewis (A).
- HERKIMER ST, ss, 100 w Schenectady av,  
runs s185.6xw100xn92.9xe80xn92.9xe20 to beg;  
Oscar S Blinn—Lewis Smith et al; E E Kelly  
(A).
- HICKS ST, nws, 45 sw Degraw, 20x93; Title G  
& T Co—Cattello La Mura et al; T F Red-  
mond (A).
- MILTON ST, ss, 395 e Franklin, 23.6x100;  
Alice Watson—Rosa Rosenstein et al; C & T  
Perry (A).
- E 17TH ST, es, 260 s Av O, 40x100; Saml A  
Dunn—Nellie J Wetmore et al; C B Van  
Brunt (A).
- 22D ST, ns, 303.3 w 7 av, runs n100.2xe18.1xs  
100.2xw18.4 to beg; Eagle Savgs & Loan Co—  
Cath Doherty et al; Latson & Tamblin (A).
- 73D ST, ns, 230 w 15 av, 40x100; Ernst Rieger  
—Frederica Muller et al; S Seiderman (A).
- 79TH ST, ss, 120 e 2 av, runs e318x64xnw—xn  
61 to beg; Bklyn Trust Co—Mary J Kealy et  
al; T F Redmond (A).
- BUFFALO AV, ws, 30 s Sterling pl, 30x100;  
Wm Hessler, Jr—Mary E Bundick; specific  
performance; J Kopp (A).
- C I AV, ws, 280 n Cortelyou rd, runs n20xw56.1  
xs20x—57.7 to beg; Arthur Vogt—Abels Gold  
Realty Co et al; S Seiderman (A).
- OCEAN PKWAY, es, 140 s Av H, 40x50; Elita  
C Walther—Mary E Pengel et al; S Seider-  
man (A).
- ROCKAWAY AV, es, 225 s Glenmore av, 25x  
100.1; N Y Investors' Corp—Rebecca Lieber-  
man et al; T F Redmond (A).
- LOT 11, map "Rugby"; Thos Ives—Christian  
Suntzeich & ano; foreclosure mechanic's liens;  
R Robinson (A).
- LOTS 108-9, "map of Boulevard Lots" 11 & 12  
of lands of Gravesend & C I; Oscar Rubien—  
Freda Burke et al; partition; Somerville &  
Somerville (A).

- NOV. 6.**  
COOK ST, ns, 98.11 e Humboldt, runs nw69.10x  
ne39.3xse76.5xw23.6 to beg; also COOK ST,  
83; Freida Tow—Benj Barton et al; to create a  
title; N D Shapiro (A).
- HANCOCK ST, ns, 269 e Lewis av, 18x100; Jos  
Kohaut—Ella L Rushmore & ano; Warner &  
Korb (A).
- HARRISON ST, ns, 21 e Hicks, 21x69.10; Ma-  
thilda M Wessels—Chas Wilson et al; S Seid-  
erman (A).
- KEAP ST, nws, 19.9 sw s 4th, runs nw69xsw  
79.10xse69xne79.1 to beg; Jacob Levine—Ross  
Land Co et al; to create a lien; C Pallister  
(A).
- SPENCER ST, es, 157.9 n Myrtle av, 50x100;  
Isidor Alkers—David Streicher et al; A I  
Nova (A).
- E 14TH ST, es, 380 Av J, 33.4x100; Jennie Mel-  
nick—Rotary Brush Co et al; M D Siegel  
(A).
- 80TH ST, swc 6 av, runs w80xs100xe40xs80.2xne  
102.8xn186.6 to beg; 80TH ST, sec 6 av, runs  
s145.7xne158.3x n98.1xw196 to beg; BAY  
RIDGE AV, ss, 173.4 w Narrows av, 60x81.6;  
Celia Katz—Rimie Wyckoff et al; partition;  
H Yarm (A).
- AV O, ns, 44 w E 2d, 40x100; Caroline D Barr  
—Walter V Patton Constn Co et al; Daven-  
port & Corner (A).
- NOV. 8.**  
CARROLL ST, ss, 22.3 w Bond, 22.2x62.6;  
Augusta E S Miller—Dorothea A Magee;  
partition; Prince & Nathan (A).
- HOPKINS ST, ss, 292.7 w Marcy av, runs s  
104.7xw55.6xn4.7xe2.9xn100 x e 52.8 to beg;  
HOPKINS ST, ss, 225 w Marcy av, 25x100;  
HOPKINS ST, ss, 275 w Marcy av, runs  
s104.7xw17.7xn104.7xel7.7 to beg; HOPKINS  
ST, ss, 250 w Marcy av, 25x100; Jno A Ec-  
kert, Jr—Christina Eckert et al; partition;  
Halbert & Quest (A).
- JARDINE PL, ws, 96.8 s Herkimer, 17x92;  
Chas Samuels—Harris Peters et al; Levy  
Gutman & G (A).
- WATKINS ST, ws, 150 s Belmont av, 25x100;  
Title G & T Co—Mary Moskowitz et al; T F  
Redmond (A).
- WELDON ST, ss, 200 e Crescent, 25x100; Wm  
C Buttmil—Gesine Vollesbracht et al; C E  
Lalanne (A).
- 16TH ST, nec 3 av, 20x61.6; 3D AV, 587;  
15TH ST, ns, 70 e 3 av, runs se2.1xne105.2x  
nw6.1xsw40.4xw20xsw66 to beg; 3D AV, nec  
14th, 20x82.10; 17TH ST, sws, 100 se 3 av,

Brooklyn Lis Pendens, Continued.

50x100; DOUGLAS ST, 157; 15TH ST, ns, 70 w 3 av, runs w27.10xn103xe27.10xe108.8 to beg; 3 AV, nws, 44.11 sw 15th, 22.5x78; 15TH ST, sws, 79 nw 3 av, 15.11x70; Abr Dembar—Chas L Borck & ano; specific performance; W A Robinson (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.

NOV. 6. 102D ST, 7 W; Jacob Rosenstreich et al—Thos Blake; Jos F A O'Donnell (36) 51.00

CENTRAL PARK W, bet 62d & 63d, 200.10x225; Geo I Roberts & Bros, Inc—New Theatre; Ned Wayburn Production Inc (48) 87.30

NOV. 9. No Mechanics' Liens filed this day. NOV. 10. No Mechanics' Liens filed this day. NOV. 11. FRANKLIN AV, 1331; Arthur H Oesterheld—H Shereshesky & Saml Citron (—) 91.73

Brooklyn.

NOV. 4. ATKINS AV, ws, 190 s Blake av, 100 x100; O Friedman—Lena Bldg Co.. 400.00

NOV. 6. LEONARD ST, 97; A Wexler—Congregation Sons of Abraham & Meyer Lavine 86.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

NOV. 6. MADISON AV, 605; Max Kornreich—Jno Doe et al; Sept21'15 225.00

**NOV. 10.**  
 FT WASHINGTON AV, 35; Frank Friedman—Dayton Estates Corp; Nov6'15 ..... 380.51  
 2D AV, sec 109th; Harry Trinkowsky—F Maibach et al; Oct14'15..... 50.00

**NOV. 11.**  
 114TH ST, 417 W; Isidor Brodskin—Chas H Parnly et al; Oct23'15 ..... 155.00  
 SAME PROP; Gustav Noubeck—same; Nov8'15 ..... 75.45  
 MADISON AV, 713; C T Willard Co, Inc—Julia A Chase et al; Oct19'15..... 33.00  
 WEST END AV, sec 78th; American Hardware Corp—78th St & West End Av Inc et al; May17'15 ..... 1,727.42  
 37TH AV, swc 59th; Hydraulic Press Brick Co—Sol Bloom et al; Jan6'15 .. 2,086.05

**NOV. 12.**  
 MANHATTAN ST, 77; Melyn Rosenberg—David W Kahn et al; Oct26'15. .... 31.75

**Bronx.**

**NOV. 5.**  
No Satisfied Mechanics Liens filed this day.

**NOV. 6.**  
No Satisfied Mechanics Liens filed this day.

**NOV. 8.**  
No Satisfied Mechanics' Liens filed this day.

**NOV. 9.**  
 176TH ST, ns, 94.2 w Boston rd, 75x 167; Greenberg Constn Co, Inc—Coryell Bldg Co, Inc, et al; Oct18'15..... 466.50  
 BRIGGS AV, 2773-79; Weber Suply Co, Inc—J H M Constn Co, Inc, et al; Sept24'15 ..... 168.70  
 MORRIS AV, sec 166th, 48.9x95; F N DuBois & Co—Farago Constn Co, Inc, et al; Nov5'15 ..... 55.57

**NOV. 10.**  
 151ST ST, ss, 70.3 e Morris av, 50x 118; Chas Braun—Father Francis et al; Oct30'15 ..... 875.00

**NOV. 11.**  
No Satisfied Mechanics Liens filed this day.

**Brooklyn.**

**NOV. 4.**  
 16TH ST, 58; Mayer Harris—David A & Mrs William A Ahrens; Feb19'15..... 54.50  
 CHRISTOPHER AV, 398-402; Saml Schor—Philip & Sam Brody; Oct13'15 STONE AV, nwc Riverdale av, Horowitz & Botvinick—Cris River (Inc); & Barnet Baltowsky; Aug5'14..... 425.00  
 STONE AV, nwc Riverdale av, 100x 100; Klein Material Co—Cris River (Inc); Aug5'14 ..... 3,067.00  
 STONE AV, nwc Riverdale av, —x—; Chas I Rosenblum Co—Cris River Co (Inc) & Barnet Baltowsky; Sept17'14 STONE AV, nwc Riverdale av, —x—; Max Zisk—Benny Baltarsky; Aug31'14 ..... 2,300.00  
 UTICA AV, nec St John's pl, 240.7x 100; Louis Rockmore—Novelty Bldg Co (Inc) & Jos I Aaron; Oct21'15... 295.00

**NOV. 5.**  
 CHESTER ST, 607-17; L Levenstein Co—Siegel & Gordon & May Weiner & Sam Chalfin; Aug23'15 ..... 131.95  
 SAME PROP; L Levenstein & Co—Lot Bldg Co (Inc), Louis Rubinstein, Saml Weinstein, Minnie Silberling, Max Weiner & Sam Clarfin; Oct5'15. 131.95  
 HINSDALE ST, nec Livonia av, —x—; Barnet Weinstein—Hinsdale Bldg Co (Inc) & Goldstein & Paturick; Oct 19'15 ..... 600.00  
 WINDSOR PL, 3; Fredk G Vollers—Estate of Grace Haines (decd); Sept 8'15 ..... 55.50  
 3W 6TH ST, es, 350 n Av U, 20x100; Jos Sidoti—Jos Amato & Antonio Amato; June24'15 ..... 150.00  
 FOUNTAIN AV, 269 to 277; Geo Singer—C & K Constn Co; Oct4'15..... 76.93

**NOV. 6.**  
 IRVING AV, es, 100 s Woodbine; Canadian Bldg Material Corp—Foster Impt Co; Simon Bernstein & Joseph Weinstein; Aug17'15 ..... 121.31  
 17TH ST, nwc 49th, 80x100; Fred C Vanderpool—Belbar Realty Co (Inc); Nov3'15 ..... 734.00

**NOV. 8.**  
 UNION ST, 66; Pittsburgh Plate Glass Co—Jno J Moran Co; Aug14'15..... 38.00  
 E 24TH ST, 250 s Av K, 37.8x100; Morris G Williams & Co—J H Roberts & Kate C Roberts; Nov6'14 ..... 13.00  
 88TH ST, ws, 75 n Av B, 75x100; Israel Kumerman—T L Burbridge & Jos Grossman; Apr25'15 ..... 750.00  
 BAY RIDGE AV, 317-23; P J Duffy Co—Upton Realty Co; Nov1'15 ..... 96.00  
 STONE AV, nwc Riverdale av, 100x100; Voletsky & Jascho (Inc)—Cris River Co (Inc) & Barnet Baltowsky, Max Kobre & Jno Doe; Aug5'14 ..... 4,725.00  
 VOORHIES AV, ns, 174.9 w Sheephead Bay rd, 120x120; Saml Feinstein—Voorhies Bay Inc & Maddin Inc; Chas Lindenbaum, Title G & T Co & Cohen Schwartz-Rudser (Inc); Oct25'15... 349.00

**NOV. 9.**  
 CLIFTON PL, 267 & 269; Elias J Adler—DeKalb Constn Co; Oct18'15..... 110.50  
 HENDRIX ST, 200 & 202; Abr A Phillips, Jr—Abra Finster, Chas Green & Geo Van Orden & Co; Oct15'15 .. 90.09  
 E 17TH ST, ws, 220 s Av V; R L Williams—W L Pietsch; June23'15..... 25.00  
 EASTERN PKWAY, ss, 270.8 e Troy av, 66x103; Schwartz & Son—Staverly Realty Corp & Bookstaver & Palley; Nov8'15 ..... 220.00  
 LOTT AV, ss, 100 w Thatford av, 100x 140; S & S Woodworking av (Inc)—Isaac Gancharik; Oct29'15 ..... 813.47

**NOV. 10.**  
 BUTLER PL, ss, 150.3 w Sterling pl, 225x114x230.3x128.6; Norton & Gorman Cont Co—Bryna Realty Co & City N Y; Oct25'15 ..... 17,300.00

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**ATTACHMENTS.**

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

**Manhattan.**

**NOV. 4.**  
No Attachments filed this day.

**NOV. 5.**  
 WOLF<sup>1</sup>, Harris, Moses Wolf & Julius Wolf; Max Phillips; \$3,600.11; Hirsh, Newman & Reass.

**NOV. 6, 8 & 9.**  
No Attachments filed these days.

**NOV. 10.**  
 BOGERT, Henry K; Chas Lynn; \$148.80; C Moise.  
 KANN, Alfred & Lillian; David Blustein et al; \$1,637.91; H Corenthal.

**CHATTEL MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.**

NOV. 5, 6, 8, 9, 10 & 11.

Hillers, August, & E H Mount. Broadway, 901..Otis Elevator Co. Elevator. ....(R) 125.00  
 Selkirk Realty Co., 22d st, 29-31 E.. Raisler Sprinkler Co. Sprinklers... 6,000.00  
 Di Lorenzo, Pietro. 28th st, 311 E.. E Esposito. Barber Fix. .... 270.00  
 Mammano, Orazio. 106th st, 306 E.. E Esposito. Barber Fix. .... 207.00  
 Naccari, Lio. 1st av, 322..E Esposito. Barber Fix. .... 714.50  
 Smith, Frank J. 23d st, 327 E..S B Wetton Co. Pumps, &c. .... 100.00  
 Weiss Amusement Co & Adolph Weiss. Av A, 51..A H Andrews Co. Chairs, &c. .... 900.00  
 Rehcanse Realty Co & Edw Eisenacher. 19th st, 264-8 W..Raisler Heating Co. Heating Apparatus. .... 1,500.00  
 De Rosa, Frank. 104th st, 427 E..Otis Elevator Co. Elevator. .... 370.00

**Bronx.**

NOV. 5, 6, 8, 9, 10 & 11.

Ostro Constn Co. Beck st, ss, 100 w Av St John..Eureka Chandelier Co. Chandeliers. ....(R) 3,850.00

**Brooklyn.**

NOV. 4, 5, 6, 8, 9, 10.

A & S Constn Co. E 22d st, nr Foster av..A Entenman, Inc. Doors, &c... 3,150.00  
 Boyd Constn Co. West st, nr 35th st..Oliver B Taylor, Inc.....(R) 398.00  
 Elinger Constn Co. President st, c Utica av..Est of S Weinstein. Mirrors. .... 5,750.00  
 Fyans, Thos F. 314 Av J..American Radiator Co. Boiler. .... 128.00  
 Beyer, Wm. 65th st, nr 18 av.. American Radiator Co. Boiler.... 222.00  
 Hoytrees Constn Co. Woodruff av, c St Pauls pl..Raisler Heating Co. Heating Apparatus. .... 5,500.00  
 Kazlow, Nathaniel F. 4318 5th av.. American Show Case Co. Windows. 225.00  
 Saml Koenig Constn Co. Pennsylvania av, nr Pitkin av..Progress Gas Fix Co. Gas Fix. .... 335.00  
 Kriesel, Saml, & Frank S Guigliano. 211 4th av..Saul Randelstein. Plumbing. .... 300.00  
 Leno Bldg Co, Inc. Atkins av, nr Blake av..Ph Feldman & Son. Furnaces. 425.00  
 Our Own Bldg Co, Inc. E 18th st, c Av O. L & H Holland. Plumbing Supplies. .... 350.00

**BUILDING LOAN CONTRACTS.**

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

**Manhattan.**

**NOV. 12.**  
 20TH ST, ss, 239.6 e 1 av, 20x92; Michl Lobenthal loans Wm Greishammer to erect a —sty bldg; — payments.... 5,000.00

**Bronx.**

**NOV. 8.**  
 BUCHANAN PL, sec Grand av, 55x100; Manhattan Mtg Co loans St Nicholas Av Constn Co to erect 5-sty apartments; 13 payments ..... 46,000.00  
 GRAND AV, es, 55 s Buchanan pl, 45x 100; Manhattan Mtg Co loans St Nicholas Av Constn Co to erect 5-sty apartment; 13 payments ..... 32,000.00  
 GRAND BLVD & CONCOURSE, es, 158.6 n Fordham rd, 100x 200; Lawyers' T & T Co loans Concourse Estates Corp to erect four 5-sty apartments; 9 payments ..... 150,000.00  
**NOV. 9.**  
 181ST ST, nwc Vyse av, 73x100; also VYSE AV, ws, 73 n 181st, 40.5x99.9; Lawyers' T & T Co loans Parkridge Realty Co, Inc, to erect two 5-sty apartments; 9 payments ..... 70,000.00  
 181ST ST, sec Vyse av, 50x100.8; 135 Broadway Holding Corp loans Philip Weinstein & Son, Inc, to erect 1-sty apartment; 7 payments..... 30,000.00

WALTON AV, es, 243.5 n 177th, 50x 135; City Real Estate Co loans West Bronx Bldg Co, Inc, to erect 5-sty apartment; 8 payments ..... 34,000.00  
 LOT 36, block 31, map of Bathgate Estate, bet 237th & 238th; New York & Suburban Co-Operative Bldg & Loan Association loans Hugo and Margt Scheeren to erect 2-sty frame dwelling house; 3 payments ..... 3,800.00  
 LOT 44, map of 277 lots of land of Dyre Av Realty Co; Alfred A Elgar loans Annie B Russell to erect 2½-sty apartment; 3 payments ..... 2,800.00

**NOV. 10.**  
 181ST ST, nec Daly av, 80x158.5; City Mtg Co loans Simonia Realty Corp to erect 2-5-sty apartments; 11 payments. .... 90,000.00  
 MORRIS AV, ws, 246 s 184th, 37.5x 100; Manhattan Mtg Co loans Hurley Bldg Corp to erect 5-sty apartment; 13 payments. .... 25,000.00  
 MORRIS AV, ws, 283.5 s 184th, 37.5x 100; Manhttan Mtg Co loans Hurley Bldg Corp to erect 5-sty apartment; 13 payments ..... 25,000.00  
 WALTON AV, es, 246.1 s 184th st, 37.5x 99.1; Manhattan Mtg Co loans Hurley Bldg Corp to erect 5-sty apartment; 13 payments ..... 25,000.00  
 WALTON AV, es, 283.5 s 184th, 37.5x 99.5; Manhattan Mtg Co loans Hurley Bldg Corp to erect 5-sty apartment; 13 payments. .... 25,000.00

**ORDERS**

**Brooklyn.**

**NOV. 5.**  
 CHRISTOPHER AV, ns, 125 w Newport av, 75x100; Nass & Berg, Inc, on Home Title Ins Co to pay Pecker & Rokofsky, Inc ..... 300.00

**NOV. 6.**  
 CHRISTOPHER AV, ws, 125 s Newport av, 75x100; Nass & Berg, Inc, on Home Title Ins Co to pay Rolstar Paint & Decorating Co ..... 400.00

**NOV. 9.**  
 ATKINS AV, ws, 190 s Blake av, 100x 100; Leno Bldg Co on German Savgs Bank to pay Epstein & Gorodinsky... 125.00

**DEPARTMENTAL RULINGS.**

**BUREAU OF FIRE PREVENTION.**

**Municipal Building.**

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

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

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

\*NOTE—The symbols A—FE—FP—Spr—St—Stp—Tel—WSS—Fil Sy—OS—St Sys—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 Nov. 6.

**MANHATTAN ORDERS SERVED.**  
Named Streets.

Beekman st, 102—Ritterband, Reid & Co..Rub Blecker st, 123-5—Walter J McCauley, 2537 Decatur av. .... Stp(R)—Spr-FP-WSS(R)  
 Broome st, 415-7—N Y Catholic Protectors. FP-ExS-A-WSS-O-FA  
 Broome st, 415-7—Consolidated Gas Co, 130 E 15. .... GE  
 Centre st, 168—R & G Lighting Fixt Co.Rec-FA  
 Cherry st, 91—Business Men's Realty Co, 37 Liberty. .... FE(R)—FP  
 Cherry st, 360—Wolf Axelrod. .... FA-FP-Rec  
 Christopher st, 8—Neven Sparks Lamp, Inc, 149 Church. .... NoS-FA-Rec-FP

Clinton st, 225—Lena Wilson...Rec
Columbia st, 66—Schwartz & Planter...Rec
Cooper sq, 29—Noah Fells, 43 2 av...Rub
Essex st, 5—Abraham Miller...Rub
Front st, 5—Samuel Lewis...FA-Rec-D&R
Fulton st, 58-60—Ida B Hindle...Rec
Fulton st, 58-60—Weber & Bloodgood...Rec
Fulton st, 58-60—Star Blank Book Co...Rec
Fulton st, 58-60—Schonbar Printing Co...Rec
Fulton st, 221-5—Archibald A Forrest, 293
Bway...Rub
James st, 20-26—St James R C School, 23
Oliver...Tel-A-Rub-FE-FP-O-WSS-ExS
FE(R)-D&R

Lewis st, 126—Cong Bnai Mordchei Yank...FD
Mangin st, 70—Oscar J Weisman...
FA-NoS-Rec-FP
Nassau st, 113—Thompson Lunch Co...FA-Rec
Nassau st, 113—The Crown Mfg Co...FP-Rec-FA
Nassau st, 113—W H Joseph & Son...FP-FA
Nassau st, 113—Codington Co, 1487 Bway...FP
Pearl st, 409-15—O'Keefe Bannin Co, 65 Park
FA-FP-Rec
Pike st, 45—Abraham Nitishensky...FP
Reade st, 16-18—National Photo Eng Co...
Rec-FA-NoS-FP

Rivington st, 221—H Blazer...RQ-Rec
Spring st, 147—Est Patrick J Ryder, care W
A McAdam, Seneca av, Far Rockaway...Rub
Stanton st, 209—Emil Neufeld, 91 W 119...O
State st, 8—Lutheran Immigrant Soc...
FP-WSS(R)
Vandewater st, 17-27—Reid & Odets...FP-Rec
Water st, 5—The Swedish Immigrant Home...
FP-FE(R)-ExS
Water st, 5—Consolidated Gas Co, 130 E 15...GE
Water st, 309—Paul Grimm...FP
West st, 54—Est Elizabeth F Floyd, care
Geo F Vingut, 23 W 43...FP-WSS
West st, 326—S B Sohfeld...FP
White st, 38—Metropolitan Shirt Co...Rec
Wooster st, 77-81—Bredstein Bros...FD-D&R
Wooster st, 77-81—National Underwear Co...
FD-FA

Wooster st, 77-81—Favorite Paper Box Co...
Rec-D&R-FD
Wooster st, 77-81—Dauber & Gotfried...FD-FA
Worth st, 194—Chas Cooper & Co...CF
Numbered Streets.
3 st, 90-92 E—M Zimmermann & Co...NoS
12 st, 254 W—Mrs Clara Klein...Rub
12 st, 245 W—John P Huebner Est, care Wm
P, 345 W 121...FP-Ex(R)
12 st, 360 W—Herman Robinson, 331 Madis-
son av...FE-FP-Ex
14 st, 208 W—Margaret Keenan...FA-ExS
16 st, 43-7 W—Greenburg & Schulberg...FD
20 st, 141 W—Charles Abramowitz...FP
21 st, 11 W—Wolf Sayetta...FA
21 st, 11 W—Manitoba Realty Corp, 149 Bway
FP

22 st, 140-4 W—Postal Life Ins Co, 35 Nas-
sau...FD
24 st, 133 W—Manhattan Life Ins Co, 66
Bway...A-WSS-FD
24 st, 329-31 W—Menconi Bros, 335 W 24...Rub
26 st, 109-15 W—Bernstein & Goodwin...FD
27 st, 259 W—William J Hill...FA-Rec
28 st, 304 W—Jennie B Ferguson, 128 W 122
Ex(R)-O-FP
30 st, 209 W—St John the Baptist Ch...FP-WSS
32 st, 235 E—Janette A Nealis, 256 E 68...FP
32 st, 235 E—Mrs Ellen Petersen...Rub
33 st, 247 E—Sarah N Smith, care Cornelius
S Butler, 22 Park av...Ex(R)
34 st, 159 W—Hotel Moncey...ExS
37 st, 63 W—Coyle & Deutschmann...NoS-Rec-FA
37 st, 214-6 E—Smith & Jones Co...Rec
37 st, 557 W—Albert T Rohe, 527 W 36...FP
43 st, 617 W—The Texas Co, 17 Battery pl...
FP-D&R-Rec

45 st, 17-9 W—Abby S Marshall, care Chas
A, 34 Pine...FD
47 st, 222 W—Nat Osborne...Rub
47 st, 243-5 W—Leonard L Hill, 32 W 25...
A-FP-WSS
49 st, 129 W—Henry Seligman...
FP-WSS(R)-NoS
54 st, 250 W—Regal Auto Painting Co...FA
54 st, 304 W—Louis Schiavone & Co...
NoS-FA-Rec-D&R
55 st, 331 E—Mary Christman...FP
56 st, 515 W—James Bell...FP
58 st, 243 E—Mary A Kelly, care Thomas,
246 E 59...Ex(R)
58 st, 243 E—Mrs Virginia Biasini...Rub
60 st, 229 E—Lazare Bader, 552 McDonough,
Bklyn...FP
60 st, 247 E—Est Lillie McGovern, care Anna
L, 310 W 71...FP
64 st, 147 W—Rosanna C Hafner, 154 W 24...
FP-Ex(R)

65 st, 140 W—Soc of Immaculate Conc, 503
E 14...Ex(R)-O
74 st, 220 E—Oscar Heim...Rec-FA
76 st, 352 E—Est Patrick Walsh, care Ellen,
308 E 82...FP
76 st, 352 E—Nicholas Morisco...FA
77 st, 217 E—Mary Tyler...Rub
77 st, 219-23 W—Hon John T Fetherston, Mu-
nicipal Bldg...FA
78 st, 353 E—Fred Zelmer...Rec
79 st, 216 E—N Y Telephone Co, 15 Dey...FP
82 st, 151 E—Louis Reinig, 183 E 80...Ex(R)-O
82 st, 211-13 W—Louis Burghardt Mills Co...
NoS-Rec-CF-FA-FP
86 st, 21 E—Julius E Thuberg...FA-NoS-El-WSS
96 st, 209 W—Broadway Taxi Oper Co...
OS-D&R-CF

118 st, 513 E—Melrah Realty Co, 35 Nassau...
Ex(R)-O
118 st, 513 E—Diedrich Tietjen...FP
Named Avenues.
Av A, 1440—A Wolfson...WSS-FP-Rec-FA
Bowery, 11—Samuel Russo...FP
Bowery, 27-9—Est Edward D Farrell, 158 W
125...A-FE-WSS-FP
Broadway, 473—Est Joseph J Little, 425 E
24...FD
Bradway, 710—Youngsters' Novelty Co...Rub-O
Broadway, 710—Morris Brukenfeld...D&R
Broadway, 710—Joseph Bloomberg...D&R
Broadway, 2560—Fixture Spray Co...
FA-NoS-Rec-D&R
Lexington av, 581—Adeline Silas...Rec-FA
Lexington av, 679—Anna E Haas...FP-Ex(R)
Lexington av, 1231—Frank P Sheehy, 247 E
83...FP-O

Madison av, 1662—Friedman & Keller...FA-Rec
Park av, 1650—Charles E Bodker...D&R-Rec
Park Row, 125-7—Theodore Reimer...FP-FA
St Nicholas av, 182—Edward H Raynolds,
101 Fulton...FE(R)-WSS-FP-Tel-A-TD
West Broadway, 498—Joseph Personeni, 496
W Bway...O

Numbered Avenues.
3 av, 1771-3—Joseph Feinstein...FA
6 av, 259—William A Flinn, 3785 Bway...FP
7 av, 883-91—Carnegie Hall Co...
Spr-D&R-FP-WSS-Stp(R)
11 av, 573—Universal Film Mfg Co, Bway &
48...D&R

BRONX ORDERS SERVED.

Numbered Streets.
139 st, 493 E—Edward M O'Gorman...O
169 st, 580 E—Barbara Herdt...O
Named Avenues.
Willis av, 315—Louis Simkin, 35 W 116...FP-FA
Numbered Avenues.
3 av, sec St Pauls pl—Jean Jacobs...O-SA-WSS
3 av, sec St Pauls pl—Consolidated Gas Co,
130 E 15...GE

BROOKLYN ORDERS SERVED.

Named Streets.
Amity st, 118—Bklyn Union Gas Co, 176
Remsen...GE
Clinton st, 286-90—Frank G Colyer...ExS-FA-TD
Clinton st, 286-90—Bklyn Union Gas Co, 176
Remsen...GE
Clinton st, 286-90—Eugene H Judge...
Tel-FE-FP-FE(R)-Ex(R)-WSS(R)-GE
College pl, 18—Wm A Phillips, 272 Fulton
D&R
Concord st, 209—First Presbyterian Church...
FE-WSS(R)-FP-FA-ExS
Court st, 143—Isaac Libson...Rec-Rub
Grand st, 198-200—Peter Macys & John Moran
FA
Sterling pl, 814—Arthur C Morton...
FP-FA-Rec-NoS

Van Sicklen st, bet Ryder pl & Neck rd, P S
95—Dept Education, 500 Park av, Man-
hattan...ExR-FP
Walworth st, 103—H Bridgman Smith Co,
487 Kent av...FP-Rec
Numbered Streets.
1 st, 34-40 S—S Monday & Son, Inc...DR
2 st, 263 S—Dept Health, Franklin & Centre,
Manhattan...FA-GE
6 st, 506—Bklyn Union Gas Co, 176 Remsen...GE
6 st, 506—M E Church...
WSS-FP-ExS-Ex(R)-WSS(R)

11 st, 356—William J Darmody...DC
12 st, 166-S N—Schulte Bread Co...DC
15 st, bet 3 & 4 av—Dept Education, 500
Park av, Manhattan...Ex(R)-ExS-FA-FP
17 st, W, bet Mermaid & Neptune av, P S
80—Dept Education, 500 Park av, Manhat-
tan...Tel-FP-ExS-DC-GE
18 st, bet 6 & 7 av—P S 146—Dept Educa-
tion, 500 Park av, Manhattan
Tel-A-Ex(R)-GE-Spr
47 st, 321-3 P S 2—Dept Education, 500
Park av, Manhattan...Ex(R)-Rec-FA
50 st, 518—Lena Mohnell...D&R
71 st, bet 3 av & Ridge boulevard, P S, 102—
Dept Education, 500 Park av, Manhattan...
Ex(R)-Rec-FA
86 st, ns, bet Bay 17 & 18 av, P S 101—Dept
Education, 500 Park av, Manhattan...
Ex(R)-O-FP

Named Avenues.
Atlantic av, 503—Charles H Magie, 53 Halsey
D&R-WSS(R)-FP(R)
Atlantic av, 1400—Ideal Auto Repair Co...FP
Av K, bet E 38 & 39, P S 119—Dept Educa-
tion, 500 Park av, Manhattan...FWP-GE-FA
Bay Ridge av, bet 12 & 13 av, P S 176—
Dept Education, 500 Park av, Manhattan...
FP-Rec-FA-GE
Bedford av, 789—E Bick...D&R
Benson av, ss, bet Bay 14 & 17 av, P S
163—Dept Education, 500 Park av, Man-
hattan...Rec-GE-FA-Spr-R
Benson av, bet Bay 38 & 25 av, P S 97—Dept
Education, 500 Park av, Manhattan...FA
Buckingham rd, 105—Henry Rowley...FP-Rec-FA
Church av, bet Bedford & Flatbush av, P S
90—Dept Education, 500 Park av, Manhat-
tan...Ex(R)
Clarkson av, ns, nr Bklyn av—Flatbush Gas
Co, 1034 Flatbush av...GE
Clarkson av, ns, nr Bklyn av—Dept Pub
Charities, Municipal Bldg...
Tel-FP-ExS-Ex(R)-A

Cortelyou rd, bet E 13 & 14, P S 139—Dept
Education, 500 Park av, Manhattan...
A-Rec-FP-Ex(R)
DeKalb av, 1241—Louis Saladin...FP
Ft Hamilton av, es, bet 43 & 44, P S 131—
Dept Education, 500 Park av, Manhattan...
FP-FA-WSS(R)-Ex(R)
Gelston av, bet 91 & 92, P S 104—Dept Edu-
cation, 500 Park av, Manhattan...
A-FP-Rec-FA
Howard av, 14—Bklyn Union Gas Co, 176
Remsen...GE
Howard av, 14—Joseph Scheuer...
FP-FE(R)-Ex(R)-WSS(R)-ExS
Jamaica av, 518—Albert S Campbell...
FP-D&R-Rec-El(R)
Newkirk av, bet E 31 & 32, P S 89—Dept
Education, 500 Park av, Manhattan...
Ex(R)-A-O-Rec-GE-FP
Ocean av & Av U, P S 96—Dept Education,
500 Park av, Manhattan...O-FP
Ocean pkway, bet Ft Hamilton pkway &
Gaton av, P S 130—Dept Education, 500
Park av, Manhattan...A-FP-Ex(R)-GE
Rogers av & Robinson st, P S 92—Dept Edu-
cation, 500 Park av, Manhattan...
A-FP-Ex-Rec-GE-FA
Vanderbilt av, 457—Walter Scott...
FP-D&R-NoS-FA
Van Sinderen av, 243—Harry Rodes...Rec
Waverly av, 514—August Liss...D&R

Numbered Avenues.
2 av, bet 6 & 7 sts, P S 77—Dept Education,
500 Park av, Manhattan...A-Ex(R)-O-Rec-FA
4 av, bet 20 & 21st sts, P S 60—Dept Educa-
tion, 500 Park av, Manhattan...A-ExS-Ex(R)-O

4 av, bet 40 & 41 sts, P S 136—Dept Educa-
tion, 500 Park av, Manhattan...A-FP
4 av, bet 59 & 60 sts, P S 118—Dept Educa-
tion, 500 Park av, Manhattan...
FP-Ex(R)-DC-FA
5 av, bet 91 & 92 sts, P S 104—Dept Educa-
tion, 500 Park av, Manhattan...Tel-A-Ex-O-FP
6 av, bet 50 & 51 sts, P S 94—Dept Educa-
tion, 500 Park av, Manhattan...FP-Rec-FA
7 av, bet 4 & 5 sts—Dept Education, 500 Park
av, Manhattan...A-FP-O-GE-FA
7 av, bet 17 st & Prospect av, P S 10—Dept
Education, 500 Park av, Manhattan...
O-Ex(R)-FP-DC

11 av, es, bet Windsor pl & Sherman st, P S
154—Dept Education, 500 Park av, Man-
hattan...FP-O-GE-Spr
14 av, bet 42 & 43 sts, P S 164—Dept Educa-
tion, 500 Park av, Manhattan...ExS-Rec-FP
14 av, bet 53 & 54 sts, P S 103—Dept Educa-
tion, 500 Park av, Manhattan...
A-FP-Ex(R)-O-Rec-FA
21 av, bet 83 & 84 sts, P S 128—Dept Educa-
tion, 500 Park av, Manhattan...Rec-FA-FP

QUEENS ORDERS SERVED.

Named Streets.
Mills st, 68 (L I C)—Hallet Point Garage,
Inc...FP-CF
Washington st, 176 (Flushing)—William H
Wilson...FP-NoS-FA-Rec
Named Avenues.
Prospect av, 30 (Metropolitan)—First Ger-
man Presby Church...FA
Ridgewood av, 4354 (Rich Hill)—Rosner &
Jacobs...FP-Rec
Numbered Avenues.
2 av, 46 (Rock B)—William Fiske...ExS-FA
5 av, swc Washington av (Rock Pk)—Moses
Folio...ExS

BOARD OF EXAMINERS.

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

APPEAL 364 of 1915, New Building 5536 of
1915, 516 Greenwood avenue, Brooklyn, Rev.
William Jackson, appellant.

That it would be in violation of Section 90
of the Building Code.

2. Or when it is claimed that the rules and
regulations of the President of the Borough
or the provisions of law or said ordinances do
not apply.

If section 90 of the Building Code providing
that where 90 per cent. of the buildings on
the block are of frame construction additional
frame buildings may be erected would not ap-
ply here.

Upon block (5284) in question there are one
brick, 36 front frame, 7 rear frame buildings
(stables and garages) and 7 that are of partly
frame construction. These latter dwellings
have frame bays that cover practically the en-
tire front of the buildings and give them the
appearance of being chiefly frame since they
are in a row with party walls. Our conten-
tion is that the intent of the law permitting
frame construction where 90 per cent. of the
buildings on the block are frame is here ful-
filled since 44 buildings (or of 51 if those in
the rear be included) only one is not at least
in essential part of frame construction. About
200 front feet of the block in lots at least 25
feet wide are not as yet built upon. The pre-
vailing appearance of the community is of
frame cottage style and any other than that
proposed would be out of keeping. This
block is within four blocks of the recently es-
tablished limits.

Appearance: Rev. William S. Jackson.

On motion, DISAPPROVED.

APPEAL 365 of 1915, New Building 313 of
1915, 564-566 West 150th street, Manhattan,
Berlinger & Moscovitz, appellants.

3. Structure on roof must be of incombustible
material.

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

That the covering on the roof shelter be per-
mitted of fire-resisting material rather than
fireproof and absolutely incombustible ma-
terial.

The building is not required to be fireproof
under the law. The entire main roof is of fire-
proof construction (cinder concrete and I
beams) and the structure above is of brick
walls, steel trusses and tile roofing. The
sheathing and rafters are to be wood covered
on exposed sides with metal. There will be no
greater fire hazard in this building through this
structure being placed on the roof.

Appearance: J. M. Berlinger.

On motion, APPROVED on the following
CONDITIONS:

1st: That the main roof be entirely of fire-
proof construction, including fireproofing of the
main girders supporting same.

2d: That there shall be at least two (2)
exit stairs leading from roof to ground, inde-
pendent of exits from first floor and balcony.

3. That all enclosed stairs shall be fireproof
and enclosed in brick walls and fireproof self-
closing doors.

4th: That all steel framing supporting fire
walls or floors of interior staircases shall be
fireproofed.

TENEMENT HOUSE DEPART-
MENT.

Fire-Escape Regulations.

The department has found it desirable to
change the weight of material in a certain type
of fire escape construction. The new sizes are
as follows:

Cantilever brackets for fire escapes will be
accepted when constructed of the following sec-
tions:

"I" beams not less than 4", weighing 9.5 lbs.;
web, 11/32"; channels not less than 4", weighing
7.25 lbs web, 21/64"; or not less than 5",
weighing 9.00 lbs.; web, 21/64". Angle iron is
not less than 4x4x3/8", weighing 9.8 lbs. Tee
irons not less than 4x4x3/8", weighing 10.9 lbs.
By order of COMMISSIONER MURPHY.

# BUILDING MANAGEMENT

## DUTIES OF A MANAGER AND AGENT

By CHARLES E. DOTY, of Charles E. Doty Co., Cleveland, Ohio

HOW many people outside of the profession; how many of the men active in business affairs who have no part in the ownership of an office structure, know what are the duties, responsibilities and capabilities of the building manager?

When men of money decide to invest in a building, are they to be blamed if they fail to avail themselves of the services and expert knowledge of the man who has made a success of building management? Are these men to be blamed if they fail to seek out the candles which they don't know are hidden under the 15-25-40-50-story bushels?

The contractor who builds skyscrapers puts up a sign, to inform all who come within sight, that "Hammer and Nails Co.," which is erecting this structure, has built all of the really great skyscrapers in the world, and when monied men want to build, they are impressed with the ability of the firm.

### Architect Gets Credit.

The architect who designs the high and mighty structure has his picture published in the papers, and often his name engraved in everlasting letters on the front of the building in order that the world will know from what brain this dream of steel and stone sprung.

But the experienced building manager, the man who is qualified to co-operate with the owner, the architect and the builder, in the planning and equipping of the giant skyscrapers, who fills them when completed, at the maximum amount of income, and who operates them with comfort to the tenants, at the minimum expense to the owner—his qualifications, as a rule, have not been properly recognized. Nor, as a rule, is he financially rewarded to the same degree as is the architect, the builder, and even the agent, who assisted in the purchase of the land.

Look for a moment at a factory representing an investment of say one million dollars. The owner, invariably, is the active head. He is surrounded by a corps of high-priced department managers. He knows his market. He knows his costs. He knows his selling prices. He knows everything about the factory.

Then look at a building representing an investment of the same amount of money. The owner has made his fortune in some other enterprise. Possibly he owns the factory heretofore mentioned. The building, to him, is an investment pure and simple and his only interest is in the results.

### Profession Still Young.

Possibly our impatience with the progress we have made, or have not made, is wholly unwarranted. The profession of the architect, the business of the builder, date back almost to the beginning of time; while it is impossible for the oldest building manager in captivity to point to many more years than a quarter of a century of service, for the first skyscraper did not exist until about thirty years ago.

The solution of our problem does not lie in lambasting the owners or by belittling the architects, as many of us have done. This is unwarranted as well as destructive and brings us nowhere. The solution lies in the use of publicity.

Now, I do not believe and am not going to advocate that you hold a banquet on the parapet of your twenty-five-story skyscraper. I am not going to urge you to hang by your toes from the flag-pole, nor to give a cabaret perfor-



CHARLES E. DOTY.

mance every day between eleven and two in your express elevators.

Personal publicity, such as one would get from a press agent, has a backfire that is bound to be injurious to the profession no matter how successful the particular stunt is from the viewpoint of the press agent or the manager.

Stating the problem in its simplest terms it is just this: we as building managers want to be recognized by present and prospective building owners for our skill and ability as dividend producers and not for our clever theatrical press agent stunts that have no direct bearing on the conduct of our business.

I am convinced that the great responsibility assumed by building managers, and the skill they display in the management of office buildings, is not given the proper recognition by the majority of owners.

### Impressing the Owner.

I am further convinced that the majority of building managers impress their owners more favorably because of the work done by their local associations, rather than by their own individual accomplishments.

The day when the building manager can plod his weary way alone, if the day ever did exist, is past. He must join hands with the other managers in his city, in his State, and in the United States, for the accomplishment of the bigger things in which each and all have an interest.

I don't want to convey the idea that I believe that publicity is the principal reason for organization. I do not believe that. But the point I want to make is that an organization properly working, will create enough news, and the right kind of news, so that our publicity problem—or the making known of our abilities—will take care of themselves.

There are many tasks with which these organizations will find themselves confronted, but none more important than the task of obtaining fair treatment in the matter of taxation.

A wave of extravagance has struck tax-spending officials from coast to coast. Bonded indebtedness has increased wholly out of proportion to the increase in population. Rates of taxation have jumped by leaps and by bounds. Valuations are forced up to produce more money to spend, and to spend.

Do you think that it is spent economically? Not all of it by any means.

And the properties that you and I represent are hit hardest by municipal expenditures.

It is said of the 475,000 persons in the civil service of the Federal Government, 40 per cent., or nearly 200,000, are given jobs as political favors. This is why taxes are high, and are going to be higher. The present system offers no solution.

Some say the remedy lies in this "ism," some in another. And after all have been tried—on us—we will have discovered no better than the elimination of politics from municipal management.

### Selection of Mayors.

Select the mayors of our great cities, not because they are hot-air shooters, or because they are dreamers, but because they have it in them to judiciously spend millions upon millions of dollars, and in every way administer to the welfare of hundreds of thousands and oftentimes millions of constituents.

Select them not because they can control the majority of voters, but select them because they are city managers, managers possibly, who have been successful heads of other cities on the opposite side of the continent.

Select them not for two years, or for four years, but for as long a period as they can be of service to their cities.

But whatever the system, building managers, and more effectively through their local associations, should demand that tax spenders give one hundred cents in return for every dollar expended.

Office buildings will continue to be constructed. Buildings now going up are built larger and larger. The need, therefore, for successful managers will increase with greater rapidity in the future than in the past.

But, instead of drawing from the general field of business for managers, as was the case when some of us entered the game, from the present managers, to a large degree, will be drawn—are being drawn—the men who can be safely counted upon to successfully manage the new buildings.

And as the buildings grow in size, and as owners, as a class, learn that their managers are not clerks, but actually skilled producers of results, then will proper recognition be theirs and salaries reach the point to which building managers are justly entitled.

As a rule, it is impossible to build on to individual buildings. The foundations won't carry additional stories. The neighboring property can't be secured at a fair price, or can't be secured at all, or possibly the company can't finance the improvement.

### Time for Real Action.

When a building is filled and the leases made for years to come, the machinery well oiled and running like clock-work, what is the ambitious manager going to do? Sit still and twiddle his thumbs?

Why not expend his surplus energy in the direction that will intensify his ability as a building manager!

The manager at the head of several buildings is at his best. His every thought; his every action, is "building management."

He surrounds himself with able associates and the burden of detail is taken from his shoulders.

As the number of his tenants increases, so does his acquaintanceship increase. His buildings are filled. His buildings are good revenue producers. The expenses are cut to the quick. Naturally his management is a success.

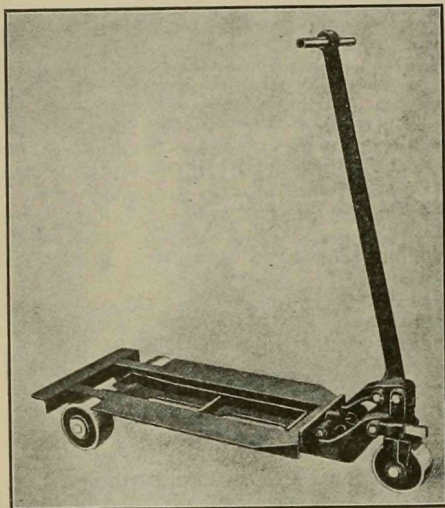
**USEFUL APPLIANCES**

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.

**Makes Heavy Loads Portable.**

ACCORDING to the manufacturers of the truck shown in the accompanying illustration it has a very wide application to the management of buildings. Where safes have to be transported, all that is necessary is to lay a raised platform on the sidewalk. The truckmen lower the safe upon it and the handle lowered. Instantly the safe is made portable and, with the rubber tired wheels, it can be transported everywhere with ease.

The truck is fitted with a hook which engages a hook on the lifting frame. When the lever is pulled down to its

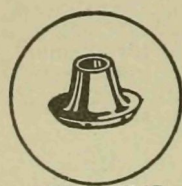


lowest point a locking pawl engages the platform locking hook and the load is then independent of the lever, and by throwing up the lever hook the handle is entirely free. With this model no hydraulic check is employed for lowering the load, which is done by connecting the lever hook with the platform hook, bringing the lever to the low point, and pressure on the lever will permit the small handle at the side of the truck head to be lifted. This disconnects the locking means and the load is lowered under full control of the operator. This compulsory control obviates the chance of accidents from lowering the load too quickly. The lifting frame has beveled blocks that slide on an incline on the body of the truck, and these inclines are lubricated to minimize the friction.

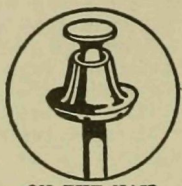
A 4-wheel truck is built along the same lines as the 3-wheel one described, except that this truck is fitted with a hydraulic check for lowering the load. Both of the models are made in different sizes with lifting capacities ranging from 2,000 to 8,000 pounds.

**Nail Collars for Concrete Forms.**

WHEN the price of nails is extremely high, as at present, contractors begin to think more of the necessity of economy in their use. To meet this de-



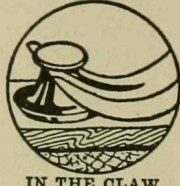
THE COLLAR



ON THE NAIL



IN PLACE



IN THE CLAW

mand a well-known manufacturing house has made and is introducing a nail collar through which the nail is driven so as to permit of easy extraction by the claws of the hammer. By using this inexpensive little collar it is possible to make one nail serve the same purpose many times

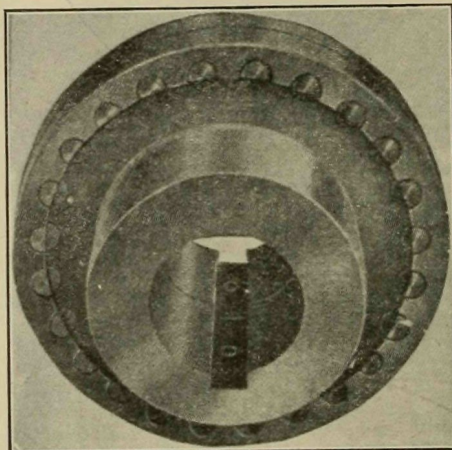
over. It is applicable in all sorts of temporary work. When the work is dismantled the heads of all nails will be projecting so that it will be an easy matter to extract them without damage. Furthermore, the collar prevents chipping or marring of wood surfaces when the nail is extracted. This damage is usually done by the burred top of the nail and in as much as the collar protects this burring the wood is not damaged, the nail hole being round and smooth.

**Safeguards Shafting.**

ONE of the greatest boons to building managers having trouble with crystallizing shafts, owing to vibration and warping of engine room foundations, is a coupling device that is illustrated herewith. The device is an ordinary flange coupling connected by flexible instead of rigid bolts. The flexible pins used are made of tempered steel leaves held at each end by a keeper which prevents their getting loose or lost and makes of each pin a flexible bolt.

The keys are slotted at each end to engage spring rings, which also fit in a groove in the coupling flanges. They hold the leaves in a radial position for driving, and also hold the keepers stationary in the coupling flanges.

All the leaves except two short ones at each end are slotted. The short ones are held stationary, making all movement come on the tempered steel leaves. The slotted leaves—hundreds of them—do the driving and distribute the work over a



large area of hardened steel. The slots allow the coupling to adapt itself to any misalignment.

When shafts are out of line, the coupling wants to run open on one side and shut on the other. No other type of coupling will do this without excessive wear. A rigid coupling will burn out bearings or break shafts if forced to run out of line.

**Utilizing Gas Engine Exhaust.**

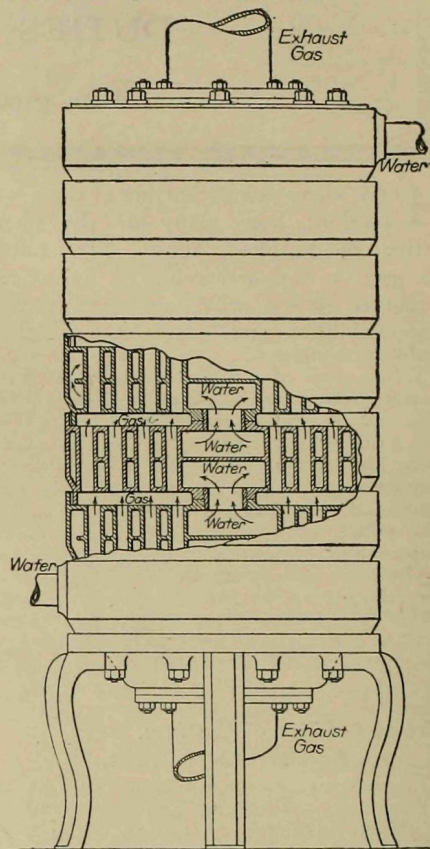
ILLUSTRATED herewith is a new system for utilizing the hot gas expelled by gas engines. It consists in diverting these gases into a heater which in turn is made to heat one or more rooms or shops. It consists of round cast-iron sections, the number and size depending on the horsepower of the engine to which it is connected. The various sections are connected by means of screw-threaded sleeves. Each is provided with a flange or circumferential groove, forming an

orifice which is packed with packing material. The exhaust gas passages are of such area as to avoid back pressure on the engine.

When the heater consists of two or more sections, these passages are staggered from section to section so that the

hot gases are brought in contact with the greatest amount of heating surface. The water spaces completely surround the walls of the gas passages.

The inlet from the exhaust to the heater may be at the bottom and the outlet to the atmosphere at the top, or the re-



verse, or, if desired, a horizontal installation may be provided. Various combinations can be worked out by the arrangement of water connections on different sections of the heater, to provide water at different temperatures and to make steam and hot water at the same time. In a typical installation designed for furnishing hot water heat for a building, the jacket water passes from the top of the engine to the bottom of the heater, from the top of the heater to the heating system and then back to the engine. An automatic temperature regulator should be part of such an installation, to guard against excessive temperature when the demand on the system is light.

The heater can be used for producing steam up to a maximum pressure of 20 pounds per square inch for heating buildings or for industrial service when a limited amount of low-pressure steam is required. It also can be used for providing a domestic hot-water supply. The system can be arranged so that the heat from either the cylinder jacket or the waste gases from the exhaust, or both together, can be utilized. According to the maker, heat from the exhaust alone will convert 2½ to 3 pounds of water into steam at a pressure of 5 pounds per square inch per horsepower hour. To generate steam the system includes a closed storage tank with a centrifugal circulating pump and a safety valve set at the desired pressure. It is also claimed that should there be no use for the heated water or steam, the installation of the heater would be along the line of economy by reducing the gas consumption because of the better working conditions secured for the engine resulting from recirculating the jacket water at a uniform temperature.

**Incandescent Glow Heater.**

WHAT probably will revolutionize auxiliary heating systems by gas in this country is being perfected by a well-known firm. It is a simple device utilizing the property in kaolin that permits it to radiate heat like a burning log when made white hot and will be in the price range of anyone. They will not be on the market until after the first of the year. The gas-saving power of this device is said to be remarkable.



# CURRENT BUILDING OPERATIONS

## New Plant for the W. Beckers' Aniline and Chemical Works, Inc., Now Being Constructed in Brooklyn

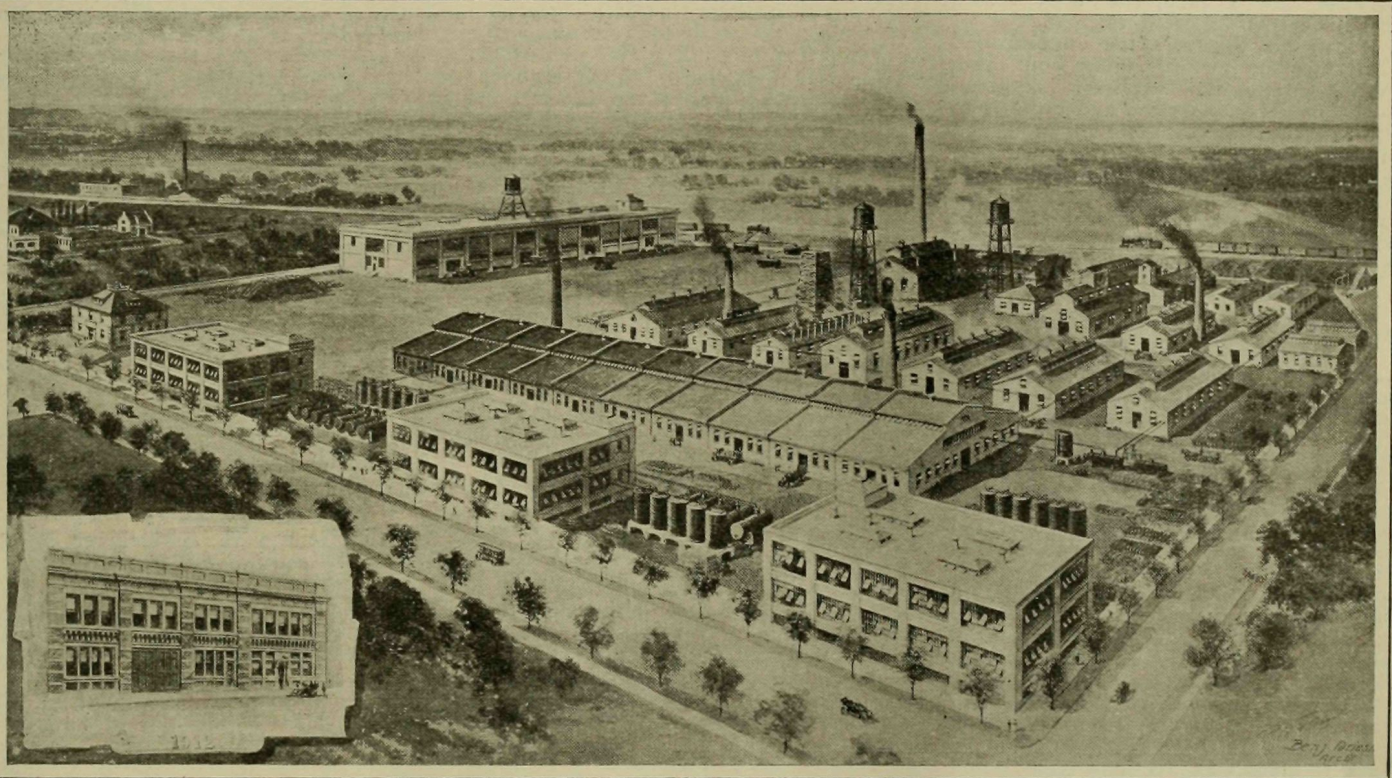
**I**NDUSTRIAL prosperity throughout this country is probably best evidenced by the large number of manufacturing concerns which have lately increased their facilities by the erection of extensive additions to their factories, and in some instances by the construction of entirely new plants. Beyond a doubt much of this activity is directly traceable to the war in Europe, many of the new projects being built to house manufactories of war munitions and supplies for the belligerents on the other side of the world. Not all, however, were designed for this purpose. Some are the direct outgrowth of this country's desire to patronize home industries and to produce for home consumption

W. Beckers' Aniline & Chemical Works, Inc., for some years occupied a small factory on Underhill avenue, in Brooklyn, which about two years ago was found to be far too small for the rapidly growing business. The owner therefore decided to acquire property on the outskirts of the city where a new plant could be erected and where there would be room for future expansion as the business developed. Twenty acres of land were bought in a section which has many natural advantages and the new plant is now well under way.

This operation was planned by Benjamin Driesler, architect, 153 Remsen street, Brooklyn, and William Braun, civil engineer, and its construction has been under their direct supervision.

A number of temporary manufacturing buildings have been erected which are constructed of corrugated iron on steel frames, with metal roofs and floors of cement. These structures will in the course of time be replaced with permanent buildings. The power plant is a model of its kind. It will ultimately have a capacity of 1,500 h. p., 750 h. p. of which has already been installed and which is now furnishing the power for the various chemical apparatus, heating the building and generating current for lighting and power purposes. Reinforced concrete pipe tunnels connect all buildings.

The water necessary for the operation of this plant as well as for manufacturing purposes is supplied by artesian



NEW PLANT FOR THE W. BECKERS' ANILINE AND CHEMICAL WORKS, INC.

Benjamin Driesler, Architect.

some of the things formerly only to be obtained from abroad.

America has for many years depended almost solely upon Germany for its chemicals and dyestuffs. We had few plants in this country equipped for their manufacture, and furthermore the patents under which they were made were held largely by Germany. The demand for American-made dyestuffs now greatly exceeds the supply, and this condition has led to the erection of a large plant for their manufacture in Brooklyn.

There is no valid reason why aniline dyes and chemicals should not be made successfully in this country, nor why their manufacture should not become a permanent industry. It has been recently said that this line of endeavor will only be a paying proposition so long as the war in Europe continues, and that as soon as the conflict is ended and the nations settle down to the resumption of the peaceful arts, Germany, with its great resources for the manufacture of colors and chemicals, will dump its product on us, sell them at prices lower than we are able to produce and so force American manufacturers out of the business. This may be true, but if it is so, then the present is the time to anticipate the issue.

Much of the construction work is of reinforced concrete, all of which has been done by the Turner Construction Co., 11 Broadway, Manhattan. McGough & Hoey, 16 Court street, Brooklyn, were the general contractors for the office building and a number of the temporary manufacturing buildings.

### Site Well Located.

The site of this project is bounded by the Manhattan Beach Division of the Long Island Railroad, the historic highway known as Canarsie Lane, 83d street, Ditmas avenue and 86th street. The present buildings occupy about ten acres and the balance of the plot will be held for future growth. The site has ideal surroundings and splendid facilities for shipments both by land and by water. The railroad siding directly off the main line extends past the power house and coal pockets of the plant to the warehouse from which all shipments are made.

The administration building is constructed of brick with stucco exterior and has a roof of Spanish tile. The general offices are located on the main floor and the research laboratories have been placed in the basement, second and third

wells sunk on the property by the owners. All shipments of supplies such as acids, oils and other liquids are delivered to the various buildings by a specially constructed pipe line from the cars and storage tanks.

The permanent buildings of this plant, with the exception of the office building, have been constructed entirely of reinforced concrete, and are of various dimensions. These structures include manufacturing buildings, power house, warehouse, stable and garage. They are without exception two stories in height, with basements. All are fireproof and represent the best modern practice in reinforced concrete factory construction. The several smoke stacks are built of radial brick.

This plant has been planned and constructed in accordance with the best principles of the modern movement for efficiency in business. When completed, this project is destined to become a monument to the principle that American industrial enterprises need not stand in awe of European competition, and it will no doubt prove to be a model for the construction of other plants whose products are along the same lines.

## NEW ACTIVITIES IN SUBWAY WORK

### Bids Called For Construction of Another East River Tunnel and Westchester Avenue Elevated Section

THE first bids for building a part of the 14th Street-Eastern Rapid Transit Railroad were called for Tuesday by the Public Service Commission. The section involved is No. 3 of Route No. 8, and covers the tunnel under the East River running from 14th street, Manhattan, to North 7th street, Brooklyn. Bids will be opened Tuesday, December 7, 1915, at 12:15 o'clock.

The 14th Street-Eastern line is to be built and owned by the City of New York and operated by the New York Municipal Railway Corporation, or by its operating company, the New York Consolidated Railroad Company, under the Dual System contracts. It begins at Sixth avenue, Manhattan, and runs eastwardly under 14th street to the East River, under the river to North 7th street, Brooklyn, under North 7th street to Metropolitan avenue, under Metropolitan avenue to Bushwick avenue, under Bushwick avenue to Johnson avenue, and under Johnson avenue to the right-of-way of the Evergreen branch of the Long Island Railroad, through which it will be continued as an elevated railroad to East New York and a junction with the Broadway elevated railroad.

Route No. 8 covers the underground portion of the line, extending from Sixth avenue, Manhattan, to Bushwick Junction. The tunnel section under the river will take the longest time to build, and for that reason the work will be undertaken first. The engineers of the commission are pushing work on the plans for the other underground sections, all of which should be ready to advertise within the next two months.

#### Westchester Avenue Elevated.

The Public Service Commission on Tuesday approved plans and form of contract for the construction of the elevated railroad in Westchester avenue, the Bronx, and authorized the chairman and secretary to advertise for bids, to be opened November 30 at 12:15 P. M.

This contract is for Section No. 2 of Routes Nos. 19 and 22, which constitute the Pelham Bay Park branch of the Lexington avenue subway, which will be operated by the Interborough Rapid Transit Company in connection with the existing subway. The branch begins on the Bronx side of the Harlem River at 138th street and Park avenue, runs under 138th street to Southern Boulevard and under Southern Boulevard to Whitlock avenue as a subway. This part of the work is known as Sections Nos. 1 and 1-A. Construction work has been going on for some time on these two sections and is now about 75 per cent. completed.

In Whitlock avenue the road comes out of the ground and continues as an elevated railroad across the Bronx River and through Westchester avenue to Pelham Bay Park. Part of the work will be the construction of a new bridge over the Bronx River. This will be a permanent structure, with a clearance of 61 feet above high water. The consent of the United States Government has been obtained after considerable negotiation.

The Pelham Bay Park branch throughout will be a three-track railroad. The contract for Section No. 2 calls for the erection of the steel structure, the care and support of buildings, readjustment of sewers, pipes, etc., the maintenance of traffic and the restoration of pavements and other surfaces. The contractor must complete the work within 18 months from the delivery of the contract. The Interborough Rapid Transit Company, as a contributor toward the cost of construction of City-owned lines, will be made a party to the contract to the extent of 20 per cent. of the total cost, the City paying the remainder. The contractor will be required to give a bond in the sum of \$200,000, and as further security the City will retain 15 per cent. of periodical payments until 10 per cent. of the total value of the contract

has been deducted, after which 10 per cent. will be retained until the completion of the work. Bidders will be required to deposit a certified check for \$25,000 with each bid.

This will be the last contract on the City-owned lines of the new system in the Bronx, as all other sections in that borough are under construction.

#### Station Finish Bids.

The Public Service Commission has opened bids for the construction of station finish for 11 stations on the New Utrecht avenue elevated railroad in Brooklyn, which will be a part of the Broadway-Fourth avenue subway system, to be operated by the New York Municipal Railway Corporation. The stations are as follows: Fort Hamilton Parkway, 50th street, 55th street, 62nd street (Ex.), 71st street, 79th street, 18th avenue, 20th avenue, Bay Parkway (Ex.), 25th avenue and Bay 50th street. The contractor must begin work within 30 days after the delivery of the contract upon such stations as the chief engineer of the commission may direct, but shall have the 50th street, the 55th street and the 62nd street stations in readiness for operation within three months. This will permit operation of the line almost immediately as far as the junction of 62nd street and New Utrecht avenue, where the reconstructed Sea Beach railroad, already in operation, crosses under the New Utrecht avenue elevated line. Under the Dual System contract transfers will be given at this intersection.

#### Bids for Track Installation.

Bids for track installation on the White Plains Road extension of the existing subway have been called for by the Public Service Commission for the First District, to be opened November 23 at 12:15 o'clock. The White Plains Road extension is a three-track elevated railroad extension running from the terminus of the Lenox avenue branch of the existing subway at 180th street north through private property and White Plains Road to 241st street, near the northern City Boundary. It will be operated by the Interborough Rapid Transit Company as a part of the Dual System.

The Public Service Commission for the First District has opened bids for the construction of a storm drain for the Queensboro Subway in Queens. The contract calls for a vitrified pipe drain, with man-holes and connections at intervals, extending under Queens Boulevard from the west abutment of said subway between Hill and Rawson streets to the east abutment of said subway between Carolin street and Gosman avenue. The lowest bidder was Murphy Brothers, of Brooklyn, at \$7,421.25. The work must be completed within three months.

#### Third-Tracking Fulton Street Elevated.

The Public Service Commission has given a qualified approval to the award by the New York Municipal Railway Corporation to the American Bridge Company of a contract for furnishing steel to be used on the third-tracking of the Fulton street elevated line in Brooklyn between Nostrand avenue and Adams street, on the Coney Island terminal, on the third-tracking and reconstruction of the elevated railroad at East New York, and for the reconstruction of the Brighton Beach line from Church avenue to Malbone street, aggregating \$2,274,700. The company submitted to the commission bids from eight different firms to whom the specifications were submitted, and the American Bridge Company was the lowest of these bidders. Their figures were \$43 per ton, or \$623,509 for the steel for Fulton street; \$45 per ton, or \$675,000, for the steel for the Coney Island terminal; \$48 per ton, or \$888,000, for the East New York third-tracking and reconstruction; and \$42 per ton, or

\$88,200, for the Brighton Beach reconstruction.

#### Railroad Contracts.

Alfred Graven, Chief Engineer of the Public Service Commission for the First District, has approved the award of a contract by the New York Municipal Railway Corporation to the Charles A. Myers Contracting Company for grading, removing existing tracks, laying new tracks and special work, installing contact rail and other electrical work, etc., in the improvements now being made by the company in its Fresh Pond road yard in Queens Borough. The contract amounts to \$17,123.

The Public Service Commission has approved the award by the New York Municipal Railway Corporation of a contract to Conners Bros. Co. for the construction of the second section of the new elevated railroad in Jamaica avenue, for \$726,168. The work will include the erection of the steel work between Walnut street and Cliffside avenue. The railway company submitted the contract for competitive bidding and received seven bids, of which that of the Conners Brothers Company was the lowest.

#### Competitive Bidding Required.

At its last meeting the Public Service Commission adopted the recommendation of its counsel and chief engineer and denied the request of the New York Municipal Railway Corporation for permission to let the contract for the construction of the Coney Island Terminal to the George W. McNulty Company without competitive bidding. The New York Municipal had asked permission to do this on the ground that the McNulty Company, which had built the Sea Beach railroad, was thoroughly familiar with the work required, had given satisfactory service in its previous contract, and had submitted a list of unit prices for the proposed work which were reasonable and compared favorably with prices obtained by the commission under competitive bidding. The commission, however, took the view of its counsel and engineer and refused to consent to the award of the contract without competitive bidding.

#### TO REVISE LABOR LAWS.

#### Senator George F. Argetsinger Heads Special Legislative Committee Entrusted with This Duty.

This special legislative committee has been named, pursuant to joint resolution of the Senate and Assembly, to revise and codify the labor laws:

Senators George F. Argetsinger, of Rochester; G. E. Spring, of Franklinville, and Bernard M. Patten, of Long Island; Assemblymen Dewitt C. Tallmadge, of East Hampton; George R. Brennan, of Brooklyn; James C. Allen, of Clinton Corners; Martin G. McCue, of New York City, and Frank J. Taylor, of Brooklyn.

The committee organized at the State Capitol in Albany on September 8 by electing Senator Argetsinger as chairman. Inasmuch as several important changes in the fundamental law relating to labor had been embodied in the proposed new State Constitution, which was submitted for approval of the electorate in the November elections, it was decided not to begin active work of the committee until after the result of the elections was made known.

#### New Bedford Park Theatre.

The Bedford Park Amusement Company, John E. McCormack, president, has purchased from the Valentine estate the block front comprising about eight lots, on the west side of Webster avenue, from 195th to 196th street, fronting 200 feet on the avenue and 100 feet in each street. The property has been in the possession of the selling family for more than seventy years, and includes the old homestead and a row of frame buildings. A theater is to be erected, with a row of stores, on the avenue frontage. The entire operation, including the cost of the land, will represent an outlay of about \$250,000.

**NO ARCHITECTS SELECTED.**

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

**HANOVER, N. Y.**—The Town of Hanover, Lawrence Stebbins, Silver Creek, supervisor, contemplates the erection of two 70-ft span concrete bridges over Silver Creek, to cost about \$7,000 each. No engineer selected.

**INWOOD, L. I.**—The Inwood Club, care of A. T. Steiner, 200 5th av, Manhattan, contemplates the erection of a clubhouse here. No architect selected.

**PLANS FIGURING.**

**DWELLINGS.**

**GARDEN CITY, L. I.**—J. Acker Hays, 2010 Broadway, Manhattan, has completed plans for a 2½-sty frame residence, 50 x30 ft, in 5th st and Rockaway rd, for W. D. Bloodgood, 542 5th av, Manhattan, owner and builder. Cost, about \$15,000. Fred McAvoy, 2493 Broadway, Manhattan, is supervising for owner and is taking bids on all subs and materials.

**HOSPITALS AND ASYLUMS.**

**BUFFALO, N. Y.**—Bids close Nov. 16 at 11 a. m. for the general hospital at Kensington av and Grider st, from plans by Green & Wicks, 110 Franklin st. Edward J. Meyer, chairman of Hospital Committee for City of Buffalo. Cost, about \$600,000.

**PUBLIC BUILDINGS.**

**MANHATTAN.**—Estimates will be received until 2 p. m., Dec. 1, by the President of the Borough of Manhattan, room 2032 Municipal Building, on the general, electric, plumbing, heating and elevator contracts for the Detention Home and Court for Women at 135-41 West 30th st, from plans by Griffin & Wynkoop, 30 Church st.

**SCHOOLS AND COLLEGES.**

**NEW PROVIDENCE, N. J.**—Bids will close Nov. 15 for an addition to the 1-sty hollow tile and stucco Lincoln Public School by the Board of Education. J. N. Pierson & Son, 130 Smith st, Perth Amboy, N. J., architects. Cost, about \$18,000.

**STABLES AND GARAGES.**

**OYSTER BAY, L. I.**—Delano & Aldrich,

4 East 39th st, Manhattan, have about completed plans for a 2-sty garage here to cost about \$40,000, and will call for bids about Nov. 15 from a selected list of bidders. Owner's name for the present withheld.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**DWELLINGS.**

**11TH ST.**—Nicholas Serracino, 1170 Broadway, has completed plans and will soon take bids on general contract for a 3-sty rectory, 57x42 ft, at 435-437 East 11th st, for the Church of Mary-Help of Christians, Rev. Father Pasquale Peccarica, 429 East 12th st, pastor. Cost, about \$20,000.

**Bronx.**

**APARTMENTS, FLATS & TENEMENTS.**

**DALY AV.**—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment, 72x107 ft, at the southeast corner of Daly av and 181st st, for the Reva Realty Co., M. Silverman, 1813 Clinton av, president and builder.

**WASHINGTON AV.**—Chas. Clark, 441 East Tremont av, is preparing plans for a 5-sty apartment, 35x85 ft, at the northeast corner of Washington av and 180th st, for A. Hamilton & Son, 2490 Tiebout av, owners and builders. Cost, about \$50,000.

**159TH ST.**—E. Byrne, 148th st and Wilis av, has completed plans for a 5-sty apartment, 50x88 ft, in the north side of 159th st, 200 ft west of Melrose av, for Jos. Theiss, 584 East 169th st, owner and builder. Cost, about \$50,000.

**PROSPECT AV.**—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for two 5-sty apartments, 50x83 ft, on the west side of Prospect av, 70 ft south of 187th st, for G. Caretta, 663 Crescent av, owner and builder. Cost, about \$45,000 each.

**INTERVALE AV.**—Harry Howell, 149th st and 3d av, is preparing plans for a 5-sty apartment, 50x88 ft, on the north side of Intervale av, 140 ft north of Westchester av, for the Hargden Building Co., Mrs. A. Herrington, 1478 Vyse av, president and builder. Cost, about \$50,000.

**DALY AV.**—Andrew J. Thomas, 2526 Webster av, is preparing plans for three 5-sty apartments at Daly av and 180th st, for Lanzer & Kahn, Inc., 600 West 181st st, owner and builders.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**

**UNION ST.**—H. J. Nurick, 830 Putnam av, has completed plans for a 4-sty tenement, 50x87 ft, in the north side of Union st, 50 ft west of Troy av, for the M. N. Building Co., 1102 Eastern Pkway. Cost, about \$25,000.

**ST. JOHNS PL.**—Cohn Bros., 361 Stone av, have completed plans for a 4-sty apartment, 50x96 ft, on the south side of St. Johns pl, 189 ft east of Troy av, for the Armor Construction Co., Philip Levine, president, 135 Henry st, president and builder. Cost, about \$25,000.

**50TH ST.**—Plans are being prepared by Cantor & Dorfman, 373 Fulton st, for a 4-sty apartment in the north side of 50th st, 63 ft east of New Utrecht av, for the E. & H. Mortgage Co., M. Bienstock, 1258 47th st, president and builder. Cost, about \$30,000.

**JAMAICA AV.**—Cantor & Dorfman, 373 Fulton st, are preparing plans for two 4-sty apartments, 43x84 ft, on the south side of Jamaica av, 42 ft east of Cleveland st, for the Red Star Building Corp., H. Seminoff, 1299 Franklin av, Bronx, president and builder. Cost, about \$25,000 each.

**14TH AV.**—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 50x88 ft, on the west side of 14th av, 50 ft north of 54th st, for the 54th St & 14th Av Corp., Solomon Frank, 250 Decatur st, president and builder. Cost, about \$28,000.

**54TH ST.**—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 50x90 ft, at the northwest corner of 54th st and 14th av, for the 54th St & 14th Av Corp., 250 Decatur st, owner and builder. Cost, about \$30,000.

**ROGERS AV.**—Cohn Bros., 361 Stone av, are preparing plans for two 3-sty apartments, 20x94 ft, on the east side of Rogers av, near Av D, for W. R. Golding, 401 East 26th st, owner and builder. Slag roofing, electric wiring, dumbwaiters, tile baths, limestone, no heating. Cost, about \$8,000.

# Experience Talks

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### Contemplated Construction—Continued.

**BEDFORD AV.**—Shampan & Shampan, 772 Broadway, are preparing plans for five 3-sty apartments at the northwest corner of Bedford av and Prospect pl, for Louis Gold, 44 Court st.

**PROSPECT PL.**—Shampan & Shampan, 772 Broadway, have prepared plans for two apartments on the south of Prospect pl, 150 and 200 ft east of Underhill av, for the Realty Circle, to cost about \$80,000.

**41ST ST.**—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty apartment, 40x89 ft, in the south side of 41st st, 180 ft west of 5th av, for Barnett Steinfeld, 1560 St. Johns pl, owner and builder. Cost, about \$35,000.

### DWELLINGS.

**NEW YORK AV.**—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-sty store and residence, 20x60 ft, at the northwest corner of New York av and Church av, for the Alto Building Corp., 44 Court st. Cost, about \$7,000.

### STABLES AND GARAGES.

**67TH ST.**—F. W. Eisenla, 147 Remsen st, is preparing plans and will take bids at once for a 1 and 2-sty stable and blacksmith shop in the north side of 67th st, 357 ft west of 18th av, for E. M. Culp, East 43d st and Broadway, Paterson, N. J. Cost, about \$40,000.

**CHURCH AV.**—John C. Wandell, 4-5 Court sq, is preparing plans for a 1-sty garage, 60x204 ft, on the east side of Church av, 216 ft north of East 16th st, for John Farina, 293 21st st, Irvington, N. J. Cost, about \$12,000.

**THOMAS ST.**—Louis Allmendinger, 926 Broadway, has completed plans for a 1-sty brick garage, 69x100 ft, in the south side of Thomas st, 75 ft west of Morgan av, for Adolf Goebel, Morgan av and Rock st. Cost, about \$15,000.

### Queens.

APARTMENTS, FLATS & TENEMENTS.

**LONG ISLAND CITY.**—S. Sproesser, 63 Mills st, has completed plans for a 4-sty tenement, 50x87 ft, on the east side of 9th av, 100 ft south of Broadway, for Jos. Amann, 156 7th av. Cost, about \$32,000. Bids on general contract are wanted at once by owner.

### DWELLINGS.

**COLLEGE POINT, L. I.**—Harry T. Morris, Jr., this place, is preparing plans for a 2½-sty residence, 20x30 ft, on the east side of Eastern blvd, 75 ft north of Av F, for George Grossberger, this place. Cost, about \$3,500. Shingle roofing, steam heating, electric wiring, city sewage and water.

**ROCKAWAY BEACH, L. I.**—Philip Caplan, 16 Court st, Brooklyn, is preparing plans for a 2-sty residence, 19x51 ft, on Caneer av, near Boulevard, for Saml T. Greenberg, 116 Nassau st, Manhattan, owner and builder. Slag roofing, steam heating, electric wiring, tile baths. Cost, about \$3,000.

**WHITESTONE, L. I.**—C. L. Varrone, 166 Corona av, Corona, has completed plans for a 2-sty residence, 18x38 ft, at 10th st and 6th av, for S. S. Lannan, 104 16th st, owner and builder. Shingle roofing, steam heating, electric wiring, cesspool, city water, parquet floors, tile baths. Cost, about \$3,500.

**ROCKAWAY BEACH, L. I.**—J. B. Smith, 67 North Fairview av, has completed plans for a 2-sty brick residence, 20x50 ft, in the east side of Beach 94th st, 537 ft north of Boulevard, for Mrs. J. Broderick, on premises. Cost, about \$4,000.

**ELMHURST, L. I.**—William S. Worrall, Jr., Bridge Plaza North, Long Island City, has completed plans for a 2½-sty residence, 28x35 ft, in the south side of Britton st, 312 east of Broadway, for George C. Johnston, this place, owner and builder. Shingle roofing, steam heating, electric wiring, tile baths and parquet floors, city sewage and water. Cost, about \$5,000.

**WINFIELD, L. I.**—E. Rose & Son, Elmhurst, L. I., are preparing plans for a 2-sty residence on Fisk av for Peter Gelsenhen, 426 East 52d st, Manhattan. Slag roofing, steam heating, electric wiring, city sewage and water. Cost, about \$5,000.

**ST. ALBANS, L. I.**—H. E. Haugaard, Hillside Bank Building, Richmond Hill, has completed plans for a 2-sty residence, 16x38 sft, for P. Habenladen, this place, owner and builder. Shingle roofing, steam heating, electric wiring, cesspool, city water. Cost, about \$4,500.

**WOODHAVEN, L. I.**—H. J. Hudson, 319 9th st, Brooklyn, has completed plans for ten 2-sty brick residences, 18x36 ft, at the northwest corner of Atlantic av and Man-

or av, for Innovation Homes Building Corp., 1127 Av G, Brooklyn. Cost, about \$30,000.

**NEPONSET, L. I.**—C. F. Lynn, 22 Beach 90th st, Rockaway Beach, has completed plans for a 2-sty frame residence, 30x47 ft, in the west side of Huron st, 300 ft south of Washington av, for J. F. Hopkins, 14 7th av, Brooklyn. Cost, about \$5,500.

**OZONE PARK, L. I.**—C. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for a 2-sty store and residence, 20x55 ft, on the north side of Liberty av, 20 ft west of Greenwood av, for the Kaplan Realty Corp., Phebus Kaplan, 184 Dresden st, president and builder. Slag roofing, steam heating, electric wiring, metal bar fronts, metal ceilings, tile baths. Cost, about \$4,000.

### FACTORIES AND WAREHOUSES.

**RICHMOND HILL, L. I.**—C. Infanger & Son, 2634 Atlantic av, have completed plans for an ice plant, 132x155 ft, in the east side of Spruce st, 128 ft south of Jamaica av, for the Richmond Hill Coal & Ice Co., Henry Meyer, Lott and Jamaica avs, president. Cost, about \$8,000.

### SCHOOLS AND COLLEGES.

**RICHMOND HILL, L. I.**—Gustave E. Steinback, 15 East 40th st, Manhattan, is preparing plans and will take bids on general contract about Nov. 15 for a 2-sty parochial school, 60x115 ft, for the R. C. Church of the Holy Child, Rev. Thomas A. Nummy, care of architect. Cost, about \$25,000.

### Richmond.

#### DWELLINGS.

**TOMPKINSVILLE, S. I.**—Plans have been prepared by John Davies, 177 Castleton av, for ten 2½-sty frame residences 22x46 ft each, on the east side of Richmond Turnpike, 150 ft south of Cebra av, for Meyer Rosenholz, 226 Richmond Turnpike. John A. B. Larsen, 460 Heberon av, Port Richmond, S. I., general contractor. Cost, about \$30,000.

**DONGAN HILLS, S. I.**—W. H. Mersereau, 32 Broadway, Manhattan, is preparing plans for alterations and additions to the 2½-sty frame residence for Stacy C. Richmond, premises.

**STAPLETON, S. I.**—Otto Loeffler, 85 Water st, has completed plans for a 2½-sty brick residence on Cebra av, 237 ft east of Ward av, for Henry Linderman, Pammer av, Tompkinsville. H. J. Langworthy, Broad st, general contractor. Cost, above \$7,500.

**WEST BRIGHTON, S. I.**—J. P. From, 234 Charles av, Port Richmond, has completed plans for two 2-sty frame residences, 19x29 ft, on Pelton av, 125 ft south of Henderson av, for Michael Hatzenbuhler, 337 Harbor rd, Mariners Harbor. O. O. Odegard, 210 Elm st, Port Richmond, general contractor. Cost, about \$5,000.

**GRANT CITY, S. I.**—Plans have been prepared privately for a 2-sty brick residence, 22x47 ft, at the southeast corner of Jefferson and Railroad avs, for Jacob Van Alphen, 801 Bloomfield st, Newark, N. J., owner and builder. Cost, about \$6,000.

**PORT RICHMOND, S. I.**—Plans have been prepared privately for two 1-sty frame residences, 18x37 ft, on the east side of Decker av, 200 ft north of Hahaman pl, for John P. From, 234 Charles av, owner and builder. Cost, about \$3,000.

**FORT WADSWORTH, S. I.**—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing sketches for a 2½-sty residence for E. T. Villareal, care of architects. Cost, about \$10,000.

### Nassau.

#### DWELLINGS.

**WOODBURY, L. I.**—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 3-sty residence, 250x150 ft, for Otto Kahn, 52 William st, Manhattan, and will soon take bids on reinforced concrete foundations.

### Suffolk.

#### DWELLINGS.

**SOUTHAMPTON, L. I.**—The Standard Buildings, Inc., 70 East 45th st, Manhattan, will erect a hollow tile and stucco residence here on Cooper's Neck la, for Mrs. Frederick M. Davies, 20 East 82d st, Manhattan, from plans by Mann & MacNeille.

### Westchester.

#### DWELLINGS.

**RYE, N. Y.**—Henry B. Herts, 345 5th av, Manhattan, is preparing sketches for a 2½-sty rubble residence for Alfred Liebmann, 36 Forrest st, Brooklyn. Cost, about \$40,000.

**WHITE PLAINS, N. Y.**—Kenneth M. Murchinson, 101 Park av, Manhattan, is preparing plans for a 2½-sty residence, 32x69 ft, at Gedney Farms, for Willard E. Day, 229 West 42d st, Manhattan.

**NEW ROCHELLE, N. Y.**—Lorillard Wise, 564 Huguenot st, has completed plans for a 2½-sty residence, 37x21 ft, on 5th av, for H. A. Claus, 147 5th av, New Rochelle. Architect will build by days' work. Shingle roofing, hot water heating, electric wiring, city sewage and water. Cost, about \$5,500.

**YONKERS, N. Y.**—The American Real Estate Co., N. Jamieson, Park Hill, is preparing sketches for a 2½-sty frame and stucco residence on Hillcrest av, Park Hill, for W. N. McKenzie, care of architect. Cost, about \$8,000.

**New Jersey.**

**DWELLINGS.**

**JERSEY CITY, N. J.**—Fagan & Briscoe, 95 River st, Hoboken, N. J., are preparing plans for a 3-sty rectory, 28x84 ft, in 9th st, for St. Michael's R. C. Church, Rev. John A. Sheppard, 240 9th st, pastor. Cost, about \$25,000.

**PRINCETON, N. J.**—K. MacM. Towner, Monmouth Building, Asbury Park, is preparing plans for a 2-sty hollow tile and stucco residence, 52x40 ft, on Lawrenceville rd, for George Boice, care of J. V. D. Beekman Co., Alexander st. Cost, about \$14,000.

**JERSEY CITY, N. J.**—A. Davis, 13 Newark av, has completed plans for nine 2-sty residences, 20x49 ft, on Grant av, near Ocean av, for Alexander Kaplan, 372 Park av, Weehawken, N. J., owner and builder. Slag roofing, hot air heating, electric wiring. Cost, about \$5,000 each. Owner builds and is taking estimates on subs and materials.

**BLOOMFIELD, N. J.**—Plans have been prepared privately for two 2½-sty residences, 28x26 ft, for George E. Scherer, Essex Building, Newark, owner and builder. Cost, about \$3,500 each. Shingle roofing, steam heating, electric wiring, town water and sewage.

**FACTORIES AND WAREHOUSES.**

**NEWARK, N. J.**—Fred A. Phelps, Union Building, has completed plans for an additional building at Clifton st and Sherman av, for the American Metal Bed Co., Fred H. Eisele, 46 Clifton st, president. H. M. Doremus, 36 Orange st, general contractor. Cost, about \$40,000.

**SCHOOLS AND COLLEGES.**

**PERTH AMBOY, N. J.**—Jensen & Brooks, 196 Smith st, are preparing plans for a 1-sty school and hall, 44x86 ft, on Kirkland pl, for the Magyar Hungarian Reformed Church, Rev. Louis Nanassy, 331 Kirkland pl. Cost, about \$8,500.

**TEANECK, N. J.**—Clarence Brazer, 1133 Broadway, Manhattan, and C. V. R. Bogert, 167 Main st, Hackensack, N. J., associated architects, are preparing plans for a school here for the Board of Education of the School Township of Teaneck, Frank S. DeRonde, president. Cost, about \$35,000.

**STORES, OFFICES AND LOFTS.**

**ELIZABETH, N. J.**—Ring Cleaves Graham Co., 280 North Broad st, is preparing plans for alterations and additions to the store and office building, 35x80 ft, in Broad st, for P. C. Walls, 136 Broad st. Cost, about \$10,000.

**NEWARK, N. J.**—John H. & Wilson C. Ely, Firemen's Building, have completed plans for an automobile sales room at the northwest corner of Broad and Kinney sts, for G. T. Casebolt, on premises. Cost, about \$25,000. Bids will soon be received.

**Other Cities.**

**MUNICIPAL WORK.**

**OSWEGO, N. Y.**—The City of Oswego, J. Hennessey, City Hall, Mayor, contemplates the erection of a garbage disposal plant here, J. J. Flanagan, City Hall, engineer. Cost, about \$30,000.

**ROCHESTER, N. Y.**—Howard Nurse, 305 Cutler Building, has completed sketches for a medical building on East av, near Chestnut st, to cost about \$150,000. Owner's name for the present withheld.

**PUBLIC BUILDINGS.**

**PENN YAN, N. Y.**—The Village of Penn Yan, E. E. Dexter, deputy clerk, this place, contemplates the erection of a village hall in Jacob st, adjoining the Masonic Temple building, to cost between \$15,000 and \$20,000. No architect selected.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS & TENEMENTS.**  
**MANHATTAN (sub.)**—The American Bridge Co., 30 Church st, has received the

steel contract for a 9-sty apartment, 100x100 ft, at 137-145 East 44th st, for the Akron Building Co., 119 West 40th st, owner and builder; Emery Roth, 119 West 40th st, architect. Cost, about \$200,000.

**HILTON, N. J.**—Mathias Hiltgen, 77 19th av, Newark, has received the general contract to erect a 3-sty flat, 24x54 ft, at the southwest corner of Springfield and Wellesley avs, for William Kirschbaum, 64 Prospect st, Irvington. Frederick Lemmer, 89 Park av, Irvington, architect. Cost, about \$6,000.

**CHURCHES.**

**FOREST HILLS, L. I.**—John Hurley, 114 West 39th st, Manhattan, has received the general contract to erect a 1½-sty frame chapel, 24x78 ft, for Our Lady, Queen of Martyrs, Father Thos. A. Nummy, care of


architect, Gustave E. Steinback, 15 East 40th st, Manhattan. Cost, about \$5,000.

**DWELLINGS.**


**WOODMERE, L. I.**—John P. Streifer, Edgewater Crest, Far Rockaway, has received the general contract to erect a 2½-sty residence, 40x40 ft, for I. S. Wolfe, 104 East 25th st, Manhattan. Edward Shire, 373 4th av, Manhattan, architect. Cost, about \$10,000.

**BELMAR, N. J.**—The A. J. Hahnkin Co., Spring st, West Hoboken, has received the general contract to erect a 2½-sty summer residence at 4th av and A st, for W. J. McCurdy, care of Neverslip Shoe Co., New Brunswick, N. J. George H. Ashwell, 39 East 69th st, Manhattan, architect. Cost, about \$12,000.

**MONROE, N. Y.**—Thomas T. Hopper Co., 1326 Broadway, Manhattan, has re-



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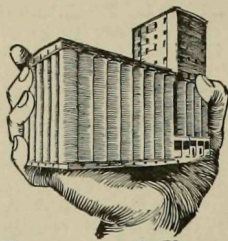
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ceived the general contract to erect a 2½-sty residence for M. C. Migel, Madison av, Manhattan. Lewis Colt Albro, 2 West 47th st, Manhattan, architect. Cost, about \$50,000.

**SOUTH ORANGE, N. J.**—Reichert Bros., 109 North 14th st, East Orange, have received the general contract to erect a 2½-sty residence on the east side of Ridgewood rd, for Chas. F. and Mabel Heath Moore, 28 Hillside av, Newark. Cost, about \$9,000.

**MOUNTAIN STATION, N. J.**—Wm. A. Hay, 245 Valley st, Orange, has received the general contract to erect a 2½-sty residence for Nathalis L. H. Jackson, 112 Montrose av. D. T. Howes, 503 5th av, Manhattan, architect. Cost, about \$6,500.

**NEW ROCHELLE, N. Y.**—John E. Martin Co., 12 Dewey av, has received the general contract to erect a 2½-sty residence on the north side of Broadview av for Charles S. King, Broadview av. William H. Orchard, 122 West 42d st, Manhattan, architect. Cost, about \$30,000.

**FACTORIES & WAREHOUSES.**  
**ASBURY PARK, N. J.**—Traub Bros., Belmar, N. J., have received the general contract to erect a 3-sty store and warehouse at 412 Main st, for the Asbury Park Furniture Co., L. Sharfstein, 508 Main st, in charge. E. C. Benner, Appleby Building, architect. Cost, about \$15,000.

**STORES, OFFICES & LOFTS.**  
**MANHATTAN.**—Brown Bros., Inc., 11 East 30th st, have received the general contract to erect a 7-sty loft building, 53x49 ft, at the southwest corner of Lexington av and 25th st, for Benj. W. Mayer, 2 West 33d st. Herman Lee Meader, 2 West 33d st, architect. The Foundation Co., Woolworth Building, foundation work. Cost, about \$65,000.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

**APARTMENTS, FLATS AND TENEMENTS.**  
170TH ST, n e cor Haven av, 2, e s Haven av, 67 n 170th st two 5-sty brick apartment houses, 67x56x91x94; cost, \$115,000; owner, Namreh Building Co., 1558 Crotona Park East; architect, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 363.

**HAVEN AV, w s,** 512 s 181st st, 5-sty brick tenement, 50x89; cost, \$40,000; owner, Becker Building Co., 811 Ritter pl, Bronx; architects, Sass & Springsteen, 32 Union sq. Plan No. 368.

**FACTORIES AND WAREHOUSES.**  
181ST ST, s s, 25 e Audubon av and e s Audubon av, 100 s 181st st, 6-sty fireproof warehouse, garage and dwelling, 75x114; cost, \$100,000; owner, South Side Construction Co., 267 Audubon av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 367.

25TH ST, 513-519 West, n s, 150 w 10th av, 8-sty fireproof factory, 100x98; cost, \$150,000; owner, Marginal Realty Co., 200 5th av; architects, Francisco & Jacobus, 200 5th av. Plan No. 366.

**STABLES AND GARAGES.**  
157TH ST, 180 w Riverside dr, 1-sty fireproof garage, 43x40; cost, \$2,000; owners, Emma L. and Charles Adams, 61 Broadway; architect, William H. Tempie, 401 West 149th st. Plan No. 370.

**STORES, OFFICES AND LOFTS.**  
58TH ST, 26 West, s s, 350 w 5th av, 12-sty brick store and offices, 25x100; cost, \$125,000; owner, The 25 West 57th St. Co., 128 Broadway; architect, Mott B. Schmidt, 15 East 40th st. Plan No. 365.

**DWELLINGS.**  
11TH ST, 435-437 East, n s, 100 w Av A, 3-sty brick res., 57x42; cost, \$20,000; owner, Congregation of the R. C. Church of Mary Help of Christians, 429 East 12th st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 364.

**MISCELLANEOUS.**  
92D ST, 221 E, n s, 321 e 3d av, 1-sty fireproof gate house, 8x8; cost, \$800; owner, George Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 369.

#### Bronx.

**APARTMENTS, FLATS AND TENEMENTS.**  
178TH ST, s s, 100 w Mapes av, 5-sty brick tenement, slag roof, 95.6½x33.8; cost, \$45,000; owner, Corner Const. Co., Bernard Greenthal, 1091 Prospect av, Pres.; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 597.

**MAPES AV, s w cor** 178th st, 5-sty brick tenement, slag roof, 47.1x90; cost, \$55,000; owner, Corner Const. Co., Bernard Greenthal, 1091 Prospect av, Pres.; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 598.

**PROSPECT AV, s e cor** 178th st, 5-sty brick tenement, slag roof, 47.1x90; cost, \$55,000; owner, Corner Const. Co., Bernard Greenthal, 1091 Prospect av, Pres.; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 591.

176TH ST, n e cor Clinton av, 5-sty brick tenement, 40.1½x93.7½, slag roof; cost, \$45,000; owner, 176th St Bldg. Co., Patrick J. Mitchell, 2979 Webster av, Pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 602.

159TH ST, n s, 267 e Courtlandt av, 5-sty brick tenement, slag roof, 50x88; cost, \$35,000; owners, J. T. Const. Co., Jos. Theiss, 584 East 169th st, Pres.; architect, Edw. J. Byrne, 509 Willis av. Plan No. 603.

**GRAND AV, s e cor** 180th st, 5-sty brick tenement, slag roof, 70x81; cost, \$35,000; owner, M. M. S. Bldg. Co., Inc., Milton M. Silverman, 507 5th av, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 604.

181ST ST, n e cor Daly av, two 5-sty brick tenements, slag roof, 83.6x90, 75.4x90; cost, \$150,000; owner, Simonia Realty Corp., Simon Shapiro, 929 East 163d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 608.

#### DWELLINGS.

**CANNON PL, e s,** 175 s 238th st, four 2-sty brick dwellings and garage, 18.9x45, tin roof; cost, \$12,000; owner, Victor Zambatti, 259th st and Liebig av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 601.

**WALDO AV, e s,** 187.75 s 246th st, 2-sty frame dwelling, 64.5x31, shingle roof; cost, \$9,000; owners, Delafield Estates, Inc., John R. Delafield, 27 Cedar st, Pres.; architect, Dwight J. Baum, 250th st and Waldo av. Plan No. 600.

**FACTORIES AND WAREHOUSES.**  
**PROSPECT AV, e s,** 95 n Tremont av, rear 1-sty brick factory, 75x32; cost, \$5,000; owner, Clarence H. Smith, 460 Tremont av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 607.

**STORES AND DWELLINGS.**  
**PROSPECT AV, e s,** 95 n Tremont av, three 1-sty brick stores and dwellings, slag roof, 25x55; cost, \$10,000; owner, C. H. Smith, 460 Tremont av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 606.

**STORES, OFFICES AND LOFTS.**  
**SOUTHERN BOULEVARD, e s,** 133.21 n Freeman st, 1-sty brick store, slag roof, 53.24x90; cost, \$10,000; owner, H. W. B. Realty Co., Harry W. Bryan, 499 Willis av, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 599.

**MISCELLANEOUS.**  
**KAPPOCK ST, w s,** 300 s Palisade av, 1-sty frame chicken house, 60x16; cost, \$800; owners, Est. of I. G. Johnson, E. M. Johnson, Spuyten Duyvil, executor; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 605.

#### Brooklyn.

**APARTMENTS, FLATS AND TENEMENTS.**  
**ST. JOHNS PL, s s,** 189 e Troy av, three 4-sty brick tenements, 50x96. — owner, 16 families each; total cost, \$90,000; owner, Armour Const. Co., 135 Henry st, Manhattan; architects, Cohn Bros., 361 Stone av. Plan No. 7816.

**CHRISTOPHER AV, w s,** 161.2 n Pitkin av, 4-sty brick tenement, 38.10x89, slag roof, 16 families; cost, \$25,000; owner, Abr. Sang, 98 Bristol st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7822.

**POWELL ST, w s,** 32 s Newport av, seven 3-sty brick tenements, 24x70, gravel roof, 6 families each; total cost, \$49,000; owner, Daniel Siegel, 780 Sackman st; architect, Morris Rothstein, 601 Sutter av. Plan No. 7912.

42D ST, n s, 95 w 15th av, 3-sty brick tenement, 25x72, slag roof, 6 families; cost, \$8,500; owner, 15th Av Realty Corp., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7904.

57TH ST, s s, 140 e 8th av, two 3-sty brick tenements, 20x80, slag roof, 6 families each; total cost, \$14,000; owner, Jas. F. O'Rourke, 264 39th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7896.

**CLEVELAND ST, s w cor** Dumont av, 3-sty brick stores and tenement, 35x84.6, gravel roof, 12 families; cost, \$12,500; owner, Hadrian Realty Co., 674 Hendrix st; architect, Morris Rothstein, 601 Sutter av. Plan No. 7956.

6TH ST, s e cor 4th av, 5-sty brick store and tenement, 50x88, slag roof, 28 families; cost, \$40,000; owner, Abr. Goodman, 444 Hopkinson av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7943.

**DIVISION AV, n s,** 95.6 e Rodney st, 6-sty brick tenement, 50x88.11, slate roof, 33 families; cost, \$40,000; owner, P. & P. Realty Co., 30 Hart st; architects, Sass & Springstern, 32 Union sq. Plan No. 8010.

**ROGERS AV, e s,** 75 s Av D, two 3-sty brick tenements, 20x85, gravel roof, 6 families each; total cost, \$20,000; owner, W. R. Golding, 401 East 26th st; architect, Cohn Bros., 361 Stone av. Plan No. 7971.

**DWELLINGS.**  
ATLANTIC AV, n s, 370 w Beach 42d st, 2-sty frame dwelling, 43x48.4, tile roof, 1 family; cost, \$10,000; owner, Robert A. Brown, 585 East 18th st; architect, Benj. Dreisler, Jr., 153 Remsen st. Plan No. 7974.

**CHRISTOPHER AV, n e cor** Lott av, 2-sty brick dwelling, 19x44, slag roof, 2 families; cost, \$2,000; owner, Jos. Stern, 524 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8008.

**CHRISTOPHER AV, e s,** 19 n Lott av, 2-sty brick dwelling, 19x44, slag roof, 2 families; cost, \$2,000; owner, Jos. Stern, 524 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8009.

**NAUTILUS AV, n s,** 160 e Sea Gate av, 2-sty frame dwelling, 25x34.4, shingle roof, 1 family; cost, \$6,000; owner, Esther Reshower, 256 West 130th st; architect, John C. Samis, 2181 Ryer av, Manhattan. Plan No. 7973.

**OCEAN AV, w s,** 107 s Dorchester rd, 2-sty frame dwelling, 43.2x48.4, tile roof, 1 family; cost, \$10,000; owner, A. H. Strong, 585 East 18th st; architect, Benj. Dreisler, Jr., 153 Remsen st. Plan No. 7975.

**TILDEN AV, n s,** 100 e New York av, 2-sty frame office and dwelling, 27x24, tin roof, 1 family; cost, \$1,500; owner, Albert E. Castle, 2713 Church av; architect, Alfred Foster, 2810 Newkirk av. Plan No. 7994.

15TH AV, n e cor 44th st, 3-sty brick store and dwelling, 20x100, slag roof, 2 families; cost, \$8,000; owner, Sherman Bldg. Corp., 310 Windsor pl; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7978.

EAST 28TH ST, w s, 416.3 s Voorhies av, four 2-sty brick dwellings, 17.6x32, slag roof, 1 family each; total cost, \$10,000; owner, Kath. H. Fisher, 2807 Emmons av; architect, Adam E. Fischer, 373 Fulton st. Plan No. 7832.

75TH ST, s s, 200 e 11th av, nine 2-sty brick dwellings, 15.1x37, gravel roof, 1 family each; total cost, \$36,000; owner, Regina Holding Co., 170 Broadway; architect, McDonald Mayer, 180 Montague st. Plan No. 7826.

TROY AV, w s, 140 n Snyder av, four 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$12,000; owner, Postrel Const. Co., 360 Christopher av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 7839.

KENMORE PL, e s, 287.1 n Albermarle rd, 2-sty brick dwelling, 19.8x38, gravel roof, 1 family; cost, \$5,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 7841.

KENMORE PL, e s, 287.1 n Albermarle rd, eleven 2-sty brick dwellings, 17.6x43.8, gravel roof, 1 family each; total cost, \$55,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 7840.

EAST 2D ST, e s, 97 n Ft. Hamilton av, 2-sty brick dwelling, 24x48, slag roof, 2 families; cost, \$1,200; owner, Richard P. Sherlock, 528 Union st; architect, Richard Sherlock, 528 Union st. Plan No. 7843.

AV Q, s w cor East 19th st, 1-sty frame dwelling, 21.70x38, shingle roof, 1 family; cost, \$4,500; owner, Glen H. Frost, 966 East 13th st; architects, Slee & Bryson, 154 Montague st. Plan No. 7855.

LYNN AV, n s, 240 w Sea Gate av, 2-sty frame dwelling, 25x48.6, shingle roof, 1 family; cost, \$5,000; owner, Alvah Nickerson, 149 Montague st; architect, W. A. Parfitt, 26 Court st. Plan No. 7852.

50TH ST, n s, 140 e 13th av, two 2-sty frame dwellings, 24x55, — roof, 2 families each; total cost, \$11,000; owner, Morris Wolsk, 4515 14th av; architect, Saml. Gardstein, 7168 45th st. Plan No. 7874.

83D ST, n s, 100 e 3d av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$22,500; owner, Theo. Frost, 452 Senator st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 7867.

EAST 19TH ST, w s, 300 s Av M, four 2-sty frame dwellings, 17x32, shingle roof, 1 family each; total cost, \$14,000; owner, Essential Bldg. Co., 367 Fulton st; architect, Newman H. Raymond, 367 Fulton st. Plan No. 7927.

BAY 43D ST, w s, 100 s Benson av, 2-sty brick dwelling, 20x48, slag roof, 2 families; cost, \$4,500; owner, Domenico De Lio, 54 Elizabeth st, Manhattan; architect, John P. Messmer, 610 Summitt av, Hoboken, N. J. Plan No. 7916.

54TH ST, s s, 200 e 17th av, 1-sty frame dwelling, 16x30, shingle roof, 1 family; cost, \$1,700; owner, B. Clausen, 1725 53d st; architect, W. Richter, 679 West st. Plan No. 7914.

BUSHWICK AV, n w cor Lafayette av, 2-sty brick dwelling, 18x41, gravel roof, 1 family; cost, \$4,000; owner, Techmeyer Constn. Co., 955 Broadway; architect, W. C. Winters, 106 Van Siclen av. Plan No. 7925.

BUSHWICK AV, w s, 18 n Lafayette av, two 2-sty brick dwellings, 18.9x41, gravel roof, 1 family each; total cost, \$8,000; owner, Techmeyer Constn. Co., 955 Broadway; architect, W. C. Winters, 106 Van Siclen av. Plan No. 7926.

CARROLL ST, s e cor Albany av, 2-sty brick dwelling, 20x55, gravel roof, 1 family; cost, \$8,000; owner, New Style Home Co., 229 East 26th st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 7932.

CROWN ST, n s, 150 w Rogers av, twelve 2-sty brick dwellings, 20x40, gravel roof, 1 family each; total cost, \$36,000; owner, Realty Associates, 162 Remsen st; architect, A. G. Carlson, 157 Remsen st. Plan No. 7937.

WARWICK ST, e s, 240 n Hegeman av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$4,500; owner, Sam. Steinholz, 645 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7935.

7TH AV, s w cor 74th st, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,500; owner, Thos. Williams, 615 75th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 7950.

FACTORIES AND WAREHOUSES.  
FREMAM ST, s s, 190 e Oakland st, 1-sty brick storage, 25x40, gravel roof; cost, \$1,100; owner, John McCarthy, 244 Freeman st; architect, Jos. McKillop, Jr., 154 India st. Plan No. 7907.

OSBORN ST, w s, 100 s Newport av, 1-sty brick shop, 35x36, slag roof; cost, \$5,000; owner, Morris Goldstein, 260 Christopher av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7951.

DUMONT AV, s e cor Snediker av, 1-sty brick factory, 48x85, gravel roof; cost, \$8,000; owner, Abr. Koeppl, 320 Utica av; architect, Cohn Bros., 361 Stone av. Plan No. 7970.

DUMONT AV, s s, 48 e Snediker av, 1-sty brick factory, 48x85, gravel roof; cost, \$8,000; owner, Abr. Koeppl, 320 Utica av; architect, Cohn Bros., 361 Stone av. Plan No. 7969.

STABLES AND GARAGES.  
LENOX RD, n s, 156 e Flatbush av, five 1-sty brick garages, 18x35, gravel roof; total cost, \$4,000; owner, Jos. C. Crocker, 1223 President st; architects, Slee & Bryson, 154 Montague st. Plan No. 7859.

OLD OCEAN AV, w s, 17.5 n e 19th st, 1-sty brick garage, 20x40, gravel roof; cost, \$400; owner, Lulu Berg, 1034 East 12th st; architect, Sterling Architectural Co., 216 Fulton st, Manhattan. Plan No. 7864.

CROWN ST, s s, 320 w Brooklyn av, four 2-sty brick garages, 20x40, slag roof; total cost, \$16,000; owner, Paul Schneider, 26 Sterling pl; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7959.

CROWN ST, s s, 320 w Brooklyn av, four 1-sty brick garages, 13x18, slag roof; total cost, \$2,000; owner, Paul Schneider, 26 Sterling pl; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7958.

ST. MARKS AV, n s, 148.8 e Vanderbilt av, 2-sty brick garage, 65x130, concrete roof; cost, \$12,000; owner, Snyth Donegan Co., 247 St. Marks av; architect, J. E. Tonnelier, 357 West 119th st, Manhattan. Plan No. 7957.

CARROLL ST, n s, 120 e Brooklyn av, 1-sty brick garage, 12x20, slag roof; cost, \$400; owner, Frank Heyman, on premises; architect, E. O. Holmgren, 308 President st. Plan No. 7983.

EAST 5TH ST, e s, 380 n Albermarle rd, 1-sty brick garage, 20x20, shingle roof; cost, \$550; owner, Wm. Schuchman, on premises; architect, B. F. Hudson, 319 9th st. Plan No. 7963.

EAST 40TH ST, e s, 137.6 n Av I, 1-sty frame garage, 12x20, shingle roof; cost, \$250; owner, Gustave A. John Bldg. Co., 1703 79th st; architect, Carl H. DeLeon, 200 Montague st. Plan No. 8017.

EAST 40TH ST, e s, 177.6 n Av I, 1-sty frame garage, 12x20, shingle roof; cost, \$250; owner, Gustave A. John Bldg. Co., 1703 79th st; architect, Carl H. DeLeon, 200 Montague st. Plan No. 8016.

STORES AND DWELLINGS.  
AV L, n w cor Ocean parkway, 1-sty brick store and dwelling, 26x65, tin roof, 1 family; cost, \$3,800; owner, Nick Dioguris, on premises; architect, Michael M. Foley, 2160 East 13th st. Plan No. 7869.

MERMAID AV, s w cor West 21st st, 3-sty brick store and dwelling, 20x65, slag roof, 2 families; cost, \$4,500; owner, Frank Scavillo, Surf av and Ocean walk; architect, Geo. H. Suess, 2906 West 29th st. Plan No. 7891.

MERMAID AV, s s, 70 w West 21st st, four 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$18,000; owner, Frank Scavillo, Surf av and Ocean walk;

architect, Geo. H. Suess, 2906 West 29th st. Plan No. 7892.

EAST 2D ST, n e cor Ft. Hamilton av, 3-sty brick store and dwelling, 24.6x31, slag roof, 2 families; cost, \$1,500; owner and architect, Richard P. Sherlock, 528 Union st. Plan No. 7844.

EAST 2D ST, e s, 35 n Ft. Hamilton av, 3-sty brick store and dwelling, 19.6x52.6, slag roof, 2 families; cost, \$1,500; owner and architect, Richard P. Sherlock, 528 Union st. Plan No. 7844.

ATLANTIC AV, n s, 50.10 e Lincoln av, 2-sty frame store and dwelling, 18.3x61.4, slag roof, 2 families; cost, \$3,500; owner, Josephine Visone, 235 Elton st; architect, Fred W. Creock, 35 Wyoona st. Plan No. 7902.

WINTHROP ST, n e cor Flatbush av, 3-sty brick store and dwelling, 19.8x80, gravel roof, 2 families; cost, \$6,500; owner, C. W. P. Realty Co., 5107 New Utrecht av; architect, A. G. Carlson, 157 Remsen st. Plan No. 7933.

BLAKE AV, s s, 20 w Ames st, four 3-sty brick stores and dwellings, 73.4x70, gravel roof, 2 families each; total cost, \$24,000; owners, Simon Halperin & ano, 457 Hinsdale st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7946.

BLAKE AV, s w cor Ames st, 3-sty brick store and dwelling, 20x70, gravel roof, 2 families; cost, \$6,000; owner, Simon Halperin, 457 Hinsdale st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7947.

14TH AV, e s, 60.2 s 44th st, three 1-sty brick stores and dwellings, 20x47, slag roof, 1 family each; total cost, \$6,000; owner, Philip Ignatowsky, 4317 14th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 7931.

SOUTH 3D ST, s s, 75 w Hooper st, 1-sty brick store and dwelling, 25x60, — roof, 1 family; cost, \$3,500; owner, Theresa Larsen, 99 Sharpe av, Port Richmond; architects, Slee & Bryson, 154 Montague st. Plan No. 7968.

NEW UTRECHT AV, w s, 22.3 n 71st st, two 3-sty brick stores and dwellings, 22.1x53, — roof, 2 families; cost, \$16,000; owner, John Pinrods Co., 7402 New Utrecht av; architect, W. T. McCarthy, 16 Court st. Plan No. 8014.

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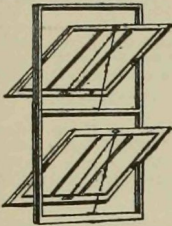
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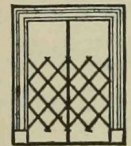
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### Plans Filed, New Buildings, Continued.

15TH AV. s e cor 43d st, 3-sty brick store and dwelling, 20x100, slag roof, 2 families; cost, \$8,000; owner, Sherman Bldg. Corp., 310 Windsor pl; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7976.

15TH AV, e s, 20 s 43d st, eight 3-sty brick stores and dwellings, 20x54, slag roof, 2 families each; total cost, \$44,000; owner, Sherman Bldg. Corp., 310 Windsor pl; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7977.

STORES, OFFICES AND LOFTS.  
ST. MARKS AV, s w cor Hopkinson av, 1-sty brick store, 20x20, slag roof; cost, \$1,500; owner, Jacob Abramowitz, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7833.

STORES AND TENEMENTS.  
EAST 19TH ST, w s, 200 n Beverly rd, two 4-sty brick tenements, 62.6x84, slag roof, 16 families each; total cost, \$70,000; owner, Delta Bldg. Co., 747 Fairmont pl, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 7849.

### Queens.

APARTMENTS, FLATS AND TENEMENTS.  
GLENDALE.—Yale av, e s, 50 n Glasser st, two 3-sty brick tenements, 22x60, slag roof, 3 and 6 families, gas; cost, \$15,000; owner, Nicholas Bach, 3 Slocum st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 3961.

### DWELLINGS.

BAYSIDE.—Highland av, e s, 140 s Lawrence boulevard, three 2½-sty frame dwellings, 23x36, shingle roof, 1 family, steam heat, gas and electricity; cost, \$12,000; owner, Acme Const. Co., Lamartine av, Bayside; architect, John Coe, Bayside. Plan Nos. 3931-2-3.

EAST ELMHURST.—Bay 2d st, s s, 265 e Manhattan boulevard, 2-sty frame dwelling, 34x36, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owner, D. Valente, 22 Burnside av, Corona; architect, J. A. Dioguardi, 168 45th st, Corona. Plan No. 3951.

GLENDALE.—Webster av, e s, 340 s Myrtle av, two 2-sty brick dwellings, 20x53, slag roof, 2 families; cost, \$8,000; owner, Wm. Kreisberg, 14 Edison pl, Glendale; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 3949.

HOLLIS.—Carpenter av, s s, 86 w Pochontas av, two 2½-sty frame dwellings, 18x46, shingle roof, 1 family, steam heat, gas and electricity; cost, \$7,000; owner, Ivywood Realty Co., Richmond Hill; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan Nos. 3944-45.

RIDGEWOOD.—Maple av, w s, 100 n Millwood av, seven 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, \$35,000; owner, Maple Av. Construction Co., 222 West 122d st, Manhattan; architects, S. Millman & Son, 1750 Pitkin av, Brooklyn. Plan No. 3934.

RIDGEWOOD.—Prospect av, w s, 20 n Bleeker st, five 2-sty brick dwellings, 20x55, slag roof, 2 families, gas; cost, \$20,000; owners, Feinstein & Schwartz Const. Co., 877 Blake av, Brooklyn; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 3950.

ST. ALBANS.—Glenham st, w s, 420 s Rutland st, 2½-sty frame dwelling, 36x26, shingle roof, 1 family, steam heat, gas; cost, \$4,000; and Rutland st, n w cor Glenham st, 2½-sty frame dwelling, 37x33, shingle roof, 1 family, steam heat, gas; cost, \$4,000; owner, E. H. Brown, Bayville, L. I.; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan Nos. 3941-43.

WOODHAVEN.—Hopkington av, e s, 100 s Atlantic av, 2½-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner, F. W. Scutt, Fulton st, Jamaica; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan No. 3947.

WOODHAVEN.—Hopkington av, e s, 125 s Atlantic av, two 2½-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner, F. W. Scutt, Fulton st, Jamaica; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan Nos. 3937-38.

BAYSIDE.—Shore av, s w cor Coster av, 2½-sty tile dwelling, 40x40, tile roof, 1 family, steam heat, gas and electricity; cost, \$8,000; owner, F. Trowbridge, Pearsall av, Bayside; architect, G. A. Cooper, Flushing. Plan No. 3954.

BELLAIRE.—Albany av, w s, 502 s Hollis av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family, steam heat, gas; cost, \$3,400; owner, Mrs. Grace R. Stewart, Hollis; architect, G. A. Elliott, Walton st, Jamaica. Plan No. 3955.

BELLAIRE.—Albany av, w s, 162 s Hollis av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, Mrs. Grace R. Stewart, Bellaire; architect, G. A. Elliott, Walton st, Jamaica. Plan No. 3998.

COLLEGE POINT.—East blvd, e s, 75 n Av F, 2½-sty frame dwelling, 18x30, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, Geo. Grossberger, 3d av and 19th st, College Point; architect, H. T. Morris, College Point. Plan No. 3974.

CORONA.—Lawn av, s s, 100 w Fairview av, 1-sty brick dwelling, 20x38, tile roof; gas; \$2,300; owner, Nicola Savine, 51 Rapelje av, Corona; architect, A. S. Shoeller, Way av, Corona. Plan No. 3988.

CORONA.—Fairview av, n s, 80 e Walker st, 2-sty frame dwelling, 18x26, shingle roof, 1 family, steam heat, gas; cost, \$3,000; owner, Mary A. Iaricci, Vine st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 4007-8. Two buildings.

ELMHURST.—Britton av, s s, 357 e Broadway, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat, gas; cost, \$4,500; owner, G. C. Johnston, Elmhurst; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 3981.

ELMHURST.—Laconia st, w s, 50 n Van Horn st, 2½-sty frame dwelling, 17x38, shingle

roof, 1 family, gas; cost, \$2,500; owner, Fred Reiner, Elmhurst; architect, owner. Plan No. 3993.

ELMHURST.—Jennings st, n s, 125 e Toledo st, two 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner, John Nicholas, Broadway, Elmhurst; architect, owner. Plan No. 3994-5.

FLUSHING.—21st st, w s, 270 n Oak av, 2-sty frame dwelling, 32x35, shingle roof, 1 family, steam heat, gas; cost, \$3,200; owner, Frank McGovern, 251 West 39th st, Manhattan; architect, Edw. Schneider, 29 Albertis av, Corona. Plan No. 3987.

GLEN MORRIS.—Lefferts av, w s, 335 s Metropolitan av, 2½-sty frame dwelling, 16x42, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner, Robt. Haddock, 1531 Walnut st, Glen Morris; architects, Olsen & Anderson, same. Plan No. 3976.

JAMAICA.—Warwick av, n w cor King st, two 2½-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat, gas; cost, \$7,000; owner and architect, R. F. Mellen, 44 King st, Jamaica. Plan Nos. 3971-2.

LITTLE NECK.—Landing rd, w s, ¼ mile n Broadway, 1½-sty frame dwelling, 24x39, shingle roof, 1 family, steam heat, gas; cost, \$3,000; owner, Lester J. Poole, Manhasset, L. I.; architect, I. P. Robinson, Little Neck. Plan No. 3952.

MIDDLE VILLAGE.—Hinman st, s e cor Steuben st, two 2-sty frame dwellings, 20x50, slag roof, 2 families, steam heat, gas; cost, \$5,000; owner, Jacob Kurlander, 590 Myrtle av, Brooklyn; architect, owner. Plan Nos. 3999-4000.

OZONE PARK.—Hoffmann av, w s, 277 n Broadway, six 2-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat, gas; cost, \$13,800; owners, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, G. E. Crane, Richmond Hill. Plan Nos. 3962 to 3967.

QUEENS.—Hendrickson st, w s, 373 n Jericho tpke, 2½-sty brick dwelling, 18x26, shingle roof, 1 family, steam heat, gas and electricity; cost, \$2,500; owner, C. Fisher, Queens; architect, A. Higbie, Queens. Plan No. 3986.

ROCKAWAY BEACH.—108th st, w s, 660 s Boulevard, five 1-sty frame dwellings, 14x27, shingle roof, 1 family, gas; cost, \$2,500; owner, Serafin Nillo, Rockaway Beach; architects, W. E. Dietz & Co., 119 Remington av, Arverne. Plan Nos. 4002-3-4-5-6.

ROCKAWAY BEACH.—Newport av, s s, 60 w Adirondack blvd, 2-sty frame dwelling, 26x30, shingle roof, 1 family, steam heat, gas; cost, \$4,100; owner, Alfred Hoefler, 550 West 142d st, Manhattan; architect, Arnold Johnson, Neponset, L. I. Plan No. 3989.

WHITESTONE.—8th av, s w cor 24th st, 2½-sty tile dwelling, 26x26, tile roof, 1 family, steam heat, gas; cost, \$3,500; owner, R. Hickman, on premises; architect, G. A. Cooper, Flushing. Plan No. 3953.

WOODHAVEN.—Hatch av, n w cor Pitkin ct, 2½-sty frame dwelling, 17x37, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owners, Sim & Greig, 2d st, Union Course; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan No. 3996.

WOODHAVEN.—4th st, w s, 350 n Anderson av, Woodside, two 2½-sty frame dwellings, 17x38, shingle roof, gas, 1 family; cost, \$5,000; owner, Chas. Wille, State st, Flushing; architect, owner. Plan Nos. 3991-92.

### FACTORIES AND WAREHOUSES.

DOUGLAS MANOR.—Arleigh rd, s s, 180 e Center dr, frame shop, 12x16, paper roof; cost, \$150; owner, J. J. Vogeler, on premises. Plan No. 3978.

ELMHURST.—Plain st, e s, 70 n Adams st, 1-sty brick storage, 30x100, slag roof; cost, \$3,200; Greiner Constn. Co., on premises; architects, Koch, & Wagner, 26 Court st, Brooklyn. Plan No. 4001.

L. I. CITY.—10th av, e s, 125 s Ditmars av, 3-sty brick storage, 25x100, slag roof; cost, \$8,800; owner, Kilian Gehrig, 30 Old Bowers Bay rd, L. I. City; architect, C. Lebing, 403 Woolsey av, L. I. City. Plan No. 3973.

### STABLES AND GARAGES.

JAMAICA.—Allen st, s e cor Sylvester av, tile garage, 10x18; cost, \$200; owner, Max Gross, Lincoln av, Jamaica. Plan No. 3946.

ST. ALBANS.—Caxton av, s w cor Rutland st, two 1-sty frame garages, 10x18, shingle roof; cost, \$600; owner, E. H. Brown, Bayville, L. I. Plan Nos. 3939-40.

ST. ALBANS.—Glenham st, w s, 420 s Rutland st, 1-sty frame garage, 14x18, shingle roof; cost, \$300; owner, E. H. Brown, Bayville, L. I. Plan No. 3942.

BEECHURST.—North dr, n s, 100 e Malba dr, 1-sty tile garage, 11x20; cost, \$400; owner, Malba Estate Corpn., 60 Liberty st, Manhattan. Plan No. 3957.

FLUSHING.—Parsons av, s w cor Broadway, frame garage, 18x18; cost, \$250; owner, R. P. Thomas, on premises. Plan No. 3979.

FLUSHING.—28th st, e s, 115 n Crocheron av, frame garage, 10x12; cost, \$75; owner, Wm. Rogers, on premises. Plan No. 3975.

FOREST HILLS.—Livingston st, w s, 150 n Seminole av, brick garage, 15x19; cost, \$500; owner, Cord Meyer Co., Forest Hills. Plan No. 3980.

GLENDALE.—Lafayette av, e s, 46 n Myrtle av, 1-sty brick garage, 16x20; cost, \$350; owner, A. Bernhard, on premises. Plan No. 3960.

JAMAICA.—Lloyd av, n w cor Max Weber av, frame garage 10x18; cost, \$100; owner, J. Olsen, on premises. Plan No. 3969.

JAMAICA.—Hillside av, s w cor Orchard st, 1-sty brick garage, 50x78, slag roof; cost, \$5,000; owner, W. Germond, Minnetouba av, Hollis; architect, W. A. Finn, Jamaica. Plan No. 3983.

JAMAICA.—Norwich av, s s, 260 e Malden av, frame garage, 16x20; cost, \$250; owner, estate of Malden, Jamaica. Plan No. 3990.

L. I. CITY.—Ely av, w s, 200 n Wilbur av, 3-sty brick stable and factory, 40x75, slag roof;



cost, \$25,000; owners, DeLisi & Bertolino, care architect, Sidney F. Oppenheimer, 333 East 80th st, Manhattan. Plan No. 3956.

UNION COURSE.—Kimball st, n e cor Walnut st, frame garage, 10x16; cost, \$150; owner, Wm. Albert, on premises. Plan No. 3968.

#### STORES AND DWELLINGS.

JAMAICA.—Jamaica av, s e cor Vandever pl, six 3-sty brick stores and dwellings, 20x55, slag roof, 2 families, gas; cost, \$34,000; Stuyvesant Bldg. & Const. Co., 1466 Flatbush av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 3935-3936.

MORRIS PARK.—Liberty av, s e cor Morris av, 1-sty frame store and dwelling, 16x50, slag roof, gas; cost, \$1,200; owner, Max Gross, Lincoln av, Jamaica; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan No. 3948.

OZONE PARK.—Liberty av, n w cor Greenwood av, six 2-sty brick store and dwellings, 20x57, and 19x80, slag roof, 2 families, gas; cost, \$21,500; owner, P. Kaplan Realty Co., 184 Dresden st, Brooklyn; architects, Chas. Infanger & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 3984-5.

#### MISCELLANEOUS.

ELMHURST.—Johnson av, s s, 1,100 w Dry Harbor rd, frame shed, 20x35, gravel roof; cost, \$100; owners, Beyer Bros., on premises. Plan No. 3997.

ELMHURST.—Trotting Course la, w s, 1,214 s Dry Harbor rd, 2-sty frame barn, 22x57, slag roof; cost, \$1,300; owner, Fred Wittke, on premises. Plan No. 3958.

L. I. CITY.—Private rd, n s, 587 w Riker av, 1-sty brick kiln, 43x47, slag roof; cost, \$3,000; owner, Astoria Veneer Mills Co., on premises. Plan No. 3977.

MIDDLE VILLAGE.—Nagy st, w s, 230 n Metropolitan av, frame shed, 18x12; cost, \$75; owner, Fabian Oskerki, on premises. Plan No. 3959.

RICHMOND HILL CIRCLE.—Remington av, w s, 984 s Stone st, frame boathouse, 10x12, tin roof; cost, \$70; owner, K. Meyer, on premises. Plan No. 3970.

RIDGEWOOD.—Fresh Pond rd, n w cor B. R. T., brick store, 14x49, tin roof; cost, \$1,000; owner, Dominec Petroozze, 2707 Church st, Brooklyn. Plan No. 3982.

### Richmond.

#### DWELLINGS.

ATLANTIC AV, e s, 119 s New Dorp la, New Dorp Beach, 1-sty frame dwelling, 23x39; cost, \$1,450; owner, Emma C. Johnson, 231 Jersey st, New Brighton; architect and builder, C. Smith, 146 Sherman av, Newark, N. J. Plan No. 1073.

CASTLETON AV, n s, 126 w Davis av, West New Brighton, 2-sty frame dwelling, 19x32; cost, \$3,000; owner, architect and builder, F. N. Van Name, Post av. Plan No. 1071.

DECKER AV, w s, 120 s Catherine st, Port Richmond, 2-sty frame dwelling, 20x24; cost, \$2,600; owner, architect and builder, O. H. Lee, 231 Nicholas av, Port Richmond. Plan No. 1072.

HERBERTON AV, n s, 50 s Palmer av, Port Richmond, two 2½-sty frame dwellings, 19x30; cost, \$5,600; owner, Frank Foggin, Port Richmond; architect and builder, E. K. Whitford, Port Richmond. Plan No. 1068.

OAKLAND AV, e s, 883 n Forest av, New Brighton, 2-sty frame dwelling, 28x30; cost, \$3,500; owner and architect, F. J. Nettelton, 370 Oakland av, New Brighton; builder, Hans Hermansen, 240 Oakland av, New Brighton. Plan No. 1063.

SCOTLAND AV, w s, 80 s Liberty av, South Beach, 1½-sty frame bungalow, 14x42; cost, \$200; owner, E. M. Peacock, 143 Bidwell av, J. C.; architect and builder, Thos. Berry, 176 Bungalowntown, South Beach. Plan No. 1070.

YORK AV, e s, 50 s Hill st, West Brighton, 2½-sty frame dwelling, 20x28; cost, \$2,650; owner, Wm. Winters, Jersey st, West Brighton; architect & builder, Wm. O. Cogan, 3d st, West Brighton. Plan No. 1069.

#### Factories and Warehouses.

CHURCH ST, e s, 950 n R. R. av, Tottenville, 1-sty frame storage, 30x125; cost, \$800; owner and builder, Tottenville Copper Co., Tottenville, S. I. Plan No. 1066.

2D ST, s s, e Franklin st, New Brighton, 1-sty frame storage, 15x20; cost, \$50; owner and builder, J. Fabeszanski, 2d st, New Brighton. Plan No. 1065.

CRESCENT AV, n s, 95 e Westervelt av, New Brighton, 1-sty brick storage, 10x18; cost, \$175; owner and builder, Chas. La Point, 149 Beechwood av, New Brighton. Plan No. 1067.

#### Stables and Garages.

BEACH ST, 98, Stapleton, 1-sty frame garage, 11x9; cost, \$75; owner, J. Mohr, premises; owner builds. Plan No. 1061.

FRANKLIN AV, 142, cor Pendleton pl, New Brighton, 1-sty frame garage, 10x15; cost, \$100; owner, Mrs. J. J. Kenny, 141 Franklin av, New Brighton; builder, H. Strohm, 38 John st, West Brighton. Plan No. 1062.

#### Miscellaneous.

GUYON AV, e s, 100 s Boulevard, Great Kills, 1-sty frame store, 8x16; cost, \$143; owner, Mrs. M. Sweeney, New York; builder, Wm. Peters, Great Kills. Plan No. 1064.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BANK ST, 52-54, s w cor 4th st, erect partitions to 5-sty brick store and tenement; cost, \$50; owner, Chas. M. Straub, 147 4th av; architect, Chas. M. Straub, 147 4th av. Plan No. 2552.

CLINTON ST, 15, w s, 234 s e Houston st, cut new window openings to 5-sty brick store and tenement; cost, \$350; owner, Geo. Her-ring, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 2555.

DIVISION ST, 35, lower tier beams, new columns, girders, store, mezzanine, toilet stairs, window to 5-sty brick stores and tenement; cost, \$900; owner, Seigmund Levine, 53 Greene st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 2538.

ELIZABETH ST, 13, new fire escape, windows doors, stairs, vent shaft, plumbing, tank to 6-sty brick storage and workrooms; cost, \$1,000; owner, Dr. Charles Remsen, 55 William st; architect, Arthur Anderson, 201 East 68th st. Plan No. 2547.

FULTON ST, 178, s s, 57 e Church st, construct new bulkhead, show window to 5-sty brick stores and lofts; cost, \$150; owner, George Voutsis, 25 New Bowery; architect, M. Joseph Harrison, World Bldg. Plan No. 2523.

GREAT JONES ST, 9, s s, 26 w Lafayette st, erect new stair inclosure, fireproof doors, stairs, toilet; cost, \$1,000; owner, William Kreter, 6 Cedar st; architect, William C. Winters, 106 Van Siclen av. Plan No. 2553.

JAY ST, 29-35, n s, 321 Washington st and 334 Greenwich st, erect new partition, continue stairs to 5-sty brick lofts; cost, \$1,000; owner, De Winter & Co., 321 Washington st; architect, Max Muller, 115 Nassau st. Plan No. 2525.

JOHN ST, 2-10, s e cor Broadway, new door openings, stairway to 5-sty brick offices; cost, \$20,000; owner, William Chesebrough estate, 182 Broadway; architect, Stuckert & Co., 1420 Chestnut st, Philadelphia, Pa. Plan No. 2560.

MERCER ST, 306, 95 s 8th st, new stair and well hole to 4-sty brick store and lofts; cost, \$100; owner, Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2520.

RIVINGTON ST, 57-59, s e cor Eldridge st, cut new openings to 7-sty fireproof settlement house; cost, \$450; owner, University Settlement Society of New York, 182 Eldridge st; architect, Properties Service Corp., 3 West 29th st. Plan No. 2551.

SUFFOLK ST, 98, enlarge windows, new transoms to 5-sty bk tenement (18 families) and stores; cost, \$50; owner, Harry M. Goldberg, 309 Broadway; architect, Philip Markowitz, 3391 Wayne av, Bronx. Plan No. 2563.

THOMPSON ST, 207-213, w s, 100 n Bleecker st, new elevator, machinery, guides, pent house, fireproof doors, skylight, brick work to 4-sty brick stable; cost, \$3,000; owner, Angelina S. Pelton, Chapinville, Conn., 22 William st; architect, Robert Teichman, 22 William st. Plan No. 2529.

UNIVERSITY PL, 24-34, s w cor 9th st, new stair and well hole to 6-sty brick lofts; cost, \$140; owner, Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2521.

WORTH ST, 35-37, erect new stairs to 4-sty fireproof salesroom and storage; cost, \$175; owner, N. Y. Real Estate Assn., 309 Broadway; architect, Charles J. Graf, 229 West 36th st. Plan No. 2517.

4TH ST, 244, w s, 50 s Charles st, erect new partitions, bathrooms to 5-sty brick tenement; cost, \$1,200; owners, Louise F. Runk, 115 West 58th st, and Geo. Jeremiah, 202 West 74th st; architect, Daniel J. Clune, 301 East 39th st. Plan No. 2536.

12TH ST, 429-431 E, erect new partitions, stairway, door opening to 4-sty brick nursery, office, living rooms; cost, \$3,000; owner, Church of Mary Help of Christians, 429 East 12th st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 2549.

14TH ST, 29 West, new stairs, doors, guard rail to 3-sty brick res.; cost, \$200; owner, The Van Buren Estate, 65 5th av; architect, Arthur H. Fuller, 2 West 45th st. Plan No. 2533.

14TH ST, 140 East, build new fire-escape and stairway to 5-sty brick store and factory; cost, \$400; owner, Levy Morris Estate, 55 Liberty st; architect, Max Desind, 106 Forsythe st. Plan No. 2539.

17TH ST, 231-235 E, n s, 207 w 2d av, 1-sty extension, change stairs, lower floor, remove wall to 4-sty brick boarding school; cost, \$20,000; owner, Archbishop Evdokim, 15 East 9th st; architect, John Bergesen, 135 West 126th st. Plan No. 2550.

21ST ST, 29 East, new fireproof doors and partitions, stairs, fire escape, windows to 5-sty store and factory; cost, \$800; owner, Elizabeth Beckham Estate, A. C. Oakley, executor, 13 Jay st; architect, Nelson K. Vanderbeek, 22 Morse pl, Englewood, N. J. Plan No. 2562.

34TH ST, 208-212 West, build new store fronts, stairs, entrances, opening partitions, elevator shaft, pent house, fireproof doors, mason work to three 4-sty brick residences; cost, \$7,000; owner, Hartford Realty Co., 47 Cedar st; architect, Elwood Hughes, 404 West 34th st. Plan No. 2566.

36TH ST, 149-151 West, install two new tanks and steel tank supports, pent house to 12-sty fireproof loft building; cost, \$2,000; owner, Tinney & Mathews Bldg. Co., 149-151 West 36th st; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 2532.

37TH ST, 437-439 West, n s, 475 w 9th av, erect new extension, cement yard to two 2 and 5-sty brick stable and tenement; cost, \$100; owner, Cornelius Daly, 459 West 34th st; architect, Patrick J. Murry, 201 Bush st, Bronx. Plan No. 2543.

40TH ST, 113-119 West, and 114-118 West 41st st, new partitions, iron rails, raise floor to 22-sty fireproof offices; cost, \$4,500; owner, West 40th & 41st St Realty Co., 88-90 5th av; architects, Taylor & Levi, 105 West 40th st. Plan No. 2564.

47TH ST, 17 E, w s, 94 w Madison av, build elevator shaft, stairway, partitions to 4-sty brick offices and show rooms; cost, \$6,000; owner, J. Hopkins Smith, 17 East 47th st; architect, Edward Necarsulmer, 507 5th av. Plan No. 2561.

49TH ST, 118-120 West, s s, 256 w 6th av, erect new extension, slag roof, stairways, toilets to 4-sty brick residence and restaurant; cost, \$1,000; owner, Century Holding Co., 1182 Broadway; architect, Thos. W. Lamb, 644 8th av. Plan No. 2519.

52D ST, 129 W, erect new boiler room to 3-sty brick stable; cost, \$500; owner, Mrs. Frederick Pearson, 3 West 57th st; architect, James C. McCallum, 323 East 22d st. Plan No. 2556.

53D ST, 134-138 East, s e cor Lexington av, erect new stone stoop, store front, 1-sty extension to 5-sty brick stores and tenement; cost, \$1,000; owner, Henry Michaelis, 615 Lexington av; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2558.

56TH ST, 104 East, s e cor Park av, install new columns and girders, store fronts, partitions, floor, mason work, painting, woodwork, etc., to 4-sty brick stores and apartments; cost, \$4,000; owner, No. 435 Park Avenue Co., Inc., 59 Wall st; architect, Albert Morton Gray, 102 Broadway. Plan No. 2524.

59TH ST, 430-32 E, erect four new tanks and steel supports to 6-sty brick factory; cost, \$500; owner, Heyman Lowenstein, 66 Broadway; architect, Samuel Bernstein, 338 East 95th st. Plan No. 2568.

65TH ST, 204 East, construct fireproof passage to 5-sty brick tenement; cost, \$150; owner, Charles Moran Estate, 208 East 57th st; architect, John H. Friend, 148 Alexander av. Plan No. 2565.

81ST ST, 38 East, s s, 133 e Madison av, create new rooms, bath rooms, extension, lower vestibule to 4-sty brick res.; cost, \$10,000; owner, Samuel Murland, 40 East 81st st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2534.

126TH ST, 404 West, 100 w Morningside av, new iron girder and beams to 3-sty frame bottling plant, stable and office; cost, \$500; owner, Anton Liebler, 402-404 West 126th st; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 2528.

BROADWAY, 814, e s, 118 s 12th st, new bulkhead, stairs, partitions, fireproof windows, fire-escape, toilet rooms, plumbing, steam heating plant to 5-sty brick store and lofts; cost, \$3,500; owner, Rector, Church Wardens & Vestrymen of St. Clement's Church, 136 West 3d st; architect, Peter Joseph McKeon, 13-21 Park Row. Plan No. 2535.

BROADWAY, 240, 27 n Park pl, new store front to 5-sty brick store and lofts; cost, \$1,000; owner, Eliza W. Morgan, 24 State st; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 2542.

BROADWAY, 691, and 254 Mercer st, construct steel tank supports, tank house to 6-sty brick store and lofts; cost, \$2,200; owner, Albert E. Tower, care Miller, King, Lane & Trafford, agents, 80 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2516.

BROADWAY, 1701-1707, s w cor 54th st, erect new partitions, door opening to 12-sty fireproof hotel; cost, \$1,000; owner, The Construction Realty Co., 100 Broadway; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 2518.

BROADWAY, 1514-1520, e s, 44th to 45th st, construct new floor terraces, partitions to 5-sty fireproof roof garden and theatres; cost, \$500; owner, New York Theatre Co., 1520 Broadway; architect, John G. Kleinhenz, 1839 East 12th st, Brooklyn. Plan No. 2554.

EAST END AV, 29-35, s e cor 81st st, new tank and steel supports to 7-sty fireproof factory; cost, \$3,000; owner, Elbridge T. Gerry, 258 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2544.

EDGEComb RD, s w cor Jumel pl, raise attic to 3-sty brick dwelling and studio; cost, \$350; owner, William G. Alger, 44 Pine st; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 2548.

LENOX AV, 293, s w cor 125th st, mason work, remove wall to 4-sty brick stores and tenement; cost, \$500; owner, George Ehret, 1987 Park av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2531.

LENOX AV, 346, e s, 74 n 127th st, erect new walls, fireproof door, ceiling, boiler to 5-sty brick tenement; cost, \$100; owner, Mr. Charles Yung, 239 4th av; architect, Henry Regelmann, 133 East 7th st. Plan No. 2530.

LEXINGTON AV, 480, w s, 46th to 47th st, enlarge doorway to 12-sty fireproof dance hall, skating rink and show rooms; cost, \$2,500; owner, New York Central & Hudson River Railroad Co., Grand Central Station; architect, Charles F. Sitzer, 116 Winthrop st, Brooklyn. Plan No. 2522.

MADISON AV, 693, erect new tank to 5-sty brick stores and apartments; cost, \$175; owner, 780 Madison Avenue Co., 693 Madison av; architect, Joseph H. Isseks, 83 Pike slip. Plan No. 2540.

MADISON AV, 602, construct new floors, toilets, electric lighting, steam heat, etc., to 5-sty brick stores and apartments; cost, \$5,000; owner, Kate G. Finkler, Vienna, Austria, care of architect, C. B. Brun, 405 Lexington av. Plan No. 2559.

1ST AV, 111, w s, 19 s 7th av, new partitions and windows to 5-sty brick stores and tenement; cost, \$1,500; owner, Frederick Turch, 303 West 142d st; architect, Jacob Fisher, 25 Av A. Plan No. 2567.

1ST AV, 289, w s, 69 s 17th st, build new show windows, cornice, partitions, plumbing, close up openings to 4-sty brick stores and tenement; cost, \$1,000; owner, Michael Maier, 150 East 78th st; architect, Otto L. Spannhaake, 13 Park Row. Plan No. 2569.

2D AV, 561, s w cor 31st st, erect 1-sty addition, partition, toilet rooms to 4-sty brick stores and dwelling; cost, \$800; owners, Charles J. & Frederick W. Kroehle, 104 East 57th st; architect, John Ph. Voelker, 979 3d av. Plan No. 2526.

2D AV, 643-645, n w cor 35th st, new store front, plumbing, tile floors, concrete cellar, sash to two 4-sty brick tenements; cost, \$6,000; owner, Mrs. William F. Cullom, 170 Broadway, White Plains, N. Y.; architect, John H. Friend, 148 Alexander av. Plan No. 2537.

3D AV, 220, s w cor 19th st, erect two new marquees to 3-sty brick cafe and hotel; cost, \$200; owner, Robert Stuyvesant, care of F. L. Partridge, 49 Wall st; architect, Frank M. Hector, 1041 Hall pl, Bronx. Plan No. 2557.

Plans Filed Alterations (continued).

7TH AV, 2034-40, s w cor 122d st, erect new bedroom, partitions, tub, sink, etc., to 8-sty brick tenement; cost, \$300; owner, Ross C. Browning Estate, West Orange, N. J.; architects, Hill & Stout, 299 Madison av. Plan No. 2527.
9TH AV, 473, new toilets, partitions, mason work to 5-sty brick stores and tenement; cost, \$1,100; owner, Sarah Martin, 1974 Broadway; architect, William G. Clark, 232 West 40th st. Plan No. 2545.
9TH AV, 479-481, new toilet partitions, mason work to two 5-sty stores and tenements; cost, \$2,200; owner, Ethel Martin, 1974 Broadway; architect, W. G. Clark, 232 West 40th st. Plan No. 2546.
11TH AV, 764, e s, 75 n 53d st, new boiler room, stairway, doors, wall, tank, skylight, mason work to 3-sty brick garage; cost, \$3,000; owner, Annie Murphy, 764 11th av; architect, James W. Cole, 515 West 50th st. Plan No. 2541.

Bronx.

ALDUS ST, 962, new doors, new partitions to 5-sty brick store and tenement; cost, \$1,500; owner, Frank L. Froment, 52 East 74th st; architect, S. E. Gage, 28 East 49th st. Plan No. 473.
GARFIELD ST, 1716, raise to grade 2-sty frame dwelling; cost, \$500; owner, August Storer, on premises; architects, Dunnigan & Crumley, 3d av and 149th st. Plan No. 463.
LORILLARD PL, n e cor 189th st, 4-sty brick extension, 78x89.8 1/2, to 4-sty brick school; cost, \$140,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 472.
180TH ST, n s, 100 w Honeywell av, new store front, new toilet to two 1-sty brick stores; cost, \$500; owner, Thos. Giordano, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 467.
220TH ST, 829, 2-sty frame extension, 19x15, and add 1-sty frame dwelling; cost, \$2,000; owners, Lento & Caputo, on premises; architect, Anthony J. DePace, 854 East 217th st. Plan No. 471.
BATHGATE AV, 1891 to 1897, new partitions to 2-sty brick studio; cost, \$2,000; owner, St. Joseph's R. C. Church, Rev. Peter Farrell, 176th st and Washington av, pastor; lessees, The Fox Film Corp., Wm. Fox, 126 West 46th st, Pres.; architect, Thos. W. Lamb, 544 8th av. Plan No. 460.
COURTLANDT AV, 551, new store fronts to 5-sty brick store and tenement; cost, \$500; owner, Eugene J. Busher, 651 East 164th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 470.
FULTON AV, n w cor 173d st, new doors, new toilets, new partitions to 5-sty brick school; cost, \$17,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 462.
HOLLAND AV, n e cor 214th st, raise to grade and new partitions to 3-sty frame store and tenement; cost, \$2,000; owner, Leonardi Lombardi, 214th st and White Plains av; architect, Anthony J. De Pace, 854 East 217th st. Plan No. 469.
JEROME AV, w s, 486 n 184th st, new girders, new partitions to 3-sty frame store and dwelling; cost, \$300; owner, Simon Wollak, on premises; architect, Wm. E. Pringle, 2397 Jerome av. Plan No. 461.
POWELL AV, n s, 141 e Pugsley av, new partitions, new doors, etc., to 1-sty frame dwelling; cost, \$600; owner, Wm. Seitz, 1063 Clay av; architect, B. Ebeling, 2400 Westchester av. Plan No. 465.
STEPHENS AV, e s, 131.19 s Compton av, 1-sty frame extension, 14x10, to 1-sty frame dwelling; cost, \$400; owner, Dasy L. Rhenish, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 464.
WASHINGTON AV, 1163, new windows, new vestibule to 4-sty brick tenement; cost, \$300; owner, Anna C. Stephens, 2 West 89th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 466.
WASHINGTON AV, 1165, new windows, new vestibule, etc., to 4-sty brick tenement; cost, \$300; owner, Thos. C. Stephens, 2 West 89th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 468.

Brooklyn.

AINSLIE ST, n s, 100 w Graham av, interior alterations to 2-sty synagogue; cost, \$150; owner, Cong. Beth Israel, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 7941.
COURT ST, e s, 60 n Wyckoff st, interior alterations to 4-sty store and tenement; cost, \$475; owner, Mrs. Sophie Pupke, on premises; architect, Chas. Schwenker, 201 Court st. Plan No. 7817.
DEAN ST, s s, 130 e Boerum pl, elevator to 2-sty garage; cost, \$1,800; owner, Frank L. Johann, on premises; architect, Seaberg Ell Co., 407 Douglas st. Plan No. 7860.
FERRIS ST, n e cor Sullivan st, interior alterations to 2-sty garage; cost, \$400; owner, Barber Steamship Co., 17 Battery pl, Manhattan; architect, John Gibbons, 504 Court st. Plan No. 7870.
HEWES ST, s s, 104 w Marcy av, interior alterations to 3-sty dwelling; cost, \$500; owner, B. S. Lowenthal, 303 Grand st; architect, D. A. Lucas, 98 3d st. Plan No. 7847.
HINSDALE ST, e s, 150 n Sutter av, extension to 2-sty dwelling; cost, \$400; owner, Hugh Cardeman, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 7982.
HUBBARD ST, n s, 347 w Harway av, interior alterations to 3-sty tenement; cost, \$350; owners, Calendo & Coreli, 6005 14th av; architects, DeRosa & Sanganano, 150 Nassau st, Manhattan. Plan No. 7980.
IRVING ST, s s, 219.6 e Van Brunt st, interior alterations to 5-sty factory; cost, \$2,-

400; owners, Hills Bros., 375 Washington st, Manhattan; architect, Gibbons Co., 318 Columbia st. Plan No. 7921.
JAY ST, s e cor Johnston st, roof tank to 5-sty factory; cost, \$2,000; owner, —; architect, Franklin Machine & Steam Works, 13 Jay st. Plan No. 7885.
JEFFERSON ST, n s, 218 w Knickerbocker av, extension to 3-sty tenement; cost, \$400; owner, Salvatore Divita, on premises; architect, Frank Adams, 216 Boerum st. Plan No. 7811.
MORRELL ST, w s, 50 s Moore st, interior alterations to 5-sty store and tenement; cost, \$800; owner, Max Miller, 51 Seigel st; architect, H. M. Entlich, 29 Montrose av. Plan No. 7862.
NELSON ST, s s, 120 w Smith st, interior alterations to 3-sty tenement; cost, \$150; owner, Saml. Levinson, 489 Court st; architect, H. M. Entlich, 29 Montrose av. Plan No. 7942.
PEARL ST, e s, 250 n Willoughby st, extension to 2-sty dwelling; cost, \$800; owner, H. B. Davenport, 383 Jay st; architect, C. W. Pierce, 59 Court st. Plan No. 8019.
QUINCY ST, s s, 265 e Nostrand av, extension to 3-sty dwelling; cost, \$2,500; owner, Mrs. Janette Bauldin, on premises; architect, Jos. W. Weiss, 16 Court st. Plan No. 7962.
SACKETT ST, n s, 149 w Columbia st, extension to 3-sty store and dwelling; cost, \$500; owner, Pietro Jannello, 106 Sackett st; architect, C. Schubert, 366 5th av, Manhattan. Plan No. 7878.
TROUTMAN ST, s s, 265 e Evergreen av, exterior alterations to 1-sty factory; cost, \$1,000; owner, Gussippi Ricca, on premises; architect, Frank Adams, 216 Boerum st. Plan No. 7810.
VAN BRUNT ST, w s, 141.11 n Pioneer st, plumbing to 3-sty store and dwelling; cost, \$200; owner, Dietrich Winkelman, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7834.
WALLABOUT ST, n s, 293.4 e Marcy av, interior alterations to 3-sty tenement; cost, \$350; owners, Wm. Greimer & ano, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 7818.
WEST ST, s w cor Huron st, extension to 3-sty dwelling; cost, \$2,500; owner, Peter Doelger Brew Co., 407 East 55th st, Manhattan; architect, Chas. Stegmyer, 168 East 91st st, Manhattan. Plan No. 7868.
SOUTH 2D ST, s s, 80 w Berry st, interior alterations to 3-sty tenement; cost, \$200; owner, Annie Cohen, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 7985.
4TH PL, s s, 185.10 w Court st, interior alterations to 3-sty tenement; cost, \$200; owner, Matilda Schano, on premises; architect, John Burke, 372 Union st. Plan No. 7887.
NORTH 8TH ST, w s, 70 s Bedford av, plumbing to 4-sty tenement; cost, \$150; owner, John Rust, 1094 East 40th st; architect, C. C. Kunzie, 85 Elliott av, Middle Village. Plan No. 7922.
SOUTH 8TH ST, s s, 22 e Driggs av, interior alterations to 3-sty store and tenement; cost, \$150; owner, Chas. Zikind, 174 South 8th st; architect, Max Cohn, 280 Bedford av. Plan No. 7986.
NORTH 9TH ST, n s, 100 e Berry st, plumbing to 2-sty dwelling; cost, \$500; owner, Louis Shapiro, 320 Roebling st; architect, Jacob Fischer, 25 Av A, Manhattan. Plan No. 8012.
WEST 9TH ST, n s, 175 w Court st, interior alterations to 3-sty store and tenement; cost, \$400; owner, Modisto Vaccaro, on premises; architect, W. J. Conway, 400 Union st. Plan No. 8000.
WEST 19TH ST, w s, 227 n Mermaid av, extension to two 3-sty dwelling; cost, \$800; owner, Frank Paturzo, on premises; architect, S. B. McDonald, 2827 West 15th st. Plan No. 7987.
WEST 19TH ST, w s, 227 n Mermaid av, extension to two 3-sty dwellings; cost, \$800; owner, Frank Paturzo, on premises; architect, S. B. McDonald, 2827 West 15th st. Plan No. 7988.
42D ST, n s, 175 e 1st av, extension to 3-sty store and dwelling; cost, \$2,500; owner, W. L. Salbath, 123 42d st; architect, Benj. Finkinsper, 134 Broadway. Plan No. 7989.
46TH ST, n s, 73 e 2d av, extension to 1-sty engine room; cost, \$3,000; owner, I. M. Boxley Co., on premises; architect, N. A. Parfitt, 26 Court st. Plan No. 7853.
52D ST, s s, 82 w 5th av, extension to 3-sty store and dwelling; cost, \$1,500; owner, Bernard Ginsberg, 5105 5th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7964.
EAST 94TH ST, e s, 100 s Av G, extension to 2-sty dwelling; cost, \$900; owner, John Reed, 1380 Rockaway parkway; architect, Frank P. Smith, —. Plan No. 8002.
BEDFORD AV, n e cor South 1st st, interior alterations to four 4-sty tenements; cost, \$800; owner, Saml. Goldinger, 60 Graham av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7915.
BEDFORD AV, s s, 25 w North 8th st, plumbing to 4-sty store and tenement; cost, \$150; owner, John Rust, 1094 East 40th st; architect, A. C. Kunzie, 85 Elliott av, Middle Village. Plan No. 7923.
CLARKSON AV, s s, 15 e East 48th st, plumbing to 2-sty dwelling; cost, \$395; owner, Mrs. Fannie Rogerson, 533 West 158th st, Manhattan; architect, A. Buchanan, Jr., 490 Sumner av. Plan No. 7863.
DRIGGS AV, n s, 45 e Oakland st, extension to 3-sty tenement; cost, \$300; owner, Morris Salzman, — Highland boulevard; architect, Gustav Erda, 826 Manhattan av. Plan No. 7919.
EAST NEW YORK AV, n s, 320 e Albany av, interior alterations to 2-sty dwelling; cost, \$200; owner, Saveril Mugne, on premises; architect, Anthony Jordan, 514 Lincoln rd. Plan No. 7953.
FLUSHING AV, n s, 165 e Classon av, interior alterations to 3-sty store and tenement; cost, \$350; owner, David Kerbs, 353 Flushing

av; architect, Tobias Goldstone, 50 Graham av. Plan No. 7893.
FLUSHING AV, n s, 145 e Classon av, interior alterations to 3-sty store and tenement; cost, \$400; owner, David Kerbs, 353 Flushing av; architect, Tobias Goldstone, 50 Graham av. Plan No. 7894.
GATES AV, s s, 1518 w Broadway, extension to 3-sty restaurant; cost, \$1,200; owners, J. Lehrenkrauss & ano, 359 Fulton st; architects, Voss & Lauritzer, 65 DeKalb av. Plan No. 7905.
JOHNSON AV, s s, 50 w Gardner av, elevator to 2-sty factory; cost, \$1,200; owner, E. T. Trotter Co., 602 Johnson av; architect, Geo. W. Emerick, 139 Stockholm st. Plan No. 7884.
LIBERTY AV, s s, 27.6 e Cleveland st, extension to 2-sty dwelling; cost, \$300; owner, Jos Muanda, 678 Liberty av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7909.
MESEROLE AV, n s, 25 w Eckford st, extension to 3-sty store and tenement; cost, \$500; owner, Saml. Furman, 259 Humboldt st; architect, H. M. Entlich, 29 Montrose av. Plan No. 7938.
METROPOLITAN AV, s s, 214.2 e Havemeyer st, extension to 3-sty tenement; cost, \$2,000; owner, Chas. Ferro, 188 Moore st; architects, Laspia & Salvati, 525 Grand st. Plan No. 7875.
MILLER AV, w s, 150 n Pitkin av, interior alterations to 2-sty dwelling; cost, \$175; owner, Jean M. Labitt, on premises; architect, Louis Schillinger, 167 Van Siclen av. Plan No. 7850.
NORTH PORTLAND AV, w s, 180 s Park av, interior alterations to 3-sty tenement; cost, \$500; owner, Adelaide Carini, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 7872.
NOSTRAND AV, w s, 63.7 n Eastern parkway, interior alterations to 4-sty store and tenement; cost, \$300; owner, Patrick M. Tiernan, 241 Rutland rd; architect, F. L. Hine, 189 Montague st. Plan No. 7823.
THROOP AV, e s, 75 n Park av, interior alterations to 3-sty store and tenement; cost, \$350; owner, Esther Weinstein, 220 Ellery st; architect, Jos. Suvintz, 208 Ellery st. Plan No. 7900.
WASHINGTON AV, n w cor Dean st, extension to 2-sty store; cost, \$6,000; owner, S. Vollmuth, 618 Washington av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7979.
WYCKOFF AV, e s, 25 n Grove st, interior alterations to 3-sty store and tenement; cost, \$500; owner, Leonardo Raso, on premises; architect, Tobias Goldstone, 50 Graham av. Plan No. 7895.
5TH AV, w s, 74 s 52d st, extension to 3-sty store; cost, \$2,500; owner, Bernard Ginsberg, 5105 5th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7965.
5TH AV, e s, 25 s 13th st, extension to 2-sty dwelling; cost, \$1,500; owner, Harry Fuhrman, 527 5th av; architect, Jos W. Weiss, 16 Court st. Plan No. 7999.
14TH AV, w s, 60 n 45th st, extension to 2-sty store and dwelling; cost, \$3,000; owner, Morris Kornblum, 1323 46th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 7857.

Queens.

ARVERNE.—Elizabeth av and Jamaica Bay, alterations to shed; cost, \$100; owner, Valve-line Oil Co., premises. Plan No. 2615.
ASTORIA.—Ridge st, s s, 95 e Van Alst av, interior alterations to dwelling, new plumbing; cost, \$250; owner, Jos. Fagliio, premises. Plan No. 2612.
COLLEGE POINT.—20th st, w s, 425 n 5th av, plumbing to dwelling; cost, \$50; owner, A. Guido, on premises. Plan No. 2607.
COLLEGE POINT.—12th st, w s, 100 s 4th av, 2-sty frame extension, 21x16, rear dwelling, tin roof; cost, \$500; owner, Wm. Heydorn, premises. Plan No. 2610.
FLUSHING.—Main st, e s, 100 s Amity st, new store front on dwelling; cost, \$500; owner, C. W. Copp, premises. Plan No. 2608.
GLENDALE.—Richard av, 54, plumbing to dwelling; cost, \$65; owner, C. H. Hause, premises. Plan No. 2594.
JAMAICA.—Unionhall st, w s, 198, 2-sty frame extension, 10x23, side dwelling, tin roof, interior alterations; cost, \$1,500; owner, Abraham Rubenstein, 115 East Houston st, Manhattan; architect, T. Goldstone, 50 Graham av, Brooklyn. Plan No. 2611.
L. I. CITY.—Ridge st, n s, 100 e Ely av, plumbing to dwelling; cost, \$50; owner, M. Murphy, premises. Plan No. 2606.
L. I. CITY.—Ridge st, s s, 244 e Van Alst av, interior alterations to dwelling, new plumbing; cost, \$250; owner, J. Mangini, premises. Plan No. 2613.
L. I. CITY.—Lebanon terrace, 22, plumbing to dwelling; cost, \$50; owner, M. Marinao, premises. Plan No. 2621.
MASPETH.—Grand st, 45, 1-sty frame extension, 5x20, side store and dwelling, interior alterations; cost, \$600; owner, Max Berger, premises. Plan No. 2598.
MASPETH.—Perry av, s s, 175 w Willow av, new stone foundation to dwelling; cost, \$200; owner, Anna McDonnell, premises. Plan No. 2593.
MASPETH.—Jefferson av, e s, 525 n Grand st, new store front to dwelling; cost, \$75; owner, J. Maidlin, premises. Plan No. 2592.
MORRIS PARK.—Kimball av, s s, 75 w Spruce st, plumbing to dwelling; cost, \$50; owner, A. K. Swannstrom, premises. Plan No. 2591.
RICHMOND HILL.—Curtis av, w s, 300 n Kimball av, plumbing to dwelling; cost, \$50; owner, A. Specht, premises. Plan No. 2609.
RICHMOND HILL.—Napier av, w s, 350 s Brandon av, plumbing to dwelling; cost, \$50; owner, L. Blatz, premises. Plan No. 2600.

**RICHMOND HILL.**—Herold av, w s, 40 n Jamaica av, plumbing to dwelling; cost, \$50; owner, J. Walters, premises. Plan No. 2601.

**RICHMOND HILL.**—No. Vine st, e s, 175 n Hillside av, plumbing to dwelling; cost, \$50; owner, Chas. Rebman, premises. Plan No. 2602.

**RICHMOND HILL.**—Chestnut st, w s, 40 n Lexington st, plumbing to dwelling; cost, \$50; owner, W. Berthold, premises. Plan No. 2603.

**RICHMOND HILL.**—Abingdon rd, n e cor Willow st, plumbing to dwelling; cost, \$50; owner, F. Clayton, premises. Plan No. 2604.

**RICHMOND HILL.**—Chestnut st, n e s, 120 n Chichester av, plumbing to dwelling; cost, \$50; owner, A. Schwab, premises. Plan No. 2616.

**RICHMOND HILL.**—Ridgewood av, s w cor Briggs av, plumbing to dwelling; cost, \$50; owner, M. Luhif, premises. Plan No. 2619.

**RICHMOND HILL.**—Briggs av, e s, 425 s Jamaica av, plumbing to four dwellings; cost, \$200; owner, L. Vetter, premises. Plan No. 2620.

**RIDGEWOOD.**—Seneca av, n w cor Catalpa av, interior alterations to tenement to provide for stores; cost, \$300; owner, P. Obach, premises. Plan No. 2595.

**ROCKAWAY BEACH.**—Pier av, n e cor Boulevard, repair dwelling; cost, \$50; owner, D. Kamfy, premises. Plan No. 2596.

**WOODHAVEN.**—Jamaica av, 1197, electric sign on store; cost, \$50; owner, Parkway Const. Co., premises. Plan No. 2590.

### Richmond.

**JERSEY ST.** w s, 210 s Center st, New Brighton, alterations to frame tenement; cost, \$1,000; owner, G. Luechini, 355 Jersey st; architect, A. MacIntyre, Jr., 20 1st st, New Brighton; builder, J. Miller, Bay View Park. Plan No. 506.

**BEMENT AV.** e s, 150 s Henderson av, West New Brighton, alterations to frame dwelling; cost, \$500; owner, J. P. Kempenaar; builder, Wm. D. Bailey, 32 Lockman av, M. H. Plan No. 509.

**EGBERT AV.** 69, near Richmond rd, Egbertville, alterations to frame dwelling; cost, \$100; owner, Patrick Vurckio, New Dorp, N. Y. Plan No. 504.

**FINGERBOARD RD.** s e s, 125 n Henry st, Fort Wadsworth, alterations to frame dwelling; cost, \$200; owner, H. Shubert, 232 Fingerboard rd; builder, J. M. Stellets, 78 Fingerboard rd. Plan No. 503.

**JEWETT AV.** 200 ?? Castleton av, Port Richmond, alterations to frame dwelling; cost, \$300; owner, H. Barron, on premises; builder, S. Molinoff. Plan No. 505.

**1ST AV.** s w cor Bank st, Tompkinsville, alterations to frame store and dwelling; cost, \$1,000; owner and builder, Sam Astorino, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 508.

**EMERSON HILL.** Staten Island, alteration to frame dwelling; cost, \$900; owner, Chas. T. Brown, 12 Emerson Hill. Plan No. 511.

### PERSONAL AND TRADE NOTES.

**WALTER McQuade**, architect, has opened an office for the practice of his profession in the Marbridge Building, 1328 Broadway.

**GEORGE W. McNULTY, INC.**, general contractor, has moved his offices from 2150 65th st, Brooklyn, to 52 Vanderbilt av, Manhattan.

**ALEXANDER MILLER & BRO., INC.**, manufacturers of boilers and machinery, have moved their offices from the factory at Jersey City to 52 Vanderbilt av, Manhattan.

**TRENTON POTTERIES CO.**, Trenton, N. J., has opened an office and showroom in Tremont pl, Boston, Mass., which will be under the management of George Stevens.

**JACOB LIEB**, plumbing contractor, 1772 Pitkin av, Brooklyn, desires samples and catalogues on plumbing fixtures and specialties from manufacturers and jobbers.

**JOHN E. NICHIE**, architect, World Building, Park Row, desires information and catalogues on metal weather strips, composition flooring and porcelain plumbing fixtures.

**STANLEY H. SMITH** has been appointed district sales manager of the Pennsylvania Steel Co., in Chicago, succeeding Robert E. Belknap, recently placed in charge of the New York office.

**J. H. KEATING**, heating and plumbing contractor, 778 Gravesend av, Brooklyn, desires literature, price lists and samples from jobbers and manufacturers of heating and plumbing fixtures and supplies.

**SEABURY-NORTHROP, INC.**, consulting and construction engineers, 101 Park av, have dissolved partnership by mutual consent. Albert A. Northrop will conduct the business in future at the same address.

**SPRAGUE ELECTRIC WORKS** of the General Electric Co., 527 West 34th st, has recently opened a sales office in the Provident Bank Building, Cincinnati, O., which will be under the management of Frank H. Hill.

**W. GORDON ARMSTRONG**, formerly a department manager for the Worcester Pressed Steel Co., Worcester, Mass., has accepted the position of assistant to the president of the Empire Art Metal Co., College Point, N. Y.

**WILLIAM GOLDSMITH** has resigned as superintendent of the municipal asphalt plant of the Borough of Manhattan, and has accepted the position of engineer in charge of the construction of the New Hampton Farms Reformatory.

**RAY PALMER**, formerly commissioner of electricity for the city of Chicago, has been appointed vice-president and general manager of the New York & Queens Electric Light & Power Co., with headquarters at Long Island City.

**J. J. DAVIDSON**, an architect, formerly practicing his profession in Toronto, Canada, is now connected with the Garden City Co. and will have charge of the design of the houses to be built on the eastern development at Garden City, L. I.

**THIRD AVENUE EXTENSION**—Work has begun on the extension of the Third Avenue Elevated Road from Bedford Park to Gun Hill rd. The contractors for this section are Gillespie and Snare & Triest.

**J. H. MORRISON**, formerly general sales agent for the Central Foundry Co., has been appointed general sales manager of the Warren Foundry & Machine Co., manufacturers of cast iron pipe, with offices at 11 Broadway.

**J. H. MORRISON**, formerly with the Central Foundry Co. as general sales agent, has been appointed general sales manager for the Warren Foundry & Machine Co. His headquarters will alternate between the plant at Phillipsburg, N. J., and the general office of the company at 11 Broadway, New York.

**ARNOLD W. BRUNNER**, 101 Park av, addressed the members of the Civitas Club, Wednesday afternoon, November 3. The meeting was held in the club's rooms in the Woman's Club House, 114 Pierrepont st, Brooklyn. Mr. Brunner's talk was illustrated by lantern slides, showing proposed civic centres and subjects in New York and other cities in the United States and in Europe.

**GEORGE W. PERKINS** will be the principal speaker at the regular monthly luncheon of The Bronx Board of Trade, held under the auspices of the Members' Council of that organization, at Ebling's Casino, 156th st and St Ann's av, on Thursday, November 18. Mr. Perkins' subject, "Municipal Wholesale Terminal Markets," is a particularly appropriate one at this time, as an industrial railroad is now being agitated in The Bronx, and now that the completion of the State Barge Canal is assured—these markets are considered by many to be absolutely necessary to the community. The officials of the Bronx Board of Trade expect the largest attendance in the history of these Luncheons.

### OBITUARY.

**FRANCIS J. O'BRIEN**, a general building contractor, died at his home, 163 Court st, Brooklyn, Wednesday, November 3. He was born in Monmouthshire, England, fifty-two years ago. He was a member of the Old New Yorkers and the Manhasset Club.

**JOHN P. BONNEY**, an electrical contractor and president of the Thompson-Bonney Co., 45 York st, Manhattan, died at his home, 223 Linden av, Brooklyn, Sunday, November 7. He was forty-two years old. Mr. Bonney was prominent in Masonic circles and was a member of the Metropolitan Electrical Trade Association and the Modern Science Club. He is survived by his widow, two sons and two daughters.

**COLONEL THOMAS WALSH-MORGAN DRAPER**, mining, civil and consulting engineer, died at his home, 106 West 13th st, Monday, November 8. He was born in this city in 1855, and was educated in Germany and Switzerland. Col. Draper was graduated as a civil engineer from the University of Munich, enlisted in the National Guard of Colorado as a private in 1880, and later became colonel of the First Infantry, C. N. G., and served during the Spanish War. Two years later he was appointed lieutenant-colonel and chief engineer in the California National Guard.

**RICHARD L. WALSH**, widely known as a building contractor and the head of the firm of Richard L. Walsh & Co., 253 Pearl st, died at his home, 243 Jefferson av, Brooklyn, Monday, November 8. He was born in Ireland in 1854 and had been a resident in this country for many years. Mr. Walsh was the builder of the Temple Bar Building in Brooklyn, and erected many prominent buildings in Manhattan, including a wing of the American Museum of Natural History. He was a member of the Mechanics' & Traders' Association of Manhattan and was actively connected with a number of social and fraternal organizations. He is survived by his widow and two daughters.

**HENRY P. KIRBY**, one of the foremost architects in this city and an authority on the subject of Gothic architecture, died at his home, 36 West 59th st, Saturday, November 6. Mr. Kirby was widely known throughout this country as an architect, lecturer and author. His books on Gothic architecture are being used as text-books in Columbia and other leading architectural schools. Mr. Kirby was born in Seneca Falls, N. Y., sixty-two years ago. He received his early education in that town and later studied architecture in the Ecole des Beaux Arts, in Paris. For a period of twenty-five years he was associated with the late George B. Post in the practice of his profession and later became a member of the firm of Kirby & Pettit, with offices at 103 Park av. He was an active partner in this firm at the time of his death, although he spent much of his time abroad. He had a home on the island of Capri and was there at the outbreak of the European war. Usually when in America he lived at 251 Raymond av, South Orange, N. J. Prominent among the buildings designed by Mr. Kirby might be mentioned the New York Stock Exchange, American Bank Note Building, Cornelius Vanderbilt residence on 5th av and the factory buildings at Garden City, L. I., for Doubleday, Page & Co. Mr. Kirby is survived by his widow and three sisters.

### TRADE AND TECHNICAL SOCIETY EVENTS.

**NATIONAL BUILDERS' SUPPLY ASSOCIATION** will hold its annual convention at Cleveland, O., February 17-19, 1916. Headquarters at the Hotel Statler.

**BRONX CHAMBER OF COMMERCE** will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

**INTERNATIONAL TRADE CONFERENCE**, under the auspices of the Foreign Trade Department of the National Association of Manufacturers, will be held at the Hotel Astor December 6-8, 1915. Prominent men in various branches of the exporting business have been invited to attend and interesting programs are being prepared for each session.

**HYDRATED LIME BUREAU** of the National Lime Manufacturers' Association, which was organized and opened for business last January, with offices in the Oliver Building, Pittsburgh, Pa., will hold its first annual meeting Wednesday, December 1. Manufacturers of hydrated lime from all sections of the United States have been invited to attend the meeting and assist in forming plans for enlarging the scope of the bureau.

**AMERICAN SOCIETY OF CIVIL ENGINEERS**, at its annual meeting, to be held January 19, 1916, will vote for the following officers: For president, Dr. Elmer L. Corthell, consulting engineer, 149 Broadway, Manhattan; for vice-presidents, Palmer C. Ricketts, Troy, N. Y., and Alfred Craven, New York, and for treasurer, Lincoln Bush, New York. Six directors will be elected at the same meeting.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS** will hold its annual meeting in the Engineering Societies' Building, 29 West 39th st, December 7-10 inclusive. The first session will be held Tuesday evening, which will be addressed by the retiring president. This will be followed by a reception to the president-elect and other officers. On the following three days nine business and technical sessions will be held at which a number of reports and papers will be presented and discussed. The social features of the meeting will include a smoker to be held on the evening of December 8, and the annual reunion, dinner and dance on the evening of December 9.

### LABOR DEPARTMENT ORDERS.

#### No System of Following Up the Factory Inspections.

On January 7 an order was issued to Mrs. Celia Diamond to install certain fire protections in the factory building owned by her in Williamsburg, and used as a factory, in which nearly three hundred employes, most of them young girls, were working for their daily bread.

On September 27 these orders had not been complied with.

On November 6 the factory was burned and twelve lives sacrificed.

For ten months the orders of the Commissioner of Labor had been disregarded.

For almost three months there is no record of any report whatever upon the compliance or non-compliance with orders.

Commissioner Lynch says it is because they need more help in the department; that the department is overworked.

James M. Lynch, State Industrial Commissioner, made the following admissions at Coroner Wagner's inquiry into the death of the twelve persons, eight girls, in the Williamsburgh factory fire last Saturday:

"We issued orders, but I don't remember any action being taken.

"I don't recall any attempt to enforce the orders.

"Ambiguity of the law seems to exempt five-story buildings from control. The law provides for buildings over or under five stories, but does not specify five-story buildings.

"I do not recall any case of non-compliance with our orders being reported to the District-Attorney.

"The rule is that if our orders are not complied with when the inspector calls the second time the matter should be referred to counsel.

"We have no system of checking up the reports of inspectors.

"Between September 28 and November 6, the date the Diamond building burned, our counsel did nothing.

"After all the investigations of that building something definite and vigorous should have been done.

"Our employes work seven hours a day. There is no law against working longer except the law of custom. It is not done in any of the State departments.

"I do not know how many of our orders have not been complied with. I couldn't guess whether there were 10,000 or 100,000."

At the side of the witness chair the charred frame of the trap door that blocked the way of escape for the ill-fated twelve lay. The bolt that pinned the door down was still shot across the frame.

# BUILDING MATERIALS AND SUPPLIES

CURRENT PRICE CONDITIONS AND THEIR RELATION TO RECONSTRUCTION AND POSSIBLE EXPORT DEMAND

Further Increase in Steel—  
Cement Situation Unusual

HERE arrived in this country this week a commission from France charged with the duty of providing for rehabilitating the crippled industries of that country. They are empowered to spend a billion dollars for machinery and similar equipment. The Record and Guide made an attempt to ascertain from Maurice Damour at his headquarters on Fifth avenue what the prospects for foreign purchasing of American building materials were. A man close to the commission unofficially made this statement:

"The purpose is to provide for damage sustained during the invasion of the enemy. A very large section of our country has been laid under the sword. Considerable damage has been done to our machinery, the mills have been wantonly destroyed. They must be replaced. We realize that your mill capacity is crowded. Pressing orders will continue to keep these mills occupied. We merely want to make arrangements. That is the important thing. We want to be equipped to proceed at once to normal industrial conditions when the war terminates.

"About building materials. We have much old brick and stone. This will be used, but our mortar, that is the thing. The quarries where the mortar is made have been ruined. Our quarrymen have been incapacitated. Yet we need to build quickly. We have in the past used much stone and brick. But these things will not stand alone. We need mortar. We have made much cement before, but we need great quantities of it now. Other materials, I do not know about. Possibly hollow tile may be used. Certainly lumber. How much I cannot tell. We must find out, first, how much we need; then how much you can supply."

The Record and Guide obtained a comprehensive view of the European situation with respect to the possibilities of developing foreign buying.

The percentage of France's iron, steel and coal industry under German control is as follows: Coal, 88.8; coke, 78.3; iron ore, 90; pig iron, 85.7; puddle iron and puddle steel, 62.4; steel billets, 76; rails and sleepers, 76; girders, 88.3; sheets, 63.2; wire, 100; steel castings, 76.9.

There are almost three hundred towns in Europe that have been utterly destroyed. In the city of Lie the damage alone amounts to \$300,000,000. And Lie is not so badly damaged as is Rheims. Railroads have been destroyed that formerly connected the various towns with the cement, steel, brick and stone supplies. Women will continue to

till the soil, but every available man will be put to work reconstructing towns and cities. These men must have materials to work with and it is a question where it is to come from, unless it comes from America, in part, at least.

The American producer would take European business in preference to South American business because freight rates are lower to Europe than they are southward. It costs \$2 to ship a barrel of American cement to Chili and only thirty cents to France. Yet it has to compete with European products.

It seems that Europe today is not a potent competitor. The number of companies manufacturing cement in Germany, the largest European producer in 1913 was 79 against 80 in 1912. It produced 40,000,000 barrels as against England's 16,000,000, its nearest competitor. America produced 87,000,000 barrels in 1913. The capital invested in the industry is \$43,000,000, which corresponds approximately to \$1 for each barrel of yearly production. It is impossible to conceive of France going to her enemy to buy material to rebuild her nation, yet France's production of Portland cement in 1913 was scarcely 3,500,000 barrels. New York, Pennsylvania and New Jersey alone, comprising Zones 1 and 2 of the cement producing area of the United States made 63,000,000 barrels in 1913 and sold practically all of it.

These are conditions as they exist abroad. Into this country will come other purchasing commissions, because Russia, the Balkans, Turkey, England and South Africa will have a period of reconstruction, each determined not to buy from their late enemy.

Standing opposite these facts are low stocks in American mills, construction developing as it has not developed before in more than a decade, October alone showing a gain of 37.1 per cent. for the entire country over the same month last year as against a gain of 22.5 per cent. in September and 13.7 per cent. in August, railroads crowded to the limit and ships hard to get, the Panama Canal closed, with millions of feet of lumber on its way here to relieve the tightness of the eastern building market and building money, reflecting the heavy activity of industries, growing easier every day. The time to build is now.

Plan filings for the week follow: Last week there were 260 new building plans filed in the five boroughs of New York with an estimated value of \$3,247,474. The accompanying table shows the volume and value of new buildings projected in the current week with comparisons of those of the corresponding week last year.

	Week ending		Nov. 12, 1915.	Value.
	Nov. 13, 1914.	No.		
Manhattan.	4	\$205,800	9	\$552,800
Bronx.....	6	85,100	19	466,800
Brooklyn....	60	451,796	136	819,750
Queens.....	54	487,721	101	321,270
Richmond..	20	13,330	14	20,343
Totals....	144	\$1,243,747	279	\$2,180,963

## STRUCTURAL STEEL.

Sharp Advance Occurs After Building Situation Firms.

STRUCTURAL steel in this market is now quoted at 1.789c and 1.819c, tidewater, N. Y. It would not surprise steel interests to see the price move up still farther before the first of February. Even as high as two cents a pound has been predicted, especially since October building construction continues to show the tremendous gain that has featured the last three months. The increase is expected to be followed by advances in all kinds of hardware and reinforcement materials.

## PORTLAND CEMENT.

Keener Interest in Buying at New High Levels—Prices Firm.

CEMENT dealers in this city have been displaying livelier interest in covering themselves on future deliveries since prices advanced. They have found manufacturers receptive, however. But every manufacturer, no matter how firmly he adheres to the new price level, knows that it will not be long before there will be another advance and most of them are coming to the conclusion that with building activity gaining instead of diminishing, as is usually the case at this time of the year, there is less reason than ever to shade quotations. Current prices are, \$1.62 and \$1.67 base.

## NATIONAL BUILDING GAINS.

Bradstreet's Shows Gain of 37.1 Per Cent. Over Last October.

BRADSTREET'S report of national building construction for October shows that the total number of permits granted at 147 cities for October aggregated 24,777, showing a gain of nearly 4,000, or 19.2 per cent., over the like period of 1914, as against a gain of 17.8 per cent. in September. In August permits gained only 6 per cent. As regards expenditures, it might be stated that these aggregated \$68,515,343 in October, a gain of 37.1 per cent., as against a gain of 30.5 per cent. in September and of 13 per cent. in August, but a decrease of 14.4 per cent. in July. A year ago the decrease in October from 1913 was 21 per cent., and the month just closed, therefore, shows a slight gain over the like month of 1913. Following will be found a summary of permits and values of building for October this year and last:

	No of cities	No. of permits	Values	Compared with last year	
				No. of permits	Values
New Eng'd	23	2,277	\$6,555,160	I 42.4	I 28.1
Middle ...	28	4,968	19,966,796	I 2.6	I 19.3
Western ...	20	4,464	11,226,250	I 28.4	I 64.7
Northwest'n	18	3,120	18,201,243	I 22.2	I 65.1
Southwest'n	14	2,403	4,093,580	I 51.5	I 74.9
Southern ...	23	3,133	3,411,054	I 18.7	I 56.4
Far-western	21	4,412	5,061,260	I 7.7	D 12.0

Total U. S.	147	24,777	\$68,515,343	I 19.2	I 37.1
Canada ...	11	1,178	1,893,369	D 1.0	D 26.2

Every group of cities, it will be seen, shows a gain over October a year ago in permits, and the far-western group alone shows a decrease in values. The gain in permits in the middle group is slight, while the southwestern group leads in proportion of increase. In values, it might be noted that the southwest also leads, closely followed by the west, the northwest and the south.

Of the 147 cities reporting for October, ninety-eight show gains while forty-nine show decreases from October a year ago.

## COMMON BRICK.

Dealers Beginning to Stack—Shortage Scarcely Wanes.

PROVISION is being made by manufacturers of common brick to have a sufficient quantity on hand this winter to meet all the requirements of construction so far as winter requirements can be estimated. The number of covered barges will be fixed so as to take care of supplemental requirements of dealers should construction overlap their stacks.

Unusually late brick making weather has made it possible for some manufacturers to keep running a little longer than usual, with the result that the sheds up the river are said to be better supplied than were indicated by earlier estimates.

Current prices are at \$6.50 and \$6.75 with the top level a little weak.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 11, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., Nov. 5-12.		Arrived. Sold.	
Friday, Nov. 5.....	5	8	8
Saturday, Nov. 6.....	7	6	6
Monday, Nov. 8.....	14	9	9
Tuesday, Nov. 9.....	4	6	6
Wednesday, Nov. 10.....	8	11	11
Thursday, Nov. 11.....	9	6	6
Total.....	47	46	46

Reported en route, Friday, Nov. 12-8. Condition of market, firm. Prices: Hudsons, \$6.50 and \$6.75; 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., Nov. 12-13.

1914.		1915.	
Left over Friday A. M., Nov. 6-18.		Arrived. Sold.	
Friday, Nov. 6.....	4	6	6
Saturday, Nov. 7.....	5	3	3
Monday, Nov. 9.....	7	9	9
Tuesday, Nov. 10.....	3	4	4
Wednesday, Nov. 11.....	3	3	3
Thursday, Nov. 12.....	5	6	6
Total.....	33	31	31

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.25; Newark, yard, — to \$7.25; nominal. Left over Friday A. M., Nov. 13-20.

## OFFICIAL SUMMARY.

Left over, Jan. 1, 1915..... 64  
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Nov. 11, 1915 1596  
Total No. bargeloads sold Jan. 1 to Nov. 11, 1915.....1533  
Total No. bargeloads left over Nov. 12, 1915 13  
Total No. bargeloads left over Jan. 1, 1914 87  
Total No. bargeloads arrived, including left over, Jan. 1 to Nov. 12, 1914.....1457  
Total No. bargeloads sold Jan. 1 to Nov. 12, 1914.....1437  
Total No. bargeloads left over Nov. 13, 1914 20

## MOSAIC TILE COMPANY MOVES.

Zanesville, Ohio, Concern Opens New Showrooms in West 35th Street.

MANY architects, contractors and builders attended the reception given to its friends by the Mosaic Tile Company, of Zanesville, Ohio, in its new show rooms and executive offices at 35 West 35th street. The new offices and display is on the ground floor of a commodious building and it is made conspicuous by an attractive display of fine decorative and sanitary floor and wall tile. R. E. Jordan, the district sales manager, was the host for the day, assisted by Nelson E. Loomis, of the home office.