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THE PASSING OF THE THREE-FAMILY HOUSE

Is the Tenement House Department to Blame, or Are Social and Economic Conditions the Reason?

By CYRUS C. MILLER, Ex-President Borough of the Bronx.

T. HE passing of the two and threefamily house in the Boroughs of Manhattan, Brooklyn and Bronx is to be <text><text><text><text> regretted for many reasons. We can all

causes are.

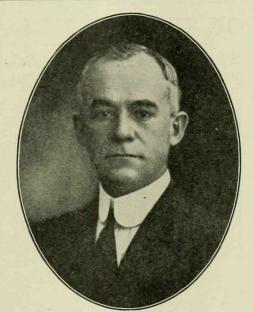
Decline of the Three-Story House.

In the year 1912 in Brooklyn there were erected 36 (or 4 per cent.) two-story tenement houses; 418 (or 47 per cent.) three-story tenement houses; 379 (or 43 per cent.) four-story tenement houses; 21 (or 2 per cent.) five-story tenement houses; 30 (or 3 per cent.) six story tenement houses out of a total of story tenement houses, out of a total of

story tenement houses, out of a total of 884 tenements. And in the year 1913 there were erected 83 (or 10 per cent.) two-story tenement houses; 227 (or 29 per cent.) three-story tenement houses; 425 (or 54 per cent.) four-story tenement houses; 22 (or 3 per cent.) five-story tenement houses; 23 (or 3 per cent.) six-story ten-ement houses, out of a total of 780 ten-ement houses erected. It may be seen, therefore, that there

ement houses erected. It may be seen, therefore, that there was a decrease of three-story tenement houses from 418 (or 47 per cent.) in 1912, to 227 (or 29 per cent.) in 1913. The Tenement House Law under which these houses were erected had not been changed during the two years men-tioned. This is a fair example of the increasing number of four-story houses and decreasing number of three-story

increasing number of four-story houses and decreasing number of three-story houses for the past ten years or more. In the Borough of Queens the great bulk of the houses erected are three-story houses. In 1913 there were erected in Queens 25 (or 8 per cent.) two-story tenement houses: 244 (or 78 per cent.) three-story tenement houses; 43 (or 13 per cent.) four-story tenement houses; 2 (or 1 per cent) five-story tenement houses, out of a total of 314.



HON. CYRUS C. MILLER.

It must be noted that three-story tenements are not always for three three families

In 1912, out of 418 three-story tene-ments erected in Brooklyn 119 (or 28 per cent.) were for three families each, and the balance, or 299, were for six families each; while out of 227 three-story tenements erected in 1913 only 34

tamilies each; while out of 227 three-story tenements erected in 1913 only 34 were three-family houses, which is only 15 per cent., and the balance of 193 buildings were for six families each, showing that the percentage of three-family houses had decreased from 28 per cent in 1912 to 15 per cent in 1913. It has been claimed that the Tene-ment House Law, which controls the erection and maintenance of the three-family house, is so drastic that it hampers the erection of such houses. Having started with the assumption that three-family houses are desirable in the community we should follow that up with the decision that the Tenement House Law should be abolished or amended in so far as it relates to the three-family house if it has the effect that is charged, and provided also that the requirements of the Tenement House

Material of buil Beams over cel Cellar stairs:

Stairs:

Stair halls:

Stair Hall Enclo

Yards: Outer courts: Inner courts:

Law are unreasonable. On the other hand, while we are anxious to preserve the three-family house we must not re-move the reasonable restrictions which make for healthful, safe and hygienic housing. It is evident that the con-struction, alteration and maintenance of such houses must be under the control of some city department. Let us compare the provisions of the Tenement House Law as they affect the three-story, three-family house and the five-story house. (See table below.) It would seem in the first place that the requirements for the three-family house are not unreasonable, and are not

the requirements for the three-family house are not unreasonable, and are not so costly as those for the five-family house. If, therefore, the number of three-family houses diminishes and the five-story house increases, we must con-clude that there are reasons other than the Tenement House Law.

Economic and Social Reasons.

I am inclined to think that the rea-sons are economic and social, rather than legal, and this view is supported by the fact that in the older boroughs like Manhattan, Brooklyn and Bronx, where land values have increased, mak-ing heavier expenses to be secured nec-essarily from the rents, the three-fam-ily house is disappearing, and that in the newer boroughs like Queens and Richmond where land values are low, the three-family house flourishes. Four, five and six-story tenements, with two, three or four families on a floor, enable the owner to gain a larger income from the investment and pay the increased taxa-tion on the higher value of the lots. The smaller apartments in a big tenement likewise can be rented for a smaller rent and, therefore, meet the economic neces-nition of the tenentt. I am inclined to think that the reaand, therefore, meet the economic neces-sities of the tenants.

sities of the tenants. At present the three-story and four-story building are treated alike by the Tenement House Law with regard to fire protection and light courts. Perhaps it would encourage the build-ing of three-family houses if the provi-sions of the law now applicable to the five-story tenement were applied to the four-story tenements. This would re-quire fireproof halls and stairs and larger light courts, but the question then would arise whether this would not re-sult in increasing the cost of four-story sult in increasing the cost of four-story tenements and therefore encouraging

	A second	
	FIRE PROTECTION. Three-story (three-family).	Five-story.
lding:	The entire building may be of wood if outside the fire limits.	Building must have brick, stone or con
lar:	The cellar is the danger point, yet beams may be of wood. May be inside of the building, though this is dangerous construction.	Iron or steel beams proof filling requir Outside cellar stairs No opening betwee and upper stories
	May be of wood, soffits or under side to be covered with metal lath or plaster boards.	Stairs must be iron, s ble or stone in parts.
	Floors may be wooden beams with 5 inches of cement deafening.	Floors must be ir with fireproof filling
osure:	Stairs may be enclosed with ordinary wooden stud partitions covered on both sides with metal lath or plaster boards. LIGHT AND VENTILATION.	Stairs must be encle in brick walls with self-closing doors a ings.
	Need be only 10 ft. deep. Permitted to be 4 ft. wide. May be 4 ft. wide by 12 ft. long.	Must be 12 ft. deep. Must be 6 ft. wide. Must be 12 ft. wide

Lighting of stairs and No window required; skylight in the roof halls: with 12-inch stairwell sufficient.

- e walls of ncrete. with fire-ired. prohibited. veen cellar permitted. steel, mar-all their
- on beams
- ing. losed with-th fireproof at all open-

Must be 12 ft. wide by 24 ft. Window to the outer air of 18 sq. ft. required for each floor.

the building of more five and six-story tenements, instead of helping the threestory house.

Where the Three-Family House Pays.

Where the Three-Family House Pays. If the law is reasonable, and three-family houses continue to diminish in number we must take some other means of preserving them, if it be possible. There seems to be no difficulty in mak-ing a three-family house pay where the lot values are from \$500 to \$1,000. The question is a closer one where the lot values are from \$1,000 to \$1,500. From \$1,500 to \$2,500 it is hardly possible to make it pay, and from \$2,500 up it seems to be impossible. Where the three-fam-ily house is built on a low-priced lot and pays, it runs the risk of ceasing to pay in a district of rapidly increasing lot values, long before it becomes obsolete from natural causes. There has been some effort made to

There has been some effort made to take the three-family house out of the control of the Tenement House Depart-ment. In some cases this has been urged

by people who have built such houses contrary to law and are being prosecut-ed by the department for such violations. ed by the department for such violations. Naturally they would like to be relieved of the law. Others again would like to make over existing private houses into two and three-family houses without ob-serving the reasonable requirements of the law. The effect of this undoubtedly would be pernicious. Again, the effect on four, five and six-story tenements erected to comply with

Again, the effect on four, five and six-story tenements erected to comply with the present law might be injurious if the vast number of private dwellings were converted into two and three-family houses and placed on the market. Whether they would be permanently economic is another question. I am satisfied, however, that a good deal of the pressure is brought to bear by persons who are sincerely of the opin-ion that the three-family house could be made to pay, and perhaps they are under the impression that the Tenement House Law is to blame. If the causes for the decrease of three-family houses are so-

cial and economic, rather than legal, it will not help matters any to take them from the control of the Tenement House

from the control of the Tenement House Department, or amend the law. If we were to enact a law forbidding the erection of tenement houses more than four stories in height it undoubted-ly would result in the spreading of the population over a greater area. Also it would prevent the increase in the value of lots now available for five and six-story tenements, but on the other hand, probably it would make for more stable and uniform values and, therefore would be beneficial.

and uniform values and, therefore would be beneficial. I should like to see a plan for a three-family tenement house, observing rea-sonable requirements for light and air and safety, adapted for a lot costing from \$1,500 to \$2,500 and capable of withstanding the competition of tene-ments of four, five or six stories in height and having anywhere from two to four families on a floor. If this could be done it would undoubtedly be of great benefit to the community. benefit to the community.

OF CITY ORDINANCES FRAMED A NEW CODE

A Complete Recodification, Which Includes All General Ordinances Adopted Since 1906, Now Pending in the Board of Aldermen

Adopted Since I N the City Record of January 7, will be found the latest Code of Ordinances of the City of New York. The charter provides that the general ordinances shall be reduced to a code and published. It also directs the Board of Aldermen to appoint a committee that shall compile and publish such ordinances now in force became effective on Janu-ary 1, 1906. Since then, it has not been revised, nor has there been prepared and published, in any year, the required compilation of the general ordinances. Immediately upon the designation of the present codification committee in January, 1914, its members determined to go farther than to comply literally with the requirements of the charter. Instead of a mere compilation of the produce a complete recodification of the existing code of ordinances, which should include all general ordinances adopted since 1906, in the form of a permanent volume, to be readily adaptable to future amediates and expansions. In form, the revised draft of the pro-

amendments and expansions.

amendments and expansions. In form, the revised draft of the pro-posed Code of Ordinances, now submit-ted, has been moulded on the lines of the Consolidated Laws. The provisions relating to particular subjects have been correlated and divided into chap-ters, which have been arranged in alpha-betical order. By statute, the Sanitary betical order. By statute, the Sanitary Code, the Park Ordinances and the Regulations of the Municipal Explosives Commission must constitute separate and independent chapters of the Code of Ordinances, and each has its own scheme of section numbering. For these

and independent chapters of the Code of Ordinances, and each has its own scheme of section numbering. For these reasons it has not been feasible to num-ber all sections of the document in a single series, in the fashion of the charter. That there might be a uniform-ity in this particular, the sections of each chapter of the proposed code have been numbered in a separate series and grouped in appropriate "articles." The Building Code is included as amended to date. Its text has been cor-related and rearranged in articles and sections, in conformity with the plan of the general codification, and in the order suggested by the technical advisers of the Committee on Buildings, but with-out change in substance; except that the committee has transferred to the Build-ing Code chapter all provisions relating to the construction and alteration of motion-picture theatres contained in the motion picture ordinance, approved by Mayor Gaynor, July 8, 1913. This trans-fer was recommended by a special com-mittee of the Citizens' Union, and is acceptable to the Commissioner of Li-censes and to the technical advisers of the Committee on Buildings. The Sanitary Code being within the exclusive jurisdiction of the Board of Health, under section 1172 of the char-ter, is omitted from the proposed Code

of Ordinances, except in so far as it has been assigned a chapter number therein.

In its work the codification committee and draftsman of Assistant Corporation Counsel Alexander C. MacNulty. The committee is also indebted to the Merchants' Association and to a committee of the Citizens' Union, especially cre-ated for the purpose, for helpful sug-gestions and for constructive criticisms gestions and for constructive criticisms concerning the original draft of the pro-posed code. F. J. Martin is the clerk of the committee, the members of which are W. H. Pendry, chairman; Arnon L. Squiers, F. H. Stevenson, John Kochen-dorfer, Joseph W. Spencer, Harry Robit-zek, Wm. H. Chorosh, Isidor M. Rosen-blum, Lauren Carroll, Louis Wendel, Jr. The code was introduced in the Board of Aldermen at this week's meeting, and a hearing was appointed for Thursday, January 14.

Bronx Register's Report.

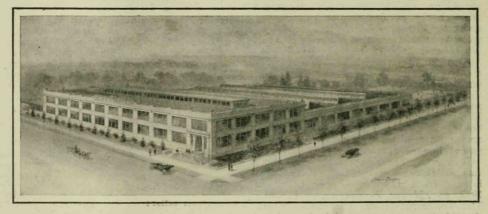
The first yearly report of the Register's Office of Bronx County has been issued by Register Edward Polak, and contains interesting information to the citizens of this county. The number of papers filed and recorded amounted to 42,860. Mortgages constituted 8,261 of this num-

ber, while the number of conveyances filed amounted to 8,296 and chattel mort-gages 22,048. Folios were recorded to the extent of 276,609, while the value of the consideration of conveyances totaled \$6,636,156; mortgages to the value of \$30,534,372 were recorded and the mort-gage extension amounted to \$13,309,310. The expenses were as follows:

The expenses were as follows	
Salaries of General Administration	851 510.00
Department	\$14,140.00
Mortgage Tax Department	9,500.00
Recording folios	13,022.15
Rent	4,875.00
	1,300.00
Supplies	1,300.00
Total	\$103,437.15
and the second of	
and the receipts were:	
Mortgage Tax Department	151 018 RD
Miscellaneous fees	42,913.22
Due from N. Y. Central R. R.,	
mortgage tax on bond issue (es-	
timated)	110 000 00
(initiation)	110,000.00
Tratal	2004 000 OF
Total.	68,666,1066

Register Polak was presented with a handsome gold-mounted Tiffany cane by the employees of the office. Deputy Register Maher made the presentation speech thanking the Register for his con-sideration and kindness to the employees throughout the year and wishing him, on their behalf, continued good health and prosperity. Assistant Deputy Register Henry Geiger and Chief Clerk Frederick L. Hahn also spoke.

G. SHIRMER TO BUILD EXTENSIVE PLANT



TIMMIS & CHAPMAN, architects and engineers, 315 Fifth avenue, Manhattan, have completed the pre-liminary plans for the reinforced con-crete factory building to be erected on Thomson Hill, Long Island City, for G. Schirmer, Inc., music publishers, 3 East 43d street, New York City. The structure will be one and two stories in height and will cover a plot 220 feet front by 290 feet in depth, the ground area of the structure will be approxi-mately 63,000 square feet. The building will be erected on a plot containing forty lots, bounded by Anabel avenue, TIMMIS & CHAPMAN,

Addison place, Gosman and Gould avenues, leased by the Schirmer Company from the Courtney Development Comfrom the Courtney Development Com-pany, through Bryan L. Kennelly. The plan will be devoted to the printing and publishing of music and allied works. The one-story section will contain the printing equipment and the first floor of the two-story structure will be used for storage purposes. The second story of this section will be used for office pur-poses and general business and mail or-der departments. Further details of this operation will be found in another column. column.

Timmis & Chapman, Architects.

"PENNSYLVANIA LANE" CONNECTING LINK

Joins Heart of Shopping and Hotel Centers With Railroad Station-Ripe for Several Large Structural Operations

STONE'S throw from Herald Square, one of the busiest business centers in New York City, and directly in front of the main entrance of the

in front of the main entrance of the new Pennsylvania Railroad station is "Pennsylvania Lane," the block official-ly known as West 32d street, between Sixth and Seventh avenues. It holds an interesting place in the list of streets, the record of which constitutes New York City's real estate history. Fifteen years ago West 32d street held no especial interest to the real estate operator or investor. In those days the site of the present Gimbel Building and the Pennsylvania station were occupied by dwellings and old-fashioned flats and tenements typical of the period, while the Sixth avenue frontage contained the old Standard Theatre and Trainor's Hotel.

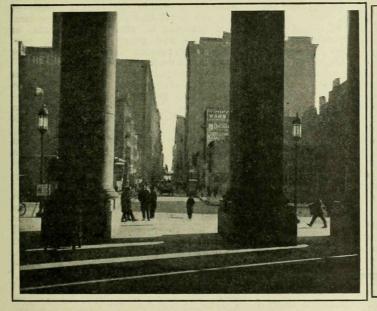
Gimbel Brothers leased for twenty-one years from August 1, 1910, with the privilege of four renewals of twenty-one years each, the easterly half of this block, fronting 400 feet in West 32d street and 197.6 feet on Broadway. The lease, recorded on April 15, 1909, indicates a rental of \$605,000 and \$655,-000 in gold, if so demanded, at stated periods during the term. A canvass of "Pennsylvania Lane" re-sulted in interesting observations. The street in its present state contains a number of striking contrasts. The west side is occupied by part of the Gimbel Brothers' department store. The rest of the block, not vacant, contains four and five-story buildings tenanted by vari-ous firms including artificial stone manu-facturers, carpenters and mirror and facturers, carp novelty dealers. carpenters and mirror and

The south side of the street, towards

the neighborhood of the station are being replaced by business structures. Many people interested in "Pennsylvania

Many people interested in "Pennsylvania Lane" believe that its development will be along similar lines. The plans of the Pennsylvania Rail-road in connection with its large hold-ings in the street may, of course, change the entire aspect of the situation. All sorts of rumors have been current re-cording its contemplated improvement garding its contemplated improvement, but none of these have materialized. Perhaps the owners of the properties in the south side of West 32d street are biding their time and are waiting the action of the railroad company This may be one of the reasons why there has been little selling; there may,

of course, be other reasons. Of particular interest at this time is the partition suit of Marjorie D. Cleland against Mabel R. Cleland and others,



EAST FROM PENNSYLVANIA STATION.

In 1900 and 1901 the district, West 32d street included, was placed, fig-uratively speaking, "on the map," by the announcement of the extensive plans of the Pennsylvania Railroad plans of the Pennsylvania Railroad for a terminal, and by the additional report that the corner of 34th street and Broadway as the site of their new de-partment store. Up to that time the neighborhood had been quiet as far as real estate activity was concerned. In real estate activity was concerned. In West 32d street property had been held at prices between \$500 to \$1,000 a front foot. with little eagerness evident among purchasers.

purchasers. These two developments, however, changed the situation materially. The removal of R. H. Macy & Company afforded the impetus to the movement which resulted in the establishment of the new retail shopping district in the vicinity of Broadway and 34th street. As a consequence, land values began to rise in the affected areas, until today, in a great many instances, values have trebled during the last ten years. The whole district, renamed the Penn-sylvania station zone since the under-taking of this huge project, has experi-enced the boom and consequent rises in values which are now history.

taking of this huge project, has experi-enced the boom and consequent rises in values which are now history. In West 32d street, however, since the Pennsylvania Railroad acquired the west half of the block bounded by Broadway, West 33d street and Seventh avenue, owners have been holding firm, and there have been comparatively few transactions. In 1909

Sixth avenue, is distinctly a loft and office building row. At 116 to 120 is the sixteen-story mercantile structure, known as the Cuyler Building, of recent construction. That portion of the block west of this property and extending to Seventh avenue is occupied by a row of delapidated dwellings, very few having tenants and a great many in various stages of deterioration. In one building, tenants and a great many in various stages of deterioration. In one building, near Seventh avenue, the front wall has been either removed or destroyed and the interior walls and partitions con-front the passerby. Several of the houses are almost entirely placarded with various signs and advertisements. In fact, this part of the block is ripe for a substantial building movement. The southeast corner of Seventh ave-nue and West 32d street is used tor lumber storage purposes by the Penn-sylvania Railroad Company. In the opinion of a great many, this

sylvania Railroad Company. In the opinion of a great many, this condition can only be a temporary one, and the unusual advantages which the street enjoys with reference to its geo-graphical position cannot but result in its ultimate improvement along lines that will derive all the possible benefits of these advantages. Its unique posi-tion with reference to the big depart-ment stores and its proximity to the Pennsylvania Railroad station where passengers reach New York City from all parts of the country offer possibilities for several kinds of building construc-tion. In what is known as the Grand Cen-

In what is known as the Grand Cen-tral terminal zone, residential blocks in



LOOKING WEST IN THIRTY-SECOND STREET.

affecting the property at 142 West 32d street. It is a three-story dwell-ing, on lot 20x47.7x irregular in the middle of the block. The property is flanked on the west by the dwelling be-longing to the church of St. Francis of Assissi and on the east by a similar holding of Anna M. Defendorf. One of the reasons why the future of West 32d street should be assured is on account of the splendid transit facilities which now operate in the dis-trict. In addition to the Sixth avenue elevated railroad, which has a station at West 33d street, there is the Mc-Adoo tube, operating to several railroad systems, with terminals in New Jersey. The Fifth avenue 'bus line operates ve-hicles in this street, and all the principal surface trolley lines run, or issue trans-fers to the district. The new system

The Fifth avenue bus line operates ve-hicles in this street, and all the principal surface trolley lines run, or issue trans-fers, to the district. The new system in Broadway and the one to operate in Seventh avenue will have stations with-in easy access of West 32d street. In New York City transit facilities have been largely responsible for the uplift and rise in land values of a great many neighborhoods. "Pennsylvania Lane" is available to practically every transportation line in Manhattan and it cannot but feel the benefits of such a location. That it has distinct advantages is generally conceded. What its exact ultimate development will be is prob-lematic, though it will be of a mercantile nature. For many years a rumor of a hotel has been afloat, but up to the present nothing definite has been de-cided on.

SEARCHING QUESTIONS ABOUT INCOMES

A Revised Form for Individuals to Fill Out-More Particulars Asked Concerning Deductions for Depreciation of Buildings

B OTH individuals and corporations will be called upon to answer a new set of questions when they make their next return of annual net income to the U. S. Internal Revenue Collector. The new yuestionaires will draw the net a little tighter. The form which individuars are expected to fill out on or before March I next is now available at the offices of the Revenue Collector, but the form on which corporations will make their re-turn has not yet been received from Washington, though it will be soon, to-gether with a revised code of instruc-tions. Claims for exemptions or reduc-tions must be filed thirty days previously. The new form for individuals is No. 1,040 (revised). The first question asked is: "Did you render a return of income for the preceding year? If you did not, you may expect that sooner or later a government agent will ask why." "If so, in what district was it filed?" is the next question, and this gives rise to the in-ference that the collector means to look it up and compare it with this year's return of annual net income to the U.S.

up and compare it with this year's return.

The next return must be made every case from the district in which the individual lives and not from the district where he carries on business, or whence where he carries on business, or whence he derives his income. There are sev-eral internal revenue districts in Greater New York. If your official residence is at Tuxedo or at Newport, or Tarrytown. or somewhere in New Jersey, you must make your return to the deputy collector for the district in which the town is cituated situated.

Segregates the Wife's Income.

Most owners of real estate who will be called upon to file returns will do so as individuals, rather than as the president or treasurer of a corporation, and a large proportion of owners are women. If husband and wife render separate re-turns, only the income and deductions of the husband or wife (as the case may who renders the return shall be included; but if separate returns are not rendered by both husband and wife, the income and deductions of both husband and wife shall be included separately, provision for which is made in the form.

Thus, there is a complete segregation of the wife's income from the husband's. She can render a separate return if she so elects, but if she prefers to join with him in making one return do for both, num in making one return do for both, she must, nevertheless, give an account of her separate income. There are pro-visions expressly intended for divorced or separated couples. A return must be made by every person having a net in-come exceeding \$3,000 per annum, unless he (or she) is married, when the exemp-tion is \$4,000. The taxpayer must state (in answer to

tion is \$4,000. The taxpayer must state (in answer to question 12) what his income is from salary or wages, (13) from his profes-sion or vocation, (14) from his business, trade, commerce, or sales, or dealings in property, whether real or personal; (15) his income from rents, (16) his in-terest from bank deposits, notes and mortgages; (17) what he receives as in-terest on bonds, mortgages or deeds of trust, or similar obligations of domestic corporations, joint stock companies, or associations and insurance companies; (18) all incomes received from guardi-ans, trustees, executors, administrators, agents, receivers or other persons acting in a fiduciary capacity.

agents, receivers of other persons acting in a fiduciary capacity. He must also give an account (see question 19) of his partnership gains and profits, whether distributed or not, and (21) any royalties, oil wells, patents, franchises, or other legalized privilege.

Finally, if the government has overlooked any source of income he has, must give an account of that also, which is one of the new questions you will have to answer.

General Deductions.

After one has set down all the items of his income, he can turn over on to the next page of the form of return and proceed to make deductions. But this time he will be called upon to give the why and the wherefore of the deduction chimed. He may deduct the amount of why and the wherefore of the deduction claimed. He may deduct the amount of necessary expenses actually paid within the calendar year, in carrying on any in-dividual business, but he must not in-clude personal, living or family expenses, or partnerships or cost of merchandise. Amounts paid for the permanent im-provement of property are not proper expense reductions. A taxpayer may deduct all the inter-

A taxpayer may deduct all the inter-est which he has paid during the year on his personal indebtedness, all his city, county, State and National taxes, the losses he has actually sustained dur-ing the ware in trade, or griding form the losses he has actually sustained dur-ing the year in trade, or arising from fires, or storms, and not actually com-pensated for by insurance or otherwise. He must, however, state of what the loss consisted, how it was sustained, and how it was determined to be a loss. He can also deduct (under item 33) all debts past due which have been actually ascertained to be worthless and which have been charged off within the year. But you must state hereafter what the But you must state hereafter what the year. But you must state hereafter what the debts consisted of, when they were cre-ated, when they became due, and how they were actually determined to be worthless.

Depreciation Charge.

Depreciation Charge. An amount may also be charged off to represent a reasonable allowance for the exhaustion of property arising out of its use or employment in business. No deduction shall be made for any amount of expense of restoring property, or making good the exhaustion thereof for which a deduction is claimed else-where in the return. With the next return you must state what the property is or was on which depreciation is taken. If buildings, the date of their erection must be given, the material of which they are constructed,

material of which they are constructed, the value of the buildings on January 1, and the percentage of depreciation claimed.

claimed. The question of the proper percent-age to be charged off annually for the depreciation of buildings, to be allowed in figuring offsets to meet requirements of the income tax law, was submitted last April by the Real Estate Board of New York to a special committee. The report of the committee was to the ef-fect that a schedule, such as one pre-pared by the Chicago Real Estate Board, is not practical as each building should is not practical, as each building should be considered as a unit in figuring de-preciation, and such a schedule in order to be comprehensive would have to be so elastic that it would be of little prac-tical use. (Albert B. Ashforth, Frank D. Ames, Edward C. Camman, John H. Blood, and William H. Shelton consti-

Blood, and William H. Shelton consti-tute the committee.) The Chicago Real Estate Board has adopted the following schedule: "Fireproof steel buildings and rein-forced concrete buildings: Depreciation one per cent on buildings five years old or less, and two per cent. on buildings more than five years old. "Mill constructed buildings and fire-proof apartment buildings: Deprecia-tion two per cent. on buildings five

tion two per cent. on buildings five years old or less; three per cent. on

buildings more than five years old. Brick and lath buildings, including ordi-nary flat buildings: Depreciation three per cent. to four per cent. "Old frame and nearly obsolete build-ings: Depreciation five per cent. and up-ward

ings: Depreciation five per cent. and up-ward. "Where the value of the power plant and machinery, including elevators, can be separated from the total value of the building, compute depreciation at ten per cent. on it; the remainder being fig-ured at the percentage heretofore named."

Collecting at the Source.

The feature of withholding the tax at the source has been the cause of much uncertainty. An income which is not fixed or certain, and not payable at certain periods, or is indefinite or ir-regular as to amount or time of ac-crual, is not withheld at the source, but must be listed in the annual return of the individual and the tax paid by him. the individual and the tax paid by him. The incomes of real estate agents, of architects and other professional per-sons compensated on the commission basis come under this head. For example: When an agent, or an architect or engineer receives the sum

For example: When an agent, or an architect, or engineer, receives the sum of five thousand dollars as a commis-sion or a fee, a deduction therefrom is not to be made by the payer; but if one should receive a retainer of \$5,-000 per annum, and the exemption claimed is \$4,000, one thousand of such income will be taxed and the tax with-held at the source. Dividends on capi-tal stock or from the net earnings of corporations and joint stock companies or associations and insurance companies subject to the tax are excepted. Nor shall the compensation of officers and employees of a municipality or State, employees of a municipality or State, such as public school teachers, firemen, policemen, etc., be included as gross income.

Claims for exemption and deductions may be filed with the withholding agents, and claims for deductions may be filed with the collector, not later than thirty days before March 1. With-holding agents should not file their annoting agents should not he their an-nual returns until after the expiration of the time allowed persons to file claims for exemptions and deduction. The tax withheld at the source will be paid to the collector of the district.

paid to the collector of the district. All assessments will be made by the Commissioner of Internal Revenue at Washington, and all persons will be no-tified of the amount for which they are respectively liable on or before the first day of June of each year, and the as-sessment is to be paid on or before the 30th of June. According to the latest ruling of the Internal Revenue Commissioner. in-

According to the latest ruling of the Internal Revenue Commissioner, in-come derived by partnerships from state and municipal bonds or other sources which would be tax-exempt if received directly by any individual member of the partnership, is subject to the tax if it comes through the part-nership nership.

Tax on Scrip Dividends.

According to the latest ruling of the reasury Department, "scrip certificates Treasury Department, "scrip certificates issued by a corporation to its stock-holders, in lieu of dividends, such scrip certificates bearing interest payable semi-annually and redeemed at a specified time not longer than one year from date of issue, are not corporation obligations similar to bonds, mortgages, or deeds of trust, and the interest payable thereon will not be subject to withholding ex-cept when the amount exceeds \$3,000.



PROBING CITY'S LAND BUYING

Method of Making Awards in Condemnation Proceedings to be Investigated by the Board of Aldermen-Excessive Prices Paid

T HE Board of Aldermen means to make a thorough investigation of the methods pursued in condemnation pro-ceedings. The board has appointed a committee of seven and has empowered and directed the seven to inquire whether the laws and ordinances are being faith-fully observed in relation to the methods employed to fix the values, amounts awarded, assessed valuations and any and all other matters relating to the ac-

awarded, assessed valuations and any and all other matters relating to the ac-quisition of real property by the city. The action was taken on the recom-mendation of the Committee on Codifi-cation of Ordinances. The members of the committee have had before them Messrs. Ollendorf, Mayo and Kenny, As-sistant Corporation Counsels, and they became convinced that there is ample grounds to warrant an investigation as to the methods adopted in determining grounds to warrant an investigation as to the methods adopted in determining the values of property taken over by the city under condemnation proceedings, and this conclusion is based upon the fact of the excessive margin of valua-tions between certain short periods just prior to the city acquiring such proper-ties, and the excessive amounts, in many instances awarded over and above the instances, awarded over and above the assessed valuation.

assessed valuation. A report from the Codification Com-mittee says that in one instance the amount awarded was 219 per cent. in ex-cess of the assessed valuation, in an-other instance 149 per cent., and in more than one instance 140 per cent., as will be seen by the annexed table "A" (pre-pared by the committee), which enumer-ates the properties, the amount awarded, the assessed valuations and amounts awarded over the taxable value in each of the instances cited.

TABLE "B."

 TABLE "E."

 Property in Process of Acquisition by the City for Which Awards Have Not Yet Been Made.

 Assessed Valuation for Year Immediately Prior to Authorization of Acquisition.

 Water-front Improvements---hattan

 W. 44th-48th Sts., North River, Man-hattan

 Matter from Improvements--hattan

 W. 44th-48th Sts., North River, Man-hattan

 Piers 8-11, North River, Manhattan

 131,500

 Piers 7, 28, East River, Manhattan

 69,600

 Otsego St. Terminal, Brooklyn

 Park Av., 41st-42d Sts., Manhattan

 Park Av., 41st-42d Sts., Manhattan

 Yanhattan

 Manhattan

 Devoe Avenue, Bronx

 Nathan

 Nathat

 Park Av., 41st-42d Sts., Manhattan

 25,000

 First Av. and Avenue A at 42d St., Manhattan

 12,000

 Lexington Ave. and 131st St., Man-hattan

 Nathan Avenue, Bronx
 535,000

 Nostrand Avenue, Brooklyn.
 60,000

 Miscellances-Parks 564,900

 "Dreamland," Coney Island, Brook-lyn
 1,683,100

 Cumberland St. Hospital, Brooklyn.
 15,900

</tabul>

for a long period. Financial embarrassment and even poverty have resulted in some instances. Commissioners, taking some instances. Commissioners, taking all the hardships into account, have felt obliged to award damages in excess of real values. All these things will be looked into by the investigating com-mittee. A number of cases of financial embarrassment and actual poverty as a consequence of the city failing to pay promptly for property acquired in the proceedings for the extension of Seventh

TABLE "A."

Property Acquired by City in Condemnation Proceedings, 1910-1914. Comparison of Awards With Assessed Valuations for Year Preceding Acquisitions, Respectively.

Property.	A	Assessed	Award Over	P. C.
Court House Sites-	Awards.	Valuation.	Taxable Val.	Inc.
New York County	\$6,243,668	\$4,196,000	\$2,047,668.35	48.7
Richmond County	227,705	101,500	126.205.00	125
Municipal Court, Manhattan	185,267	140,000	45,267.00	32
Water-front Improvement—			10,201100	02
Broadway Ferry, Brooklyn	1,646,074	685,000	961,074.00	140
School Sites-			,,	
Bryant Ave., Bronx	3,831	1,200	2,631.00	219
Penn Ave., Brooklyn	23,462	16,500	6,962.00	42
Leonard and Maujer Sts., Brooklyn	40,133	28,600	11,533.00	40.3
Driggs Ave., Brooklyn	20,000	13,700	6,300.00	46
Hillside Ave., Queens	20,000	12,000	8,000.00	66.6
Rapid Transit-	10.00	0		
Jackson Ave. and 138th St., Bronx Park Ave. and 138th St., Bronx	49,395	27,500	21,895.00	79.6
Canal St., Bronx	$49,250 \\ 43,000$	21,000	28,250.00	140
Flatbush Ave., Brooklyn	3,540,520	20,000 1,909,600	23,000.00	115
Ashland Place, Brooklyn	649,025	429,750	1,630,920.00 219,275.00	85
Parks-	010,020	420,100	219,215.00	51
Seaside, Rockaway	1,250,000	974.000	276,000.00	28
Water Supply-	1,200,000	011,000	210,000.00	20
Eleventh Ave. and 61st St., Brooklyn	4,400	2.600	1,800.00	69
Silver Lake Reservoir, Richmond	277,582	135,475	142,107,45	149
Miscellaneous—		100,110	112,101.10	110
Municipal Building, Brooklyn	253,000	137,000	116,000.00	84.7
Totals	\$14.526.318	\$8,851,425	\$5,674,887.80	64.1
Average increase of awards over assessed v			40,012,001100	01.1

Does not include any proceedings in which the award furnished no clear-cut basis of com-parison.

The committee also submitted a table "B" which describes the property and the assessed valuation for the year im-mediately prior to authorization of ac-quisition, which shows in the aggregate a probable excess of awards of \$5,802,-351 over and above assessed valuations of the sixteen parcels of properties enumerated therein, being an average increase of awards over assessed valua-tions of over 64 per cent. There is, of course, another side to the case. Undoubtedly the system in vogue in this State for many years has been abused oftentimes, and it will not be long before it will be superseded by a better system. It has wronged both the city and the owner. The latter is usually deprived of income from his property

avenue have been brought to the atten-tion of Mayor Mitchel and Comptroller Prendergast. The special committee of investiga-

tion, appointed on the recommendation of the Codification Committee consists of Aldermen Squiers, Pendry, Carroll, Chorosh, Kochendorfer, Wendel and Robitzek.

THE CITY'S REAL ESTATE.

Comptroller's Annual Report of Assessed Valuations Discloses an Increase. The assessed valuation of the city's real estate holdings is \$1,447,547,869. Of this, \$1,429,491,360 is within the city limits. The figures are contained in a

report by the Comptroller printed in the City Record. Compared with the figures of 1913 the

value of the property shows an increase of \$71,104,589. The increase in land values reaches the large figure of \$41,-689,078, while in the value of buildings and other improvements it totals \$29,-253,632.

The land and improvement valuations

The land and improvement valuations of city owned property outside of the city is \$18,056,509, an increase over 1913 of \$161,879. This property is land up-State used for water supply purposes. Park lands are valued on the tax books at \$641,336,110, an increase of more than \$9,000,000 since 1913. The real estate in charge of the Department of Educa-tion figure is \$111,331,100, which is but \$78,450 more than the previous year.

BRONX TRANSIT LINES.

In Operation and Under Construction— An Evidence of Growth. A DEQUATE and proper transporta-tion facilities are of paramount im-portance to a community, without which, its development must necessarily lie dormant. For many years this condition was experienced in the Borough of the Fronx when, with but one transit line, the Third Avenue Railway connecting it with the Borough of Manhattan, the de-velopment of the borough was only me-diocre in comparison with its develop-ment since 1904, when construction work on the subway and elevated railroad to West Farms was commenced. The build-ing of that line created an impetus to real estate improvement which has re-sulted in a most remarkable building ac-

real estate improvement which has re-sulted in a most remarkable building ac-tivity, surpassing every other borough in New York City and every other city and community in the United States. The West Farms subway and elevated railroad extends only 3.61 miles, or less than one per cent. of the 438 miles of streets and avenues legally opened in the Borough. Still, over \$100,000,000 has been invested in real estate improve-ments along that route during the past ten years, while \$200,000,000 has been invested in all other sections of the Bor-ough during the same period.

invested in all other sections of the Bor-ough during the same period. The statement, therefore, is irrefutable that the development of a community is governed to a great extent by its facilities for transportation With that fact in mind one is justified in being optimistic of the future of the Borough of the Bronx, as many miles of new subways and ele-vated railroad extensions are now in course of construction, as indicated in the following table of the mileage of transit lines exclusive of trolley lines: TRANSIT LINES IN THE BRONX.

TRANSIT LINES IN THE BRONX. IN OPERATION AND UNDER CONSTRUCTION.

IN OI BRAITON AND UNDI		JUDIICOC	TTOT!
N	ow in		
0	nora-	Under Co	n-
		struction,	
Line.	Miles.	Miles.	Miles.
Third Ave. elevated lines			
	1.01		1.01
West Farm subway and			0.01
elevated	3.61		3.61
N. Y., Westchester & Bos-			
ton R. R	808		8.08
Harlem Railroad	7.69		7.69
Third Avenue Extension:			
To White Plains Ave		1.57	1.57
		1.01	1.01
Ninth Ave. Extension to		10	10
River Ave		.43	.43
West Farms Extension to			
241st St		4.61	4.61
		1.01	1.01
Third Ave. Elevated R. R.			
third-tracking		4.84	4.84
New subway and elevated			
to Mosholu Parkway		5.38	5.38
		0.00	0.00
New subway and elevated			
to Pelham Bay		6.85	6.85
	-		
	04 00	09 00	17 00

While the New York, Westchester & Boston Railroad is included in the lines in operation, its influence on the develop-ment of the borough has thus far been immaterial, and the Harlem Railroad, although in operation, is not generally patronized as its rates of fare are pro-hibitive. .. 24.22 23.68 47.90 otal miles ...

hibitive. Many new improvements are expected along the lines of the new routes, par-ticularly along Jerome and White Plains avenues, where there are numerous large parcels of undeveloped acreage, which require only proper transportation facil-ities as an incentive for extensive build-ing operations. ROBERT J. MOOREHEAD, Superintendent of Buildings, Borough of the Bronx.

Devoted to Real Estate Building Construction and Building Management in the Metropolitan District Founded March 21, 1868, by CLINTON W. SWEET

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Fire Commissioner Adamson has turned back to the city nine pieces of real estate no longer needed by his de-partment, but valued at \$350,000. The property can be sold and the proceeds put in the treasury. As the owners will pay taxes on the property and the sum they pay for it will earn interest for the city, the taxpayers will get a double benefit. Practical municipal economy.

Brooklyn real estate is undoubtedly hindered in its development by the slow-ness of the B. R. T. in adding to its transportation facilities. People hesi-tate before moving to Brooklyn because of the discomfort they fear they will have to undergo on the crowded traffic lines. But it must be admitted that any public service corporation, however wealthy and skilfully managed, would have difficulty in keeping up with the rapid growth of Brooklyn.

The subway fire with the resulting blockade disclosed to what great extent the city is now dependent upon the. underground railroad system for its transportation. The elevated and sur-face lines, which ten years ago were equal to the work, were overflowed far beyond their capacity when the crowds were shut off from the subway on Wednesday morning. Suppose the sub-way system had never been built—where would the people have gone? would the people have gone?

It is the story of human progress in It is the story of human progress in America that from time to time we must raise our standards. We outgrow the old standards of culture, of wealth, of in-dustrial efficiency and of values, and set higher marks for our achievement. We never as a people go back. Never had we higher standards than now; never shall we see them lower. In the real estate field sooner or later investors in plenty will grow up to the new marks, take what they want and pay the price. take what they want and pay the price.

Don't Worry About New York.

The letter of Mr. John L. Parish printed in the Record and Guide of last printed in the Record and Guide of last week contains an unusually candid and sound analysis of the existing depres-sion in New York real estate. Mr. Parish does not exaggerate the facts as did Mr. William E. Harmon. Neither does he misinterpret the causes. The general conditions, on the importance of which Mr. Harmon insisted, have un-doubtedly contributed most effectually to real estate inactivity and liquidation, but the chief cause is, as Mr. Parish points out, the over-built condition re-sulting from an excessive increase in sulting from an excessive increase in land values, particularly in the central parts of the Borough of Manhattan. It was found possible to persuade whole-sale merchants to move to modern buildings uptown and to pay larger rents for these accommodations; and it was erroneously concluded that this process could be continued indefinitely without provoking a disastrous reaction. The ability of speculative builders to erect twelve or sixteen-story structures on narrow side streets did much to stimulate an unwholesome activity

on narrow side streets did much to stimulate an unwholesome activity. Values throughout the whole district were advanced on the supposition that the process of removal and rapid im-provement would not cease to be as profitable as it had been; a large amount of building followed merely as the re-sult of the advance. Property owners could not afford to pay increased taxes without making

Property owners could not afford to pay increased taxes without making some attempt to get increased income, and the only way in which that could be done was to erect a modern building. Thus the evacuation of the lower part of the city was coincident with the in-flated development of the middle part, and the result was a condition which forced lending institutions to count ab-solutely on a continuation of the process

and the result was a condition which are forced lending institutions to count ab-solutely on a continuation of the process. When a city commits an economic error such as this, compensation has to be paid. The penalty has been severe, and in all probability it is not fully paid even yet. Rents have already been re-duced, and the reduction has already had the beneficial effect of encouraging businesses to continue or to resume which otherwise would have been obliged to stop. Land values have been reduced also in many parts of the borough. Whether they have been reduced as much as they need to be remains to be seen. It all depends upon the disposi-tion of buyers to pay the prices which are still asked for property; and no one can tell how far the desire to purchase will go as soon as confidence returns and an actual business demand for property comes into existence. But one thing is certain. The next period of active and profitable business will bring with it some surprises for the New York real estate market. When the recovery does come, it will come quickly, and there will be lots of it. As we pointed out last week, a city of the size of Cleveland has been added to New York since the period of depression be-gan—so far without having had any positive effect on real estate values. When this latent value producing power gets released, it is likely to produce some astonishing consequences. New York has suffered, as Mr. Harmon has pointed out, from being deprived of some very important sources of business, but it will also grain from its ability to take

has suffered, as first relation of some very out, from being deprived of some very important sources of business, but it will also gain from its ability to take will also gain from its ability to take advantage of the fact that hereafter American merchants and manufacturers will be bidding for foreign markets. The development of the foreign trade is bound to be more beneficial to New York than to any other one manufac-turing city or port.

Brokaw Brothers' Move. The leasing by Brokaw Brothers of the site of the one-time Cafe de Paris, on Broadway just south of 42d street, is a most substantial and encouraging bit of news. It takes out of the market a piece of property which has long been a source of weakness to the neighbor-hood in which it is situated, and it con-verts that property from a source of weakness into one of strength. Times Square and its neighborhood needs pre-Square and its neighborhood needs pre-

cisely this kind of development. It has cisely this kind of development. It has suffered from the one-sided nature of the trade activity which has been carried on in its vicinity. The enormous the-atrical and restaurant business which has been carried on thereabouts has submerged other forms of business. There have, of course, been erected, both on Times Square and to the south of it, a number of large office buildings that a number of large office buildings that have been rented to an unusually good class of tenants, but no large retail

class of tenants, but no large retail stores have been established in the neighborhood, and the smaller stores are, for the most part, of inferior quality. The leasing by Brokaw Brothers of the site is the first indication of a dis-position on the part of substantial retail firms to get situated in the district. There is no reason why the site should not be an eminently available one for a business of this kind. It will have certain disadvantages compared to the a business of this kind. It will have certain disadvantages compared to the site of Fifth avenue soon to be occupied by Rogers Peet & Co., or the site of Brooks Brothers on Madison avenue, but it will also have certain advantages. It will have the advantage of much bet It will have the advantage of much bet-ter means of communication with the whole of Greater New York reached by the new dual subway system. The Brokaw store can obtain direct access to the Seventh avenue and perhaps to the Broadway subways; and in both cases the access will be to express sta-tions tions

tions. Just how much advantage this will be remains to be seen. Large retail stores frequently seem to flourish in compara-tively inaccessible locations. At pres-ent, for instance, Greeley Square is, on the whole, less accessible than Times Square, but it contains several of the most prosperous large retail businesses in the city. The ability of Wanamaker's to maintain itself on lower Broadway is a great tribute to the service which that shop renders to its customers. But, in all probability, the future of New York will differ in this respect from its past. The dual subway system will revolutionwill differ in this respect from its past. The dual subway system will revolution-ize the transit systems of the city. It will offer means of transit so superior to other means of transit and so excel-lent and cheap that its routes will deter-mine both the distribution of population and the development of business. It is probable that under these new conditions a store like Wanamaker's will have to move to a location which will make it more accessible to a larger number of people. An increasing cen-

will make it more accessible to a larger number of people. An increasing cen-tralization of business in peculiarly con-venient locations seems to be the in-evitable result of such a change in tran-sit conditions. As the Record and Guide has frequently pointed out, the area be-tween Long Acre and Greeley Squares and the Pennsylvania station seems to be marked as the most available region and the Pennsylvania station seems to be marked as the most available region for large retail establishments in the Borough of Manhattan, and the decision of Brokaw Brothers to move into the district helps to confirm this view. As soon as business recovers and more busi-ness men can undertake new enterprises a rapid development of this district is likely to take place.

Where the Hudson Can Be Bridged.

The Hudson River bridge scheme is ad. Only one county on the New Jer-The Hudson River bridge scheme is dead. Only one county on the New Jer-sey side could be prevailed upon to pe-tition the Governor to appoint a new commission in accordance with an act passed by the Legislature last winter. The cardinal objection was the enor-mous cost. Without a promise of a com-pensating return. South of the High-lands the lordly Hudson is not likely ever to be bridged. A combination rail-road and highway bridge between Fort Montgomery and Anthony's Nose would be a great convenience to the New York Central lines and also to the New Haven lines, and would make the Inter-state Park accessible from the east side of the river. When the great question of terminal improvements is settled in this city the New York Central may be in a position to propose to the State of New York the erection of a combination bridge under an agreement for a divi-sion of the cost. The counties on the west shore would surely be willing to dead.

assume a large part of the cost in return for the benefit that would come from a direct connection with the Grand Cen-tral Station. The resulting enlarged direct connection with the Grand Cen-tral Station. The resulting enlarged summer traffic on the New York, On-tario and Western and the Ulster and Delaware railroads would alone warrant the investment for these corporations, while the annual saving to the Central and the New Haven from the reduc-tion of freight handling and lightering between the two sides of the river would be large. Strange it is that a link which would serve so many interests able to share the cost was not built long ago. share the cost was not built long ago.

For Equality in Taxation.

Editor of the RECORD AND GUIDE Editor of the RECORD AND GUIDE: I have read with some interest the letter of Mr. William Lustgarten in your valued edition of December 19, and can see nothing therein contained which furnishes the least answer to the points which I outlined, indicating the fallacy of the Single Tax theory. In my last letter to the Record and Guide I pointed out that the Single Tax claim that the untaxing of improvements to real estate would be an inducement to

Guide I pointed out that the Single Tax claim that the untaxing of improvements to real estate would be an inducement to owners of vacant property to improve it; also that the incentive to improve vacant property depends upon the law of supply and demand. Will an owner of vacant land erect an improvement on it if it is certain that he cannot rent the land when improved, just because he will not be compelled to pay any tax on the improvement? In other words, will A, the owner of a piece of vacant land worth, let us say, \$30,000, build upon it an improvement worth \$50,000, if he is sure that after he has spent the ad-ditional \$50,000 he can procure no income from the improved land, but that he will be compelled to carry a non-income, unproductive parcel of improved prop-erty in which he will then have invested \$80,000 instead of \$30,000 because of a law which tells him he need not pay any tax on the \$50,000 improvement? On the other hand, if there is no law untaxing improvements and A, the vac-ant land owner, sees that by adding \$50,-000 to his \$30,000 vacant land investment he can convert an unproductive parcel of vacant property into an income pro-

he can convert an unproductive parcel of vacant property into an income pro-ducing, profitable investment, will he not immediately improve his property if he can raise the price of the improvements?

he can raise the price of the improve-ments? Mr. Lustgarten's only answer to this is that if there is a profit under the pres-ent system in building houses which are taxed, there ought to be more profit for the owner if they are untaxed. This is no answer at all. It begs the question. It does not meet the point at issue, if it be assumed to be true. The point at issue is whether the claim of the Single Taxers, that such a tax furnishes an in-ducement to owners of vacant property to improve it, is true. I have demon-strated that the only incentive to im-prove vacant property is the reasonable expectation that there will be a demand for the use of the improved property, whereby the owner can obtain a profit-able income on his total investment. As I said before in one of my previous letters, the untaxing of the improvement would not alter the case one iota. Mr. Lustgarten gave "Mr. Alsoneden"

letters, the untaxing of the improvement would not alter the case one iota. Mr. Lustgarten says, "Mr. Alexander answers himself" when he says that "he buys it either to sell it at a profit to some one who can utilize it and obtain profit out of it or to improve it him-self." Mr. Lustgarten then proceeds further and says the Single Taxer pro-poses to take into the public treasury the monopoly value, i. e., all the in-crement or increase in value, due to the presence of population and certain other external causes. Mr. Lustgarten has

presence of population and certain other external causes. Mr. Lustgarten has evidently not read all of my letters, be-cause he wholly fails to answer the questions propounded by me in your valued paper of October 31, 1914. Mr. Lustgarten says there are two classes of property, which we may not morally trade in, (1) human beings, (2) the earth. I don't believe human beings are property. However, accepting his classification, does the Single Tax pro-hibit trading in the earth, i. e., in parts of the earth? In one part of his article Mr. Lustgarten says that the Single Tax-ers believe in untaxing improvements

which are made by owners of parts of the vacant earth, while in another he says they believe in not trading in the says they believe in not trading in the earth at all. How can there be owners of the earth if trading in the earth is prohibited? Surely he does not mean to pass a law compelling all present land-owners to hold their lands and prohibit-ing all other human beings from acquir-ing them except by descent or inherit-ance. I presume he intends to mean that it is immoral for an owner of vacant owners to hold their lands and prohibit-ing all other human beings from acquir-ing them except by descent or inherit-ance. I presume he intends to mean that it is immoral for an owner of vacant land to gain and own the increase in the value of his land, which is caused by the increase of population in the immediate vicinity of his property and by other acts which do not involve the owner's own labor. If it be immoral for the owner of vacant land to keep such in-crease in value, why is it not equally immoral for the owner of merchandise and other personal property to retain and gain by a similar increase in the value of personal property? If, through the unforeseen ravages of nature, through fire and flood, through wind and storm, through volcano and tornado, through untimely frost and prolonged drought, the value of wheat and corn should in the hands of their owners increase greatly in value because. of the destruction of a large part of a season's crop, why is it not just as im-moral for the fortunate owners of these products to keep this increment of profit as it is for the owners of vacant land to keep their gain, which is brought about by similar causes? Mr. Lustgarten's reasoning inevitably leads him to the conclusion that the en-tire basis of existing ownership of all property, both real and personal, in-volves a certain amount of immorality, inequality and injustice. This may be and probably is true; but it furnishes no honest or valid reason for making a dis-tinction between one kind of property and another, or for confiscating the profits of the owners of one kind of property, i. e., real estate, and in per-mitting the owners of personalty to keep and enjoy theirs. Equality is the highest equity. Equal and exact justice to all owners alike is the foundation of liberty. Without equal and uniform justice, liberty becomes a shadow, lacking substance; a form with-out a soul, a name without a meaning. Without equal justice, liberty is a hol-low mockery. To permit the owners of personal property t

low mockery. To permit the owners of personal property to keep their unearned increment, and to despoil the owners of real estate of theirs is just as much robbery as it is to hold up a citizen on the highway and force him to deliver up his pocketbook; only it is more immoral than highway robbery, because it seeks to accomplish the same result through the forms of law, by appeals to the spirit of the mob, in a secret and invidious way. A wrong committed openly may be seen by all, and redressed immedi-ately, but a wrong commited by appeals to class hatred to vote secretly, to give to those which have not some of that which those who have, is the most in-vidious and despicable kind of im-morality.

EDWARD A. ALEXANDER.

Work of the Vacation War Relief Committee.

Editor of the RECORD AND GUIDE: The Advisory Council of Real Estate Interests desires to call to the attention of real estate brokers and owners the excellent work being accomplished by the Vacation War Relief Committee. The work of this committee is heing directed the Vacation War Relief Committee. The work of this committee is being directed by Miss Anne Morgan, Miss Maude Whetmore, and Miss Gertrude Robinson Smith. The Advisory Council, appreciat-ing the distress and destitution which prevail in New York this winter, is en-deavoring to co-operate with the var-ious associations that have been allev-iating cases of privation. The Vacation War Relief Committee is adopting a very practical programme, which would particularly appeal to business men who are anxious to assist in work of this character. It primarily gives employ-ment to women who have lost their positions because of war conditions, and to the wives of reservists, in finding perto the wives of reservists, in finding per-manent positions for these women. Tem-porary employment is given to women

who are out of work by having them make garments and hospital supplies for the European war area. In this manner the Vacation Committee gives employ-ment to people here in New York, and simultaneously relieves the deplorable conditions in Europe. The members of the Vacation Com-mittee are particularly anxious to be in-formed by the various real estate com-panies and financial institutions inter-ested in real estate as to any vacancies that may periodically occur in their cleri-cal staffs, so that they may have an op-portunity to fill these positions from the lists of unemployed young women enrolled in their files. The Employ-ment Bureau of the Vacation Committee is free of charge for women seeking pro-fessional, commercial or industrial posi-Is free of charge for women seeking pro-fessional, commercial or industrial posi-tions. Every effort is being made by the Vacation Committee to employ young women in its temporary work room, in making garments, as well as preparing surgical dressings and band-ages for the European hospitals for war refugees. These young women are reages for the European hospitals for war refugees. These young women are re-tained at work until better openings or positions are afforded, with firms or cor-porations. The Advisory Council be-lieves that if the work of the Vacation Committee as well as its practical busi-ness management were thoroughly understood by the real estate interests, there would be no doubt whatsoever that every effort would be made to give em-ployment to young women who have every effort would be made to give em-ployment to young women who have registered with the Vacation Committee, and likewise every endeavor would be exerted to assist the Vacation Com-mittee in relieving deplorable condi-tions abroad. The New England tex-tile manufacturers have contributed cot-ton and woolen goods to the work of this committee, and a number of New York people are assisting in the work. The Advisory Council feels that now is the opportune time to call to the atten-tion of real estate owners the effective work being done by this committee. The offices of the Vacation Committee are at 38 West 39th Street, New York City. BIRCH HELMS, Secretary Advisory Council.

The Subway Failure.

Four investigations are going on for the purpose of inquiring into the causes of the electrical blow-out which para-lyzed the subway on Wednesday and endangered the lives of hundreds of passengers. When the causes have been fully and accurately determined as they have so far only in part, science will know what to do to prevent them in

know what to do to prevent the the future. The known facts strongly support the general supposition that more power was being applied from the central sta-tion than the cables were intended to carry. The system as a whole, in fact, is overloaded, and was not designed to do the amount of work now being ex-acted from it. The fault which the pub-lic criticises most at the present moment acted from it. The fault which the pub-lic criticises most at the present moment is the absence of sufficient ventilating flues from the tube to the open air to carry off the smoke and fumes which threatened the lives of the passengers in the stalled trains nearest to the scene of the explosion. There is also much indignation at the prison-like construc-tion of the doors and windows and the reported unwillingness of the guards to let the penned-in passengers save them-

reported unwillingness of the guards to let the penned-in passengers save them-selves by flight. Experts at the probe which is being conducted by the Public Service Com-mission have testified that the accident was caused by a short circuit, in turn caused by a breakdown of insulation in a cable; that there is no known way of preventing short circuits; that there have been no improvements making for safer cables since the subway was

have been no improvements making for safer cables since the subway was opened; that more adequate emergency exits are provided in subways and tun-nels now building. The people of New York who trust their lives upon the city railways wish to be fair with the corporations, but they demand decent treatment in return. They want the subways made safe; they want them to be provided with a suffi-cient number of emergency exits, and they don't want to be penned in like cattle. they cattle.



EDGAR A. MANNING REAL ESTATE Tel. 6835 Murray Hill 489 FIFTH AVENUE

REAL ESTATE NEWS OF THE WEEK

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

BROKAW BROTHERS' LEASE.

BROKAW BROTHERS' LEASE. Clothing Concern Acquires Old Ross-more Hotel Site For Long Term-Will Improve With Modern Structure. A FTER passing through a period of years which, from a monetary point of view, was not remunerative for the owners, the site of the one-time Cafe de l'Opera, later Martin's, has been leased to Brokaw Brothers, and will be im-proved with an eleven-story business building, for their own occupancy. The property is owned by the Pittsburg Building Company, Henry Phipps, which acquired it, together with No. 587 Sev-enth avenue, in 1907. The lease, which was closed by Wil-liam J. Roome & Company, is for a term of twenty-one years, with two renewal privileges, and the rental for the land and building for the first period approxi-mates \$3,000,000. It is expected that the new building will be ready for occu-pancy about Jan. 1, 1916. Negotiations are said to have been in progress up-wards of a year. Balient Details Decided Upon. Though no architect has been selected

Salient Details Decided Upon.

are said to have been in progress upwards of a year. **Salient Details Decided Upon.** Though no architect has been selected, all the salient details of the structure have been decided upon. It will be about 150 feet high, the first story having a height of eighteen feet. It will be in the Italian renaissance style of archi-tecture, the facade being of Indiana limestone. The show windows will form a continuous display space, with the ex-ception of the portion used for entrances to the building. One of the features of the building will be a central well extending from the sec-ond floor to the roof, thereby supplying ample light and ventilation. On the ground floor will be a large arcade, run-ning from Broadway to Seventh avenue. The building will have a ground area of 11,250 square feet, with a Broadway frontage of 92 feet, the other lines meas-uring 109 feet in Seventh avenue, 99.11 feet on the north side and 124 feet on the south side. The property is known as 1457 to 1461 Broadway and 589 to 595 Seventh avenue, and is situated 51 feet south of Forty-second street. Brokaw Brothers are one of the last of the large retail ready-to-wear men took possession of its present quarters, in Astor place, in 1856, when the city had a population of about 650,000 people. It was the leader in the, then, uptown movement, the Astor place section being but sparsely settled. The main shopping thoroughfare of the day was Broadway, between City Hall and Canal street. **Deter Retail Concerns.** In the immediate vicinity were fash-ionable Coloneade dwolling on a fare

thoroughfare of the day was Broadway, between City Hall and Canal street. Other Retail Concerns. In the immediate vicinity were fash-ionable Colonnade dwellings, on Lafay-ette place, now Lafayette street; the As-tor Place Opera House, the Seventh Regiment Armory, Cooper Union, which opened in 1859; the Mercantile and As-tor libraries. About 1862 several promi-nent retail firms invaded the section, notably A. T. Stewart & Company, which located at Broadway, between Ninth and Tenth streets, now the es-tablishment of John Wanamaker, and subsequently of concerns, including Iames A. Hearn, Le Boutillier Brothers, Iames McCreery & Company Brooks Brothers, and John Daniels and others moved into the district. During the fifty-eight years of busi-ness activity Brokaw Brothers have never moved their establishment. How-ard C. Brokaw, the active head and president of the company, is the son of Isaac Vail Brokaw, founder of the busi-ness. For several years Mr. Brokaw has studied the situation and the decision to move was made only after mature judg-

ment and study of the various existing

ment and study of the various existing and projected lines of transit. On the site, now to be improved, was erected the Rossmore Hotel many years ago, and in its day ranked as one of the finest hostelries in the country, but sub-sequently, after other hotels were erected, the Rossmore lost its prestige. About twelve years ago Paddy Roach, the politician, took over the hotel, and it became the frequenting place for sport-ing men. The name was changed to the Saranac Hotel. The hotel closed during the panic of 1907, and then was con-trolled by one of the large trust com-panies. panies.

panies. After several years of unoccupancy the Cafe de l'Opera Company was formed and Henri Pruger, of London and Paris, was brought over to become its manager. The place was opened Christmas eve, 1910, but never became popular, and, after a comparatively short career, closed its doors. Martin, the restaurateur, conducted the place for a short while, and since that time the house has been "dark." The new lease will take out of the market one of the most centrally located parcels in the city, but one located in a block which has had to face exceedingly hard times.

Favors Public Improvements. The Citizens' Union through its Wel-fare Committee has addressed a letter to the Mayor as Chairman of the Board of Estimate and Apportionment, urging the wisdom of pushing at once the neces-sary public improvements both in the interests of sound economy and for the sake of relieving the extensive unem-ployment. It is believed the holding up of such

It is believed the holding up of such work upon the part of the city on the ground of financial depression would tend ground of financial depression would tend to increase that stringency besides set-ting a bad example to the private em-ployers of labor and the general public. Moreover, it is urged the city could af-fect a real saving by having as much work as possible contracted for at this time when competition is keen and build-ing materials of all kinds unusually cheap cheap.

cheap. The declaration of such a policy and its immediate initiation would, it is thought, act like a tonic on the business and labor world. This same appeal is being sent to each member of the Board being sent to each member of the Board of Estimate and Apportionment. A copy is also addressed to Judge Gary, as Chairman of the Mayor's Committee on Unemployment and Relief, with a spe-cial appeal urging the co-operation of its committee along the same lines.

Favor Tunnel Extension.

Favor Tunnel Extension. While temporary operation of shuttle for the interboro Rapid Transit Com-form Long Island City to a point be-from Long Island City to a point be-ween Third and Lexington avenues, in will be required to come by escalator in the street level and walk a block and a half through the traffic on Forty-second street, to the express station approx-ment of an additional fare. The plan has been presented by the Cham-ber of Commerce of the Borough of be- to the Public Service Commis-sion which is of importance to all the business interests of Queens Borough. This plan shows the practicability of constructing immediately an extension of the Steinway Tunnel as far as Grand

Central Station, at which point the permanent elevators will bring the passen-gers to the upper level, thus giving a through access to the 'Grand Central Subway Station at least a year prior to the completion of the entire contract for

the completion of the entire contract for the diagonal station at that point. Robert W. Higbie, President of the Queens Chamber of Commerce, and John Adikes, Chairman of the Transit Committee, held another conference last week with Chairman McCall and Chief Engineer Craven of the Public Service Commission, regarding these plans, and were assured that the Commission fav-ored same and will do everything pos-sible to have this extension built im-mediately. It is a matter of such im-portance, however, to all the residents of Queens, and many large manufac-turers and business interests have writ-ten letters to the Public Service Com-mission urging that an order be issued mission urging that an order be issued at once to have this work done.

Testing the Alien Labor Law.

The Public Service Commission has announced that it will appeal immediate-ly from the decision of the Appellate Division First Department her led ly from the decision of the Appendic Division, First Department, handed down on December 31, holding uncon-stitutional the alien labor provisions of the State Labor Law, in order that a final construction of the statute may be final construction of the statute may be obtained from the highest court in the State. Accordingly, the commission's counsel moved this week for an ap-peal and will endeavor to get the case before the Court of Appeals at once. The State Labor Law provides that none but citizens of the United States shall be employed upon public work and that, so far as possible, preference in such emso far as possible, preference in such emso far as possible, preference in such em-ployment shall be given to citizens of the State of New York. The question having arisen in the case of one of the contractors for the new subways, a tax-payer's action was begun in the Supreme Court by Walter E. Heim, a property owner, of No. 1 Madison avenue, for an injunction to restrain the commission owner, of No. 1 Madison avenue, for an injunction to restrain the commission from declaring forfeited any subway contract because of the employment of aliens by the contractor. The commis-sion demurred to this complaint, and the demurrer was sustained by the lower court; but on appeal the Appellate Di-vision reversed this decision and held the law unconstitutional. It is this de-cision from which an appeal will be taken. taken.

Queens No Longer Isolated.

The argument long advanced by real estate brokers and developers that the central and western parts of Queens borough would eventually become urban in their structural character is borne out in their structural character is borne out by the improvements in the Ridgewood section, where thousands of three-story double flats and two-family houses have been built, as well as in Jamaica and the outskirts of Long Island City, where hundreds of similar buildings have been built within the last two years. They are so numerous as to have determined the entire future character of the parts are so numerous as to have determined the entire future character of the parts of Queens mentioned. Even Elmhurst, which was originally laid out as a sub-urban home colony, is fast building up with rows of attached brick dwellings. The Russell Sage Foundation has built so many attached brick houses at Forest Hills that the name is a misnower. The

The Russell Sage Foundation has built so many attached brick houses at Forest Hills that the name is a misnomer. The surrounding territory must follow with a city environment because, as real estate men point out, fee values there have isen to a point where they are prohibi-tive for suburban home purposes. Already, the elevated structures of the new rapid transit routes through these parts of Queens are visible, and before another year has passed trains will in all probability be operated on them. An ex-tensive urban building movement will necessarily follow, and where hills and timerant frame houses now exist will soon be built an extensive street system and thousands of new housing accom-modations. No city is growing faster than is Greater New York. Even certain parts of the north shore of Queens are feeling the quickening urban building impulse consequent upon rapid transit construction. Astoria, which a few years ago was accessible

trom Manhattan, primarily, by the Ninety-second street ferry, will soon be within a few minutes' ride by way of a rapid transit route and Queensboro bridge. Apartment house construction is now under way in Astoria, and its shore road lined with old mansions is destined to change to a thoroughtare shore road lined with old mansions is destined to change to a thoroughtare lined with modern city buildings. The municipality has provided a new city park at Astoria, overlooking Hell Gate, in anticipation of dense population in that section of Queens. The question presents itself to the minds of real estate investors. What parts of Queens are likely to remain im-mune from urban contact?

mune from urban contact?

To these investors the Rockaways on the south, and the north shore, from Whitestone Landing to the city line at Douglaston, are destined to remain sub-urban in structural character because of their situation. The ocean washes the their situation. The ocean washes the south shore and it must remain a resi-dential and recreative area. The part of the north shore mentioned is of undulating topography, and washed as it is by Long Island sound and a chain of small harbors, nature has determined its residential character. It appeals logi-cally to those who seek detached homes

cally to those who seek detached homes on good-sized plots. Beechhurst, on the north shore, is already sufficiently improved with sub-stantial detached homes to insure, to-gether with restrictions, its permanency as a suburban home cotony. All munici-pal improvements are installed there and its street system is on the city map and its street system is on the city map and questions of assessments are settled. East of Beechhurst is a continuity of sub-urban home colonies within the city line. The entire territory is now traffic served by electric trains of the Long Island kailroad as well as by trolley lines that connect with Queensboro bridge. Queens is no longer isolated.

The Governor's Message.

To the mind of real estate owners throughout the State the two recommenthroughout the State the two recommen-dations of most importance in Gover-nor Whitman's message to the Legis-lature this week undoubtedly are the one for the abolition of the State Fire Marshal's office and the one for a State Department of Taxes and Assessments with power to avail something. The Fire Marshal merely duplicates the duties of other State officers, and the present State Board of Tax Commis-sioners has only advisory power. In reference to the taxation problems the Governor writes: "To a large extent our tax law is the result of patch work and makeshift

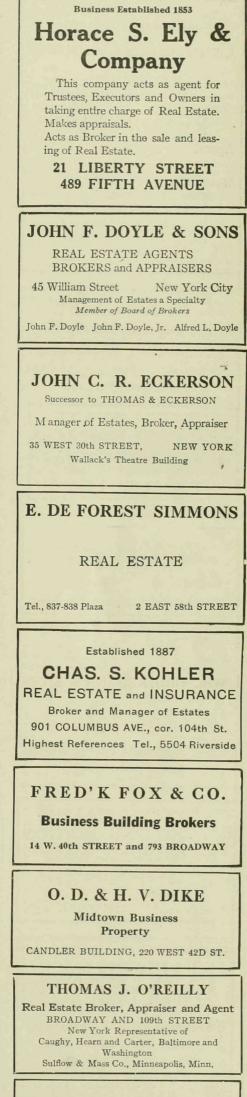
"To a large extent our tax law is the result of patch work and makeshift growth, and a thorough revision of its administrative features along scientific and accepted lines is imperative. "It is not now my purpose to elab-orate upon the changes necessary to bring administrative reform in the law governing this highly technical subject. Suffice it to say for the present that in the class of taxes requiring judgment and discretion in fixing the taxpayers' liability the administrative side of the tax law should provide for a complete separation of the function of assessment from that of enforcement and collection of the taxes, and, further, that there should be established a State department of taxes and assessments headed by a body of persons qualified for this parbody of persons qualified for this par-ticular work, possessed of adequate power to exercise the duties imposed by law, to the end that we may develop a system of taxation making for greater justice toward the people of the whole State.

Merit and Fitness Urged.

"I recommend also that the measure proposed to accomplish this result shall contain a provision that there shall be appointed to subordinate positions in this department those only whose merit and fitness have been ascertained by competitive examinations, as required by the constitution. "I am convin

"I am convinced that these recom-mendations can be carried out and the number of State officers, nominally charged with duties connected with the levying and collection of taxes, largely diminished." diminished.

In regard to another important matter the Governor says:



55

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"The present condition of the State's finances demands an immediate and drastic revision of the State's payrolls and requires that unnecessary offices, departments and commissions shall be abolished."

Boycotters Must Pay Damages.

Boycotters Must Pay Damages. Most of the questions of law in the Danbury hatters case were settled years ago, but the later decision of the U. S. Court of Appeals emphasizes the danger to a trade union of violating the Sherman anti-trust law by carrying a boycott too far, or with the intent to break up an employer's business. The present decision of the court brings the guilt of the union home to the respons-ible individual members, as the same court had previously held that organ-ized labor was not exempt from the pen-alties of the law against boycotts. Associate Justice Holmes in render-

alties of the law against boycotts. Associate Justice Holmes in render-ing the opinion of the court said a plain purpose had been shown to destroy the commerce of the plaintiffs by pub-lishing them on the "we don't patronize list." This purpose determined the quality of the act. The Danbury hatters proved that they were damaged to the extent of \$80,000 by the conspiracy to boycott their pro-duct resulting from the strike in their plant in 1902. They asked for triple damages, which were awarded them, to-gether with interest and counsel fees, bringing the total amount up to \$252,-130. Counsel for the corporation will seek to collect this amount from the 186 members of the hatters' union. members of the hatters' union.

State Conference on Taxation.

The Committee on Arrangements in charge of the Fifth State Conference on Taxation has decided to hold this year's meetings in the Auditorium of the new State Education Building, Albany, Jan-uary, 19, 20 and 21, 1915.

uary, 19, 20 and 21, 1915. Invitations are being sent to county officials—attorneys, treasurers, and supervisors; city officials—mayors, comp-trollers and assessors; village presidents and assessors and all local town asses-sors. Following the custom of former years, invitations are also extended to low schools and colleges and universities law schools and colleges and universities maintaining courses in economics and finance; local boards of trade and chambers of commerce; commercial and civic organizations, state-wide in membership, and taxpayers generally, who are espe-cially invited to attend and take part in the conference. and

Hamersley Home Conveyed.

Hamersley Home Conveyed. Catherine L. Hinckley has conveyed to Louis G. Hamersley her half inter-est in the Hamersley family mansion at 1030 Fifth avenue at the northeast cor-ner of 84th street, on plot 42.2x185, assessed at \$350,000. The transfer re-calls the famous will case of thirty years ago, which was in litigation until two years ago, when the courts decided that Louis G. Hamersley was entitled to the estate. In the present transac-tion, the records show that he gave back a mortgage of \$212,500, for five years at 4½ per cent. Mr. Hamersley now holds full title to the property.

A Single Tax Colony.

A Single Tax Colony. "Free Acres" is a settlement or com-funity six miles west of Summit, New persey, controlled, as far as possible, the practicability of the system and in order that the residents of the colony inght enjoy greater personal and eco-nomic freedom than under the conven-tional forms of government. The land is owned by the Free Acres Association and leased in perpetuity to the residents, but none is sold. It consists of about and is owned by the Bernardsville Hills, of some 500 feet elevation. It is two might from New York City. The parchase price is paid by the col-

onists, only the annual rent of the bare land, fixed by their own elected assessor. This goes to pay all taxes, and the bal-ance is used for surveys, roads, water works, and so on. The present rental is about \$15 per acre annually. Most of the colonists take an acre or less. A few of the houses that occupy the lots are built for permanent use, but most of them are of the bungalow type for summer homes only. A large "Com-

for summer homes only. A large "Com-mon" is set apart for athletic sports and general use. The old farmhouse is used for a club house and for dances, recrea-tions, public meetings, etc. Outdoor and indoor gatherings are held in which general, economic, social, literary and edu-cational questions are discussed.

cational questions are discussed. Performances are given in an open-air theatre, and the whole spirit of the colony is, as far as practicable, one of good fellowship, mutual helpfulness and liberality in speech and action. The colony is not restricted to single taxers, and all classes are welcomed, with most of the other economic propaganda repre-sented. The settlement includes trades-men, business and professional men sented. The settlement includes trades-men, business and professional men, artists, actors, writers and college men.

EXPECT SEWERS TO DEVELOP TOWN.

North Plainfield Offers Big Opportunity for Realty Development.

for Realty Development. For forty years the Borough of North Plainfield in Somerset County, New Jersey, has been waiting for sewers. The improvement is now at hand. Such a statement ordinarily would not carry great weight from an investment stand-point, because any town that had to wait four decades for a sewer system would at once be classed as a community with-out development, without civic pride and without much virtue as a place for in-vestment. vestment.

without much virtue as a place for in-vestment. Not so, however, with North Plain-field. This community is as largely de-veloped from a residential standpoint as is Plainfield, which lies on the south bank of a stream twenty feet wide, form-ing the county line between Somerset and Union. Plainfield is the "Queen City" of New Jersey, so named because of its being the second wealthiest city in the state and because of its low pro-portion of foreign residents. North Plainfield has been the victim of geo-graphical conditions. Lying at the foot of the Watchung Mountain, and stretch-ing along the northern bank of Green Brook, it had no natural sewer outlet. Plainfield being a city and in a separate county has a most excellent sewerage disposal plant, but there was no law that would permit North Plainfield to utilize this plant. North Plainfield, therefore, has been compelled to carry a fearful handicap for years. The community has today 6.000

compelled to carry a fearful handicap for years. The community has today 6,000 residents and only two per cent. foreign population, yet has all the advantages and virtues of a first-class community. North Plainfield is the park section of Plainfield, and the splendid public spirit of its citizens has been responsible for the progress and development of the hor-

the progress and development of the bor-ough, despite its blemish. The state has finally come to the res-cue of the borough of North Plainfield. It has compelled the establishment of a larger and better sewer disposal sys-tem which will permit North Plainfield to join Plainfield in its use and benefits. borough has expressed by vote its ngness to consolidate with the city willingness of Plainfield.

of Plainfield. Building investors who are looking for a field of activity in a largely de-veloped section of New Jersey will find North Plainfield a splendid place in which to concentrate their activities. The ultimate removal of the sewerage disposal plant two miles to the west should make property values advance in this locality, and the fact that it is within five minutes' walk from either one of two stations on the Central Railroad of New Jersey gives it the peculiar advan-tage of being the only spot in the vicinity of Plainfield within walking distance of commuters' stations which remains un-developed at the present time. developed at the present time.

The Stillwell Avenue Controversy. Chairman Edward E. McCall. of the Public Service Commission for the First District, has called public attention to District, has called public attention to the opposition of certain property own-ers in South Brooklyn to the city's ef-forts to open Stillwell avenue, near Coney Island. The New Utrecht ave-nue branch of the Fourth avenue sub-way is routed through Stillwell avenue, as laid out on the map, from 86th street to Coney Island, but owing to the oppo-sition of property owners to the opening of Stillwell avenue it is possible that the line will have to be changed. The engineers of the commission are now preparing plans to change the line and continue it through 86th street instead of through Stillwell avenue. In the same vicinity the city of New York is opening a drainage canal and is acquiring some private property, which

York is opening a drainage canal and is acquiring some private property, which would front on Stillwell avenue, if opened. Owners of this property, how-ever, are opposing the street opening proceeding. Chairman McCall points out that if such owners are successful in opposing the street opening, they can recover consequently damages for the taking of property in the drainage ditch proceeding, because the access is cut off, and can then force the city to acouire a strip through the remainder of their property for rapid transit pur-poses and collect awards for that. Then, after receiving damages in both proceedings, the property owners could let the street opening proceeding go through and thereby have access to their property restored.

through and thereby have access to their property restored. The Chairman said the Public Serv-ice Commission vigorously protests against this sort of thing, and on account of the situation has instructed its engin-eers to make a study of plans for taking the rapid transit line off Stillwell ave-nue and continuing it directly along 86th street to a connection with the Sea Beach line. Beach line.

An Ancient Skyscraper.

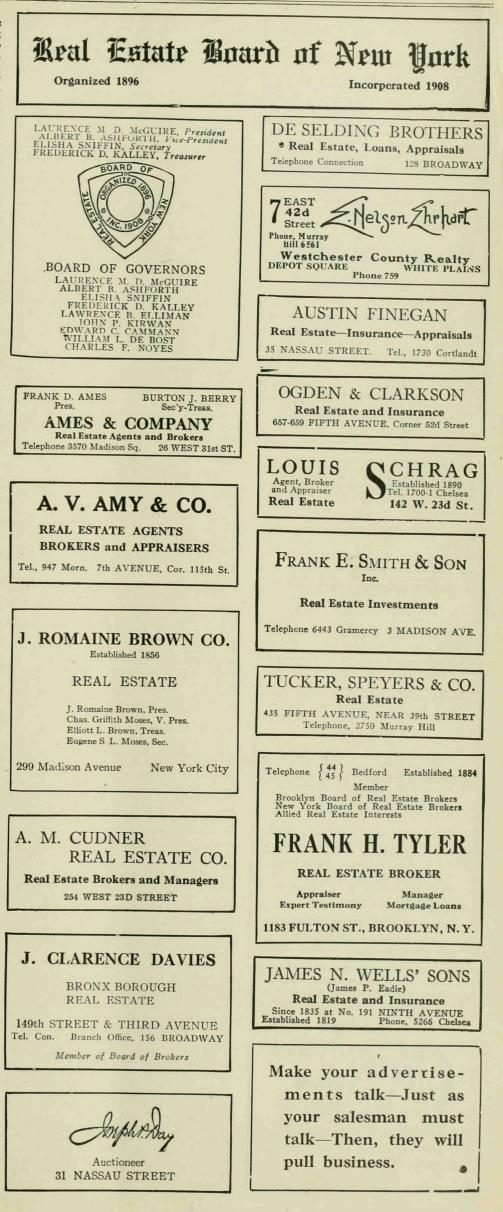
Paris sometime ago discovered that e originator of the American skythe the originator of the American sky-scraper was not an American architect but a Frenchman, who lived three centu-ries ago. At the Bibliotheque Nationale there is a volume written by Jacques Perret of Chambery, an architect, which describes a skyscraper of the author's invention. This book was written in 1601 1601. "This

1601. "This grand and excellent pavilion, in which one can lodge 500 persons in comfort and luxury," was to be of 160 feet frontage, 145 feet in depth and walls ten feet thick. The structure was to rise to a height of twelve stories and was to have a small pavilion on the roof sur-rounded by terraces. The building was proposed to have a total height of 350 feet. This, of course, could hardly be compared to the present skyscraping structures of New York, but shows clearly that the skyscrapers had been thought of three centuries ago, even if only as day dreams.

Good-Bye to the Fire Horses. The Board of Estimate and Appor-tionment has voted a corporate stock issue of \$308,000 for the purchase of new motor apparatus for the Fire Depart-ment. Of this sum \$123,000 provides for the purchase of motor apparatus for the new companies in Brooklyn and Queens, which are to be organized in a short time, and \$185,000 is to be used for the purchase of tractors and tenders for present horse-drawn apparatus.

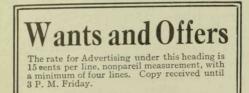
for the purchase of tractors and tenders for present horse-drawn apparatus. Thirty tractors are to be bought and attached to horse-drawn apparatus. These tractors are two-wheeled motors which replace the two front wheels of the horse-drawn apparatus. The Fire Commissioner has pur-chased this year 30 tractors and 20 ten-ders. The appropriation made this week and the purchase of tenders and tractors already made are a part of the progressive motorization of the Fire Department. The Fire Commissioner hopes to complete this motorization dur-ing the present administration so that by the end of the present administration there will be no horses in the depart-ment. ment.

RECORD AND GUIDE



PRIVATE REALTY SALES.

Properties in the mid-town section figured prominently in the business of the first week of the new year. The announcement that Brokaw Brothers had taken a long lease of the Henry Phipps Estates property on the site of the old Saranac Hotel, just south of the Heidel-berg Building, on Broadway, and that they would build a new structure for their own occupancy means another im-portant removal into the new retail dis-trict. The new location, however, inditrict. The new location, however, indi-cates a deviation from the evident policy of the firms which have recently joined



WANTED—A partner in the real es-tate and insurance business. A broker established since 1907, is desirous of se-curing a partner, preferably one having his own business which could be merged with mine, or might consider one who is now employed in a high capacity. Adver-tiser is a gentleman, of good New York family, belonging to the Episcopal Church. Would like a partner of the same stand-ing. Address, Sincere, Box 460, Record & Guide.

WANTED—Used atlases in good condi-tion; 2 of Queens, 2 of Brooklyn, and 2 of The Bronx, G. W. Bromley's preferred. No objection if dated not later than 8 years back. Communicate with Mr. Geo. S. Hiltz, 26-28 Beaver St., New York City. Telephone, Broad 3383.

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WANTED—Atlases of 8th and 30th Wards, Brooklyn, with recent apportion-ments. Must be cheap and in good con-dition. Can also use some good office fur-niture. Box 458, Record & Guide.

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Owner of

Owner of Harriman National Bank Build-ing, 44th St. and Fifth Ave. Stockton Building, 5-9 E. 31st St. Arena Building, 39-41 W. 31st St. Hendrik Hudson Apartments, Broadway, 110th Street, River-side Drive. Developer of A-R-E-CO dis-tricts. The Bronx. and Park

eveloper of A-R-E-CO dis-tricts, The Bronx, and Park Hill, Yonkers. n these types of

Hill, Yonkers. On these types of properties are based its 6% Bonds, offered to investors in Coupon form for direct investment, and in Accumulative form purchasable by installments. Correspondence invited.

American Real Estate Company Capital and Surplus, \$3,247,789.13 New York 527 Fifth Avenue,



the uptown movement, to obtain sites

the uptown movement, to obtain sites either on Fifth avenue or in the imme-diate vicinity of that thoroughfare. Another interesting deal involved the Wallack's Theatre property which was sold by the Treblig Realty & Construc-tion Company to Bing & Bing. It was given in part payment for a West Side apartment house. According to a cur-rent report, another historic playhouse, the Bijou Theatre, is also the subject of rent report, another historic playhouse, the Bijou Theatre, is also the subject of negotiations. If the deal is consum-mated, it is said that the old building will be replaced with a tall mercantile structure.

An important transaction concerned e contemplated opening of a new the contemplated opening of a new branch for a large furniture firm, on Sixth avenue, near 45th street. In Long Island City the desirability of Thomson Hill for manufacturing purposes mani-fested itself in the acquisition by a large fested itself in the acquisition by a large music publishing company of a big tract of land which will be improved with a factory building. A probable factor in the selection of this plottage was the fact that it is located a short distance from a station of the new dual rapid transit system that will place it about eight minutes' ride from Broad-way and 42d street. All told, the year made an auspicious

All told, the year made an auspicious beginning, and the week's business may be regarded as unusually encouraging

The total number of sales reported and not recorded in Manhattan this week was 15, as against 19 last week and 16 a ago. yea

The number of sales south of 59th street was 3, as compared with 9 last week and 1 a year ago. The sales north of 59th street aggre-gated 12, as compared with 10 last week

15 a year ago.

The total number of conveyances Manhattan was 171, as against 95 last week, 16 having stated considerations totaling \$518,850. Mortgages recorded this week number 105, involving \$2,003,-761, as against 51 last week, totaling \$738,000. \$738,000.

From the Bronx, 8 sales at private contract were recorded, as against 6 last week and 2 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,517,106, compared with \$585,958 last week, making a total for the year of \$1,517,106. The figures for the corre-sponding week last year were \$1,087,509 and the total from Jan. 1, 1914, to Jan. 10, 1914, was \$2,936,635.

Bijou Theatre May Be Sold.

According to a report yesterday, the old Bijou Theatre, at 1237 and 1239 Broadway, through to 502 and 504 Sixth avenue, has been sold by Mortimer L. Schiff to the Isaac A. Hopper Construc-tion Company, Walter F. Hopper, presi-dent. At the offices of Kuhn, Loeb & Company where Mr. Schiff is associated, it was said that the announcement was premature. It was admitted, however, it was said that the announcement was premature. It was admitted, however, that negotiations were pending for the sale. The property consists of a five-story theatre building with stores and offices on Broadway and the two five-story loft buildings on Sixth avenue, fronting 39.11 feet on Broadway and 41.1 feet on Sixth avenue. If the deal is consummated, it is said that the new owner will raze the present buildings and erect a tall office and loft structure on the site. Last January the Bijou propowner will raze the present buildings and erect a tall office and loft structure on the site. Last January the Bijou prop-erty was sold at auction by Joseph P. Day as a result of a foreclosure suit brought by Felix M. Warburg, against the Bijou Realty Company, Albert F. Sire, president. Encumbrances amount-ed to about \$482,000, and the knock down price was 465,000. Several days later Mr. Warburg conveyed it to Mor-timer L. Schiff. The Bijou Theatre was made famous by actors of the old school. It was opened in 1883, replacing what was known as the Theatre Brighton and the Bijou Opera House. In this play-house Henry E. Dixey made the famous run of six hundred consecutive nights with his production of "Adonis." For years it was the home of comedy and light opera productions. In recent years it has become a moving picture play-house. house.

January 9, 1915

Costly Residence to Be Built. William B. May & Company have sold for the Barney Estate Company the fourfor the Barney Estate Company the four-story dwelling, 713 Park avenue, on lot 22x89.9. The house will be demolished and replaced with a modern English basement residence. The 69th street end of the block is occupied by the new residence of Mr. Geraldyn Redmond, which was erected two years ago. The 70th street corner is improved with the residence of Mr. Robert S. Brewster. On the west side of the avenue, between these two streets, the improvements con-sist of two residences just erected, one belonging to Mr. George Blumenthal, on the 70th street corner, and the other to Commodore Arthur Curtis James, on the 69th street corner.

Wallack's Theatre in Trade.

The Treblig Realty Company bought from the Charter Construction Company, Bing & Bing, the Garland, a six-story apartment house, in the north side of West 139th street, between St. Nicholas and Edgecombe avenues on a plot of West 139th street, between St. Nicholas and Edgecombe avenues, on a plot of five and one-half lots. In part payment, the sellers took the northeast corner of Broadway and 30th street, a plot of six and a half lots, 95.8 on Broadway and 142.9 in the street, part of which is occupied by Wallack's Theatre. A por-tion of this property is leasehold and part fee. The plans of the new owners could not be learned.

Heights Block Front Sold.

J. Romaine Brown Company has sold for William B. Somerville the block front on the east side of Haven avenue from 178th to 179th street, 185x147, to Myer Solomon. This block will be im-proved by high-class apartment houses in the immediate future. Mr. Somerville proved by high-class apartment houses in the immediate future. Mr. Somerville bought the whole block from the Fort Washington Syndicate prior to the big auction sale of several years ago, and it is one of the few blocks in that sec-tion which has not yet been improved. It is one block north of the old Somer-ville residence property, which was ville residence property, which was leased some time ago by Ben C. Riley, proprietor of the Arrowhead Inn.

Resells West Side Houses.

Slawson & Hobbs and Louis Cowan have sold for the Wesley Realty Com-pany, John W. Kight, president, 246-252 West 103d street, four five-story Ameri-can basement dwellings, on plot 72.6x100.8. The selling company recently acquired the property from the estate of Wallace Brower, in part payment for the nine-story apartment house at 165 West 83d street. The new owner of the 103d street houses is known as Plain-field Estates. Out-of-town property was given in part payment.

School Acquires Building Site.

School Acquires Building Site. St. Bernard's School, of 111 East 60th street, has acquired the 100-foot plot in the south side of East 98th street, 100 feet east of Fifth avenue, from the Mutual Life Insurance Company. Ac-cording to report, a three-story school building will be erected from plans by Delano & Aldrich.

"Strathcona-on-Hudson" Sold.

S. L. Pakas has sold to the Anmin Company, the six-story apartment house, "Strathcona-on-Hudson," at the northeast corner of Haven avenue and 169th street, on plot 74x109.3x irregular. The property has been held at \$200,000.

Manhattan-South of 59th St.

Mannattan — South of 59th St. 39TH ST.—J. Arthur Fischer sold for Louis Offner to Hyman Bloch the 5-sty store and apartment building 532 West 39th st, on lot 25x98.9. 56TH ST.—Ames & Co. have sold for the Freehold Construction Co. to M. Coughlin, 231 East 56th st, a 5-sty tenement, on lot 25x 100.5.

100.5. Manhattan—North of 59th St. S0TH ST.—Amelia G. Friedman has con-tracted to sell for \$95,000 the 4-sty dwelling, on lot 20x102.2, at 8 East 80th st to Charles E. F. McCann. 132D ST.—Porter & Co. sold for Anna M. Smith, the 3-sty dwelling, 78 West 132d st, 19x99.11. 134TH ST.—Hunts Point Realty Co. bought from the Joseph Rosenthal Realty Co. 502 West 134th st, a 5-sty apartment house, 50x100. In

exchange the purchaser gave the southwest cor-ner of Drake st and Seneca av, 125x100 ft., irreg.

irreg.
184TH ST.—J. Irving Walsh has resold for Ennis & Sinnott to George H. Budke 649 and 651 West 184th st, a new 5-sty apartment house, on plot 50x100. In part payment Mr. Budke gave two 4-sty apartment houses at 27 and 29 Booraem av, Jersey City.
AMSTERDAM AV.—Lowenfeld & Prager sold to G. Bozzo 2145 Amsterdam av, a 5-sty tene-ment, with stores, on plot 37.6x100. The buyer gave in part payment two lots at the north-east corner of Cropsey av and 27th st, Brook-lyn.

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 WEST END AV.—Benenson Realty Co. has purchased from F. S. Phinney the 5-sty dwell-ing at the northwest corner of West End av and 92d st, on plot 38x33.
 WEST END AV.—Francis M. Jencks has sold through Slawson & Hobbs to the Paterno Con-struction Co., Dr. Charles V. Paterno, president, the 4-sty dwelling, 569 West End av, on lot 20x100, adjoining the southwest corner of West End av and 88th st, which the same buyer will improve with a 13-sty apartment house. The present purchase insures permanent southerly light and air to the latter structure.

Bronx.

Bronx. CROTONA PARK EAST.-William J. Gabel has sold for Byron A. Beal to the Benenson tear in Crotona Park East, 175 ft. south of the orner of Crotona Park East, and directly in buyers will erect an apartment house. The buyers will erect an apartment house, buyers apartment buyers and buyers apartment buyers will erect an apartment house, buyers apartment buyers apartment house and buyers apartment buyers apar

SPUYTEN-DUYVIL PARKWAY.—The C. F. Gennerich place, having frontages of about 250 ft. on Spuyten-Duyvil Parkway and Indepen-dence av at 230th st, has been reported sold. It contains a 2½-sty mansion, with stables and about 27 lots.

WASHINGTON AV.—John A. Stein or S. E. Steinmetz 2049 Washington y apartment house, to R. Williams.-Steinmetz sold ngton av, a 4-

Brooklyn.

Brooklyn. BRIDGE ST.-Eukley & Horton Co. sold for the estate of William V. Dee 286 Bridge st, a 2½-sty dwelling. CHARLES PL.-James M. Hawley sold for John C. Dietz to Frank Strauch 18 Charles pl, a 6-family dwelling, on lot 25x100. ROSS ST.-C. M. Mollenhauer has sold for the Ross St. Presbyterian Church its edifice and chapel at 155 and 157 Ross st, through to 156 and 158 Wilson st. The property has a front-age of 87 ft. in Ross st, 50 ft. in Wilson and a depth of 200 ft. The new owner is Isaac Haft, who will reimprove with 5-sty apartment houses. 49TH ST.-Isaac Salzberg sold for Paul Con-nelly to S. Goldstein the plot, 40x100, on the northeast side of 49th st, 100 ft. from 15th av. 66TH ST.-B. J. Sforza has sold for Fannie

66TH ST.-B. J. Sforza has sold for Fannie Palermo the 2-family house, on plot 20x100, 1253 66th st, and for Mary Martin the lot 20x 127x20x121 in the south side of 65th st, 540 ft. east of 12th av.

74TH ST.-Charles W. Seitz sold the 2-fam-ily dwelling 1373 74th st for Anthony Croveno to Mary Calandriello.

82D ST.—Torkel Larsen sold for the Malone-Herting Realty Co., the 1-family dwelling 182 82d st, on plot 27½x100. GATES AV.—Bulkley & Horton Co. sold 248 Gates av, a 4-sty dwelling, on lot 20x100, for Annie M. Nash to C. S. Kise.

Queens.

Queens. LONG ISLAND CITY.—James B. Thomas sold the plot fronting 75 ft. on the west side of Steinway av, 25 ft. south of Vandeventer av, to a Brooklyn builder, who, it is reported, will begin the construction of four apartment houses with stores; also for the Mann Construction Co. the two 3-sty buildings, now in course of construction, at the southeast corner of Arling-ton st and Woodside av, Elmhurst, on plot 100x40.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Dale pl to A. H. Bearson; 40x 100 on Kinsey av to S. Samson and 100x100 on Park av to R. Fisher.

Nearby Cities. NEWARK, N. J.-Louis Schlesinger, Inc., sold for Frederick J. Collins the 2½-sty resi-dence 890 DeGraw av to Mrs. Ida Young, who gave in part payment the 2½-sty house 143 Mt. Prospect av.

Prospect av. PASSAIC, N. J.—Benjamin M. Weinberg has sold "the Lawyers' Building," a 6-sty office structure, at Main av and Academy st, for a reported price of \$150,000 to the Foord Hold-ing Co. of Newark. The building is the largest in the city and was built about four years ago.

Rural and Suburban.

AMITYVILLE, L. I.—Fred Stone of Mont-gomery & Stone has purchased 43 acres of land near his country estate on Clock blvd. The new place will be known as Chin Chin Ranch.

BROOKVILLE, L. I.—D. Fairfax Bush pur-chased the Waldron farm, comprising several acres, as a site for a new country home. In the same neighborhood are the estates of T. A. Havemeyer, Julian Ripley and C. Oliver Iselin.

Havemeyer, Julian Ripley and C. Oliver Iselin. GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Willow av, to M. Allison and 50x100 on Spruce av to J. Murray. GREENWICH, CONN.—S. Osgood Pell & Co. sold for Miss Anna S. Wilson to Nathaniel T. Guernsey her 15-acre estate "Backwoods," one of the last of the remaining old Greenwich homesteads which has not passed into new hands within recent years.

ROCKAWAY, N. J.—The International High Speed Steel Co. of Manhattan, manufacturers of tool steel, acquired from George W. Stickle, of Rockaway, N. J., 9 acres at Franklin, near Rockaway, N. J., for the erection of a large steel plant. It is expected that the plant will be completed by April.

LEASES.

Music Publishers in L. I. City.

Music Publishers in L. I. City. G. Schirmer, Inc., music publishers, of 3 East-43d street, have leased, through Bryan L. Kennelly, from the Courtney Development Company, Frederick J. Lancaster, president, about forty lots on Thomson Hill, Long Island City, located in the block bounded by Anabel ave-nue, Addison place and Gosman and Gould avenues. The lease is for a term of twenty-one years, at an aggregate rental of about \$300,000. A manufactur-ing plant will be erected, to be utilized for the publishing of sheet music. The establishment of the music publishing firm marks the addition of a new class of industry to the rapidly growing colony in Long Island City.

\$250,000 Times Square Leases.

Nelson, Lee & Green have completed leasing for Samuel K. Jacobs the store floor and basement of the building at the southwest corner of Broadway and 48th street, by the renting of a store with a frontage of 46 feet on Broadway, a depth of 140 feet and 50 feet in West 48th street, to James Conry. The lease

is for ten years, at an aggregate rental of about \$250,000. The store will be opened as a restaurant. Mr. Conry's lease also covers the entire basement of 9,000 square feet, and this is to be used as a grill room and chop house. This lease completes the renting of the build-ing, except the top floor and a portion of the fourth floor.

New Cowperthwait Branch.

New Cowperthwait Branch. Cowperthwait & Sons, retail furniture dealers, leased, through Horace S. Ely & Company, the store, basement and five lofts in the new eight-story build-ing erected by Brown Brothers at 782-786 Sixth avenue, on plot 60x120. The lease is for ten years, at an aggregate rental of about \$250,000. Brown Broth-ers purchased the property last March from Lewis & Conger, who had acquired it in 1913, when they were assembling the site for their present store at the 45th street corner. The newly-acquired space will be used for the establishment of another branch. of another branch.

Another Magazine Moves.

Another Magazine Moves. William A. White & Sons, represent-ing the tenant, and Stephen H. Tyng, Jr., & Company, representing the own-er, have leased for the Musgrave Realty Company, A. Filmore Hyde, to the Out-look Company the tenth floor in the Fourth Avenue Building at the south-east corner of Fourth avenue and 27th street. This is another addition to the publishing colony in this district.

Rockefeller Foundation Offices.

Rockefeller Foundation Offices. The Rockefeller Foundation leased from the Adams Building Company, Robert E. Dowling, president, the twenty-seventh floor, comprising about 20,000 square feet, in the Adams Build-ing, at 61 Broadway. The General Edu-cation Board and the International Health Corporation will also be directed from these offices.



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Lease of War Interest. Charles F. Noyes Company has re-newed for Selig Goldstein with Thomas Prosser & Sons the lease for three years from May 1, 1915, of four floors at 15 Gold street and 22-24 Platt street. The lessees are the exclusive agents in lessees are the exclusive agents in America for the Krupp Company, of Essen, Germany. Thomas Prosser & Sons have been tenants in this building Sons have been tenants in this building for thirty-five years. For Mr. Goldstein the Noyes Company has also leased the store and basement of 15 Gold street, 22-24 Platt street and 26-28 Platt street to the Reading Iron Company. The aggregate rental of the leases is about \$35,000.

\$35,000. The Charles F. Noyes Company, with M. & L. Hess, also leased in the new sixteen-story Hallenbeck-Hungerford Building the ninth floor, containing 20,-000 square feet of space, to the Gardiner Binding & Mailing Company for ten years, from May 1, at an aggregate rental of about \$110,000. This is the third impo. tant lease made in the same building by the same brokers within the past few weeks. past few weeks.

Manhattan.

WRIGHT BARCLAY, INC., leased the top floor in 461 4th av to Frank E. Webb, textiles, of 432 4th av.

BASTINE & CO. and M. & L. HESS, INC., of 91 and 93 5th av, have rented for August Oppenheimer the 4th loft to Greenbaum Mfg. Co., of 649 Broadway, makers of men's clothes, who have been located on lower Broadway for 20 years.

THE LOUIS BECKER CO. leased for Jessie B. Crommette the 3-sty dwelling at 549 West 159th st for 2 years to M. Starr Colgate.

BRETT & GOODE CO. leased for George Kern to E. E. Vreeland, Inc., of 350 West 38th st, the 6th and 7th floors in 344 to 348 West 38th st for 10 years at an aggregate rental of ap-proximately \$65,000. The building is now one-third rented.

CARSTEIN & LINNEKIN, INC., leased an office in 874 Broadway to Ernest Lein, of 221 4th av; space in 229 4th av to Emile Delisle; at 450 4th av, in conjunction with Frederick Fox & Co., space to T. A. Cawthra & Co., of 395 4th av, and for Eastine & Co., at 112 East 19th st, space to David Moskowitz, of 80 5th av, and Emil Rohner, of 529 Broadway.

and Emil Rohner, of 529 Broadway. CROSS & BROWN CO. leased for the C. T. Silver Motor Car Co. to Maurice B. Lobell store in 239 West 55th st; for the Columbus Circle Realty Co. part of the basement at 3 to 7 West 61st st to the Detroit-Cadillac Motor Car Co.; office space in the U. S. Rubber Bldg., Broadway and 58th st, to General Lead Bat-teries; and 4th floor rear in 27 West 36th st to Stewart Denning of 10 Wall st.

to Stewart Denning of 10 Wall st. DOUGLAS L. ELLIMAN & CO. leased the store and basement in 18 East 48th st for the Advocate Realty Co. to Miss Virginia T. Fuller, dressmaker and milliner, of 5 West 31st st, apartments in 969 Park av for the winter, fur-nished, to J. Nelson Shreve for K. P. Walker; in 103 East 86th st to Charles Hitchcock, Jr., and for Joseph G. Ringwalt to W. R. Thurston in 20 East 48th st to Hiram Osborn, and in 34 and 36 East 58th st to Charles Johnson.

DOUGLAS L. ELLIMAN & CO. and N. Brig-ham Hall & William D. Bloodgood leased 124 East 55th st, a 5-sty dwelling, furnished, for the season for Mrs. James Cunningham to Ed. W. C. Arnold.

DOUGLAS L. ELLIMAN & CO. leased for the Henry Phipps estates the northwest corner of Madison av and 45th st, a 4-sty store and apart-ment building, to John R. Blair.

BENJAMIN ENGLANDER leased to the Nor-mandy Waist Co., Inc., of 20 West 22d st, the easterly half of the 6th floor in 2 to 16 West 33d st containing about 17,000 sq. ft., for 5

J. ARTHUR FISCHER leased the 3 lofts of 649 6th av to Polo & Condis for restaurant

JULIUS FRIEND-EDWARD M. LEWI CO. leased for Chas. H. Roman 5,000 sq. ft. in 147-149 West 22d st to Joseph Shaff & Co.; for William Laue 2,500 sq. ft. in 679 Broad-way to Price Bros.; for William R. Rooney, as receiver, store, basement and sub-basement in 213 Greene st to J. E. Ludwig & Co.; for Edward W. Browning 3,000 sq. ft. in 141-143 West 36th st to Feidelman, Blatt & Neiman; space in 2-16 West 33d st and 5, 7 and 15 West 36th st to Feidelman, Blatt & Neiman; space in 2-16 West 33d st and 5, 7 and 15 West 32d st to Garment Specialty Co.; in con-junction with Cross & Brown, 4,200 sq. ft. in 129-131 West 22d st to Crescent Dress Co.; in conjunction with Douglas Robinson-Charles S. Brown Co., 2,500 sq. ft. in 10 West 17th st to Supreme Dress & Novelty Co.; in conjunction with Marston & Co., 5,000 sq. ft. in 39-41 West 32d st to H. Goldwater & Co.; for the Helian Co., 2,500 sq. ft. in 125 Prince st to Steinberg Bros.; for Carl Oesreicher, store in 103-105 West 29th st to Beney Lamm, and for Ernst L. Kahn 4,000 sq. ft. in 160-162 Wooster st to Rosenberg & Cohen.

N. BRIGHAM HALL & WILLIAM D. BLOOD-GOOD, INC., leased for the Guarantor Realty Corporation, as agents, to the Greater Manhat-tan Knitting Mills, the 1st loft in 40 East 20th st. M. & L. HESS, INC., leased the 2d loft in 35 and 37 East 20th st to Edward Horrax, of 513 Broadway; the 4th loft in 543 Broadway to

Karesh & Karesh, of 543 Broadway, and the 2d loft in 140 5th av to Zurn & Co.

2d loft in 140 5th av to Zurn & Co. M. & L. HESS, INC., leased the 7th loft in 12-14 West 32d st to Bernard Lowenstein; the 2d loft in 102 Bleecker st to the Dixie Bargain House, of 545 Broadway, and the 4th loft in 34-8 West 27th st to the Syracuse Dry Goods

Broadway to the Syracuse Dry Goods Co.
M. & L. HESS, INC., leased the 5th loft in 25 and 27 West 26th st to M. Lieberman & Co.; the 10th loft in 135 and 137 West 27th st to S. Simon & Co. of 61 East 11th st; the 3d loft in 12 West 31st st to Hugo Schneider, and the 6th floor in 701 7th av to the Amalgamated Vaudeville Agency of 701 7th av.
LOUIS KEMPNER & SON leased offices in the Riverside Theatre, Broadway and 96th st, to Dutka & Korn; store and basement in 2487 Broadway to Lenore; store and basement in 24487 Broadway to Phillip Suval; in the Standard Theatre Euididing, at Broadway and 90th st, the following stores: corner to N. T. Zanick, and inside stores to Freedman Bros., S. L. Sessel, Elliott Khan, Nathan Morris, A. Jacobs; corner store, southeast corner 105th to Bax Saymon, Julius Kenner; also store in the southwest corner broadway and 97th st to C. C. Trepel; also in the careheavard of 37th st to C. C. Trepel; also in the careheavary to N. Dow; in 2687 Broadway to K. H. Takiguchi; in 2581 Broadway to K. Manna, and 182d st, to A. Berman; corner store, southeast corner of Broadway to K. M. Broadway and 100th st to J. Carepel; second foor at the southwest corner of Broadway and to the same building to and 182d st, to A. Berman; corner store, southeast corner of Broadway and 147th st, to C. C. Trepel; second foor at the southwest corner of Broadway and 100th st to A. Wasserman.

EDGAR A. MANNING leased for Carstein & Linnekin, as agents, the top loft in 21 West 39th st to the Mayer Chic Co., of 12 West 22d st, and for Horace S. Ely & Co., agents, space on the Sth floor in 3 West 29th st to the Leslie Judge Co., of 225 5th av.

THE CHARLES F. NOYES CO. leased a large portion of the 4th floor in 55 John st to the Commercial Union Assurance Co. from January 1st; also offices in 37-39 Liberty st to Morgan & Strain; a portion of the 18th floor of 15-19 East 26th st to Bloom & Stare.

THE CHARLES F. NOYES 'CO. leased office in SI and S3 Fulton st to C. A. Anderson, Inc.; and in 46 West 24th st offices on the 14th floor to the Reliance Motion Picture Co. of 29 Union sq. and on the 18th floor to the In-ternational Gas Development Co. of 17 Battery pl.

THE CHARLES F. NOYES CO. leased for Charles Laue the building at 194 Water st to the Stallman Import & Export Co. of 1 Platt st for 5 years; for Potter & Bro. part of ground floor at 59 Ann st to Nathan Nathan, and a floor in 57 Ann st to the Poole Press Association of 141 Fulton st.

Association of 141 Fulton st. Association of 141 Fulton st. A. O. ORZO of the office of L. Porrino and I. A. Levey rented 231 West 54th st for Mrs. Mary Harp. The building, when altered, will be known as the Arena Garage. PEASE & ELLIMAN leased, furnished, 18 West 53d st, a 4-sty dwelling, for Mrs. R. M. Gilbert to Harold Godwin; space in 25 West 45th st, as agents for the Century Holding Co. to Mrs. Ella Phillips Crandall; a suite in 510 Park av to Coleman Randolph, and apartments in 66 West 37th st to F. Nicolet; in 244 River-side Drive to J. Y. Johnston; in 200 West 58th st to Mrs. Bessie Rust; in 723 St. Nicholas av to T. A. Glendenning; in 116 West 59th st to Frederick Slocum; in 56 West 11th st to J. D. Cornell, and furnished for Mrs. Deming Smith in 116 East 58th st to Mrs. James L. Banks. PEASE & ELLIMAN leased the 5th floor in

PEASE & ELLIMAN leased the 5th floor in 11 East 30th st for the Edmund A. Hurry estate to P. Carbone, of 53 West 24th st; and apartments for the Clara Hunter Stanton es-tate in 412 West End av to H. K. Holmes; and as agents for James B. Duke in 200 West 58th st to C. M. Wood of Los Angeles, Cal. S. OSGOOD PELL & CO. leased the store in 12 West 46th st to a Mrs. Batson.

JOHN PETERS leased for Mary C. Therry to Weiss & Levy the double store in 216 East 14th st, recently remodeled; for John A. Anger basement store in 243 East 14th st to Katz & Klinger Klinger.

L. J. PHILLIPS & CO. leased for the Beek-man estate the dwelling at the northwest cor-ner of Broadway and 181st st to Herman Roth-nagel.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. Suzanne M. Pierson the 4-sty dwelling at No. 17 West 46th st to Rudolph H. Kissel for the winter.

Sty dwelling at No. 17 west 46th st to Rudolph H. Kissel for the winter. DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Miss Grace R. Potter to Ben-jamin Nicoll for the season the 5-sty dwell-ing at 52 Park av. THE M. ROSENTHAL CO. leased for Bas-tine & Co. to Friedman Brothers & Rothenberg of S21 Broadway space in 45 West 27th st; in 129 West 27th st to Cohn & Zimmerman of 14 West 17th st, and a loft in 219 West 17th st to the Century Paper Box Co. of 163 West 29th st; to Philip Feldman the store in 872 Broadway; to the Up-to-Date Tailoring Co. in 2819 Sth av, and in the Gramercy Bldg. space to the Atlas Pants Co. to the National Garment Co., to Harry Burrell and to the Baker Silk Co., and 5,000 ft. of space in 30 West 21st st to the Touraine Walst Co.

LOUIS SCHRAG leased for Johnson & Fleishhauer a loft in 109 to 113 West 21st to Keller & Kurkewitz; for William Donnelly, as receiver, a loft in 153 to 159 West 27th st to Bendos & Pappas; for Potter Bros. the 2d loft in 419 6th av to Harris Jacobs and the 3d loft to David Solomon; and for the estate of Will-iam M. Leslie the dwelling at 263 24th st to Joseph A. Ferris. st

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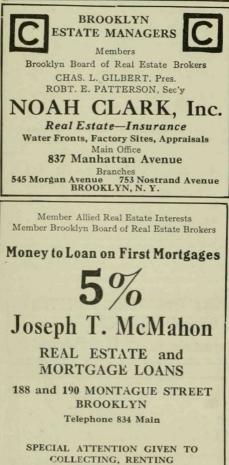
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Mortgage Loans, Appraisals, Insurance Entire Management of Property

851 Manhattan Avenue, Brooklyn



COLLECTING, RENTING AND MANAGEMENT OF ESTATES

SHAW & CO. rented the 3-sty dwelling at 125 West 127th st.

West 127th st. JAMES A. SHEERAN leased to Kohlberg & Co., Inc., a loft in 223 East 80th st; for Heil-ner & Wolf the dwelling at 131 East 80th st to William Hahn, and for Katherine Conway the dwelling at 1648 Av A to James Becker. THE WINGOOD REALTY CO., INC., leased to George B. Hurd the 7-sty apartment house at 1580 Amsterdam av and the 7-sty apartment house at 501 West 13Sth st. Goodwin & Good-win were the brokers.

Bronx.

JOHN J. PAULSEN leased to the National Eiscuit Co. for the Mulhare Construction Co. the plot 50x147 on the east side of Park av, 100 ft. south of 182d st, together with a 1-sty brick building to be constructed and used as a station for the National Biscuit Co.

Brooklyn.

CHARLES E. RICKERSON leased 620 6th st a 3-sty dwelling, to Rafael Rios; and 197 Berke ley pl, a 3-sty dwelling, to George W. Wales.

Queens.

HERMAN FRANKFORT rented for Mrs Anna Kurtz to Albert Isaacs a bungalow in the west side of Pinson pl, Far Rockaway.

Suburban.

JULIA BEVERLEY HIGGENS leased for Miss Caroline Choate her new house at Pleasantville, N. Y., to Dr. John T. MacCurdy, of New York, for next summer. JOHN F. SCOTT rented for M. Keller his house on Mistletoe Way at 'Cedarhurst, L. I., to Charles S. Sargent, Jr.

OBITUARY

OBITUARY JOSEPH ETZEL, aged seventy-three, for may years a real estate broker and agent in did Greenwich village, with offices at 121 Varick vided, of heart disease at his home, 159 Wah ut st, Montclair, N. J. He is survived by his vidow, four daughters and five sons, one of bont set. P. Etzel, manager of the Gibbs ontracting Co. of Montclair. WILLIAM H. LAW, assistant Tax Collector at the New York Hospital, aged fifty-nine. He associated the New York Atlether Collector of Yale University in the class of 1878. DANIEL MAUJER McLAUGHLIN, prominent mong Long Island real estate developers, died of the trivy-nine. In 1906 he founded and be-ged thirty-nine. In 1906 he founded and be-form active business, and he organized by hich he was the president. He was also vice-foreid of Home Co., the Lynbrook Manor Co., by foral Park Development Co., the Hempstead house and Home Co., the Lynbrook Manor Co., be Foral Park Development Co., the St. Albas member of the New York Athletic Club, the foral Park Development Co., the St. Albas member of the New York Athletic Club, the Long Island Autor bolie Club, the Cornell University Club, the phasonic Club. He was also connected with phasonic Club. He club, the Cornel to the source of the phasonic Club. He was also connected with phasonic Club. He was also connected with phasonic

his widow and a son. JOHN MULLALLY, formerly a 'Commissioner of Health, and for two years a member of the Board of Tax Assessors, died on Saturday, at his home, 223 West 49th st, aged seventy-two. GEORGE E. WHITE, aged fifty-two, of the real estate department of the Mutual Life In-surance Co., died in Plainfield, N. J., on Wed-nesday.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State ap-praisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mort-gages or other diens:

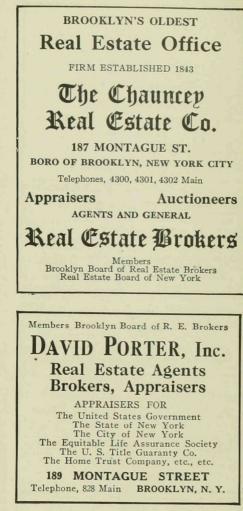
of the decedent. It merely quotes the estimated market value of the realty, regardless of mort-gages or other liens: ELIZABETH M. BARRY.-562 West 164th st, 6-sty apt, 99.11x100, \$220,000. LOUIS BAUER.-457 West 46th st, 2-sty bldg, 25x100, \$33,000: 12 South st, 3-sty bldg, 16.6x 127.2x irreg, \$25,000. JOHN J. FALLON.-170 East 104th st, 4-sty ten, 25x100.11, \$14,000; 232 West 121st st, 5-sty ten, 18x100.11, \$13,500; vacant lot, 50x100, on the east side of Intervale av, 94 ft north of East 165th st, Bronx, \$10,000. JULIA E. GEAGEN.-216 West 72d st, 4-sty dw, 164x83, \$23,000; 698 3d av, 4-sty ten, 21x 50, \$16,000; 700 3d av, 4-sty ten, 21x50, \$25,000; 160 East 44th st, 5-sty ten, 30x42, \$21,000. CAROLINE T. WATERS.-322 Lenox av, 5-sty dw, 166x75, \$14,500. HENRY GUCKER.-Owned the following tenements: 410 5th st, 5-sty, 25x90; 22 6th av, 5-sty, 24.10x100, \$25,000; 71 Jones st, 5-sty, 25x100, \$27,000; 237 West 13th st, 5-sty, 25x 103, \$27,000; 236 3d av, 6-sty, 24.8x112, \$35,000; 242 3d av, 5-sty, 24.8x112, \$38,500; 222 East 21st st, 5-sty, 37.8x92, \$44,000; 204 East 25th st, 5-sty, 24.4x98.9, \$27,000; 206 East 25th st, 5-sty, 25x 93.9, \$26,000; 533 3d av, 6-sty, 24.8x100, \$39,-500; 110 East 52d st, 6-sty, 25x100, \$42,000;

also 210 East 65th st, 4-sty flat, 16X100.5, \$3,000; 212-210 East 65th st, 4-sty flat, 16X100.5, \$4,000; 224-210 East 22d st, 4-sty blug, 24.11x 95.3, \$43,500, and 45 West 120th st, a -sty dw, 20x100, \$18,000. JOHN HARLIN.-149 West S0th st, 4-sty dweinng, 22.0X100.8, \$42,500. WILLIAM B. HONBLOWER.-5 East 89th st, 4-sty aw, 36.5X100.8, \$41,000; 125-121 West 114th st, two 5-sty blugs, each 15X100, each st, 5.0x10 LOWENTELD.-100 East 64th st, 4-sty aw, 20x30, \$35,000. He owned the following propertures together with William Frager, each noting an unaivided naif interest: Tenements, 204 Monroe st, 4-sty, 20X1,00, \$40,000; 120-Monroe st, 4-sty, 20X1,00, \$40,000; 120-Monroe st, 4-sty, 10.1X100.2, \$4,5000; 120-Monroe st, 4-sty, 10.1X100.2, \$4,5000; 120-Monroe st, 4-sty, 10.1X100.2, \$4,5000; 120-Monroe st, 4-sty, 10.0X19, \$5,500; 10.0X19, \$5,5000; 10.0X19, \$5,

WILLIAM MANHEIMER.—223 West 33d st, 3-sty dwelling, 20x98.9, \$29,000; 163 West 4th st, 4-sty dwelling, 20x98.9, \$8,500. HERMAN MENDEL.—1959-1963 3d av, 4-sty ten, each 17.8x75, each \$15,000; 1975 3d av, 4-sty ten, 25x82, \$21,000; 1977 3d av, 4-sty ten, 25x82, \$21,000; 10 East 74th st, 4-sty dw, 22x 102.2 \$75,000.

THOMAS MOSHER.—52 West 76th st, 4-sty dw, 19x102.2, \$27,500; 821 10th av, 4-sty ten, 25x100, \$16,000; 395 3d av, northeast cor 28th st, 5-sty flat, 24.8x100, \$60,000.

MARY E. PINCHOT.—2148 Broadway, 5-sty garage, 127.8x107, irreg, \$496,000;
MARY E. PINCHOT.—2148 Broadway, 5-sty garage, 127.8x107x irreg, \$496,000;
6-8 East 46th st, 6-sty loft, 40.8x100.5, \$240,000; 1970
Broadway, 5-sty loft, fronting 42.1 on Broadway, with a 25 ft L in West 67th st, \$150,000; 109-123 West 64th st, eight 4-sty dwellings, 148x 100.5, \$191,000; 146-150 West 63d st, 3-sty garage, 75x100, \$90,000; 605 Madison av, 4-sty dw, 25x100, \$\$0,000; 502-504 West Broadway, two 5-sty lofts, 50x75, \$36,000; 54 Howard st, 5-sty loft, 30x59, \$34,000; 211-213 Wooster, 5-sty loft, 54x71x irreg, \$32,000; 2 Gramercy Park, 4-sty dw, 26.3x110, \$50,000; also one vacant lot at the corner of Gainsboro av and Tremont terrace, 100x175, \$9,900.
WILLIAM G. RINGLER.—1449 Lexington av, 3-sty dwelling, 19.8x95, \$23,000; 1807 Union av, Bronx, 4-sty apartment, 28x90.6, \$27,000.





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Mortgage Extensions

	Dec. 31 to Jan. 7	Jan. 2 to 8
Total No. Amount	\$224,500	29 \$525,000
To Banks & Ins. Co Amount		\$60,000
	Jan. 1 to 7	Jan.1 to 8
Total No Amount To Banks & Ins. Cos	\$188,500	29 \$525,000 4
Amount		\$60.000
Total No. for year of . Total Amt. for year of	1914 687	1913 647 \$13,666,510
Build	ling Permits	

2 to 8
22 41,850 10,850
.1 to 8
22 41,850 10,850
1913 823 57,689

BROOKLYN.

BRUU	KLIN.	
Conve	yances.	
	1915	1914
Dec	. 30 to Jan. 6	Jan. 2 to 7
Total No	453	456
No. with consideration	40	45
Consideration	\$131,416	\$277,430
	Jan.1 to 6	Jan. 1 to 7
Total No	314	456
No. with consideration	25	45
Consideration	\$98,250	\$277,430
	1914	1913
Total No. for year of	22,876	23,668
Total Amt. for year of	\$14,089,868	\$13,357,404
Mort	gages.	
	1915	1914
Dec.	30 to Jan. 6	Jan. 2 to 7
Total No.	331	348
Amount	\$1,011,652	\$1,126,202
To Banks & Ins. Cos	43	57
Amount	\$203,450	\$266,300
No. at 6%	205	184
Amount	\$490,197	\$422,717
No. at 51/2%	72	86
Amount	\$282,550	\$415,010
No. at 5%	40	62 \$236,625
Amount	\$173,900	\$200,020

Unusual rates Amount	\$8,500	\$700 14
Interest not given Amount	21 \$56,505	\$51,150
	Jan. 1 to 6	Jan. 1 to 7
Total No Amount To Banks & Ins. Cos	225 \$734,536 24	348 \$1,126,202 57
Amount	\$120,750	\$266,300
Total No. for year of Total Amount for year of.	1914 16,419 \$67,331,356	1913 16,926 \$67,724,782

Building Permits

I CI mito.	
1915	1914
31 toJan. 7	Jan. 2 to 8
56 \$333,150 \$30,050	55 \$626,550 \$30,850
Jan. 1 to 7	Jan. 1 to 8
56 \$333,150 \$12,050	55 \$626,550 \$30,850
1914 4,333 \$37,456,031 ENS.	1913 3,712 \$31,556,611
	31 toJan. 7 56 \$333,150 \$30,050 Jan. 1 to 7 56 \$333,150 \$12,050 1914 4,333

Building Permits.

· Dec.	1915 31 to Jan. 7	1914 Jan. 2 to 8
New buildings Cost	42 \$168.880 \$16,723	45 \$190,675 \$32,565
	Jan. 1 to 7	Jan. 1 to 8
New buildings Cost Alterations	27 \$61,180 \$11,153	45 \$190,675 \$32,565
	1914	1913
Total No. for year of Total Amt. for year of	4,403 \$18,813,591	4,602 \$17,298,810

RICHMOND.

Building	Permits.	
Dec.	1915 31 to Jan. 7	1914 Jan. 2 to 8
New buildings Cost Alterations	5 \$4,225 \$10,100 Jan. 1 to 7	1 \$40 \$700 Jan.1 to 8
New Buildings Cest Alterations	$2 \\ \$1.900 \\ \$1,300 \\ 1914 \\ 1.067 $	1 \$40 \$700 1913 956
Total No. for year of Total Amt, for year of	\$1,839,761	\$2,987,914

REAL ESTATE NOTES.

NEHRING CO. has been appointed agent for 989 Simpson st, Bronx. HENRY C. B. STEIN has been appointed agent for 54 St. Mark's pl. CAMMANN, VOORHEES & FLOYD have been appointed agents for 475 Broadway, 113 South st and 70 Gold st. SHAW & CO. have been appointed agents for 17-27 West 125th st and for 2077-2085 Lexing-ton ay. ton av.

N. BRIGHAM HALL & WILLIAM D. BLOOD-GOOD, INC., have been appointed agents for 46 West 21st st.

West 21st st. MERLO & CARSON, INC., have opened an office at 3750 Broadway for the transaction of a general real estate and insurance business. Mr. Merlo has been manager of the 163d st office of the F. R. Wood-W. H. Dolson Co. for a number of years. Mr. Carlson has been in the real estate business at 345 West 70th st. WILLIAM A WHITE 5 SONS have a leased

in the real estate business at 345 West 70th st. WILLIAM A. WHITE & SONS have placed for various owners the following loans: \$90,-000 on 10 East 71st st, \$20,000 on 264 Lexing-ton av, \$65,000 on 54 West 14th st, \$38,000 on 117 West 57th st, \$32,000 on 117 East 71st st, \$34,500 on 64 East 86th st, and \$120,000 on the southeast corner of Park Row and Roosevelt st. KNAP & WASSON CO. has purchased the real estate agency business of Bert G. Faul-haber Co. The present office of the latter firm at Broadway and 156th st will be continued by the Knap & Wasson Co. in addition to their offices at Broadway and 181st st. Mr. Knap will assume the management of the 156th st business. will assubusiness.

business. 42D ST. & MADISON AV. CO., Frederick Johnson, president, has appointed Cross & Brown Co., agents, for the holdings at 42d st and Madison av. These include the 21-sty 42d st building at the southwest corner, through to 41st st, and four adjoining buildings, 23 East 41st st, and 304-308 Madison av, the smaller buildings being held to protect the light of the 21-sty structure.

BURLING REALTY CO. has moved to 209 Bridge st, corner of Concord st, Brooklyn, GEO. R. READ & CO. announce the removal of their downtown offices to the ground floor of 30 Nassau st. The uptown offices remain as heretofore at 3 East 35th st. WILLIAM H. WHITING & CO. have been ap-pointed agents for 118-120 Fulton st and 41-43 John st.

John st. JAMES B. THOMAS has placed the following loans in Long Island City: for the J. W. Con-struction Co., three loans of \$20,000 each on three 4-sty apartment houses, each 42x50, to be erected on the west side of 13th av, 300 ft. south of Wilson av, in the Steinway section; also for another client two loans, of \$24,000 each, on two 5-sty apartment houses, each 33x59, to be erected on the west side of 3d av, 250 ft. north of Jamaica av.

north of Jamaica av. PINCUS LOWENFELD, the real estate oper-ator, who died on September 15, 1914, left an estate of \$180,674, according to the report of the transfer tax appraisers. The value of the net estate was \$86,921, consisting principally of interests in local realty. The complete list of the properties in which he was interested, to-gether with the descriptions and appraised val-ues will be found under Real Estate Appraisals. Other estates with large holdings, including Mary E. Pinchot and Henry Gucker, will be found in the same column.

AUCTION SALES OF WEEK.

Except where otherwise stated, the proper-ties offered were in foreclosure. Adjourn-ments of legal sales to next week are noted under Advertised Legal Sales.

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

The Auction Market.

An office building in Pine street and a loft building in West 24th street will be among the principal offerings in the Exchange Salesroom next week. On Monday Samuel Goldsticker will offer to the highest bidder the eleven-story commercial structure at 13-15 West 24th street as the result of an action brought commercial structure at 13-15 West 24th street, as the result of an action brought by Ewald Mommer against the Sol Realty Company, to recover \$47,637. There is a \$200,000 prior-mortgage on the property. On Wednesday, Joseph P. Day will offer 7 Pine street, an eleven-story office building, which is being foreclosed by the Seamen's Bank for Savings. Liens on this property aggregate over \$161,000.

Manhattan.

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

JOSEPH P. DAY.

Cherry st, 444, ns, 50 e Jackson, 25x100, 2-sty fr tnt & 3-sty bk rear tnt; due, \$2-156.15; T&c, \$651.78; tax lien; Lavina 4,300 156.15; T&c, \$651.78; tax lien; Lavina Leitch. 4,300 18TH st. 116 E (*), ss, 125 w Irving pl, 25x92, 4-sty & b stn dwg; due, \$31,834.15; T&c, \$712; Emily S Dow. 20,000 21ST st, 132-4 W (*), ss, 387.5 w 6 av, 12-sty bk loft & str bldg; due, \$34,363.93; T&c, \$228.56; sub to mtg \$130,000; Sami Kempner et al. 163,000 21ST st, 132-4 W (*), ss, 433.5 w 6 av, 12-sty bk loft & str bldg; due, \$31,-421.70; T&c, \$2,911.85; sub to mtg \$220,-000; Sami Kempner et al. 262,000 21ST st, 459 W (*), ns, 142.6 e 10 av, 17.6x98.9, 4-sty stn dwg; due, \$11,028.48; T&c, \$495.42; sub to two tax liens aggre-gating \$2,245.38; Frank Dunning et al, 17.500 21ST st, 13T E (*), ns, 189 e Lex av, 20.6 x98.9, 5-sty stn dwg; due, \$30,861.05; T&c, \$1,992.30; Union Trust Co of N Y. 29,000

D	ec. 31 to Jan.7	Jan. 2 to 8
Total No	171	159 \$9,280,700
A seessed value	\$11,075,900 16	19
No. with consideration Consideration	\$518,850	\$440,325
Assessed value	\$547,100	\$465,000
	Jan. 1 to 7	Jan.1to8
Total No	131	159
Accessed value	\$6,510,500 15	\$9,280.700 19
No. with consideration	\$513,950	\$440,325
Consideration Assessed value	\$544,500	\$465,000
Assessed valuettette	1914	1913
Total No. for year of	7,108	7,670
Total Amt. for year of	\$33,689,092	\$40,527,760
Mort	gages.	1914
De	1915 c. 31 to Jan. 7	Jan. 2 to 8
	105	99
Total No	\$2,003,761	\$1,642.767
Amount To Banks & Ins. Cos	10	29
Amount	\$497,500	\$813,000 32
No. at 66	60 \$872,211	\$163,587
Amount	6	7
Amount	\$44,250	\$68,000
No at 54	14	32 \$650,500
Amount	\$521,500 3	
No. at 41/2% Amount	\$260,500	
No. at 4%	1	
Amount	\$10,000	
Unusual rates		
Amount Interest not given	21	28
Amount	\$295,300	\$760,680
	1 Jan. 1 to 7	Jan. 1 to 8
Total No	79	99 \$1 649 767
Amount	\$1,194,599 7	\$1,642,767 29
To Banks & Ins. Cos Amount	\$109,500	\$813,000
Amount	1914	1913
Total No. for year of	/3,999	4,844
Total Amt. for year of	\$119,454,042	\$170,448,090
Mortgage	Extensions.	·
	ec. 31 to Jan. 7	Jan. 2 to 8
Total No	421	43
Amount	\$1,754,337 12	\$93,2700 12
To Banks & Ins. Cos Amount	\$831,500	\$341,200
	Jan.1 to 7	Jan. 1 to 8
Total No	35	43 \$932,700
Amount ToBanks & Ins. Cos	\$1,341,987 12	12
Amount	\$831,500	\$341,200
	1914	1913
Total No. for year of	$ 1914 \\ 1,955 $	1913 1,922
Total No. for year of Total Amt. for year of	1914 1,955 \$109,670,830	1913
Total No. for year of	1914 1,955 \$109,670,830	1913 1,922
Total No. for year of Total Amt. for year of	1914 1,955 \$109,670,830 ; Permits.	1913 1,922 \$86,487,687
Total No. for year of Total Amt. for year of	1914 1,955 \$109,670,830 Permits. 1915 Jan. 2 to 8	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11
Total No. for year of Total Amt. for year of Building New buildings Cost	1914 1,955 \$109,670,830 Permits. 1915 Jan. 2 to 8 3 \$73,000	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11 \$1,563,000
Total No. for year of Total Amt. for year of Building New buildings	1914 1,955 \$109,670,830 Permits. 1915 Jan. 2 to 8 3 \$73,000 \$82,131	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11 \$1,563,000 \$80,150
Total No. for year of Total Amt. for year of Building New buildings Cost Alterations.	1914 1,955 \$109,670,830 ; Permits. 1915 ,Jan. 2 to 8 \$73,000 \$82,131 Jan. 1 to 8	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11 \$1,563,000 \$80,150 Jan. 1 to 9
Total No. for year of Total Amt. for year of Building New buildings Cost Alterations New buildings	1914 1,955 \$109,670,830 Permits. 1915 Jan. 2 to 8 3 \$73,000 \$82,131	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11 \$1,563,000 \$80,150 Jan. 1 to 9 [30,150] 11 \$1,563,000
Total No. for year of Total Amt. for year of Building New buildings Cost Alterations.	1914 1,955 \$109,670,830 Permits. 1915 Jan. 2 to 8 \$73,000 \$82,131 Jan. 1 to 8 3	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11 \$1,563,000 \$80,150 Jan. 1 to 9 11 \$1,563,000 \$80,150
Total No. for year of Total Amt. for year of Building New buildings Alterations New buildings Cost	1914 1,955 \$109,670,830 Permits. 1915 ,Jan. 2 to 8 \$73,000 \$82,131 Jan. 1 to 8 3 \$73,000	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11 \$1,563,000 \$80,150 Jan. 1 to 9 [30,150] 11 \$1,563,000
Total No. for year of Total Amt. for year of Building New buildings Alterations New buildings Cost Alterations	1914 1,955 \$109,670,830 Permits. 1915 ,Jan. 2 to 8 3 \$73,000 \$82,131 Jan. 1 to 8 3 \$73,000 \$82,131 1914 206	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 \$11 \$1,563,000 \$80,150 Jan. 1 to 9 \$11 \$1,563,000 \$80,150 1913 1913
Total No. for year of Total Amt. for year of Building Cost Alterations New buildings Cost Alterations Total No. for year of Total No. for year of	1914 1,955 \$109,670,830 Permits. 1915 ,Jan. 2 to 8 \$73,000 \$82,131 Jan. 1 to 8 \$73,000 \$82,131 1914 1914 . 396 \$44,615,065	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 \$11 \$1,563,000 \$80,150 Jan. 1 to 9 \$11 \$1,563,000 \$80,150 1913 1913
Total No. for year of Total Amt. for year of Building New buildings Cost Alterations New buildings Cost Alterations Total No. for year of Total Amt. for year of BBR	1914 1,955 \$109,670,830 Permits. 1915 ,Jan. 2 to 8 3 \$73,000 \$82,131 Jan. 1 to 8 3 \$73,000 \$82,131 1914 1914 396 \$44,615,065 ONX.	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 \$11 \$1,563,000 \$80,150 Jan. 1 to 9 \$11 \$1,563,000 \$80,150 1913 1913
Total No. for year of Total Amt. for year of Building New buildings Cost Alterations New buildings Cost Alterations Total No. for year of Total Amt. for year of BR Conve	1914 1,955 \$109,670,830 Permits. 1915 ,Jan. 2 to 8 \$73,000 \$82,131 Jan. 1 to 8 \$73,000 \$82,131 1914 	1913 1,922 \$\$6,487,687 1914 Jan. 2 to 9 \$11 \$1,563,000 \$80,150 Jan. 1 to 9 \$13 \$1,563,000 \$80,150 1913 \$553 \$70,074,585
Total No. for year of Total Amt. for year of Building New buildings Cost Alterations New buildings Cost Alterations Total No. for year of Total Amt. for year of BR Conve	1914 1,955 \$109,670,830 ; Permits. 1915 ,Jan. 2 to 8 \$73,000 \$82,131 Jan. 1 to 8 3 \$73,000 \$82,131 Jan. 1 to 8 3 \$73,000 \$82,131 1914 396 \$44,615,065 ONX. syances. 1915 ec. 31 to Jan. 7	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11 \$1,563,000 \$80,150 Jan. 1 to 9 11 \$1,563,000 \$80,150 1913 553 \$70,074,585
Total No. for year of Total Amt. for year of Building New buildings Cost Alterations Cost New buildings Cost Total No. for year of BBR Conve D	1914 1,955 \$109,670,830 Permits. 1915 Jan. 2 to 8 \$73,000 \$52,131 Jan. 1 to 8 \$73,000 \$52,131 1914 396 \$44,615,065 ONX. 1915 ec. 31 to Jan. 7 124	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11 \$1,563,000 \$80,150 1913 553 \$70,074,585 1914 Jan. 2 to 8 89
Total No. for year of Total Amt. for year of Building Cost Alterations New buildings Cost Alterations Total No. for year of Total Amt. for year of BR Conve D Total No No. with consideration	1914 1,955 \$109,670,830 ; Permits. 1915 ,Jan. 2 to 8 \$73,000 \$82,131 Jan. 1 to 8 3 \$73,000 \$82,131 Jan. 1 to 8 3 \$73,000 \$82,131 1914 396 \$44,615,065 ONX. syances. 1915 ec. 31 to Jan. 7	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11 \$1,563,000 \$80,150 Jan. 1 to 9 \$80,150 1913 \$553 \$70,074,585 1914 Jan. 2 to 8 89 12
Total No. for year of Total Amt. for year of Building New buildings Cost Alterations Cost New buildings Cost Total No. for year of BBR Conve D	1914 1,955 \$109,670,830 Permits. 1915 Jan. 2 to 8 \$73,000 \$82,131 Jan. 1 to 8 \$73,000 \$82,131 1914 3 \$73,000 \$82,131 1914 396 \$44,615,065 ONX. eyances. 1915 ec. 31 to Jan. 7 124 12 \$126,900	1913 1,922 \$86,487,687 1914 Jan. 2 to 9 11 \$1,563,000 \$80,150 Jan. 1 to 9 11 \$1,563,000 \$80,150 1913 553 \$70,074,585 1914 Jan. 2 to 8 89 12 \$86,250
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Total No. for year of Total Amt. for year of Buildings Cost Alterations. New buildings Cost Alterations. New buildings Cost Alterations. Total No. for year of Total Amt. for year of D Total No. No. with consideration. Consideration. Total No. Total No. T	1914 1,955 \$109,670,830 Permits. 1915 Jan. 2 to 8 3 \$73,000 \$82,131 Jan. 1 to 8 3 \$73,000 \$82,131 1914 396 \$44,615,065 ONX. syances. 1915 ec. 31 to Jan. 7 112 \$126,550 Jan. 1 to 7 124 11 \$126,556 1914 6,040 \$6,636,506 tgages. 1915 x. 31 to Jan. 7 76 \$6550,574	1913 1,922 \$\$6,487,687 1914 Jan. 2 to 9 11 \$1,563,000 \$80,150 Jan. 1 to 9 11 \$1,563,000 \$80,150 1913 553 \$70,074,585 1914 Jan. 2 to 8 89 12 \$86,250 Jan.1 to 8 9 12 \$86,250 Jan.1 to 8 9 12 \$86,250 Jan.1 to 8 9 12 \$86,250 Jan.1 to 8 9 12 \$86,250 Jan.2 to 8 9 12 \$86,250 1913 1914 Jan.2 to 8 9 12 \$86,250 1913 1914 1014
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REAL ESTATE

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

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

1915 Dec. 31 to Jan.7 171 \$11,075,900

STATISTICS

1914 Jan. 2 to 8

January 9, 1915	RECORD AND GUIDE	- 63
103D st, 320 E (*), ss, 287.6 e 2 av, 37.6x 100.11, 6-sty bk tnt & strs; due, \$33,- 027.41; T&c, \$1,587.75; Equitable Trust Co of N Y. 112TH st, 203-5 W (*), ns, 100 w 7 av,	Directory of Rea MANHATTAN	
112TH st, 203-5 W (*), ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; due, \$10,691.25; T&c, \$3,881.23; German Savgs Bank in City NY. 79,160 115TH st, 111 W, see 115th, 109 W. 115TH st, 109 W, ns, 100 w Lenox av, 25x100.11, 5-sty bk tnt; also 115TH ST, 111 W, ns, 125 w Lenox av, 25x100.11, 5-sty bk tnt; also WILLIS AV, 378, es, 25 n	S. DEWALLTEARSS Auctioneer, Appraiser, Broker	THE BRONX A. G. BECHMANN Real Estate and Insurance Tel. 3975 Melrose. 1053 SO. BOULEVARD One block from Simpson Street Subway Station
111 W, h5, 125 W Lehox AV, 25A, 0511, 0525 n bk tht; also WILLIS AV, 378, es, 25 n 143d, 25x90.6, 5-sty bk tht & strs; parti- tion; Albt H Mathews as trste. 62,700 1257H st, 114 W (*), ss, 170 w Lenox av, 30x100.11, 4-sty stn tht & strs; due, \$82,541.91; T&c, \$; Morris Walter et al, exrs & trstes. 75,500 1367H st, 102 W (*), ss, 75 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, \$8,-	REAL ESTATE-LOANS 135 BROADWAY, Telephone 355 Cortland GEORGE V. McNALLY	W. E. & W. 1. BROWN, Inc. Est. Real Estate Brokers and Appraisers 3428 THIRD AVENUE, bet. 166th and 167th Sts.
10.345;11, 5-34;246.22; Morris E Webber, trste. 8,000 191ST st. 601 W (*), nwc St Nicholas av (No 1609-17), 100x100, 6-stv bk tnt & strs; due, \$32,808.98; T&c, \$1.600; sub to two pr mtgs aggregating \$155,000; Henry Mor- genthau Co. 189,000 192D st. 600 W (*), swc St Nicholas av	Real Estate, Insurance, Mortgages 7 EAST 42d STREET Telephone, Murray Hill 8154-8155	WILLIAM A. COKELEY APPRAISER EXPERT TESTIMONY 1325 Fort Schuyler Road 180th Street and Morris Park Avenue, Bronx
(Nos 1619-27), 100x100, 6-sty bk tht & strs; due, \$32,803.98; T&c, \$1,600; sub to two pr mtgs aggregating \$155,000; Henry Morgenthau Co. St Nicholas av, 1609-17, see 191st, 601 W. St Nicholas av, 1619-27, see 192d, 600 W. HENRY BRADY.	ALLEN J. C. SCHMUCK Real Estate Investments Mortgage Loans Rentals 47 WEST 34TH STREET	O'HARA BROTHERS Real Estate and Appraisers BRONX PROPERTY Tel 615 Fordham WEBSTER AVE. & 200th St.
Bleecker st, 13-24 (*), swc Eliz (Nos 309-13), runs w92xs70xe12xs20xe80xn90 to beg, 2-2, 1-3 & 3-4-sty bk 10ft & str bldgs; due, \$84.340.04; T&c, \$1,506.65; County Holding Co. 75,000 Elizabeth st, 309-11, see Bleecker. 18-24.	Telephone, 2711 Greeley Henry C. B. Stein	GEO. PRICE Real Estate Auctioneer, Broker and Appraiser 149th St., Cor. Third Ave. Phone Melrose 572
93D st. 19 W, ns, 248.4 w Central Park W, 19.7x100.8, 4-sty & b bk dwg; due, \$10,- 994.46; T&c, \$1,130.87; Oscar E Schmidt. 12,250 104TH st, 312 E, ss. 100.6 e 2 av, 24.6x 100.11. 4-sty bk tnt & strs: due, \$6.661;	REAL ESTATE AGENT BROKER, APPRAISER 242 East Houston Street Tel. 1930 Orchard Near Avenue A	Telephone ULLMAN 36 Wmsbridge ULLMAN Real Estate in All Branches 3221 WHITE PLAINS AVE., above 207th St.
T&c, 62.44; Joseph Mazzocchi. 5,150 3D av. 1813 (*), es. 25,11 s 101st, 25x 100, 5-stv stn tnt & strs: due, \$18,934.48; T&c, \$220; Mayer Katzenberg. 17,000	Entire charge taken of property 25 years' experience	OPERATORS
 S1H av. 65., ws. 66. 140., 214.325.54; T&c, \$1,100.84; Shaw, Fiske & Shaw. 10,100 M. MORGENTHAU, JR. CO. 93D st, 111 W, ns, 134.2 w Col av, runs n100.8xw15.9xs14.2xw7xs86.7xe16.5 to beg, 4-sty & b bk dwg; withdrawn	JOHN ARMSTRONG Real Estate Agent and Broker Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St. JOHN J. BOYLAŃ	ELIAS A. COHEN Real Estate Operator 182 BROADWAY, Corner John Street Telephone, 5005-5006 Cortlandt
100x75.11. 7-sty bk tht; due, \$34,397.08: T &c, \$6,715.51: sub to a prior mtg \$100.000: German Savgs Bank in Citv NY. 141,650 7TH av, 1862, see 113th. 200 W. DANIEL GREENWALD. 97TH st W, see Riverside dr, see River- side dr, 244. Riverside dr, 244, sec 97th, runs \$107.6xe 50xs5.11xe58.11xn106.10xw71.11 to beg, 6-	Real Estate Agent, Broker and Appraiser 402 W. 51st St. Tel. 1970 Columbus. 165 Bway. CHAS. BUERMANN & CO. Agents, Brokers, Appraisers, Loans	FISHER LEWINE IRVING I. LEWINE Real Estate Operators
sty bk tnt: withdrawn. 3D av, 2356, ws, 66.7 s 128th, 16 8x100, 3-sty bk tnt & str, 1-sty ext; Sheriff's sale of all right, title, &c Bernhard Blumen- thal. SAMUEL MARX. 16TH st, 441-3 W (*), ns, 260.4 e 10 av,	Established 1886 507 GRAND STREET Phone 218 Orchard GOODWIN & GOODWIN Real Estate and Insurance Management of Estates a Specialty	WM. LUSTGARTEN & CO. 68 WILLIAM STREET
40x92, 2-5-stv bk tnts & strs; due, \$5 935.35; T&c. \$361; sub to 1st mtg \$20.000; Emilie Hoffman. 26,621 Total	BRYAN L. KENNELLY Auctioneer, Real Estate and Loan Broker	Real Estate Operators Telephone, John 6120
Total for year 1914 36.423.351 Total for year 1913 40,002,911 Bronx. The following are the sales that have taken place during the week ending Jan. 8: 1915, at the Bronx Salesroom, 3208-10 3d av.	156 BROADWAY Business Established 1847 BENJAMIN R. LUMMIS Real Estate 25 WEST 33d STREET	HARRIS & MAURICE MANDELBAUM Real Estate Operators Telephone 8155 Cort. 135 BROADWAY
JOSEPH P. DAY. Kelly st, 997-1005, ws, 35.11 n Westches- ter av, 150x100, 3-5-sty bk thts; adj sine die. North st, es, 127.4 n Tier av, 165.9x255x 170.5x253; due, \$2,240.92; T&c, \$606.96; adj sine die. 178TH st (*), ns, 90 e Anthony av, runs	THOS. F. McLAUGHLIN Real Estate and Insurance 1238 THIRD AVE., NEAR 72d STREET	LOWENFELD & PRAGER Real Estate Operators 149 BROADWAY Tel. 7803 Cortlandt
n93.6xw90 to the es Anthony av xn26.4xe 153.10xs122.10xw27.11 to beg; due, \$10,772 97: T&c, \$141.60; Susan E Sammis. 10,000 Brook av (*) , es, 73.4 s 170th, 24.4x100; due, \$4,302.47; T&c, \$896.74: sub to two pr mtgs aggregating \$9,000; Elizabeth Koer- ner. 9,500	LOUIS V. O'DONOHUE Real Estate Tel. 3555 Bryant 25 WEST 42d STREET	Brokers, Attention! The Realty Associates desire to co-operate with brokers in every way
City Island av. 282, es. 25 n Orchard, 25 x100; also INTERIOR LOT, 130 s Fordham av & — e City Island av, 30x103.8x30x 103.11; due \$7,563.99; T&c, \$840.72; Amelia M Martin.	Philip A. Payton, Jr., Company Real Estate Agents and Brokers New York's Pioneer Negro Real Estate Agents Main Office: 67 WEST 134th STREET	possible. We sell property on easy terms, paying full commissions to brokers. We have lots, flats, dwellings,
Cromwell av. ws, 266.4 n 169th, 86.7x 50 1x57.7x100x60.7. vacant; also CROM- WELL AV, es. adj lot 358, mab of Inwood, runs e50xse57.7xs100xnw60xn86.8 to beg; due, \$7,974.11; T&c, \$1,196.42; Abr Oppen- heimer. 9,800 Timpson av (*), ws, 91.6 n 203d, 25x78.6x	POLIZZI & CO. Real Estate, Loans and Insurance Ernest M. Vickers 192-194 Bowery	and business property in all parts of Brooklyn, making a specialty of our well known Easy Housekeep- ing Homes in Prospect Park East, Fifty-Fourth Street and other sec-
-x674; due, \$318.49; T&c, \$213.85; Na- than Kurtzka. 100 M. MORGENTHAU, JR. CO. Grand blvd & concourse (*), ws, 48 n Rockwood, 53.9x28.3x50x9; Anna R Cros- sin. 100 over prior liens 3D av, 2422 (*), es. 78 s 134th, 26x62.4x	SCHINDLER & LIEBLER Real Estate and Insurance Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.	tions of Brooklyn. It will pay you to get in touch with us. Realty Associates
25x55.9: due, \$3,215.36; T&c, \$125.29; Gus- tav A Brandt. 2,000 JAMES L. WELLS. 187TH st E (*), ss. 151 w Washington av. 16.10x100; due, \$2,351.21; T&c, \$70.80; Annie M Atwood. 2,500	SPECIALISTS IN PENN, TERM, SECTION H. M. WEILL CO. Real Estate Agents, Brokers and Appraisers Tel. 3571-3572 Greeley. 264 WEST 34th ST.	Capital and Surplus \$5,000,000 162 REMSEN ST. BROOKLYN Telephone 6480 Main

Auction Sales of the Week, Bronx, Continued.

64

JACOB H. MAYERS. Crotona av (*), es, 150 n 183d, 50x100; due, \$9,061.06; T&c, \$336.30; sub to a pr mtg \$34,000; Rudolph Schreiber et al. 35,000

White Plains rd, nwc 230th, 114.10x80.1 j Jan 20. GEORGE PRICE.

Tieman av (*), es, 587.10 n Boston Post rd, 25x90; due, \$3,390.91; T&c, \$265.87; Chas Glore et al. 3,000

Total	\$100,525
Corresponding week 1914	182,160
Jan. 1, 1915 to date	100,525
Corresponding period 1914	
Total for year 1914	
Total for year 1913	1,141,441

Brooklyn.

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

WILLIAM P. RAE CO.

- 100; same 77TH ST (*), ss, 378.3 w 14 av, 30.11x 4,400.00

2,700.00

GRAND AV, es, 96.6 n Prospect pl, 16x 55; Mr Bovard KINGSLAND AV, es, 25.6 n lot 72, 25x97.11; J Johnson OCEAN PKWAY, ws, 280 s Cortelyou rd, 110x175; adj Feb 4. 3,750.00 1,325.00

NATHANIEL SHUTER.

JAMES L. BRUMLEY. nws, 296.11 sw Bedford av, withdrawn.

ST, nws, 296.1 00; withdrawn. PENN ST 20x100; SAMUEL MARX.

ADVERTISED LEGAL SALES.

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

Manhattan.

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

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

- No Legal Sales advertised for this day.
 JAN. 11.
 24TH ST, 13 & 15 W, ns. 551.6 e 6 av. 52x98.9, 11-sty bk loft & str bidg; Ewald Mommer-Sol Realty Co, Inc, et al; Elumenstiel & Blumenstiel (A), 27 Cedar; Wm Klein (R); due. \$47,637.45; T&c, \$2,592.50; sub pr mtg \$200,000; Samuel Goldsticker.
 37TH ST, 15 W, ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; Greenwich Savgs Bank-Eliz Sea-

- man et al; E Aymar Sands (A), 46 Cedar; Wm Klein (R); due, \$68,959.60; T&c, \$4,-S78.87; Joseph P Day.
 64TH ST, 420-4 E, ss, 231.5 w Av A, 75x100.5, 1 & 2-sty bk stable; Flora N Brown-Mary E Norton et al; Rockwood & Haldane (A).
 60 Bway; Wm A Boyd (R); due, \$21,529.71; T&c, \$2,077; mtg recorded July 8, 1911; D Phoenix Ingraham.
 82D ST, 26 E, swc Madison av (Nos 1082-8), 35x102.2, 5-sty bk tht & strs; U S Trust Co of N Y--Adolph Meyer et al; Stewart & Shearer (A), 45 Wall; Abr Stern (R); due, \$152,290.89; T&c, \$3,272.48; mtg recorded Feb 18, 1902; Herbert A Sherman.
 12D ST, 165 W, ns, 75 E 7 av, 15.8x100.11, 4-sty & b bk dwg; Cecelia Lustberg-Chas H Stanton et al; Stroock & Stroock (A), 30 Broad; Henry Necarsulmer (R); due, \$13,-312.92; T&c, \$887.35; M Morgenthau, Jr, Co.
 170TH ST, 555-61 W, ns, 100 w Audubon av, 75x100, 6-sty bk tnt; Margt Cameron-Bright Realty Co et al; Thos J Mechan (A), 2 Rec-tor; Isaac F Cohen (R); due, \$13,12.557; T&c, \$934.50; sub to pr mtg \$90,000; mtg re-corded Feb 19, 1908; Joseph P Day.
 MADISON AV, 1082-8; see 82d, 26 E.
 JAN. 12.
 32D ST, 142 W, ss, 435 w 6 av, 20x44.7x20.5x
- JAN. 12. 32D ST, 142 W, ss, 435 w 6 av, 20x44.7x20.5x 40.2, 3-sty bk tnt; Marjorie D Cleland-Ma-bel R Cleland et al; Jno W Russell (A), 30 Vesey; Wm Klein (A); partition; Samucl Marx

- \$695.20; 806 to mtg. \$25,000; Samuel Mark.
 120TH ST, E, nec Madison av, see Madison av, 1889.
 129TH ST, 22 E, see Madison av, 2026-32.
 130TH ST, 208 W, ss, 140 w 7 av, 15x99.11, 3-sty & b stn dwg; Minnie D Baehr et al-Sarah A Smith et al; Monroe Goldwater (A), 271 Broadway; Robt J H Powel (R); due, \$9,817.00; T&c, \$167.30; Joseph P Day.
 131ST ST, 12 E; ss, 164.7 e 5 av, 18.2x99.11, 3-sty & b stn dwg; Annie Diehl-Sarah Mc-Cormick, individ & admtrx, et al; Guggen-heimer, Untermyer & Marshall (A), 37 Wall; Henry Hofheimer (R); due, \$3,288.82; T&c, \$264.32; mtg recorded June 27, 1905; Joseph P Day.
 132D ST, 216 W, ss, 159.4 w 7 av, 16.8x99.11, 3-sty & b bk dwg; Cath M Crockett et al, trst-Mary A Nicholson et al; Harold Swain (A) 176 Broadway; Isaac F Cohen (R); due, \$8,705.70; T&c, \$89,65; Samuel Marx.
 MADISON AV, 1839, nec 120th, 17.9x83, 3-sty stn tnt & strs; Eversley Childs-Jacob Pots-dam et al; Edo E Mercelis (A), 69 Wali; Percival H Gregory (R); due, \$19,202.67; T&c, \$399; Joseph P Day.
 MADISON AV, 2026-82, swc 129th (No 32).
 99.1135, 5-sty bk tnt & strs; Alfred M Hein-sheimer et al, as trsts-Rachel Meyers et al; Stroock & Stroock (A), 30 Broad; Roger Sherman (R); due, \$51,078.59; T&c, \$2,320.01; Herbert A Sherman.
 JAN, 13: BROOME ST, 263, ss, 50.2 w Orchard, 25.3x

- Herbert A Sherman.
 JAN. 13.
 BROOME ST. 263, ss. 50.2 w Orchard, 25.3x 87.7, 5-sty bk tnt & strs, 2-sty ext; Public
 Bank of N Y City—Louis London et al; Stroock & Stroock (A), 30 Broad; Chas Zunser (R); due, \$10,465.50; T&c, \$1,197.69; sub to pr mtg \$21,000; Joseph P Day.
 PINE ST. 7, ss. 125.6 e Bway, 21.1x73.9x21x74.5, 10 & 11-stv bk office & str bidg; Seaman's Bank for Savys in the City of N Y—Felix Bertine et al; Cadwalader, Wickersham & Taft (A), .40 Wall; Livingston Platt (R); due, \$156,183.99; T&c, \$5,516.16; Joseph P Day.
- Jan (A), AN wan, Dilgston Finds (A), due, \$156,183.99; T&c, \$5,516.16; Joseph P Day.
 20TH ST, 24 W, ss, 420 w 5 av, 25x92, 4-sty stn tnt & str, 2-sty ext; Seamen's Bank for Savgs in the City of N Y—Maria M Robling et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Edw D Dowling (R); due, \$52,836.68; T&c, \$1,021.95; Josenh P Day.
 83D ST, 166 E, ss, 149.8 w 3 av, runs w15.7xs 52xw6x530.2xe16.1xn102.2, 4-sty stn tnt; Wm McErien—Yena Holl et al; Archibald C Weeks (A), 30 Broad; Ashton Parker (R); due, \$9.484.70; T&c, \$1,560.06; Joseph P Day.
 117TH ST, 509 E, ns, 98 e Pleasant av, 30x 100.10, 6-sty bk tnt & strs; Edw Keale—Margaretta La Falce et al; Anderson, Iselin & Anderson (A), 25 Broad; Edw L Parris (R); due, \$20,954.07; T&c, \$2,413.56; mtg recorded Apr 25, 1913; Joseph P Day.
 121ST ST, 244 W, ss, 425 w 7 av, 16,8x100.11. 3-sty & b stn dwg; Chas Hernsheim et al-Jas Lowerre et al; Bowers & Sands (A), 46 Cedar; Lewis A Abrams (R); due, \$8,130.04; T&c, \$103.45; Samuel Marx.
 JAN, 14.

- JAN. 14. JAN. 14. 40TH ST, 450 W, ss, 175 e 10 av, 25x98.9, 4-sty bk stable; Clarence J Carroll—Patk J Cos-tello et al; Wm F Clare (A), 135 Bway; Ru-dolph A Seligmann (R); due, \$2,580.69; T&c, \$854.74; sub to pr mtg \$14,000; Bryan L Ken-
- Solarity, solarity and the solarity of the solarity o Ao F&c. Day
- P Day. 7TH ST, 178 W, ss, 125 e 7 av, 25x99.11, 5-sty stn tnt; Rebecca S Jacobus et al, as trstes—Dora Oppenheimer et al; Wilson M Powell. Jr (A), 7 Wall; Chas A Runk (R); due, \$21,466.97; T&c, \$923.15; mtg recorded Nov 22, 1906; Bryan L Kennelly. 137TH

JAN. 15.
54TH ST, 226-8 E, ss, 250 w 2 av, 50x100.4, 3-sty bk tht & 1-sty fr stable; Bowery Savgs Bank—Jos Doelger et al; Cadwalader, WiAtersham & Taft (A), 40 Wall; Jas A Foley (R); due, \$20,364.63; T&c, \$2,012.29; Joseph P Day.
84TH ST, 33 W, ns, 310 e Col av, 20x102.2, 4-sty & b bk dwg; Jno Haydock—Gustav M L Sacks et al; Thos J Farrell (A), 20 Vesey; Wm T Quinn (R); due, \$24,335.85; T&c, \$489; Samuel Marx.

January 9, 1915

JAN. 16. No Legal Sales advertised for this day

JAN. 18.
JAN. 18.
124TH ST, 411 E, ns, 150 e 1 av, 25x100.11, 5-sty bk tnt; Giovanni Guglielmetti et al-Michael Gagliardi et al; Leo Schafran (A), 51 Chambers; Maurice S Cohen (R); due, \$2,531.46; T&c, \$750; L J Phillips & Co.

Bronx.

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

- JAN. 9 & 11. No Legal Sales advertised for these days.

- No Legal Sales advertised for these days. JAN. 12. HOME ST, 844. ss, 91.9 w Prospect av, 40.2x 99.6x64.1x120.2, 5-sty bk tnt; Germania Fire Ins Co-Kath P Beaton et al; Ernest Hall (A), 62 William; Louis O Van Doren (R); due, \$35,032.03; T&c, \$708; George Price. 149TH ST, E, ss, 225 w Morris av, 25x86.6, va-cant; Mary O'Gorman et al-Chas L Schnabl et al; Wm C Arnold (A), 165 Bway; Robt S Mullen (R); due \$7,662.35; T&c, \$179.80; Joseph P Day. 165TH ST, 74 W, sec Woodycrest av (Nos 1046-8), 100.9x50, 4-sty bk tnt & strs; Jno F Kaiser-Dunloe Holding Co, Inc, et al; Todd & St John (A), 258 Bway; Jos P Hennessy (R); due, \$25,137.53; T&c, \$---; Henry Brady.
- & St John (A), 258 Bway; Jos P Hennessy (R); due, \$25,137.53; T&c, \$----; Henry Brady.
 220TH ST, 853 E, ns, 530 e Barnes av, 100x 114; Saml Martin-Marzian Lignoski et al; Gescheidt & Toomey (A), Mt Vernon, N Y; Max Bendit (R); due, \$1,585.48; T&c, \$103.-57; George Price.
 WOODYCREST AV, 1046-8, see 165th st, 74 W.
- WOODYCREST AV, 1046-8, see 165th st, 74 W.
 JAN. 13.
 WEBB AV, nec 188th, 105x33.4x99x33.10; also WEEB AV, sec Devoe ter, runs s150xe120xne 59.8xn81xsw24.11xw119.1 to beg; Mary S Croxson-Richard M Montgomery & Co Inc et al; Geo G Dutcher (A). 40 Wall; Lee Phillip (R); due, \$5,475.11; T&c, \$11,-259.24; sub to 2 first mtgs agregating \$75,-000; Joseph P Day.
- JAN. 14. JAN. 14. 236TH ST, 139 E, ns. 125 w Kepler av, 25x 100, 2-sty fr dwg; Arnold J D Heins et al, trstes, &c-Therese Krupholder et al; Salter & Steinkamp (A), 140 Nassau; Harry Bijur (R); due, \$3,911.20; T&c, \$116.50; J H
- JAN. 15, 16 & 18. 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. stated
- JAN. 9. No Legal Sales advertised for this day.
- JAN. 11. SHERMAN ST. ns. 281 e 11 av. 17x100; East River Savgs Instn—Cornelius J Hayes et al; Omri F Hibbard (A), 74 Bway, Manhattan; Arthur W Opp (R); Jas L Brumley. Arthur W Opp (R), June 201
 JAN. 12.
 JAN. 12.
 WEST ST, es, 305.10 n Av C, 18x100; Hulda Schulsinger-Bristol Bldg Co et al; Herbert Zarnikaur (A), 808 Bway; Adolph H Goetting (R); Nathaniel Shuter.
 WEST ST, es, 180 n Av C, 17x100; Isidor H Rogow-Bristol Bldg Co et al; Herbert Zarnikaur (A), 808 Bway; Chas Haubert (R); Nathaniel Shuter.

Zarnikaur (A), 808 Bway; Adolph H Goetting (R); Nathaniel Shuter.
WEST ST. es. 180 n Av C. 17x100; Isidor H Rogow-Bristol Bldg Co et al; Herbert Zarnikaur (A), 808 Bway; Chas Haubert (R); Nathaniel Shuter.
E 49TH ST. es. 540 s Av L. 30x100; Honora Butler-Mary J Camp et al; Geo Eckstein (A), 44 Court; Isadore Kallet (R); Wm J McPhilliamy & Co.
TTH ST. es. 316.5 w 14 av, 30.11x100; South Eklyn Savgs Instn-Chancery Realty Co et al; Action 2; Coombs & Whitney (A), 44 Court; Arthur G Fuchs (R); Wm P Rae.
TSTH ST, nes, intersec nws 14 av, 100x20; same -same; Action 5; same (A); Manasseh Miller (R); Nathaniel Shuter.
CROSPEY AV, nes, intersec nws 18 av, 96.10x 100; 18TH AV, nws, 140 ne 18 av, 100x96.8, and LOTS 368 to 372, map of land of Asa W Parker at Bath Beach; Cath Leonard et al-Maria B Menendez et al; Abner O Surpless (A), 189 Montague; Elmer G Sammis (R); Wm J McPhilliamy & Co.
JEROME AV, ws eBlemont av, 100x50; Rothbell, Inc-Daniel Bldg Corpn et al; Jos J Schwartz (A), 361 Stone av; Walter M Effross (R); Nathaniel Shuter.
LAWRENCE AV, ns, 200 e 3 av, 100x100; Edw F Gundrum-Emma L Robinson et al; Harrison C Glore (A), 391 Fulton; Jas Gray (R); Nathaniel Shuter.
NOSTRAND AV, nws, 60 ne 78th, 20x100; South Bklyn Savys Instn-Chancery Realty Co; Action 8; Coombs & Whitney (A); Wm W Wingate (R); James L Brumley.
14TH AV, nws, 91 sw 78th, 18x100; same-same; Action 11; same (A); Frank X McCaffry (R); Wm J McPhilliamy & Co.

JAN. 13. VAN SICLEN PL, ws, 192.8 s Coney Island Plank rd, 20x100; Hyman Newman—Domeni-co Capone et al; Hyman Newman (A), 44 Court; Max Haubenstock (R); Wm J Mc-Philliamy & Co.

- SIST ST, ns, 236 w 17 av, 240x100; Elizabeth A Demund-Milton S Kistler et al; Rott O'Byrne (A), 6 Wall, Manhattan; Patk E CaP lahan (R); Wm J McPhilliamy & Co.
 SUTTER AV, see Thatford av, 100x25; Jennie Ratkin-Fanny Hellerman et al; Max Rosen-blum (A), 922 Eway; Michl Ditore (R); Wn P Rae Co.
 VIENNA AV, cl intersec cl Thatford, runs e-to cl Osborn, xs-xsw-xn404.7xn-to beg; Anna M Donahue et al-Sol Wolf et al; Robt E Swezey (A), 50 Pine, Manhattan; Henry Weismann (R); M Morgenthau, Jr, Co.
 JAN. 14.
- Weismann (R); M anoput JAN. 14. NEWELL ST, ws, 225 s Nassau av, 64.3x100; Lena Fraser et al—Jno Kalmbach et al; C & T Perry (A), 845 Manhattan av; Chas E Francis (R); Wm P Rae. PACIFIC ST, ns, 183.3 e Rockaway av, 16.7x 100; Sheriff's sale of all right, title, &c, which Guiseppe Pantoleno et al had on Nov 24, 1911, or since; Lewis M Swasey, Sheriff; Wm P Rae.

- 24, 1911, or since; Lewis M Swasey, Sherin; Wm P Rae.
 74TH ST, ns, 102.4 w 18 av, 18.4x100; South Bklyn Savgs Instn—Sol Fromm et al; Coombs & Whitney (A), 44 Court; Chas K Landesberg (R); Wm P Rae.
 74TH ST, ns, 120.8 nw 18 av, 17x100; same—same; Action 2; same (A); Arnold S Furst (R); Wm P Rae.
 74TH ST, ns, 71.8 w 18 av, 17x100; same—same; Action 3; same (A); Henry E Wilke (R); Wm P Rae.
 75TH ST, ns, 260 w 14 av, 20x100; Silas W Stein et al—Nettie R Howell et al; Walter S Doernberg (A), 2 Rector, Manhattan; Thos H Troy (R); Wm J McPhilliamy & Co.
 BEDFORD AV, ws, 161.10 s Myrtle av, 50x 100; also BEDFORD AV, ws, 211.10 s Myrtle av, 25x100; Peoples' Trust Co—Fannie Dreyfuss et al; Wingate & Cullen (A), 20 Nassan Manhattan; Edw L Collier (R); James L Brumley.
- sau, Manhattan; Edw L Collier (R); James L Brumley.
 CROFSEY AV, nes, adj land of Lillian E Fergu-son, 100.7xirreg; C Henry Offerman—Jos G Browning, Jr et al; Geo E & Ernest C Brower (A), 44 Court; Sidney H Palmer (R); Wm J McPhilliamy & Co.
 17TH AV, sws, 380 se 81st, 20x90; South Bklyn Savgs Instn—Sarah G Meistrell et al; Coombs & Whitney (A), 44 Court; Robinson Leech (R); Wm P Rae.
 17TH AV, ws, 80 n 63d, 20x80; Milton J Vogel —Eva Hopcraft et al; Jos Rosenzweig (A); 99 Nassau, Manhattan; Jos F Maguire (R); Wm J McPhilliary & Co.

- JAN. 15. 51ST ST, nes, 240 nw 3 av, 20x100.2; Anna S Osborne-Theresa J Rickard et al; Jas D Clifford (A), 164 Montague; Peter W Os-trander (R); James L Brumley.
- JAN. 16. No Legal Sales advertised for this day.
- JAN. 18. DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7 x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm D Pace
- 1914, or since; Lewis M Swasey, sherlif; Wm P Rae.
 SMITH ST, ws. 40.9 s Nelson, 20x80; First National Bank of Freeport, N Y-Fannie G Lynch et al; Edgar Jackson (A), Freeport, N Y; Chas E Hunter (R); Wm J McPhilliamy & Co.
- 7TH AV, sec 59th, 120.2x80; Greater N Y Sav Bank-Ulrich Bldg & Constn Co et al; Was burn, Ruston & Koehler (A), 51 Chambe Manhattan; Owen F Finnerty (R); Wm

FORECLOSURE SUITS.

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

Manhattan.

- Manhattan. JAN. 2. 6TH ST, ss, 125 e 1 av, 25x97; Adolphine H Paegelow-Michl Josephson; E Michling (A). 13TH ST, ns, 271 e Av A, 25x103.3; Anna E Schmidt et al; Sigmund Hornichter et al; C S Petrasch (A). 34TH ST, 314 E; State Bank-Marcus Rosen-thal et al; J A Kohn (A). 74TH ST, 414 E; Elizabeth von Benkendorf-Ray Nowick et al; Butler, Brown, Wyckoff & Campbell (A). 83D ST, 37 E; City Real Estate Co-Sarah J Walker et al; H Swain (A). 100TH ST, 315 W; Metropolitan Savgs Bank-Camille H Fogarty et al; A S & W Hutch-ins (A). 127TH ST, 258 W; City Real Estate Co-Eliza T Wray et al; H Swain (A). JAN. 4.

- JAN. 4. 92D ST, 55 W; Elias H August—Marcia I Le Fevre et al; Strasbourger & Schallek (A). 111TH ST, 253 W; Henry F Schwarz—Sarah R Greenblatt et al; Rounds, Hatch, Dillingham & Debevoise (A).
- FH AV, 977-79; Zinwell Co et al—American Purchasing Assn et al; Hays, Hershfield & Wolf (A). STH

- Wolf (A).
 JAN. 5.
 103D ST, 111 E; Anna Goldman—Jno H Bodine et al; Arnstein & Levy (A).
 BROADWAY, see Broadway, 161.8x113.4; Spencer Realty Co—Mary P Satterlee et al; W F Wund (A).
 IST AV, es, 50.6 s 124th, 25x100; Julia A Sullivan—Chas S Bloch et al; Pressinger & Newcombe (A).
- JAN. 6. MONROE ST, 184-6; also MONTGOMERY ST, 57; Georgiana B Maclay—Berliner & Green-berg Inc et al; amended; Maclay & McBurney (A).
- (A).
 (A).
 SIST ST, 7 W; Corn Exchange Bank—Maud B Barclay et al; Bowers & Sands (A).
 S3D ST, 308 E; Karoline Finger—Bert S Cud-deback et al; H P Botty (A).

- 100TH ST, ss, 125 w 3 av, 25x100.11; Trustees of the Sustentation Fund of the Reformed Episcopal Church-Edw P Shields et al; H Reeves (A).
 118TH ST, 68-70 E; also 118TH ST, ns, 140 w Park av, 50x100.11; two actions; Baron de Hirsch Fund-American Fidelity Co et al; M S & I S Isaacs (A).
 119TH ST, ss, 337.6 w 1 av, 18.8x100.10; Mary F H Bremer et al-Abr H Sarasohn et al; Cary & Carroll (A).
 119TH ST, 324 E; Grace F Lesster et al-Abr H Sarasohn et al; Cary & Carroll (A).
 7TH AV, 421-3; Ranald H Macdonald-Frank J Cassidy et al; Allen & Sabine (A).

- JAN. 7.
 JAN. 7.
 59TH ST, 22 W; Harry S Ford—59th St Real Estate Co et al; amended; H H Gibbs (A).
 91ST ST, 50 W; Esperanto Mtg Co—Edw H Ross et al; W S Newhouse (A).
 127TH ST, 260 W; City Real Estate Co—Eliza T Wray et al; H Swain (A).

- T Wray et al; H Swain (A). JAN. S. GRAND ST, nwc Attorney, 25x100; Anita Bliss —Mary McG Murray et al; F T Hill (A). 99TH ST, ns, 207 w Columbus av, 42x100.11; David Levine—Luciano Giuliani et al; B H Arnold (A). 107TH ST, ns, 185 w 3 av, 34x100.11; Anna M Taylor—Alice T O'Brien; Neu, Gilchrist & Spedick (A). 132D ST, 122 W; Metropolitan Savgs Bank— Margt E Napier et al; A S & W Hutchins (A).

- Marge E Kapier et al, A & Calington et al—
 (A).
 145TH ST, 406 W; Julia Coddington et al—
 Rose Leavit et al; H Swain (A).
 158TH ST, 522-8 W; two actions; Saml Wacht
 --Rose Simon et al; S Wacht, Jr (A).
 17TH ST, ns, 170 w Wadsworth av, 100.2x
 115.9; N Y Life Ins Co et al—Howard O
 Weaver et al; Cary & Carroll (A).

Bronx.

- Bronx. DEC. 31. 167TH ST, 822; Jennie Currier et al, as extrx— Anthony Deutsch et al; Pressinger & New-comb (A). PROSPECT AV, ses, 242.1 ne Tremont av, 150x 150; Wm H Faulhaber et al, as exr—Nathan Rubinstein et al; L Wendel, Jr (A). LOTS 352, 354, 359, 361, blk 2345, sec 9, on land map of the City of New York; Louis Finkelstein—Gertrude K Graham; S S Kogan (A).
- JAN. 2. No Foreclosure Suits filed this day.

- No Foreclosure Suits hied this day.
 JAN. 4.
 LAFAYETTE ST, 1430; Minnie Becker-Mosho-lu Realty Co et al; Elfers & Abberly (A).
 ST ANN'S AV, 738; Martha Schlesinger-Fredk S Schlesinger et al; M Arens (A).
 LAND bounded by Trinity & Cauldwell avs, 153.6 s 160th st, -x-; Jefferson Holding Co -Seattle Realty Co; S Strasbourger (A).
 LOT 69, block B, map of prop of Hudson P Rose, known as Mapes Estate; Georgianna McDonough-Mary A Carter; L E French (A). (A)
- JAN. 5. WILLETT AV, ws, 100 n 216th, 25x100; Marie E Fincke—Alma Mathalda Hoglund et al; McLoughlin & Martin (A).

- McLoughlin & Martin (A).
 JAN. 6.
 JAN. 6.
 H5TH ST, ss, 400 e Willis av, 75x100; Alex Sampson-Emma Jacobs et al; Krakower & Peters (A).
 261ST ST, ns, 47.1 e Ketchum av 45.7x100; City Real Estate Co-Blanche G Taylor et al; H Swain (A).
 CASTLE HILL AV, es, 75 s Hermany av, 94.4x 105; also HERMANY AV, ss, 105 e Castle Hill av, 144x182.3; Thos Amend-Mary Wagner et al; M B McHugh (A).
 SOUTHERN BL/D, es, 270.4 s Aldus, 150x42; American Real Estate Co-Oval Constn 'Co et al; R T Wood (A).
 LOT 108, map of 272 lots of Kemp Estate 23d Ward; Jas Corry-Hugh Reilly; B W B Brown (A).

- Brown (A). JAN. 7. FOX ST, es, 420.7 s Westchester av, 107.9x 226.9; Hendrik Hudson 'Co-Fanny Rudomin et al; Ferriss & Storck (A). 153D ST, ns, 320 w Elton av, 20.2x100; Frank G Wild et al as exr-Benj Benenson et al; F G Wild (A). LOT 40, map of Van Nest Park, 24th Ward; Ella A Butler et al as extrx-Wm J Scully et al; C F Corner (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

Manhattan. No Judgments in Foreclosure Suits filed this day.

- DEC. 31. 37TH ST, 4-6 W; Wm Xiegler, Jr-Midville Realty 'Co et al; Swan & Moore (A); Wm Klein (R); due...272,803.10

Bronx.

DEC. 31. No Judgments in Foreclosure Suits filed this day,

- JAN. 2. CEDAR AV, 1799; Annie C Haley-Marden (A); R H Bergman (R); due 4,670.94 Plymton Constn Co et al; M S

65

- JAN. 6. HOFFMAN ST, nwc 187th, 96.9x100; Mary Martin—Pasquale D'Auria et al; F E Phillips (A); M P Doyle (R); due
- 8,485.22

LIS PENDENS.

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

Manhattan.

- JAN. 2. No Lis Pendens filed this day.
- JAN. 4. 145TH ST, 549-51 W; Ephraim Siff et al-Otto Rudolph et al; action to foreclose lease; J Sapinsky (A).
- J Sapinsky (A).
 JAN. 5.
 JAN. 5.
 2D ST, 79-81 E; J H Taylor Constn Co Inc— Phillips Weeks Estate; action to foreclose mechanics lien; A M Levy (A).
 22D ST, ss, 188 e 6 av, 23x98.9; Minnie Bless-ing et al—Henry Stein et al; action to de-clare trust; B Lewinson (A).
 65TH ST, 170 W; Saml A Krulewitch—Louis D Livingston et al; action to declare trust; Morrison & Schiff (A).
 DECADWAY, 1578-90; also 7TH AV, 712-20;

Morrison & Schin (A).
 BROADWAY, 1578-90; also 7TH AV, 712-20; also 4STH ST, 200-4 W; Porsth Electric Co —Feature Picture Theatre Co of America et al; action to foreclose mechanics lien; H S Mack (A).

JAN. 6. 134TH ST, ss, 90 e Bway, -x- to 133d; Chelsea Realty Co-Clarence F Byrd et al; partition; E L Ford (A).

JAN. 7. BEDFORD ST, ws, 80 ft n Morton, 20x80; Thos H Bell-Wm H Bell et al; partition; W J Bolger (A). BROADWAY, 1544; Typhoon Fan Co-Ernst Glantzberg; action to declare trust; M C D'Agrosa (A).

JAN, S.
LEROY ST, 19; Theo C Wood—Michele Brescia et al; counterclaim; Phillips & Avery (A).
BROADWAY, nwc 96th, 100.11x200; Essie Constn Co—Estate Chas F Hoffman et al; action to foreclose mechanics lien; J I Berman (A).

Bronx.

No his female JAN, 5. PROSPECT AV, 960; Rose Simon et al-Fer-dinand C Bamman; action to cancel deed; L S Settel (A). LOT 52, blk 2796, sec 11, on tax map; Jno Kennedy-Patk F Goff et al; action to fore-close tax lien; H Swain (A).

JAN. 6.
HILL AV, ws, 275 n Randall av, 50x100; Henry G Silleck Jr—Chas P Hallock et al; action to foreclose mechanics lien; P M Crandell (A).

Brooklyn.

Brooklyn.
DEC. 30.
CARROLL ST, ns, 104.2 e Hicks, 20.10x100.1; Bertha Caspari-Gio Amato et al; M H Lat. ner (A).
GATLING PL, ws, 180 n Atlantic av, 20x100; Jenie Simm-Josie Lundequist et al; G M. Moscowitz (A).
GATLING PL, ws, 160 n Atlantic av, 20x100; same-same; same (A).
GATLING PL, ws, 160 n Atlantic av, 20x100; same-same; same (A).
MALL ST, es, 90.10 s Myrtle av, 21x75; Prospect Home Bidg & Loan Assn-Lena P Tobler et al; Manning & Buechner (A).
MSDRIX ST, ws, 220 s Dumont av, 20x100; wollison Lavid Feldman et al; Clarke & Fost (A).
MOBINSON ST, ns, 92.6 w Nostrand av, 80x 12; H J Davenport (A).
MITLEDGE ST, ses, 445 ne Marcy av, 20x100; Leucise S Faul-Meyer Greenberg et al; Wolf, 20x100; Payne faul-Meyer Greenberg et al; Konda, 20x100; Leucise S, 540 Comman et al; Reeves & food a.
MITLEDGE ST, ses, 185 w Smith, 20x100; Payne faul-Meyer Greenberg et al; Monda, 20x100; Leucise S, 540 Comman et al; Reeves & food a.
MITLEDGE ST, ses, 325 w Patchen av, 50x100;

Estate—Jas M Gorman et al; Reeves & Todd (A).
SUMPTER ST, ns. 325 w Patchen av. 50x100; Geo D Suydam—Nuveau Realty Co. Inc; fore-closure of mechanic's lien; H Campbell, Jr, (A).
S 4TH ST, sws, 134.2 se Havemeyer, 19.2x104.5 x19.2x106.10; Mary E Piper—Adelaide M Loeber et al; G B Davenport (A).
BATH AV, nec 17 av, 75x95.8; Nicola Pasquar-ello—Emilio Sarno; C J Ryan (A).

DEC. 31. No Lis Pendens filed this day. JAN. 2. No Lis Pendens filed this day.

JAN. 4. No Lis Pendens filed this day.

JAN. 7. No Lis Pendens filed this day.

71.70

454.10 2,210.00 117.60

135.00

190.50 270.50 85.18

725.60 75.00

132.52

103.75

44.25

29.00

125.00

10,499.00

85.00

206.98

100.00

275.00

1,454.00 27.00

185.83

65.50 340.52

1,332.03

29.65

184.00

163.00

28.75

Lis Pendens, Brooklyn, Continued.

66

- BROADWAY, sws, 20.6 nw Whipple, 20x89.10x
 20.6x85.1; Alex Rosenstein—Harry Schlawg & wife; S Berg (A).
 BUFFALO AV, ws, 77.9 n Sterling pl, 25x100; Fannie Newman—Robt Ward et al; foreclosure of tax lien; O M Lazrus (A).
 S PORTLAND AV, ws, 201.6 n Atlantic av, runs n60x 100x535x10x8255x110 to beg; Montauk Bank—Bernard J Roesler, Jr, et al; Furst & Furst (A).
 9 TH AV, nws, 46.10 sw 17th, 26.8x99.9; Richard Fitzpatrick—Sherwin Realty & Constn Co et al; M J Scanlan (A).
 LOT 27, map 202 lots in New Lots prop of Sara A & Wm H Suydam; Sophia Kuchner—Louis Gimpel et al; Aron & Vanderveer (A).
 DEC. 31.

- Louis Gimpel et al; Aron & Vanderveer (A).
 DEC. 31.
 ADELPHI ST, ws. 84 s Myrtle av. 51.10x100; First Mtg Guar Co-Hartman Constn Co et al; Leach & Williams (A).
 ADELPHI ST, ws. 135.10 s Myrtle av. 51.10x 100; same-same; same (A).
 FENIMORE ST, ns. 520 e Nostrand av. 160x100; Temple Impt Corpn-Charlotte Winnett; spe-cific performance; Herzfeld & Zweedler (A).
 GARFIELD PL, ss. 350 e 4 av. 36.5x140.11x25x 119; Saml Cohen-Cyrus A Green; specific performance; E Rosenblume (A).
 McDOUGAL ST, ss. 212.8 w Hopkinson av. 16.1x 100; Bernard R F Devine-Mason I Doyle et al; Thornton & Earle (A).
 PARK PL, ss. 314 w Nostrand av. 30x127.9; Chas H Asche-Mary H Sands et al; A C
 PLEASANT PL, es. 90 s Herkimer, 19.6x95;

- ano; B R Duncan (A).
 FLATLANDS AV, swc E 88th, 147.4x200; 'Caro-line Mayne-Margaretha Gramsch; Pratt, Kochler & Boyle (A).
 FOSTER AV, ns, 175 e 3d, 100x225; Wm H Seibert-Jas R Gornley et al; Gannon, Seibert & R (A).
 GRAVESEND NECK RD, nec Ryder av, 200x 275; David F Manning-Wm C Cozier et al; R F Manning (A).
 GREENE AV, ns, 175 e Grand av, 26x100; Edw Knaus-Lydia F Vaughan et al; McDonnell & Lebett (A).
 GEORGIA AV, es, 360 s Blake av, 20x7.6; Sol Marks-Cecil Kleinman et al; S Wolbarst (A).
- Marks-Cecil Kleinman et al; S Wolbarst (A). 4TH AV, sec 59th. 22.2x80; Lucy W Parmly-Jno E Sullivan Co et al; Cary & Carroll (A).
- JAN. 2.
 AMES ST, ws, 125.5 s Newport av, 50x100; Sam Patrick—Annie Weisman & ano; H Lurio (A).
 CLYMER ST, 46; also WYTHE AV, 558; Geo Schafer—Phillip H Schafer; to set aside deed;
 D. Pisani (A).
- CLYMER ST, 46; also WYTHE AV, 555, 660
 Schafer-Phillip H Schafer; to set aside deed;
 F L Pisani (A).
 E 9TH ST, es, 140 n Av Q, 20x100; N Y Mtg & Security Co-De Forest Realty Co et al; H M Bellinger, Jr (A).
 38TH ST, ss, 380 w 14 av, 20x95.2; Sarah L Dolan-Jas E J Martin et al; H M Bellinger, Jr (A).
 38TH ST, ss, 480 w 14 av, 20x95.2; U S Trust Co-Jas E J Martin et al; H M Bellinger, Jr (A).
- Co-Jas E J Martin et al; H M Bellinger, Jr (A). HOPKINSON AV. ws. 100 s Hegeman av. 20.6x 100x20.3x100; HOPKINSON AV. ws. 120.3 s Hegeman av. 20.1x100x20.4x100; Amelia P Clemant-Jas Moore Constn Co et al; C F Corner (A). SARATOGA AV. es. 126.3 s Sutter av. 24x100; Fanie Davidson-Lena Lippman; specific performance; M C Loskowitz (A).
- JAN. 4.
 JAN. 4.
 LAKE ST, es. 232.11 s Kings hway, 20x75; Bklyn Associates—Louise E Norton et al; W T Lindsay (A).
 McDOUGAL ST, ss. 212.8 w Hopkinson av, 16x 100; Fredk A Lehmann—Mason I Doyle; F L Gross (A).
 PACIFIC ST, ns, 112.3 w Classon av, 20x100; Isaac E Jersey—Louis Dubin et al; M Adeloff (A).

- Isaac E Jersey-Louis Dubin et al; M Adeloff (A).
 (VERMONT ST, ws. 125 s Liberty av. 25x100; Delia Conway-Wm E Smith; H Lurio (A).
 3D ST, nes. 228.8 nw 5 av, runs ne95xnw26.8 ss w95xse26.8 to beg; Fredk L Ostergren-Mary I L Warren et al; W F Haemer (A).
 6IST ST, ss. 180 e 6 av. 20x81.11; Jno C Walsh -Michi Mullins et al; J J Bakerman (A).
 BROADWAY, nc Ellery, runs nw100xne100xnw 100xne100xne106.0xse100xse256.6 to beg; Bowery Savgs Bank-Ernest Stutz et al; Wickersham & Taft (A).
 HAMILTON AV, swc Nelson, 25.2x55.3x20.10x 57; Mary E Crane-Samson Friedlander et al; A P Badman (A).
 PITKIN AV, nwc Rockaway av. 20x64.4; Wm Linder-Saml Palley et al; Jonas Lazansky & N (A).
 LOTS 156 to 163; 168 to 178; 181 to 186; Map 1512 B; Mary H Von Dreele-Jennie Munson & ano; J A Sheehan (A).

- A AN. 5. JAN. 5. BUTLER PL, ses. 50.3 sw Sterling pl, 100x 128,6x102,4x134,11; Jno Connor—Chas K Doyle et al; I F Greene (A). GOLD ST. es, 80 n Myrtle av, 20x48.9; Wm E Puffei—Grace A Ketchel & ano; J Brenner
- (A).
 (A).
 KOSCIUSKO ST, 269-71; David Jacobson-Saml Stolow & ano; specific performance; H Hetkin (A).

- LINWOOD ST, ws, 265 s Sutter av, 20x90; Ida Zwetschkenbaum-Rose Silberman et al; W

- Zwetschkenbaum-Rose Silberman et al; W Rappel (A).
 PARK PL, ss. 100 w Franklin av, 30x131; Herman Lowenstein-Theresa Koropjeck et al; J J Speth (A).
 VAN BUREN ST, ss. 150 w Stuyvesant av, 25x 100; Riverhead Savgs Bank-Geo Alexander et al; E W Tooker (A).
 WYONA ST, es. 180 s Pitkin av, 20x100; Saml Schlossman-Morris Schulman et al; fore-closure of mechanics lien; I Solomon (A).
 S3D ST, ns. 160 w 5 av, 40.6x00; Augusta B MacIntyre-Louis Miner et al; D A Mac-Intyre (A).
- Intyre (A). 75TH ST, ss, 423.7 e 4 av, 20x100; Henry Stel-ling-Bay Ridge Development Co & ano; L J Moss (A). DORCHESTER RD, ss, 65.5 w Stratford rd, 51.11x201.11x70.8x174.1; also STRATFORD RD, nwc Ditmas av, 40x79.7x72.7x81; also STRATFORD RD, es, 260 s Dorchester rd, 40x100; also STRATFORD RD, es, 540 s Dor-chester rd, 15.6x100x59.1x109.1; Broadway Trust Co-Irving W Farquharson et al; H D Lott (A).
- ROCHESTER AV, ws. 18 s Herkimer, 18x74; Geo A Simon—Andw Howett et al; T C Ennevn (A). SCHENCK AV, 602; Meyer Hartman—Hillel Zeidenknop et al; foreclosuse of mechanics lien; I Solomon (A).
- lien; I Solomon (A). TH AV, nec 63d, 40x100; Eliz McGratty— Jacob Schaefer Jr et al; H L Thompson (A). TH AV, ws, 25 n Lincoln pl, 25x100; Long Island Water Front Realty Co-Christine Towns; S Saltzman (A). OT 105, map of South Greenfield, belonging to United Freemans Land Assn 3; Renard S Padgett—Jane Kelly et al; C J Ryan (A). ROP begins 100 n from nec Gold & Myrtle av, 74x170; Jas Mitchell—Tredennick Co et al; foreclosure of mechanics lien; E S Cahn (A). 5TH STH
- PROP
- (A). **JAN. 6. UNION ST. es.** 500 n Sutter av. 25x100; also HOWARD AV, ws. 125 s Sutter av. 100x100; Jas Varderveer—Jennie Spector et al; H D Lott (A). **VERONA** PL, es. 99 n Fulton, runs el00xn1xe 20xn26.6xw20xs8.6xw100xs19 to beg; Albert Kronnuller—Minnie Siegel et al; Kiendl Smyth & G (A). **WOLCOTT ST. ns.** 245 w Conover. 25x100; Margt McBryde—Chas Cooper et al; G W Pearsall (A). **W 35TH ST. ws.** 260 n Canal av. 80x118.10 Lafayette Trust Co—Chas R Ward et al; Carmody Blauvelt & K (A). **W 35TH ST. ws.** 400 n Canal av. 60x118.10; same—Frank L Ward et al; same (A). **W 35TH ST. ws.** 440 n Canal av. 80x118.10; **W 35TH ST. ws.** 400 n Canal av. 80x118.10; **W 35TH ST. ws.** 400 n Canal av. 80x118.10;

- same—Edw A Langan et al; same (Å).
 w. 36TH ST, ws, 240 n Canal av, 80x118.10; Lafayette Trust Co—Chas Gibbs et al; Car-mody Blauvelt & K (Å).
 w. 36TH ST, ws, 320 n Canal av, 80x118.10; same—same; same (Å).
 w. 37TH ST, es, 300 n Canal av, 60x118.10; La-fayette Trust Co—Chas Gibbs et al; Carmody Blauvelt & K (Å).
 CLINTON AV, ws, 100 s Lafayette av, 22x100; Eleanor L Grimes—David D Viacent et al; Noble & Camp (Å).
 GEORGIA AV, es, 360 s Blake av, 20x97.6; Sol Marks—Cecil Kleinman et al; S Wolbarst (Å).
- Marks-Cerr (A).
 (A).
 NEPTUNE AV, ss. 77.7 e W 28th, 40x100; La-fayette Trust Co-Peter Beetz et al; Car-mody, Blauvelt & K (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.

- JAN. 2. 156TH ST, 601 W; Union Decorating 'Co Hispanic Holding Co; Bert G Faul-534.65
- 57.50
- 320.00
- er & Co (2) AMSTERDAM AV, 2128-30; Frank J Valenti-C & R Amusement Co & Rosevale Amusement Co (4)..... BROADWAY, 1845-47; Thos P Mc-Loughlin, Inc-Geo B Reetor, Joe B Mally & Louis Martin; renewal (3).
- 2,064.00
- JAN. 4. 132D ST, 159 W; Muglers Iron Works— Jno Doe; Clark & Appelman (5).... 2D AV, 548; Geo W Meiers—Kate E & Mable A Boylston (6) 9.00

- JAN. 6.
 DIVISION ST, 2421; Benj Werlinger et al-Aaron Gottlieb & Rosenberg & Son (14)
 WEST ST. 142; Geo Schor-Jno Doe & Sam Powell (18)
 59TH ST. 200 W; Hydraulic Press Brick Co-Sal Bloom & Hedden Constn Co (19)
 SIST ST, 105 E; Hull, Grippen & Co-Frank Ludlam & Joe B Acken; re-newal (16) 100.00 394.00
- 2.086.05
- 38.15

125TH ST, 29 W; Wolf Peirez-Milli-cent S Denton & Hetty Rosen, re-468.00

- 5,500.00
- Lofff ST, 25 W. Herty Rosen, renewal (21)
 CENTRAL PARK S, swc 7 av, 100x25; A B Barr & Co-Sol Bloom (13)...
 PARK AV, 1022; Hull, Grippen & Co-Louis J De Milhau & Joe B Acken; renewal (17)
 WADSWORTH AV, es, whole front bet 174th & 175th, 190x100; Tony F Carfagno-West Park Presbyterian Church, Jno Laimbeer Jr & Jas P McAtee; renewal (20)....
 6TH AV, 695; Wolins & Brown Co-Abby M & Roy R Gardner, Jas Deery & Thos F Cain (15)
 JAN, 7. 30.84
 - 9.517.75
- 265.00
- & Thos F Cain (15)
 JAN. 7.
 30TH ST, 8-14 W; Manhattan Sand Co, Inc-Isaac A Hopper, Inc; Empire Plastering Co, Inc (27)
 SIST ST, 105 E; Jno A Philbrick & Bro-Frank Ludlam; Joe B Acken; renewal (25)
 90TH ST, 69-71 W; Treu & Schaefer, Inc-69 West 90th St, Inc; Wm S Jennings (28)
 115TH ST, 122 W; Herman Ostermann -Lena Henschel (26)
 PARK AV, 1022; Jno A Philbrick & Bro-Christine Hoguet; Joe B Acken; renewal (24)
 PARK AV, 1024; Jno A Philbrick & Bro-Christine Hoguet; Joe B Acken; renewal (23)
 7TH AV, swc 50th, 25.5x100; Empire City Gerard Co-Sol Bloom; Hedden Constn Co (22)
 JAN. S. 387.60
- 327.17
- 312.00 124.50
- 64.90
 - 99.96
 - 390.00
 - JAN. S. JAN. S. BIST ST, 105 E; Henry H Meise & Son —Frank Ludlam & Joe B Acken; re-newal (35) 104TH ST, 200-13 W; Donald Fraser— Frank & Margt Demuth (30)..... 120TH ST, 308 E; Lordi & De Respiris Constn Co-Robt I Brown & Levine & Levine Contracting Co; renewal (36) 142D ST, 146 W; Albert Schalle-146 190.00

Levine Contracting Co; renewal (36) 142D ST, 146 W; Albert Schaile-146 W 142d St Co, Inc; renewal (31)... BROADWAY, ws, whole front bet 51st & 52d, -x--; Lawrence L Straus--Girard Trust Co; renewal (29)..... LEXINGTON AV, sec 85th, -x--; Max Rothbart--Ande Realty Co & Excelsior Metal Ceiling Co (32).... PARK AV, 1024; Henry H Meise & Son -Ramsey Hoguet & Joe B Acken; renewal (33) PARK AV, 1022; same-J De Milhau & Joe B Acken; renewal (34)..... PARK AV, 1022-4; Isidore Schwartz--Louis J De Milhaus, Christine Hoguet & Jos B Acken; renewal (37)..... Bronx. DEC. 31.

DEC. 31. 193D ST, 55 E; Geo E Stein—Chas B Hvass (74) TVNDALL AV, ws, 125 n 259th, 50x 100; Victor Zambetti—Anna Ryan; J Diell Constn Co; renewal (75)....

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ARK AV, es, 125 s E 181st, 45x125; Mott Haven Cut Stone Co-Bordens Condensed Milk Co & Miller-Reed Co (5).

JAN. 6. JAN. 6. I78TH ST, ss, whole blk front bet Prospect av & Mapes av, 295x47; Geo Colon & Co-Middlebronx Realty & Constn Co; renewal (6) SHAKESPEARE AV, es 175 s 169th, 25x100; Cesare Cambi-Wm W Bell (7)

JAN. 7. JAN. 7. JAN. 7. 173D ST, 409-11 W; Frank Stola—Sim-plex Improvement Corpn (11).... 181ST ST, 12-14 W; Wm C Peters— Herman Rothkirch; renewal (13).. LAND bounded on the s by Corsa lane on e by Gunther av on n by Craw-ford av on w by Laconia av, —x—; Teresa Rizzetta—Laconia Land Corpn & Jno Twiname (12)

KEAP ST, 201; at MOX—Annue of Domovan
SUMPTER ST, ns, 50 e Fulton, 50x100;
C W Wilson—Nuneau Realty Co &
S Brill & Geo D Suydam....
CLARENDON RD, sec E 35th, 100x100;
Benj C Hitchings, Inc—Comet Construction
Co & Eltoma Realty Co.....
NEW YORK AV, 248-254; Grand Plumbing Co—Albert G Negley, Jr.....

DEC. 31. OSBORN ST, nec Riverdale av, 30x100; Gustave Rader Co-Sigmund Koeppel,

MacGarry WYONA ST, es. 180 s Pitkin av. 20x 100; S Schlossman—Morris Schul-man

Brooklyn. DEC. 30. KEAP ST, 231; M Mork-Annie J Don-

JAN. 5.

95.00

JAN. 2. No Mechanics' Liens filed this day.

RECORD	AND	\mathbf{GU}	IDE
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E 19TH ST, 360; M R Doodeswell Co- Dorchester Bldg Co	1,295
S4TH ST', ws, 540 n 19 av, 55.3x100; E W Schmidt—Jacob Garnoff & Geo Mar-	
tin & Conwar Constn Co	302
Christian Schurnk & Julius Held, Ori- ent Instn Co of Conn & Capital Ins Co	
of Concord, N H CLINTON AV, 450; J Starobin-Peru	150
Realty Co	$475 \\ 252$
WOODRUFF AV, swe St Paul's pl, 126.3	
Co. 14TH AV, 4515; Calendo & Cordi—	
Jno Foley & Jno Dowe	48
JAN. 2. 14TH AV, es, 60.2 n 46th, 40x100; R Cerbone-David J, Mary A & Jno	
Foley	121
JAN. 4.	

215.00

KOSCIUSKO ST, swc Nostrand av, 40x100; Bklyn Fire Proof Sash & Door Co-Marcus Bldg Co...... LOGAN ST, ws, 170 n Glenmore av, 40x100; Sam Fix-Congregation Aha-vath Achim Benie Abraham, Sam & Wolf Rabinowitz & Max Barth..... WYONA ST, 291; S Schlossman-Benj Sobel, Bennie Sobel & Morris Shul-man 550.00

28.75 Sober, Benne Sober, a Horns Each
 E 51ST ST, ws, 97.6 s Av N, 120x100;
 V Torson-Maquki Realties Inc.....
 VOORHIES AV, ns, 175 w Sheepshead
 Bay rd, 120x100; Coney Island Supply Co-Madlin Inc & Chas Linden-51.25

- ply C baum 1,415.00
- Daum JAN, 5. ADELPHI ST, 156-62; V Erranti-Hartman Constn Co S 1ST ST, ss, 100 w Wythe av, -x-; C Ribarick-Fulton Bag & Cotton Mills & Hutchinson Metal & Roof-ing Co. S 3D ST, 109; M Casalino-David Le-vine & Nathan Dresler. E 21ST ST, 630-2; J Starobin-Peru Realty Co. Struber 1818; L Strube-Jacob Sarn-1.475.00
- 130.00
- 95.00 565.00
- 84TH ST, 1818; L Strube-Jacob Sarn-off & Conwar Corpn & Jno C Lan-
- 604 99
- 100.00 100x
- Gurski WILLIAMS AV, nwc Livonia av, 100 100; C T Willard Co-Helma Holdin Co, Progressive Realty & Impt C & H Friedland 810.00

JAN. 6. E 4TH ST, 1439; F H Henaeker-Mrs G N Anderson & M A Severino 59TH ST, ns, 320 e 11 av, 40x100; J Drasnin-Pisarra Constn Corpn & 8.00 125.00

\$62.25 425.00 425.00

3.250.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

JAN. 2. BROADWAY, 11; Monroe N Golding-Broadway Realty Co et al; Dec30'14. 365.00

1 700.00

JAN. 4. JAN. 4. 1087TH ST, 124 E; Alex Berman et al —Herman J Sonnenberg et al; Sept. 23'13 SAME PROP: Peirat Goldman et al— Geo A Disbrow et al; Sept5'13 250.00

- Geo A Disbrow et al; Sept513
 JAN. 5.
 CENTRAL PARK W, 300-2; Saml Serman et al—Secured Holdings Corpn et al; Dec714
 W BROADWAY, 400; Jacob Fine—Leon C Giordano et al; July16'14...
 6TH AV, 392; also 247H ST, 58-62 W; Paul Scherbner Iron Works—Andw Rust et al; Dec5'14
 6TH AV, 626-28; Saml Ascher—Geo Cantrell et al; Aug5'14
 SAME PROP; Benj Leff—same; Aug 24'14
 SAME PROP: Leon Kranz—same: May 680.00 220.00 162.00 280.00 450.00 SAME PROP; Leon Kranz—same; May 20'14 450.00
- SAME PROP; Empire Plastering Co-Nathan Picket et al; June9'14..... 55.00
- 202.00
- JAN. 6. MADISON AV, 628; Geo Hoffman—Jno D Crimmins et al; Feb6'13. ³MANHATTAN AV, 507; Harry Berman —Harry Schurfter et al; July11'14. ³SAME PROP; Isaac Becker—same; July11'14 282.52 3,800.00

- JAN. 7. GRAMERCY PARK, 17; Nathan Rosen & Co-Jas W Gerard et al; June²'29. 29TH ST, 39-41 W; Hirschhorn, Scho-enberger & Krieger Rockbridge Realty Co., Inc., et al; May12'14.... 900.00 BROADWAY, 2633; Isaac A Hopper, Inc-Wm E D Stokes et al; Dec31'14. 6,575.26
- 1,792.50
- JAN. S. 52D ST, 443 E; Isidor Goldman—Moses Mendelsohn et al; July31'13..... 1137H ST, 501 W; Theo Thylstrup— Hannah Elias et al; Nov30'14..... 185TH ST, 507 W; Caldi & Colombl— Nellie Duggan et al; June23'14...., 173.25
 - 105.45

Bronx.

DEC. 31. 150TH ST, ss, whole block front bet River av & Gerard av; Braunfels Browning & Co-Henry Lewis Morris et al; Jan27'14

.00

.06

.00 .00 .90

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140.00

- JAN. 2. No Satisfied Mechanics' Liens filed this day.
- JAN, 4. 215TH ST, ss, 275 e Paulding av, 25 x100; Peter Guarino—Antonio Suozzi et al; Sept11'14
- JAN. 5. BRONX BLVD, es. 200 s Post, 10 125; Elvira Sellitto—Cath Reilly al; Nov9'14
- JAN. 6. 231ST ST, ss, 100 w Independence av, 116.9x148.8; Chas A Buckley— Along the Hudson Co et al; Dec23'15.....
- JAN, 7. WESTCHESTER AV, sec Park, 62x58; Henry Heil—Eliz Wright et al; Dec2'14

Brooklyn.

- DEC. 30. LINWOOD ST. 458; P Gordon-Meyer Sheriff; Augl3'14 S 4TH ST. 252-4; C Weissglass-S Sul-sky & Title G & T Co; Nov5'14.... sky & Title G & T Co; Nov5'14....
- 17TH ST, nec Beverly rd, 100x200; Expanded Metal Eng Co-Cathcart & Meagher, Inc, & Hermans Madden & Co; Nov17'14

- Co; Nov17'14 ²E 19TH ST, ws, S3.7 n Dorchester rd, 60x100; Sam Posen & ano—Jno or Herman Schaeffer & Dorchester Bldg Co; Dee7'14 54TH ST, ns, 200 w 15 av, 120x100.2; B Getzoff—Diaz Eldg Co; Nov11'14.... SARATOGA AV, 351; Interborough Sash & Door Co-Main Bldg 'Co & Isaac Miller; Oct13'14 SUTTER AV, ss, 40 w Warwick, 40x 79.11; Abr Weinstein—Chas Weis-singer; Sept11'14 DEC. 31. 193.00

- singer; Sept11'14 DEC. 31. E 34TH ST, ws, 120 s Snyder av, 80x 100; D Frank & ano-Julia & Albert B Nicholas; July28'14...... 5TH AV, nec 61st, Harry Perez-Chas Bosios, Edw Siegman, Jacob Levy & Philip Wechler; Nov7'14..... SAME PROP; C J Schwenk-same; Nov7'14....

- JAN. 2. 39TH ST, es. 400 s Linden av, 40x100; Empire City Lumber Co—Jos Grisler; Dec17'14 SAME PROP; T J Long Co—same;
- Nov17'14 SAME PROP; Rubin Musicant, Inc-
- SAME PROP; Rubin Musicant, Inc-same; Nov12'14 SAME PROP; J Zeldin & ano-same; Sept18'14 SAME PROP; J Zuckerman-same; Oct30'14
- SAME PROP; J Zuckerman—same; Oct30'14
 JAN. 4.
 BOERUM ST, 90; Waters Plumbers' Supplies Co-Mary Cohen, David Stone & Kahn Bros, Inc; Nov19'14..
 KOSCIUSKO ST, ns, 299.7 w Reid av, -x--; L & L Cornice & Skylight Wks, Inc-Ellie Arnold & Kahn Bros, Inc, & SamI Salaway; Nov21'14
 SAME PROP; Cohen & Grau-Ellie Ar-nold & Dime Savgs Bank of Williams-burgh; Dec3'14
 SAME PROP; A Adler Co-same; Dec 15'14
 SAME PROP; Greenpoint Metal Covered Door Co-Ellie Arnold & SamI Salo-vay; Dec14'14
 SAME PROP; Greenpoint Metal Covered Door Co-Ellie Arnold & SamI Salo-vay; Dec14'14
 VAN SICLEN AV, sec Dumont av, --x-; Moses Annenberg-Max Scholder & -- Hartman; Nov18'14
 JAN. 5.

- 4.000.00
- 600.00 110.00

- JAN. 5. ¹DECATUR ST, ns, 100 e Knickerbocker av, 50x80; Leslie Hackett & ano-Gus-tave A Wagner & Dr Isaac N Steep; Nov16'14
- Nov16'14 JAN. 6. STARR ST. 233; Bushwick House Wrecking Co-Jos Weis & Geo Reb-han & Sons; Oct31'14 SAME PROP; Rubenstein Bros; same; Nov2'14 STARR ST, 225; same-Geo Rebhan & Sons; Oct24'14 SAME PROP; Hyman Rubenstein & ano --same: Oct26'14
- 108.00
- & Sons; Oct24'14 SAME PROP; Hyman Rubenstein & ano —same; Oct26'14 ATLANTIC AV, see Hanson pl, —x—; Julius Braunstein—L I R R Co & Sanitary Toilet Co; Aug7'14... SAME PROP; same—same; Aug7'14... 5TH AV, 5504; Dennis J Mahoney—Jno Blohn & Jas Larkin; Dec24'14... SAME PROP; Jacob Yudelowitz—same; Dec24'14 490.00 353.00
- ¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ATTACHMENTS.

67

235.00

450.00

110.00

260.00

365.00

367.50

1.00

925.00

182.00

231.00

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

Manhattan.

- DEC. 30. GEM STOPPER CD; Ernest Schreiber; \$50,-208; Bouvier & Dugro. SILVA, OTERO & SONS; Kunhardt & Co; \$2,-127.67; Hill, Lockwood, Redfield & Lydon.
- - DEC. 31. CLEMENT MOTOR CO, Ltd; Bosch Magneto Co & J A Stevens; Edw H Garcin & Co, Inc; \$31,000; E Maxson.

 - JAN. 2. PUSCH, Wm & Carl; Bernard Lubetkin; \$1,-500; Rosansky & Goldberg. ELECTRIC CABLE CO; International Bank; \$4,545.32; Alexander & Green. ERICK, Louis; Geo A Martin; \$3,000; Wing & Wing
 - Wing. REACH, Robt; Crichton Realty Co; \$189; L Cohn.
- 40.10

511.70

433.80

140.00

105.00

316.50

104.59

105.00

160.00

175.00

206.75

20.00

36.00

31.80

172.00

40.00

100.00

375.00

173.31

130.00

620.00

135.00

15.00

208.00

65.40

108.00

65.40

75.00

75.00

135.43

- JAN. 4. No Attachments filed this day.
- JAN. 5. NEILD MFG CORPN; Henry A Kramer; \$3,-180.48; Douglas & Minton.
- JAN. 6. ATLANTA & ST ANDREW'S BAY R'Y; White & Co, Inc; \$1,603.30; C E Thorn. OLSEN, Olof J; Geo J Raftery; \$345,000; Hitchings & Burdick. MITCHELL-LEWIS MOTOR CO; Cheltenham Advertising Service, Inc; \$7,839.97; Rollins & Rollins.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

 Manhattan.

 DEC. 31, JAN. 2, 4, 5, 6 & 7.

 Bababan, Jos Co & O D Hughes. Ver-milyea av, ss, 200 w Academy..

 Staines, Bunn & Taber Co. Fixtures.

 D'Ambrosi, Angelo & Filippo Paolucci.

 Morningside av, 149. E Esposito.

 Barber Fix.

 Funk & Grape Co. 10th av, 794..

 Fairbanks Co. Machines.

 Newman, Mrs L. 3d av, 1042-4..

 Raisler Heating Co. Heating Apparatus

 Pinto, Leonardo. 38th st, 442 W..E

 Esposito. Barber Fix.

 Tartytown Bldg Co. 28th st, 131-3 W

 ...A B See Electric Elevator Co.

 Eavelor Co.

 Tarturo, Girolamo, 127th st, 164 E..E

 Esposito. Barber Fix.

 State Fix.

 Barber Fix.

 Co. 28th st, 164 E..E

 Esposito. Barber Fix.

 314.00 359 00 650.00 600.00

Bronx.

DEC. 31 & JAN. 2, 4, 5, 6, 7. Cristofaro, Giovanni & Romeo ippino. 238 E 150th st. Ermino

Brooklyn.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Bronx.

ORDERS

Brooklyn.

- DEC. 31. BRISTOL ST, es. 50 s Blake av. 100x 100; The Lirock, Inc. on Realty As-sociates to pay Realty Supply Corpn. 1,500.00
- JAN. 5. 61ST ST, ss. 220 w 16 av, -x-; Eltoma Realty Co on Colonial Lumber Corpn to pay Jno Zitelli 225.00

JAN. 6. ELDERT LA, nwc Liberty pl, 100x100: B T Constn Co on U S Title Guar Co to pay Standard Bldg Supply Co....

600.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION

Municipal Building. ORDERS SERVED.

(First name is location of property; ind name following dash is part, against whom order has been served. Letters denote nature of order. Urders are arranged alphabetically by named streets, numbered streets, named ave-nues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-bles and Places of Public Assembly A--Signifies, Auxiliary Fire Appliance. B-- Fire Escape.

C		Fireproofing and Structural Alteration.
D		Electrical Installation.
E	**	Obstruction of Exit.
F	**	Exit and Exit Sign.
G	**	Fireproof Receptacles and Rubbish.
H	**	No Smoking.
I	**	Diagrams on Program and Miscellaneous.
J	**	Discontinue use of premises
K	**	Volatile, Inflammable Oil and Explosive.
L	44	Certificates and Miscellaneous.
M	"	Dangerous condition of heating or power plant.
0		Discontinue use of Oil Lamps.
DR	**	Fire Drills
SS		Standpipes and Sprinklers.
W		Interior Alarms,

Week ending Jan. 2.

MANHATTAN ORDERS SERVED.

Named Streets.

Numbered Streets.

3d st, 17-19 W-Patrick GallagherC
3d st. 103 W—Arthur BianaschiA-C
3d st, 103 W-Francesco SiattiA-C
3d st, 321-3 E-Fannie OsnowitzC
4th st, 93 E-Morris KalnitskyC-G
4th st, 93 E-Miriam BrattschneiderC-L
14th st, 242 W—Chas FisherA-G
14th st, 402-10 W-Weydig Henkelman Piano
Mfg Co
15th st, 30 W-Amer Raincoat CoG-A-C
The TOTAL TI Transform
Total and we are by Tr Delephone Co. C-H
LICE OF TO CIL - 6 NI V
Total bei an D'
HEAL HEAL
Lota of an all mithers C.S.F.
and any the set of a plan de plan de plan de
23d st, 151-53 E-John MeyerI-SS-K-G-C-H 23d st, 310 E-Quadri-Color CoI-SS-K-G-C-H
23d st, 310 E-Qualification S ReiberI
26th st, 127-33 W-Saml Miller & Sons. L-A-C-G
26th st, 127-33 W-Miller & CoA-L
26th st, 127-33 W-Miller Mandel CoA-L
26th st, 121-55 W-miller Mander Contraction

 41st st, 114-45
 E-Catherna Trucking Co,

 41st st, 552
 W—J F Murray Trucking Co,

 42d st, 348
 W—Cramer Bros.
 L-A-D

 42t st, 244
 W—Stutz Motor Car Co.
 A-H-G

 52d st, 123
 W—Rudolph Egidi.
 D-G-H-K-O-I

 54th st, 250
 W—Webster-MacGoman, Inc. D-G-H

 54th st, 549
 W—Triple Action Spring Co.
 A-G

 66th st, 69
 W—St Nicholas Ice Rink, Inc.
 H

 67th st, 157-59
 E—City of N Y.
 SS

 72d st, 56
 E-Mobert W Tailer.
 C

 73th st, 535-45
 E—John Blumers.
 H-A-G-K

 81st st, 157-59
 E-Mobert W Tailer.
 C-G

 72d st, 56
 E-Robert W Tailer.
 C-G

 73th st, 535-45
 E—John Blumers.
 H-A-G-K

 81st st, 15-17
 W—Archer M Huntington.
 G-C

 83d st, 218
 W—Albert B Sherman.
 S-C-O-D-G-H-A

 85th st, 212
 W—West End Auto Garage,
 H-G-C-O-A-L

 96th st, 340
 E—Fifth Av Coach Co.
 L

 104th st, 343-45
 E—Geo A Fink & Co.
 A-G

 122d st, 406-8
 E—Wanemacher & Weis Co.
 A-C-K
 </t

125th st, 8-14 W—Est James M Horton....C-A 125th st, 8-14 W—Est James M Horton....C-A 128th st, 105-11 E—Biddle Piano Co....A-H-G 129th st, 446-8 W—Bernheimer & Schwartz...I 150th st, 457-9 W—Convent Garage, Inc, C-G-H-D-I

Named Avenues.

 Named Avenues.

 Ay B, 189—Samuel Levin.
 A-H-G

 Ay C, 19—Julius Staloff.
 A-O

 Amsterdam av, 1831—Noah Alexander.
 A-O

 Bowery, 89—Estate Robert Goelet.
 SS

 Bowery, 270 & 340—Consolidated Gas Co.
 C

 Bowery, 270 & 340—Consolidated Gas Co.
 C

 Bowery, 283—Bernard Flynn.
 F-A-C-E

 Broadway, 693-97—Philip Braender.
 C

 Broadway, 2146—Francis E Benton.
 H-A-G

 Broadway, 3552—S W Childs & Co.
 C-L-A

 Clarmont av, 107—John J Gibbins.
 C-O-A

 Clarmont av, 66—Sonnenblick Bros.
 A-H-J

 Ft Washington av, es bet 168th & 169th sts—
 B

 Bd of Armory Commissioners.
 B

 Lexington av, 653—Emma Moss.
 C

 Lexington av, swc 69th st—Bd of Education.
 S

 Madison av, 259—Hyman Harrison.
 A-H

 Park av, 1551—Calia Golembe.
 H-A-H

 West Broadway, 217—E N Little's Sons, Inc.H-J
 Numbered Avenues.

 Ist av, 182—M Miller.
 L
 J

Numbered Avenues.Numbered Avenues.1st av, 182--M Miller.J1st av, 430-44--Carl H Schultz.L1st av, 457-61--Estelle F Taylor.SS1st av, 1805--Victor Brass Works.H-A1st av, 2034--M Weisman.K2d av, 206--Est Henry E HoveyC2d av, 362-72--Est Michael Reischmann.DR-W2d av, 380-Leo H Hirsch.J2d av, 380-Leo H Hirsch.J2d av, 112--Jeremiah H Halsey.J2d av, 224-34--Reformed Low Ch Harlem.B-F3d av, 2234-34--Reformed Low Ch Harlem.C5th av, 784--Park & Tilford.K6th av, 93-95--Onsolidated Gas Co.C6th av, 93-95--Nat Angelino.E-A-F7th av, 322-24--Frank H Graf Mfg Co.A8th av, 872--Nathan S Goldstein.A-G10th av, 538--Est of Thomas A Dunn.CBRONX ORDERS SERVED.

BRONX ORDERS SERVED.

Named Streets.

 Named Streets.

 Named Streets.

 Amethyst st, 1811—M H Bracker.

 Aretic Hyseia Ice Mfg

 132d st, 601 E—Lanigan Bros.

 I33d st, 280-302 E—Arctic Hyseia Ice Mfg

 Co

 I33d st, 280-302 E—Arctic Hyseia Ice Mfg

 Co

 I63d st & Prospect av—S E M E Bernheimer

 Co

 I640 st, 639 E—Henry Pell.

 I42d st, 336 E—Central Union Gas Co.

 I48th st, 450 E—Central Union Gas Co.

 I48th st, 450 E—Central Union Gas Co.

 I48th st, 435 E—Joseph Engesser.

 A-G-C

 I64th st, 443 E—Joseph Engesser.

 A-G-C

 Named Avenues.

 Elackkrock av, 2058—Frank E Lappe.

 Brank in av, 1419—M Koff & Son.

 Mared Avenues.

 Elackkrock av, 2058—Frank E Lappe.

 A-G-H

 Fordham rd, 558—Herbert Hanson.

 Fordham rd, 558—Herbert Hanson.

 Franklin av, 1341—Geo H Reinhardt.

 K-C-H

C-L So Oak av, 775—Joseph A Mascia.....H-A-G Walton av, 1919—Wm T Steeber......C-G-O Webster av, 2497—Louis Smith.....A-O White Plains av, ws bet Westchester & Glea-son avs—Mackenzie Woodworking Co.....C Willis av, 445—M Tetelman.....A-H-G

BROOKLYN ORDERS SERVED.

BROOKLIYN ORDERS SERVED. Named Streets. Beaver st, 86—Wm Ulmer Brewery....H-A-C Bergen st, 520—P J Barker.....A Bergen st, 522—Edward Lang.....A Bleecker st, 329—Theodore Ballou.....M Eldert st, 337-57—Leyser, Green & Co...W-DR Fulton st, 705—Wm Rost Co, Inc.....G Fulton st, 705—Wm Rost Co, Inc.....G Fulton st, 351—Philip Wiener.....E Humboldt st, 55-57—Isidor Krupnick.....C-G Humboldt st, 55-57—Oscar Fichtenbaum...C-G Humboldt st, 35-37—Aisidor Krupnick.....C-G Humboldt st, 353—Ainslee Knitting Mche Co...A Gatling pl, 143 (rear)—Jacob Witcofski....M Irving st, 46-64—Hill Bros.....DR-W

Jay st, 303-311—Jno Nutry & Alex Cook...G-A Jay st, 303-311—Amer Safety Razor Co....G-A Jay st, 303-311—Bklyn Union Gas Co.....C-Jay st, 303-311—Bklyn Union Gas Co.....C-Jay st, 303-311—Wm Haedrich.....C-G-DR-W Joralemon st, ss bet Court sq & Court st— City of N Y.....A Named Streets.

Named Avenues.

H-A-G Named Avenues. Atlantic av, 862—Taylor & Co.....G Atlantic ax, 862—Bklyn Union Gas Co...C Broadway, 91—Curtis-Fowle-Fowle-Curtis ...C Broadway, 431-33—Chelsea Operating Co...G Broadway, 433-30—F Fraas & G C Miller...E Carlton av, 433—W E Williams....H-A-C Classon av, 197—Robert Nicholas...A Cropsey av, 1907-11—Bath Beach Garage & Machine Co....L De Kalb av, 1368—Lenox Garment Co....DR East N Y av, 1596—Rubin Bros....W Flushing av, 470-2—Samuel Greenstein....G Grand av, 11-13—John Smith....A Grand av, 11-3—John Smith....A Grand av, 11-Adolf N Droste....A Hamilton av, 153—A Iskowitz....H-A-G-K Lexington av, 20-24—John Parson....C Metropolitan av, 374-78—Frank Yunkes...G-A Myrtle av, 385—Ignatz Friedman....G Pitkin av, 1884—Saml Benjamin...DR Pitkin av, 1884—Saml Benjamin...DR Pitkin av, 1884—Benj Bernstein....DR Pitkin av, 1884—Benja Bernstein....DR Pitkin av, 1884—Benja Bernstein...DR Pitkin av, 1884—Javid Rotwein...DR Pitkin av, 1884—Max & Morris Schwartz Bros. Pitkin av, 1884—Max & M Rockaway av, 767—Philip Silverstein......DR Rockaway av, 767—Chas Kapilowitz......DR Rockaway av, 767—Morris Kohn & Son.....DR Rockaway av, 767—Morris Grossman.....DR Rockaway av, 767—Morris Grossman.....DR Rockaway av, 767—Marina Berkowitz.....DR Rockaway av, 767—Philip Chernofsky.....DR Rockaway av, 767—Max Markowitz.....DR Rockaway av, 767—Max Markowitz.....DR Rockaway av, 767—Hathan Schatz & Co....DR Rockaway av, 767—Fredman, Cohn & Willner, W-DR Williams av, 54-60—Methodist Episcopal Ch...A Rockaway av, 461-Freeman, W-DR Williams av, 54-60-Methodist Episcopal Ch...A Williams av, 254-8-David Lush......A-DR Williams av, 254-8-Jacob Ruchankin......C Williams av, 254-8-Abr Lerner & M Weissman, G-C

G-C Williams av, 254-8—Bklyn Union Gas Co....C Williams av, 254-8—Morris Halpern.....G Van Sicklen av, 230—D Hopkins......H-A-G Numbered Avenues.

5th av, 453—William J Driver......G 23d av, 8747—Walter C Seckel......A-L-J-C

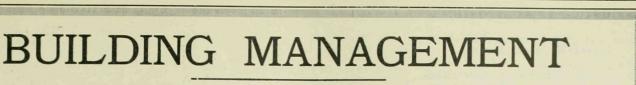
QUEENS ORDERS SERVED.

Named Streets. Creek & 3d sts (L I C)-Franklin Garage Co,

Creek & 3d sts (L I C)—Frankin Garage Co, A-C Kossuth pl, es bet Myrtle & Courtlandt avs— City of N Y.....J Named Avenues. Ammerman av, 108 (Arverne)—Mrs Louise ManuelW Humboldt blvd, 100 ft w Wyckoff st (Jamaica)— Saint Pions Ch.....B-F-C Potter av, nec 7th av (L I City)—Swedish Sa-lem Lutheran Ch.....A South Curtis & Jerome avs—Bd of Education. A Wave Crest av, nwc Wat Jean ct (Far Rock-away)—R M Eisenberg.....C-W Winthrop av (Belle Harbor)—M F Anderson, A-C A-C

RICHMOND ORDERS SERVED.

Named Streets. Jay st, nwc South st—City of N Y......SS Jersey st, 262 (N B)—Wm J McKenna.....G-C Named Avenues.



NEATNESS IN EMPLOYEES ESSENTIAL

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

T HAT a considerable part of the reputation and success of a modern commercial building is dependent upon the calibre of the employees, is conthe calibre of the employees, is con-ceded by building managers and rent-ing agents. This fact is true from the superintendent, down the line, to the scrub-woman. If the house staff is not up to the standard of efficiency, or if it is, as a whole, lacking in discipline, honesty, or ability, the building suffers consequently in reputation as well as by vacant offices and lofts, no matter how choice its location, nor how well it was designed and constructed it was designed and constructed.

Loss of Tenants.

Loss of good tenants has been directly traced to the fact that the employees traced to the fact that the employees of the building were not competent. A business man has not the time to com-plain constantly to the superintendent of neglected corners in his offices, loss of valuable papers, or incivility on the part of hall-men and elevator operators. If these things persist in happening, at the expiration of his lease, he moves. Tenants pay rent for service as well as for space and demand especially that the service be up to the standard

As the responsibility for character and efficiency of the help, within the build-ing, falls primarily upon the superin-tendent or the building manager, the owner should be sure, in addition to hav-ing the necessary knowledge of build ing the necessary knowledge of build-ings and their upkeep, that he is also a good executive, with ability to handle those employed under him, and to main-tain a rigid dicipline at all times.

Necessary Characteristics.

In employing other permanent help, for commercial buildings, there are cer-tain characteristics which should be sought for as carefully as another em-ployer would require in hiring an office man or filling other positions of respon-sibility. Reliability, temperance and honesty are the necessary requirements, as well as the ability to perform the alas well as the ability to perform the allotted tasks in proper manner. These traits are obtainable in elevator operators, porters, scrub women, and other helpers in a building, and where made a requirement result in satisfied tenants and the increased prestige of the structure.

Team work among the employees of buildings of a commercial type is as necessary as upon a football field. The superintendent, engineer, hall-man and all others must work together in harmony or the best interests of the owner and tenants are not being served. Dis-cord should not be tolerated for an in-stant and if trouble should arise between individuals or groups it is the duty of the superintendent or building manager to immediately investigate the cause of the trouble, make adjustments if pos-sible, and, if not, to discharge the in-stigators of the ill feeling. Discipline in a staff is necessary and should be main-tained at all times. A superintendent or building manager need not be a mar-tinet. He ought not to be; but it should mony or the best interests of the owner tinet. He ought not to be; but it should be thoroughly understood by the em-ployees under him that his word is the law, as far as they are concerned, that they are responsible only to him.

Discipline and Neatness.

Discipline and reatness. Discipline and neatness go hand in hand, and it is at this point that many building managers or superintendents are sometimes lax. Porters are allowed oft-times to roam about a building looking like veritable hoboes when; in fact, they might be made inconspicuous by having a uniform working garb. Elevator op-

erators when uniformed are often careless in their manner of wearing their ap-parel. A uniform is only a uniform when properly adjusted and worn. That means that the semi-military blouse usu-ally worn by hall men and elevator op-erators, should be buttoned tightly up to the chin and not left partly open and exhaberdashery. Cap, when provided, should be placed properly on the head, and not on one ear, or on the extreme back part of the head, or hung on a con-venient projection on the side of the car

venient projection on the side of the car. The appearance of the hall and ele-vator men makes a decided impression vator men makes a decided impression on the tenant or prospective tenant and it is either good or bad, never neutral. Prospective tenants would never lease space in a building where help looks slovenly. They would naturally think that carelessness was sanctioned by the manager and that the same condition was maintained throughout the building. Value of Courtesy.

Courtesy is another important point to be considered in the selection of em-ployees in a commercial building. This applies especially to those who come in daily contact with tenants, such as hall men, elevator operators, head porters, etc. Lack of politeness on the part of any of these can do more damage to a building than insufficient steam heat, and is a defect which is harder to remedy building than insufficient steam heat, and is a defect which is harder to remedy, while a cheerful greeting by a hall man or elevator operators, courteous reply to a question carries a note of good fel-lowship and co-operation. Employees who are courteous at all times and on the lookout for the comfort and convenience of the tenuts are not

and conveniences of the tenants are not only doing the best thing for their em-ployers, but oftentimes are unconsciousployers, but offentimes are unconscious-ly improving their own conditions and station in life. Of course, the question of help is only one phase of building management, but it is one that is fre-quently given too little thought and one in which great improvement may be made without expense to the manage-ment, but to the permanent advantage to the building. the building.

NAMING BUILDINGS.

Success or Failure Often Hinges On a Suitable Appellation.

"What's in a name?" Ask the average manager of an apartment house, and, in most instances, he will reply, "Suc-cess or failure of the undertaking." This statement will hold true in the ma-iority of cases for a name can be often This statement will hold true in the ma-jority of cases, for a name can be either an asset or a liability, and is the magic word which might change a successful investment into a failure, or vice versa. A study of successful names of buildings in Manhattan is a study in commercial psychology, a journey into the idio-syncrasy of human nature. But why a distinctly English name in-

But why a distinctly English name in-dicates and has a tendency to bring to a new apartment house success is a ques-tion that perplexes the average man-ager. An English name with the word "hall," "court" "arms," or "abbey" at-tached to it will, nine times out of ten, indicate more exclusiveness and will at-tract the more affluent, thus giving the property a better chance of being a money maker for the owner. Or the other hand what earthly chance for success would a million dollar apart-

for success would a million dollar apart-ment project on, say Riverside Drive, have with the plain, but sturdy name of Smith Arms, Brown Hall, or Jones Abbey, as against a similar habitation. christened say Buckingham Court, Clar-

endon Arms, or Chichester Abbey? Smith Arms is pre-doomed to failure, while Yeurba Buena Court has a birth-right which gives it much more chance for obtaining tenants.

for obtaining tenants. A stroll through the upper West Side is like taking a saunter through London Town, or like a cross section of a mod-ern society novel. English names pre-dominate and it would seem as though this is the only nationality that offers dividends, through borrowed names. French and German names would prob-ably be more pleutiful but for the woeful ably be more plentiful but for the woeful tangle that the tenants fall into when pronouncing them before their friends. There seems, however, to be a change in the air. In several of the large apart-

ment house structures, notably in the Park avenue section, builders have re-frained from giving their houses any names, and have merely designated them by the street numbers. This is, after all, the real practical way of dealing with the problem the problem.

Naming Business Buildings.

In the matter of the naming of busi-ness buildings more logic is used, the titles being, in the main, derived from either some historical landmark in the vicinity, the name of a prominent cor-poration, or the simple use of the street number. An example of the first in-stance can be had from the St. Paul Building, which is near the historic St. Paul's Church; the second example, such buildings as the Singer or Woolworth, buildings as while the third, No. 26 Broadway, might be cited.

be cited. Cases have been known where the mere changing of a name has made a failure into a success. This requires ad-vertising and patience, but persistence has won in the long run. A case in point is that of an uptown apartment house having an essentially American name. It was changed to one having an English tinge and the unfounded runger English tinge, and the unfounded rumor of an existant structural defect was stilled and the building filled up and bestilled and the building filled up and be-came a paying investment. Another case was that of a building known by its street number, which never paid, al-though it was a good building and cat-ered to the best clientele. When the name was changed to that of a great national reservation noted for its beauty the tide of patronage changed and it is to-day ranked among the big apartment house successes of the city.

Building Managers Meet.

At the annual meeting of the New York Building Managers' Association, held last Tuesday evening at Mouquin's, in Fulton street, the following officers were elected: B. E. Martin, president; F. S. Bancroft, vice-president; P. F. Jerome, secretary, and C. B. Best, treasurer

treasurer. The following members of the Execu-tive Committee were elected for three years: R. P. Roberts, A. O. Wallis, W. H. Class, W. T. Ropes, J. C. Knight, M. D. Littlefield, J. C. Wolfe and W. S. Dennison. The continuing members are C. T. Coley, Corwin Black, A. C. Bang, J. C. Rennard, C. T. Atkinson, Harry Hall and W. R. Hooper.

Trick Laws. (From the Evening Telegram.) It will some day dawn on the people that they are paying an awful lot of money to legislators to make trick laws and judges of various grades to reverse one another's rulings with the result that the only person punished for any-thing is the innocent bystander, old ulti-mate consumer—the taxpayer. mate consumer-the taxpayer.

ACCOUSTICS OF AUDITORIUMS.

Echoes and Reverberations Caused By Curved Walls and Domes.

The prevalence of echoes and rever-berations makes hearing and understand-ing difficult for auditors and de-feats, in some degree, the purpose of an auditorium. The completed portion of the Cathedral of St. John the Divine temporarily presents such a case. Each sound, instead of dy-ing out, persists for some time, so that the preceding words blend with their successors and set up a mixture of sounds which produce a certain amount of confusion. Curved walls and ceilings are largely responsible for echoes be-cause they concentrate the reflected sound. Large halls with domes are al-most sure to have acoustical defects. The auditorium of the University of The prevalence of echoes and rever-

The auditorium of the University of Illinois presents another case. The building is shaped like a hemisphere. The walls were built perfectly plain, with no breaking up of large, smooth wall surfaces, and no furnishings except the seats and floor matting. If an observer stood on the platform and clapped his hands a veritable chaos of sound result-ed. Echoes were heard from every di-rection and reverberations continued for a number of seconds. Speakers found their utterances thrown back at them and auditors experienced difficulty in under-standing what was said. It seemed that the auditorium was doomed to be an acoustical horror.

Behavior of Sound Waves in a Room. When a speaker addresses an audience, the sounds he utters proceed in ever widening spherical waves until they strike the boundaries of the room. Here the sound is partly reflected, partly trans-mitted, and the rest absorbed. The amounts of reflection, absorption and transmission depend on the character of the wells. A hord smooth well reflects the walls. A hard, smooth wall reflects most of the sound so that but little is transmitted or absorbed. In the case of a porous wall or a yielding wall, the absorption and transmission are greater, and the reflection is less. After striking a number of reflecting surfaces, the en-ergy is used up and the sound dies out. The cure for the trouble is brought

about by the introduction of materials such as carpets, tapestries, and the like, which act as absorbers of sound and re-

which act as absorbers of sound and re-duce the time of reverberation. A few words should be written con-cerning the popular notion that wires and sounding boards are effective in curing faulty acoustics. Experiments and ob-servations show that wires are of prac-tically no benefit, and sounding boards can be used only in special cases. Wires stretched in a room scarcely affect the sound, since they present too small a surface to disturb the waves. They have much the same effect on sound waves that a fish line in the water has on water waves. Sounding boards or, more prop-Sounding boards or, more propwaves. waves. Sounding boards or, more prop-erly, reflecting boards, have value in spe-cial cases. Some experiments are de-scribed in the bulletin, where pronounced effects were obtained. The sounding board should be of special design to fit conditions under which it is to be used.

the conditions under which it is to be used. An investigation of the acoustical properties of the auditorium was begun in 1908 and has continued for six years. It was decided at the outset not to use "cut and try" methods of cure, but to at-tack the problem systematically so that general principles could be found, if pos-sible, that would apply not only to the case being investigated but to auditori-ums in general. This plan of procedure delayed the solution of the problem since it became necessary to study the theory of sound and carry out laboratory investigations at the same time that the complex conditions in the auditorium were being considered. The manner in which the problem was studied and solved is described in Bulletin No. 73 of the Engineering Experiment Station of the University of Illinois. Prof. F. R. Watson, the author, spent one year of the six abroad studying the theory of acoustics and inspecting various auditori-ums. ums.

Methods Employed to Improve the Acoustics.

The provisional cure was brought about gradually by trying different de-vices suggested by the diagnosis. In one set of experiments sounding boards of various shapes and sizes were used. A various shapes and sizes were used. A flat board about five feet square placed at an incline over the position of the speaker produced little effect. A larger canvas surface, about 12 by 20 feet, was not much better. A parabolic reflector, however, gave a pronounced effect. This reflector was mounted over a pulpit at one end of the stage and served to in-tercept much of the sound that otherwise would have gone to the dome and pro-

A thick carpet had been placed on the stage, heavy velour curtains 18 by 32 feet in area hung on the wall at the rear of the stage, a large canvas painting 400 square feet in area was installed, and the glass removed from the skylight in the ceiling, and curtains hung in the dome. The time of reverberation was reduced to 4.8 seconds. With an audience pres-ent this value was reduced still more, and when the hall was crowded at commence-ment time the reverberation was not troublesome. troublesome.

It is proposed to replace the present unsightly curtains with materials which will conform to the architecural fea-tures of the auditorium and which will have a pleasing color scheme. At the same time, it will be necessary to hold the features which have improved the acoustice acoustics.

PRESIDENT MARKS TO BROKERS.

A Real Estate Smoker at Hahn's-A

A Real Estate Smoker at Hahn's—A Legislative Program. The New York City branch of the Real Estate Association of the State of New York held a smoker at Hahn's restaurant in the Park Row Building on Wednesday evening, at which Bor-ough President Marks was the principal speaker. Mr. Marks stated that in his opinion the wave of governmental regu-lation and over-inspection had run its course and that the reaction had begun to set in. to set in.

He called attention to the plans now under way for consolidating the various inspection departments and bureaus en-gaged in supervising real estate in each borough and stated that without doubt this plan would be consummated.

In answer to a question, he said he did not anticipate opposition on the part of the Mayor or Comptroller, provided that the plan was endorsed by the real estate and civic bodies throughout the city

city. Referring to the subway accident which prevented a great many members

which prevented a great many members from reaching the meeting, he said: "This accident makes me feel how foolish we are to put human beings un-derground and freight above the ground. That has the open air, and yet we carry millions of human beings in tubes be-neath the surface of the earth. It is a curious anomaly." Referring to the open markets. Mr.

a curious anomaly," Referring to the open markets, Mr. Marks contended that they were a bene-fit to the real estate interests, in that they increased the prosperity of the people, and real estate is dependent up-on this prosperity. He said that if an effort were made to close these markets it would result in a serious riot and the city would be forced to reopen them. He stated that it was proposed to charge a fee of one dollar per week for stands in these markets and that on that basis the markets would yield a new revenue a tee of the tolk tolk per vector in these markets and that on that basis the markets would yield a new revenue of at least \$50,000 to the city. He con-gratulated the members of the State association on the progress made in New York City with a growth from less than twenty-five members to over one hundred and fifty in a little over two months and predicted that the associa-tion would have at least fifteen hundred members before the close of 1915 in New York City alone. A. E. Holcomb, treasurer of the Na-tional Tax Association, reported on the matter of Taxation and called attention to the State Tax Conference which is

to be held at Albany beginning Janu-ary 19. A new code of ethics prepared by the Ethics Committee was submitted for consideration and discussed. J. M. Brody presented the report of the Building Laws Committee, of which Mortimer J. Fox is chairman, on the subject of the consolidation of the vari-ous bureaus and departments engaged subject of the consolidation of the vari-ous bureaus and departments engaged in regulating and inspecting real estate. It was ordered that as soon as this re-port is printed it should be sent to all of the members of the association, espe-cially those outside of New York City, in order to secure their assistance in obtaining the necessary legislation at Athany Albany.

Legislation That Is Needed.

The president reported on behalf of the Legislative Committee that while this committee was not ready to take up any definite legislation at this time it was sending a communication to each member of the State Senate and Assem-bly explaining the work of the association and saying that there were three main things that would be taken up with the Legislature by the association, namely: 1. The mitigation of undue govern-

mental regulation and interference with

real estate and real estate owners. 2. The adoption of a model tax sys-tem for the State of New York—one which will be in advance of anything now in existence. 3. The placing of the real estate busi-ness upon a professional basis through the enactment if necessary of a law for

the enactment, if necessary, of a law for the licensing of real estate brokers and dealers.

dealers. Alfred Hall, a real estate agent at Suffern, Rockland County, who came to the meeting with two new members from Rockland County, spoke of the deplor-able lack of efficiency in assessing coun-try property, and cited specific instances where such property was assessed for one-third or less of its actual cash value. Julius Frank, the newly-elected Mayor of Ogdensburgh, New York, and a new-ly-elected member of the association, said the up-State members were willing and anxious to help wherever and when-ever they could.

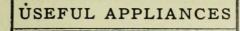
ever they could.

The next meeting of the association will be held February 11, and Comp-troller Prendergast has accepted an in-vitation to speak on the city's finances as affecting real estate and the importance of a proper relationship between the city and its real estate men.

United Owners' Ball.

United Owners' Ball. The annual entertainment and ball of the United Real Estate Owners' Asso-ciation on Thursday evening of this week, at Terrace Garden, presented the usual scene of gayety which the mem-bers have become accustomed to expect on this one occasion of the year when the solid property owners of New York throw off their many cares, and with their wives and daughters indulge in one evening's devotion to the latest fashion-able dances!

evening's devotion to the latest fashion-able dances! A vaudeville entertainment of much merit preceded the ball; the latter was continued until the early hours—in fact, the hours were not so very early when dancing actually ceased. Borough Presidents Marks, Mathew-son and McCormick, with many high city officials were present, including Hon. Cyrus Miller, Commissioner Wil-liam H. Abbott and Frederick Liebich. The decorations were a duplicate of those used at the recent Star-Spangled Banner celebration in Baltimore and have seldom been equalled in this city. Much credit is due to Messrs. William H. Mehlich and Charles W. Eidt for the successful arrangements and enter tainment. The grand march was led by the president of the association, Mr. Stewart Browne and Mrs. Eisenhauer. Mr. Winifred Watson, the floor man-ager, gave a wonderful display of the latest dances. The disposal of the latest dances. The disposal of the latest dances. The disposal of the latest dances. L. Vic-tor Weil, Henry Bloch and Henry F. A. Wolf.

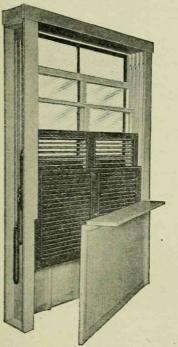


Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

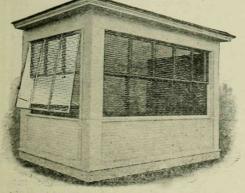
Window Adds One More Room.

T O all intents and purposes another room can be added to a building already erected by the application of a single specially made window that is being introduced by the Wendelken Manufacturing Company, of Marietta, O. In other words, the installation of a glazed sash, blinds and screens in one casement so arranged as to drop into a packet behind the wainscoting when not in use, converts exposed porches into in use, converts exposed porches into living rooms, dining rooms, or sleeping rooms, suitable for all seasons of the year.

The window as seen from the interior is shown in the first illustration and its



appearance from the outside of the house is shown in the other. It consists of a substantially constructed framework having sliding spaces, pulleys and weights for four movable sash, two of which are glazed and two of which are all-metal shutters. This frame-work rests upon a rigid wall, the outer sec-tion of which fits flush with the face of the building or the porch rail, in any other material to conform with the architectural trim of the building. The inner face sets flush with inside walls of the room when the system is used as a appearance from the outside of the house the room when the system is used as a permanent feature of the house con-struction. When used in connection with a porch or for detached out-of-doors sleeping rooms, this inner surface forms a complete wainscot with a base-



board at the bottom and with a window

board at the bottom and with a window sill at the top. The sill is fastened to the frame-work by means of hinges so that it can be lifted like the lid of a box to permit the sash to be raised from or lowered into the hollow chamber between the inner and outer walls and closing securely at all other times all other times.

What is known as the tuck-away case-ment is made with only two slides in-

stead of four, to be used where only the adjustable steel blinds are desired without the glazed sash, or, vice versa, where the glazed sash are to be used without the adjustable blinds.

Every screen is made in a unit frame covering the entire opening and is at-tached to the upper part of the case-ment by hinges so that it can be swung outward at any angle desired, giving un-

nent by hinges so that it can be swung outward at any angle desired, giving un-obstructed access to the windows for purposes of window washing, etc. The screen does not in any way interfere with the operation of the sash. Unlike the ordinary sliding window the sash are so nicely balanced that they can be lifted or lowered to any desired position with practically no ef-fort on the part of the operator. Being in themselves complete wall sec-tions that require only to be placed in position and fastened together by any person familiar with the use of tools, they can easily be erected forming the entire outer walls of summer cottages, sleeping porches, sun-rooms, summer houses, garden tea-rooms and detached out-of-doors sleeping porches. When used for the latter purpose they are be set on properly built level floors and roofed in any manner that appeals to the taste of the owner.

Coal Clinkering.

ONE of the most troublesome features ONE of the most troublesome features in the combustion of coal is due to the production of clinker, says the Ameri-can Gas Light Journal. This influences the rate of combustion and the cost of maintenance, especially with automatic stokers. A coal may clinker so readily under certain conditions that it becomes unfit for use, irrespective of its fuel value. It is, therefore, of the greatest import-ance to know whether a coal will clinker under the conditions for which it is re-quired. It would appear therefore that there

It would appear therefore that there is no relation between the percentage of the various constituents of the ash and the fusing temperature. Hence a chemical analysis is of no value for arriving at a judgment as to the clinkering Hence

quality. It has been common practice to place It has been common practice to place 1.5 per cent. of sulphur as a limit, and to penalize the seller as much as 4 cents per ton for every 0.25 per cent. of sul-phur above 1.50 per cent. The injustice of this practice is evident, as it often happens that coals with a high sulphur content are extremely high in heat value, and do not clinker readily. Since the sulphur has no appreciable effect upon the metallic parts of the furnace, it need not be considered in the selection of a coal for steaming purposes. To arrive at the value of a coal for this purpose it is therefore just as essential to make the fusion test of the ash as it is to make the calorimetric determination. If these two determinations are made, an explanatwo determinations are made, an explana-tion is readily found as to why two coals of apparently like proximate analyses give entirely different evaporation when fired under like conditions.

Ceiling Ventilation.

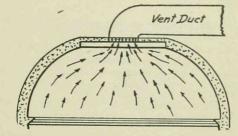
H INTS for investors and builders in-H INTS for investors and builders in-terested in the construction of public assembly halls and theatres are contained in an article, by Harold L. Alt, in the American Carpenter and Builder. Incidentally it gives some practical ideas on how any room may be ventilated without draught. The three accompanying illustrations

be ventilated without draught. The three accompanying illustrations show how this is accomplished in the modern buildings. The first shown is the old fashioned dome ceiling venti-lator, which is giving place to the meth-od shown in the second illustration, where the space in back of the mould-ing or cornice is profitably employed to bring fresh air into the room and to allow foul air to escape. The false beam ceiling type of ventilation shown in the ceiling type of ventilation shown in the third illustration is considered, by Mr. Alt, to be the most efficient of the three, because the air can be supplied not only around the sides but behind a cornice or plate rail.

The first type of ventilator is espe-cially suitable for exhaust ventilation, as indicated in the drawing, says Mr. Alf, but for supplying fresh air, this

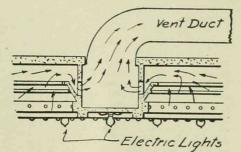
single ceiling inlet is not nearly as good single ceiling inlet is not nearly as good as a larger number of smaller inlets located in various portions of the dome or some of the slot inlets shown in the other drawings. This is because the best results in ventilation are attained when a considerable number of adequate side openings are used rather than a single inlet so as to get the air sequelly a single inlet, so as to get the air equally distributed.

Where air is supplied from the ceil-ing, more satisfactory results are at-

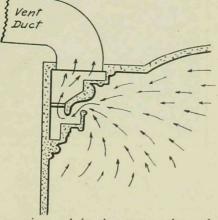


tained with a "ventilating cornice," as shown. This cornice is usually run around the four sides of the hall or auditorium, although oftentimes it is omitted across the wall above the stage. The air is fed into this cornice by a duct somewhat as indicated. The

omitted across the wall above the stage. The air is fed into this cornice by a duct somewhat, as indicated. The air velocity is usually figured at 250 feet a minute through such an opening. In a hall, say 50x60 feet, and seating about 250 people, there would be re-quired (at 30 cubic feet a minute an occupant) about 7,500 cubic feet. This, at 250 feet a minute velocity, would re-quire an entrance area of 7,500/250, which equals 30 square feet. If the cor-



Electric Lights nice ran around the four sides of the hall it would be 50 plus 60 times 2, or 220 lineal feet long. The total area di-vided by the length gives the height, so 30/220 equals .13 feet height, or 15% inches. Ordinarily the cornice probably would be run on three sides only, or would be obstructed for part of its length so as to give a total lineal foot-age of only about one-half of what we have assumed. In this case the height of the opening approximately would be doubled, or about 3 inches; this is al-most the customary height that these openings are made. Still better distribution is obtainable where the ceiling is partitioned off by false beams such as is indicated in the above. In this case the air can be supplied not only around the sides with



a cornice and in the center along the beams, but the cornice may be omitted entirely and good distribution obtained from the ceiling beams alone. Of course the type of ceiling opening is largely dependent on the ceiling con-struction, it being manifestly impossible to use hear openings in a demed ceil to use beam openings in a domed ceil-ing such as above, while the single out-let shown would hardly be decided upon where a flat beamed ceiling is used.

CURRENT BUILDING OPERATIONS

Group of Reinforced Concrete Factories and Warehouses in Brooklyn, During Decade, Has Changed Character of Neighborhood

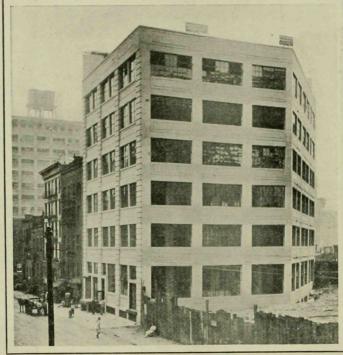
S INCE 1904 a group of modern factory and warehouse buildings has been erected along Brooklyn's waterfront in the territory adjacent to the Brooklyn and Manhattan bridges. This section is a constricted one, and up to that year was a district of obsolete warehouses, squalid tenements and build-ings of a decidedly questionable char-acter. Considered as a group viewed from the Brooklyn Bridge, the buildings give a true impression

from the Brooklyn Bridge, the buildings give a true impression of their extreme solidity and safety. They are fireproof and include all the modern appli-ances for the protection of life and property from the fire hazard. Large windows fully assure an adequate supply of the natural light and represent the maximum of efficiency from a sanitary viewpoint. Activity a sanitary viewpoint. Activity in this section was started in 1904 when the Robert Gair 1904 when the Robert Gair Company, paper manufacturers, retained William Higginson, an architect and engineer, to de-sign and superintend the erec-tion of a nine-story and base-ment factory building. This structure was erected in Wash-ington and Water streets, and covers a plot 100x231 feet. The work was accomplished under general contract by the Turn-er Construction Company, 11 Broadway, and was completed in 1905. in 1905.

in 1905. Success following the erection of the first reinforced concrete building in this section, the Robert Gair Company has since that time erected six additional structures of various sizes and for different uses, all designed,

erected in Washington, Front and Water streets. The most recent addition to the Gair group is the sixteen-story build-ing, 200x125 feet, on the block front in Water street from Main to Plymouth

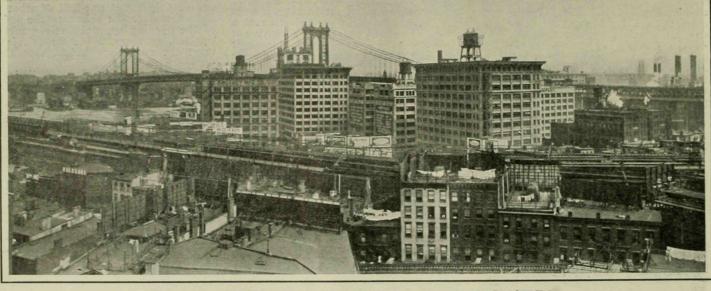
A. Zerega's Sons, Consolidated, mac-aroni manufacturers, recently completed a seven-story building, 55x95 feet, in Dock and Front streets. Arbuckle Brothers, sugar and coffee merchants,



ZEREGA'S SONS FACTORY.

Boorum & Pease, manufacturers of blank books, during 1914 erected for stories in height, 100x100 feet, corner of Hudson avenue and Front street. The building was designed by W. S. Timmis, architect. Hoole Machine Works build-ing in Washington street, four stories and basement, 40x80 feet, was built in 1904 from plans by J. Sarsfield Kennedy. D. R. Squibb & Sons, drug manufactur-ers, are occupying a new build-ing at Vine, McKinney and Doughty streets. This struc-ture is six stories and basement height, 54x100 feet, and planned by G. B. Provost, archi-tect. The Eagle Storage & Warehouse Company construct-ed a warehouse, six stories, for Store feet, from plans by Frank freeman, architect. These four buildings were erected by the Turner Construction Company. The W. H. Sweeney Manu-facturing Company is occupy-ing a new factory for the manu-facture of metal cooking utensis in Water and Plymouth streets, near Dock street, ten stories in height, 100x100 feet. Cavanaugh Bothers are the owners of a street, adjacent to the Manhat-tan Bridge approach, which is in Bridge approach, which is

street, adjacent to the Manhat-tan Bridge approach, which is nine stories in height, approxi-mately 100x70 feet, designed by William L. Stoddard. Thom-son Meter Company has built a four-story factory, approxi-mately 100x100 feet, in Hudson street, near Sands street, from plans by Louis E. Jallade, used for the manufacture of water meters. Hanan & Sons, shoe manufacturers, and Kirkman &



GROUP OF RECENTLY COMPLETED CONCRETE FACTORIES IN BROOKLYN.

however, by Mr. Higginson and built by the Turner Construction Company. by the Turner Construction Company. The building completed in 1905 proving efficient, steps were taken that same year to erect an addition of the same height to erect an addition of the same height and size, thus filling out the block be-tween Washington, Water and Front streets, Brooklyn, and the Manhattan Bridge. A two-story stable, 88x50 feet, at Water and Main streets was the next project to be started, and this was fol-lowed by a twelve-story and basement warehouse, 171x110 feet, in Washington, Front and Flint streets, completed in 1911. The activities of the Gair Com-pany continued and during 1913 a ten-story factory building, 200x125 feet, was

in 1911 erected an eleven-story warein 1911 erected an eleven-story ware-house on Jay, Plymouth and Main streets which was designed by William Higgin-son, architect, and also erected by the Turner Construction Company. This building is notable chiefly for having nine railroad tracks in the first story, floor construction for the safe carrying of exceedingly heavy floor loads, and the most extensive protection against the

of exceedingly heavy floor loads, and the most extensive protection against the fire hazard. S. Sternau & Company, in 1912, erected a ten-story and basement factory build-ing in John street near Gold street. This building is used partly for the manufac-ture of alcohol burning utensils and partly as a loft and storage building.

Son, soap manufacturers, are also occu-pying modern reinforced concrete struc-tures at 215 Water street. These buildings represent the most modern practice in engineering and con-struction and are sure to be followed by others of a similar type, as the section affords good transit facilities for em-ployees as well as convenience for ship-ping.

ping. The completion of these buildings and their occupancy by manufacturing con-cerns of the highest order has entirely changed the character of the district from a warehouse to a manufacturing center and has increased property values to a marked degree.

BUILDING NOTICE.

(Bulletin No. 23, 1914.) On Jan. 1, 1915, the form in use in this Bureau, known as Form No. 73, slip application, was discontinued.

Continued. On that date a new form, known as Form No. 213, 1915 building notice, was put into use. This no-tice is in the nature of an informal letter addressed to the Superinten-

tice is in the nature of an informal letter addressed to the Superinten-dent of Buildings, and should be typewritten (one copy only) and sent to the Bureau before begin-ning any of the work specified. This building notice is to be used only for minor alterations or repairs not affecting in any way the main structural features or safety of an existing building or the exits or means of egress from the building; and for the erection of small sheds and outhouses, mov-ing picture booths, fences not used for advertising purposes, temporary reviewing stands and similar new structures which can not properly be filed on a New Building Application form. These structures or minor alter-ations must be clearly described in writing without plans. Any new

ations must be clearly described in writing without plans. Any new structure or alteration requiring a plan must be filed on a New Build-ing or Alteration Application blank, as the case may be. If this building notice is used in connec-tion with any building not above enumerated, a violation will be filed and prosecuted through the Law Department. The new Form No. 213 "Build-ing Notice" is not out of press as yet, so the present Slip Applica-tion, Form No. 73 may be used temporarily for this purpose. ALFRED LUDWIG, Superintendent of Buildings, Borough of Manhattan.

Building Trade Wages, 1915.

The United Board of Business Agents of the Building Trades of Manhattan and Vicinity, with headquarters at 154 East 54th street, has issued its schedule of prevailing rates of wages for the com-ing year. The schedule is based on eight hours' work per day from 8 a m to 5 hours' work per day, from 8 a. m. to 5 p. m., except on Saturday, when work in the building trades ceases at noon. All recognized legal holidays and Sundays are to be figured as "double time." Compensation for a practical foreman ranges from fifty cents to one dollar a day more than the schedule rate. The trades enumerated are those which are affiliated with the United Board. Roswell D. Tompkins is the secretary of the board. Asbestos workers, boiler felters . pir

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setters 4.	50
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Boiler makers and iron ship builders 5.	00
Boiler makers' helpers	50
Carpenters and framers 5.	00
Cabinet makers 5.	00
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Decorative art glass workers 5.	
Elevator constructors 5.	28
Elevator constructors' helpers 3.	40
Electrical workers 4.	80
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Painters. Painter-decorator, painter-striper, painter-gilder. Painter-letterer, painter-grainer. Riggers. $4.50 \\ 4.50 \\ 4.00$ Riggers. Roofers, tar, felt, composition, damp and waterproofers. Rockmen and excavators. Rock drillers and tool-sharpeners, open work, \$3.08; tunnel. Sheet metal-workers, coppersmiths, tin-smiths, metal-roofers. Slate and tile roofers. Steam, hot-water and general pipe-fitters. Steam fitters' helpers. Tile-layers. $4.25 \\ 2.50$ 3.75 5 00 5.00 5.00 5.50 3.00 5.50 3.25 3.75 4.50Steam, hot-water and general pipe-fitters. Steam fitters' helpers. Tile-layers' helpers. Tunnel and subway constructors. Upholsterers of all description. Varnishers. Wood lathers on new work, \$3.50 per M. Overhauling jobs. 4.00 5.00

The Elevator Ordinance Held Up.

The Board of Aldermen has laid the

The Elevator Ordinance Held Up. The Board of Aldermen has laid the Building Committee's elevator ordinance over for a month. A pamphlet entitled "Elevators and Their Safety," by W. E. D. Stokes, was circulated among the members of the board. Mr. Stokes is interested in an elevator construction company as well as in hotels and real estate. The pamphlet is directed par-ticularly against section 10 of the ordi-nance, which requires the installation of some safety device that will prevent a car from being moved while the door to the elevator shaft is open. A similar requirement appeared last year in a bill before the Legislature which failed of enactment. Much of the opposition among property owners to this requirement has been withdrawn, since there has been a better under-standing as to the cost, which will not be as great as first supposed. In fact, some authorities say that it is possible to install an electrical safety device for a very small sum per opening. Whether such a device would satisfy the Build-ing Department is another question. Ex-Superintendent Miller has estimated the cost at \$20 an opening, and some manufacturers say \$12. A considerable opposition remains, however, based on the score of the ex-pense involved. Among the opponents are the hotel men's association and the

United Real Estate Owners' Association. The Allied Real Estate Interests favor the ordinance.

The ordinance establishing Suburban Fire Limits was passed by the Board of Aldermen this week, and is now be-

of Aldermen this week, and is now be-tore the Mayor. The proposed city ordinance regulat-ing the heights, sizes and arrangement of buildings was approved this week by the Chamber of Commerce, following the adoption of a report submitted by Howard C. Smith, chairman of the spe-cial committee.

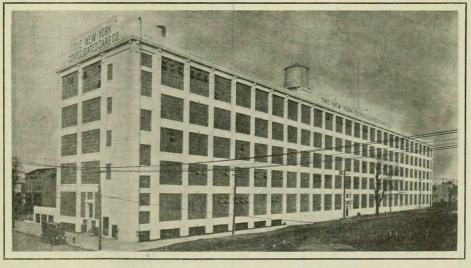
Tribute to Supt. McDermott.

Tribute to Supt. McDermott. At the close of business New Year's eve, Superintendent of Buildings William J. McDermott was surprised to see the employees filing into his office. His sur-prise was still greater when James No-lan, Chief Clerk of the Bureau, handed him a fountain pen, richly embossed in gold, bearing the following inscription: "Presented to William J. McDermott, Superintendent of Buildings, Borough of Richmond, January 1, 1915, by the em-ployees of the Bureau." In replying, Mr. McDermott said: "I am very much pleased with the spirit of true co-operation shown me and also with the courtesy and consideration shown to the public who have dealings with this department." In connection with the Bureau of Buildings Descent

with this department." In connection with the Bureau of Buildings, Borough of Richmond, it is interesting to note that notwithstanding the stringency in the money market and the falling off of building operations in the other boroughs, Richmond shows a healthy increase in the number of new buildings erected during the fiscal year ending December 1, 1914, over the cor-responding period of last year. Super-intendent McDermott considers the out-look for 1915 very bright.

—In New York City there are 545,096 separately assessed parcels of real estate. Manhattan has 95,053; the Bronx, 66,598; Brooklyn, 214,211; Queens, 134,987, and Richmond, 34,247.

BUILDING FOR NEW YORK CARD COMPANY



HE New York Consolidated Card Company is one of the large manufacturing concerns which in recent years has located in Long Island City. Its has located in Long Island City. Its new building is located at Fourth and Webster avenues, and is representative of a typical reinforced concrete factory of today. This building is five stories and basement in height and covers, in plan, an area 456x70 feet, with various extensions for power house, garage and outside stairwell, and is one of the largest reinforced concrete plants ever erected during cold weather. In order to successfully erect this building in cold weather, extra equipment was necessary, including tarpaulin to enclose the sides including tarpaulin to enclose the sides and top of the building, and salamanders (open stoves) burning coke to generate the required heat so that a temperature of about 75 degrees was maintained in

Ballinger & Perrot, Architects.

the vicinity of the new work. In addi-tion to these precautions, the sand and gravel were heated on griddles of steam coils, thereby preventing any chance of frozen material, and a steam jet was con-nected to the water barrel, to prevent ice particles, and to be absolutely sure that forms and steel reinforcement were in the proper condition to receive the con-crete, they were sprayed with steam prior to starting work. The building is intended for rather light manufacturing and is designed for 150 pounds live-loads on floors in addition to the dead weight. This plant will be used for the manuthe vicinity of the new work. In addion floors in addition to the dead weight. This plant will be used for the manu-facture of playing cards and when in full operation will employ 500 or 600 hands. This building was erected by the Turner Construction Company, 11 Broadway, New York City, under the direction of Ballinger & Perrot, archi-tects and engineers, of Philadelphia, Pa.

Fifty Residences at Woodhaven. The Innovation Homes Company, J. C. McIntyre, 1127 Avenue G, Brooklyn, president, is having plans prepared and will start work at once on fifty brick residences at Woodhaven, Long Island.

To Enlarge 25th Street Loft. The Graphic Arts Realty Company, Joseph Gautz, president, Frederick A. Ringler, 207 West 25th street, treasurer, contemplates the erection of an addition of either three or twelve stories in height to the loft building, 203-205 West 25th street. Definite details have not been decided.

Fireproof Garage in East 56th Street. Frederick H. Gleason, 311 West 95th street, contemplates the erection of a fireproof concrete garage, probably five stories in height, in East 56th street, between Lexington and Third avenues, to cost in the neighborhood of \$100,000. Further details are not available at this Further details are not available at this time.

Latest Broadway Business Building. Walter F. Hopper, 110 West 40th street, is having plans prepared by Samuel Katz, 505 Fifth avenue, for a sixteen-story store and loft building, 40x240 feet in size, to be erected on the west side of Broadway, 60 feet north of 31st street, through to Sixth avenue. Isaac A. Hopper Company, Inc., 110 West 40th street, will have the general contract. contract.

Brokaw's Store Plans Unsettled. Structural details for the new store building which Brokaw Brothers, of Astor Place and Fourth avenue, are to erect on the site of the former Cafe de l'Opera, 1457 to 1461 Broadway, run-ning through to 589-595 Seventh avenue, have not yet been determined. No comhave not yet been determined. No com-missions have yet been made, and in all probability nothing will be officially settled for several days yet. Further particulars are given in another column of this issue of this issue.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Graphic Arts Realty Co., Jos. Gautz, president, 207 West 25th st, con-templates the erection of a 3 or 12-sty addition to the loft building at 203-205 West 25th st. No architect or engineer has been selected. ALBANY, N. Y.—St. Vincent De Paul's R. C. Church, Rev. Father William R. Charles, pas-tor, 900 Madison av, contemplates the erection of a parochial school and hall on Western av, to cost about \$50,000. An architect will prob-ably be selected by competition. BLISS, N. Y.—The Board of Education of Fliss, M. Stafford, president, is receiving com-petitive sketches for a 2-sty brick high school to cost about \$20,000.

to cost about \$20,000. MONTCLAIR, N. J.—The Board of Educa-tion of Montclair, Arthur S. Harris, president, contemplates the erection of an addition to the school on Cedar av, for which no appropriation has been made. No architect selected. ST. JOHNSVILLE, N. Y.—The Board of Edu-cation of St. Johnsville, W. M. Waldrath, clerk, Main st, contemplates the erection of a 2-sty brick school in Main st, to cost about \$35,000. No architect selected. BEACON N Y.—The Board of Education of

brick school in Main St, to cost about \$55,000. No architect selected. BEACON, N. Y.—The Board of Education of Beacon is considering the erection of a 2-sty high school on Fishkill av. Wilson Potter, 1 Union sq, Manhattan; Wm. Whitney Rasmus-sen, 1133 Broadway, Manhattan, and John T. Simpson, 31 Clinton st, Newark, N. J., are competing architects. Cost, about \$60,000. BUFFALO, N. Y.—Volrey P. Kinney, care of Kinney Laundry, 1376 Main st, contemplates the erection of a 4-sty restaurant and lunch room at 357 Main st. John R. Thompson Restaurant Co., lessee. No architect selected. FRANKLINVILLE, N. Y.—A committee of the Franklinville Masons has been appointed to consider the building of a Masonic Temple here. No architect retained. EAST SYRACUSE, N. Y.—Edward Hill, care of R. C. Dibble, East Syracuse, contemplates the erection of a 1-sty concrete and steel moving picture theatre here to cost about \$17,500. No architect selected.

YONKERS, N. Y.—Rollins Bros., A. T. Dandy, 45 South Broadway, contemplate the erection f a 7-sty store and apartment at the south-ast corner of South Broadway and Valentine ane. No architect selected. of Lane.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS, MANHATTAN.—Bids will be taken on su about Jan. 12 by the Williams Building Corp Samuel Williams, 132 Nassau st, owner, f ube about for

the 6-sty apartment house, 50x90 ft., in the south side of 113th st, 100 ft west of 7th av, from plans by Gronenberg & Leuchtag, 303 5th av. Cost, about \$65,000. BRONX.—Rubin & Marcus, Inc., 1480 Wash-ington av, owners, are taking estimates on foundations, brick work, carpenter, trim, win-dow frames and sash, painting, iron work, elec-tric work and heating for the 5-sty apartment on the west side of Prospect av, between 178th and 179th st, from plans by Goldner & Gold-berg, 391 East 149th st. BROOKLYN.—The Grover Realty Co., 113 South 2d st, owner, is taking bids for a 6-sty apartment, 48x100 ft., in the south side of South 2d st, 150 ft. east of Berry st, from plans by Shampan & Shampan, 772 Broadway. Cost, about \$50,000.

LONG ISLAND CITY.—Annigoni Bros., Hamilton st and Pierce av, owners, are taking bids on all subs for the 4-sty tenement, north-east corner of Pierce av and Hamilton st, from plans by Thos. J. Reidy, 76 Hoyt av. Cost, about \$20,000.

CHURCHES. MANHATTAN.—Plans are being figured for the 1-sty synagogue, 5393 ft., at 22-28 West 114th st, for the Congregation Kel Israel Anshe Poland, 20-22 Forsyth st. Sommerfeld & Steck-ler, 31 Union Square, architects; cost, about \$75,000.

MANHATTAN.—Morris Schwartz, 194 Bowery, architect, is taking bids for alterations to the tenement, 51 East 104th st, for synagogue and meeting room purposes, for the Agudath Achim M'Polak Congregation. Cost, about \$12,000.

M'Polak Congregation. Cost, about \$12,000. DWELLINGS. MANURSING ISLAND, RYE, N. Y.—Patter-son & Dula, 15 East 40th st, Manhattan, archi-tects, are taking bids on general contract for a 2½-sty frame residence and garage for W. H. Browning, Esq., care of architects. YORKTOWN HEIGHTS, N. Y.—Bids will close January 12, at 12 M., for seven 2-sty stone cot-tages, 40x40 ft., at the New York Training School for Boys, from plans by Lewis F. Pilcher, Capitol, associated with William Adams Delano, 4 East 39th st, Manhattan. FACTORIES AND WAREHOUSES

School for Boys, from plans by Lewis F. Pilcher, Capitol, associated with William Adams Delano, 4 East 39th st, Manhattan.
 FACTORIES AND WAREHOUSES.
 NEWARK, N. J.—Bids will close January 20 for the power plant at Point-No-Point, on Passaic River, in Meadow section, for the Public Service Corporation of New Jersey, Thos. F. McCarter, president. Nathaniel A. Carle, care of owner, chief engineer. Linde & Griffith Co., foot of 4th av, Newark, contractor for concrete foundations. Cost, \$1,000,000.
 NEWARK, N. J.—Jordan Greene, Essex Building, architect, is taking revised bids for a 1-sty factory, 75x106 ft., in the east side of South 11th st, for the American Piston Ring Co. Runyon & Carey, S45 Broad st, steam and electrical engineers. Cost, about \$10,000.
 HOSPITALS AND ASYLUMS.
 BINGHAMTON, N. Y.—Calendo & Cordi, 6005 14th av, Brooklyn, are figuring the general contract for the Binghamton State Hospital, from plans by the Department of Architecture. Sub bids are desired prior to January 19.
 SCHOOLS AND COLLEGES.
 NEWARK, N. J..—Bids will close January 12 at 4.15 p. m. for the 2-sty brick McKinley School at 8th av and Factory st for the New-ark Board of Education. E. F. Guilbert, City Hall, Newark, architect. George W. Knight, City Hall, engineer. Cost, about \$125,000.
 STORES, OFFICES AND LOFTS.
 WHITE PLAINS, N. Y.—Frank Horton Brown, Main st, architect, is taking bids on general contract for eight 2-sty frame stores and offices at Orawampum st and Martine av, for the Eastern Mill & Material Co., Robert E. Farley, president, 5 Court st. Cost, about \$15,000.

BROOKLYN.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids on general contract for 1-sty brick automobile showroom at 1285-1293 Bedford av, for A. S. Leland, 50 Broad st, Manhattan. Cost, about \$12,000.
 MANHATTAN.—Plans are being figured for the 6-sty store, office and loft building at 77 Madison av, for the Estate of Eliza M. Bailey, Hermann H. Camman, 34 William st, trustee. John B. Snook Sons, 261 Broadway, architects. Cost, about \$40,000.
 MANHATTAN.—Mortimer C. Rosenbaum & Bro., 28 East 85th st, are figuring the general contract and desire bids on subs for the 2-sty and basement store at 617-25 West 181st at, from plans by Buchman & Fox, 30 East 42d st, architects. Chas. C. Marshall, 34 Pine st, owner.

MISCELLANEOUS. NORTH CASTLE, N. Y.—The Board of Water Supply, Chas. Strauss, is taking bids to close January 19, at 11 A. M., for furnishing about 8,000 sq. ft. of face cut stone for Kensico Dam.

CONTEMPLATED

CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. SHERMAN AV.—Neville & Bagge, 105 West 40th st, are preparing plans for a 5-sty apart-ment house, 50x87 ft., on the east side of Sherman av, 100 ft. south of Dykman st, for James Livingston, 261 West 36th st, owner. Cost, about \$45,000.

HAVEN AV.—Geo. & Edw. Blum, 505 5th av, are preparing plans for a 6-sty apartment 125x 125 ft., at the northeast corner of Haven av and 180th st, for the Strathcona Construction Co., 3785 Broadway, owner and builder. Plans will probably be completed about February 1. Cost, about \$120,000.

62D ST.—Samuel R. T. Very, 70 East 45th st, has completed plans for alterations to the 7-sty apartment, 22 East 62d st, for Mrs. Ed-ward deForest Simmons, 128 East 60th st. Cost, about \$40,000.

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CHURCHES. MSTERDAM AV.--Cram & Ferguson, 33 West 42d st, are preparing plans for the Cathe-dral wing nave at Amsterdam av and 112th st, for the Cathedral of St. John the Divine. Cost, about \$1,000,000. Contract for foundation will probably be awarded by spring. DWELLINGS. 5TH AV.--C. P. H. Gilbert, 1123 Broadway, has completed revised plans for interior altera-tions to the 5-sty residence, 881 5th av, for Adolph Lewisohn, 9 West 57th st. Bids will be keen on general contract about January 15. FACTORIES AND WAREHOUSES. 107TH ST.--Wortmann & Braun, 114 East Sth st, are preparing plans for a 9-sty ware-house and garage in the south side of 107th st. 25 ft. west of Columbus av, for the Chelsea torage Warehouses, Louis Schram, 426 West 26th st, president. Chas. Berg, 114 East 28th st, general contractor. 95T ST.-John P. Boyland, Fordham rd and Westchester av, has completed plans for the 6-ty factory and loft building in East 91st st, 150 ft. east of 1st av, for William F. Cunning-ham, 438 East 91st st. Cost, about \$85,000. HALLS AND CLUES.

ham, 438 East 91st st. Cost, about \$85,000. HALLS AND CLUES. 4STH ST.—Jas. S. Maher, 431 West 14th st, is ready for bids for alterations to the 4-sty clubhouse 106-110 West 48th st for the Friars Club, to cost about \$10,000. HOSPITALS AND ASYLUMS. ST. NICHOLAS AV.—Geo. H. Hardway, 345 5th av, is preparing plans for a 3-sty addition to the sanitarium, St. Nicholas av and 150th st, for the Audubon Sanitarium, 8 St. Nicholas pl. Cost, about \$10,000. STOPES OFFICES AND LOFTS

STORES, OFFICES AND LOFTS. BROADWAY.—Samuel W. Katz, 505 5th av. is preparing plans for a 16-sty store and loft build-ing on the west side of Broadway, 60 ft. north of 31st st, through to 6th av, for Walter F. Hopper, 110 West 40th st. Isaac A. Hopper, Inc., 110 West 40th st, general contractor.

Bronx.

Bronx. APARTMENTS, FLATS AND TENEMENTS. 174TH ST.—Frank J. Schefcik, 176th st and Park av, is preparing sketches for a 5-sty apart-ment at 174th st and Vyse av for the J. W. Cornish Construction Co., 805 East Tremont av, owner and builder. Cost, about \$50,000. 176TH ST.—The Tremont Architectural Co., Webster and Tremont avs, is preparing plans for the 5-sty apartment house, 50x87 ft., in the south side of 176th st, 62 ft. west of Marmion av, for the Benenson Realty Co., 401 East 152d st. Cost, about \$50,000.

CAULDWELL AV.—William Koppe, S30 Westchester av, is preparing plans for four 5-sty apartments at the southwest corner of Cauldwell av and 160th st for The Ebling Co., Louis Ebling, president, 939 Intervale av. Cost, about \$150,000. Bids will be taken about Jan. 18 by owner.

PROSPECT AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment on the west side of Prospect av, 25 ft. south of Oakland pl, for Rubin & Marcus, 1480 Washington av, owners and builders. Cost, about \$45,000.

about \$45,000. KELLY ST.—Lorenz F. J. Weiher, 271 West 125th st, is preparing revised plans for two 5-sty tenements in the west side of Kelly st, 125 ft. north of 163d st, for the Rae Realty Co., Inc., 928 Broadway. Tofano Bros., 863 Jackson av, mason. Cost, about \$100,000. CHURCHES. 166TH ST.—M. J. Harrison, 230 Grand st, is preparing sketches for a 3-sty synagogue, 33x 100 ft., at the southwest corner of 166th st and Morris av for the Congregation Juda Haleri, 1042 Morris av, S. D. Reich, president, Valentine av and 197th st. Cost, about \$30,000. HOSPITALS AND ASYLUMS.

AV and 13fth st. Cost, about \$55,000. HOSPITALS AND ASYLUMS. CHARLOTTE ST.—Lewis A. Abramson, 220 5th av, architect, will take bids on general con-tract about February 10 for the 4-sty hospital southeast corner of Charlotte st and Crotona Parkway, 50x127 ft., for the Bronx Hospital As-sociation, Dr. Alexander Goldberg, president, 1385 Fulton av. Cost, about \$300,000.

STORES, OFFICES AND LOFTS. 3D AV.—The Kreymborg Architectural Co., 163d st and Southern blvd, is preparing plan for a 1-sty taxpayer, 75x100 ft., on the west side of 3d av, 25 ft. south of 173d st, for Williamson & Bryan, 499 Willis av, owners and builders. Cost, about \$15,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS, RALPH AV.—C. Infanger & Son, 2634 At-lantic av, are preparing plans for a 4-sty apart-ment, 85x29 ft., at Ralph av and Eastern pkway, for I. Halperin, 408 Lincoln pl, owner and builder. Cost, about \$30,000.

ST. MARKS AV.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements on the south side of St. Marks av, 100 ft. east of Howard av, for Herman Cohn, 429 Howard av, owner and builder. Cost, about \$50,000.

68TH ST.—Shampan & Shampan, 772 Broad-way, are preparing plans for two 4-sty apart-ments, 100x150 ft., in the north side of 68th st, 142 ft. east of 4th av, for the Boyd Realty Co., 432 Senator st, owner and builder. Cost, about \$80,000.

HOPKINSON AV.—E. M. Adelsohn, 1776 Pit-kin av, is preparing plans for a 4-sty tenement, 50x90 ft., at the northwest corner of Hopkinson and Blake avs for the Burland Co., Levi Mero-witz, 1351 Eastern Parkway, owner and builder. Cost, about \$35,000.

57TH ST.—Thos. Bennett, 52d st and 3d av, Brooklyn, is preparing plans for a 3-sty brick tenement, 40x81 ft., in the north side of 57th st, 240 ft. east of 15th av, for R. P. Murphy, 825 54th st, owner and builder.

HOPKINSON AV.—E. M. Adelsohn, 1776 Pit-kin av, is preparing plans for a 4-sty tenement, 50x89 ft., on the west side of Hopkinson av, 50 ft. north of Blake av, for The Burland Co., L. Merowitz, president, 1351 Eastern parkway. Cost, about \$30,000.

about \$30,000. VERMONT ST.—S. Millman & Son, 1780 Pit-kin av, are preparing plans for four 3-sty tene-ments, 25x68 ft., in the west side of Vermont st, 200 ft. north of Livonia av, for the Hodrian Realty Co., 674 Hendrix st. Cost, \$30,000. STONE AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty tenement, 32x90 ft., at the northeast corner of Stone and River-dale avs for S. Koeppel, Inc., 330 Utica av. Cost. about \$25,000. CHURCHES.

ft., at the meridian of the second se

and 20th st for the Lancaster Realty Co., 44
 Court st, owner and builder. Cost, about \$11,-500.
 66TH ST.—M. A. Cantor, 373 Fulton st, is preparing plans for three 1-sty brick residences and stores, 53x100 ft., at the northwest corner of 66th st and 18th av for the Brooklyn Union Building Co., 44 Court st, owner and builder. Cost, about \$9,000.
 NEW UTRECHT AV.—B. F. Hudson, 319 9th st, is preparing plans for seven 3-sty residences at the southeast corner of New Utrecht av. and 45th st for the D. W. P. Co., Inc., Paul W. Connelly, president, 5107 New Utrecht av. Cost, about \$35,000.
 AV. U.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for seven 2-sty brick residences, 18x40 ft., at the northwest corner of Av U and East 7th st for William Herot, East 31st st and Beverley rd, owner and builder. Cost, about \$25,000.
 WINTHROP ST.—Sylvester A. Taggart, Municipal Building, Manhattan, is preparing new plans for the 2-sty laundry staff building at the Kings County Hospital, south side of Winthrop st, west of Albany av, for the Department of Public Charities, John A. Kingsbury, commissioner. Cost, about \$75,000.

GREENPOINT AV.-J. R. Savage, Jamaica, L. GREENPOINT AV.-J. R. Savage, Jamaica, L. I., is preparing plans for a reinforced concrete steel grade crossing on Greenpoint av, for the L. I. R. R., Flatbush av, corner of Atlantic av, to cost about \$20,000.

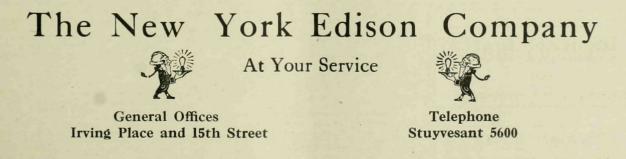
Queens.

APARTMENTS, FLATS AND TENEMENTS. LONG ISLAND CITY.—Frank Braun, 585 9th av, Astoria, L. I., has completed plans for a 5-

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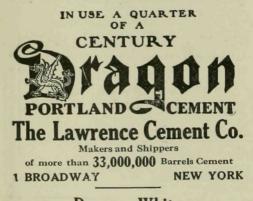


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sty tenement, 50x90 ft., at the southwest cor-ner of Jamaica av and 9th av for A. Rikel, 574 9th av. Cost, about \$40,000.

JAMAICA, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for four 2½-sty residences on Hoffman Boulevard, between Hillside and Jamaica avs, for the Esor Realty Co., F. Rochtberg, president, 208 Pulaski st, Brooklyn, owner and builder. Total cost, about \$30,000.

WOODHAVEN, L. I.-B. F. Hudson, 319 9th st, Brooklyn, is preparings plans for fifty 2-sty residences, 18x36 ft., at Woodhaven and At-lantic avs for the Innovation Homes Co., J. C. McIntyre, 1127 Av G, president. Cost, about \$3,000 each.

\$3,000 each.
 FLUSHING, L. I.—C. L. Varrone, 166 Corona av, Corona, has completed plans for eleven 2-sty frame residences in North Grove st, near Lawrence av, for C. W. Copp, James st, owner and builder. Cost, about \$18,000.
 FACTORIES AND WAREHOUSES.
 LONG ISLAND CITY.—Timmis & Chapman, 315 5th av, Manhattan, architects, will soon take bids on general contract for a 1 and 2-sty factory, 200x400 ft., at Jackson and Anna-belle avs, to cost about \$150,000.
 Ware of Bryan Kennelly, 158 Broadway, Man-hattan.

STABLES AND GARAGES. FAR ROCKAWAY, L. I.—J. P. Powers & Co., 558 Boulevard, are preparing plans for a 1-sty concrete private garage at the southeast corner of Carnaga av and Grove st for Edward Moran, 24 Carnaga av. Cost, about \$15,000.

Richmond.

APARTMENTS, FLATS AND TENEMENTS. RICHMOND AV.-W. H. Dole, 154 Nassau st, is preparing plans for a 3-sty apartment, 25x 40 ft., at 152 Richmond av. Richmond, for Dominick Delledonne, 152 Kichmond av. Cost. about \$7,500.

Nassau.

INASSAU. DWELLINGS. BROOKVILLE, L. I.—C. Oliver Iselin, 3 West 52d st, Manhattan, contemplates the erection of a 2-sty frame farm cottage from plans by Hop-pin & Koen, 244 5th av, Manhattan. Cost, about \$5,000.

Westchester.

Westchester. APARTMENTS, FLATS AND TENEMENTS. YONKERS, N. Y.—Jas. A. Watson, Reevs Building, has completed plans for a 4-sty apart-ment on Elliott av, for P. H. McGrath, builder, 99 Morris st. Cost, about \$21,000. HOSPITALS AND ASYLUMS. NEW ROCHELLE, N. Y.—Frederick Stevens, 9 Park st, Boston, Mass., and Butler & Rod-man, 16 East 23d st, Manhattan, associate archi-tects, have about completed plans for additions to the hospital at Guion st and Butler & Rod-marker, president. Cost, about \$90,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS. NEWARK, N. J.—Frank A. Coppola, 738 Broad st, has received the general contract to erect a 4-sty tenement at the southeast corner of Crane and Stone sts for Ralph Arace, 276 John st, Belleville, N. J. John E, Cella, 738 Broad st, architect. Cost, about \$35,000. CHURCHES.

CHURCHES. JERSEY CITY, N. J.—(Sub.).—Edward J. Alquist, 312 West 42d st, Manhattan, has re-ceived the mason contract for the 1-sty church, north side of Harrison av, near Bergen av, for the First Church of Christian Scientist, 651 Eergen av. Oscar S. Teale, 35 Broadway, Man-hattan, architect. William R. Whyte, 36 Oak-land av, general contractor. Cost, about \$8,-500

DWELLINGS. DWELLINGS. SOUTH ORANGE, N. J.-E. W. Blanchard, 114 East 28th st, Manhattan, has received the general contract to erect a 2½-sty frame resi-dence, 65x30 ft., for John R. Greason, Jr., care of architect, Shiras Campbell, 103 Park av, Manhattan. Cost, about \$10,000. BROOKLYN.-Thos. Drysdale, 26 Court st, has received the general contract to erect five 3-sty brick residences and stores at the southwest corner of St. Johns pl and Rochester av for Knowles & Co., 189 Montague st, owners. F. L. Hine, 189 Montague st, architect. Cost, about \$15,000.

Hine, 189 Montague st, architect. Cost, about \$15,000.
BAYSHORE, L. I.—Wines & Homan, Mattituck, L. I., have received the general contract to erect a 2½-sty residence, 32x38 ft., at Brightwaters, for John S. Moore, care of general contractors. Jas. L., Burley, 345 5th av, Manhattan, architect. Cost, about \$7,000.
FACTORIES AND WAREHOUSES.
MANHATTAN.—Patrick Reynolds, 102 East 12th st, has received the general contract to make alterations to the hotel 952 3d av, for store and cigar factory purposes, for Robert W. Goelet, Newport, R. I. Albert M. Gray, 1402 Broadway, architect. Max Schwartz, 954 3d av, lessee. Cost, about \$5,000.
BROKLYN.—Louis Lapidus, 558 Hopkinson av, has received the general contract to erect a 4-sty laundry and stable in the east side of Ames st, near Riverdale av, for the Independent Wet Wash Laundry Co., Nathan Boslefsky, 207 Thatford st. E. M. Adelsohn, 1776 Pitkin av, architect. Cost, about \$15,000.
MANHATTAN.—Richard Deeves & Son, 309 Broadway, have received the general contract for alterations to the stable on the east side of 11th av, 27th to 28th sts, for the Terminal Warehouse Co., 17 South William st.

HOSPITALS AND ASYLUMS. BLACKWELL'S ISLAND.—J. M. Knopp, 544 West 43d st, Manhattan, has received the con-tract for electric elevators and allied work at the city hospital building from plans by Frank Sutton, 80 Broadway. HOTELS. MANHATTAN.—The Sinclair-Rieger Co., 409 West 55th st, has received the mason work for the 5-sty brick and reinforced concrete store and lodge room building, 25x80 ft., to be erected at 103 Bowery for the Estate of Chas, A. Chese-brough, 162 St. John's pl, Brooklyn. Cost, \$30,000. Walter H. Volckening, 116 Decatur st, Brooklyn, is architect. The mason contractor wants bids at once on reinforced concrete and floor arches. MUNICIPAL WORK.

st, Brooklyn, is architect. The mason contractor wants bids at once on reinforced concrete and floor arches. MUNICIPAL WORK. PATERSON, N. J.—The N. Y. & N. J. Con-struction Co., Essex Building, has received the contract of the main intercepting sewer, sec-tion 17, central portion, for the Passaic Valley Sewerage Commission. Wm. M. Brown, Essex Building, Newark, chief engineer. PUBLIC BUILDINGS. MANHATTAN.—The Marcus Contracting Co., Inc., 309 Broadway, has received the contract for the excavation of the postoffice building at Pearl and Pine sts, for Buckhout Realty Co., foot of East 30th st, owner. John H. Deeves & Bro., 130 Park av, general contractors. Foster & Gade, 15 West 38th st, architects. STABLES AND GARAGES. MILL NECK, L. L.—J. J. O'Hearn, Wappinger Falls, N. Y., has received the plumbing contract for the garage and cottage near Oyster Bay for Irving Brokaw, 985 5th av, Manhattan. Harry T. Lindeberg, 2 West 47th st, Manhattan, archi-tect. Tredennick Co., 1123 Broadway, Man-hattan, general contractor. STORES, OFFICES AND LOFTS. MANHATTAN.—The Pietrowski & Konop Co., 48 East 91st st, has received the contract to install the Clinton Fireproofing System of floor and roof arches in the United States Service Euiding, 45th st and Lexington av. Warren & Wetmore, architects. John Peirce Co., general contractor. MANHATTAN.—Greenfield & Hecht Co., 110 West 34th st, has received the general contract to make alterations to the loft building 114-116 Worth st for Andrew J. Dougherty and others, 43 Cedar st. Chas. B. Meyers, 1 Union sq. architect. THEATRES.

Worth st for Andrew J. Dougherty and others, 43 cedar st. Chas. B. Meyers, 1 Union sq. architect.
 THEATRES.
 WONKERS, N. Y.—The Hedden Iron Construction Co., 30 Church st, has received the steel contract for the 5-sty theatre and office uniding northwest corner of South Broadway and Prospect st for Allen & Epstein, 1495.
 Broadway, Manhattan. William E. Lehman. 738 Broad st, Newark, architect. George T. Kely, 20 John st, Yonkers, general contractor. Kingsley & Maxwell, 5 Wadsworth av. Yonkers. argenters. Cost, about \$300,000.
 MINCELLANEOUS.
 MANHATTAN.—Henry Steers, 17 Battery pl. As received the contract for the pier and shed at Pier S. North River, in West Front st, for the Lehigh Valley R. R. Co., 143 Liberty st. Cost, about \$155,000.
 MANHATTAN.—The Murphy Construction Co., 50 Church st, has received the general contract to erect Pier C at the N. Y. Navy Yard for the U. S. Government. Cost, about \$150,000.
 MANHATTAN.—The Murphy Construction Co., 50 Church st, has received the general contract to erect the 4-sty sub-station at 354 West 515th st, for the United Electric Light & Power Co., 130 East 15th st. W. E. McCov. 130 East 5th st. architect. Cost, about \$65,000.
 MANHATTAN.—The Bay Corning Co., 100 William st, has received the general contract to erect the transit Co., 165 Broadway. Cost, about \$50,000.
 HARTSDALE, N. Y.—The Dazie Construction Co., 103 Park av, Manhattan, has received the general contract for the Interboro Rapid Transit Co., 165 Broadway. Cost, about \$10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES. 91ST ST, 458 East, s s, 144 w Av A, 6-sty brick, non-fireproof storage, 50x95; cost, \$50,-000; owner, Wm. F. Cunningham, 1826 1st av; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 3.

Webster av. Plan No. 3. STABLES AND GARAGES. 209TH ST, s s, 225 e 10th av. 1-sty stone non-fireproof stable and shed, 25x99; cost, \$5,000; owner, Max Just, 612 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1. STOPES AND TENEMENTS

STORES AND TENEMENTS. ISIST ST, 623-25 West, 2-sty brick, non-fire-proof store, 39x96; cost, \$18,000; owner, Chae. C. Marshall, 34 Pine st; architects, Buchman & Fox, 30 East 42d st. Plan No. 2.

Bronx.

Bronx. DWELLINGS. HOBART AV, n e cor Hobart court, 1-sty brick dwelling, shingle roof, 20x30; cost, \$1,-500; owner, Brunetta Tozzini, 120 Westchester sq; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 2. SCHOOLS AND COLLEGES. SPOFFORD AV, s s, from Coster to Faile st, 5-sty brick school, 200x94, tile roo1; cost, \$275,-000; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1. MISCELLANEOUS.

BOSTON POST RD, e s. 1,000 s Gun Hill rd, BOSTON POST RD, e s. 1,000 s Gun Hill rd, 1-sty frame pig shed, 25x75; cost, \$700; owner, Burk Foundation, F. K. Sturgis, 30 Broad st, Pres.; architect, Guy A. Ward, White Plains, Plan No. 4.

January 9, 1915

January 9, 1915

RECORD AND GUIDE

BOSTON POST RD, e s, 1,000 s Gun Hill rd, two 1-sty frame pig sheds, 25x100; cost, \$1,-\$00; owner, Burk Foundation, F. K. Sturgis, 30 Broad st, Pres.; architect, Guy A. Ward, White Plains. Plan No. 3.

Brooklyn.
DWEILINGS
SCHENCK CF, es 20 n Jamaica av, six 2-sty brick dwellings, 20x36, gravel root, 1 famiky each; total cost, \$18,000; owner, Frankkichards, 147 Sunnyside av; architect, Van C.
SCHENCK CF, s e cor Jamaica av, 2-sty inters, 106 Van Siclen av. Plan No. 9.
SCHENCK CF, s e cor Jamaica av, 2-sty inters, 106 Van Siclen av. Plan No. 9.
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SCHENCK CF, s e cor Jamaica av, 2-sty inters, 20x36, gravel root, 1 family, 20x36, sicle, 20x36, 20x36, sicle, 20x36, 20x36, sicle, 20x36, 20x36, sicle, 20x36, 20x

52D ST, s s, 260 e 15th av, 2-sty frame dwell-ing, 24x54, shingle roof, 2 families; cost, \$6,-000; owner, Harris Wilner, 4706 13th av; ar-chitect, F. W. Eisenla, 16 Court st. Plan No. 40

40.
52D ST, s s, 340 e 15th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Harris Wilner, 4706 13th av; architect, F, W. Eisenla, 16 Court st. Plan No. 41.
AV U, n w cor East 7th st, 2-sty brick dwelling, 19x40, gravel roof, 1 family; cost, \$3,000; owner, Wm. Herod, 222 East 31st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 53.
AV U, n s, 19 w East 7th st, six 2-sty brick dwellings, 18x40, gravel roof, 1 family each; total cost, \$18,000; owner, Wm. Herod, 222 East 31st st; architect, architect, Chas. Infanger, 2634 Atlantic av. Plan No. 54.
ISTH AV, e s, 70.1 n 62d st, 1-sty frame

total cost, \$18,000; owner, Wm. Herod, 222 East 31st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 54.
18TH AV, e s, 70.1 n 62d st, 1-sty frame stores and dwellings, 29.2x75, slag root, 2 families; cest, \$3,500; owner, Lancaster Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 83.
FACTORIES AND WAREHOUSES.
UNION ST, w s, 275 n Sutter av. 1-sty brick shop, 25x75, slag root; cost, \$1,500; owner, Golde Rabinowitz, 263 Amboy st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 65.
6TH ST, s s, 255.9 w 2d av, two 1-sty frame storages, 72.6x28, gravel root; total cost, \$1,-000; owner, Wallingford Realty Co., on premises; architect, W. J. Conway, 400 Union st. Plan No. 71.
20TH ST, n s, 425 w Prospect Park West, 1-sty brick storage, 25x30, gravel roof; cost, \$1,-000; owner, Booth Felt Co., 440 19th st; architect, Frank Stork, 7416 3d av. Plan No. 63.
STABLES AND GARAGES.
ATLANTIC AV, from Cleveland to Ashford st, 1-sty brick garage, 40x65, gravel roof; cost, \$1,000; owner, Brooklyn Union Gas Co., 176 Remsen st; architect, Wm. Nepfer, 347 Lincoln rd. Plan No. 58.
ATLANTIC AV, n e cor Troy av, 1-sty brick garage, 20x22, slate roof; cost, \$150; owner, Arnold T Shegan, 119 Kingston av; architect, Wm Buchanan, 488 Sumner av. Plan No. 30.
HOPKINSON AV, e s, 260 s Lott av, 1-sty brick stable, 13x20, tin roof; cost, \$500; owner, Frank Luciana, 241 Bristol st; architect, Eenj. Cohn, 361 Stone av. Plan No. 27.
BELMONT AV, n w cor Sheffield av, 1-sty brick stable, 50x100, gravel roof; cost, \$4,-000; owner, Anna Druss, 470 Bradford st; architect, Hy. Dorf, 614 Kosciusko st. Plan No. 91.
STORES AND DWELLINGS.
FLATBUSH AV, n w cor East 37th st, 2-sty brick storage and dwelling 23 3100 clag root.

architect, Hy. Dorf, 614 Kosciusko st. Plan No. 91.
STORES AND DWELLINGS.
FLATBUSH AV, n w cor East 37th st, 2-sty brick store and dwelling, 32.3x100, slag roof, 2 families; cost, \$9,500; owner, Amersfort Bldg.
Co., 315 Washington st; architect, F. W. Eisen-la, 16 Court st. Plan No. 23.
18TH AV, e s, 25 s 59th st, three 3-sty frame stores and dwellings, 25x23.10, slag roof, 2 families each; total cost, \$15,000; owner, Henry Gold, 44 Court st; architect, Jacob Lubroath, 185 Remsen st. Plan No. 31.
18TH AV, e s, 254 n 60th st, three 3-sty frame stores and dwellings, 25x27.4, slag roof, 2 families each; total cost, \$15,000; owner, Henry Gold, 44 Court st; architect, Jacob Lubroath, 186 Remsen st. Plan No. 32.
18TH AV, n e cor 62d st, 1-sty frame store and dwelling, 40.11x80, slag roof, 1 family; cost, \$4,000; owner, Lancaster Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 81.
18TH AV, e s, 4011 n 62d st, 1-sty frame store and dwelling 20027.

ISTH AV, e s, 4011 n 62d st, 1-sty frame store and dwelling, 29.2x75, slag roof, 2 fami-lies; cost, \$3,500; owner, Lancaster Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 82.

18TH AV, s w cor 62d st, 1-sty frame store and dwelling, 40.11x80, slag roof, 1 family; cost, \$4,000; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 273 Ful-ton st. Plan No. 98.

ISTH AV, w S, 80.11 s 62d st, 1-sty frame store and dwelling, 29.2x75, slag roof, 1 fam-ily; cost, \$3,500; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 99.

18TH AV, w s, 70.1 s 62d st, 1-sty frame store and dwelling, 29.11x75, slag roof, 1 fam-ily; cost, \$3,500; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 100.

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New Buildings-Continued.

 New Buildings—Continued.

 STORES AND TENEMENTS.

 BARRETT ST, s e cor Blake av, 3-sty brick store and tenement, 24x68, gravel root, 5 fam-ilies; cost, \$7,500; owner, Nathan Halperin, 74-6 Broadway; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 12.

 ST. JOHN'S PL, s s, 129 e Troy av, 4-sty brick tenement, 60x92, gravel roof, 27 families; cost, \$30,000; owner, Chas. Serota Constn. Co., 1494 Eastern pkway; architect, Benj. Cohn, 361 Stone av. Plan No. 22.

 BLAKE AV, s s, 24 e Barrett st, three 3-sty brick tenements, 24x68, gravel root, 6 families each; total cost, \$19,500; owner, Nathan Hal-perin, 74-6 Broadway; architects, Chas. In-fanger & Son, 2634 Atlantic av. Plan No. 11.

 EAST N. Y. AV, s e cor Ralph av, 4-sty brick tenement, 58.5x71.2, slate roof, 20 families; cost, \$40,000; owner, Rae Sakolsky, 127 Clymer st; architect, Saml. Sass, 32 Union sq, Man-hattan. Plan No. 28.

 RALPH AV, e s, 58.5 s East N. Y. av, 4-sty brick tenement further for the formities.

hattan. Plan No. 25. RALPH AV, e s, 58.5 s East N. Y. av, 4-sty brick tenement, 50x98, slate roof, 16 families; cost, \$35,000; owner, Rae Sokolsky, 127 Clymer st; architect, Saml. Sass, 32 Union sq, Man-hattan. Plan No. 29.

Attin Plan No. 29.
ROCKAWAY AV, e s, 25 s Av G, two 1-sty frame stores, 31.6x30, slag roof; total cost, 32.000; owner, E Philip Ketchum, 16 Court st; architect, F. W. Eisenla, 16 Court st. Plan No. 8.
HOPKINSON AV, w s, 50.3 n Blake av, 4-sty brick tenement, 50x89, slag roof, 25 families; cost, \$25,000; owner, Burland Co., 1351 Eastern parkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 64.
ISTH AV, s w cor 65th st, 1-sty frame theatre, 40x83, gravel roof; cost, \$6,000; owner, Angelo G. Traversi, 6500 18th av; architect, Carl H. De Lion, 120 Berkley pl. Plan No. 2.

Queens.

Queens. DWELLINGS. CORONA.—Granger st, s s, 160 w Fairview av, two 1½-sty frame dwellings, 18x26, tin roof, 1 family; cost, \$2,400; owner, Antonia DeSantis, 40 Lake st, Corona; architect, Wm. McIntyre, Grand st, Corona; Plan Nos. 3839-3840. MASPETH.—Willow av, w s, 75 s Hull av, 2-sty frame dweling, 25x27, tar and gravel roof, 2 families; cost, \$2,000; owner, C. Malinkiewicz, 45 Perry av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3836. RAMBLERSVILLE.—Hawtree av. e. s. 100 s.

Son, Grand st, Elmhurst. Plan No. 3836. RAMBLERSVILLE.—Hawtree av, e s, 100 s Lamberton av, 2-sty frame dwelling, 27x36, shin-gle roof, 2 families, steam heat; cost, \$2,600; owner and architect, J. J. McCulloch, Ramblers-ville. Plan No. 3816. RICHMOND HILL.—South Curtis av, e s, 322 s Curtis av, two 2½-sty frame dwellings, 16x38, shingle roof, 1 family; cost, \$5,000; owner and architect, Victor Kilgren, 223 Briggs av, Rich-mond Hill. Plan Nos. 3837-3838. WINFIELD.—Bryant av, w s, 108 s Monroe st, six 2-sty frame dwellings, 17x34, shingle roof, 1 family, steam heat; cost, \$13,200; owner, Jamaica Building Co., 308 Fulton st, Jamaica; architect, Edw. P. Bursell, 1018 Wicks st, Mor-ris Park. Plan Nos. 3828 to 3833. CORONA.—Grinnell av, e s, 235 s Jackson av,

architect, Edw. P. Bursell, 1018 Wicks.st, Morris Park. Plan Nos. 3828 to 3833.
CORONA.—Grinnell av, e s, 235 s Jackson av, 2-sty brick dwelling, 20x50, slag roof, 2 families; cost, \$4,000; owner, Alphonze Napoli, 124 43d st, Corona; architect, Wm. Sproosser, 214 12th av, L. I. City. Plan No. 12.
WOODSIDE.—Percy st, n s, 325 e Eetts av, 2-sty brick dwelling, 20x33, slag roof, 2 families; cost, \$3,000; owner, Chas. E. Fitzsimmons, Woodside av, near 2d st, Woodside; architect, A. F. Bruns, 83 Corona av, Corona. Plan No. 10.
BEECHURST.—Riverside drive, s s, 105 e 14th av, 2-sty frame garage and dwelling, 30x 18, shingle roof, 1 family; cost, \$1,200; owner, Rev. J. S. Prout, 250 East 72d st, Manhattan; architects, Stever & Vanderclute, 55 Broadway, Manhattan. Plan No. 4.
JAMAICA.—DeGraw av, s s, 135 w Victoria av, 2-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$3,500; owner and architect, Norman Russell, Willow and Carroll sts, Jamaica. Plan No. 1.
ROCKAWAY BEACH.—Beach 109th st, w s, 420 s Boulevard, five 1-sty frame bungalows, 32x23, shingle roof, 1 family; cost, \$3,500; owner, Patrick J. Murphy, 280 Washington av, Rockaway Beach; architect, W. E. Dietz, 119 North Remington av, Rockaway Beach; architect, W. E. Dietz, 119 North Remington av, Rockaway Beach; architect, W. E. Dietz, 119 North Remington av, Rockaway Beach; architect, W. E. Dietz, 119 North Remington av, Rockaway Beach; architect, W. E. Dietz, 119 North Remington av, Rockaway Beach; architect, W. E. Dietz, 119 North Remington av, Rockaway Beach, 160 Woodland av, Flushing; architect, J. W. Reed, 160 Woodland av, Flushing; Plan Nos. 2 and 3.
JAMAICA.—Hilside court, w s, S0 s Hillside av, five 2-sty brick dwellings, 20x50, slag roof, 2 family.

tect, J. W. Reed, 160 Woodland av, Flushing; Plan Nos. 2 and 3.
JAMAICA.—Hillside court, w s, 80 s Hillside av, five 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, \$21,000; owner and architect, Frank L. Ferguson, 66 Orange st, Brooklyn. Plan No. 14.
FOREST HILLS.—Livingstone st, n s, 250 e Continental av, 2½-sty brick dwelling, 31x28, shingle roof, 1 family, steam heat; cost, \$4, 000; owner, Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 23.
L. I. CITY.—Sth av, e s, 175 n Vandeventer av, 2-sty brick dwelling, 50x32, slag roof, 2 families; cost, \$8,000; owner, Ignatz Wohl, 1221 3d av, Manhattan; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 17.
ROCKAWAY PARK.—Washington av, n s, 683 e 5th av, two 2-sty frame dwellings, 16x50, shingle roof. 2 families; cost, \$6,000; owner, Sophia R. C. Roedmann, 148 Washington av, Rockaway Park; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan Nos. 19-20.
FACTORIES 'AND WAREHOUSES.
L. I. CITY.—Nott av, s s, 175 w East av, 1-sty briek factory, 40x100, slag roof; cost, \$7,500; owner, John Weldin, on premises; architect, J. M. Baker, 9 Jackson av, L. I. City. Plan No. 3835.

SCHOOLS AND COLLEGES. BAYSIDE.—Crocheron av, n e cor Franklin av, 2½-sty brick public school, 117x59, slag roof; cost, \$70,000; owner and architect, Board of Education, Park av, Manhattan. Plan No. 3841.

STABLES AND GARAGES. JAMAICA.-Hillside av, s s, 388 w Kaplan av, 1-sty brick garage, 70x97, slag roof, \$7,000; owner, D. Koster, Huron st Jamaica; architect Walter B. Wills, 1181 Myrtle av Brooklyn. Plan No. 3834.

FAR ROCKAWAY.—Oak st, n w cor Willow pl, 1½-sty frame garage, 12x20, tin roof; cost, \$200; owner, A. Manheimer, Far Rockaway. Plan No. 16.

WOODHAVEN.—Hopkington av, e s, 80 n Grafton av, 1-sty frame stable, Sx14, paper roof; cost, \$55; owner, W. Kielowitski, prem-ises. Plan No. 15.

MORRIS PARK.—Chichester av, n w cor Ce-ar st, 1-sty frame garage, 10x17, tin roof; ost, \$100; owner, A. Pierce, premises. Plan o. 21. dar

No. 21. MISCELLANEOUS. BAYSIDE.—Crocheron av, n s, 1000 w Little Neck Eay, frame stand, 15x20, paper roof; cost, \$125; owner, John Trageras, 52 Bell av, Bayside. Plan No. 13. JAMAICA.—Fulton st, n s, bet Bergen and Grand sts, frame billboard, 50x11; cost, \$1094 owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 11.

No. 11. L. I. CITY.—Sth av, e s, 175 n Vandeven-ter av, 1-sty brick shed and dye house, 50x22, slag roof; cost, \$800; owner, Ignatz A. Wohl, 1221 3d av, Manhattan; architect, Frank Braun, 585 9th av, Manhattan. Plan No. 18. MIDDLE VILLAGE.—Mt. Olivet av, w s, 150 n Metropolitan av, 1-sty frame shed, 20x20, gravel roof; cost, \$100; Chas. Stockinger, 1651 Metropolitan av, Middle Village. Plan No. 22.

Richmond.

DWELLINGS. PENDLETON PL, w s, 300 Franklin av, New Brighton, 1½-sty frame dwelling, 28x24; cost, \$1,600; owner, L. F. Boyd, New Brighton. Plan No. 3.

MIDLAND AV, n s, 80 e 3d st, Midland Beach, 1-sty frame bungalow, 12x28; cost, \$300; owner, F. Shuttleworth, 830 Macon st, Brook-lyn. Plan No. 2.

STABLES AND GARAGES. RICHMOND TURNPIKE, s s, 161 w Rich av, Bull's Head, 1-sty brick garage, 38x70; cost, \$2,000; owner, Rose Kramer, Linoleumville; ar-chitect, H. W. Pelcher, Port Richmond. Plan No. 1009.

MISCELLANEOUS. MISCELLE AV, s s, 100 e De Kob st, Con-cord, 1-sty frame lumber shed, 16x110; cost, \$250; owner, Geo. W. Allen, New Brighton; owner builds. Plan No. 1007. SOUTHFIELD BLVD, s e cor Keegan lane, Great Kills, 1½-sty frame barn, 22x20; cost, \$75; owner, Mrs. H. Greaus, Great Kills; owner builds. Plan No. 1008.

PLANS FILED FOR ALTERATIONS.

Manhattan.

Manhattan. CHERRY ST, 430 (2 buildings), rear building to remove upper portion and all floor beams, new fireproof floor and roof, floor arches, steel beams, mason work, motor room; front build-ing, 1-sty extension, chimney stack, store front removal of partitions; to convert 4 and 3-sty brick tenements into cleaning and dyeing es-tablishments; cost, \$3,000; owner, Mary Gor-man, 1761 Popham av; architect, Samuel Sass, 32 Union sq. Plan No. 18. EAST BROADWAY, 49, new stairs, new y. p. framing to 5-sty brick loft; cost, \$150; owner, Jacob Solomon, 691 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 13. FORSYTH ST, 78, steps, removal of present stone stoop to 5-sty brick stores and tenement; cost, \$750; owner, Jacob Levy, 220 Broome st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 8. FULTON ST, 141, new front supported on

FULTON ST, 141, new front supported on steel, fireproof stairway, columns, girders, fire-escape, raising of floor beams to 6-sty brick lofts; cost, \$10,000; owner, Lady Coventry, London, England; architects, Buchman & Fox, 30 East 42d st. Plan No. 30.

GREENE ST, 171-73, iron stairway, fire-es-capes, fireproof windows to 6-sty brick stores and loîts; cost, \$800; owner, Bernheimer Es-tate, care Wm. J. Walter, 52 Broadway; archi-tect, Otto Reissmann, 147 4th av. Plan No. 10.

HESTER ST, 188, plumbing, plumbing fix-tures to 5-sty brick store and tenement; cost, \$300; owner, Bartholomew Scarboro, 14 Frank-lin st; architect, Michael Bernstein, 185 Madi-son av. Plan No. 4404.

HOUSTON ST, 71-73-75 West, stairs to 7-sty brick stores and lofts; cost, \$100; owner, Chas A Peabody, 2 Wall st; architect, Harold L. Young, 1204 Broadway. Plan No. 25.

MADISON ST, 223, tank, steel supports, brick piers to 5-sty brick store and tenement; cost, \$200; owner, Sarah Shapiro, 520 West 144th st; architect, Julius Rosenwach, 181 Cherry st. Plan No. 12.

PITT ST, 12, bakeoven, iron girder, fireproof window, w. c. partition, brick piles, removal of masonry to 5-sty brick stores and tenement; cost, \$800; owner, Bertha Hechinger, 1 West 92d st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 3.

RENWICK ST, 40-42, tank, steel supports, brick piers to 8-sty brick lofts; cost, \$150; owner, Albert Luedmann, 32 Renwick st; archi-tect, Julius Rosenwach, 181 Cherry st. Plan No. 11.

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IS NOW READY FOR DISTRIBUTION COPIES SENT UPON REQUEST WOOSTER ST, 97, fire escape stairway, win-dows, partitions to 7-sty brick stores and lofts; cost, \$500; owner, St. Bartholomew's Church, 23 East 38th st; architect, J. Y. Henry Har-lach, 15 West 38th st. Plan No. 4.

acn, 15 West 38th st. Plan No. 4. 10TH ST, 428-434 East, gravity tank, steel supports to 4-sty brick factory; cost, \$700; owner, Wm. P. Youngs, 428 East 10th st; archi-tect, The Rusling Co., 39 Cortlandt st. Plan No. 24.

16TH ST, 43-45-47 West, terra cotta block par-tition, kalamein doors and windows to 12-sty brick store and lofts; cost, \$300; owner, Louise C. Reilly, Garden City, L. I.; architect, Wm. G. Wilson, 512 West 162d st. Plan No. 4406.

G. WHSON, 512 West 162d st. Plan No. 4406.
 22D ST, 13-21 East, plaster block partitions to 12-sty brick offices and lofts; cost, \$2,000; owners, Chas. & Fredk, Hirschhorn, 315 5th av; architects, Neville & Bagge, 105 West 40th st. Plan No. 20.

st. Plan No. 20.
25TH ST, 39 West, iron steps, metal-covered store fronts, partitions, fireproofing, removal of stoop to 4-sty brick stores and offices; cost, \$2,000; owner, Josephine H. Coggefhall, 8 East 17th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 19.
26TH ST, 134-140 West, gravity tank, pressure tank, steel supports to 12-sty brick lofts; cost, \$2,181; owner, Eagle Improvement Co., David Tigner, president, 321 West 94th st; architect, Royal J. Mansfield, 135 William st. Plan No. 2.
28TH ST, 146-148 West kalamein windows to

28TH ST, 146-148 West, kalamein windows to 7-sty brick stores and lofts; cost, \$500; owner, Charter Constn. Co., 119 West 40th st; archi-tect, Jacob B. Wallach, 119 West 40th st. Plan No. 1.

No. 1.
31ST ST, 48-58 East, combined freight and passenger elevator, shaft, brick walls, steel beams, fireproof doors, terra cotta block ma-chine room enclosure to 12-sty brick show rooms and lofts; cost, \$5,000; owner, De For-est Estate Corporation, Sheppard K. De Forest, 7 Wall st; architect, Samuel J. Stammers, 500 5th av. Plan No. 4409.
33D ST, 46 West, steel beams, removal of brick pier to 3-sty brick store and dwelling; cost, \$200; owner, Mary J. Odell, 48 West 33d st; architects, Seifert & Webb, 104 West 42d st. Plan No. 27.
34TH ST. 19 West, removal of exterior stone

st. Plan No. 27. 34TH ST, 19 West, removal of exterior stone and brick work from 1st to 4th stys, columns, dumbwaiter and terra cotta partitions; new bronze and terra cotta front, columns, girder, elevator and shaft to 12-sty brick store and lofts; cost, \$30,000; owner, Lomis Estate, Henry P. Lomis, care Revillon Freres, 19 West 34th st, lessee, The Bedell Co., 14-16 West 14th st; architects, Seymour & Schonewald, Grand Cen-tral Terminal. Plan No. 22.

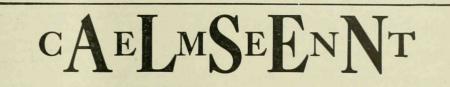
44TH ST, 154 West, tank, steel supports to 4-sty brick store and dwelling; cost, \$100; own-er, Lewis Steckler, 154 West 44th st; archi-tect, Harold L. Young, 1204 Broadway. Plan No. 26.

45TH ST, 21 West, mason work, removal of old elevator shaft and stairway, new elevator shaft, terra cotta partitions and steel beams (stair enclosure), fire escape, fireproof passage to 6-sty brick store and loft; cost, \$15,600; owner, Gifford Pinchot, 60 Broadway; architect, Walter Haefell, 245 West 55th st. Plan No. 5.

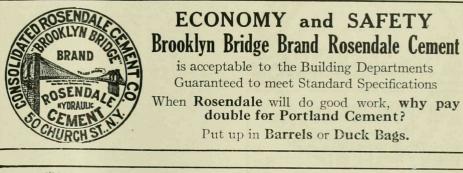
62D ST, 359-61-63 East, fireproof mezzanine moving picture booth to 1-sty brick church; cost, \$300; owner, Fifth Av. Presbyterian Church, Jas. H. Schmelzel, chman., 18 West 56th st; architect, N. K. Vanderbeek, 22 Morse pl, Englewood, N. J. Plan No. 29.

68TH ST, 77 West, partitions, metal-covered store front to 5-sty brick stores and tenement; cost, \$300; owner, Henry Harburger, 988 9th av; architect, Clement B. Brun, 405 Lexington av. Plan No. 9. 71ST ST, 249 East, posts, girders, brick piers to 3-sty brick printing shop and dwelling; cost, \$200; owner, Rose Rankovich, 307 East 69th st; architect, John H. Knubel, 305 West 43d st. Plan No. 17.

106TH ST, 346 East, enlargement of cellar bakery, toilet compartment (brick walls, con-crete footings, vaulted brick roof), to 4-sty brick



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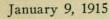
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store, bakery and tenement; cost, \$500; owner, Clement Marro, 513 East 119th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No.

111TH ST, 323-29 East, raising of floor beams, posts to 3-sty brick stable; cost, \$500; owners, Kauffman & Lewenthal Realty Co., 206 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 21. 114TH ST, 337-39 East, structural steel,

st; architect, Louis A. Sheinart, 194 Bowery.
Plan No. 21.
114TH ST, 337-39 East, structural steel, mason work, removal of brick work to 6-sty brick tenement; cost, \$100; owner, Richard W.
Horner, 16 Exchange p1; architect, Jos. Miceli, 451 East 119th st. Plan No. 28.
BROADWAY, 1446-1450, store front, stone partitions to two 5 & 9-sty brick hotel, restau-rant and offices; cost, \$2,500; owner, 1450
Broadway Co., Henry S. Duncan, president, 1450
Broadway; architect, Emery Roth, 405 Lexington av. Plan No. 4407.
BROADWAY, 3320-38, stairs to theatre and dance hall; cost, \$100; owner, Wayside Realty Co., Inc., architect, Frank J. Schefcik, 4168
Park av. Plan No, 4408.
MANHATTAN AV, 505, raise present level of yard to curb level, brick retaining walls to 3-sty brick dwelling; cost, \$50; owner, Anna Kutsickian, 505 Manhattan av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 16.

16. RIVERSIDE DRIVE, 435, changing various floors from one apartment of 12 rooms to apartments of 7 and 5 rooms and baths, bricking up window, install new window, install flue, partitions shifted, new line of fire-escapes to 12-sty brick fireproof apartment; cost, \$3,000; owner, Colesseum Realty Corpn., 601 West 115th st; architects, Schwartz & Gross, 347 5th av. Plan No. 14.

3D AV, 344, metal covered store front to 4-sty brick store and dwelling; cost, \$200; owner, Marshall M. Warrin, Flushing, L. I.; architect, Otto Fisher, 448 Amsterdam av. Plan No. 4405.

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5TH AV, 503, remove partitions, build stud plaster partition, cut out and reframe floor beams, build stars to 6-sty brick stores and offices; cost, \$150; owner, Levi P. Morton, Ellerslie, Rhinecliff-on-Hudson, N. Y.; archi-tect, J. H. Scheier, 17 West 42d st. Plan No. 15. 5TH AV, 186, alter elevators, terra cotta block flooring to 7-sty brick stores and lofts; cost, \$100; owner, Union Trust Co., 80 Broad-way; architect, J. P. Whiskeman, 30 East 42d st. Plan No. 7. 10TH AV, 741-3-5 (2 bldgs) to convert 4-sty brick neighborhood house into swimming pool and 1-sty brick chapel into restaurant; demoli-tion of 3 stories in first and interior alterations in second; cost, \$10,000; owner, Y. W. C. A., Mrs. Jas. S. Cushman, president, 600 Lexing-ton av; architect, Wm. S. Miller, 141 East 40th st. Plan No. 6.

Bronx.

EAILEY AV, e s, 450 n Albany Crescent, new beams, new columns to 3-sty stone store and dwelling; cost, \$1,500; owner, Mrs. G. Gilmar-tin, 3100 Bailey av; architect, John G. Klein-berg, 1839 East 12th st, Brooklyn. Plan No. 1. MAYELOWER AV, w s, 50 n Zulette cr. 1

berg, 1839 East 12th st, Brooklyn. Plan No. 1. MAYFLOWER AV, w s, 50 n Zulette av, 1-sty frame extension, 20x13, to 2-sty and attic frame dwelling; cost, \$1,100; owners, Mr. and Mrs. John Sommerer, on premises; architect, E. A. Acker, 20 Ardin st. Plan No. 2. MOSHOLU AV, 5737, 2-sty frame extension, 20.4x14, to 2-sty frame store and dwelling; cost, \$900; owner, Anna Murphy, 310 West 259th st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 593.

Brooklyn.

Brooklyn. BOX ST, 66, interior alterations to 3-sty tene-ment; cost, \$300; owner, Henry Dunst, 130 Guernsey st; architect, John G. Dreyer, 75 Oak-land st. Plan No. 8741. HERKIMER ST, 247, interior alterations to 3-sty stable; cost, \$15,000; owner, J. M. Hor-ton Co., 205 East 24th st, Manhattan; archi-tect, Frank Godineli, 20 Hillcrest rd, Glen Ridge N. J. Plan No. 8742. NAVY ST, 253, interior alterations to 3-sty tenement; cost, \$200; owner, Angelo Coppola, 105 Navy st; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 8739. PACIFIC ST, 226, interior alterations to 2-

239 Navy st. Plan No. 8739.
PACIFIC ST, 226, interior alterations to 2-sty dwelling; cost, \$2,500; owner, I. Lipson, 143
Court st; architects, Brook & Rosenberg, 350
Fulton st. Plan No. 8744.
PACIFIC ST, 117, plumbing to 4-sty dwelling; cost, \$150; owner, Frank Brantle, on premises; architect, Thos. Mullin, 192 Atlantic av. Plan No. 14.

PACIFIC ST, 111, plumbing to 4-sty dwelling; cost, \$150; owner, Frank Brantle, on premises; architect, Thos. Mullin, 192 Atlantic av. Plan No. 14.
POWERS ST, 257, interior alterations to 3-sty tenement; cost, \$400; owner, Gus Barbank, 257 Powers st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 97.
PRESIDENT ST, 118, interior alterations to 3-sty tenement; cost, \$250; owner, Jos. Imperato, —; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 74.
PROSPECT PL, 1532, interior alterations to 2-sty dwelling; cost, \$400; owner, Sarah F. Morrisey, 3995 Bay parkway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 73.
SANDS ST, 191, interior alterations to 4-sty tenement; cost. \$3,500; owner, Samuel Schwartz, 147 Bridge st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 52.
WYONA ST, 110, interior alterations to 2-sty dwelling; cost, \$200; owner, Belmont Powell Holding Co., Stone and Pitkin avs; architect, Jos. J. Ward, 576 Central av. Plan No. 25.
BAY 44TH ST, 90, extension to 1-sty dwelling; cost, \$300; owner, Mrs. Ellen Lynch, on premises; architect, Adolph W. Gulhart, 8758 21th av. Plan No. 96.
51ST ST, 135, plumbing to 1-sty factory; cost, \$700; owner, Brooklyn Structural Steel Co., on premises; architect, Chas. Miller, 135 51st st. Plan No. 60.
S6TH ST, 1724, exterior alterations to 3-sty store and dwelling; cost, \$300; owner, Peter Costiglione, 1724 86th st; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 4.
BEDFORD AV, 1002, interior alterations to 3-sty store and dwelling; cost, \$600; owner, Mrs. Flank, 60.
BUSHWICK AV, 422, interior alterations to 2-sty dwelling; cost, \$100; owner, Mrs. 5400; owner, Wm. Goodstein, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 62.
BUSHWICK AV, 1223, interior alterations to 2-sty dwelling; cost, \$300; owner, Wm. Ulmer Estate, 31 Belvidere st; architects, Koch & Wagner, 26 'Ouvrt st. Plan No. 89.
CENTRAL AV,

CENTRAL AV, 428, interior alterations to 3-sty tenement; cost, \$300; owner, Herman Weiss, on premises; architects, Brook & Rosen-berg, 350 Fulton st. Plan No, 93.

GATES AV, 543, interior alterations to 3-sty tenement; cost, \$300; owner, Rudolph Schoop, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 49.

GRAHAM AV, 95, exterior alterations to 3-sty storage and dwelling; cost, \$1,500; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6.

KNICKERBOCKER AV, 143, plumbing to 2-sty stable; cost, \$150; owner, A. Ahrens, 128 East 2d st; architect, Louis Kress, 1020 Cor-telyou rd. Plan No. 72.

MYRTLE AV, s e cor Emerson pl, exterior alterations to 1-sty stable; cost, \$400; owner, Sarah Reilly, 560 Myrtle av; architect, Chas. E. Selkewith, 146, Fenimore st, Plan No. 67.

SUMNER AV, 9, interior alterations to 3-sty tenement, cost, \$300; owner, Simon Stone, 319 Bushwick av: architect, Tobias Goldstone, 49 Graham av, Phan No. 59.

TOMPKINS AV, 88, interior alterations to 3-sty store and dwelling; cost, \$400; owner, Paul-ine Sterling, 88 Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3.

Queens.

Queens. ARVERNE.—Jessica av, e s, 300 s Ocean av, 1-sty added to top of dwelling, interior altera-tions; cost, \$500; owner, Adolph Hirschborn, on premises; architect, W. Sandifer, Rockaway Beach. Plan No. 2558. BROOKLYN HILLS.—Freedom av, e s, 40 s Maple st, plumbing in dwelling; cost, \$150; owner, A. Lindebfeld, premises. Plan No. 6. COLLEGE POINT.—3d av, s w cor 5th st, interior alterations to factory; cost, \$250; own-er, Am. Hard Rubber Co., premises. Plan No. 24.

FAR ROCKAWAY.—Remsen st, s s, 150 e Carlton av, 1-sty frame extension, 20x13, rear factory, tin roof; cost, \$150; owner, Queens County Ice Co., on premises. Plan No. 2857. FLUSHING.—Washington st, 36, cut new windows to dwelling; cost, \$80; owner, J. Webb, premises. Plan No. 28.

JAMAICA.—New York av, 293, 1-sty frame extension, 17x12, to dwelling, tin roof; cost, \$275; owner, Isaac Schwaebel, premises; archi-tect, L. Dannacher, 370 Fulton st, Jamaica. Plan No. 19.

Plan No. 15.
L. I. CITY.—Jackson av, 387, electric sign, store; cost, \$65; owner, H. Tiedemann, prem-ises. Plan No. 12.
L. I. CITY.—West av & East River, install five elevators in factory; cost, \$6,300; owner, Standard Oil Co., 26 Broadway, Manhattan.
Plan Nos. 20-21.

L. I. CITY.—Broadway, n s, 42 w 10th av, 1-sty frame extension on rear shed; cost, \$100; owner, W. Nast, premises. Plan No. 31.
L. I. CITY.—Thompson av, Orton and Man-ley st, electric sign, factory; cost, \$60; owner, American Everready Co., premises. Plan No. 33.

L. I. CITY.--10th av, w s, 175 n Jamaica av, 1-sty brick extension on rear shed, tin roof; cost, \$600; owner, M. Hobert, premises. Plan No. 26.

L. I. CITY.—15th av. w s, 144 s Eroadway, interior alterations to shop; cost, \$1,200; own-er, Elizabeth Crath, 507 Broadway, L. I. City; architect, W. Sprosser, 214 12th av, L. I. City. Plan No. 27.

L. I. CITY.—Orchard st. s s, 100 e Boulevard, 1-sty frame extension, 22x20, on rear storage shed; cost, \$500; owner, Tisdale Lumber Co., on premises. Plan No. 2870.

1-sty frame extension, 22x20, on rear storage shed; cost, \$500; owner. Tisdale Lumber Co., on premises. Plan No. 2870.
L. I. CITY.—Willow st, e s, 97 s St John's pl, plumbing, dwelling; cost, \$100; owners, R Drago & Son, premises. Plan No. 2872.
L. I. CITY.—Borden av, n e cor Van Alst av, cut new window and erect new platform to factory; cost, \$100; owner, American Druggist Syndicate, on premises. Plan No. 2862.
L. I. CITY.—Ridge st, n s, 168 e Van Alst av, cut new window and erect new platform to factory; cost, \$100; owner, American Druggist Syndicate, on premises. Plan No. 2862.
L. I. CITY.—Ridge st, n s, 168 e Van Alst av, interior alterations to dwelling; cost, \$200; owner, Mrs. Florence Marino, 180 Broadway, L. I. City. Plan No. 5.
MASPETH.—Grand st, s w cor Juniper st, plumbing in store and dwelling; cost, \$100; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn. Plan No. 1.
MASPETH.—2d st, 8, interior alterations to dwelling; cost, \$800; owner, A. Ladd, premises. Plan No. 7.
OZONE PARK.—Freedom av, w s, 300 n Liberty av, plumbing in dwelling; cost, \$90; owner, A. Ladd, premises. Plan No. 2868.
OZONE PARK.—Freedom av, e s, 150 s Grafton av, plumbing, dwelling; cost, \$100; owner, F Denger, on premises. Plan No. 2867.
RIDGEWOOD.—Dill pl, 61, interior alterations to dwelling; cost, \$400; owner, Estate of Chas, Hank, on premises. Plan No. 2871.
RICHMOND HILL.—Birch st, e s, 110 s Chichester av, plumbing to dwelling; cost, \$100; owner, S17 s Boulevard, interior alterations to dwelling; cost, \$100; owner, F Danye, Jumbing to dwelling; cost, \$150; owner, M. DeHart, premises. Plan No. 2871.
ROCKAWAY BEACH.—Brandreth av, w s, 377 s Boulevard, interior alterations to dwelling; cost, \$200; owner, G. T. Burchall, on premises.

Plan No. 13.
ROCKAWAY BEACH.—Boulevard, 181, inter-ior alterations to store "and dwelling; cost, \$2,000; owner, G. T. Burchall, on premises; architect, B. A. Hilbert, Rockaway Beach, Plan No. 2860.

av, o, tin ROCKAWAY BEACH.—South Grove av, 1-sty frame extension, 6x3, rear dwelling, ti roof; cost, \$100; owner, J. Keenan, premise Plan No. 8.

Plan No. 8. WINFIELD.—Madison av, w s, 135 s Queen's blvd, 2-sty frame extension, 23x16, rear dwell-ing, tin roof, interior alterations; cost, \$1,500; owner, V. Dannenhauser, on premises; archi-tects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2869.

Richmond. AMBOY RD, n s, 266 e Murray, Tottenville, alteration to frame workshop; cost, \$800; own-er, architect and builder, C. O. Petersen, Tot-tenville. Plan No. 548. GROVE AV n s, 50 e Maple av, Port Rich-mond, alteration to frame dwelling; cost, \$800; owner, Miss Borden, Port Richmond; architect and builder, O. H. Lee, Port Richmond. Plan No. 547. PICH AV

No. 344. RICH AV, w s. 164 n Grove av, Port Rich-mond, alteration to brick theatre; cost, \$8,-000; owner, Emma De Hart, Port Richmond; suid-architect, H. W. Pelcher, Port Richmond, build-er, John Milnes Co., Port Richmond, Plan No. 4.

VAN PELT AV, 166, Mariners Harbor, alter-ation to frame dwelling; cost, \$500; owner, M. Martino, Mariners Harbor; owner builds. Plan