

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

51-8, 9 & 18-21	531-20 & 22	1161-52	1619-9	1979-25
69-16	552-68	1202-40 & pt lts 48-49	1637-60	1982-69
81-9	572-43	1203-63-64	1640-6½	1986-49
94-19	619-52 & 15	1206-20½	1646-35	2028-11
196-9	634-51	1231-30	1647-45	2048-1
214-24	696-58-59	1235-34	1653-8	2051-29 & 35-38
227-58	735-14	1247-27-28 & 32	1666-26	2065-24-29
239-20	751-15-20	1249-43½	1677-35	2066-29
245-pt lt 4	760-65	1260-42	1689-32	2075-11
254-29	789-77	1261-48-49	1720-16	2081-50½
255-4	802-30	1269-52	1728-68	2099-60
260-42	805-49	1302-27½	1733-39	2108-83
261-24	806-43	1308-69½	1755-57¾	2122-105
265-55	821-27	1318-30½	1757-34	2124-pt lt 43
324-7	827-41	1345-43	1787-21½	2126-34
333-63 & 77	849-49	1350-45	1790-8-11	2156-20-22
363-47	871-4 & 85	1381-51	1820-2 & 4	2163-9
371-17	872-69	1410-5-8	1822-29 & 37	2165-19
373-10	878-28	1461-26	1832-50	2166-69
380-54-55	808-78	1465-28 & 38	1838-59	2179-pt lt 80
395-18	887-8 & 83	1472-5	1883-36	
426-29	948-52	1473-5	1902-22	WILLS.
442-55	954-17	1525-34	1915-41 & 49	466-10
448-16	999-56	1540-37	1920-43½	848-73
479-14	1018-45-49	1570-26-27	1921-52	1731-20
488-4 & 39-40	1031-8-9½	1601-25	1935-9	1926-40
515-13	1054-20	1607-50	1942-14½ & 60	2043-36
516-8	1094-36½	1612-28	1944-1	
529-23 & 60	1153-28	1614-22		

EXPLANATION of TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed

as in course of construction. Valuations are from the assessment roll of 1911.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens
AT—all title
ano—another
av—avenue
admr—administrator
admtrix—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction

con omitted—consideration omitted

corp—corporation

cor—corner

c l—centre line

ct—court

certf—certificate

dwg—dwelling

decd—deceased

e—East

exr—executor

extrx—executrix

et al—used instead of several names

foreclos—foreclosure

fr—frame

ft—front

individ—individual

irreg—irregular

impt—improvement

installs—installments

lt—lot

mtg—mortgage

mos—months

mfg—manufacturing

Nos—numbers

n—north

nom—nominal

pt—part

pl—place

PM—Purchase Money Mortgage.

QC—Quit Claim

R T & I—Right, Title & Interest

(R)—referee

rd—road

re mtg—release mtg

ref—referee

sobrn—subordination

sl—slip

sq—square

s—south

s—side

sty—story

sub—subject

strs—stores

stn—stone

st—street

TS—Torrens System.

tnts—tenements

w—west

v—years

O C & 100—other consideration and \$100

*Map Showing
May-1912 Conveyances.*

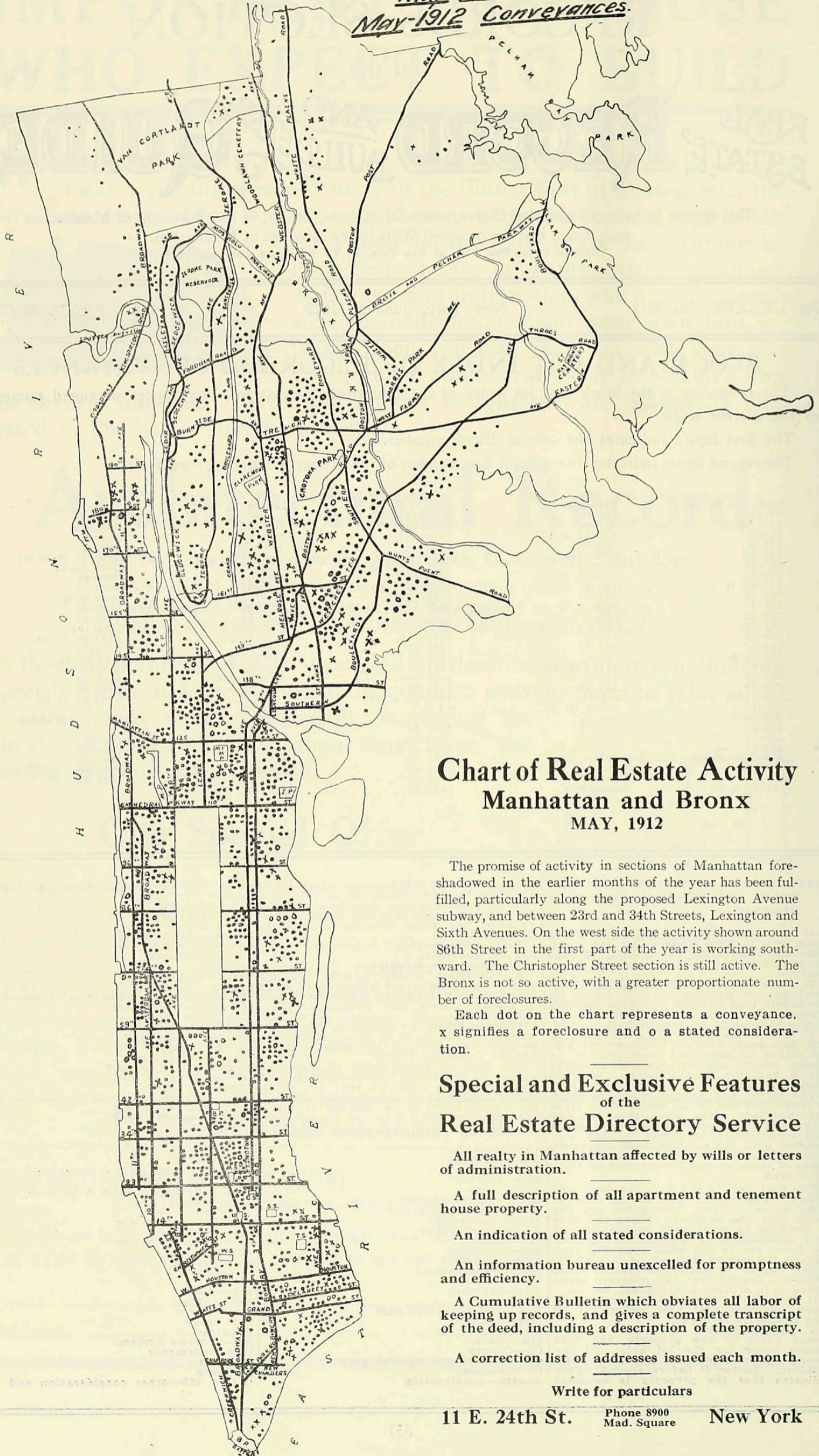


Chart of Real Estate Activity Manhattan and Bronx MAY, 1912

The promise of activity in sections of Manhattan foreshadowed in the earlier months of the year has been fulfilled, particularly along the proposed Lexington Avenue subway, and between 23rd and 34th Streets, Lexington and Sixth Avenues. On the west side the activity shown around 86th Street in the first part of the year is working southward. The Christopher Street section is still active. The Bronx is not so active, with a greater proportionate number of foreclosures.

Each dot on the chart represents a conveyance, x signifies a foreclosure and o a stated consideration.

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REAL ESTATE RECORD AND BUILDERS' GUIDE

JUNE 29, 1912.

THE REAL ESTATE BOOM IN WEST END AVENUE

Values Have Advanced 30 Per Cent. in Three Years Under the Stimulus of Apartment Building.—An Investment of \$12,000,000 in Fifteen New Houses.

WEST END AVENUE, in the opinion of a growing number of persons, is one of New York's most attractive residential thoroughfares. Until comparatively recently it was, from 70th street north, a private house street. For almost this entire stretch it was restricted against any other form of construction. The changes that have taken place on this thoroughfare furnish an interesting example of the difficulty of predicting, with any degree of certainty, the future of any given locality in New York City.

Less than two generations ago many well-informed persons thought that West End avenue, in the general scheme of new north and south thoroughfares that had been planned for the upper West Side, would be given over to small shops. In the same opinion Riverside Drive and Central Park West were to accommodate

late as 1877 corner lots ranged in price from \$1,000 to \$2,500. Up to that time practically all of the thoroughfare north of 59th street was vacant.

As late as 1880 much of this West Side area was still in a very unattractive form, so far as building was concerned. Riverside Drive had just been turned over by the contractors. Many of the cross streets north of 59th street were not yet legally opened and many others were opened only for a part of their length.

It was not until the early eighties that the upper West Side began to show signs of development.

The extension of the elevated lines about 1880 had diverted attention from the East Side to the area west of Central Park. By this time it began to be realized that West End avenue was not

But it has taken a comparatively short time to work out upon West End avenue the principle underlying the changes now taking place there. Land values ultimately grew too high to permit of economical building of private dwellings.

The elevated lines on the West Side were extended as far north as 104th street in the summer of 1879. The building activity which followed was at first confined to the area nearest the new line of transit. Five or six years elapsed before West End avenue participated in the constructional activity that resulted from the operation of the elevated road, and that made such radical changes west and north of Central Park.

It is interesting to note that the period of development which made West End avenue one of our most interesting residence streets lasted just about twenty



WEST END AVENUE, LOOKING NORTH FROM 83D STREET. The corner now vacant is being excavated for a twelve-story apartment house.



LOOKING NORTH ON WEST END AVENUE FROM 78TH STREET.

the mansions of our millionaires; Broadway would surely be lined with the finest playhouses.

How these expectations have been either disappointed or modified is matter of common observation. In the case of West End avenue social and economic causes have co-operated in an unusually short period to work out what represents a change in our method of living rather than in the utilization of the land. This thoroughfare furnishes a striking example of the decline in private house construction and the rise of the huge apartment house in popular favor.

To trace the price changes on West End avenue would virtually be to write the history of the upper West Side. Briefly, it is interesting to recall that \$55 and \$9.50 a lot were the high and low prices on the upper West Side less than seventy years ago. These prices were paid at the auction sale of the estate of John Clendening held in March, 1845. This estate extended from 99th street to 105th street and from Eighth avenue to Broadway. In 1855 prices hereabouts were \$310 to \$610 a lot. In 1860 forty acres known as the Elmsford Farm, between 89th and 94th streets, Eighth and Tenth avenues, sold in lots, brought an average of \$1,300 a lot. And in 1866, at the great Harsen auction sale, prices for inside lots in the seventies, from Eighth to Tenth avenue, ranged between \$1,400 and \$3,500, and for corners between \$3,000 and \$6,500.

But West End, or Eleventh, avenue, was not a conspicuous thoroughfare. As

pre-eminently fitted for "small shops," but was capable of being developed into an exceptionally attractive private house street.

The era of private house construction began on West End avenue about 1885, the points of greatest activity being the cross streets leading from the elevated stations.

For the most part the dwellings subsequently erected were less pretentious than those on Riverside Drive. The sites, as a rule, were less than full depth and often were narrower than the conventional twenty-five feet. But the houses were attractive from the outside. They were large enough, too, to meet the requirements of the substantial middle class house owners who wished to live in refined surroundings, but hardly cared to assume the financial responsibilities incurred by ownership in the expensive Fifth avenue section or on Riverside Drive.

West End avenue, in the period of private house construction, was particularly desirable not only for the lighter expense it imposed on those who owned houses there. Its proximity to Broadway, Amsterdam avenue and Columbus avenue gave it the best transportation facilities that the New York of a few years ago had to offer, while its nearness to Riverside Drive made it a participant in large measure of the advantages of that waterside thoroughfare. Moreover, it had the advantage of being a park street. Business traffic is now excluded from it,

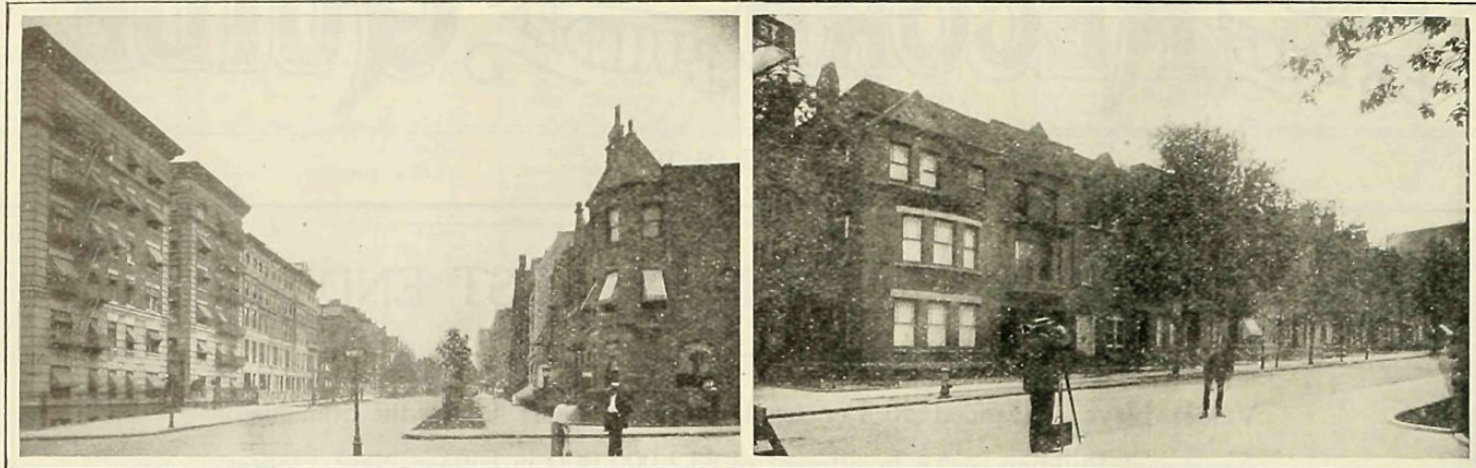
years, or from 1885 to 1905, residence construction on the avenue ceasing about the latter year.

In that same year the effect of the subway on West Side values began to be manifested. The reconstruction of Broadway, Central Park West and adjacent avenues and streets had, practically two years after the opening of the subway (in 1904), already made it plain to professional real estate buyers that a great reconstruction period was about to set in along this avenue.

This new era of construction, which dates from about 1907, has been so extensive as to have replaced, say, 50 per cent. of the dwellings with apartments and to have settled the character of the neighborhood. The new construction is of a much more permanent character than the old.

Among the earlier houses, erected after the operation of the subway began to be reflected in rising land values, may be mentioned The Hohenzollern, at the southwest corner of 84th street. This is a ten-story house, completed in 1907. The Allendale and The Bennington, at 99th street, represent a little later type, having been finished in 1910. These and The Umbria, at 82d street, built in 1911, are twelve-story structures.

The buying movement along West End avenue has been fairly well sustained practically since last fall. Several important transactions have been closed during the past two months. Some of these have affected single houses for speculation or investment. Occasionally owners



WEST END AVENUE, LOOKING NORTH FROM 70TH STREET. NORTH SIDE OF 84TH STREET, LOOKING FROM WEST END AVENUE TOWARD BROADWAY.

This entire row is to give place to apartment houses.

of residences are buying an adjoining house to protect their own residences. In the main, however, the purchasing movement is supported by builders and speculators, who are assembling corner plots wherever existing restrictions or the tenacity of owners do not interfere.

In addition to the apartments completed up to the end of last year, eight more houses are under construction. Of these two are practically finished and four, and perhaps more, will be ready by October 1. The locations and owners of these houses are as follows:

Seventy-first street, northwest corner; Fullerton-Weaver Company.

Seventy-eighth street, southwest corner; Cambridge Construction Company.

Eighty-fourth street, southeast corner; Charles E. McManus.

Eighty-sixth street, southeast corner; Mulliken & Moeller.

Eighty-eighth street, southeast corner; Harry Schiff (The Chataque).

Ninety-second street, southwest corner; A. C. & H. M. Hall Realty Company.

Nos. 741-749, west side, near 96th street, just completed; I. Randolph Jacobs.

One Hundred and First street, southeast corner; Julius Tishman.

From this list as now supplemented by one showing sites bought since January 1 for improvement, but on which construction has not yet been started, a fair idea may be had of the extent of the current apartment house construction along this thoroughfare. This list shows seven more twelve-story structures for which sites were recently secured and one sixteen-story house, as follows:

Eighty-third street, northeast corner; Isaac & Henry Meyer.

Eighty-fourth street, northeast corner; Mandelbaum & Lewine.

Eighty-fifth street, northwest corner; Johnson-Kahn Company.

Ninety-eighth street, southeast corner; T. J. McLaughlin's Sons.

Ninety-eighth street, northeast corner; L. & M. Holding Company (Lever & Martin).

One Hundred and Fourth street, southwest corner; Paterno Brothers.

One Hundred and Fifth street, northeast corner; Harry Schiff.

These fifteen houses represent an outlay for land and building of approximately \$12,000,000.

Meanwhile prices have responded to the steady draft made upon this neighborhood for apartment house sites. A conservative estimate places the increase in land values at 30 per cent. above the figures of even three years ago.

The fact that lots vary considerably in depth and are more or less irregular makes it difficult to quote any hard and fast schedule of prices. Between approximately 70th and 86th streets the best prices are obtained. In this vicinity owners ask about \$2,000 to \$2,100 a front foot for inside lots and \$3,000 for corners, all prices being on the basis of a lot 100 feet deep. Most houses are 18 to 20 feet wide. There are comparatively few 25-foot houses. Those that are in the market are held at \$70,000 to \$75,000 each.

Prices recede slightly between 86th and 95th streets. Above this point to 99th street the drop is more marked. Here 20-foot houses sell on a basis of \$30,000 for a full-depth lot. From 99th to 108th streets there is a slight upward tendency, about \$35,000 being the price of an 18 to 20 foot house.

South of 86th street corners are held at about \$75,000 each, and north of that to about 95th street at \$70,000. The prices for the regulation 100-foot plot such as is now being assembled for apartment house improvement are thus from \$210,000

to \$225,000 from 86th street south. North of that point it might be 15 per cent. less. Prices are influenced by such considerations as proximity to subway stations, local and express; southerly exposure, etc.

Along the side streets east toward Broadway lots are held at \$1,300. to \$1,600 a front foot, and west of Broadway toward Riverside Drive at from \$1,600 to \$2,000 a front foot.

What will be the effect in the near future of this unusual amount of construction? The zest with which operators and builders have entered into the purchasing and improving of large plots has, of course, had its effect on owners. The tendency is to stick to the present asking prices and even to increase them. On the other hand, the ordinary considerations that determine matters of this kind point to a temporary lull in the demand for apartment sites. In the opinion of more than one broker, a considerable proportion of the demand for apartments comes from local tenantry. In other words, the newest houses are attracting tenants at the expense of the older ones. It should also be mentioned that several of the apartment houses erected in the past three or four years have passed out of the hands of the builders, some of them quite recently.

THE NEW BRONX TRANSIT.

Is Expected to Create a Number of Widely Separated Seats of Building Activity.

The Property Owners' Association of the Twenty-third Ward took an active part in the rapid transit discussion which preceded the adoption of the Dual Rapid Transit System. The system, so far as it applies to the Bronx, is in the main like that advocated by the association. Its probable effects on the growth of that borough are outlined by President Charles H. Baxter as follows:

"Owners of speculative properties and old estates have been well cared for by the Jerome avenue and Southern Boulevard routes. It is hoped, however, that some time in the future, when the city has accumulated more cash, the old-settled sections will be remembered.

"The third-tracking and extensions to the present elevated system will be of the greatest importance, because that work can be accomplished in comparatively short time. The extension of the Third avenue road to the city line will be of immense advantage to all sections north of Bedford Park and will cause much activity in building. The extension of the Westchester avenue line and the new line up White Plains road will be of great value to old-settled Unionport, Westchester Village, Throggs Neck and other sections and will induce thousands of families to locate in those healthy and beautiful parts of our city, and those lines alone will add within a few years at least half a million to our population. Start the work, let the people see that the railroad authorities mean business, and the music of the trowel, saw and hammer will soon be heard around all these sections.

"The subway through 138th street will be of great importance, as it will bring passengers over to the deepest water along our waterfront, where sooner or later docks will be built for large steamers.

"Give us enough subways and elevated lines, north and south, and a few more crosstown trolleys, and the Bronx will soon jump ahead of all the other boroughs in Greater New York, not excepting Manhattan."

ROCKAWAY STREET SYSTEM.

An Area of 3,800 Acres Mapped Out—Recognized Lines Retained.

A tentative plan showing a street system for the territory bounded approximately by Rockaway Inlet, Atlantic Ocean, Beach 32d street, Far Rockaway Boulevard, Norton Basin, Jamaica Bay and the city line, Fifth Ward, Borough of Queens, was the subject of a hearing before the Board of Estimate on Thursday, when the plan was approved.

Chief Engineer Nelson P. Lewis states that this plan relates to an area of about 1,370 acres in the Far Rockaway section of the borough, including the developments known as Bayswater, Wavecrest, Ostend and Cedar Lawn. The most important streets to be laid out comprise the Rockaway Boulevard, with a width of 75 feet; Ocean Parkway, with a width of 80 feet; Seagirt avenue, with a width ranging from 60 feet to 100 feet; Beach 9th street, with a width of 75 feet; Reads lane, with a width ranging from 70 feet to 73 feet; McNeil avenue, with a width ranging from 70 feet to 75 feet, and Norton Drive, with a width of 80 feet.

Most of these streets, through a portion of their length, include existing highways which in many instances it is proposed to widen. Nearly all of the remaining streets are now in use, and the lines heretofore recognized are to be retained, excepting in cases where a widening is required in order to secure, with one exception, a minimum width of 50 feet. The Far Rockaway Boulevard is intended to serve as a continuation of the principal artery of approach to the Rockaway peninsula; the lines proposed will involve damage to a number of buildings in the section between Gansevoort (Park) avenue and Mott avenue.

Ocean Parkway is intended to serve as a continuation of a street planned for the adjoining section on the west and is to have a position closely adjoining the waterfront on the ocean side. The area intervening between this street and the high water mark is designated as a public park, this comprising an area of about 3.6 acres. It is assumed that this parkway will be developed along lines which will include a boardwalk or other structure for pedestrian use.

Through most of its length Norton Drive is intended to adjoin the bulkhead line of Norton Basin and Jamaica Bay, here traversing an area of a strictly residential character, the preservation of which appears to have been contemplated under the plan prepared by the Commissioner of Docks and approved by the Sinking Fund Commissioners.

Plan for Rockaway Peninsula.

The Board also approved the plans for another section, covering 2,500 acres in that part of the Rockaway peninsula between Far Rockaway and Seaside Park, including the Rockaway Park section, with an area of 150 acres which had previously been considered by the board.

Chief Engineer Lewis reported that the plan provided for laying out an ocean parkway closely adjoining high water mark on the southerly side of the peninsula and for including the area intervening between this and the high water mark in the park system, along the line of that adopted for the Rockaway Park section. No plan has been adopted for this parkway, "but it is assumed that provision will be made for a boardwalk or a more substantial structure for pedestrian use, possibly along lines similar to those which have been adopted so successfully at Atlantic City."

THE WISDOM OF A SKYSCRAPER SPECIALIST

A Professional Talk to Real Estate Men on Latter-Day Methods—Suburban Development and Building Management*

By GEORGE T. MORTIMER, Vice-President of the U. S. Realty and Improvement Co.

THIS profession has grown with marked rapidity during the past decade; in fact, the growing tendency of the public to avoid Wall street and its pitfalls a few years ago brought about a speculation in real estate which was almost of the "wildcat" variety. The entire United States was plotted until farmland became so scarce that necessity, in rectifying the evils which were brought about, has begun to turn some of the lots and plots back again into farms. Of this wildcat developing I have little to say, except that it is hurting your business and mine. It is tending to cast a stigma on the business from which you and I gain our livelihood, on the profession which it is your duty and mine to protect and to elevate.

Going hand in hand with this wildcat speculation in land was a tremendous amount of worthless stocks and bonds in fake realty companies and boom developments. A friend in Duluth, who is attending this convention, wrote me about some stock his client bought in a boom development on Long Island, which proved to be a barren sand bar. Another in Seattle, one or two in Chicago and others wrote me inquiring about real estate securities of an almost worthless character, bought by friends and clients. Surely this is the kind of thing you and I must help to stop; especially as conditions are shaping themselves day by day so as to make legitimate real estate security more essential than ever, and the market has got to be kept clean.

The very fact that real estate is one of the few lines of business which can, in some instances, be entered with little or no capital and less experience, augmented by the fact that the rewards are often great, opens this business to the wanton attacks of those who are unscrupulous, and who, lured on by commissions, go about handing out gold bricks to their clients to the detriment of the profession at large, as well as to their own ultimate ruin.

You suburban developers who are teaching the people how to live by building sanitary homes, you builders of ideal tenements in the congested districts of the cities, you builders of modern office buildings and other hives of industry, which are constructed so as to give their occupants the best possible living and working conditions, are engaged in the most ennobling work it is possible to conceive of, preventing sickness, minimizing crime, increasing efficiency and prolonging life and happiness.

As my particular specialty has been the development of the skyscraper, I am hardly competent to discuss suburban development, but as I tour about the country I cannot but observe the nation's tendency to migrate from the closely-populated districts of the city back to the country. Assisted by the trolley and the automobile, as well as by occasional tunnels, the people are taking advantage more and more of sunshine and shrubbery; and the developer who is building the style of house the people want, and who is building it well and who is laying his property out in an attractive manner and with suitable restrictions, will market his product. If, however, you do not do this, some one else will, and the resulting competition will spell failure for you. Whether office building or store, mansion or cottage, you have got to have something a little better and a little sooner than the other fellow to succeed.

Some time ago a friend of mine acquired, under foreclosure, a row of seventeen poorly constructed two-family houses and when he complained to me that out of the thirty-four apartments, only ten were rented, I went to look at them and found that in each of the twenty-four vacant apartments was a large and very objectionable "to let" sign, advertising the fact that the whole row was practically deserted. If the plague had hit the neighborhood, it couldn't have looked worse. I at once advised him to take down all the signs, but one, and to have cheap but neat lace curtains put at the front windows and

was only a short time before the majority of the vacancies were filled.

Another row of houses stood idle for almost a year. They were neat little one-family houses, well built, but poorly located. Finally the owners had them all completely furnished at a cost of about three hundred dollars each, and after adding five hundred dollars to the former asking price, put an attractive "ad" in the Sunday paper, offering the houses with the furniture as a bonus, and of my own knowledge the entire row was sold within twenty-four hours.

This Is the Day of Specialization.

I do not believe it is longer possible, except in some very remote cases, to conduct the real estate business as it was conducted in the old days. It is only about fifteen years ago that the average real estate office in New York embraced a variety of vocations, more or less allied to the main idea, which fluctuated from selling coal to the householder up to placing an occasional life insurance policy, and each man in the office was delegated to look after each of these many branches, meeting with more or less success measured accordingly as his ability or opportunity occasioned. No office made any pretense of engaging specialists, and the only specializing that was done was with the office itself, which generally specialized in the handling of property and clients located in the immediate district which contained the office. From a perspective standpoint, our country is yet young, but we have long ago passed from the haphazard, catch-as-catch-can method of doing business, and have ascertained that the successful man in any department of industry had to be a specialist. Furthermore, we have learned something in recent years of scientific management. The successful office of the present time, therefore, is made up, not of an organization of free lancers, but of a chain of specialists in the various departments, and as a chain is strong only to the extent of its weakest link, the effort is to have each man the best in his particular line.

The Skyscraper Specialist.

By no means the least important of these experts is the skyscraper specialist; the man who shows the capitalist where to build his twenty, thirty or forty story building, and how to plan it; who, through experience, has learned the extravagances to avoid and the essentials to install.

In these days of keen competition and the survival of the fittest, the best planned building is bound to be the most successful, and when you realize that the cost of the average modern office building is well into the millions, you can readily appreciate this man's increasing importance. Information is your stock in trade, confidence the keynote of your success, the degree of which will be measured by your own personality and salesmanship. True, there are setbacks, but these very disappointments are the fires which temper the steel. Concentration, system, energy, honesty to yourself and your client are bound to bring results.

The nation is full of people with real estate and with money. Most of them don't know how to handle their own property or how to invest their money. For every man with the price, there are a hundred sharpers. The ranks are crowded with brokers of the ordinary class, but there is an unlimited demand for the conscientious, specialized broker, who can give sound recognized advice on his specialty, just as the banker does on financial securities, and who merits a similar respect and standing in the community. Choose your specialty with care; "You can't catch trout in a muddy pond," and having chosen it, "stick," for "a rolling stone gathers no moss."

Modern Building Management.

If I may make this paper a little personal, I would like to tell you about our own organization, so far as it applies to our real estate department. Our company owns or controls over fifty million dollars' worth of New York real estate, the large majority of which is improved

with such modern buildings as the Trinity, Flatiron, Whitehall, Everett, United States Realty and Mercantile Buildings. Directly in charge of this property is the Vice-President. Under him there are various departments, such as the local managers in the larger buildings, the engineering department in charge of a Supervising Engineer, a purchasing department, a repair department and a department of accounts. The very names of these departments so describe their functions that I need not bore you with a description of them. I would like to make an exception, however, of the engineering department.

In the old days the chief engineer, who was generally superintendent as well, was the major domo. He hired and fired; he bought supplies, coal, waste, oil and the thousand and one things which are requisite to the wants of the modern skyscraper. He was known to take tips occasionally and once in a while a commission on some of the supplies. So far as our organization is concerned this man is no longer. Instead of the superintendent, we have the building manager, generally a college man, who looks after the building above ground, who caters to the whims of the tenants, who rents offices and has charge of the help. The very class of the man precludes the possibility of graft. The engineer has charge of the plant of everything below the street level. He is responsible directly to the supervising engineer. The supervising engineer, as a part of his supervision, keeps records of the consumption of coal, electricity and water and various other essential data, which are kept on charts, the curves of which show at a glance the daily history of the workings of the plants. These charts give immediate warning when an unusual situation arises. The office is similar to a great many others in New York and elsewhere, but is naturally the one I am most intimately acquainted with, and I want to take this opportunity of expressing my pride in the men who make it up.

New York City Values.

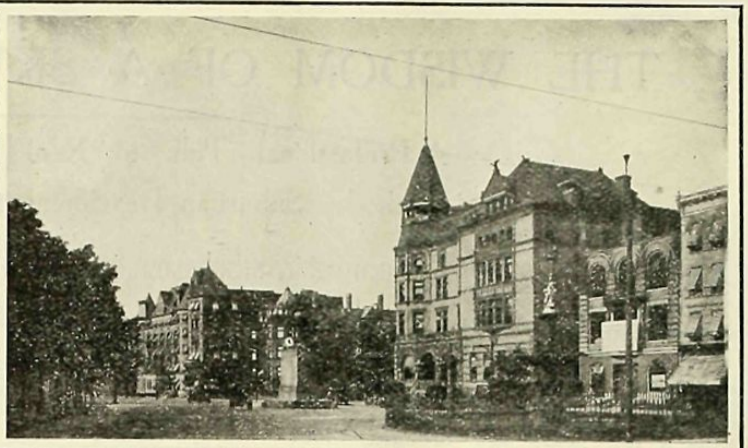
Years ago they told me in New York that we had reached the top notch in prices, but since then values have gone up by leaps and bounds, until we have reached the maximum at the rate of seven hundred dollars per square foot, and still we are not up to the top prices of either London or Paris. The net increase of land values in the City of New York for a period of ten years, from 1900 to 1910, was more than the combined gross output of all the gold and silver mines of the United States by one hundred and seventy million dollars, and greater by two hundred and seventy-eight million dollars than all the dividends paid during this time by all the railroads of the United States. And during this time this land was paying satisfactory dividends on its investment. This is the land, which in 1626 was bought from the Indians for twenty-four dollars, or approximately nine cents for each one hundred acres. True there are occasional recessions, but these are mostly of a local nature, due to trade changes, and these very changes in localities are fruit for the broker, for whether his client is moving into or out of a district, he needs the broker.

What applies to New York, is, I believe, true of all the other large cities in the land: Chicago, Cleveland, Detroit, Denver, Omaha, Seattle, Louisville and the entire South are going through a rebuilding process. The method of steel skeleton frame construction, developed by George A. Fuller in Chicago a little over twenty years ago, has created a new era in the building business, making it possible to reap a greater crop from our city lots, and introducing conditions which have brought about the replanning and rebuilding of most of our large cities. New York even has awakened from its condition of lethargy and self-satisfaction, and, following the example of her smaller sisters, is now diligently studying a city planning proposition. Civic pride is the popularism of the day, and in all parts of the country we see a rational and artistic touch being applied to the development of the land.

*From a paper read before the National Convention of Real Estate Exchanges at Louisville, Ky.



BEDFORD AVENUE NORTH OF FULTON STREET.



BEDFORD AVENUE (GRANT SQUARE) AT DEAN STREET.

BEDFORD AVE. PROPOSED AS A SUBWAY ROUTE

Twenty-Fourth Ward Subway League Is Urging the Adoption of this Cross Brooklyn Avenue and Is Also Opposing an Elevated Road on Franklin Avenue

GR^{EAT} interest is being aroused among property owners along and adjacent to Bedford avenue, Brooklyn, in the proposition of the Twenty-fourth Ward Subway League for a subway route through Bedford avenue to link Long Island City and the westerly part of Queens to Coney Island by a direct route across Brooklyn. Bedford avenue is one of the long thoroughfares of the borough. It extends from Nassau avenue in Greenpoint to Flatbush avenue in Flatbush. The Greenpoint end of Bedford avenue is only about one mile from the bridge across Newtown Creek that joins Long Island City to Brooklyn, while the Flatbush end of the avenue is only a short distance from the old Brighton Beach Railroad that is included in the projected subway system. At present there is no direct route from the north end of Brooklyn or from Queens to the ocean front of Brooklyn except trolleys, and no other route is contemplated. Hence the agitation of the question by the Twenty-fourth Ward Subway League.

The proposed Bedford avenue subway route would not only aid property values in Greenpoint, which is sorely in need of easy accessibility, but it would redound to the benefit of real estate in central Brooklyn and in the great suburban area between Flatbush and the ocean. For more than forty years Bedford avenue has been a traffic thoroughfare, and during all of that period the major part of it has been paved with asphalt. From Williamsburg to Malbone street Bedford avenue is flanked on either side by a trolley road, on the west by the Franklin avenue line and on the east by the Nostrand avenue line. Three elevated railroad lines cross it, but none of them has stations at Bedford avenue, the stations being at the trolley avenues mentioned. When the driving of horses for pleasure was a prevailing custom, Bedford avenue was the great crosstown highway for driving from Williamsburg to Prospect Park and the parkway; it is now a great automobile thoroughfare.

In conjunction with furthering a subway through Bedford avenue the Twenty-fourth Ward Subway League is opposing the proposition of the Brooklyn Rapid Transit Company to build an elevated structure through the best residential part of Franklin avenue—from Lexington avenue to Fulton street—in order to join its elevated route in Lexington avenue with its Brighton Beach line at Fulton street and Franklin avenue. The proposed joining route would be eight blocks in length, and it would redound to the advantage only of residents of the Stuyvesant section and the Navy Yard section, both of which sections are comparatively near to the Brighton Beach road and are connected with it now by trolley. The DeKalb avenue trolley road connects by transfer with the Franklin avenue trolley road, which leads directly to the station of the Brighton Beach road. Consequently, property owners on Franklin

avenue, from Lexington avenue to Fulton street, cannot see the utility or the necessity of the eight-block route past their properties.

A subway route through Bedford avenue would not only connect two extreme parts of Brooklyn and a well populated part of Queens, but it would make a greater business thoroughfare of the avenue and increase fee values along it, and it would not injure it as a great thoroughfare for vehicular traffic.

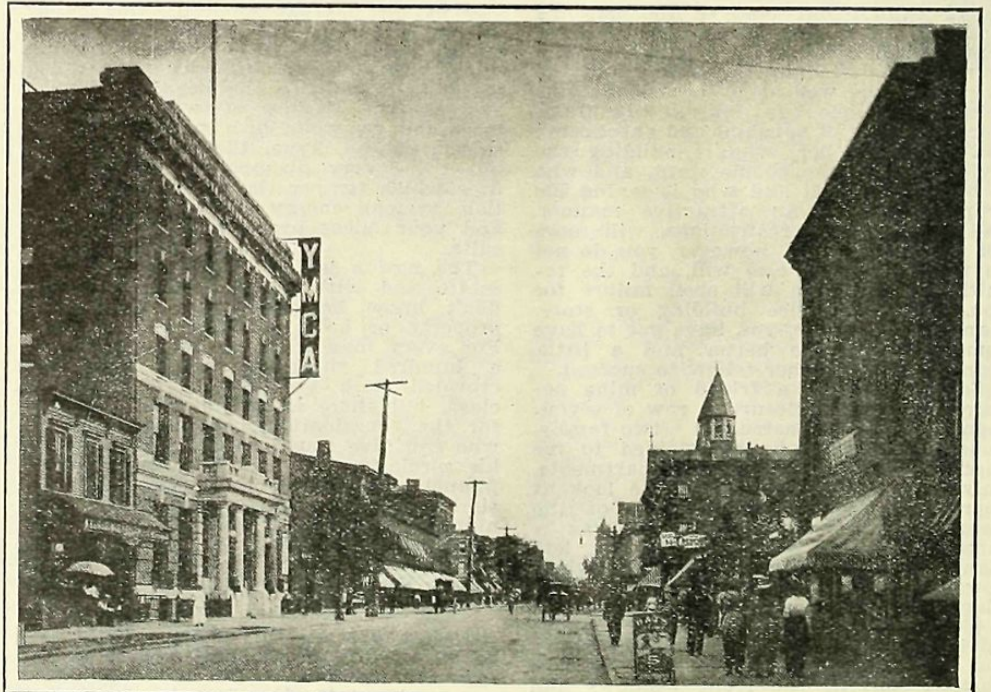
From Division avenue to Flushing avenue Bedford avenue was for forty years one of the fine residential parts of Brooklyn, with many prominent Brooklynites residing there; but during the last decade the section has deteriorated for residential purposes, caused by the upbuilding of fine new residential centers in Flatbush and the more direct access from that point to Manhattan. As a result business is rapidly encamping itself in this part of Bedford avenue. A notable instance of it was the recent purchase of the old mansion of Dr. James A. Brady, at Bedford avenue and Morton street, and the alteration of it into a business structure. The Hanover Club, at Bedford avenue and Rodney street, is about the last signpost of aristocracy in this part of Bedford avenue; and all of the fine intersecting streets have changed to a marked degree in the character of their residents. If property values here are to remain unimpaired there must of necessity be greater accessibility. In years past this entire section depended on the Roosevelt

and Grand street ferries at the foot of Broadway, Brooklyn, for quick access to Manhattan, and the discontinuance of those ferries for several years was another cause of the residential dissolution in the part of Bedford avenue and its environs mentioned. Furthermore, the public has been educated to a quicker mode of transportation than ferries afford.

The section of Bedford avenue from Greenpoint to Williamsburg is connected with Manhattan by the ferry at the foot of Greenpoint avenue and by the restored ferry service at the foot of Broadway; but these form an antique method of transportation for the Greenpoint section, which is densely populated and which contains some of the great lumber and industrial enterprises of the country. A subway route across Brooklyn is the only feasible traffic remedy to connect Greenpoint and Williamsburg with the major part of the borough and join it with a subway route to lower Manhattan and with Coney Island. Bedford avenue is the logical connecting link.

From Flushing avenue to Lafayette avenue, Bedford avenue was for many years a blend of substantial homes, apartment houses and stores. A majority of the private dwellings have been altered for business purposes and some of them have made way for new apartment houses and stores. All of the stores are of the sizes and kinds that satisfy the demands of neighborhood trade.

A strong business section comprises



BEDFORD AVENUE AT MONROE STREET.

the part of Bedford avenue from Lafayette avenue south to Fulton street. It abounds in all kinds of stores, and the prominence of the avenue as an automobile thoroughfare has caused the rental of many stores in this part for automobile showrooms, while numerous public garages are also in evidence. There are no private houses remaining in this part of Bedford avenue.

Between Fulton and Herkimer streets there is a row of three-story brownstone dwellings that are now occupied almost entirely for business purposes. On the west side of Bedford avenue, from Brevoort place to Atlantic avenue, is a vacant block front owned by William P. Gill and others, who have tried to sell it to the city as a site for a public park; but the city has never seriously entertained the proposition, although there is no public park within a radius of many blocks of it.

Occupying the west block front of Bedford avenue, from Atlantic avenue to Pacific street, is the Twenty-third Regiment Armory, while opposite is a row of fine apartment houses. The fine home of the Union League Club is near by, fronting on Grant Square, which is formed by the diagonal intersection of Rogers avenue with Bedford avenue at Bergen street. A heroic size equestrian statue of General Ulysses S. Grant, by Partridge, adorns the center of the square.

The part of Bedford avenue from Bergen street to Eastern Parkway is on a gradual slope and is known as Bedford Heights. Modern apartment houses and corner stores comprise the improvements there. A block south of Eastern Parkway, on Bedford avenue, is the immense armory of Troop C of the National Guard, while south of it for many blocks Bedford avenue yet awaits the touch of improvement, and property has lain dormant because of the fact that many intersecting streets on the city map have not been cut through. The Flatbush section of Bedford avenue is improved with numerous detached dwellings and with apartment houses. Bedford avenue is crossed by every trolley road running the length of Brooklyn.

A petition on postal cards has been distributed throughout the entire Bedford district asking the Board of Estimate to provide, as soon as possible, for the construction of a subway through Bedford avenue connecting with the Williamsburg Bridge and the proposed tunnel to 14th street, Manhattan.

Men prominent in the Brooklyn real estate field are at the head of the movement to link north and south Brooklyn by a subway route. The officers of the Twenty-fourth Ward Subway League are: Isaac O. Horton, president; John Drescher, vice-president; Colonel William P. Griffith, secretary, and George S. Horton, treasurer. Edward Lyons, a prominent broker of the Bedford-St. Marks section, is chairman of the Executive Committee of the league.

A Montclair Development.

The Montclair Realty Company has developed that section of Montclair lying east of the Park St. station on the Erie Road, building about thirty houses of the class costing \$6,000 to \$10,000. Of these all but three have been sold, and two of the three are at present rented. The neighborhood has been carefully restricted and the result has been a choice and beautiful section with city improvements, shade trees and well-kept lawns.

A large number of building sites have been sold and nearly all have been built upon. Almost all the houses in the Park are occupied by their owners. The station is within six minutes' walk of all the property and the crosstown trolley line is also near by. Still closer are the Watchung Congregation Church (built a few years ago) and the Watchung public school (kindergarten to high school). The streets are macadamized and have sewer, water, gas and sidewalks. Marlboro Park, as this section is called, is bounded on the east by the spacious lawns of Marlboro Inn, a high-class boarding house owned and run by this company.

Mr. J. S. Holmes, the manager of the company, is largely interested in real estate located in different parts of Montclair and vicinity, and is also manager of the By-Sel Realty Company which develops and builds.

Proving Values.

The work of proving the values of the properties to be taken for the new court house site was in progress this week before Commissioners Abram I. Elkus, James J. Coogan, and Henry Schneider, acting for the Justices of the Supreme Court in the matter of condemning the site.

THE ARCHITECTS' BUILDING.

Two-Thirds of the Space in Projected Structure Has Been Spoken For.

WRECKERS are clearing the site for the \$1,250,000 building which a number of architects associated as "The Architects Offices, Incorporated" will erect at the northeast corner of Park av and 40th street. It will be ready for occupancy by May 1, 1913.

The structure already is a financial success, apparently, as two-thirds of the space in the building has been spoken for, and it is probable that every foot of space in the building will be rented before the building is completed. In fact, it may be necessary to make the building a twenty, instead of a sixteen story structure and for that reason the steel specifications will call for sufficient reserve strength to make the addition at any time it is necessary to do so, although the plans as at present drawn call for only sixteen stories.

It is the intention of the architects associated in this enterprise to establish, first of all, a permanent, central location for members of this profession, and at the same time provide them with as much daylight for their draughting rooms as possible, maximum transportation facilities to points in and out of the city and minimum noise.

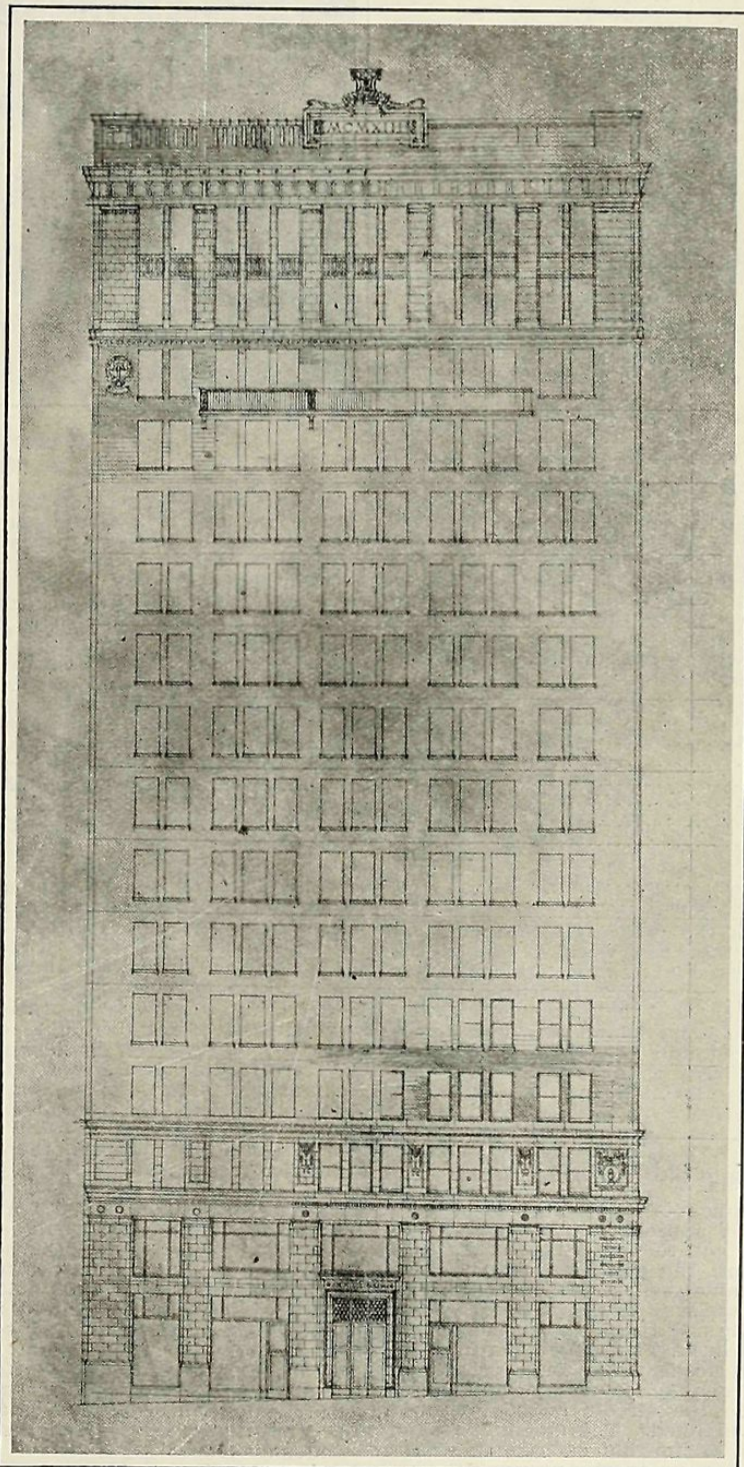
To accomplish the first object the ceilings will be thirteen feet in the clear. The windows will be large and the floor plans will be laid out so as to meet the lighting requirements of architects and

contractors in their draughting rooms, offices and studios.

The cost of the building itself will be in the neighborhood of \$1,250,000. The plot, upon which the incorporators, including C. Grant LaFarge, Burt L. Kenneth, M. Murchison, Benjamin W. Morris, Charles Ewing and Andrew J. Post, have had an option for some time, was taken over by them on Monday night from Irons & Todd through Frederick Winant who arranged the purchase for the architects at a figure close to the asking price of \$1,000,000, so that the project involves an outlay of more than \$2,000,000.

An Object Lesson to Owners.

The architectural profession has, in a sense, been forced to build a structure containing features essential to the conduct of their profession. In designing this building the architects have realized the shortcomings of the average commercial structure for years and in their new building they intend to correct them. The floors towering above the Terminal building, each of which will contain 50,000 square feet of office space, with permanent north light, of course, will not provide enough room for all the architects who have subscribed to the plan, but those to whom the lower floors will be allotted will have considerably lighter offices than most structures where they are now located afford. In addition to a large court 30x80 to be made at the northeast end of the proposed structure, there is a 32-foot court of the Terminal building, with which the court of the architects' structure will be merged.



La Farge & Morris, Archts.
TENTATIVE SKETCH OF THE "ARCHITECTS' OFFICES, INCORPORATED."
Rough draught of the \$2,000,000 operation that will be erected by a number of Associated Architects at N. E. corner Park avenue and 40th street.

The rent for space in this building will be based entirely upon rentals received from tenants of other buildings in the neighborhood, but the presence of the structure in the vicinity of the Grand Central station will doubtless have an important bearing upon the further development of Fourth avenue, in the vicinity of Forty-second street, as a building material and contracting center. The architect is constantly in touch with engineers, contractors and the myriad of building material and equipment interests. If all these interests are grouped in one section of the city instead of being located in widely scattered districts, both architect and builder will save much time in travelling about the city, hence it is not at all improbable that the erection of this building will stimulate the uptown trend of building material and contracting companies.

Commutation Travel on Long Island.

The railroad service now at the disposal of Long Island commuters is indicated by the fact that over eight hundred trains daily—one going or coming every few minutes—is the program the Long Island Railroad will carry out during the continuance of the summer schedule which went into effect this week. This means that in the next seventy-odd days approximately 60,000 trains will be operated in and out of the various terminals, including the Pennsylvania Station, New York; Flatbush avenue, Brooklyn, and Long Island City.

Simultaneously with the announcement regarding summer train service comes the information from President Peters, that previous records for the sale of commutation tickets are steadily being supplanted by new high marks. The latest compilation shows that there were 18,558 commuters this month, which is 2,460 more than in June, 1911, and, incidentally, the greatest monthly increase in the history of the road's commutation business. The increases were made up as follows: Montauk Division, 638; Far Rockaway Branch, 625; Rockaway Beach Branch, 394; Main Line, 380; North Side Division, 203; Oyster Bay Branch, 124; Wading River Branch, 90; Hempstead Branch, 77, and Long Beach Branch, 34. There was a small decrease on the Atlantic Avenue Division due to the opening of Brooklyn Manor Station and increased service to the Pennsylvania Station.

"Commutation travel on the Long Island," says President Peters, "has practically doubled in the last six years. Our records show that we carried 88,795 commuters in 1906, while in 1911 the number was 162,318. Every month of 1912, from January to June, shows increases over the same months of 1911, and the close of the present year will in all probability show that nearly 200,000 commutation tickets were sold." Indicative of the steady annual increase of commuters is the following table furnished by President Peters:

	Number of Commuters	Monthly Average
1906	88,795	7,399
1907	106,208	8,851
1908	108,429	9,036
1909	125,873	10,489
1910	142,427	11,869
1911	162,318	13,526
Total	734,050	
Yearly Average		122,341

Officials of the company also announced this week that the work of oiling the roadbed of the system would commence immediately. Owing to the long season of cold weather the maintenance of way work of the Long Island has been somewhat delayed and the officials say that this is the reason the roadbed was not oiled before the summer time table became effective.

Closing Old Water Courses.

In pursuance of the terms of an act of Congress, approved June 25, 1910, entitled "An act to confer upon the City of New York the power to obstruct certain navigable water wholly within its limits," Pugsleys Creek, Givans Creek and Westchester Creek have been closed above certain streets. Maps are in preparation for closing all other streams that are not available for navigation, and in consequence the streets affected can be speedily completed. The indefiniteness of the law prior to this enactment was a great obstruction to the proper development of Bronx Borough, as no ruling could be obtained as to whether or not a stream was navigable, and the manner of crossing was consequently left undetermined.

A DEPRESSED STREET.

Proposed for 34th Street By a Detroit.

The West is prolific in new ideas, and sometimes they are able to stand the acid test of metropolitan experience. The Record and Guide has been favored by William F. Streich of Detroit, formerly of New York, with a suggestion for multiplying the utility of congested thoroughfares. In Detroit the plan is being worked out by Mr. Streich assisted by William H. Adams, of Adams & Cummins, consulting engineers, in connection with the proposed improvement of Washington Boulevard. "In New York" writes Mr. Streich in response to our inquiry, "it would be applicable to 34th street, and would practically eliminate the danger to life and limb at its intersection with Broadway and Sixth avenue.

"This crossing has for years been a veritable deathtrap," writes Mr. Streich, "and to separate the three thoroughfares

and vehicles would be separated. The depressed course would be divided into three tracks separated by concrete guards. The outer tracks, adjoining the subway curbs and extending ten feet beneath the grade-way walks, would be for local traffic and vehicle parking and the middle track for express traffic through the street. Mr. Streich further says:

"In the Detroit improvement the subways, opening on the level of the depressed course, would be finished in white glazed terra cotta and in addition to abundance of natural light from the 100 feet of opening over the traffic course, would be brightly illuminated by artificial lighting.

"Access to and egress from all the ways would be by inside stairways and through public passages at each end of every block and at two intermediate points in each block. The gradeway would be accessible at the present street level from any direction.

"Property values and income earning



WASHINGTON BOULEVARD, DETROIT. An Example of a Depressed Street.

would not only remove the menace to life but would also relieve the nerve-racking mental tension of both pedestrians and vehicle drivers.

"The improvement could be accomplished by depressing 34th street. Start your east incline approach at Park avenue, striking the grade at a point between Madison and Fifth avenues and continue the depressed grade to Ninth avenue and reach the surface grade again at Tenth avenue. This would separate the traffic at all north and south avenues from Madison to Ninth inclusive.

"My plan differs from the double-decked sidewalk proposed by Mr. Lamb in that the roof of the 25-foot one-story extension to present buildings will be the upper sidewalk. This is made possible in the case of Washington Boulevard in Detroit by the extreme width of the roadway which is 200 feet. The width of 34th street, New York, will not permit of such an extension, but the second-story sidewalk is feasible.

"If that street were depressed and the second-story sidewalk built, each property would have three display windows, or store fronts—naturally a valuable rent-increasing factor. Assuming that the grade and upper sidewalks would be twenty feet wide and allowing fifteen feet for the subway sidewalk, there would be fifty-five feet surface width of sidewalk on each side of the street, a total surface width of one hundred and ten feet. The depressed traffic way would also be increased ten feet in width, because the subway walk will be only fifteen feet, a saving of five feet on each side. The ten feet so saved can be utilized in part for platforms at the north and south intersecting streets, where stair approaches from the bridges to the platforms, built parallel with the street car tracks in the depressed traffic way, may be arranged to protect street car passengers from the vehicular traffic."

The illustration represents what it is proposed to do for Washington Boulevard in Detroit, and as Mr. Streich has explained, 34th street could be treated in much the same manner. Everywhere, except on the subway grade, pedestrians

power would be increased by the conversion of basement and second-story floors of buildings into revenue yielders, each having a rental value probably equal to that of the present ground floor rental, while the latter would be increased because of the improvement attracting a greater number of shoppers to the locality which would provide the maximum of convenience to discriminating shoppers."

A Code System for Entering Confidential Information.

A real estate man listed all the information relative to each piece of property he handled on a single form. The drawback to the use of this method was that frequently in handling a sale the form had to be shown to a prospective purchaser, who thus secured much information to which he was not entitled.

To avoid carrying a duplicate form merely for this confidential information, the dealer finally hit upon the simple expedient of listing this confidential information in abbreviated form in a predetermined order at the bottom of the card. To the customer the line is a sequence of meaningless figures, but clerks and salesmen know that from left to right the figures indicate commission, lowest price, assessment, terms, and so on.

Another advantage is that this plan permits the omission of these captions from the form. Commissions, assessments and the possibility of a price lower than that quoted him are not considerations likely to help prospective purchasers to make up their minds. But the code figures convey no suggestion of this kind to the layman.

Another real estate man handles this problem by means of a cross index. As the forms are made out they are given consecutive numbers in a permanent record book. The lines are numbered to correspond with the listing sheets, and confidential information is entered thus. As nothing identifying any property is entered in the book, there is no danger that any item of this confidential information shall ever fall into the hands of unauthorized persons.—"System."

AN EXPERT'S TESTIMONY IS ALWAYS INTERESTING

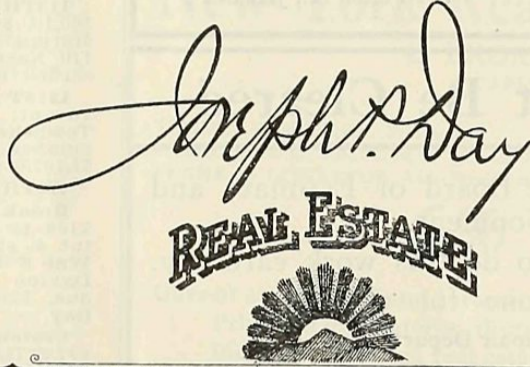
THIS TESTIMONY MAY MEAN A GREAT DEAL
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EXECUTIVE OFFICES
31 NASSAU STREET,
CORNER CEDAR STREET.

AGENCY DEPARTMENT.
932 EIGHTH AVENUE.

NEW YORK.

June 17, 1912.

The Realty Records Co.,
11 East 24th Street,
New York City.

Gentlemen:-

It affords me much pleasure to inform you that I am very much pleased with a recent circularizing campaign conducted by me using the names and addresses given in the Real Estate Directory.

Out of a total of three thousand letters, that were sent out, only about 2% were returned. No better results could be obtained from circularizing from the telephone book.

The results obtained are very gratifying, and I wish to congratulate you on your efficient service.

Very truly yours,

Nathan (A), 261 Bway; Burt L Rich (R); due, \$20,565.04; T&c, \$903.56; Saml Marx.

All and singular the whole line of railroad of the City Island R R Co, rolling stock &c; Interborough Rapid Transit Co agt City Island R R Co; Jas L Quackenbush (A), 165 Bway; Carlisle Norwood (R); due, \$30,688.93; taxes, &c, \$—; Jas L Wells.

Line of R R Pelham Park R R Co, extending from Bartow station of N Y, N H & Hartford R R Co through Pelham Park to aMrshall's corner, &c; Interborough Rapid Transit Co agt Pelham Park R R Co et al; Jas L Quackenbush (A), 165 Bway; Carlisle Norwood (R); due, \$30,565.01; T&c, \$—; Jas L Wells.

JULY 3.

Boscobel av, 1424, es, 46.11 s Plympton av, runs e95.6xs1.3xsw27.8xw83.7xn26 to beg, 2-sty fr dwg; Henry Lipps Jr et al trstes agt Edmondson Constn Co et al; Smith Williamson (A), 364 Alex av; Wm H Smith (R); due, \$5,588.53; T&c, \$300; Jas L Wells.

Marion av, 2576, ss, 150 e Dorothea pl, 25x98.4x20.9x98, 2-sty fr dwg; Alfred Loweth agt Rebecka Marcus et al; Chas P Hallock (A), 999 E 180; Chas P Sanford (R); due, \$2,939; T&c, \$1,100; Chas A Berrian.

JULY 5.

Boscobel av, 1422 es, 72.11 s Plympton av, 25x71.8x27.9x83.7, 2-sty fr dwg; Julia Lipps agt Edmondson Constn Co et al; Smith Williamson (A), 364 Alex av; Wm H Smith (R); due, \$5,410.55; T&c, \$400; Jas L Wells.

JULY 6.

No Legal Sales advertised for this day.

JULY 8.

119TH st 132 E, ss, 265 e Park av, 20x 100.11, 5-sty bk tint & str; Edw Roesler et al trstes agt Middle-Town Realty Co et al; Middleton S Borland (A), 31 Nassau; Walter B Coughlin (R); due, \$17,512.72; T&c, \$875; mtg recorded Oct14'09; Joseph P Day.

131ST st, 250 W, see 8 av, 2174.

141ST st, 101 W, nwc Lenox av (Nos 621-3), 100x39.11, 6-sty bk tint & str; Julius Coleman agt Jos Golding Realty Co et al; Action No 1; Isaac Cohen (A), 141 Bway; Edgar J Bernheimer (R); due, \$13,943.43; T&c, \$2,472.95; Joseph P Day.

142D st, 100 W, swc Lenox av (Nos 637-9), 100x39.11, 6-sty bk tint & str; Julius Coleman agt Jos Golding Realty Co et al; Action No 2; Isaac Cohen (A), 141 Bway; E J Bernheimer (R); due, \$13,943.43; T&c, \$2,490.62; Joseph P Day.

Lenox av, 637-9, see 142d, 100 W.

Lenox av, 621-3, see 141st, 101 W.

STH av, 2174, es, 50.11 n 117th, 25x100, 5-sty bk tint & str; also 131ST ST, 250 W, ss, 285 e 8 av, 20x99.11, 3-sty & b stn dwg; Gustave Levy et al agt Martin Levy et al; Weed, Henry & Myers (A), 62 Wm; Maxwell Lustig (R); partition; Joseph P Day.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following is a list of legal sales to be held at the Brooklyn Salesroom, 189 Montague st, unless otherwise stated:

JUNE 29.

E 17TH st, es, 100 n Av O, 40x100; John W Buckley agt Chas H Pietz et al; Wm E Buckley (A), 391 Fulton st; Dan T. O'Brien (R); Wm H Smith.

Graham av, se cor Park av, 76.11x24.6; John Martino agt Demetrio Loricchio et al; J Stewart & Leroy W Ross (A), 44 Court st; Nicholas Dietz (R); Wm H Smith.

JULY 1.

Maujer st, ns, 46 w Waterbury, 46x100x 45.9x100; also MAUJER ST, swc Waterbury, runs s190 to Ten Eyck, xw394.8xn95 x e49.5xn95xe269.1xs95xe24.7xn95x e 49.2 to beg; Home Life Ins Co agt Michl Seitz et al; Jas P Judge (A), 189 Montague; Fredk E Gunnison (R); Wm H Smith.

6TH st, 620, ss, 147.10 w Prospect Park West, 20x100; Hahnemann Hospital of the City of N Y et al agt John F Coffin et al; Julius H Seymour (A), 280 Bway, Manhattan; R Gordon Mackey (R) Wm P Rae.

Washington av, ws, 250 s Willoughby av, 75x200; Kings County Trust Co agt Frank Thorn et al; Geo V Brower (A), 44 Court st; Alvah W Burlingame (R); Wm P Rae.

JULY 2.

Erasmus st, swc Rogers av, 36.4x173.9x 38.5x173.3; Geo C Tappen agt Albt J Dixon et al; Henry A Ingraham (A), 189 Montague; Howard C Lake (R); Chauncey Real Estate Co, Ltd.

Oak st, sec West, 75x25; Virginia G Forsyth agt Rebecca Hub et al; Theodosius F Stevens (A), 15 William, Manhattan; Chas Toileris (R); Wm H Smith.

Seeley st, ns, 150 e 18th, 50x200; Home Trust Co of NY agt Danl J McCoy et al; Harris, Corwin & Meyers (A), 150 Nassau, Manhattan; Chas Harwood (R); Wm H Smith.

St Felix st, ws, 83.11 s De Kalb av, 20x 60; Jas C Danzilo agt Harry Kernan et al; Jacob M Peyser (A), 26 Court; Geo C Jeffrey, Jr (R); Chas Shongood.

2D st, sws, intersec sec 8 av, 95.9x95; United Cities Realty Corp agt Thos G Carlin et al; Jno G Harris (A), 261 Bway, Manhattan; Edw J Hogarty (R); Wm H Smith.

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W 9TH st, es, lots 52-53, map of Marlboro, 40x100; Jas Fay et al agt Annie O'Brien et al; Wm W Butcher (A), 215 Montague; Jos J Reiher (R); Wm H Smith.

85TH st, sws, 375 nw 19 av, 35x100; Rosalie J Goebel agt Tillie Fellerman et al; Oscar Hammann (A), 44 Court; Jno T McCaffrey (R); Wm H Smith.

97TH st, swc Fort Hamilton av, runs w 110xs40.10xe28xn20xe82xn20.10 to beg; Fredk K Walbridge agt Louis Flaxman et al; Henry J Davenport (A), 375 Pearl; R Emmet Doherty (R); Wm P Rae.

Bedford av, es, 630 s Av C, 20x100; Mtg Securities Co of NY agt Mary E Montague et al; Henry J Davenport (A), 375 Pearl; Thos G Flaherty (R); Wm H Smith.

Snyder av, sec E 52d, 40x100; Edith M Bossey agt Jenny I Hall et al; Watson & Kristeller (A), 100 Wm, Manhattan; Sidney A Galitzka (R); Wm H Smith.

JULY 3.

Decatur st, ns, 25 e Howard av, 18.9x100; Gustave T Kreppel agt Chas Moncrief et al; Jno M O'Neill (A), 203 Montague; Howard E Greene (R); Chas Shongood.

Henry st, ws, 375 n Neptune av, 41x139.6; Title Guar & Trust Co agt Adeline Hoffman et al; Edwin Kempton (A), 175 Remsen; Geo B Serenbets (R); Wm P Rae.

Ryder st, sws, 352.4 nw Av R, runs s 260.3 to Av R xsw31.11xn492.3xsel24.10 to beg; Julius Biederman agt Wallaston Realty Co et al; Abr Levitt (A), 132 Nassau, Manhattan; Wm W Wingate (R); Jas L Brumley.

Warwick st, es, 130 s Dumont av, 20x90; Henry V D Voorhies agt Jacob Margolis et al; Wyckoff, Clarke & Frost (A), 215 Montague; Geo W Reiff (R); Wm P Rae.

Av K, ns, 40 w E 19th, 40x100; Investors Improvement Co agt Flatbush Construction Co et al; Armstrong & Brown (A), 27 Cedar, Manhattan; Hector McG Curren (R); Wm H Smith.

21ST av, es, 400 n Benson av, 50x98.6; Cuba I Ward agt Jennie M Burroughs et al; Caldwell & Holmes (A), 44 Court; David F Price (R); Wm P Rae.

JULY 5.

Dean st, nec Boerum pl, 22x42; also HICKS ST, sec Pacific, 20x56; Salim Elias et al agt Maron Michael et al; Jesse S Epstein (A), 149 Bway, Manhattan; Herman S Bachrach (R); Saml Marx.

Madison st, ss, 100 w Ralph av, 25x100; Leopold M Heidenheim agt Sante Poletto et al; Action No 1; Altkrug & Kahn (A), 712 Bway; Henry Lissner (R); Wm P Rae.

Madison st, ss, 125 w Ralph av, 25x100; same agt same; Action No 2; same (A); Jno T Walsh (R); Wm P Rae.

De Kalb av, nws, intersec sws Bushwick av, 63x26.10; Henry Grasman agt Cecelia Minden et al; Geo F Alexander (A), 315 Wash; Chas A Clayton (R); Wm H Smith.

Nostrand av ws, 88.11 s Hawthorne, 17.1 x90; Ernest J Herlt agt Wm Martin et al; Chas A Clayton (A), 44 Court; Fredk B Bailey (R); Wm H Smith.

JULY 6.

No Legal Sales advertised for this day.

JULY 8.

Logan st, ws, 1050 n Dinsmore pl, 50x150; Danl T O'Brien agt Jas G Peters et al; Frank McCaffrey (A), 44 Court; Walter G Rooney (R); Wm H Smith.

E 3D st, es, bet Avs U & V, lot 72; Harry Zirinsky agt Michl F Burns et al; David Zirinsky (A), 67 Morrell; Louis Horwitz (R); Chas Shongood.

**JUDGMENTS IN FORECLOSURE
SUITS.**

Manhattan and Bronx.

JUNE 20, 21 & 22.

No Judgments in Foreclosure Suits filed these days.

JUNE 24.

160TH st, ss, 175 w Elton av, 25x100; Dorothea Schultz agt Francis L Kohlman; Almuth C Vandiver (A); Albt W Ransome (R); due, \$2,825.00.

JUNE 25.

No Judgments in Foreclosure Suits filed this day.

JUNE 26.

Union av, sec 167th, 40x100; Amelia Orth agt R & W Realty Co; Wager & Acker (A); S S Randall (R); due, \$44,-624.27.

90TH st, 407 E; Ferd Cech agt Bohemian Slavonian Realty Ass'n, Prague; Jos Hlavac, Jr (A); Theo K McCarthy (R); due \$3,205.68.

Elsmere pl, ss, 313.3 w Southern blvd, 80x100; Manhattan Mtg Co agt Anna A Egna et al; Carrington & Pierce (A); Francis S McAvoy (R); due, \$9,565.34.

Mohegan av, ws, 73 s 180th, 45x70; Isaac Baer agt Hamilton Holt et al; Bogart & Bogart (A); Chas J Leslie (R); due, \$5,150.00.

43D st, 305-9 E; Guardian Trust Co of NY agt American Mineral Water Machine Co; Barber, McGuire & Ehlerman (A); Wm Klein (R); due, \$47,186.83.

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ATTACHMENTS.

Manhattan and Bronx.

JUNE 20.

No Attachments filed this day.

JUNE 21.

Companhia Exportadora de Cafe de Santos; Fredk J West Inc; \$11,095.47; McElheny, Bennett & Sicher.

JUNE 22.

No Attachments filed this day.

JUNE 24.

Lapp, Geo; Diamond Rubber Co of N Y; \$2,000; D H Bildler. Abilena Sales Co; Albt B Davis; \$5,200; R E Siegelstein. Samuel, Frank; Jno L Feeny; \$18,000; Greene, Hurd & Stowell. Companhia Exportadora de Cafe; Benj B Peabody; \$7,462.50; Low, Miller & Low.

JUNE 25.

Barry, Edw & Jno McGrath; Jno F Conolly; \$7,500; M Trice.

JUNE 26.

No Attachments filed this day.

FORECLOSURE SUITS.

Manhattan and Bronx.

JUNE 22.

Lots 115, 116 & 117, map of est of Lewis G Morris, Bronx; Saml A Archibald, Jr, agt Plymton Constn Co et al; H D Patton, atty.

Broomer st, 357; Morris S Thompson et al agt John P Woodcock et al; action to determine claim; G F Warren, Jr, atty.

JUNE 24.

Rodgers pl, es, 612.4 n Westchester av, 30x81.7x22.10x82.4; Ernestine E D Popp agt Florence Blume extrx et al; J A McEveety, atty.

SSTH st, 20 E; Frederic de P Foster trste agt Robt J Mahoney et al; F F deRahm, atty.

Boston rd, 1444; Helen McC Channing agt Louis F Braun et al; Cary & Carroll, attys.

Manhattan av, ws, 84.11 s 122d, 16x90; Geo W Murray agt Mary O'Farrell et al; Cary & Carroll, attys.

Manhattan av, ws, 84.11 n 121st, 16x90; Sarah A G Skinner agt Mary O'Farrell et al; Cary & Carroll, attys.

Broadway, 476, & Crosby st, 38; Mutual Life Ins Co of N Y agt Henry Corn et al; F L Allen, atty.

138TH st, 511 W; Edw R Stehl agt Isaac Levy et al; C H Friedrich, atty.

139TH st, 414, 435, 499 E; also 140TH ST, 466, 454, 490 E; also 140TH ST, ss, 600 e Willis av, 16.8x100; also 141ST ST, 441 & 479 E; also 142D ST, 475 E; Victor H Perl agt Minnie Pfeiffer et al; J Delahunty, atty.

100TH st, 403 E; Clara Levin agt Benj Bellers et al; A L Geilich, atty.

Madison av, ws, 50.10 s 130th, 16.5x75; Washington Trust Co of the City of N Y agt Isabel A McKinstry et al; W C Percy, atty.

Cooper st ss, 150 e Hawthorne, 50x100; Mark L Kelley agt G Tyler et al; H Swain, atty.

72D st, 203 E; State Bank agt Sallie Weil et al; J A Kohn, atty.

Beaumont av, ws, 245 s 187th, 25x100; Lincoln Trust Co agt Tuchman Bros Constn Co et al; M S Borland, atty.

JUNE 25.

113TH st, ss, 69 e 3 av, 26x100.11; Henry Steindler agt Jno Carucci et al; Otterbourg, Steindler & Houston, attys.

54TH st, ns, 233.9 w 1 av, 19.9x100.5; Jos Herschkowitz agt Harry Hellinger et al; Gallert & Heilborn, attys.

33D st, ss, 70 w 1 av, 30x98.9; Bklyn Trust Co agt Andw P Danell et al; Meighan & Necarsulmer, attys.

Ryer av, es, 162.6 n 180th, 19x103.10; Meyer Polasensky agt Adelphine Friedman et al; H M Levin, atty.

Tryon row, nes, lots 11 & 12, map of land of Jacob V Hutschler, Bronx; Sidney B Hickox agt Frank Clark et al; T Power, atty.

Lot 322, map of 329 lots being part of Schieffelin Est, Bronx; Ferdinando Martignetti agt Louise K Ringelstein et al; B Shaw, atty.

Riverside dr, 145; Jno Ingle Jr agt Ellen R Scott et al; F Hoar, atty.

74TH st, 345 E; Clara Goldberg agt Bertha Lewitus et al; Gallert & Heilborn, attys.

St Nicholas av, ws, 20 s 147th, 18x88; Fredk H Man agt Jos D Brockway et al; T J Sanson, atty.

JUNE 26.

Prospect av, ns, adj land of Mary A Booth, 40x100; Geo P Koehler agt Anna N Booth et al; J F Frees, atty.

11TH st, 328 E; Matilda I Messer agt Domenico Bonomolo et al; Kurzman & Frankenheimer, attys.

Hubert st, swc Hudson, 76x38; Wm L Condit et al agt Mary A Kehoe et al; James, Schell & Elkus, attys.

Bronx bldv, 3662; Mary C Poulin agt Stanislaus Pianka et al; J H Hildreth, atty.

Tiffany st, ws, 266.8 s 167th, 42x100; Morris Lederman agt J S Cully & Co et al; J L Bernstein, atty.

JUNE 27.

96TH st, ss, 308.4 w West End av, 41.8x 100.8; J Fred Boss agt Fulson Realty Co et al; A & H Bloch, attys.

Loring pl, es, 351.10 n 183d, 44x110; Lulu C Muller et al agt Loring Realty Co et al; McLean, Hayward & Kelsey, attys.

Chrystie st, 191-3, except parts released; Metropolitan Museum of Art agt Esther Minsky et al; De Forest Bros, attys.

113TH st, 303-5 W; two actions; August C Nanz agt Johanna Jewel et al; R S Patterson, atty.

Riverside dr, 550; Harry B Davis agt Hanover Estates et al; L Sachs, atty.

Jerome av, es, 28.6 n Garfield, 51.4x 138.6; Henry G Merkel et al agt Jno Glass Jr et al; J P Hummel, atty.

12TH st, 345 W; Bway Svgs Instn of City of N Y agt Ella R Andrews et al; R Kelly, atty.

18TH st, 510-18 E; Metropolitan Svgs Bank agt Francis W Dunlop et al; A S & W Hutchins, attys.

St Nicholas av, ws, 51.9 s 158th, 77.8x 32.7; Emilie W Reichow agt Chas F Smith et al; Johnston & Johnston, attys.

Thompson st, 90-2; also WEST BROADWAY, 414; also LEXINGTON AV, 694-6; Robt J McManamy agt Amelia K Smith et al; H E Heistad, atty.

2D av, 2004; New Church Board of Publication agt Anna Damico et al; W B Safford, atty.

West End av, ws, 82.2 s 78th, 20x75; Archibald K K Mackay et al agt Cambridge Constn Co et al; G B Winthrop, atty.

60TH st, 243-5 W; two actions; Metropolitan Svgs Bank agt Harry Abrams et al; A S & W Hutchins, attys.

Amsterdam av, ws, 62.5 n 130th, 37.6x 100; also AMSTERDAM AV, ws, 62.5 s 131st, 37.6x100; two actions; Louis Bosert agt Simon Shapiro et al; J Stewart & Leroy W Ross, attys.

JUNE 28.

148TH st, ss, 325 w 7 av, 25x99.11; Fredk Muller et al agt Seth R Abrams et al; Rounds, Hatch, Dillingham & Debevoise, attys.

Washington av, nwc 170th, 38.3x65; Louis Langfield agt Fredk Johnson et al; O E Davis, atty.

Washington av, ws, 90.11 s 168th, 24.5x 140; Farmer's Loan & Trust Co admr agt Wm H Heddendorf et al; Geller, Rolston & Horan, attys.

122D st, 55 E; Franklin Savings Bank in the City N Y agt Jas G Andriaccio et al; W M Powell, atty.

121ST st, 442-4 E; Louis Lowenstein et al agt Empire Cornice Works et al (amended); Hoadley, Lauterbach & Johnson, attys.

Forest av, 1037-9; Jacob M Mandelbaum agt Frank A Hatton et al; Dutton & Kilshelmer, attys.

Washington av, ws, 217.2 ne 4th, 25x 200; Clara Dellac et al agt Clarice M Cassot; H A Vieu, atty.

154TH st, ss, 151.10 w St Nicholas av, 18.9x99.11; Lillian R Hall et al agt Rudolph P Born et al; W M Powell, atty.

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During the year 1911, according to the Insurance Press, there was an increase of \$3,000,000,000 in policies written and received by the life insurance companies in the United States and Canada, or an excess of about \$400,000,000 over the business of 1910.

Nearly nine billion pieces of first-class matter were carried by the Post Office Department for the fiscal year ended June 30, 1911. Of the total, over seven billion pieces were letters and nearly two billion pieces were post cards. The grand total was \$,843,577,754 individual pieces.

The announcement that a tall office and loft building is to be erected west of Seventh avenue on Forty-second street doesn't seem to have caused even the slightest ripple of comment. Most of us remember, without harking back a great many years, how real estate experts wagged their heads over the first apartment hotel and later the first theatre west of Seventh avenue, in the midtown district.

Heretofore no concerted effort has ever been made for fostering and protecting the foreign trade of New York City, which so largely furnishes the basis of its prosperity. To remedy the deficiency, the Merchants' Association has decided to establish a Foreign Trade Bureau. This will be under the general supervision of the association's committee on Foreign Trade, which is composed of import and export leaders.

On August 10 to 17, inclusive—the week in the Fall buying period when the greatest number of merchants from all sections of the country visit this market—the Merchandise Buyers' Exposition and Fashion Show will be held at the New Grand Central Palace. Announcement is made by the managers of the exposition that if the show meets with favor, the probable result will be the creation of a Permanent Manufacturers' Exhibit in buildings to be erected on two blocks of the Grand Central Terminal site, on which the Merchants' and Manufacturers' Exchange of New York hold an option.

The new retail fish market under the approach to the Queensboro Bridge at First avenue and Fifty-ninth street, Manhattan, was opened this week with a sale of 1,000 pounds of weakfish, flounders and flukes, which had been out of the water less than fourteen hours. The stock was offered by a big fishing concern at wholesale prices, and was disposed of to several hundred buyers, mostly east side housewives, in about two hours. The market is under the direction of the Consumers' Committee of Citizens, which proposes to add markets for vegetables and other foods to the fish market under the bridge approach. Eventually the committee will open markets in various parts of the city, its general purpose being to enable consumers to buy directly from producers. At present the farmer gets about 35 cents of every dollar the consumer pays for farm produce. The Consumers' Committee, as well as the promoters of the projected Railway wholesale market on the lower West Side, hope to divide a large share of the remaining 65 cents between the farmer, fruit grower or fisherman and the city retail buyer. If they succeed on an extensive scale in eliminating the commission house business, it will mean an important shifting of real estate values.

The Architects' Office Building.

Plans were announced during the week for the Architects' Office Building, the erection of which was recently predicted in these columns. It is to be situated at 40th street and Park avenue, and will cover a plot of about six lots with a very tall structure. The owners of the building will be a group of the best-known architects in the city, each of whom will occupy a certain amount of space for their own offices. The remainder of the space will be rented to tenants who, it is to be expected, will be derived chiefly from contractors and building material firms, and who will probably be willing to pay generous rentals for the privilege of having their offices so near those of architects with whom they do business. Thus the building constitutes the second conspicuous example of a constructional enterprise intended for business men and planned and financed on a co-operative basis. It has every promise of being successful, but its chances of success are partly due to peculiar conditions. The expectation is that the building contracting firms will pay somewhat more than the usual commercial rates for space because of the possible advantages which may accrue to them from being situated in the same building with so many prominent architects, and this fact has made the financial arrangements of the enterprise figure out unusually well for those who participate in its ownership.

In this respect the plan differs from the co-operative apartment houses, whose only source of profit to the owners of the stock was derived from their ability to buy land and erect a building under conditions which permitted certain economies denied to the ordinary speculative building operator. When the co-operative apartment houses were first erected they were in a number of cases unusually profitable to their owners, but in proportion as it became difficult to find good sites at a moderate price they became less successful. A number of buildings erected on this basis of late years have been only semi-successful or else frank failures, the consequence being that the co-operative apartment house has ceased to be a popular type of building. So far as we can recollect, no new ones have been planned during the past spring. It is improbable, consequently, that co-operative business buildings will be erected in large numbers, but there will remain a limited field which it ought to be able to occupy. Just as it is frequently profitable for a rich wholesale or manufacturing concern to buy a particularly advantageous site for its business and to erect an edifice wholly or largely for its own occupancy, so it should be profitable for a group of such firms to secure a location which would have certain advantages and, by means of abundant capital, erect a building in which certain expenses, unavoidable by speculative builders, could be saved. If at the same time they could rent a part of their space to tenants who might profit by occupying space in the same building with them, so much the better. In that case the enterprise would have a much more brilliant chance of being of really substantial profit to its owners.

Uptown Office District.

It is interesting that the architects should have selected a corner of Park avenue and 40th street for their building, and they have undoubtedly shown good judgment in doing so. It may be doubted whether a more advantageous location for their purpose could have been selected. They obtain a corner of an exceptionally broad avenue, with an assurance of a perpetual supply of good light for their offices. This corner is situated within two blocks of a subway express station and of a terminal center which will within a few years afford quick communication to all parts of New Jersey, Long Island and Westchester County. The neighborhood is one which will in the course of time become of increasing value as the location for a great variety of business enterprises. Quite apart from its peculiar convenience and accessibility, the development plans of the New York Central will necessarily attract to the vicinity a large number of solid business

enterprises, for the railroad company is prepared to offer very tempting terms to tenants who will rent space above its tracks.

The conditions, moreover, which make this site very desirable are permanent. They are based upon advantages of accessibility, which will become more rather than less emphatic. The fate, for instance, which has of late years overtaken that part of Broadway between Union Square and Madison Square will not overtake the new retail and wholesale districts on and near Fourth and Fifth avenues. The tendency of the great terminal improvements in the central part of Manhattan and the effect of the transverse streams of traffic which will pour in from New Jersey and Long Island will be to check the northward migration of business which has been going on throughout the whole history of New York. Different classes of business are now assuming comparatively stable locations. Of course the retail trade will spread north as far as 59th street, but there its progress will be stopped, at least for a long time. It will not travel north of the south line of Central Park until after it has occupied the space south of that line almost from river to river, and that process will occupy the term of another generation or more. The office building district uptown will stretch from about 23d street to 50th street, and from Fourth avenue to Seventh avenue. Near the office will be the important retail stores, and not far away the mercantile and light manufacturing districts. Fourth and Park avenues will be second only to Fifth avenue in business importance, and the best part of Park avenue will be that immediately south of the station. In spite of the fact that the architects seem to have paid a large price for the site of their new building, their business judgment in selecting will probably be vindicated. The site will eventually become one of the most desirable in central Manhattan, and space in the building should command rentals as high as those prevailing anywhere in the middle district.

Mr. Flagg's Ingenious Plan.

Ernest Flagg, the architect, who has been responsible in the past for a number of ingenious plans for rearranging the street system of Manhattan, has suggested still another change which has much to recommend it. His idea is to make the new Varick street-Seventh avenue improvement much more useful to the city both by extending it and changing its line. According to the plan, already officially adopted, the widened Varick street terminates at West Broadway, a street which is already congested because of the elevated road and the existing traffic. He considers it essential to the success of this improvement that Varick street should be extended to Broadway, which it would reach opposite City Hall Park. The advantages of such an extension are manifest and considerable. It would run through a section of the city in which there is already great congestion of vehicular traffic. It would not only relieve this local congestion, but it would give the new thoroughfare a free and spacious outlet to the south, and would make it far more useful and convenient to the people who would use it. The new Seventh avenue would become under such circumstances unquestionably the most important thoroughfare in Manhattan for vehicular traffic. The majority of automobiles would use it in preference to the Broadway, the Bowery or the Hudson street routes.

It would constitute a great improvement to the street system of Manhattan, and one which would be all the more useful in case Mr. Marshall's suggestion of a connection between Seventh and Fifth avenues could be carried out. We believe that any commission of experts who were asked in what manner the street system of Manhattan could be improved at the smallest expense would agree that a certain limited sum could not be more usefully employed than in widening Varick street, extending it to Broadway and Seventh avenue, and in connecting Seventh avenue with the up-

per East Side by means of a diagonal outlet terminating at Madison or Park avenue and 40th street. Whether or not the city can actually afford the millions needed for the purpose is unfortunately another and a very different question. Its financial condition is such that it cannot consider many desirable and remunerative improvements. The existing plan for connecting Seventh avenue with Varick street and widening Varick street was adopted, not because it was best, but because it promised to be very useful without being excessively expensive. That it will be very useful without the improvement suggested by Mr. Flagg is undoubtedly the case. Vehicles can reach it from Broadway by a number of side streets, and after they have done so they will have a sufficiently straight and broad and a comparatively unobstructed route to Greeley and Long Acre Squares. The Record and Guide does not agree, consequently, with Mr. Flagg that the officially adopted plan will be almost useless; but it does agree with him that the proposed extension to Broadway would be worth its cost.

It is probable indeed that after the improvement has been completed along its present lines a strong demand will spring up for the carrying out of Mr. Flagg's chief amendment. The value obtained from every dollar spent upon the official plan would be substantially increased in case a southern outlet to Broadway and City Hall Park were provided, and the increase would be still larger in case a northerly outlet to the East Side were added to the plan. As Mr. Flagg points out, the originally bad plan of the city was made very much worse by the laying out of Central Park on the main avenues of the city and the stopping up of two great longitudinal avenues, which by these means ended in stone walls at 59th street and at 11th street. It is this fact which makes a northerly outlet for Seventh avenue just as essential as one leading to the south. The other improvements to the official plan suggested by Mr. Flagg are not essential. If Varick street is to be connected with Broadway on the south and with Sixth and Seventh avenues and the upper East Side on the north it may eventually need to be more than one hundred feet wide. But an avenue one hundred feet wide has an enormous capacity for traffic, and the taking of an additional sixty feet, as Mr. Flagg urges, is not essential to the carrying out of his other ideas.

The Week in Real Estate.

Operators and investors continued this week to show a decided inclination toward property in neighborhoods heretofore neglected that will be benefitted by rapid transit or other public improvements. The brokerage dealing was consequently of a miscellaneous order, contrasting favorably with the "specialty trading" which characterized the market until the Dual Rapid Transit System was adopted by the Board of Estimate. Without being at all notable in volume, it left no doubt that a tendency is developing toward a wider distribution of purchases and a more general real estate activity than we have had in years.

At the same time, it gave no indication of any considerable let-up of structural activity in the mid-town section. Many followers of the market have been hoping that, with the opening of new centers of real estate activity, capital would be diverted for a time from the mid-town district; but, despite the interest that is developing in other neighborhoods, several purchases of sites were made there in the course of the week.

The fact is, that builders are eager to get as many operations as possible under way in advance of the enactment of a new building code. They figure that mercantile constructions will be more expensive under the new code than they are under the existing one. They are also influenced by the prospect that the building height may be greatly restricted, in which case existing tall buildings would have an extremely valuable easement of light and air for their upper floors. Finally, it is agreed that, in view of the stagnation in building likely to follow the passage of a new code, such structures as are now going up will be in a position to offer low temporary rents.

There is only one flaw in this line of reasoning, and that is that new laws nowadays are so often retroactive. The law creating the Fire Prevention Bureau is an example. Our attention was drawn this week to an order issued by the Bureau in connection with a modern fire-proof corner building on Fifth Avenue, which, the owners say, calls for an expenditure of \$100,000. The fact that the building was erected some half a dozen years ago, in accordance with existing law, is no guarantee against further outlay. Public sentiment has changed with respect to fire protection measures, and public sentiment has an uncomfortable way of enforcing its demands in new legislation. The builder who invests a quarter of a million or more to-day in the hope that the new code will leave his modern building undisturbed is taking a long chance. In the end, he may find that he would have done better to wait until the new law had been enacted. An investment, to be safe and permanent, must conform to legislation which reflects current public opinion.

Despite the general drop of 2 per cent. in commodities, as reported by "Bradstreets," building materials throughout the entire metropolitan district continue to hold firmly to lists, and in some cases show an actual advance.

Lending companies have shown slight disposition to shut down on future building engagements, although they are proceeding with extra caution. Mortgages granted in Manhattan, Brooklyn and the Bronx from January 1 to June 21 in 1912 and 1911 show a gain of \$23,000,000 for 1912, while mortgage extensions for the same period show a decrease of approximately \$9,000,000 for 1912.

Building plans filed, on the other hand, show a decided gain for this year, and, strange to state, a large percentage of the new projects are for loft and apartment buildings, a type of construction which renting agents hereabouts have thought very much over-built.

But instead of concentrating in the Washington Heights section, for instance, apartment house construction is being carried on in the more central part of the city, in the suburbs which are likely to be benefited by improved transportation service, and in the New Jersey commuting belt. As for lofts, Fourth avenue and the cross streets near it from Twenty-third to Forty-second street continue to be the center of activity, and Madison avenue and Thirtieth street north to Forty-eighth.

The announcement made early this week that all steel contracts not specified by July 1 would be canceled and renewed only at an advance on delivery price covering the next six months leads all building material interests to the belief that prices as well as demand for building supplies will be heaviest toward the latter part of the year.

Equipment companies are also reporting favorable inquiry, although some of the largest companies show a falling off in their June orders as compared with May and June of last year.

The attention of the paint and oil trade is centered for the moment upon the fluctuation in prices of basic materials. Turpentine is stiffening at 49 to 50 and the tendency is toward a further rise. All petroleum products, such as benzine, are firmer and advances are expected. Linseed oil still hovers at 80 cents a gallon, while chira wood oil runs from 9½ to 10 cents per pound.

As a whole, the building material situation is strong, with the single exception of Portland cement. Even stone has developed strength within the last two weeks, although not sufficient to warrant price changes. Concessions on building orders are, however, harder to get.

Common brick probably will hold firmly at \$7, wholesale, dock, New York, during the entire summer, due to limited supply. By July 4 most of the manufacturers have some of their sheds full, but shortage of labor and heavy demand from the New York and New Jersey markets are taking practically all the manufacturers can ship. The same is partially true of the Raritan River district, where big contracts have to be filled and where many New York dealers are buying, pending a decision in the investigation into the affairs of the Hudson River brick manufacturing methods, which probably will not be handed down until late in the fall.

—Calvin Tomkins, Dock Commissioner, declares that if the Board of Estimate will "hook up" the new Broadway subway with the municipal ferries, and permit him and an experienced traffic manager to conduct the joint service, the municipal deficits will cease.

Boundary Agreements.

Editor of the RECORD AND GUIDE:

Will you kindly advise through your publication the best method of obtaining Boundary Agreements, also owners of adjoining property? READER.

Answer.—Boundary agreements are restrictions in real estate, and as such are recorded in the conveyance libers in the Halls of Records in Manhattan and Brooklyn. To arrive at this information it is necessary to ascertain the name of the owner of record and trace back the chain of title until the restriction is reached. The Real Estate Directory, published by the Realty Records Co., 11 East 24th street, will give you the owner of record for Manhattan. Any one of the title companies can give you this information for all the boroughs. The title companies can also give you the information as to restrictions at a nominal charge for each parcel. Regarding adjoining owners in Manhattan, the Real Estate Directory is a convenient source of information.—Ed.

House Numbers on Tax Bills.

Editor of the RECORD AND GUIDE:

In your issue of the 15th instant is a paragraph to the effect that I stated to a committee of the House and Real Estate Owners' Association that the house number of each parcel of real estate, whenever practicable, is placed on the assessment roll, in addition to the lot number. I fear that I may have misled the committee. The fact is that the assessment rolls are printed without any place for the house number and have been so printed for many years.

I doubt the desirability of including the house number, as the lot number is the only safe guide. House numbers are not reliable. A conflict might occasionally arise between house number and lot number. The only safe course for a property owner is to identify his parcel of real estate on the tax map, ascertain its lot and block number and pay only on that lot number.

LAWSON PURDY.
New York, June 20.

The Peddler Problem.

Editor of the RECORD AND GUIDE:

The State Food Investigation Committee has concluded its inquiry into the push-cart peddler problem and has reported that there are 15,000 of these peddlers, many of whom are unlicensed. If instead of being permitted on the public highways peddlers were required to keep indoors, it might help fill vacancies and so stimulate poor store rent returns in some quarters.

As a further indication that the policy of some part of our municipal administration is to permit attacks on the income of present properties there is the decree that portions of buildings must give way for sidewalk widening. Public officials seem to think that real estate is a "millionaire's toy" and subject to attack by those whose salaries are derived from the taxation of real estate, as no municipal revenue of any consequence is derived from any other source. The fruit is even plucked before it is ripe. This is illustrated by the recalling of stoop and area privileges before the property is needed for business purposes.

OWNER.

LAW DEPARTMENT.

Who Earned the Commission?

Editor of the RECORD AND GUIDE:

As executor of an estate, the writer has sold a piece of property within 30 miles of New York City. The case is as follows:

Mr. Smith, a real estate broker, doing business in that section asked to list the property, stating that he had a client who might be interested. Mr. Smith gave me the name of his client. He gave his client a map of the property and started negotiations with him.

Broker Jones afterwards called upon this same possible purchaser and on the representation that he was the exclusive agent for the property and that Broker Smith could not show the property, he took this possible purchaser through the house. Jones made an offer for this purchaser that was unsatisfactory and was declined. Later on Smith made the sale to this same purchaser at a higher figure and closed the transaction.

I had never given the exclusive agency to any broker. Both brokers have sent

in a bill for the commission. Kindly give me your opinion as to who should receive this commission.

G. L. F.

New York, June 27. Answer.—The broker who made the sale is entitled to the commission, and Broker Smith is evidently the one.—Editor.

Mechanics' Lien.

A provision in a building contract that no lien should be filed against the property does not bind the contractor after breach of the contract by the owner in failing to make payments as called for therein.

A contract for the carpenter work in a building contained a provision that the contractor would not at any time suffer or permit any lien by any person or persons to be put or remain on the building for work or materials, or by reason of any other claim or demand against the contractor, and that the contractor would not put any materials on the building to which absolute title had not been obtained; that any such lien or claim of a third party should preclude payment, etc., until removed at the expense of the contractor.

It has been held by the Court of Appeals in the case of Kertscher & Co., respondents, vs. Samuel Green, appellant, that in construing this provision that it related only to liens of third parties and did not preclude the contractor from filing a personal lien.

Bronx Drainage Problem.

The remarkable increase in the mileage of impervious pavement in The Bronx has added to the gravity of the drainage problem, and in consequence, sewers and drains constructed years ago upon such knowledge and experience as was available at that time are proving inadequate for the greater duties which they are called upon to perform. Serious flooding occurs frequently with enormous damage to property.

In January, 1910, the president of the Borough of The Bronx requested an appropriation of corporate stock to the amount of \$325,000 for the construction of a relief sewer in Webster avenue. This request revived an old question in the Board of Estimate and Apportionment—whether or not the Board will assume for the city at large the expense of building relief sewers or of rebuilding existing sewers which have been found to be inadequate—and upon the report of the committee to whom this matter was referred, the Board denied the request and established its policy—that relief sewers should not be a corporate stock charge but a local improvement to be assessed against the property deemed to be benefited thereby.

Although the complainants for relief have been apprised of the action of the Board, no petitions have been forthcoming, and in view thereof, the consulting engineer to the Borough President, Amos L. Schaeffer, expresses the opinion that some remedy must be applied in this alarming situation.

Bronx River Parkway.

Measures for the reclamation of or otherwise protecting the Bronx River from pollution have been discussed for many years. Several commissions have been appointed under legislative enactments to investigate and formulate plans. The general scheme met with universal approval and plans for creating a parkway adjoining the Bronx River and extending from Bronx Park to Kensico Reservation have been approved. A permanent commission was appointed, and in order to provide for the preparation of maps, researches and preliminary estimates, the Board of Estimate and Apportionment appropriated \$26,250, the city's share of a total of \$35,000, the County of Westchester having appropriated the balance.

The commission reports that precise surveys have been completed and the maps prepared. It further reports that it has been able to acquire by donation more than four and a half miles along the river bed itself and has options for twice as much at less than market value.

Will Develop Staten Island Tract.

The property belonging to the Gotham Estate Corporation situated at Huguenot, S. I., has been sold by D. T. Cornell to the Realty Business Corporation. It is the purpose of the purchasers to improve and develop the land.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN CONVEYANCES

Table with columns for 1912 (June 21 to 27) and 1911 (June 23 to 29). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

MORTGAGES

Table with columns for 1912 (June 21 to 27) and 1911 (June 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. of 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, No. at 4%, Amount, Unusual rates, Amount, and Interest not given.

MORTGAGE EXTENSIONS

Table with columns for 1912 (June 21 to 27) and 1911 (June 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Table with columns for 1912 (June 21 to 27) and 1911 (June 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

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Table with columns for 1912 (June 22 to 28) and 1911 (June 24 to 30). Rows include New buildings, Cost, and Alterations.

Table with columns for 1912 (June 22 to 28) and 1911 (June 24 to 30). Rows include New buildings, Cost, and Alterations.

BRONX CONVEYANCES

Table with columns for 1912 (June 21 to 26) and 1911 (June 23 to 29). Rows include Total No., No. with consideration, Consideration, and Amount.

MORTGAGES

Table with columns for 1912 (June 21 to 27) and 1911 (June 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, Unusual rates, Amount, and Interest not given.

Table with columns for 1912 (June 21 to 27) and 1911 (June 23 to 29). Rows include Total No., Amount, To Banks & Ins. Co's, and Amount.

Table with columns for 1912 (June 21 to 27) and 1911 (June 23 to 29). Rows include Total No., Amount, To Banks & Ins. Co's, and Amount.

Table with columns for 1912 (June 21 to 27) and 1911 (June 23 to 29). Rows include Total No., Amount, To Banks & Ins. Co's, and Amount.

BUILDING PERMITS

Table with columns for June 22 to 28 and June 24 to 30. Rows include New buildings, Cost, and Alterations.

BROOKLYN CONVEYANCES

Table with columns for 1912 (June 20 to 26) and 1911 (June 22 to 28). Rows include Total No., No. with consideration, Consideration, and Amount.

MORTGAGES

Table with columns for 1912 (June 20 to 26) and 1911 (June 22 to 28). Rows include Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, Unusual rates, Amount, Interest not given, and Amount.

BUILDING PERMITS

Table with columns for 1912 (June 20 to 26) and 1911 (June 22 to 28). Rows include New buildings, Cost, and Alterations.

QUEENS BUILDING PERMITS

Table with columns for 1912 (June 21 to 27) and 1911 (June 23 to 29). Rows include New buildings, Cost, and Alterations.

RICHMOND BUILDING PERMITS

Table with columns for 1912 (June 21 to 27) and 1911 (June 23 to 29). Rows include New buildings, Cost, and Alterations.

Assessment Apportionment.

A committee of the Board of Estimate, consisting of Comptroller Prendergast and Chief Engineer Lewis, have recommended in a report that as to the cost of widening Taylor and Roebing streets in Brooklyn, primarily as an approach to the Williamsburgh Bridge, only 10 per cent. of the expense be borne by a small area of assessment—the area of special benefit—20 per cent. by a larger territory to be benefited, 45 per cent. by the borough and 25 per cent. by the city at large. The report, which is an illustration of the ideas and principles expressed in Mr. Lewis' paper published in the Record and Guide last week, has aroused some local opposition, which is always to be expected when the public at large is not called upon to pay everything.

—The Flushing Association is favoring the opening of a public market at Flushing and will ask the Sinking Fund Commission to select the site.

—The Rockaway Park Citizens' Association has named a committee to endeavor to have the Long Island Railroad run more trains to and from that place, particularly in the morning.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Twenty-six Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article XIII.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

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DECORATION—CONTINUED.

In the foregoing example, the commonly accepted principles of design based as they are on centuries of masonry construction, demand a due proportion between the wall space and the openings, and that to satisfy the eye the supporting piers and columns be visibly carried to the ground. *Utilitarian* requirements, however, exact a maximum of window space and the commercial desideratum (where the lower story is used for store purposes) seems to be obtained where the building appears to rest on a layer of plate glass and the whole uninterrupted front can be used for display; the requirements of *utility* and of *decoration* are here in opposition.

In contrast to the above may be cited the best possible construction from the fire engineer's standpoint, which would be a building of blank walls, containing no openings.

It is generally easier to reconcile constructive and decorative requirements than the requirements of utility and decoration. Decoration should be based on the methods and forms of construction used; but the new system of construction adopted in modern commercial buildings, involving as it does an extensive use of iron and steel, has left architects very much in the position of having to gradually evolve a new style of architectural treatment, varying from those older styles which are derived from entirely different forms of construction.

REQUIREMENTS OF DIFFERENT CLASSES OF BUILDINGS.—
RESIDENCES.

The utilitarian requirements of buildings which have been described generally in the last chapter, vary in the different classes with the specific uses for which they are intended; that which is an essential in a residence may be of minor importance in a building for business purposes. It is intended in the following chapters to call attention to the particular requirements of different buildings and to their relative importance.

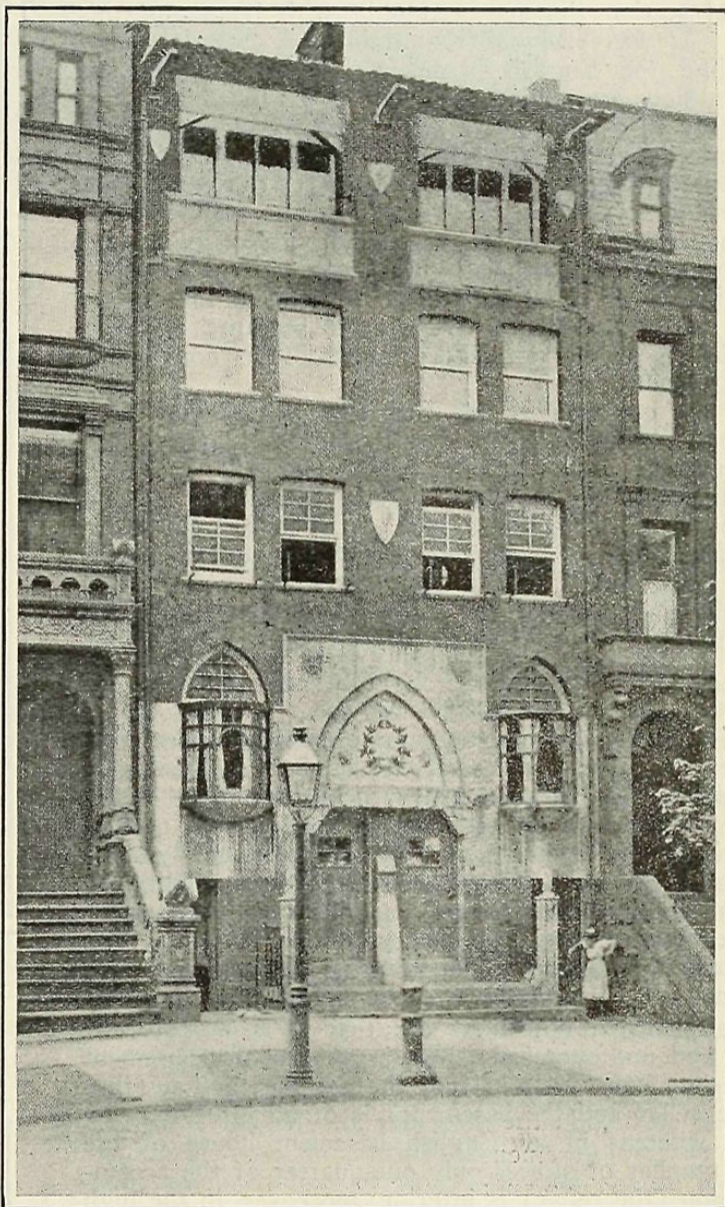
DWELLINGS AS INVESTMENTS.

As with other buildings, the tendency is for city houses to cover an increasing proportion of land as it becomes more valuable and the houses more costly; it is necessary to take into account the value of the land when weighing the respective advantages and disadvantages of different types; what may be a proper use when the land is cheap may not be so when it is costly, and vice versa.

Even eliminating the most expensive residences, the commercial value of high class houses is apt to vary greatly from their cost; they are mostly erected for wealthy people and designed to suit their individual preferences. Those who can afford them, generally have them built from plans drawn to conform with their own ideas or, if they buy a house already built, will frequently remodel or reconstruct it to suit themselves.

Although some very expensive houses, selling as high as \$500,000 have been erected in New York City by speculative builders, who have been able to market them, such cases are exceptional and it is safe to say that the speculative building of such houses is not generally undertaken and that they are mostly erected with a view principally to the convenience and comfort of their owners, with less afterthought as to their future use or commercial value.

City houses of average size, however, may be considered, and frequently are, investment buildings; if they are well designed and properly located, they are readily



AN ECCENTRIC STREET FRONT. Eccentricity from a commercial standpoint is undesirable and reduces the market for a building. West 70th Street, New York, N. Y. (From the Architectural Record.)

rented or sold, do not fluctuate greatly in value, and should not depart in too great a degree from the requirements of the average tenant.

Although judicious individuality may add to the beauty of streets built up of detached houses, each in a setting of its own, too great freedom of architectural treatment in houses built in rows is undesirable. This is especially the case in houses of moderate cost, where exaggeration is distinctly a commercial error, few people desiring to live in too conspicuous a building; at the same time the monotony produced by row upon row of exactly similar buildings, distinguished from each other only by the numbers on the doors and by the curtains at the windows, is an error in the opposite direction.

The inartistic and uninviting effect produced on streets by the exaggerated individual treatment of facades, where each building is erected regardless of the others, is frequently heightened by the disregard of a common building line, some projecting beyond the main line, others setting back of it, so that even those of consid-

erable architectural merit suffer by contact with their ill-assorted neighbors.

PRIVATE RESIDENCES.—ATTACHED HOUSES

The majority of private residences in large cities are built in continuous rows, adjoining one another; they may be called "attached" houses, to distinguish them from those which are "detached" and those known as "semi-detached," or twin houses.

There are in New York City, three principal types of attached houses, known as High Stoop, American Basement and English Basement houses. The High Stoop house, introduced about fifty years ago (see article on the "Building of the Modern City House," by Russell Sturgis, from Harper's Magazine), was until the last few years the prevailing type, and is still so in the outlying sections, for buildings of moderate cost; it exceeds all others in point of numbers, most of the residential sections having been built with houses of this class. It was evolved from a building somewhat resembling the English basement house, in which the ground floor, containing the living rooms and the kitchen, was only a few steps above the street level and was placed over a cellar used for storage and similar purposes. The increase in value of city land and the desire to economize space and to remove the principal rooms from the dirt and noise of the streets, resulted in gradually raising the ground floor until the cellar became a true basement with its ceiling about six feet or more above the ground level and containing the kitchen and servants' quarters, and in the smaller and more unpretentious houses, the dining room.

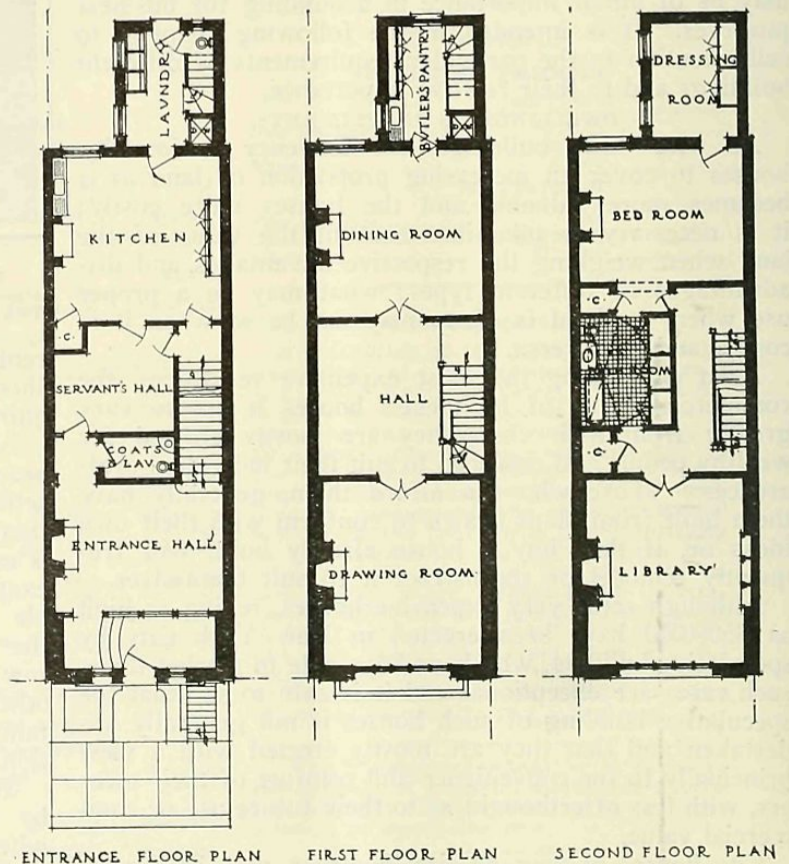
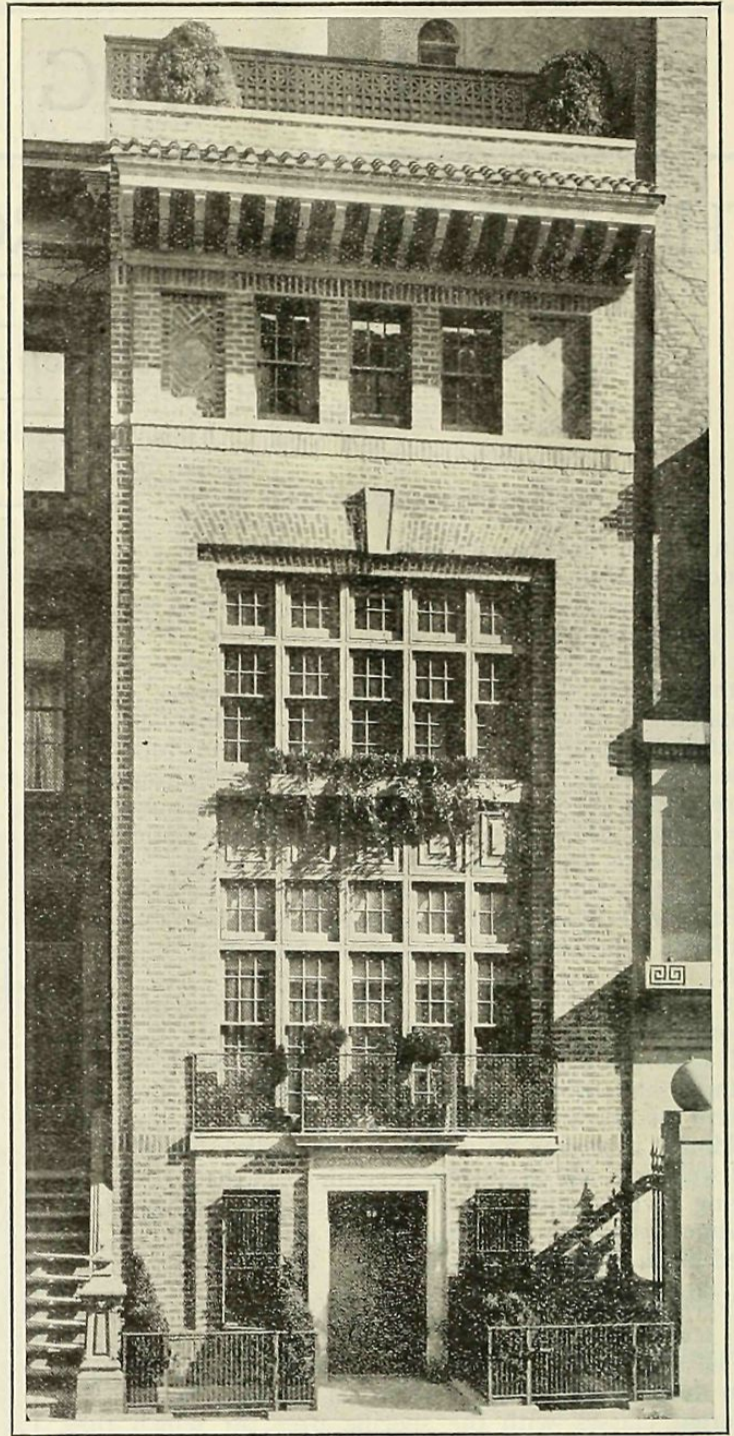
As the entrance to this basement was several steps below the street level, making it somewhat undesirable, the entrance to the principal story was still placed on the outside of the building, the steps leading to it being supposed to add to the dignity of the house; moreover, the basement now being appropriated to service and to some living rooms, it was found necessary in most cases to build underneath it a cellar for storage and for the heating plant, as well as to remove the basement floor from the dampness of the soil beneath it.

HIGH STOOP HOUSE.

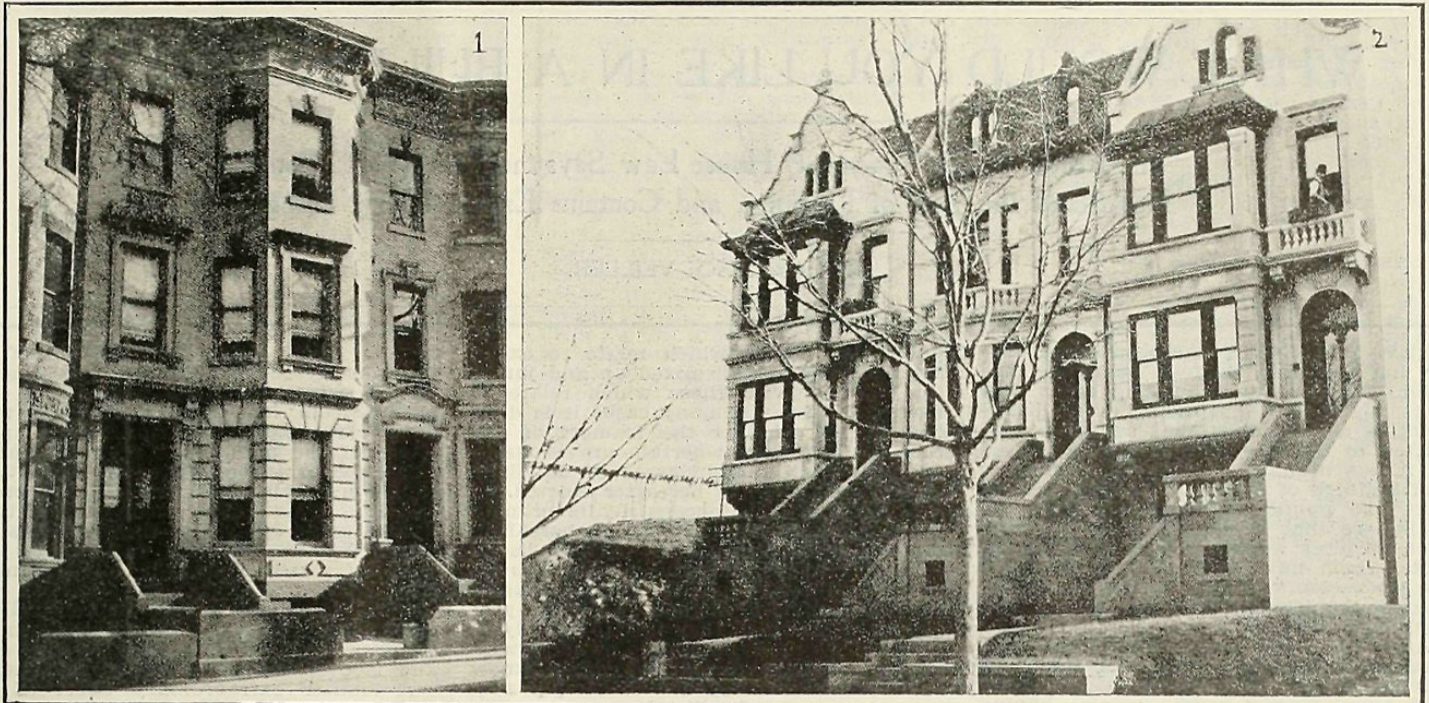
This type has the advantage of providing separate entrances for trades people and for members of the family or visitors, and also economy of service when the dining room and kitchen are together in the basement, added to which the stoop has come to be looked upon, by some people, as the outward expression of respectability, as well as a convenient spot to sit and enjoy the outer air in the summer time. Another favorable feature is that the parlor on the main floor is somewhat removed from the dust and noise of the street.

The principal objections are that it is wasteful of space and uneconomical; thus, in a two-story basement and cellar house, one-half of the accommodation (that of the cellar and the basement) is of an inferior character, whereas in an English basement house of the same number of stories only one-quarter of the accommodation (the cellar) is inferior; moreover, in the high stoop house the main entrance being generally on the same floor as the principal reception room, reduces its width by the space necessary for the hall. The cost of the exterior stone steps and entrance is a large item in small houses, and, with the necessary excavation, adds greatly to the expense. This type also necessitates setting the building line sufficiently far back of the lot line to accommodate the entrance steps, thus in some instances wasting valuable land; another objectionable feature is that every time the front door bell has to be answered it is necessary for servants to go up and down the stairs from the basement to the main floor.

In the better class houses, both the dining room and the parlor were generally placed on the main floor, but the lack of privacy resulting from the proximity to the entrance hall and the necessary reduction in the width of the parlor frequently resulted in its being removed to the floor above, as is customary in houses in many European cities. The next logical step was the removal of the objectionable "stoop" and the provision of a main entrance at the ground level, the main floor being reached from the interior of the building, the result being the style now used for nearly all houses erected in high-class residential sections in New York City and is known as the "American basement house."



AMERICAN BASEMENT HOUSE of moderate size and cost. Entrance at sidewalk level. Basement and cellar "inferior accommodation." Three upper floors "superior accommodation." East 77th Street, New York, N. Y.
By permission of the "American Architect."



(1) TYPE OF THREE-STORY ENGLISH BASEMENT HOUSE for one or two families. Suitable for land of moderate value. Has good access and is economical.
 (2) EXAMPLE OF POOR ACCESS. The twenty-five steps which lead to the main floor of these two-family houses makes them undesirable and lowers their commercial value. Eastern Parkway, Brooklyn, N. Y.

AMERICAN BASEMENT HOUSES.

In the American basement house the ground floor, either slightly above the level of the street, as in new houses, or a few steps below, as in reconstructed high-stoop houses, is generally used almost entirely for service and servants' quarters, except that near the entrance provision is sometimes made for a reception room for business or an ante-room for visitors; also separate entrances for the family and for tradespeople.

That the American basement house is a logical development and the best form of utilization of expensive land can be shown as follows:

In high-class residences (as has already been stated, page 1054) ground floor accommodation is of less value than that of the floor above; in this type the uses of the two floors bear out this difference: the ground floor is devoted to inferior utilizations, service rooms and servants' quarters, within easy reach of the entrance, which again is sufficiently far removed from the family rooms on the main floor to insure their privacy; on this floor the rooms can be extended the full width of the house, thus providing the maximum of available accommodation. The fullest utilization of the land covered is also made possible; the building needing no set back, can start at the lot line.

In this type, the dining room is generally placed on the main floor with the drawing and living rooms, though this arrangement can be varied to meet special requirements; the upper floors are used for sleeping rooms and for the more private life of the family. The uses of the basement have already been pointed out, the cellar being generally devoted to the heating plant, to storage, laundries, and where the house is of sufficient size, to the mechanical plant and special appliances.

The American basement type is costly and most suitable for expensive residences of four stories or more; it necessitates both a cellar and a basement for inferior accommodation and is unsuited to cheaper residences, especially those of three stories or less.

ENGLISH BASEMENT HOUSES.

The English basement type with its variations is in many ways the most desirable for the smaller city residences of four stories or under, erected on land of reasonable cost and is adapted to the use of people of moderate means.

It consists of a cellar, sometimes sufficiently high out of the ground to deserve the name of a basement, in which case it may contain the kitchen and service rooms as well as the heating plant and laundry and is lighted by areas at the front and rear. (This arrangement, however, is objectionable in houses for people of small means on account of the extra work entailed by having the dining room and the kitchen on different floors.) It is best to utilize the cellar for storage and heating purposes and the laundry and to place the kitchen in an extension on the main floor near the dining room. In the smaller

houses the parlor will also be on the main floor, though in this case it is subject to some of the inconveniences which are met with in the high stoop houses. In larger buildings the drawing room will generally be found on the floor above, where the entire width of the house on the street frontage can be utilized, and the remaining portion devoted to rooms for the private use of the family.

The main objections to this type are the reduced width of the parlor when on the ground floor adjoining the entrance hall, its insufficient privacy owing to its nearness to the street and to the hall door, and the necessity which exists of using the main entrance as a tradesmen's entrance, unless provision is made for this through the basement, or cellar, by which communication can be had with the kitchen or servants' quarters by a dumbwaiter and back stairs.

English basement houses have not met with general success in New York, though they have recently been coming into favor in some locations. The more expensive houses erected of late years have been of the American basement type, whilst the cheaper houses in suburban sections are still mostly high stoop houses. A summary of the most obvious advantages and disadvantages of these three types may be given as follows:

AMERICAN BASEMENT, SUITABLE FOR HIGH-GRADE DWELLINGS OF FOUR STORIES OR MORE.

Advantageous Features.—Maximum utilization of first floor or most valuable accommodation, main rooms being full width of house and more suitable for entertaining.

Maximum utilization of expensive land, no set back being required for outside steps.

Good access and separation of main and service entrances.

Separation of principal accommodation (reception and living rooms) from sleeping apartments and from servants' quarters.

Removal of principal accommodation from proximity to main entrance hall and from noise and dirt of streets.

Disadvantageous Features.—Large proportion of inferior accommodation in basement and cellar and costliness per unit of accommodation.

ENGLISH BASEMENT AND SIMILAR BUILDINGS, SUITABLE TO DWELLINGS OF MODERATE COST OF FOUR STORIES AND LESS.

Advantageous Features.—Maximum utilization of first floor, when drawing room is above ground floor and may extend the full width of the house; also in this case, removal of principal rooms from noise and dust of the street.

Full utilization of the land.

Easy access and separation of service and main entrances (with kitchen in basement).

Small proportion of inferior accommodation (one story only) and reasonable cost per unit of accommodation.

Economy of service (with kitchen and dining room on main floor).

WHAT WOULD YOU LIKE IN A BUILDING CODE?

The Editor of the Tenement House Law Says the New Code Could Not Stand the Test of Litigation and Contains Extraordinary Things.

By LAWRENCE VEILLER.

NEW YORK CITY has been asked during the past thirteen years to consider many kinds of building codes, but none has been so surprising or so disappointing as the latest that has been submitted to the city authorities. Prepared as it has been by a group of architects and builders of standing in their profession, the public has naturally been led to believe that a code formulated under such auspices would be free from the defects which have characterized many of its predecessors and would be one which the community might accept with a fair degree of confidence.

As a citizen who has been deeply interested in building laws and their enforcement for the past seventeen years, and as a former public official having to do with their enforcement, my natural interest has led me to carefully examine the building code now under consideration. I have been both surprised and disappointed at the results of that study. A code coming from such sources has a natural presumption in its favor, and I approached the code with the belief that I should find it to be the best code which had as yet been evolved.

I regret to say, after very careful study, that the code is very far from this. In some respects it is distinctly inferior to all of the codes which have been considered in the past thirteen years, and in numerous respects it is inferior even to the existing building code which has been the subject of so much criticism.

The code is distinctly "amateurish." It is a theoretical treatise, not a practical law. It seems to be the kind of a code which might be obtained by a group of gentlemen sitting pleasantly around a table and each one deciding what he would like to see put into a code.

There seems to have been no appreciation whatever, on the part of those responsible for it, of the fact that they were writing a law and not an architectural treatise or dictionary. There is hardly a single section of the code which would stand the test legally. The whole code apparently seems to have been drawn without the benefit of legal advice and with no reference to the testing of each section from a legal point of view. This was the impression I gained from the internal evidence of the code which has been strongly reinforced by the statements made by the members of the "Joint Committee" at some of the public hearings.

One illustration suffices. When it was pointed out that there was no provision in the code which required the separation of elevators from the public stairs, one of the framers of the code rose and explained that this was required, and pointed to a section of the code which provided that elevators should be enclosed in brick walls. When it was again pointed out that this did not, as a matter of law, require the public halls and stairs to be separated, that they might be placed inside the same brick walls, and a request was made that the section of the code which made such requirement be pointed out and that some definition of stair enclosure which would ensure this be indicated, the member of the "Joint Committee" who had risen to the defense of this point, replied that no definition was necessary, that "common sense" indicated that stairs could not be placed in the elevator enclosures, and this in the face of the uniform practise of putting them together in most buildings.

This is but one instance; innumerable ones might be cited of the inability of the framers of the code to grasp the most elementary principles of legal phraseology and statutory construction.

Possible Litigation.

Because of these serious defects on the legal side, the code if adopted, would plunge the building industry and the enforcement of the building laws into chaos. There is hardly a section of the code which would not lead to prolonged litigation.

A very serious objection to the code is that it repeats many of the defects of the present law, which has been so severely criticized. There is no orderly arrangement or proper classification. The

provisions of law which relate to existing buildings are all mixed up and jumbled together with those which relate to new buildings. In many cases it is difficult to tell whether the framers of the code really intended certain provisions to apply to both these classes of buildings or only to buildings hereafter erected.

A building code necessarily is primarily concerned with buildings hereafter erected or altered, but it should be so clearly arranged that the various provisions would be grouped in separate classes so that builders might know the provisions with which they had to comply in erecting a new building; owners who wished to make alterations might know what provisions they had to comply with in such cases, and still other owners, who simply had to observe certain fundamental rules as to the maintenance of their buildings, might know what requirements applied to the occupancy of buildings where no change is contemplated.

A failure to recognize these elementary considerations in the existing law has already involved owners of houses in great financial loss and has imposed serious and unnecessary hardships upon them. I refer to the provision of law of the present code which, through exactly similar lack of proper classification, has imposed upon the owners of existing tenement houses the obligation to tear their houses to pieces and provide fireproof dumb-waiter shafts in existing buildings. Nothing of the kind was ever intended, but the law is so defectively worded that this is necessary, and yet this same defect is found in the new code, not only in the case of dumb-waiter shafts but in numerous other sections, which if enacted into law in their present form would involve not only unnecessary hardship upon thousands of owners of various classes of buildings, but would compel them to spend in some cases thousands of dollars and to no good purpose.

The framers of the code seem to an extraordinary degree to have failed to profit by New York's recent tragic experience with its two great serious fires. I refer to the Triangle Shirt Waist factory fire and the more recent Equitable Building fire. It is hard to believe that anybody could so soon have forgotten the lesson of the Triangle Shirt Waist fire, with its horrible loss of life and the tragic attending circumstances. Yet the framers of the new code deliberately propose to permit new factories to be erected in New York City to a height of seven stories in buildings that are not fireproof but are built of the ordinary construction, with wooden floor beams, wooden partitions, and so on. It is difficult to believe this but the fact remains as stated.

Similarly with regard to the Equitable fire, which came near proving so disastrous to the City of New York. If there was one lesson to be learned from that fire it was that the elevator and elevator shaft are sources of danger hitherto not fully realized; and that a fire in buildings of superior construction even can quickly spread throughout the building by means of the oiled tracks in these shafts. Since that fire, the necessity of separating elevator shafts from stairways used for means of exit, has become a fixed principle of sound building construction. And the Superintendent of Buildings, I understand, under his power to make regulations, has required this, in all buildings erected since that catastrophe. We should expect, therefore, in the new code formulated in the light of these experiences, that we should find a provision safeguarding this danger point in future buildings and requiring all elevator shafts to be separated from the stairs and public halls, but the most careful search of the code fails to disclose any provision whatever of this nature. Builders will be free, as in the past, to erect buildings with the public halls and stairs located right alongside of the nest of elevators, all together in the same shaft.

The code contains many extraordinary provisions which, in their practicable application, are ludicrous. An example is the requirement that in such buildings

as the Plaza Hotel the windows of all the rooms occupied by the guests shall be of wireglass, thus preventing the guests from looking out of their windows. The same provision would apply to all of the high grade fireproof apartment houses to be erected in the future, on Riverside Drive, or some other broad avenue. This requirement, it is true, would only apply to the windows of rooms which were 100 feet above the ground; which makes it all the more ridiculous.

Could there be a more impractical requirement? Yet this is proposed in all seriousness by the framers of the code and is even earnestly pressed by them.

A similar extraordinary effect of the code is discovered by applying some of the amazing provisions contained in section 23 relative to exits. If this section were enacted into law the builder of a new twelve-story fireproof loft building on a corner lot 100 by 100 feet, that is with a floor area of 10,000 square feet per floor, if he had as many operatives in his building as 300 per floor, would have to provide twelve separate stairways as means of egress from this building. To speak more accurately, he would have to provide 12 stairways on the ground floor, 11 on the second floor, 10 on the third floor, 9 on the fourth floor, and so on in diminishing number to the upper stories. Comment seems superfluous. It is hard to believe that any group of practical men could, in sober earnestness, have put forth so extraordinary a provision. These are but two instances; a study of the code reveals numerous others.

Powers of the Superintendent of Buildings

In several sections the framers of the code have sought to enact provisions which are in direct conflict with the charter and other existing laws. The most serious instance of this is in the attempt to circumscribe the powers of the various Superintendents of Buildings, who now individually under the Charter have the power to determine the kinds of materials that may be used in various construction. The "Joint Committee" has sought to take from the Superintendents of Buildings these powers and to require that no material shall be approved except by a joint vote of all the Superintendents of Buildings. While this plan may be advisable (though there is serious doubt as to that), it is null and void as it is absolutely impossible for the Aldermen to enact any such provision. The only way in which the powers of the Superintendents of Buildings given them by the legislature can be changed is through act of the legislature.

Various sections of the code are seriously in conflict with each other. An interesting illustration is found in the definitions of hotel and boarding house. In one section (Sec. 6 subd. 23) a hotel is defined as a building containing more than 15 sleeping rooms above the first story, and in another section it is provided that if a building has more than 15 sleeping rooms anywhere it shall be classed as a hotel. The citizen who had to comply with the provisions of such a law would be seriously puzzled which section would govern, and even the courts would have great difficulty in deciding.

Extraordinary Classifications.

Probably one of the most extraordinary features of the code is the unreasonable and unfair discrimination that is attempted between various classes of buildings. The classification made is an extraordinary one, and but a few illustrations will suffice to indicate the unreasonableness and lack of wisdom of many of the provisions.

Department stores, for instance, no matter what precautions are taken from a fire prevention point of view, are limited in area to 12,500 square feet, except that on the ground floor they may occupy as much as 20,000 square feet, whereas theatres, auditoriums, armories and churches have no limitation whatever as to area. How such discrimination can be justified it is hard to understand. That it cannot be justified legally is certain.

Again, why should factories, lofts, of-

office buildings, dwelling houses and practically all classes of buildings situated on three streets be allowed to cover the entire lot area, and club houses and hotels be prohibited therefrom, and yet such a provision is to be found in the code. Numerous other instances of discrimination not based upon reason can be found running throughout the entire code.

The code is singularly silent on many points where it cannot afford to remain silent. Although it sets up numerous definitions it fails to include important definitions which should be included. The code refers frequently throughout numerous sections to dwellings, and imposes various requirements upon dwelling houses, but no definition of a dwelling is to be found in the code. Builders and architects will be left uninformed as to the legal status of two-family houses. No mention is made of them anywhere in the code and no one can tell just what requirements they must comply with. Similarly with regard to apartment hotels, bachelor apartments, studio apartments, etc. The same confusion which exists at the present time with regard to bachelor apartments is continued, whereas it would have been perfectly simple to have cleared this up with a proper definition.

Unwarranted Requirements.

The code imposes in a number of cases requirements which involve unnecessary hardships and which increase unduly the cost of buildings and which are not warranted by the experience of the past. An excellent illustration of this is found in the provision which requires the second tier of beams in tenement houses to be iron with fireproof filling in the case where these beams are over a store. Twelve years ago, after a most exhaustive investigation and a study of some 60,000 tenement house fires, every fire occurring during a period of two and a half years, it was found that in only a small proportion of the cases, viz., about 10 per cent., did tenement fires originate in stores; that over one-fourth of them originated in cellars and the great majority in the individual apartments, and the State Tenement House Commission deliberately repealed the then provision of law which required the second tier of beams over stores to be fireproof.

That law has been tested through twelve years' practical experience. There has not been a life lost in a fire in a new-law tenement nor has there been any material loss of property. And yet in the face of this experience owners are now to be forced to go to the unnecessary expense of constructing a second tier of fireproof beams.

The most serious defect of the code is the extraordinary failure to meet adequately the need for proper open spaces for light and ventilation in various classes of buildings, notably office buildings, hotels, two-family houses, private dwellings, factories, lofts, etc. The inadequacy of these provisions has been very fully pointed out in another place by myself on behalf of the Committee on the Prevention of Tuberculosis and need not be repeated here beyond saying that not only are the provisions that have been formulated inadequate, but they would bring back in other classes of buildings the worst conditions which prevailed in the city's tenement houses twelve years ago.

I understand that the framers of the code have recently, in answer to the criticisms of the Committee on the Prevention of Tuberculosis, issued a statement to the effect that they did not include the matters to which the Tuberculosis Committee had called attention because these were matters which must be dealt with by State laws and not through local ordinance.

This shows a singular lack of understanding of both the requirements of the law and of the points made by the Tuberculosis Committee. The committee did not criticize the code because it failed to include provisions for adequate open spaces for various classes of buildings, as the "Joint Committee" seems to give the impression, but, on the contrary, complained because the provisions which the "Joint Committee" had included in the code were so totally inadequate. The contention raised by the "Joint Committee" is entirely without foundation of law or fact. The Legislature delegated to the Board of Aldermen power to make a building code to deal with all matters relating to the construction of buildings in the City of New York. This includes the power to require sufficient spaces to be left unoccupied for light and ventilation. As the present code contains such provisions relative to office buildings, hotels and dwellings, and these have been followed for the past thirteen years, it is evident that the Aldermen must possess such power.

This is but another illustration of the utter inability of the framers of the code to grasp the most elementary legal principles.

Although the proposed code should have taken into careful consideration the provisions of the State Tenement House Law, and seems to do so, yet it is in serious conflict with the provisions of that law in 31 different sections, each one of which might give rise to serious litigation.

When it comes to the administrative mechanism provided for securing compliance with the law, the penalties that are prescribed, the code makes little advance over present conditions and continues all the weaknesses and bad features of the present code. Unscrupulous builders and architects, no matter what sharp practices they may be guilty of or to what extent they may have defied the Building Department, or how continued or flagrant their offenses may have been, are relieved from all penalties merely by compliance with the law.

To sum up. The defects of the code are so glaring as to make it impossible for the city to accept it without the most searching scrutiny by legal experts. There is hardly a section which it would be safe to adopt without this scrutiny.

The attitude of the Building Code Committee of the Board of Aldermen and its chairman, Alderman Herbst, calls for the highest commendation. That committee has been courteous and unusually patient and has shown nothing but a desire to get at the merits of every proposition with a sincere desire to formulate the best code for the interest of the City of New York.

The committee is entirely right in its request for a substantial appropriation to enable it to employ experts to formulate a proper code. A building code cannot be formulated without that expert assistance, and the appropriation requested should be promptly voted by the Aldermen if it is understood that the proposed code of the "Joint Committee" will be disregarded and the Aldermanic committee will base its work upon the existing building code. Any code that is built up upon the code of the "Joint Committee" is bound to result in endless trouble for the City of New York.

A North Shore Country House.

(See illustration.)

What promises to be one of the most attractive country houses on the North Shore of Long Island is being constructed in the Druid Hill section of Belle Terre for Mr. Jacob Meurer, of Brooklyn, under plans by Architect Joseph A. McCarroll, of Manhattan. The house commands a fine elevation on a woodland estate comprising about five acres and directly overlooking Port Jefferson Harbor and Long Island Sound. The building is of modern design, with a suggestion of Italian Renaissance, the latter showing particularly in the roof forms and the red tiling and also in the formal arrangement of the two principal elevations. The cornices, brackets, columns, etc., are of wood, and along with the windows and doors are painted a cream white, relieved with soft Verde green on certain parts of the mouldings.

The approach to the house is from the east and the entrance is on the side. The ornamental marquise here is a feature of interest, affording shelter at the porte

cochere and still permitting more light into the main hall than the solid roofed porch usually allows. The entrance leads directly into the reception hall, at the right of which is the reception room. A rich mantel and gray enamel finish with decorative French treatment in general gives special distinction to this room. A large oak staircase rises from the reception hall and has a landing as a feature overlooking the living-room. Stairs to the billiard-room are under the main stairs.

The living hall is a continuation of the reception hall and runs full across the building, with French doors opening to the west porch. The living-room opens without doors or partitions to the right from the living-hall. An oak beam ceiling with an imposing fireplace make this room expressive of rest and comfort.

The dining-room opens off the living-hall to the left. White enamel is the finish in this room. The beam ceiling and bay window with a large seat overlooking the bay and a fine mantel at the opposite end are attractive features. A large breakfast porch opens from the dining-room to the south.

HEBREW ORPHANS' HOME.

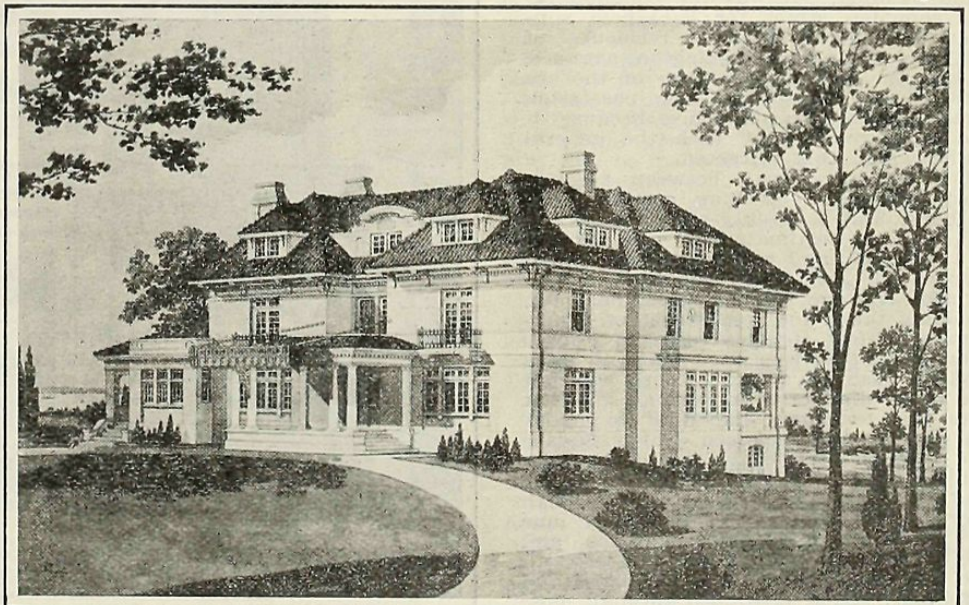
Twenty-Seven Buildings Finished—New Ideas Exemplified.

The "moving day" to which the Hebrew Sheltering Guardian Society has been looking forward came this week. The world's greatest country home for orphans will open its gates, at Pleasantville in Westchester County, to 500 children from the Society's present home at Broadway and 150th street.

Separate cottages, instead of a big barracks, are the distinguishing feature of the new scheme. No longer will the boys and girls live in one big building and troop three times a day into one large dining-room. Each cottage at the new place will house about 30 children, with a "cottage mother" to look after them and a kitchen and dining-room all their own. The idea at the bottom of the plan is a new one in orphan asylum management. It is to make each group a family, mingling freely with its neighbors but quite distinct in itself.

A million and a half dollars have been put into the land the houses already erected. Twenty-seven buildings, including the offices, schools and hospital, are already up. It is planned to increase this number to sixty eventually. In the principal structures a long step has been taken toward the all-fireproof ideal. Not only are the outerwalls built of hollow terra cotta blocks, but the partitions and floors are of the same fireproof material—hollow blocks laid between reinforced concrete beams. This construction renders the building safe from attack by fire either from the outside or the inside. All the houses put up in the future, cottages as well as the larger structures, are to be fireproof throughout.

Its sanitation and mechanical features make this Pleasantville settlement a real "model village." It has its own plants for sewage disposal, refrigerating, lighting and the manufacture of ice, as well as its own water supply. It has a laundry containing about \$7,000 worth of machinery. Buildings still to come are a bakery, a gymnasium and a stadium.



WEST VIEW IN PERSPECTIVE OF NEW COUNTRY HOUSE BEING CONSTRUCTED IN THE DRUID HILL SECTION OF BELLE HARBOR FOR MR. JACOB MEURER OF BROOKLYN.

FOURTH AVENUE'S NEWEST BUILDINGS.

The Operations Now In Hand Equal to the High Standard Already Set—New Ideas in Commercial Construction—Separate Entrances For Each Tenant.

FOURTH AVENUE is as busy with construction operations as ever in its brief history and marvelously swift up-building as a jobbing center. Eight large commercial buildings have been started this spring on the main avenue, with several more in the side streets. It is a significant fact about these operations that they are all huge undertakings covering large areas and rising many stories. The nature of their construction, profiting from the disaster to the Parker Building in 1908, if not by the subsequent holocaust on Washington Square, is of the most substantial kind and affording the utmost precautions against the spreading of flames within or from without.

Every prediction ever made for Fourth avenue is being substantiated by achievement. New York City seems to be the only place where prophecy cannot overstate the coming historical fact. While the reconstructors of Fourth avenue may be still of different minds as to the suitability of two certain types of business buildings, they are obviously agreed on the main thing. It surely is not the same judgment which decides that it is advisable under practically identical conditions of site to erect in one case a twenty-story office and loft building and in the other a twelve-story building of less rental producing ability.

With a building law quite insensible to the requirements of modern practice, the Fourth avenue work has from the beginning exhibited steady progress toward modern ideals of safety. Durability rather than beauty has been the architectural aim, but after putting themselves in possession of all the pertinent structural problems, so as to be able to solve them in the most economical way, the architects have somehow managed to save enough from the appropriation, even in the most speculative enterprises, to enhance the appearance of the facades. The incongruous structure has not yet appeared. Whether this is owing more to the mandate of the lending institution or to the economic demands of the location than to the natural taste of the owner is not material when each is or may be an active force.

A Marked Contrast.

Very marked is the contrast between the new and the old buildings, the small dimensions of the former being clearly indicative of the meager amount of hard cash and the uncertainty of the demand underlying the movement which transformed the residential avenue of Peter Cooper's time into the succeeding one, an avenue particularly intended for those retail merchants who liked to have both their home and place of business in the same building. It was the common retail shopping street for household supplies for the well-to-do residents of Fifth, Madison and Lexington avenues. It was the Columbus avenue of the era before the Civil War, but possessing some additional prominence because it had a railroad depot with the general traffic which this attracted.

The monetary span between a four-story store and dwelling costing \$5,000 to build and a twenty-story office and loft building estimated to cost \$750,000 is a long one, and most often in the history of the city there has been an intermediate stage when a street has been suddenly taken for reconstruction. Comparatively few changes came to Fourth avenue after it was once built up as a modern business street. There was but one really distinctive movement, and that was the tendency one time to make Fourth avenue between Union Square and 34th street a center for commercial hotels. From the Everett House on the south to Park Avenue Hotel on the north there were four or five other inns of good standing, two churches and the Harlem Railroad depot. Nearly all the rest were rows of little shops and dwellings. So it continued through most of the years until the current building movement began five years ago.

The intention of the present notice is more particularly to note the progress of this rebuilding and give pictures of

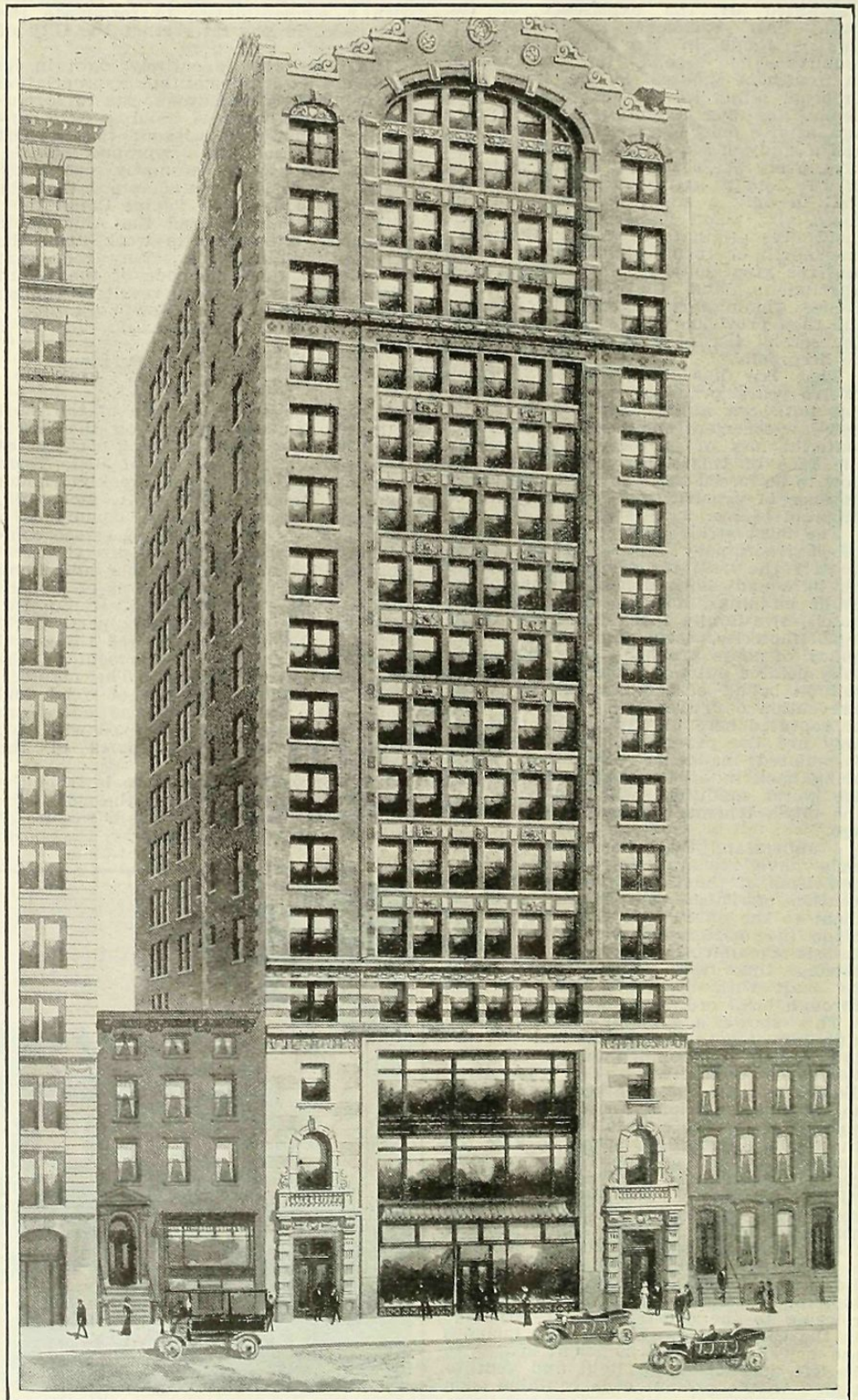
typical new work. The very largest operation in hand at this date is taking up the block front between 25th and 26th streets, on the east side, and abutting the Sixty-ninth Regiment's armory, which faces on Lexington avenue. This building has a frontage of 197 feet 6 inches on the avenue, 90 feet in 25th street and 120 feet in 26th street, with a height of twelve stories.

The customary limit of 150 feet for buildings of this class has been disregarded and the ceilings made unusually high. The architect, William H. Whittall, of 320 Fifth avenue, believes it will be absolutely fireproof, a thing much more certainly known in advance of evidence than it was even five years ago.

It will have the sprinkler system for spontaneously extinguishing a fire should one break out, and no less than fourteen elevators enclosed in fireproof towers ensure a safe and speedy exit for every person in case of threatened danger.

A new departure in laying out floors has made its first appearance in the plans of this building.

For the five upper floors there are two entrances on the avenue, each with two large passenger elevators. The basement store and first six lofts have been leased for a long term of years to the firms of William Iselin & Co. and E. Erstein & Bro., both of which will have their own private entrance and elevators. The building is so arranged that any tenant



19-25 East 24th Street,

CARLISLE BUILDING.

Schwartz & Gross, Architects.

The new sixteen-story loft structure to be erected opposite the Metropolitan Life Building by the Carlisle Construction Company. Steam shovels are now excavating the plot.

taking two or more of the remaining five floors can also have its own private entrance and elevator.

This will be the second of the new commercial buildings on the avenue to take a whole block. The amount of money which will be invested in it is somewhat apparent from the fact that the owners, Irons & Todd, incorporated as the Armory Holding Company, has taken a loan from the New York Life Insurance Company of \$1,400,000 on the property. So favorably do the large lending institutions regard the present and future prospects of Fourth avenue real estate that no complaint has yet been heard from builders of the stringency of the money market where Fourth avenue is concerned.

On the opposite side of the avenue a site is being excavated for a building of another type, the twenty-story office and loft building which is being erected for the Hess Realty Company, a corporation which has heretofore been very active in the new manufacturing section west of Broadway in the same latitude. Nine hundred thousand dollars is the estimated cost of the building alone. Neville & Bagge are the architects, and the owners build.

Another large operation is going on at the southeast corner of 21st street, where the New Amsterdam Hotel stood for a generation. Here another twenty-

unobstructed space. The property to be improved is known as Nos. 461 and 463 Fourth avenue and Nos. 103 and 105 East 31st street, and it was in No. 103 that the Richard Croker Association was organized and had its home until 1873, when the name was changed to the Tammany Central Association.

BROOKLYN BRIDGE.

Rebuilding Commenced—Section Contract Awarded—New Superstructure Next.

The rebuilding of the Brooklyn Bridge actually began last year with the widening of the roadways. In a few weeks work will start on the reconstruction of the underground connection between the bridge and the Center street loop, the contract for which has been awarded to the Northeastern Construction Company. The contract price is \$408,883.50, and the work will require ten months to complete.

In the meantime contracts will be prepared for the erection of the superstructure of the terminal, and later the rebuilding of the bridge span will progress as rapidly as possible. The cost of the terminal alone will be \$2,500,000, the engineers estimate.

The Commissioner of Bridges, Mr.

the Hudson tubes, and the contemplated Seventh avenue subway, but two or three blocks away; the Third avenue elevated, connecting the Second avenue elevated; and the Sixth avenue elevated.

The list of bidders for the subway connection contract was as follows:

North Eastern Construction Co.	\$408,883.50
The Snare & Triest Co.	434,780.00
James H. Holmes	461,833.85
Cooper & Evans Co.	467,282.00
Patrick Ryan	509,922.75
Frederick L. Cranford	546,588.50
The Degnon Contracting Co.	628,755.00
Holton D. Robinson	647,824.00
Fradley Contracting Co.	689,422.00
William Horne Co.	748,608.00

The underground connection will be driven from the Manhattan end of the arch down under the new Municipal Building and will require ten months for completion.

New York Connecting Railroad.

The Steiny Taxpayers and Business Men's Association addressed an inquiry to the Public Service Commission as to the nature of the structure to be erected by the New York Connecting Railroad Company, between East River and Hell Gate Bridge, and the reply was:

"The plan attached to the certificate does not show, however, the kind of structure or the location of the stations. The New York Connecting Railroad Company, under its franchise is not authorized to carry on local passenger traffic within the limits of New York City without further authority from the Board of Estimate and Apportionment, the Mayor and the Public Service Commission. There is no provision in the franchise for the approval of the location of stations by this commission. Our records do not show that any stations have yet been located."

Fears are expressed that the company intends to build an embankment practically cutting the territory north of the structure off from the rest of the borough. A committee of Steiny taxpayers are investigating.

General drawings showing bridges carrying the Long Island Railroad and the New York Connecting Railroad over Wyckoff avenue, Cypress avenue, Seneca avenue, Forest avenue, Kossuth place and Myrtle avenue, Borough of Queens, have been filed with the Board of Estimate.

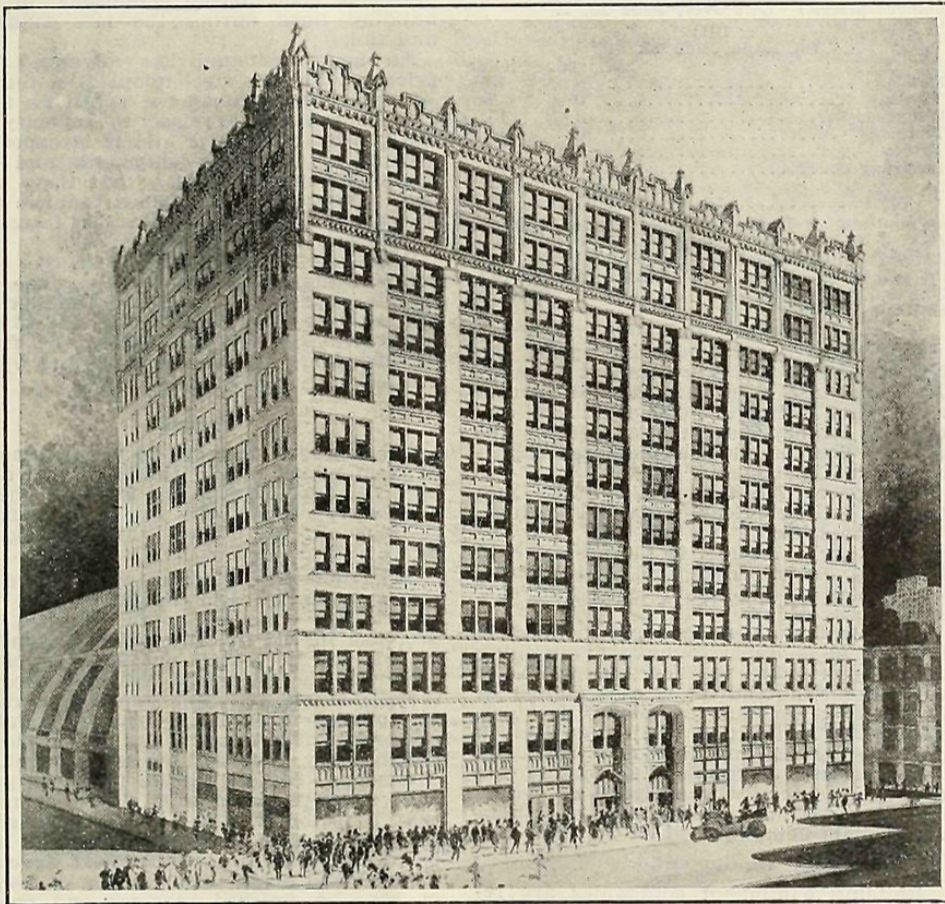
Chief Engineer Nelson P. Lewis, who has examined the drawings, reports that these bridges are intended to eliminate, without cost to the city, all grade crossings on the Manhattan Beach branch of the Long Island Railroad between the borough line and Fresh Pond Junction, and also to provide for carrying the tracks of the New York Connecting Railroad, which here adjoin the Long Island Railroad, as contemplated under the agreement of 1907.

The Myrtle avenue bridge is designed to span the street as heretofore laid out at a width of 100 feet, but as a change in the street lines is now under consideration, it would appear inadvisable to consider the design of a crossing at this point and action in this case should be deferred. The drawings relating to the remaining crossings conform with the street plan. They are also in accordance with the agreement referred to, excepting in the case of Forest avenue and Seneca avenue, where a clearance of 14 feet is indicated instead of 16 feet, as was evidently contemplated under the agreement.

It is believed that the conditions proposed by the railroad company will answer all future requirements, but it is suggested that if the Borough President deems the greater clearance necessary, provision be made at once for depressing the street grades. All of the bridges are types of plate girder construction with solid reinforced concrete floors designed to carry four tracks. In the case of Wyckoff avenue and Cypress avenue intermediate column supports will be provided at the curb line, but with these exceptions the streets will be unencumbered. In the case of Cypress avenue a station platform will be provided.

Omitting Cornices.

A number of the newest apartment houses have been designed without cornices. Examples can be found on West End avenue and Park avenue. The house which Bernard Mayer's Company has finished at 875 Park avenue, corner of 78th street, is an instance, and the one which Charles F. McManus has just finished at 520 West End avenue is another. The style has been slowly breaking through the crust of architectural custom for many years, but is noticed more this year than ever before in metropolitan work.



W. H. Whittal, Architect.

NEW BUILDING BEING ERRECTED FOR ARMORY HOLDING COMPANY (IRONS & TODD), COVERING THE ENTIRE BLOCK FRONT ON THE EAST SIDE OF FOURTH AVENUE FROM TWENTY-FIFTH STREET TO TWENTY-SIXTH STREET.

story office and salesroom building will begin a new dispensation for the neighborhood. The steel frame is in process of erection, from plans of Warren & Wetmore, by the Hedden Construction Company, for the owners, Messrs. J. H. & C. K. Eagle. Directly across the street excavating is going on for two more buildings for which full plans have not yet been filed.

At the northwest corner of 29th street the Realty Holding Company, which has also been active heretofore in the new manufacturing section west of Broadway and Sixth avenue, is excavating for a sixteen-story building to cost \$500,000, from plans by Neville & Bagge. At the southwest corner of 30th street the Passavant Building is enclosed, and at the southwest corner of 32d street Mulliken & Moeller, architects and builders, are excavating for a twelve-story store and loft which will have dimensions of 115x83 feet.

William F. Conner is preparing plans for a building at the northwest corner of 31st street. The plot has a frontage of 35 feet on the avenue and a depth of 100 feet in the street, together with an L 25x35. Paul Allen is the architect. One of the features of the structure will be that the interior will be arranged without columns, giving the store and lofts

O'Keeffe, says the work on this connection can proceed without any interruption to the travel across the bridge, and, except where it meets the present grade on the bridge, few people will know that it is being built. The connection will have two tracks, almost directly under the proposed terminal.

Above these and on the ground level will come the two roadways, one on each side, each passing through an arched portal. On the same level pedestrians leaving the sidewalk will enter the building, pass the entire length and on to the bridge on wide and spacious passways, without crossing railway tracks. Directly over this ground floor passway and on the mezzanine floor the trolley cars that cross the bridge will unload their passengers.

The facade of the underground connection now under contract will be made to harmonize with the two buildings which it joins. It will comprise the four-track station of the present subway, carrying its 1,000,000 people a day; the new four-track subway station under the Municipal Building, connecting by three of the great bridges across the East River and the Centre street loop the outlying districts of Brooklyn; the Brooklyn Bridge, with its 1,000-a-minute capacity; the proposed four-track subway on Broadway;

BUILDING MATERIALS.

Prices Hold Steady Despite Two Percent. Drop in June Commodities.

Steel and Brick Principal Factors in Keeping Market Strong—Equipment Department Shows Slight Falling Off From Last Month's Totals, But Inquiry is Encouraging for July Contracts—Structural Steel Prices to Advance July 1—U. S. Gypsum Report.

ONE of the most cheering evidences of sound basic conditions in an otherwise restive business world is the fact that building materials are being maintained firmly, despite the fact that commodity prices are nearly two per cent. lower than they were at this time last year.

According to Bradstreets, commodity prices in June fell off on an average of 1.8 per cent.

It is significant that the present level is 6.7 per cent. above that of the corresponding period in 1909. It reflects an advance of 2.1 per cent. for the corresponding month in 1910, when commodities were also high and it shows an advance of 8.4 per cent. over June 1, 1909, compared with June, 1908, when the low point of recent years was struck. The current June figure reveals an increase of 18 per cent. over the corresponding month in June, 1908.

One reason for this unusual condition in the local building material department is a very backward season due to the adverse weather conditions, particularly from January 1 to April 1. The result was a general holding back of orders with the consequent heavy demand for current operations at a time when building materials are usually being specified for late summer and fall business.

It is, however, entirely probable that although construction work was slow early in the year, it will be extremely active in the late summer and early fall. It is generally believed that the steel interests realized this fact, when they announced that all contracts not specified by July 1 will be cancelled and new contracts will be made only at an advance for delivery over the next three to six months. This means that steel will probably remain stiff until well into the winter and if precedents are followed in this year of political uncertainties, building materials should follow the lead of this basic commodity and remain firm and in good demand until the end of the present season.

It has been a matter of comment in building material circles for sometime that the general run of construction this year is on a higher plane than it was in the last two or three years. There is comparatively little "show construction" building under way and this of course creates a better demand for higher grades of materials. In the common brick department this has been especially noticeable and accounts, in some degree, at least, for the fact that \$7 brick prevails here to-day. Within the last week the brick situation has shown signs of clearing. The investigation into the affairs of the Hudson river brick manufacturers is drawing to a close, and it is the general feeling in the trade that a decision on this important matter will be handed down before the first of August.

The report of the equipment companies shows that while June was not as active a month as May, it produced inquiries, which indicate a very favorable volume of business for July. Wire rope has been particularly active, as has other wire products, especially nails.

Specifiers have noted the constant stiffening in the price of petroleum products, although the demand has not been abnormally heavy and the indications are that prices will continue to move up slightly. It is extremely desirable that those using petroleum products in large quantities make their reservations early in anticipation of any backward movement in prices.

The financial market as it affects building construction has been easy, despite influences which, under ordinary circumstances, would have tended to disturb money. The volume of mortgages issued shows a gain for this year of approximately \$23,000,000 while mortgage extension for Manhattan, Bronx and Brooklyn shows a decrease of approximately \$9,000,000. Despite the fact that renting space is being constantly increased in the city. Engagements for important loans have been made through the lending companies for apartment houses and loft buildings, a class of construction which has been generally reputed to be already too numerous from the view point of the

renting agent. This is accounted for largely by the fact that the scene of construction for apartment houses has been shifted from Washington Heights to points further out which will be tapped by new subway systems, but as far as loft buildings are concerned the general tendency has been to develop Fourth Avenue district and streets in the "Twenties."

These facts all point to good basic conditions in building material and construction work for the metropolitan district during the remainder of 1912. What hesitation there is due to commercial hesitation rather than to depressed conditions in the security market.

Brick.

The common brick market was slightly easier this week. Arrivals showed a slight gain over those of the week previous and demand was well sustained. Transactions follow:

1912.		
On Hand, June 15, 4.		
	Arrived.	Sold.
Monday	16	16
Tuesday	4	6
Wednesday	8	9
Thursday	13	13
Friday	10	9
Saturday	3	3
Total	54	56

Condition of market, easy. Prices, \$6.75 to \$7. Rarities, \$6.75 to \$7. Wholesale, dock, N. Y. Add dealers profit and cartage for consumers prices.) Left over, June 22, 2.

1911.		
On Hand June 17, 19.		
	Arrived.	Sold.
Monday	18	13
Tuesday	0	7
Wednesday	9	15
Thursday	10	15
Friday	8	10
Saturday	10	10
Total	55	70

Condition of market, dull. Prices, Hudson, \$5.87½ to —; Rarities, \$5.75 to —. Arrivals in corresponding week last year were 69, and sales 58; on hand from preceding week, 29, and left over, 40. Prices were \$5.50 to \$5.75.

Paints and Oils.

Turpentine has declined and spirits can be obtained in this city at about 50 cents. The tendency is toward a still further rise partly owing to flood conditions and crippled transportation facilities in the South. The demand has increased slightly within the last few weeks.

The general paint market is dull. Quotations are practically without change. White lead in oil for 100, 250 and 500-pound kegs is 7 cents, in 25 and 50-pound kegs 7½ cents. Red lead and litharge are quoted at 500-pound loads and over at 7 cents.

All petroleum products are inclined to rise. This is liable to have a stiffening affect upon paints and certain grades of varnishes. Linseed oil is still quoted at 79 and 80 cents, but the market is quiet. The break in the flax market at Duluth on Tuesday had no serious effect upon local prices, although the trade was nervous, especially that part of which has just taken in new supply. China wood oil is being quoted at 9½ and 10½.

Equipment.

Building equipment companies are reporting a fair volume of business, considering the general unrest in financial and construction departments. The elevator companies have contracts for more elevator equipments than they had last year at this time and prospects for closing the year with a larger number of installations in the metropolitan district than were made last year appear good.

Plumbing contractors have a fair volume of business on hand and the late summer and fall prospects are considered good. Prices on pipe and plumbing fixtures have stiffened considerably during the last three or four months and on sanitary pottery there has been little change from last year's quotations, despite litigation. Help in the plumbing trade is well employed throughout the district.

In the electrical field the last few months has shown an increasing volume of business. Conspicuous among the instances that might be noted to show how well this department is faring is the big increase of 17 per cent. in gross, as reported by the Western Electric Company for April, over the volume of business carried in the corresponding month last year.

The slump in May was reflected in this company's business when it ran 3 per cent. behind the volume carried in May, 1911. The total for the first five months of the company's fiscal year shows a gain of 1 per cent. over last year's gross sales covering the same period. May returns indicate that the company is running about neck and neck with last year, with the difference, such as there is, slightly

in favor of 1912. If the current twelve months show a total equal to the 1911 total of \$66,000,000 gross the management will be well satisfied.

The Hawthorne works where the company formerly manufactured power apparatus have been converted into a central storage warehouse, from whence the company ships to its 31 branch houses throughout the country.

Metals.

June will probably show a falling off in the volume of structural steel contracted for. This is in line with the reports received from other departments and reflects the general hesitation found in almost all commodity lines.

There has been, however, an increased activity in bars, plates, and shapes which may result in only a nominal decrease in the volume of business taken for the month.

Specifiers on contracts for finished products have taken a spurt within the week. This is probably due to the fact that all products not specified on or before the first of the month will be cancelled and new contracts entered only at an advance for delivery over the next three months. Nearly all of the producing interests are operating as close to full capacity as conditions will permit. In some special lines this is as high as from 90 to 94 per cent., showing that there is latent strength in the steel market, which presages good basic conditions in all building lines during the late summer and fall.

An active demand has advanced the prices of forging steel about \$1 a ton.

Shipments on contracts, specifiers find, are being made at close to capacity of the largest companies and it is expected because of the heavy shipments and the slight decrease in orders, that there will be a falling off in unfinished tonnage figures on the books of the largest interests at the end of the month.

Wire rope is one of the most active features of the equipment market. The demand continues to increase, but prices are without change. The discount to the larger trade is 42½ and 5 per cent. from the list for galvanized and 50 and 5 per cent. from the list for bright.

Gypsum.

There was a decrease in the volume of gypsum mined in the United States during 1911, according to the advance sheets of the report on the gypsum industry as issued by the United States Geological Survey, Washington, D. C.

"The noteworthy items with regard to the gypsum industry in 1911," says the report, "as compared with 1909 are the decrease in the quantity of raw gypsum mined, the decreased output of gypsum products, the decreased average price of these products, the replacement of a number of old mills by a smaller number of larger modern mills and the trend of the industry toward the establishment, in commercial centers remote from the gypsum deposits, of mixing plants or mills that assemble calcined plaster, retarder, fiber, hair sand, etc., and turn out finished wall plasters. This latest development should result in the saving of freight charges on finished plasters and enable the products to be sold to the consumer at lower prices.

"The quantity of gypsum mined in 1911 was 2,323,970 short tons, a decrease of 1.05 per cent. from the production of 1910, which was 2,379,057 short tons, and an increase of 3.16 per cent. over that of 1909, which was 2,252,785 short tons. The gypsum sold without calcining and used principally as land plaster and as an ingredient in Portland cement and in paint amounting to 387,480 short tons, valued at \$589,479, showed a decrease in quantity of 34,349 tons and in value of \$80,018, as compared with 421,829 short tons, valued at \$669,497, in 1910; but the material calcined for plaster increased in quantity 14,749 short tons and in value \$19,024. The total value of gypsum and gypsum products in 1911 was \$6,462,035, as compared with \$6,523,029 in 1910, a decrease of \$60,994, or .94 per cent.

"Gypsum was produced in 17 States and in Alaska, and the total number of mills reporting in 1911 was 78, as compared with 82 in 1910. This includes mills using domestic material that calcined wall plaster, as well as those that ground raw gypsum for land plaster and for other purposes. The largest quantity of raw gypsum produced was reported from New York. Iowa occupied second place and Michigan third. New York and Iowa both produced a larger quantity of gypsum in 1911 than in 1910, but the production in Michigan decreased slightly. The total value in New York increased slightly, but in both Iowa and Michigan it decreased."

CURRENT BUILDING OPERATIONS

Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

Site for Big Grocery Terminal in Brooklyn.

T. Harry Balfe, of Austin, Nichols & Company, 61 Hudson street, wholesale grocers, has formed a company to be known as the Federal Transportation and Trucking Company, to acquire a large acreage of property on the Brooklyn waterfront for improvement with a big terminal for grocery houses. It was learned on Friday that the actual selection of a site has not yet been closed, but that the deal is likely to be consummated within a few days. The property under consideration is said to afford facilities for handling 1,500 cars, and it is planned to have the buildings ready for occupancy in eighteen months. No plans have yet been prepared, but it is announced that architects will soon start work on the scheme, and rush the operation to completion. At the office of Francis H. Leggett & Company, wholesale grocers, Franklin and Hudson streets, it was stated that they have no interest whatever in the new enterprise.

Seventh Avenue and 58th Street House.

Gaetan Ajello, 1 West 34th street, has submitted sketches for the ten-story apartment house to be erected at the southwest corner of Seventh avenue and 58th street by Dr. Charles V. Paterno, 440 Riverside Drive. The estimated cost is \$1,000,000.

Storage Building for Brooklyn.

F. A. Schurmann, 134 Suydam street, Brooklyn, box manufacturer, will soon start the erection of a storage building in the north side of Hart street, 175 feet east of Sumner avenue, Brooklyn. B. Finkensieper, 134 Broadway, Brooklyn, is the architect.

James W. Gerard's New Residence.

Builders are figuring on the general contract for the six-story fireproof residence, which Hon. James W. Gerard, Supreme Court Justice is to erect on the east side of Fifth avenue, 100 feet south of 59th street. Ogden Codman, 340 Madison avenue, is the architect.

Latest Fortieth Street Improvement.

James H. Cruikshank, 50 Pine street, owner, will soon start work on a new loft building at 345 to 349 West 40th street. Robert E. Moss, 126 Liberty street, is structural engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

75TH ST.—Lawlor & Haase, 69 Wall st, are preparing plans for a 9-story apartment house, 96.6x102.2 ft., to be erected at 103-109 East 75th st for the 105 East Seventy-fifth Street Co., G. Palen Snow, president.

ST. MARKS PL.—Samuel Sass, 32 Union sq, has completed plans for alterations to the 5-story tenement at 34 St. Marks pl for Jacob Shevell, 20 West 3d st, owner. Cost, \$3,000.

65TH ST.—Schwartz & Gross, 347 5th av, have completed plans for alterations to four 5-story tenements at 30-40 West 65th st for the Junction Realty Co., 159 West 25th st, owner. Cost, \$10,000.

2D AV.—O. L. Spannhake, 233 East 78th st, has completed plans for alterations to the 4-story tenement 557 2d av for Salo Leichentritt, 557 2d av, owner. Cost, \$4,000.

BROADWAY.—J. F. Burrows, 410 West 34th st, has completed plans for alterations to the 12-story apartment house at Broadway, West End av, 78th and 79th sts for Wm. W. Astor, London, Eng., owner.

8TH ST.—Cantor & Levingson, 39 West 38th st, have completed plans for alterations to the 4-story tenement 354-6 East 8th st for M. & J. Rosenbluth, 356 East 8th st, owner. Cost, \$3,500.

SHERMAN AV.—Gronenberg & Leuchtag, 7 West 22d st, have completed plans for a 5-story tenement, 75x120 ft., to be erected on the west side of Sherman av, 100 ft. south of Isham st, for the Sherman Av. Construction Co., 530 West 207th st, owner. Cost, \$80,000.

83D ST.—Neville & Bagge, 217 West 125th st, have completed plans for the 12-story apartment house to be erected at the northeast corner of 83d st and West End av for the Charmion Construction Co., 2875 Broadway, owner. Cost, \$700,000.

123D ST.—Chas. B. Meyers, 1 Union Sq West, has completed plans for the 6-story tenement to be erected in the south side of 123d st, 100 ft. west of Amsterdam av, for the 114th St. & 7th Av. Construction Co., 1980 7th av, owner. Cost, \$125,000.

CONVENT AV.—Nast & Springsteen, 21 West 45th st, have completed plans for two 5-story tenements to be erected at the northwest corner of Convent av and 133d st for Paterno & Son Construction Co., 3058 Heath av, owner. Cost, \$130,000.

BANKS.

ESSEX ST.—Bids are being received for the 5-story marble and granite bank and office building, 38x76 ft., to be erected at 100-102 Essex st for A. L. Kass, 122 Essex st, owner. Benj. W. Levitan, 20 West 31st st, architect.

DWELLINGS.

5TH AV.—Bids are being received for the 5-story residence, 40x102 ft., to be erected on the east side of 5th av, 100 ft. south of 95th st, for Justice James W. Gerard, Supreme Court, County Court House, owner. Ogden Codman, 340 Madison av, architect.

FACTORIES AND WAREHOUSES.

11TH AV.—Maurice A. Long, B. & O. Building, Baltimore, Md., N. B. Redgrave, superintendent for architect, Crabtree Building, New Brighton, S. I., is taking revised bids for the 8-story and basement warehouse, 67x352 ft., to be erected at the southwest corner of 11th av and 26th st for the Real Estate & Improvement Co., owner. Cost, \$350,000.

HOSPITALS AND ASYLUMS.

BLACKWELL'S ISLAND.—The City of New York, Department of Public Charities, Michael J. Drummond, commissioner, foot of East 26th st, owner, is taking bids to close July 2 at 2.30 p. m. for the extension of the female pavilion of the New York City Home for the Aged and Infirm. Sylvester A. Taggart, foot of East 26th st, architect.

STORES, OFFICES AND LOFTS.

46TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the office and loft building to be erected at 126-132 West 46th st, from plans by Nast & Springsteen, architects, and desire bids on the following at once: Granite, bluestone, elevators, electric wiring, F. P. arches, cement work, glass, hardware, F. P. doors, F. P. windows, limestone, trim, scaffolding, ornamental iron, lumber, marble and slate, painting, plumbing, plastering and wire lath, roofing, sheet metal, stair railings, steam, sprinkler, tile, terra cotta, face brick.

3D AV.—Excavating is under way for the 2-story store building, 50x110 ft., to be erected at 2148-2150 3d av for John Degelman, 33 East 125th st, owner. B. & John P. Walther, 12th Ward Bank Building, Lexington av and 125th st, architects; Wm. Somerville, 317 East 122d st, general contractor; A. Hamilton & Son, 116 East 28th st, have the mason work. Cost, \$35,000.

7TH AV.—Albert I. Sire has had plans prepared by George M. McCabe, 96 5th av, for a 16-story loft building at the northeast corner of 7th av and 27th st, on a plot 100x100 ft, to cost \$400,000.

5TH AV.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for alterations to the office building, at the southwest corner of 48th st and 5th av from plans by Henry B. Herts, architect, and desire all bids on subs prior to July 3. They are also figuring the general contract for three houses to be erected at the southwest corner of Crotona Park East and Suburban pl, Bronx, from plans by William E. Lehman, architect, and desire all bids on subs prior to July 6.

3D AV.—Excavating is under way for the 2-story brick store and loft to be erected at the northwest corner of 3d av and 157th st for the Burnett Weil Construction Co., Robert Burnett, 950 Whitlock av, owner. Kreymborg Architectural Co., 1330 Wilkins av, architect. Cost, \$15,000.

46TH ST.—Thomas J. Steen Co., 30 Church st, general contractor, is taking bids on subs for the 12-story store and loft building, 44x100 ft., to be erected at 16-18 West 46th st for Wm. H. Barnum, 62 Cedar st, and Wm. Everdell, Jr., 30 Church st, owners. Schneider Anderson Co., 311 West 43d st, lessee. Hazzard, Erskine & Blagden, 437 5th av, architects.

42D ST.—The Coco Cola Co., Asa G. Candler, president, 297 8th av, contemplates the erection of a 5-story business building at 218 West 42d st, from plans by Willauer, Shape & Bready, 156 5th av, architects.

THEATRES.

126TH ST.—George Keister, 12 West 31st st, has been commissioned to prepare plans for a 3-story theatre, 125x100 ft., to be erected at 240-260 West 126th st. Litt Bros., Philadelphia, Pa., are the owners of land. The Arrowhead Realty Co., Hurtig & Seamon, 1547 Broadway, are lessees. Seating capacity, 2,500, two balconies. Work will begin about May 1, 1913. Stumpf & Langhoff, of Milwaukee, Wis., will erect the building. The lease is for a term of 30 years.

13TH ST.—George Keister, 12 West 31st st, has plans for the erection of a new theatre at 209-223 East 13th st. Particulars of construction are yet undecided.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HOE AV.—The Kreymborg Architectural Co., 931 Southern Boulevard, N. Y. C., is preparing plans for two 5-story brick apartments, 42x94 ft., to be erected on the west side of Hoe av, 164 ft. north of Aldus st, for the Damsy Construction Co., 931 Southern Boulevard, owner. Total cost, \$60,000.

164TH ST.—Excavating is under way for the 5-story tenement, 27x100 ft., to be erected in the north side of 164th st, 356 ft. west of Washington av, for Ratje Bunke, 410 East 141st st, owner. J. G. Michel, 323 45th st, Brooklyn, architect. Hitl & Kresler, 114 East 28th st, general contractors. Cost, \$25,000.

GRAND CONCOURSE.—Additional bids have been received for the 5-story brick apartment, 46x96 ft., to be erected on the Grand Concourse, 80 ft. southwest of Weeks av and 176th st for Charles V. Gabriel, 441 Main st, Plymouth, Pa., owner. Frederick Jaeger, 431 Tremont av, architect. Cost, \$30,000.

JACKSON AV.—Schwartz & Gross, 347 5th av, have completed plans for two 6-story tenements, west side of Jackson av, 194 ft. south of Westchester av, through to Trinity av, Bronx. I. Jules Mayer, 15 West 45th st, owner. Bids on the general contract are being received.

HONEYWELL AV.—Goldner & Goldberg, 704 Jackson av, have completed plans and the Jacob Cohen Construction Co., 1516 Charlotte st, is taking bids for an apartment house to be erected at the southwest corner of Honeywell av and 182d st, Bronx. Excavating is under way.

BAILEY AV.—Chas. Schaefer, Jr., 401 Tremont av, has completed plans for the 5-story brick store and tenement, 27x90 ft., to be erected on the east side of Bailey av, 680 ft. south of Ft. Independence st, for Ahneman & Younkheere, Inc., 3320 Bailey av, owners and builders, who are taking bids on subs and materials. Cost, \$30,000.

SCHOOLS AND COLLEGES.

BRONX.—Bids were received by the Board of Education June 24 for P. S. 37. Herman Sacks was the low bidder, \$1,764, for installing reinforced concrete vault lights. Frank H. Murphy, \$487, for alterations to ceiling sash in auditorium, painting, etc., and Anton Orgelfinger, \$640, for erecting bluestone stoop.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

STONE AV.—L. Danancher, 7 Glenmore av, Brooklyn, is preparing plans for a 3-story brick tenement, 20x80 ft., to be erected on the east side of Stone av, 90 ft. north of East New York av, for Bonato Rubbo, southeast corner of Pacific st and Stone av, owner. Cost, \$6,000.

ROEBLING ST.—Excavating is under way for the 6-story flat, 57x80 ft., to be erected at 350-352 Roebling st for Wm. Baker estate, care of Shampian & Shampian, architects, 772 Broadway, Brooklyn. Sprincker & Schwartz, 386 Pennsylvania av, have the mason work. Cost \$45,000.

73D ST.—Cohn Bros., 361 Stone av, are preparing plans for four 4-story flats, 40x88 ft., to be erected in the south side of 73d st, 66 ft. west of 7th av, for the Harbor View Construction Co., 5305 6th av, owner. Cost, \$20,000 each.

71ST ST.—Cohn Bros., 361 Stone av, are preparing for a 4-story brick tenement, 30x90 ft., to be erected at the southeast corner of 71st st and 2d av for the Harbor View Construction Co., 5305 6th av, owner. Cost, \$18,000.

CHURCHES.

LINDEN ST.—L. Allmendinger, 926 Broadway, Brooklyn, architect, is taking bids on the general contract for an addition to the church at Linden st, near Covert av, for the St John's Evangelical Lutheran Church, on premises. Cost, \$15,000.

DWELLINGS.

PRESIDENT ST.—Cohn Bros., 361 Stone av, are preparing plans for a 3-story brick and limestone residence, 12x50 ft., and a garage, 16x20 ft., to be erected in President st for Joe Killner, 1546 Union st, owner. Cost, \$18,000.

JEROME ST.—Charles Daho, Barbey st and Vienna av, owner, is taking bids for the 2-story brick residence, 20x50 ft., to be erected at the northwest corner of Jerome st and Wortman av, from plans by E. Dennis, 241 Schenck av, architect. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

HART ST.—F. A. Schurmann, 134 Suydam st, owner, is taking bids on the general contract for the 3-story brick storage building, 24x126 ft., to be erected in the north side of Hart st, 175 ft. east of Sumner av, from plans by B. Finkensieper, 134 Broadway, Brooklyn, architect.

MUNICIPAL WORK.

BROOKLYN.—Bids close July 3, at 11 a. m., for constructing sewers at Conselyea st, Graham av, Richardson st, Union av and North 12th st for the City of New York, Alfred E. Steels, President Borough of Brooklyn.

RAYMOND ST.—Thomas J. Carlin, 93 Garfield pl, was low bidder, \$14,889, for the civic prison, to be altered from a storage and stable building, at the southeast corner of Raymond and Willoughby sts for the Bureau of Public Buildings and Offices, Municipal Building, Brooklyn, Alfred E. Steers, President. D'Oench & Yost, 105 West 40th st, N. Y. C., architects. Cost, \$16,500.

PUBLIC BUILDINGS.

BROOKLYN.—Edward Theriault, 946 Flatbush av, was low bidder for the Kings County Court House for the City of New York, Alfred E. Steers, president Borough of Brooklyn.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education June 24, for installing electric ash hoists. In P. S. 64, Thompson-Bonney Co., low bidder, \$1,123; P. S. 75, \$1,484.

BROOKLYN.—Bids were received by the Board of Education June 24, for alterations, repairs, etc., to P. S. 100. B. Diamond, low bidder, \$4,320.

BROOKLYN.—Bids were received by the Board of Education June 24, for installing an electric freight elevator in Manual Training High School. Thompson-Bonney Co., low bidder, \$2,257.

STABLES AND GARAGES.

ST. MARKS AV.—Excavating is under way for the 2-sty brick garage, 50x131 ft., on the north side of St. Marks av, 125 ft. west of Vanderbilt av, for August W. Bohn, 112 Park pl, architect. A. E. Kleimert, 16 Court st, general contractor. Cost, \$18,000.

FLUSHING AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 4-sty brick stable, 83x79 ft., to be erected on the south side of Flushing av, 26 ft. east of Ryerson st, for Louis Medler, 506 Hart st, owner. Cost, \$15,500.

BROOKLYN.—Fred Weiss, 151 Flatbush av, owner, is taking bids on the general contract for the 1-sty brick stable, 40x50 ft., from plans by W. B. Wills, 1181 Myrtle av, architect. Cost, \$4,000.

Queens.

DWELLINGS.

BAYSIDE, L. I.—Plans have been completed for a 2-sty frame residence, 22x28 ft., to be erected on the east side of Odell av, 100 ft. south of Lawrence Boulevard, for George Harneden, of this place, owner and architect. Cost, \$3,500.

MANHASSET BAY, L. I.—Foundations are being laid for the 2½-sty frame and brick veneer residence, 40x80 ft., for Herbert S. Houston, care of Doubleday, Page & Co., 11 West 32d st, N. Y. C., owner. Kirby & Petit, 103 Park av, N. Y. C., architects. The Stage Construction Co., 27 William st, N. Y. C., general contractor.

JAMAICA, L. I.—D. J. Evans, 3 Herriman av, has completed plans for a 2-sty frame residence, 18x46 ft., to be erected in the north side of South st, 125 ft. west of Brenton av, for William Heller, 100 Canal st, Jamaica, owner. Cost, \$3,500.

PORT WASHINGTON, L. I.—A syndicate headed by J. R. Edmunds, of Buffalo, has purchased a tract of ninety lots at Port Washington, L. I. It is the intention of the buyers to erect a number of medium-priced houses.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, architects, are preparing plans for a 2-sty and basement brick residence, 25x52 ft., to be erected on the west side of Prospect av, 150 ft. north of Prospect pl, for Louise Homeyer, owner. Cost, \$6,000.

BRIDGEHAMPTON, L. I.—Frank Bradley, contractor, 1 Madison av, N. Y. C., has had plans prepared for a new residence to be erected here. It is indefinite when work will be started.

LONG ISLAND CITY.—Owen Maloney, Thompson and Greenpoint avs, owner, is taking bids on the general contract for the 2-sty frame residence and store, 25x60 ft., to be erected at Thompson and Greenpoint avs, from plans by J. M. Baker, 21 Jackson av, architect. Cost, \$3,500.

Richmond.

HOSPITALS AND ASYLUMS.

MANOR RD.—Luke A. Burke & Sons Co., 25 West 42d st, general contractors, are taking estimates on all subs for the nurses' home, staff house, pavilions, etc., to be erected at Sea View Hospital Manor rd, for the City of New York, Department of Charities, foot of East 26th st, N. Y. C., Michael Drummond, commissioner. Raymond F. Almirall, 185 Madison av, architect.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—S. A. Guttenberg, P. O. Building, has completed plans for the 2½-sty frame flat, 45x70 ft., to be erected on 10th av, near 4th st, for Thos. Claydon, 4th st, owner. Dr. Ed. Bauman, West 2d st, will take bids on general contract. Cost, \$15,000.

WESTFIELD, N. J.—Foundations are being laid for a 3-sty brick store and flat, 22x90 ft., in Elm st for W. W. Mooney, 411 North av, owner. E. R. Collins & Son, 306 West North av, architects. Coltra & Cox, general contractors. Cost, about \$16,000.

NEWARK, N. J.—R. Bottelli, 191 Market st, is completing plans for a 3-sty and basement tenement, 25x57 ft., at 98 Tyler st for Carmine Trasanti, 97 Tyler st, owner. Cost, \$8,000.

WOODCLIFFE, N. J.—Wm. Mayer, Jr., 693 Bline av, West New York, N. J., is preparing plans for a 4-sty brick store and apartment, 40x66 ft., to be erected in 29th st and Broadway for Eva Eyferth. Cost, \$18,000.

FULTON, N. Y.—C. M. Curtis, Syracuse, N. Y., is preparing plans for two 3-sty brick stores and apartments to be erected in Cayuga st for Mrs. F. K. Jones, Cayuga st, owner. Cost, \$10,000.

WEST NEW YORK, N. J.—Wm. Mayer, Jr., 693 Bline av, is preparing plans for a 4-sty brick flat to be erected in 19th st, near Broadway, for August Kuhlo, 1230 Park av, Hoboken, N. J., owner. Cost, \$14,000.

ARMORIES.

AMSTERDAM, N. Y.—C. H. Brainard, care of the New York State Armory Commission, F. A. McNeeley, secretary, 174 State st, Albany, owner, is preparing plans for a reinforced concrete retaining wall at the armory. Bids will probably be received about July 15. Cost, \$10,000.

BANKS.

NEWARK, N. J.—Mowbray & Uffinger, 56 Liberty st, N. Y. C., are ready for bids on interior trim for the bank building to be erected here for the American National Bank, 245 Springfield av.

CHURCHES.

LEBANON, N. J.—The Reformed Church of Lebanon, N. J., Wm. J. Lonsdale, pastor, is about ready for bids for the 1-sty frame chapel, 36x40 ft., from plans by P. C. Van Nuys, Main st, Somerville, N. J., architect. Cost, \$3,000.

NEWARK, N. J.—Excavating is under way for the 1-sty and basement church, 62x121 ft., to be erected on Clinton av and Van Ness pl for the R. C. Church of the Blessed Sacrament, 52 Clinton pl, Rev. Frederick C. O'Neill, pastor. Hughes & Backoff, 22 Clinton st, architects; E. M. Waldron & Co., 84 South 6th st, general contractors. Cost, \$100,000.

MECHANICSVILLE, N. Y.—Foundations are being laid for the 1½-sty stone church, 90x150 ft., at the corner of Adams and Main sts for St. Paul the Apostle R. C. Church, Rev. D. J. O'Sullivan, pastor. Loth & Milliman, 253 Broadway, Troy, architects. James Dollard Co., Broadway and River sts, Troy, general contractor. Charles W. Duncan, Hill st, Troy, has carpenter work. Cost, \$75,000.

DWELLINGS.

NEWARK, N. J.—A. Connelly, 92 Market st, Newark, has revised plans for the 2½-sty frame and stucco residence, 30x40 ft., to be erected at 20-22 Maple av for John Storz, 162 Renner av, owner. Cost, \$7,000.

CASTLETON, N. Y.—Wm. C. Schade, 24 De Graaf Building, Albany, N. Y., is preparing sketches for a 2½-sty frame residence, 38x50 ft., to be erected here. Cost, \$9,000.

PORTCHESTER, N. Y.—D. H. Ponty, Depot sq, has completed plans for a 2½-sty frame residence, 28x40 ft., to be erected here for Henry Berry, of this place, owner. Cost, \$6,000.

PORTCHESTER, N. Y.—Thomas Connolly, corner Westchester av and Broad st, owner, is taking bids on separate contracts for the 2½-sty frame residence, 30x60 ft., to be erected in Smith st. Cost, \$6,000.

JERSEY CITY, N. J.—Wm. H. Bogart, 250 Jackson av, is preparing plans for a 2-sty frame residence, 16x47 ft., to be erected at 237 Wegman pl for August Laterman, 250 Jackson av, owner. P. Keller, 265 Winfield av, has the mason work. Cost, \$5,000.

NEW ROCHELLE, N. Y.—F. H. Childs, owner, care of Hugh Kafka, architect, 49 Washington st, has received bids on the general contract for the 2½-sty terra cotta residence, 40x50 ft., to be erected at Sutton Manor. Cost, \$18,000.

WATERFORD, N. Y.—Stanton P. Lee, Frear Building, Troy, architect, is taking bids on the general contract for a 1½-sty frame bungalow, 30x42 ft., to be erected on Mechanicsville rd for John R. Metcalfe, 132 3d st, Watertown, owner. Cost, \$5,000.

PORTCHESTER, N. Y.—Bids are being received for the 2½-sty stone residence, stable and garage to be erected here for A. W. Church, of this place, owner. Augustus D. Shepard, Jr., 36 East 23d st, N. Y. C., architect. Cost, \$100,000.

ALBANY, N. Y.—Vernon W. Houghton, 88 Willett st, has completed plans for a 2½-sty residence, 26x57 ft., to be erected on Wilkeson av for Mrs. Effie Onderdonk, New Scotland av, owner. Cost, \$5,000.

ALBANY, N. Y.—F. H. Fries, 247 State st, is preparing sketches for a 2½-sty frame cottage, 30x40 ft., to be erected on Delaware Terrace for Chester H. Spohn, care of State Comptroller Office, this place. Cost, \$5,000.

TUXEDO, N. Y.—Foundations are being laid for the 2½-sty residence, 30x22 ft., for the Tuxedo Park Association. Alex. Steward, of this place, general contractor. Jas. Scala has mason work. Cost, \$5,000.

NEWARK, N. Y.—Frederick G. Nobbe, 189 Market st, architect, is taking bids for the 2½-sty frame and stucco residence, 40x46 ft., to be erected at 79-81 Farley av for Hy Rodemann, 213 Mulberry st, owner. Cost, \$9,000.

LAKE PLACID, N. Y.—Ashley & Kaufman, 417 5th av, N. Y. C., consulting engineers, are preparing plans for a 1½-sty rustic camp, 30x40 ft., to be erected here for J. C. Bernheim, 409 Lafayette st, N. Y. C., owner. Scopes & Feustman, 64 Main st, Saranac Lake, N. Y., architects. Walter E. Thompson, of this place, general contractor. Cost, \$6,000.

RUMSON, N. J.—Leon Cubberley, Long Branch, N. J., architect, is taking bids on general contract for the 2½-sty hollow tile and stucco residence, 114x60 ft., to be erected here for Henry A. Caesar, 50 Union sq, N. Y. C., owner.

GUTTENBERG, N. J.—Wm. Borries, 388 Broadway, Town of Union, is preparing plans for a 2-sty brick residence, 22x46 ft., to be erected here. Cost, \$5,000.

WEST NEW YORK, N. J.—Wm. Mayer, Jr., 693 Bline av, architect, is taking bids on the 2-sty brick residence, 18x30 ft., to be erected here for Diedrich Wiebe, care of architect. Cost, \$3,000.

PATERSON, N. J.—Fred J. Schwarz, 113 Ellison st, architect, is taking bids on the 2½-sty frame residence, 22x46 ft., to be erected at 236 Sussex st for H. A. Walls, 240 Sussex st, owner. Cost, \$4,500.

WOODCLIFFE, N. J.—Wm. Mayer, Jr., 693 Bline av, West New York, N. J., is preparing plans for a 2-sty frame residence, 22x48 ft., to be erected in 28th st for Arthur Laye, care of architect, owner. Cost, \$5,000.

KENWOOD, N. Y.—H. D. Phoenix, Union Building, Syracuse, N. Y., is preparing plans for a 2½-sty hollow tile and stucco residence to be erected here for Miss Virginia Hinds, of this place, owner. Cost, \$15,000.

AMSTERDAM, N. Y.—D. D. Cassidy, Jr., 83½ East Main st, architect, is taking revised bids to close July 1 for the residence to be erected at the southeast corner of Market and Water sts for John Barnes, 15 Washington st, owner. Ralph Coolidge Henry, 12 West st, Boston, Mass., associate and landscape architect. Cost, \$50,000.

HAWORTH, N. J.—Chas. Sibley May has sold a plot 60x125 ft. on Ogdan av to George W. Thurby, N. Y. C., who will erect a \$5,000 residence.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—Harris & Merritt, Erie Co. Bank Building, are preparing plans for rebuilding the 1½-sty brick lubricant factory in Maurice st for Elmer E. Harris, 22 Maurice st, owner. Warren Lubricant Co., 22 Maurice st, lessee.

WASHINGTON, N. J.—The Cameron Engineering Co., E. Cameron, president, of this place, contemplates the erection of an addition to their factory, and will build by day's work. Cost, \$3,000.

WATERFORD, N. Y.—George Batke, Troy, N. Y., architect, is taking bids for the 1-sty bleachery, 84x170 ft., with 4-sty and basement wing, 43x84 ft., and 3-sty and basement, 43x104 ft., for the Collar City Bleachery Co., of this place, owner. Cost, \$50,000.

HALLS AND CLUBS.

BATAVIA, N. Y.—Foundations are being laid for the 3-sty brick and stone Y. M. C. A. Building, 70x110 ft., to be erected here. John C. Holmes, chairman of building committee. Shattuck & Hussey, 153 La Salle st, Chicago, Ill., architects; John Moon, Lockport, N. Y., general contractor. Cost, \$40,000.

HOSPITALS AND ASYLUMS.

PORTCHESTER, N. Y.—Excavating is under way for the 3-sty brick and stone nurses' home, 60x30 ft., to be erected here for the United Hospital Association, G. B. Barrow, Forest av, Rye, N. Y., Griffin & Wynkoop, 30 Church st, N. Y. C., architects. Hynd Bros., 123 William st, N. Y. C., general contractors.

MT. MCGREGOR, N. Y.—Specifications have been prepared for the sanitarium, consisting of twelve fireproof buildings, including administration building, ward buildings and power house, to be erected here for the Metropolitan Life Insurance Co., 1 Madison av, N. Y. C., owner. John R. Hegeman, president; James S. Roberts, secretary; Frederick H. Ecker, treasurer; Dr. Lee K. Frankel, in charge. D. E. Waid, 1 Madison av, N. Y. C., architect. J. A. Coyle, Jr., care of W. C. Tucker, 156 5th av, N. Y. C., sanitary engineer.

HOTELS.

GOSHEN, N. Y.—Excavating is under way for the 4-sty hotel, 60x100 ft., to be erected here for the Goshen Inn Co., Robert Goelet, president, 9 West 17th st, N. Y. C., owner. Walker & Gillette, 128 East 37th st, N. Y. C., architects; The Harriman Industrial Corporation, of Harriman, general contractor. Cost, \$100,000.

MUNICIPAL WORK.

HARMON, N. Y.—Gronau Campbell Co., 70 East 45th st, N. Y. C., general contractor, is taking bids on subs for the 1-sty brick and concrete engine house to be erected here for the N. Y. Central R. R. Co., Grand Central Terminal, N. Y. C., G. W. Kittridge, care of owner, chief engineer. Cost, \$50,000.

TOWN OF BETHLEHEM, N. Y.—Plans are being prepared for a 72-ft. span steel plate bridge to be erected in Albany County for the Town of Bethlehem, E. J. Bedell Delmar, superintendent of highways.

ALONG CATSKILL AQUEDUCT.—J. Waldo Smith, 165 Broadway, N. Y. C., chief engineer, is preparing plans for sixty gate valve houses, of brick and granite, with Spanish tile roof, to be erected here for the Board of Water Supply, 165 Broadway, N. Y. C., Chas. Strauss, president, Chas. N. Chadwick and John F. Galvin, commissioners. Cost, \$20,000-\$50,000 each.

PATERSON, N. J.—The city of Paterson is taking bids on a new water system which will require 20 artesian wells. The system will be laid through North Paterson.

PUBLIC BUILDINGS.

ROCHESTER, N. Y.—Dunning & Glasser, Exchange Place Building, Rochester, were low bidders, \$12,500, for the 2-sty and basement art building to be erected on the Exposition Park Grounds for the City of Rochester Board of Contract & Supply, F. X. Pifer, secretary. Gordon & Ladden, 300 Sibley Building, architects.

SCHOOLS AND COLLEGES.

ORISKANY, N. Y.—H. M. Decker, 57 Broadway, Utica, N. Y., has completed plans for alterations to the school in Oneida County for the Board of Education of Oriskany, John Waller, president; Abram Fairchild, clerk. Bids will be advertised for.

SUMMIT, N. J.—Foundations are being laid for the public school on the north side of Morris av for the Board of Education. Cady & Krug, 69 Union pl, architects. The Commonwealth Construction Co., of this place, has the mason work; J. J. Lamb, 297 Morris av, Summit, the carpenter work. Cost, \$25,000-\$30,000.

NORTH BERGEN, N. J.—An appropriation of \$97,000 has been granted for alterations and repairs for building an addition to schools Nos. 2, 3, 5, 6, 7, 8, and for furniture for schools Nos. 6, 7, 8, for the Board of Education of North Bergen, J. Miller, president. Fred Hensel, West Hoboken, N. J., architect.

CLINTON, N. Y.—Hamilton College, M. W. Stryker, president, contemplates the erection of a \$100,000 library at Hamilton College. An appropriation of \$10,000 has been received for the project and it is undecided when work will go ahead. No architect has been selected.

TUPPER LAKE, N. Y.—Freeburg & Fidler, Trenton Building, Jamestown, N. Y., have prepared plans for a new school to be erected here. It is indefinite when work will be started.

AVON, N. J.—The Board of Education will advertise for new bids for the proposed new Avon school to be erected here from plans by Wallace Hooper.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Barnard & Wilder, 46-48 Lawton st, have completed plans for an addition to the office building in Lawton st for Ed. Davidson, 46 Lawton st, owner. Cost, \$5,000.

BAYONNE, N. J.—J. Herman Mahnken, 38 West 8th st, owner, is taking bids for the 2-sty brick store and office, 25x65 ft., to be erected at 213 Broadway from plans by J. J. Schmidt, 352 Av C, architect. Cost, \$7,000.

TOWN OF UNION, N. J.—Plans are being prepared for an 8-sty brick and steel loft building, 100x100 ft., to be erected on Malone and Palisade avs for G. W. Cranwell & Son, this place, owner. Cost, \$125,000.

THEATRES.

LESTERSHIRE, N. Y.—N. I. Mather, O'Neil Building, Binghamton, is preparing plans for a 2-sty moving picture theatre, 50x150 ft., to be erected here for Wallace H. Windus, 93 Main st, owner. Cost, \$12,000.

RAHWAY, N. J.—Bids have been received for the completion of the 1-sty hollow tile and stucco theatre, 60x130 ft., for C. W. Ritter, Red Bank, N. J., owner. J. C. & C. A. Delatash, 767 Westside av, Jersey City, N. J., architects. Cost, \$10,000-\$15,000.

WATERVLIET, N. Y.—George E. Landry, Sans Souci Theatre, Broadway, this place, contemplates altering the Grand Armory Hall into a moving picture theatre, plans for which are being prepared.

MISCELLANEOUS.

SCARSBORO, N. Y.—G. W. Kittredge, care of the N. Y. Central R. Co., 70 East 45th st, has completed plans for a highway bridge to be erected on the Harlem Division.

PERTH AMBOY, N. J.—Bids have been received for a 2-sty brick filter house, 32x50 ft., to be erected here for the Chesebrough Manufacturing Co., 17 State st, N. Y. C., owner.

JAMESTOWN, N. Y.—The proposed new city market and convention hall, plans for which have been prepared by Freeburg & Fidler, Fenton Building, this place, was voted down at the last meeting. The matter will come up again for discussion.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Arace & Borrelli, 47 7th av, Newark, have received the general contract to erect the 4-sty brick flat, 54x83 ft., at 236-238 Academy st for Frank Bergamo, 68 Market st, owner. R. Bottelli, 191 Market st, architect. Cost, about \$25,000.

IRVINGTON, N. J.—The F. R. Price Construction Co., Union Building, Newark, has received the general contract to erect the 3-sty frame and stucco flat, 22x51 ft., on 20th av, between 22d and 21st sts, for Frank Fischer, at site, owner. N. Convery, 24 23d st, is superintendent in charge. Cost, \$5,500.

WEST HOBOKEN, N. J.—C. W. Randall, West Hoboken, N. J., has received the general contract. Peter Cufaro, West Hoboken, the mason work, and P. C. Nisson, at site, the carpentry for the 3-sty brick store and apartments to be erected at 321 Summit av for Adolph Meisse, owner.

CHURCHES.

ST. MARKS PL.—Edwin Outwater, 208 5th av, has received the general contract for alteration to the church at St. Marks pl, 8th st and 2d av, for St. Marks Church, Rev. W. N. Guthrie, 232 East 11th st, pastor. Cost, \$5,000.

DWELLINGS.

SOUTH NORWALK, CONN.—St. John & Keyser, of this place, have received the general contract to erect the frame residence, 38x40 ft., on East av for W. R. Hassell, 15 Irving pl, Brooklyn, owner. Cost, \$5,000.

STAMFORD, CONN.—George Merritt Ward, 7 East 42d st, N. Y. C., has received the general contract to erect the 2½-sty frame and stucco residence, 37x44 ft., and garage, on Shippin Point for Wm. A. Aycrigh, of this place, owner. J. L. Burley, 345 5th av, N. Y. C., architect.

MORRISTOWN, N. J.—Jas. J. Lyons has received the mason work and George R. Gordon the carpentry for the 2½-sty frame residence to be erected in Hazel st for Mary C. Pentony, of this place, owner. Collins B. Weir, architect. Cost, \$3,000.

IRVINGTON, N. J.—Chas. Meiele, 100 Prospect av, has received the mason work for the 2-sty frame residence to be erected on Prospect av, near 40th st, for H. A. Bader, 1371 Springfield av, owner. Jos. Sonenberg, 21 Orange av, architect. Cost, about \$4,000.

LYONS, N. Y.—Wm. Schattner, of this place, has received the general contract for the 2½-sty hollow tile and stucco residence, 32x34 ft., to be erected here for John W. Rodebach, owner. Cost, \$6,000.

DOVER, N. J.—Alvin Thorsen, of this place, has received the general contract to erect the 2½-sty double house, 36x38 ft., for J. Johnson, J. J. Vreeland, architect. Cost, \$5,000.

SOUTH ORANGE, N. J.—N. H. Thatcher Co., 164 Alden st, Orange, N. J., has received the mason work for the 2½-sty frame and stucco residence to be erected on Tillou rd for F. B. Taylor, 53 So. Orange av, owner. Taylor & Mosley, 40 Wall st, N. Y. C., architects. Cost, about \$8,000.

ALBANY, N. Y.—Edward Kelmer, 16 No. Lawrence st, has received the general contract to erect the 2-sty frame residence, 22x48 ft., in 3d st for Bert Williams, care W. J. Obenaus, architect, 115 State st. Cost, \$4,000-\$5,000.

IRVINGTON, N. J.—A. P. & M. F. Campbell, Silver Lake, N. J., have received the general contract to erect the 2½-sty frame residence in Lincoln pl, 50 ft, east of Yale av, for Mrs. Bertha B. Campbell, Bloomfield, N. J., owner. Cost, \$4,000.

DOVER, N. J.—Alvin Thorsen, of this place, has received the general contract to erect the 2½-sty frame parsonage, 26x30 ft., for the Swedish Church. J. J. Vreeland, Jr., of this place, architect. Cost, \$4,000.

NEWARK, N. J.—Frad Wolff, 19 Edmonds pl, has received the mason work for the double house, 40x46 ft., to be erected at 79-81 Farley av for H. Rodemann, 213 Mulberry st, owner. Frederick G. Nobbe, 189 Market st, architect. Cost, \$9,000.

CRANFORD, N. J.—Poston & Apgar, 314 North av, East Cranford, have received the general contract to erect the 2½-sty frame residence in Hanford st, for L. Corbin Dilks, of this place, owner. Cost, \$6,000.

LESTERSHIRE, N. Y.—John Schulte, of this place, has received the general contract to erect the 3-sty frame colonial residence, 70x30 ft., for H. L. Johnson. Frank Whitmore, of this place, contractor for foundations. Cost, \$100,000.

ARVERNE, L. I.—Louis Palmer, 846 Bushwick av, Brooklyn, has received the general contract to erect the 2½-sty frame residence, 50x40 ft., on the east side of Alexander av, 180 ft. south of Ocean av, for Robert Plant, 966 Green av, Brooklyn, and Bay View Terrace, Far Rockaway, L. I. Louis Danancher & Co., 7-9 Glenmore av, Brooklyn, architects. Cost, \$14,000.

FACTORIES AND WAREHOUSES.

FRANKFORT, N. Y.—Brown & Lowe, Schenectady, N. Y., have received the general contract to erect the addition to the 1 and 2-sty plant, 300x400 ft., for the Pratt Church Co., Charles Pratt, president. Cost, \$150,000.

HALLS AND CLUBS.

84TH ST.—Lustig & Weil, 28 East 85th st, have received the general contracts for alterations to the dance hall and store, northwest corner of 84th st and Madison av. Schoole Bros., owners. Chas. Stegmayer, 168 East 91st st, architect.

GATES AV.—H. J. Brown & Son, Inc., 116 Nassau st, N. Y. C., have received the general contract for alterations to the swimming pool at 426 Gates av, Brooklyn, for the Bedford Branch of the Y. M. C. A., Bedford av and Monroe st, Halsey Hammond, secretary. Jackson & Rosencrans, 1328 Broadway, N. Y. C., architects.

HOSPITALS AND ASYLUMS.

SARANAC LAKE, N. Y.—Branch & Callahan, Depot, Saranac Lake, have received the general contract to erect the hospital here for a syndicate. Dr. C. C. Trembley, Dr. S. F. Blanchet, Dr. C. F. Wicker, Dr. A. K. Krause, Dr. G. M. Abbott, Dr. H. M. Kinghorn, Dr. Lawrence Brown. Redfield Proctor, Proctor, Vt., donor. Harry L. Walker, 103 Park av, N. Y. C., architect.

76TH ST.—The Caldwell-Wingate Co., 381 4th av, has received the general contract to erect the private hospital in the north side of 76th st, 96 ft. east of Park av, for the German Hospital and Dispensary. I. E. Dittmars, 111 5th av, architect. Estimated cost, \$250,000. Foundations have been started.

ST. NICHOLAS PL.—Robert J. Algie, 9 West 67th st, has received the general contract and desires bids on subs for the 3-sty addition, 28x12 ft., to the private sanitarium at 6-8 St. Nicholas pl, for Dr. Henry W. Lloyd, 8 St. Nicholas pl, owner. George J. Hardway, 347 5th av, architect. Total cost, \$8,000.

HOTELS.

BROADWAY.—The Frederick Page Contracting Co., 9 Pine st, has received the contract for interior alterations to the 12-sty hotel 1192-1198 Broadway for the Hotel Operating Associates, 111 Broadway. F. H. Cruess, 111 Broadway, architect.

MUNICIPAL WORK.

TOWN OF CHATHAM, N. Y.—The Owego Bridge Co., Owego, N. Y., has received the contract for two bridges to be erected here in Columbia County for the Town of Chatham. L. Holmes, care of State Highway Committee, 74 Lancaster st, Albany, engineer. Cost, about \$7,000.

BEVERLY, N. J.—Costello & Co., Arcade Building, Philadelphia, Pa., have received the contract for the construction of sewers for the Common Council of Beverly, N. J., from plans by Clyde Potts, 30 Church st, N. Y. C., engineer. Thomas Lee, chairman Sewer Committee.

SALAMANCA, N. Y.—The Owego Bridge Co., Owego, N. Y., has received the contract for the bridge to be erected here in Main st for the New York State Commission of Highways, 55 Lancaster st, Albany, N. Y. G. Gordon Reel is superintendent of highways. John A. Bessel, Capitol, Albany, state engineer. James P. Morrissey, 423 Cutler Building, Rochester, division engineer.

STABLES AND GARAGES.

CONVENT STATION, N. J.—Wm. Mooney, Morristown, N. J., has received the mason work and Gallagher & Amerman, Morristown, the carpentry for the brick and hollow tile horse barn to be erected here for the College of St. Elizabeth, Frank Cregar, in charge. Cost, about \$13,500.

STORES, OFFICES AND LOFTS.

40TH ST.—Thomas T. Hopper Co., 1328 Broadway, has received the contract for alterations to the 2-sty store and office building 124-132 West 40th st for Alfred Hayman, 1432 Broadway. Townsend, Steinle & Haskell, 1328 Broadway, architects.

BAYONNE, N. J.—John J. Hauf, of this place, has received the general contract to erect the 2-sty brick store and flat at Broadway and 42d st, Bayonne, for Louis Koester, of this place,

owner. Chas. Bachus, Bayonne, architect. Stephen & Toney Palmisano, at site, have the mason work.

POUGHKEEPSIE, N. Y.—The Torrington Building Co., Falkill Building, has received the general contract for alterations to the store and office building at 31-37 Market st for E. B. Taylor, 35 Market st, owner. Edward C. Smith, 39 Market st, architect. Cost, \$25,000.

34TH ST.—Frank Seery, 1453 Broadway, has received the general contract for alterations to the store, lofts and residence in 34th st, 157 ft. west of 3d av, for Josephine E. Daly, 113½ East 31st st, owner. Comyns & Todaro, 147 4th av, architects. Cost, \$5,000.

NEW ROCHELLE, N. Y.—Andrew Rolfsen, 23 Park View av, has received the general contract to erect the 4-sty brick apartment, office and store, 190x51 ft., at the corner of Main and Division sts, for D. W. Tierney, 66 Center av, owner. Charles Lupprian, 180 Main st, architect. Cost, \$80,000.

18TH ST.—The Otis Elevator Co., 17 Battery pl, has received the contract for elevators to be installed in the 12-sty loft building, 216-222 West 18th st, for Thomas Monahan, 61 Greenwich av, owner. George McCabe, 96 5th av, architect. Harry McNally Building Co., 5 East 42d st, has the mason work; Carl Safir, 59 St. Marks pl, the carpenter work. Cost, \$300,000.

37TH ST.—Blackall & Baldwin, 39 Cortlandt st, have received the electric work for the 12-sty loft building, 241-245 West 37th st, for the Marmac Construction Co., 316 West 30th st, owner; Herbert B. McLellan, president; James Fogarty, secretary.

27TH ST.—Blackall & Baldwin, 39 Cortlandt st, have received the electric work for the 12-sty store and loft building, 158-164 West 27th st, for the Marmac Construction Co., 316 West 30th st, owner. Herbert B. McLellan, president; James Fogarty, secretary. Browne & Almiroty, 220 5th av, architects. Cost, \$350,000.

THEATRES.

57TH ST.—The Acme Metal Ceiling Co., 2295 2d av, has received the contract to erect Phillips' new German Theatre at 205 to 209 East 57th st, on plot 75x110 ft. The building will be 3-stys, the upper part devoted to offices. The seating capacity will be 300, and German plays will be produced. Jardine, Hill & Murdock, 3 West 29th st, are the architects.

MISCELLANEOUS.

DETROIT, MICH.—The Harbison Walker Refractories Co. have received the contract for furnishing 2,500,000 brick for the new Michigan Central station at Detroit, Mich.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

WEST END AV. s w cor 92d st, 12-sty apartment house, 129.9x100; cost, \$800,000; owner, A. C. & H. M. Hall Realty Co., 2875 Broadway; architect, G. Ajello, 1 West 34th st. Plan No. 406.

RIVERSIDE DRIVE, n e cor 150th st, 11-sty apartment house, 103.9x86.10; cost, \$600,000; owner, 150th Street & Riverside Drive Co., 505 5th av; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 407.

82D ST, 125-129 West, 9-sty apartment house, 57x85, slag roof; cost, \$225,000; owner, Merritt Ferguson Construction Co., 290 Convent av; architect, Geo. Fred Pelham, 507 5th av. Plan No. 410.

DWELLINGS.

CLAREMONT AV, n w cor 119th st, 1-sty dwelling, 50x36; cost, \$600; owner, Mary A. Fitzgerald, Litchfield, Conn.; architect, Geo. A. McCabe, 96 5th av. Plan No. 414.

BROADWAY, e s, 82.3 s 116th st, 9-sty dormitory, 165.1x61, copper roof; cost, \$150,000; owner, Columbia University, 116th st and Amsterdam av; architects, McKim, Mead & White, 160 5th av. Plan No. 417.

FACTORIES AND WAREHOUSES.

4TH ST, n s, 125 e Lewis st, 6-sty factory, 85x96; cost, \$6,000; owner, Estate B. H. Fay, 150 Nassau st; architect, Albert Ullrich, 371 Fulton st, Brooklyn. Plan No. 402.

20TH ST, 521-527 West, 9-sty brick warehouse, 100x92; cost, \$150,000; owner, Baker & Williams, 519 West 20th st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 408.

GREENWICH ST, 415, Hubert st, 14-18, 8-sty warehouse, 88.9x125.7; cost, \$200,000; owner, Samuel Weil, 194 Franklin st; architect, Victor Bark, Jr., 505 5th av. Plan No. 421.

SCHOOLS AND COLLEGES.

89TH ST, 18-20 West, 4-sty school, 40x59; cost, \$30,000; owner, The Koenig Realty Co., 172 West 79th st; architects, Dennison, Hiron & Darbyshire, 475 5th av. Plan No. 400.

113TH ST, n s, 80 e 2d av, 4-sty school, 160x82, extension, 115x16, slag roof; cost, \$240,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 416.

STABLES AND GARAGES.

12TH AV, s e cor 132d st, 2-sty brick garage, 99.11x100, slag roof; cost, \$40,000; owner, Homer R. Gillies, 566 West 160th st; architects, Geo. A. Fitting, 2432 Broadway. Plan No. 411. James McWalters & Son, 2434 Broadway, have contract.

STORES, OFFICES AND LOFTS.

46TH ST, 16-18 West, 12-sty store and loft, 44x80.5; cost, \$125,000; owner, 16 West 46th St. Co., 62 Cedar st; architects, Hazzard, Erskine & Blagden, 437 5th av. Plan No. 401.

47TH ST, 8-14 East, 5-sty store and office, 40x56; cost, \$75,000; owner, Goelet Realty Co., 569 5th av; architects, Warren & Wetmore, 16 East 47th st. Plan No. 399.

WATER ST, 220-222, Beekman st, 113-117, 8-sty store and loft, 76.6x52.9, slag roof; cost, \$75,000; owner, Chas. Lane, 38 Fulton st; architect, T. W. Lamb, 501 5th av. Plan No. 405.

40TH ST, 345-340 West, 8-sty loft, 45x91.10, slag roof; cost, \$92,500; owner, St. John's Park Realty Co., 149 Broadway; architect, W. H. Paine, 55 West 105th st. Plan No. 404.

42D ST, 218-226 West, 41st st, 221 West, 5 and 24-sty loft and office, 78x96.9, extension, 25x108.5, tile and gravel roof; cost, \$850,000; owner, Asa G. Candler, Atlanta, Ga.; architects, Willauer, Shape & Bready, 156 5th av. Plan No. 409. Not let.

CANAL ST, n w cor Renwick st, 6-sty loft, 89.8x59.3; cost, \$65,000; owner, Central Cigar Mfg. Co., 1 Desbrosses st; architect, Alex. Baylies, 33 Bible House. Plan No. 413.

4TH ST, 46 West, 4-sty show rooms to stores, 20.4x50, tar and gravel roof; cost, \$6,700; owner, Max Taigman, 241 Wooster st; architect, W. G. I. Roeder, 1123 Broadway. Plan No. 415.

MISCELLANEOUS.

RANDALL'S ISLAND, w s, opposite East 125th st, 1 and 2-sty boiler house and laundry, 315.4 x59; cost, \$100,000; owner, City of New York; architect, Frank J. Helmle, 190 Montague st, Brooklyn. Plan No. 412.

46TH ST, under viaduct, Grand Central Terminal yard, 1-sty outhouse, 8.8x21.9; cost, \$1,000; owner, N. Y. C. & H. R. Co.; architects, Warren & Wetmore, 70 East 45th st. Plan No. 418.

45TH ST, n of building line, 143.8 w Park av, Grand Central Terminal yard, 2-sty sub-station, 7.8x20.6; cost, \$1,000; owner, N. Y. C. & H. R. Co.; architects, Warren & Wetmore, 70 West 45th st. Plan No. 419.

THEATRES.

126TH ST, 240-258 West, 125th st, 253-259 West, 1 and 2-sty theatre and loft, 113x87.10, 5x80, slag roof; cost, \$145,000; owners, C. J. Stumpf & H. J. Langhoff, Milwaukee, Wis.; architect, Geo. Keister, 12 West 31st st. Plan No. 420.

105TH ST, 112-114 West, 1-sty moving picture show, 25x100; cost, \$5,000; owner, Wm. H. Heddendorf, 136 West 100th st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 403.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CROTONA PARKWAY, s e cor Bronx Park So, 5-sty brick tenement, 58.9x66.9, plastic slate roof; cost, \$30,000; owners, Fraser & Beran, 749A Macon st, Brooklyn; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 502.

BRONX PARK SO, s s, 40 w Mohegan av, three 5-sty brick tenements, plastic slate roof, 40x55.4; total cost, \$75,000; owners, Fraser & Beran, 749A Macon st, Brooklyn; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 503.

LIND AV, s e cor 170th st, 5-sty brick tenement, slag roof, 42.1x92.1; cost, \$45,000; owners, Hillcrest Building Co., Louis Mukes, 950 Ogden av; architect, Lloyd J. Phylfe, 949 Ogden av. Plan No. 504.

BRONX PARK SO, s w cor Mohegan av, 5-sty brick tenement, plastic slate roof, 40x60.6; cost, \$30,000; owners, Fraser & Beran, 749A Macon st, Brooklyn; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 501.

DECATUR AV, s w cor 197th st, 5-sty brick tenement, tin roof, 50x90; cost, \$50,000; owner, John L. O'Hara, 2873 Webster av; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 505.

179TH ST, n e cor Valentine av, 5-sty brick tenement, slag roof, 50x79.3; cost, \$45,000; owners, Lillian Realty Co., C. J. Cooney, 148th st and 3d av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 509.

WEBSTER AV, s w cor Ford st, three 5-sty brick tenements, tin roof, 34x90, 39.6x88, 41.1 x88; total cost, \$100,000; owner, August Nelson, 193 West 168th st; architect, Franz Wolfgang, 535 East 177th st. Plan No. 508.

PARK AV, s e cor 159th st, two 5-sty brick tenements, slag roof, 45.3x96.10; total cost, \$62,000; owners, Noble Gauss Construction Co., Fred Gauss, 406 East 149th st, president; architect, Harry T. Howell, 149th st and 3d av. Plan No. 511.

HOE AV, w s, 252 s Aldus st, two 5-sty brick tenements, slag roof, 42x94; total cost, \$80,000; owners, Ensign Imp. Co., Jos. Damsey, 27 West 114th st, pres; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 512.

CLAY AV, e s, 194.3 n 173d st, two 5-sty brick tenements, slag roof, 46.7x82.3, 55.6x71.8; total cost, \$80,000; owners, Millwin Realty & Const Co., Robt. A. Winter, 2006 Honeywell av, president architects, Neville & Bagge, 217 West 125th st. Plan No. 515.

ALDUS ST, n e cor So. Boulevard, 5-sty brick tenement, slag roof, 100x100; cost, \$100,000; owners, Podgur Realty Co., Robt. Podgur, 935 So. Boulevard, pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 514.

ALDUS ST, w s, 110 e So. Boulevard, two 5-sty brick tenements, slag roof, 42x93; total cost, \$80,000; owners, Podgur Realty Co., Robt. Podgur, 935 So. Boulevard, pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 513.

ELSMERE PLACE, s s 97.11 w Daly av, 5-sty brick tenement, tar and gravel roof, 75x88; cost, \$60,000; owners, Defender Const. Co., Max J. Kramer, 35 Nassau st, pres; architect, Abraham Berres, 35 Nassau st. Plan No. 520.

BEAUMONT AV, w s 100 n 187th st, 4-sty brick tenement plastic slate roof, 50x82.7; cost, \$35,000; owner, Peter Biederman, 547 East 143d st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 522.

177TH ST, s s, 212.42 e Prospect av, 5-sty brick tenement plastic slate roof, 50x88; cost, \$40,000; owner, John McNulty, Bainbridge av and Woodlawn rd; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 521.

DWELLINGS.

HARTS ISLAND, south end, 2½-sty frame dwelling, shingle roof, 30x20; cost, \$4,000; owner, E. L. Hunter, City Island; architect, Chas. S. Clark, 441 Tremont av. Plan No. 517.

STORY AV, s s, 324 w Castle Hill av, 2-sty frame dwelling, tin roof, 20x48; cost, \$5,000; owner, Edw. J. Moberg, 1216 Simpson st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 527.

SETON AV, w s, 100 n Randall av, 2½-sty frame dwelling, shingle roof, 20x30; cost, \$5,000; owner, John Spellman, 4254 Byron av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 528.

STABLES AND GARAGES.

254TH ST, n e cor Palisade av, 1-sty frame stable, 20x18; cost, \$800; owner, H. W. Bother, on premises; architect, Jas. B. Smith, Rockaway Beach, L. I. Plan No. 506.

OLINVILLE AV, w s, 321.2 n Burke av, 1-sty frame garage, 13.6x20; cost, \$300; owner, Helen L. Becker, 461 Edgecombe av; architect, Geo. F. Bergeman, 225 5th av. Plan No. 510.

VAN BUREN ST, n s, 175 w Van Nest av, 2-sty frame stable, slag roof, 48x27.4; cost, \$3,500; owner, Mary Schaefer, 1729 Fillmore st; architect, B. Ebeling, 1136 Walker av. Plan No. 524.

LYMAN PL, e s, 252.6 s Freeman st, 4-sty brick stable, tin roof, 25x90; cost, \$15,000; owner, A. Truber, 911 Freeman st; architect, Robert E. La Ville, 368 East 149th st. Plan No. 523.

STORES AND DWELLINGS.

TREMONT AV, s s, 75 w Clinton av, 1-sty brick store and dwelling, slag roof, 25x85; cost, \$6,000; owners, F. & J. E. Ramstik, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 516.

HOLLAND AV, e s, 59.35 n 211st st, 2-sty brick store and dwelling, tin roof, 25x95; cost, \$8,000; owner, Rosina Pollina, 2028 2d av; architect, Marion Di Miceli, 241 E 108th st. Plan No. 526.

STORES, OFFICES AND LOFTS.

SO. BOULEVARD, w s, 100 s Crotona Park East, 1-sty brick stores, slag roof, 75x104; cost, \$20,000; owners, Sykes Realty Corp., Chas. Sykes, 165 Broadway, pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 507.

176TH ST, n e cor Anthony av, 1-sty brick stores, tar and gravel roof, 50x76.10; cost, \$8,000; owner, Edw. Freund, 75 3d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 525.

MISCELLANEOUS.

WEBSTER AV, e s, 500 n Wendover av, 1-sty frame shed, 50x26; cost, \$500; lessee, Victor Nelson, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 518.

TREMONT AV, n s, 40 e Daly av, bell tower, 12.5x12.5; cost, \$500; owners, City of New York; architects, Filber Engineering Works, 103 Park av. Plan No. 519.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HUMBOLDT ST, n e cor Maujer st, 4-sty brick tenement, 25x75, tar and slag roof, 6 families; cost, \$12,500; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmeyer, 168 East 91st st. Plan No. 3907.

13TH AV, w s, 26 n 73d st, 3-sty brick tenement, 34x67, tar and gravel roof, 6 families; cost, \$8,500; owner, Jos. D. Bova, 225 Carroll st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3937.

BLAKE AV, n s, 75 w Snediker av, 3-sty brick tenement, 20x70, — roof; cost, \$6,500; owner, Sam Robb, 324 Snediker av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3926.

6TH AV, n w cor 54th st, 5-sty brick tenement, 50x90, slag roof, 28 families; cost, \$50,000; owner, Harbor View Const. Co., 451 47th st; architect, Maximilian Zipkes (Inc.), 220 5th av. Plan No. 3949.

6TH AV, w s, 50 n 54th st, 5-sty brick tenement, 50.2x86.6, slag roof, 30 families; cost, \$50,000; owner, Harbor View Const. Co., 451 47th st; architect, Maximilian Zipkes (Inc.), 220 5th av. Plan No. 3950.

CHURCHES.

EASTERN PARKWAY, n s, 140 w Utica av, 1-sty brick church, 56.8x190, concrete roof; cost, \$110,000; owner, Rev. John O'Hara, on premises; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 3980.

DWELLINGS.

LYNN AV, n s, 186.11 e Manhattan av, 2-sty brick dwelling, 40.6x36.3, shingle roof, 1 family; cost, \$5,000; owner, John Offerman, Offerman Building; architect, Byron P. Wilson, 1910 Prospect av, Bronx. Plan No. 3876.

EAST 29TH ST, e s, 90 n Av D, 2-sty brick dwelling, 20.4x55, — roof, 2 families each; cost, \$3,500; owner, Anton F. Martin, 586 East 39th st; architect, Fredk. Oher, Jr., 611 East 38th st. Plan No. 3931.

76TH ST, s e cor Colonial rd, 3-sty and basement frame dwelling, 76x46.2, tile and tin roof, 1 family; cost, \$40,000; owner, Geo. Andrews, 225 75th st; architect, Francis N. Stork, 7416 3d av. Plan No. 3936.

19TH AV, e s, 50 n 70th st, two 2-sty and attic frame dwellings, 20x49, tin and shingle roof, 2 families each; total cost, \$10,000; owner, Gustav Nelson, 6911 19th av; architect, Chas. B. White 6323 New Utrecht av. Plan No. 3929.

73D ST, n s, 280 e 12th av, 2-sty brick dwelling, 20x50, tin or gravel roof, 2 families; cost, \$4,500; owner, John Carroll, 1270 73d st; architect, M. D. Foot, 1432 75th st. Plan No. 3921.

BEVERLEY RD, s s, 40 e East 4th st, three 2-sty and attic frame dwellings, 24x51.2, shingle roof, 2 families each; total cost, \$12,000; owner, Morrie Gair, 322 East 17th st; architect, Benj. Driesler, 153 Remsen st. Plan No. 3920.

EASTERN PARKWAY, s w cor Schenectady av, 3-sty brick dwelling, 40x64, tar and gravel roof, 3 families; cost, \$10,000; owner, Geo. Lesser, 205 Henry st, N. Y.; architect, Albert Ulrich, 371 Fulton st. Plan No. 3947.

EAST 12TH ST, e s, 160 n Av J, two 2-sty frame dwellings, 18x57, tar and gravel roof, 2 families each; total cost, \$9,000; owner, Geo. M. Craigin Co., 2801 Av F; architect, A. White Pierce, 59 Court st. Plan No. 3964.

JEROME ST, w s, 225 s Sutter av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Rachel Stromwasser, 287 Vermont st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3954.

EAST 9TH ST, w s, 80 n Av P, two 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$10,000; owner, Bristol Bldg. Co., 211 East 7th st; architect, John C. Walsh, 1960 Coney Island av. Plan No. 3973.

EAST 5TH ST, s w cor Beverley rd, 2-sty and attic frame dwelling, 24x51.2, shingle roof, 2 families; cost, \$4,000; owner, Mary Gair, 322 East 17th st; architect, Benj. Driesler, 178 Remsen st. Plan No. 3977.

EAST 4TH ST, s e cor Beverley rd, 2-sty and attic frame dwelling, 24x51.2, shingle roof, 2 families; cost, \$4,000; owner, Mary Gair, 322 East 17th st; architect, Benj. Driesler, 178 Remsen st. Plan No. 3978.

LINWOOD ST, e s, 245 s Hegeman av, 1-sty frame dwelling, 18x20, tin roof, 1 family; cost, \$770; owner, Victor Pockofsky, 754 Elton st; architect, Ernest Dennis, 241 Schenck av. Plan No. 3990.

VANDEVEER PL, n s, 20 w East 23d st, 13 2-sty brick dwellings, 18x48.2, tin roof, one family each; total cost \$52,000; owner, Jaret Const. Co., 189 Montague st; architect, Cohn Bros., 361 Stone av. Plan No. 4027.

VANDERVEER PL, n w cor East 23d st, 2-sty brick dwelling, 19x48.2, tin roof one family; cost, \$4,000; owner, Jaret Const. Co., 189 Montague st; architect, Cohn Bros., 361 Stone av. Plan No. 4028.

59TH ST, s s, 300 e 19th av, 2-sty frame dwelling, 17x30 tin roof one family; cost, \$1,800; owner and architect, John P. Shea, 58th st and 19th av. Plan No. 4002.

73D ST, n s, 120 w 13th av, two 2-sty brick dwellings, 20x51, tin roof, 2 families each; total cost, \$9,000; owner, Sol. Levine, 10th ave and 41st st; architect, John C. Wandell Co., 405 Court sq. Plan No. 4007.

83D ST, n s, 140 w 24th av, 2½-sty frame dwelling, 28x28, shingle roof, 1 family; cost, \$5,000; owner, Stucco House Bldg. Co., Bensonhurst, N. Y.; architect, E. S. Child, 29 Broadway. Plan No. 4014.

83D ST, n s, 100 w 24th av, 2½-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$5,000; owner, Stucco House Bldg. Co., Bensonhurst, N. Y.; architect, E. S. Child, 29 Broadway. Plan No. 4013.

83D ST, n s, 60 w 24th av, 2½-sty frame dwelling, 28x28, shingle roof, 1 family; cost, \$5,000; owner, Stucco House Bldg. Co., Bensonhurst, N. Y.; architect, E. S. Child, 29 Broadway. Plan No. 4012.

TROY AV, e s, 137.6 n Foster av, 1-sty frame dwelling, 14x35, tar and gravel roof, 1 family; cost, \$500; owner, Mike Ciance, Troy av and Av D; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 4011.

FACTORIES AND WAREHOUSES.

STERLING PL, s s, 153.7 w Howard av, 4-sty brick mfg., 45x95, gravel roof; cost, \$25,000; owner, Jas. S. Rourke, 158 Heyward st; architect, Phil Tillion & Son, 381 Fulton st. Plan No. 3872.

GRAND ST, n s, 125 e Graham av, 1-sty brick store room, 10x10, slag roof; cost, \$500; owners, Max Goodenart & ano, 147 Roebling st; architects, Shampam & Shampam, 772 Broadway. Plan No. 3933.

HOSPITALS AND ASYLUMS.

BULLION ST, n s, 139 e Kingsland av, 6-sty brick hospital, 292.8x131.4, tile roof; cost, \$300,000; owner, City N. Y.; architect, Frank J. Helmle, 190 Montague st. Plan No. 3889.

STABLES AND GARAGES.

TROUTMAN ST, n s, 60.3 e Bushwick av, 1-sty brick garage, 15.5x25, tar and gravel roof; cost, \$500; owner, Chas. J. Sauer, 897 Broadway; architect, Benj. Finkensieper, 134 Broadway. Plan No. 3871.

23D AV, w s, 80 n Benson av, 1-sty frame garage, 10x20, shingle roof; cost, \$150; owner, Geo. Felix, Benson and Bay 32d st. Plan No. 3910.

POWELL ST, No. 45, 1-sty frame stable and storage, 25x20, tar and slag roof; cost, \$400; owner, Jacob Wishensky, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3955.

AV P, n s, 40 w East 18th st, 1-sty steel garage, 10x16, steel roof; cost, \$200; owner, Eliz. J. Stewart, 123 Liberty st, N. Y.; architect, Wm. Buchanan, 438 Sumner av. Plan No. 3995.

EAST 17TH ST, e s, 221.4 n Foster av, 1-sty frame garage, 12x16, shingle roof; cost, \$150; owner and architect, Edw. R. Strongs, Newkirk av and East 17th st. Plan No. 3999.

MISCELLANEOUS.

AV N, s s, from West 10th to West 11th sts, 1-sty brick superstructure, 47x52, concrete roof; cost, \$2,000; owner, City of N. Y.; architect, A. L. L. Martin, 215 Montague st. Plan No. 3912.

AV U, s s, from West 10th to West 11th sts, 2-sty brick numping plant, 121.8x73.4, concrete roof; cost, \$50,000; owner, City of N. Y.; architect, A. L. L. Martin, 215 Montague st. Plan No. 3913.

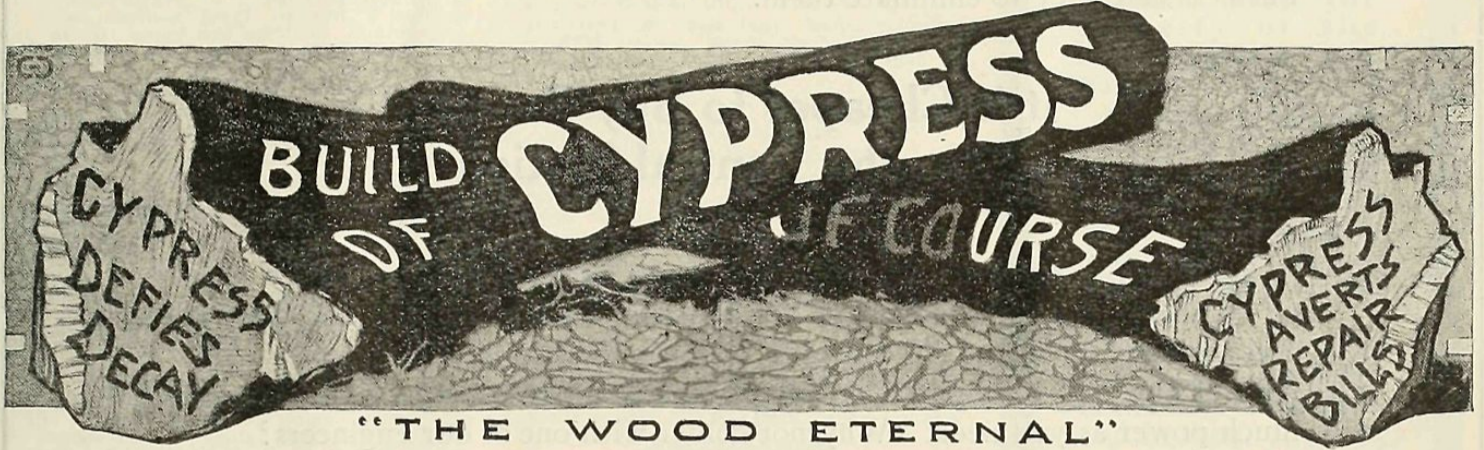
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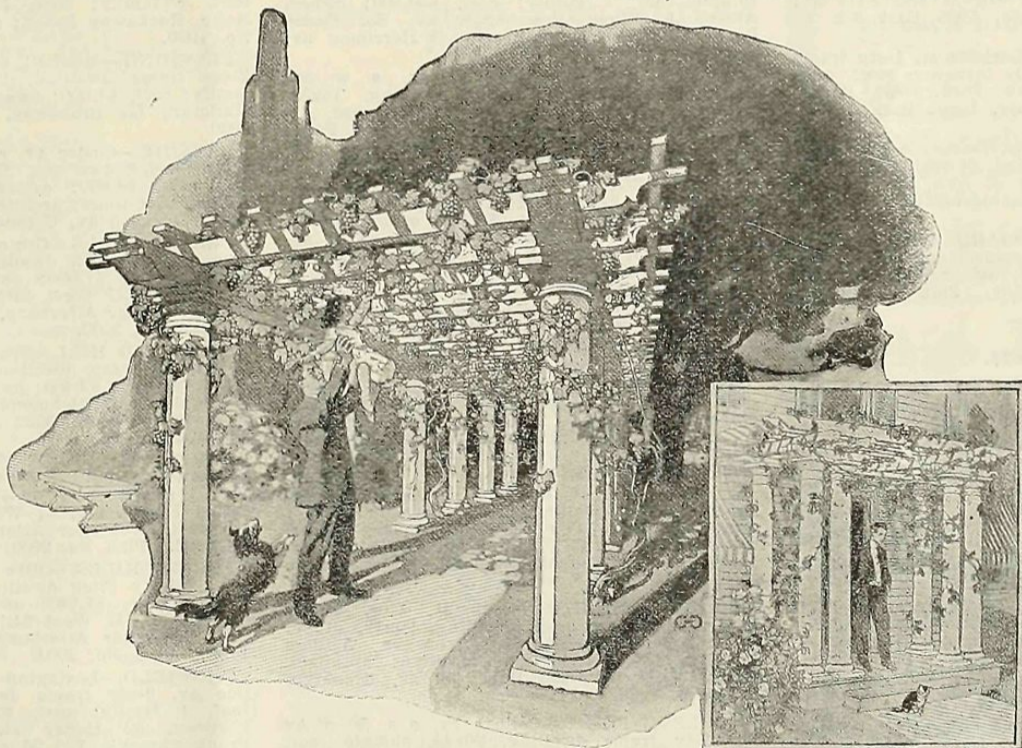
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SURF AV., s s, 150 e West 8th st, three 1-sty frame structures, 20x32; total cost, \$900; owner, Saml. Loewenthal, West 8th st and Surf av; architect, Hy D. Whipple, 1968 East 8th st. Plan No. 3960.

DRIGGS AV., n w cor Lorimer st, 1-sty frame temporary shelter, 40x30, tarpaper roof; cost, \$600; owner, City of New York, Dept. Parks; architect, Chas. L. Lincoln, Dept. Parks. Plan No. 3981.

HUMBOLDT ST., w s, bet Conselyea and Skillman avs, 1-sty brick toilet, 24.6x31.4, tin roof; cost, \$7,600; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3982.

BRIGHTON BEACH BOARD WALK, 960 e Ocean av, 1-sty frame amusement device, 35x35, — roof; cost, \$200; owner and architect, S. Simmons, 1547 Broadway. Plan No. 3993.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Jamaica av, s s, 200 e Hopkins av, 4-sty brick tenement, 50x77, tar and gravel roof, 23 families; cost, \$25,000; owner, Blackwell Construction Co., 367 Jamaica av, L. I. C.; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1982.

LONG ISLAND CITY.—8th av, No. 541, 1-sty frame shed, 14x16, paper roof; cost, \$40; owner, Bertha Boenke, on premises. Plan No. 1991.

CHURCHES.

COLLEGE POINT.—13th st, e s, 200 n High st, 1-sty brick church, 29x77, composition asphalt roof; cost, \$10,000; owner, Herbert F. Wilhelm, College Point; architect, Louis Boynton, 160 5th av, College Point. Plan No. 2024.

DWELLINGS.

WOODHAVEN.—Oceanview av, w s, 228 s Ridgewood av, nine 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$19,800; owner, Lerner Realty Co., Oceanview av, Woodhaven; architect, George E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1970 to 1978.

JAMAICA.—Remsen av, s s, 200 w New York av, 2½-sty frame dwelling, 17x44, tin roof, 1 family; cost, \$3,000; owner, Ida S. Knower, 149 West 13th st, N. Y. C.; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 1981.

ELMHURST.—Cook av, s s, 100 w Hanover av, 2½-sty frame dwelling, 22x48, shingle roof, 2 families; cost, \$3,500; owner, F. Mertins, Cook av, Elmhurst; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan No. 1985.

CORONA.—Clinton st, w s, 225 s Park av, five 2-sty frame dwellings, 20x54, tin roof, 2 families; cost, \$18,500; owner, Thomas Daly, 209 National av, Corona; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan Nos. 1986 to 1990.

MORRIS PARK.—Ward st, w s, 55 s Chichester av, four 2½-sty frame dwellings, 16x38, shingle roof, 1 family; cost, \$10,800; owner, Albert J. Wick, Pressberger av, So. Ozone Park; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 1962-3-4-5.

MORRIS PARK.—Chichester av, s w cor Sherman st, 2½-sty frame dwelling, 16x38, shingle roof, 1 family; cost, \$2,700; owner, Albert J. Wick, Pressberger av, So. Ozone Park; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1966.

SOUTH OZONE PARK.—Schapier av, n s, 60 w Collins av, 2-sty frame dwelling, 16x38, shingle roof, 1 family; cost, \$2,700; owner, Albert J. Wick, Pressberger av, So. Ozone Park; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1967.

BAYSIDE.—Nelson st, e s, 166 s Palace boulevard, 2½-sty frame dwelling, 32x28, shingle roof, 1 family; cost, \$4,000; owner and architect, John Dayton, Inc., Bayside. Plan No. 1968.

WOODHAVEN.—Dennington av, e s, 1,080 n Jamaica av, 2½-sty frame dwelling, 24x48, shingle roof; cost, \$4,500; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, George E. Crane, 67 Welling st, Richmond Hill. Plan No. 1969.

BAYSIDE.—3d st, e s, 180 n Ashburton av, 2½-sty frame dwelling, 24x35, shingle roof, 1 family; cost, \$7,000 (two buildings); owner, Ellen Connolly, 2747 Fulton st, Brooklyn; architect, Peter Connolly, same address. Plan Nos. 1994-1995.

COOPER HEIGHTS.—Cook st, s s, 140 e Proctor st, 1-sty brick dwelling, 20x37, gravel roof, 1 family; cost, \$1,000; owner, William Herlot, 1156 Myrtle av, Brooklyn; architect, Henry Vollweiler, 696 Bushwick av, Brooklyn. Plan No. 1983.

COLLEGE POINT.—College av, e s, 50 n Av D, 2-sty frame dwelling, 18x48, shingle roof, 2 families; cost, \$3,000; owners, Benson & Johnson, 1750 Park av, N. Y. C.; architect, Peter Benson, same. Plan No. 1958.

JAMAICA.—Grove st, s s, 57 w Flushing av, 3-sty brick Parish House, 113x52, slate roof; cost, \$34,500; owner, Grace Church, Jamaica; architects, Upjohn & Conoble, 456 4th av, N. Y. C. Plan No. 1960.

LAUREL HILL.—Jones st, n s, 20 w Clifton av, 2-sty brick dwelling, 18x48, tar and gravel roof, 2 families; cost, \$3,500; owner, Phillip Lenon, Clifton av, Laurel Hill; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2001.

FOREST HILLS.—Greenway South, n s, 101 w Ascan av, 2½-sty brick dwelling, 32x21, tile roof, 1 family; cost, \$5,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 2005.

ARVERNE.—Remington av, e s, 100 s Amstel Boulevard, 2½-sty brick dwelling, 25x38, slate roof, 1 family; cost, \$5,000; owner, Charles Molle, Rockaway Beach; architect, owner. Plan No. 1959.

FLUSHING.—Mitchell av, s s, 100 w 33d st, 2-sty frame dwelling, 24x38, shingle roof, 1 family; cost, \$4,000; owner and architect, T. A. Halleran, 63 Broadway, Flushing. Plan No. 2000.

BAYSIDE.—Coster av, e s, 400 s Braddish av, 2½-sty brick dwelling, 27x29, tile roof, 1 family; cost, \$4,000; owner, A. Robertson, McKinley st, Corona; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 1998.

FOREST HILLS.—Groton st, n e cor Groton lane, 2½-sty brick dwelling, 27x36, tile roof, 1 family; cost, \$7,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 2002.

RICHMOND HILL.—Scott st, s e cor Chestnut st, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,400; owner, Laura E. Weaver, 134 Weldon st, Richmond Hill; architect, Frederick Wormberger, 3222 Jamaica av, Richmond Hill. Plan No. 2007.

FOREST HILLS.—Glen rd, n e s, 355 n w Highland av, 2½-sty brick dwelling, 27x34, tile roof, 1 family; cost, \$6,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 2003.

FOREST HILLS.—Olive pl, e s, 68 s Crescent lane, 2½-sty brick dwelling, 42x28, tile roof, 1 family; cost, \$7,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 2004.

WINFIELD.—Lexington av, w s, 131 n Maurice av, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,000; owner, Edward Pokorny, 82 Henry st, Winfield; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 2010.

JAMAICA.—Park pl, w s, 312 n Prospect st, 1½-sty brick dwelling, 20x30, tin roof, 1 family; cost, \$1,500; owner and architect, Charles Somers, 1 Park pl, Jamaica. Plan No. 2013.

MORRIS PARK.—Thadford av, e s, 100 s Flynn av, 1-sty frame dwelling, 14x38, shingle roof, 1 family; cost, \$1,000; owner, Richard W. Austin, 1202 Park pl, Brooklyn; architect, Geo. H. Suess, 2966 West 29th st, Brooklyn. Plan No. 2012.

CORONA.—Montgomery av, w s, 50 s e Washington av, 2½-sty frame dwelling, 20x33, shingle roof, 1 family; cost, \$2,600; owner, Frank Mangellotti, Madison av, Ridgewood; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 2020.

MORRIS PARK.—Hawtree av, w s, 100 s Flynn av, 1-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$1,500; owner, Richard W.

AUSTEM, 1202 Park pl, Brooklyn; architect, Geo. H. Suess, 2966 West 29th st, Brooklyn. Plan No. 2014.

FLUSHING.—Mitchell av, n s, 60 w 25th st, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$3,000; owner, Alfred Ford, 25th st and Mitchell av, Flushing; architect, George Brown, 72 No. 20th st, Flushing. Plan No. 2015.

RICHMOND HILL.—Chestnut st, e s, 250 s Chichester av, 2-sty frame dwelling, 19x55, tin roof, 1 family; cost, \$5,500; owner, Lydia P. Hall, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 2028.

COLLEGE POINT.—15th st, w s, 177 n 8th av, 2-sty frame dwelling, 20x42, shingle roof, 1 family; cost, \$3,500; owner, Susan M. Andrews, 31 11th st, College Point; architect, George M. Andrews, 31 11th st, College Point. Plan No. 2016.

WOODSIDE.—5th st, e s, 570 n Anderson av, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$2,500; owner, Patrick Coghlan, 245 East 47th st, N. Y. C.; architect, S. Maxon, 118 3d st, Elmhurst. Plan No. 2017.

CORONA.—44th st, w s, 280 n Jackson av, 2-sty frame dwelling, 19x47, tin roof, 2 families; cost, \$4,000; owner and architect, Andrew Napoli, Grennell av, Corona. Plan No. 2019.

FOREST PARK WEST.—Legget av, w s, 116 n Jamaica av, two 2-sty frame dwellings, 17x30, tin roof, 1 family; cost, \$5,000; owner, Ernest Hutterlein, 13 Russell pl, Brooklyn; architect, Louis F. Schillinger, 167 Van Sicklen av, Brooklyn. Plan Nos. 2026-7.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Stemler st, w s, 250 s Flushing av, 1-sty frame cement storage, 80x16, paper roof; cost, \$800; owner, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan No. 1996.

ARVERNE.—Vernam av, w s, 250 s Boulevard, 1-sty frame storeroom, 12x18, tin roof; cost, \$100; owner, H. Goldberg, 9 Vernam av, Arverne. Plan No. 1979.

SCHOOLS AND COLLEGES.

HOLLIS PARK GARDENS.—Crestwood av, e s, 190 n School st, 2½-sty frame dwelling, 25x30, shingle roof, 1 family; cost, \$5,000; owner, J. Riis, Hollis; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 2022.

STABLES AND GARAGES.

JAMAICA.—Queens av, e s, 260 n Remsen st, 1-sty frame garage, 12x16, shingle roof; cost, \$350; owner, Charles Spear, 24 Fulton st, Jamaica. Plan No. 1992.

BAYSIDE.—Coster av, e s, 400 s Braddish av, 1-sty tilecrete garage, 12x18, tile roof; cost, \$200; owner, A. Robertson, McKinley st, Corona. Plan No. 1997.

LONG ISLAND CITY.—Front st, e s, 61 s Flushing av, 1-sty brick garage, 36x30, asbestos shingle roof; cost, \$1,500; owner and architect, National Sugar Co., on premises. Plan No. 2025.

STORES AND DWELLINGS.

RICHMOND HILL.—Jamaica av, s s, 60 w Guion pl, 3-sty brick store and dwelling, 20x65, slag roof, 2 families; cost, \$10,000; owner and architect, William J. McCaw, Napier pl, Richmond Hill. Plan No. 1999.

RICHMOND HILL.—Jamaica av, s s, 87 w Guion pl, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$6,000; owner, D. Kuhn, 38 Johnson av, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 2023.

MISCELLANEOUS.

ROCKAWAY BEACH.—Judson av, e s, 300 s Boulevard, 1-sty frame kitchen, 16x24, shingle roof; cost, \$400; owner, S. Jenkelson, on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 1993.

JAMAICA.—Brown av, e s, 180 s South st, 1-sty frame barn, 15x20, paper roof; cost, \$100; owner, Anthony Catola, Jamaica; architect, Geo. Brush, Queens, L. I. Plan No. 1980.

FAR ROCKAWAY.—Columbus av, w s, 85 n Mott av, 1-sty greenhouse, 75x112, glass roof; cost, \$3,500; owner, Jordon L. Seaman, 181 Mott av, Far Rockaway; architect, Harry Seaman, same address. Plan No. 1984.

LONG ISLAND CITY.—Steinway av, w s, opposite Frankfort st, 1-sty frame blacksmiths shop, 14x18, sheet iron roof; cost, \$150; owner, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan No. 1956.

ROCKAWAY BEACH.—Division av, e s, 256 n Boulevard, 1-sty frame open shed, 18x95, gravel roof; cost, \$250; owner, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 1957.

LONG ISLAND CITY.—Thompson av, s s, 3 blocks east Packard Building, sheet iron sign board, 24x10; cost, \$50; owner, Bryan L. Kennelly, 156 Broadway, N. Y. C. Plan No. 2006.

RICHMOND HILL.—Spruce st, e s, 325 s Jamaica av, 1-sty brick shop, 12x18, tar and gravel roof; cost, \$250; owner, W. C. Haugaard Co., Spruce st, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 2008.

LONG ISLAND CITY.—Munson st, e s, 100 s Franklin st, 1-sty frame shed, 20x25, tar and gravel roof; cost, \$150; owner, John Nachman, 22 Franklin st, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 2009.

ROCKAWAY BEACH.—Jenning pl and Ocean av, open airdrome; cost, \$150; owner, J. M. Wainwright, Rockaway Beach. Plan No. 2011.

FLUSHING.—Foot of Amity st (Coppis lumber dock), frame shed for cement storage, 50x35, tarpaper roof; cost, \$300; owner, F. H. Clement & Co., 117 Main st, Flushing. Plan No. 2021.

Richmond.

DWELLINGS.

TURNPIKE, s s, 100 w Todt Hill rd, four corners, 2-sty brick dwelling, 20x46; cost, \$3,000; owners, Mrs. Josephine Forlenzo, Four Corners; architect, John Davies, Tompkinsville; builders, Tony Forlenzo, Four Corners. Plan No. 420.

MANHATTAN ST, w s, 300 n Depew st, frame bungalow; cost, \$500; owners and builders, P. J. Nally. Plan No. 418.

SLEIGHT AV, e s, 500 s Amboy rd, Tottenville, 2-sty frame dwelling, 26x28; cost, \$1,800; owner, P. Petersen; architect, C. M. Madson; builder, H. M. Madson. Plan No. 415.

NEW DORP LANE, New Dorp, frame bungalow; cost, \$200; owner, T. H. Poetz, 168 West 83d st, N. Y. C.; builder, H. Schmidizer, 155 West 106th st, N. Y. C. Plan No. 409.

BARNARD AV, Tottenville, frame bungalow; cost, \$1,000; owner, Cath. Johnson, Tottenville; builder, Chris. Petersen, Tottenville. Plan No. 407.

WOODLAND BEACH, five frame bungalows; cost, \$625; owner, H. W. Putnam, New Dorp; builder, B. B. Babbitt, 85 Bay View av, N. B. Plan No. 408.

NEPTUNE ST, New Dorp, frame bungalow; cost, \$200; owner and builder, H. Schmidizer, 155 West 106th st, N. Y. C. Plan No. 411.

ELM AV, Midland Beach, frame bungalow; cost, \$125; owner, L. Spellman, 597 Morgan av, Bklyn.; builder, Charles C. Babbitt, Jefferson av, Dongan Hills. Plan No. 414.

NEPTUNE ST, New Dorp, frame bungalow; cost, \$200; owner, Morris Nacht, 879 8th av, N. Y. C.; builder, H. Schmidizer. Plan No. 410.

10TH ST, e s, 50 n Midland av, frame bungalow; cost, \$325; owner, T. J. Traynor; builder, Adam Marks. Plan No. 413.

STABLES AND GARAGES.

HOUSEMAN AV, s s, 60 e Todt Hill rd, frame garage; cost, \$150; owner, G. W. Vroom; builder, H. M. Stocking. Plan No. 417.

STORES, OFFICES AND LOFTS.

GRANITE AV, w s, 270 s Cedar st, 2-sty brick office, 22x36; cost, \$1,200; owner, Peter Watters; architect, Robert Barly; builder, T. Larsen. Plan No. 421.

THEATRES.

JOHN ST, s w cor Ennis st, Elm Park, 2-sty brick moving picture theatre, 40x90; cost, \$5,500; owner, Casper Mojecki; architect, John Davies; builder, W. H. Lynch. Plan No. 419.

MISCELLANEOUS.

BAY ST, s s, 450 e Vanderbilt av, Stapleton, stone retaining wall; cost, \$2,500; owner, S. I. Rapid Transit Co.; builder, Patrick Ashton. Plan No. 422.

JOHN ST, e s, 100 n Douglas st, frame shed; cost, \$35; owner, V. Paul; builder, Leo Paul. Plan No. 424.

5TH ST, s s, 30 s w Ocean av, New Dorp, frame freight house, 16x30; cost, \$1,200; owner and builder, S. I. Rapid Transit Co. Plan No. 423.

BROAD ST, s s, 175 e Quinn st, Stapleton, 2-sty brick fire house, 50x88; cost, \$45,000; owner, City of N. Y.; architect, Morgan & Trainer. Plan No. 412.

ROOSEVELT AV, e s, cor Richmond Turnpike, frame wagon shed; cost, \$60; owner and builder, John Damity. Plan No. 416.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

CORDLANDT ST, 29, skylights to 5-sty store and office; cost, \$150; owner, Geo. W. Loft, 16 Church st; architect, J. J. Diemer, 45 Leonard st. Plan No. 1528.

FORSYTH ST, 203, new alcoves to 5-sty tenement; cost, \$50; owner, Geo. Mandel, 109 Spring st; architect, Henry Regelmann, 133 7th st. Plan No. 1534.

24TH ST, 17 West, stairs, bar fixtures, beams to 4-sty cafe and dwelling; cost, \$6,000; owner, Paul Shotland, 275 5th av; architect, J. C. Coker, 2017 5th av. Plan No. 1522.

26TH ST, 309 East, tubs, sinks, partitions to 5-sty tenement; cost, \$1,000; owner, John Drucker, 13 Sutton pl; architect, Henry Regelmann, 133 7th st. Plan No. 1537.

32D ST, 339-349 East, baths, showers to two 6-sty tenements; cost, \$1,800; owner, The Dudley Homes Co., 100 William st; architects, Howells & Stokes, 100 William st. Plan No. 1538.

40TH ST, 124-132 West, Broadway, 1432, partitions, show windows to 3-sty store and office; cost, \$5,000; owner, Alfred Hayman, 1432 Broadway; architects, Townsend, Steinkle & Haskell, 1328 Broadway. Plan No. 1536. Thomas T. Hopper Co., 1328 Broadway, has contract.

48TH ST, 16 East, 7-sty rear extension, 25x25.4, partitions, stairs, elevator, plumbing, windows to 4-sty store and apartments; cost, \$35,000; owner, Julia Ward, 16 East 48th st; architect, S. E. Gage, 340 Madison av. Plan No. 1529.

83D ST, 57-63 East, change stoops to four 4-sty dwellings; cost, \$700; owner, St. Ignatius Loyola R. C. Church, 960 Park av; architect, Thomas J. Lonigan, 1133 Broadway. Plan No. 1532.

105TH ST, 136-138 West, 1-sty front extension, 77x40, skylights to 1-sty stable; cost, \$500; owner, Wm. H. Heddendorf, 136 West 105th st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 1523.

BROADWAY, 1192-1198, 29th st, 16-26 West, partitions, toilets, bath tub to 12-sty hotel; cost, \$7,000; owner, Hotel Operating Associates, 111 Broadway; architect, F. H. Cruess, 111 Broadway. Plan No. 1525. Frederick Page Contracting Co., 9 Pine st, has contract.

COLUMBUS AV, s w cor 93d st, cut openings to 5-sty tenement and store; cost, \$200; owner, Ellen S. Auchmuty, 25 Liberty st; architect, F. W. Pinn, 510 East 71st st. Plan No. 1531.

1ST AV, 110, chimney, windows to 4-sty tenement; cost, \$1,000; owner, Henry Doerzbacher, Whitestone, L. I.; architect, Henry Regelmann, 133 7th st. Plan No. 1535.



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3D AV, 1589, partitions, windows, boiler flue to 5-sty store and tenement; cost, \$1,500; owner, Serena Rhinelander, 31 Nassau st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1533.

5TH AV, 87-89, walls, change curb line to 11-sty office and loft; cost, \$3,000; owner, Geo. G. Williams, 270 Broadway; architect, M. R. Grimes, 39 East 42d st. Plan No. 1527.

5TH AV, 441, 39th st, 1-3 East, flue, pump room to 6-sty club; cost, \$1,500; owner, R. T. Bixby estate, 277 Broadway; architect, Wm. F. Zimmerman, 35 Claremont av. Plan No. 1524.

7TH AV, 278, partitions, show windows to 3-sty store and dwelling; cost, \$1,500; owner, Solomon G. Rosenbaum, 207 West 24th st; architect, M. Schwartz, 194 Bowery. Plan No. 1530.

11TH AV, 215-223, 23d st, 160-178 West, sign to 2-sty store and lofts; cost, \$325; owner, Estate Isaac Stearn, 569 5th av. Plan No. 1526.

FRANKLIN ST, 51-57, metal doors, windows, walls to 8-sty office; cost, \$20,000; owner, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 1541.

FULTON ST, 138, partitions, windows, store fronts to 4-sty store and loft; cost, \$1,000; owner, Geo. Powers, 547 Fulton st; architect, A. S. Hedman, 371 Fulton st. Plan No. 1514.

MAIDEN LANE, 106, Pearl st, 197, windows, partitions to 5-sty store and loft; cost, \$2,200; owner, Fred Uhlerhaut, Jr.; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 1509.

MAIDEN LANE, 48-50, Liberty st, 33-35, windows to 5-sty store and office; cost, \$950; owner, Mutual Life Insurance Co., 32 Nassau st; architect, John J. Downey, 410 West 34th st. Plan No. 1510.

WALL ST, 34-36, alter floors, windows to 8-sty office; cost, \$890; owner, Adrian Iselin & Co., 36 Wall st; architect, A. J. Smith, 24 Manhattan av. Plan No. 1548.

6TH ST, 635 East, toilets, partitions, windows to 5-sty tenement; cost, \$2,000; owner, Mary Bier, 472 Grand st; architect, Harry Zlot, 230 Grand st. Plan No. 1511.

38TH ST, 119 East, partitions, windows to 4-sty dwelling; cost, \$1,000; owner, Mrs. James Gallatin, on premises; architect, Nelson K. Vanderbeek, 22 Morse pl, Englewood, N. J. Plan No. 1513.

64TH ST, 174 East, 1-sty rear extension, 20.10x6.3, partitions, windows to 4-sty residence; cost, \$5,000; owner, James W. Roosevelt, 110 East 31st st; architect, Henry D. Whitfield, 160 5th av. Plan No. 1540.

116TH ST, 173 East, new stairs, beams, store fronts, partitions to 3-sty bank; cost, \$2,000; owner, John A. Hagmayer, 1326 Fulton av, Bronx; architect, A. Sevestre, 1326 Fulton av, Bronx. Plan No. 1539.

BROADWAY, 1651-1665, 52d st, 230-236 West, 51st st, 231-237 West, partitions, windows, plumbing, store fronts, walls to two 5-sty stores and tenements; cost, \$140,000; owner, 51st and 52d Street Co., 215 West 51st st; architects, T. W. Lamb, 501 5th av, & M. Bernstein, 24 East 23d st. Plan No. 1512.

BROADWAY, s e cor 101st st, 1-sty rear extension, 13x9.3, entrance to 2-sty store; cost, \$1,700; owner, Montgomery Maze, 148 East 49th st; architect, Wm. Ginsberg, 330 West 25th st. Plan No. 1544.

BROADWAY, 1730-1734, steps, partitions, entrance to 11-sty store and apartment; cost, \$2,000; owner, Henry Schwartzwalder, 24 West 76th st; architect, E. A. Leardon, 1123 Broadway. Plan No. 1547.

BROADWAY, 2810-2818, 109th st, 256-258 West, sign to 1-sty store; cost, \$500; owner, Trustees of Astor Estate, 23 West 26th st; architect, S. R. Lash, 101 West 42d st. Plan No. 1549.

1ST AV, s w cor 20th st, toilets, partitions to 4-sty tenement; cost, \$600; owner, Christopher Boylun, 133 7th st; architect, Henry Regelmann, 133 7th st. Plan No. 1545.

2D AV, 2236, partitions, stairs to 4-sty store and tenement; cost, \$150; owner, Abraham Friedman, on premises; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1542.

2D AV, 2237, stairs to 5-sty store and tenement; cost, \$100; owner, Wilgro Realty Co., 132 Nassau st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1543.

8TH AV, 903, 1-sty rear extension, 10x24, partitions, piers, windows to 4-sty store and dwelling; cost, \$800; owner, Abraham Silver, 903 8th av; architect, O. Reissmann, 30 1st st. Plan No. 1546.

BROAD ST, 25-27, Exchange pl, 44-60, partitions to 20-sty office; cost, \$5,000; owner, Broad Exchange Co., 115 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 1565.

LIBERTY ST, 3739, doors, show windows to 13-sty offices; cost, \$5,000; owner, Lawyers Title Ins. & Trust Co., 160 Broadway; architect, A. J. Thomas, Fordham rd and Webster av. Plan No. 1571.

WASHINGTON PL, 21, tanks to 8-sty store and loft; cost, \$2,000; owner, Anna A. Bradford, Lenox, Mass.; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 1568.

14TH ST, 126-130 West, steps, partitions to 3-sty school; cost, \$2,000; owner, Wm. P. Douglas, 12 West 76th st; architect, Stanley A. Dennis, 154 Nassau st. Plan No. 1573.

16TH ST, 5 West, new front wall to 3-sty studios and restaurant; cost, \$800; owner, Mechanical Eng. Investing Co., 99 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 1570.

20TH ST, 1-3 West, windows to 12-sty office; cost, \$400; owner, Presby. Board of Foreign Missions, 150 5th av; architect, David Scott, 119 West 53d st. Plan No. 1561.

34TH ST, 233 East, change steps, sidewalk to 4-sty tenement and store; cost, \$500; owner, Estate Teresa A. Colton; architects, Ross & McNell, 39 East 42d st. Plan No. 1559.

48TH ST, 137-145 West, marquise to 2-sty theatre; cost, \$2,000; owner, The Playhouse Co., West 48th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 1572.

59TH ST, 5759 East, change stoop to 4-sty store and office; cost, \$600; owners, Marx & Moses Ottinger, 31 Nassau st; architect, R. N. Cleverdon, 4 East 42d st. Plan No. 1564.

63TH ST, 33 East, 1-sty rear extension, 6.6x 21.6, partitions, windows to 4-sty residence; cost, \$600; owner, Leth Realty Co., care Thomas F. Gilroy, Jr., 42 Broadway; architect, C. M. Sutton, 70 5th av. Plan No. 1560.

81ST ST, 239 East, partitions, skylights, windows to 4-sty tenement; cost, \$2,500; owner, Anton J. Gerlich, 1511 3d av; architect, O. L. Spannhake, 233 East 78th st. Plan No. 1557.

77TH ST, 517-523 East, 78th st, 516-522 East, fire-escapes to two 6-sty tenements; cost, \$500; owner, W. K. Vanderbilt, Sr., Grand Central Terminal; architect, W. P. Miller, 1181 Broadway. Plan No. 1562.

115TH ST, 305 East, partitions, windows to 4-sty tenement; cost, \$800; owner, Antonio Galano, 305 East 115th st; architect, O. Reissmann, 30 1st st. Plan No. 1563.

24TH ST, 8-18 West, 23d st, 27-33 West, alter walls, stairways, doors to three 6-sty stores and lofts; cost, \$30,000; owner, Estate Richard Arnold, 30 Broad st; architect, S. E. Gage, 340 Madison av. Plan No. 1578. Not let.

94TH ST, s s, 90.8 e 1st av, steel beams, windows to 2 1/2-sty store room; cost, \$400; owners, Fred Willenbrock, Jr., 1810 1st av, Henry Hencken, 1810 1st av; architect, Chas. H. Dalhauser, 441 East 85th st. Plan No. 1579.

COLUMBUS AV, 909-917, partitions to 5-sty tenement; cost, \$425; owner, Daniel Buckley, 253 Columbus av; architect, John Armstrong, 11 John st. Plan No. 1575.

MONROE ST, 89, partitions to 5-sty tenement; cost, \$200; owner, Israel Solomon, 115 Hester st; architect, H. Zlot, 230 Grand st. Plan No. 1576.

CANNON ST, 112-114, windows, partitions to 6-sty theatre and loft; cost, \$5,000; owner, Moses Zimmermann, 318 East Houston st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1577.

BROADWAY, 483-485, Mercer st, 56-58, elevator walls, windows to 5-sty store and loft; cost, \$3,000; owner, Woodbury G. Langdon, Morristown, N. J.; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 1569.

BROADWAY, 632-634, show windows to 12-sty store and loft; cost, \$200; owner, Helen C. Julliard et al, 70 Worth st; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 1567.

2D AV, 1420, partitions, toilets to 4-sty tenement and store; cost, \$1,000; owner, M. King, 1038 Park av; architect, O. L. Spannhake, 233 East 78th st. Plan No. 1558.

6TH AV, 467, stairs to 5-sty store and hotel; cost, \$200; owners, Morris Mandelbaum & I. I. Lewine, 135 Broadway; architects, Canton & Levingston, 39 West 38th st. Plan No. 1566.

8TH AV, 368, 1-sty rear extension, 24.8x43.2, partitions to 4-sty tenement and store; cost, \$2,000; owner, Jacob Luft, 300 West 24th st; architect, M. J. Harrison, 230 Grand st. Plan No. 1574.

COLUMBIA ST, 90-92, partitions to 5-sty meeting rooms; cost, \$500; owner, Sam Schnur, on premises; architect, Phillip Goldrick, 1493 Madison av. Plan No. 1552.

JOHN ST, 79, change platform, trap doors to 8-sty warehouse; cost, \$200; owners, Lehn & Fink, 120 William st; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 1533.

JOHN ST, 36-38, partitions, windows, store fronts to 4-sty store and loft; cost, \$1,500; owner, Andrew J. Zabriski, Red Hook, Duchess Co., N. Y.; architect, Adolph Mertin, 34 West 28th st. Plan No. 1515.

47TH ST, 222-226 West, partitions, stairs, toilets, walls to three 3-sty stores and restaurant; cost, \$8,000; owner, Jacob M. Seedenberg, 222 West 47th st; architect, O. Reissmann, 30 1st st. Plan No. 1554.

59TH ST, 243 East, show windows to 5-sty store and tenement; cost, \$350; owner, Heidelberg Estate, 979 3d av; architect, Geo. Dress, 1436 Lexington av. Plan No. 1556.

78TH ST, 12 East, stairs, add servants' quarters on roof to 3-sty dwelling; cost, \$2,000; owner, J. M. Sternbach, on premises; architect, Frederick N. Fischer, 32 Union sq. Plan No. 1551.

125TH ST, 112-118 East, 124th st, 111-117 East, partitions, windows to 4-sty store and theatre; cost, \$1,600; owner, Fred F. Proctor, 1193 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1516.

BROADWAY, n w cor Waverly pl, partitions, windows to 12-sty store and loft; cost, \$600; owner, Duncan Realty Co., 241 West st; architect, J. F. Burrows, 410 West 34th st. Plan No. 1517.

BROADWAY, 818, partitions, windows to 4-sty stores, lofts and shops; cost, \$1,500; owner, Annie E. Allin, 214 West 59th st; architects, Walker & Gillette, 128 East 37th st. Plan No. 1521.

BROADWAY, 1540-1542, sign to 2 1/2-sty stores; cost, \$300; owner, Thomas B. Hidden, on premises; architect, S. R. Lash, 101 West 42d st. Plan No. 1519.

BROADWAY, 820, partitions to 5-sty store, loft and shops; cost, \$250; owner, Annie E. Allin, 214 West 59th st; architects, Walker & Gillette, 128 East 37th st. Plan No. 1520.

BROADWAY, 1889-1895, Columbus av, 69-75, 1-sty side extension, 26.2x102.4, partitions, piers to 7-sty hotel; cost, \$20,000; owner, Morewood Realty Holding Co., 71 Broadway; architects, Geo. & Ed. Blum, 505 5th av. Plan No. 1555.

LEXINGTON AV, 118, 28th st, 130 East, change show windows to 4-sty store and dwelling; cost, \$1,000; owner, Ernest A. Turner, 34 East 28th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 1550.

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BROADWAY, 405, partitions, windows to 5-sty store and loft; cost, \$800; owner, Duncan Realty Co., 241 West st; architect, J. F. Burrowes, 410 West 34th st. Plan No. 1518.

CROSBY ST, 137-139, Houston st, 21-25 East, alterations to 7-sty loft; cost, \$500; owner, G. H. & R. Sidenberg, 114 5th av; architects, Buchanan & Fox, 11 East 59th st. Plan No. 1580.

74TH ST, 317 East, partitions, shaft, walls to 5-sty tenement; cost, \$500; owner, B. Golden, 508 Pearl st; architect, M. Conniffer, 508 Pearl st. Plan No. 1581.

LEXINGTON AV, 186, partitions, show windows to 3-sty dwelling; cost, \$1,500; owner, Dr. Julian Rosenberg, 57 East 77th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 1582.

36TH ST, 516-520 West, cooling, tower to 8-sty factory; cost, \$500; owner, Ludin Realty Co, 261 West 34th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 1583.

62D ST, 135 East, tank, piers to 4-sty dwelling; cost, \$100; owner, E. B. Sands, 28 East 75th st; architect, Chas. Sherer, 37 Liberty st. Plan No. 1584.

35TH ST, 500 West, skylights, partitions, doors, to 4-sty store & tenement; cost, \$350; owner, Henry Reckhart, premises; architect, James W. Cole, 403 West 51st st. Plan No. 1585.

FRONT ST, 354-356, 1-sty rear extension, 40x 24.6, to 2-3-sty storage and dwelling; cost, \$1,500; owner, Philip Jararlowky, 356 Front st; architect, M. J. Harrison, 230 Grand st. Plan No. 1586.

MADISON ST, 294, partitions, to 3-sty dwelling; cost, \$100; owner, Mary C. Warren Estate, 924 5th av; architect, A. D. Kelly, 4 Gold st. Plan No. 1587.

70TH ST, 203 West, 1-sty rear extension, add 1 sty, elevator shaft, to 4-sty dwelling; cost, \$7,500; owner, Robert P. Wadhams, 203 West 70th st; architect, J. M. Murphy, 39 East 42d st. Plan No. 1588.

137TH ST, 114-116 West, windows, chimneys to 5-sty tenement; cost, \$4,000; owner, David H. Orgel, 277 Rivington st; architect, H. Zlot, 230 Grand st. Plan No. 1589.

7TH AV, 2305, partitions, windows to 4-sty dwelling; cost, \$700; owner, Jacob Herb, St. Nicholas av and 163d st; architect, Leo. P. Knust, 105 West 40th st. Plan No. 1590.

LENOX AV, 71, 2-sty front extension, 25.2x 1.10, partitions, show windows to 5-sty tenement and store; cost, \$3,000; owner, Harry Hausman, 343 Canal st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1591.

BROADWAY, 311, change vault lights, show windows to 5-sty store and loft; cost, \$300; owner, Wm. Waldorf Astor, London, Eng.; architect, J. F. Burrowes, 410 West 34th st. Plan No. 1592.

LIBERTY ST, 41, show windows, stairways, to 6-sty store and office; cost, \$400; owner, Mutual Life Ins. Co., 32 Nassau st; architect, J. J. Downey, 410 West 34th st. Plan No. 1593.

LIBERTY ST, 47-49, show windows, beams to 5-sty store and office; cost, \$450; owner, Mutual Life Ins. Co., 32 Nassau st; architect, J. J. Downey, 410 West 34th st. Plan No. 1594.

5TH AV, 372-382, 35th st, 1 West, partitions to 6-sty store and loft; cost, \$5,000; owner, Ball Realty Co., 374 5th av; architects, Townsend, Steinte & Haskell, 1328 Broadway. Plan No. 1594.

WATER ST, 272, shaft, skylights to 5-sty storage; cost, \$700; owner, Robert Cohn, 247 East 68th st; architect, Wm. Whitenack, 99 West 3d st. Plan No. 1596.

RIVERSIDE DR, 194, doors, windows to 7-sty apartment house; cost, \$300; owner, Townsend, Odell Co., 1328 Broadway; architects, Townsend, Steinte & Haskell, 1328 Broadway. Plan No. 1597.

Bronx.

167TH ST s s, 24.6 e So. Boulevard, 1-sty frame extension, 17.16x2.2, new partitions, to 3-sty brick store and dwelling; cost, \$1,500; owner, Nicholas Rice, 1292 So. Boulevard; architect, Neils Toelberg, 1167 Fox st. Plan No. 306.

OLMSTEAD AV, w s, 50 s Story av, new stairs, new partitions, to 2-sty frame dwelling; cost, \$350; owner, Mary Derlet, on premises; architect, Henry Conrad, 840 Olmstead av. Plan No. 304.

WESTCHESTER AV, s w cor Tiffany st, 1-sty brick extension, 33x29.3, to 1-sty brick stores and hall; cost, \$3,500; owner, Winnie Co., Maurice Muller, 939 Intervale av; architects, Koppe & Daube, 830 Westchester av. Plan No. 305.

SCOFIELD ST, n s, 50 w Willam st, C. I., 2-sty frame extension, 17x10, to 2½-sty frame dwelling; cost, \$1,500; owner, Martin J. Earley, 336 Convent av; architects, Seifert & Webb, 104 West 42d st. Plan No. 309.

WASHINGTON AV, Nos. 1738-40-42, three 1-sty brick extensions, 16.8x5.8, to three 3-sty frame stores and dwellings; cost, \$1,000; owner, Isaac Herschkovitz, 1246 Washington av; architect, Nathan Langer, 81 East 125th st. Plan No. 308.

3D AV, No. 2829, new posts, etc., to 2-sty and attic frame store and factory; cost, \$50; owner, David L. Phillips, 261 Columbus av; architect, Lee Somerfeld, 741 McDonough st, Brooklyn. Plan No. 307.

ALBANY RD, e s, 289 n Bailey av, 2-sty frame extension, 20x12, to 2½-sty frame store and dwelling; cost, \$1,000; owner, Sarah Spry, on premises; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 312.

LIABILITY INSURANCE REASONABLE RATES

McCLAY AV, No. 2417, new bathroom to 2-sty frame dwelling; cost, \$150; owners, Mary Pojar and Mary Cirke, 2423 McClay av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 310.

ZEREGA AV, n e cor Carroll lane, new show windows, etc., to 2-sty frame store and dwelling; cost, \$800; owner, Sarah E. J. Squires, 10 Kenmore st, Boston, Mass.; architect, Wm. S. Irving, 543 East 181st st. Plan No. 311.

GARFIELD ST, w s, 100 n Van Nest av, 1-sty frame extension, 15.6x6, to 2-sty frame store and dwelling; cost, \$300; owner, John Adams, on premises; architect, Anton Pirner, 2066 Blackrock av. Plan No. 313.

Brooklyn.

EMERSON PL, n s, 200 e Myrtle av, new doorway, etc.; cost, \$1,500; owner, Emil Hamburger & Co., 139-47 Emerson pl; architect, Earl C. Maxwell. Plan No. 3873.

NEVINS ST, No. 18, new walls, etc.; cost, \$1,000; owner, Caroline M. Christ; architects, Slee & Bryson, 153 Montague st. Plan No. 3878.

15TH ST, s s, 134.3 w 4th av, new plumbing, etc.; cost, \$4,700; owner, City N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 3870.

EAST 23D ST, e s, 245 n Emmons av, new extension, 19x12; cost, \$375; owner, Mattie Anderson, on premises; architect, Michael M. Foley, 2251 Homecrest av. Plan No. 3875.

78TH ST, s s, 215 e 4th av, new plumbing; cost, \$350; owner, H. Stark, 78th st, bet. 4th and 5th avs; architect, W. J. Hill, 349 88th st. Plan No. 3874.

BATH AV, n s, 40 e Bay 19th st, new doorway, etc.; cost, \$500; owner, Irwin Realty Co., 99 Nassau st; architect, Louis R. Shuman, 194 Bowery. Plan No. 3877.

MANHATTAN AV, w s, 40 n Varet st, new show window, etc.; cost, \$300; owner, J. Heller, 368 Broadway; architects, Brook & Rosenberg, 44 Court st. Plan No. 3884.

NOSTRAND AV, No. 718, new extension, 13x 9.6; cost, \$2,000; owner, Jos. Keischner; architects, Cohn Bros., 36F Stone av. Plan No. 3869.

PITKIN AV, No. 2540, new moving picture machine, etc.; cost, \$200; owner, Chas. H. Ohlan, 788 New Lots av; architect, Alfred Zacharich, 43 East 21st st. Plan No. 3881.

3D AV, No. 127, new baker's oven, etc.; cost, \$500; owner, Townsend D. Cock, Locust Valley; architect, A. White Pierce, 59 Court st. Plan No. 3882.

13TH AV, n w cor 39th st, new walls, etc.; cost, \$4,500; owner, Peoples Union Realty Co., 41 Court st; architects, Shampian & Shampian, 772 Broadway. Plan No. 3880.

EMMETT ST, No. 47, new plumbing, etc.; cost, \$105; owner, Mr. Clarke; architect, Alfred Smythe, 268 Court st. Plan No. 3901.

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COLUMBIA ST, No. 211, new extension, 6.4x24; cost, \$500; owner, Annie Cohen, on premises; architect, Albert Parfitt, 26 Court st. Plan No. 3900.

COLUMBIA ST, No. 213, new extension, 21x49; cost, \$500; owner, Annie Cohen, 211 Columbia st; architect, Albert Parfitt, 26 Court st. Plan No. 3899.

HUMBOLDT ST, No. 30, new plumbing, etc.; cost, \$200; owner, Louis Pasetline, 342 East 52d st; architects, Laspia & Salvati, 525 Grand st. Plan No. 3902.

NORTH HENRY ST, No. 63, new windows, etc.; cost, \$750; owner, Jas. F. Clarke, 464 Graham av; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 3897.

PRESIDENT ST, n s, 480 e Kingston st, remove windows, etc.; cost, \$650; owner, Harris Building Co., 180 Montague st; architects, Koch & Wagner, 26 Court st. Plan No. 3898.

PRESIDENT ST, s s, 122 w Columbia st, rebuild walls, etc.; cost, \$500; owner, Michael Mereno, 204 Union st; architect, A. P. Imperati, 356 Fulton st. Plan No. 3893.

SO. 3D ST, s w cor Havemeyer st, replace show windows, etc.; cost, \$1,800; owners, Wm. & John Murphy, 756 East 32d st; architect, Louis Waillant, 212 Ten Eyck st. Plan No. 3903.

SOUTH 3D ST, s s, 22 w Havemeyer st, new show windows; cost, \$3,000; owners, Wm. & John Murphy, 756 East 32d st; architect, Louis Waillant, 212 Ten Eyck st. Plan No. 3904.

WEST 28TH ST, e s, 181 n Surf av, new extension, 19x35; cost, \$300; owner, Alice Ward, Sea Gate; architects, Jas. A. McDonald & Son, Surf av and West 24th st. Plan No. 3885.

BROADWAY, e s, 23 s Palmetto st, new wall, etc.; cost, \$150; owners, Wm. J. & Jos. A. Allgaier, 156th st; architect, Chas. W. Ross, 45 West 34th st. Plan No. 3890.

MANHATTAN AV, s w cor Conselyea st, new plumbing, etc.; cost, \$100; owner, Chas. A. Packard, 323 Manhattan av; architect, W. E. Packard, St. Albans, L. I. Plan No. 3886.

ROCKAWAY AV, s e cor East N. Y. av, new windows, etc.; cost, \$150; owner, Cath. R. Cooney, 1778 Brooklyn av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3888.

5TH AV, No. 329, new plumbing, etc.; cost, \$350; owner, Annie E. O'Donnell, 346 6th av; architect, David A. Lucas, 98 3d st. Plan No. 3887.

BUTLER ST, No. 170, new store front, etc.; cost, \$250; owner, Jos. Ruggiere, 272 Bond st; architect, W. J. Conway, 400 Union st. Plan No. 3909.

COURT ST, No. 517, new partitions; cost, \$250; owner, John Chatfield, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3923.

PACIFIC ST, No. 2348, new plumbing, etc.; cost, \$150; owner, Andrea Marotta, 2363 Atlantic av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3930.

PIERREPONT ST, s s, 110 e Henry st, new plumbing, etc.; cost, \$450; owner, Alfred T. White, 14 Wall st; architect, J. B. Ells, 261 Broadway. Plan No. 3908.

BRISTOL ST, 46-48, new extensions, 40x9.10; cost, \$500; owner, Samuel Stern, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4033.

EDWARDS PL, s e cor, West 31st st, new plumbing, etc.; cost, \$300; owner, Harry Watson, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4026.

FULTON ST, 970, new moving picture booth; cost, \$200; owner, Jerome Ettinger, and 17 East 97th st, N. Y.; architect, N. Y. Fireproofing Co., 43 East 21st st. Plan No. 4006.

GRAHAM AV, 13, new walls, etc.; cost, \$250; owner, Constant Dalury, 709 Broadway; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4623.

JUDGE ST, 18, new windows, etc.; cost, \$300; owner, Felice Basiles, 473 Humboldt st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4018.

JUDGE ST, 11, new extension, 5x6.6; cost, \$200; owner, estate Caroline Weinberg, 171 Vernon av; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4019.

MIDWOOD ST, s s, 249.2 e Albany av, raise building, etc.; cost, \$1,000; owner, John McCauley, on premises; architect, Alex McLean, 883 East 35th st. Plan No. 4000.

SULLIVAN ST, s s, 142.3 e Bedford av, interior alterations; cost, \$800; owner, Charles H. Ebberts, 4th av and 3d st; architects, Van Buskirk & Leslie, 180 Montague st. Plan No. 4029.

TIFFANY PL, e s, 225 n Degraw st, internal repairs, etc.; cost, \$200; owner, Herman Behrens & Co., 31-39 Tiffany pl; architect, Messer & Fairbault, 375 Fulton st. Plan No. 4003.

WATER ST, s s, 56 w Washington av, new elevator, etc.; cost, \$500; owner, Robert Gair Co., on premises; architect, James G. Beattie, 581 East 26th st. Plan No. 4030.

12TH ST, s s, 235.1 e 7th av, new roof tank; cost, \$1,200; owner, Ansonia Clock Co., 99 John st, N. Y.; architect, Earl C. Maxwell, 30 Church st. Plan No. 4005.

FT BAY 32D ST, w s, 300 s Cropsey av, interior alterations; cost, \$250; owner, Gird Semken, on premises; architect, H. N. Case, 214 Bay 35th st. Plan No. 4015.

BEDFORD AV, 855, new store front; cost, \$300; owner, Harry Bernard, 54 South Elliott st; architect, Glucroft & Glucroft, of 34 Graham av. Plan No. 4021.

BROADWAY, 1779, new extension, 25.7x35; cost, \$1,500; owner, Herman J. Gaus, 12 Jefferson st; architect, Benjamin Finkensieper, 184 Broadway. Plan No. 4009.

FRANKLIN AV, e s, 75 n Sullivan st, new plumbing, etc.; cost, \$800; owner, Chas. H. Ebberts, 4th st and 3d av; architects, Van Buskirk & Leslie, 180 Montague st. Plan No. 3923.

BROADWAY, 1547, new show windows, etc.; cost, \$400; owner, Wm. Renz, on premises; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 4031.

BLAKE AV, s w cor Stone av, raise building, etc.; cost, \$500; owner, Max Levy, 360 Stone av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4032.

EVERGREEN AV, n w cor Hancock st, new walls, etc.; cost, \$1,500; owner, Wm. Brandess, 911 Sutter av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4034.

KENT AV, 641, new elevator; cost, \$1,000; owner, Geo. L. Simpson, 1 Madison av; architect, Man, Freight & Passenger Elevator Co., 63 Clymer st. Plan No. 4025.

METROPOLITAN AV, 101, new windows, etc.; cost, \$150; owner, Max Josephson, 48 5th st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4020.

PARK AV, 55, interior alterations; cost, \$150; owner, Joseph Oddesso, 164 Sands st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4017.

WYCKOFF AV, 228, new store front, etc.; cost, \$300; owner, Henry Meyer, on premises; architect, Benjamin Finkensieper, 184 Broadway. Plan No. 4010.

5TH AV, s e cor 51st st, new windows, etc.; cost, \$100; owner, John Wetcher, 464 59th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4004.

5TH AV, 508, new extensions, 25x49.10; cost, \$3,000; owner, John C. McInerney, 540 3d st; architect, Eiscute & Carlson, 16 Court st. Plan No. 4016.

SCHOLES ST, No. 94, new windows, etc.; cost, \$500; owner, Peter Delphenst, Sullivan Co.; architects, Brook & Rosenberg, 44 Court st. Plan No. 3914.

STOCKTON ST, No. 318, new windows, etc.; cost, \$300; owner, Edw. Weber, 237 Stockton st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 3918.

TAYLOR ST, No. 162, move building, etc.; cost, \$1,000; owner, Michael Cavanaugh, 177 So. 4th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 3943.

TAYLOR ST, No. 158, move building, etc.; cost, \$2,500; owner, Michael Cavanaugh, 177 So. 4th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 3942.

UNION ST, n s, 98 w Henry st, interior alterations; cost, \$2,100; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 3938.

22D ST, No. 169, new show windows; cost, \$100; owner, Rocco Agaglia, 705 4th av; architect, Jos. Hartung, 548 2d av. Plan No. 3915.

55TH ST, n s, 95 w 4th av, new foundation walls, etc.; cost, \$1,000; owner, Alfred Hamilton, 448 55th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3919.

ATLANTIC AV, No. 296, new walls, etc.; cost, \$1,500; owner, Dellarephia G. Richardson, 14 Bible House; architect, Henry Klein, 505 East 15th st. Plan No. 3932.

KENT AV, No. 553, interior alterations; cost, \$500; owner, Nicholas Krogmann, 557 Kent av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 3935.

NOSTRAND AV, e s, bet Halsey and Macon sts, new plumbing; cost, \$9,000; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 3940.

VANDERBILT AV, No. 260, new plumbing, etc.; cost, \$2,000; owner, Chas. Pratt Estate, 232 Clinton st; architects, Howard Smith & Son, 265 St. James pl. Plan No. 3916.

5TH AV, w s, 15 s Flatbush av, new toilet compartment; cost, \$125; owner, Wm. H. Meyer, 62 Fulton st; architect, H. E. Blankmeyer, 98 Monroe st. Plan No. 3927.

23D AV, w s, 80 n Benson av, new extension, 10x21, etc.; cost, \$2,000; owner, Geo. Felix, Benson av and Bay 32d st; architect, Chas. Schubert, 13th av and 86th st. Plan No. 3911.

ERASMUS ST, No. 95, new plumbing, etc.; cost, \$300; owner, Annie Smith, on premises; architect, Chris Skelton, 84 So. 5th st. Plan No. 3946.

LINCOLN PL, s s, 550 w Classon av, new plumbing, etc.; cost, \$150; owner, Mickel Thomas, on premises; architect, Frank Malone, 642 Nostrand av. Plan No. 3965.

POWELL ST, No. 129, new foundation, etc.; cost, \$650; owner, Maurice Weinberg, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3957.

PRESIDENT ST, s s, 100 e Nostrand av, remove extension; cost, \$500; owner, Transit Development Co., 85 Clinton st; architect, W. K. Taylor, 137 Union Hall st, Jamaica. Plan No. 3967.

TAYLOR ST, No. 164, move building, etc.; cost, \$1,600; owner, Michael Cavanaugh, 177 So. 4th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 3945.

TAYLOR ST, No. 160, move building, etc.; cost, \$2,500; owner, Michael Cavanaugh, 177 So. 4th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 3944.

SOUTH 3D ST, n w cor Kent av, new plumbing, etc.; cost, \$200; owner, American Sugar Refining Co., Wall st, N. Y.; architect, Wm. J. Perrey, Jr., 95A Reid av. Plan No. 3948.

EVERGREEN AV, No. 101, new windows, etc.; cost, \$400; owner, Andrea Signorelli, 186 Johnson av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 3952.

KINGSLAND AV, e s, 84.3 n Greenpoint av, new extension, 83x90.2; cost, \$3,000; owner, Eclipse Box & Lumber Co., 425 Greenpoint av; architects, Moyer & Faubault, 375 Fulton st. Plan No. 3951.

OCEAN FRONT, 500 e C. I. av, new sky sign, etc.; cost, \$500; owner, Manhattan Beach Development Co., 41 Park Row; architect, Natl. El. Sign Co., 6 Hudson st, Jersey City. Plan No. 3956.

KENT AV, w s, 50 s Little Nassau st, new extension, 22x11.6; cost, \$1,000; owner, Mark Poleto, 1365 Fulton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3959.

LEXINGTON AV, s s, 275 e Grand av, interior alterations; cost, \$400; owner, Edison El. Co., 360 Pearl st; architect, Anthony N. Brady, same address. Plan No. 3955.

PITKIN AV, No. 2174, new windows, etc.; cost, \$200; owner, Ester Margolis, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3953.

BALTIC ST, No. 175, new doorway; cost, \$6,000; owner, Maroon Michel, 170 Washington st, N. Y.; architect, David A. Lucas, 98 3d st. Plan No. 3987.

HUMBOLDT ST, w s, bet Conselyea & Skillman avs, new plumbing; cost, \$7,600; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 3983.

SACKETT ST, n s, 230 e Van Brunt st, new plumbing, etc.; cost, \$135; owner, John Eagen, 572 Henry st; architect, John Esposito, 504 Henry st. Plan No. 3975.

SMITH ST, No. 285, new extension, 20x35; cost, \$1,200; owner, Jas. Kelly, 140 Hoyt st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 3992.

NORTH 12TH ST, n s, 750 w Kent av, interior alterations; cost, \$500; owner, Standard Oil Co., 26 Broadway; architect, Lewis Deiser, 388 Broadway. Plan No. 3971.

18TH ST, No. 139, new plumbing, etc.; cost, \$200; owner, Louis Marquart, on premises; architect, David A. Lucas, 98 3d st. Plan No. 3988.

20TH ST, No. 326, new extension, 9x13; cost, \$300; owner Stephen L. Abel, 326 20th st; architects, Thode & Harvie, 7th av and 9th st. Plan No. 3991.

47TH ST, n w cor 6th av, interior alterations; cost, \$200; owner, 4th Av. M. E. Church, 4702 6th av; architect, A. L. Beeneif, 47 West 34th st. Plan No. 3998.

76TH ST, s w cor Av W, new moving picture booth, etc.; cost, \$150; owner, Rosa Steiner, on premises; architect, Alfred Zacharier, 43 East 21st st, N. Y. Plan No. 3994.

FT. HAMILTON AV, n w cor 68th st, new doorway; cost, \$150; owner, Ethel Knoles, on premises; architect, Wm. B. Ellis, 105 Glen st. Plan No. 3984.

MARCY AV, w s, 50 s Middleton st, new plumbing; cost, \$225; owner, S. Graff, 388 Marcy av; architect, Jacob Baumgarten, 141 Harrison av. Plan No. 3985.

MYRTLE AV, n s, 390 e Nostrand av, interior alterations; cost, \$150; owner, Henry Henchel, C. I. av and Av O; architect, Benj. F. Hudson, 319 9th st. Plan No. 3976.

THADFORD AV, No. 128, remove chimney, etc.; cost, \$150; owner, Zussman Alpert, on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 3979.

UNDERHILL AV, n e cor St. John's pl, new elevator, etc.; cost, \$5,000; owners, Levy Bros. Realty Co., 5 Beekman st, N. Y.; architect, Otis Elevator Co., 250 11th av. Plan No. 3974.

Queens.

ARVERNE.—Ocean av, n s, 2500 e Storm av, 1-sty frame extension on rear, 6x12, tin roof; cost, \$50; owner, Edward Laher, 506 West 169th st, N. Y. C. Plan No. 607.

ARVERNE.—East End of Ocean av, 1-sty frame extension on rear, 6x12, slag roof; cost, \$50; owner, John Diefenthaler, 466 West 166th st, N. Y. C. Plan No. 506.

COLLEGE POINT.—15th st, w s, 202 n Schillers Court, 1-sty frame extension on side, 12x12, tin roof; cost, \$200; owner, Andrew Kordendorfer, 126 11th st, College Point. Plan No. 602.

COLLEGE POINT.—15th st, n e cor 8th av, move building back and erect new stone foundation; cost, \$250; owner, Mrs. Briggman, premises. Plan No. 611.

FLUSHING.—Colden av, w s, 400 n Hillside av, 1-sty frame extension on rear, 10x12, tin roof; cost, \$500; new plumbing; owner, F. M. Lockman, 406 West 24th st, N. Y. C.; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 605.

JAMAICA.—South st, n s, 57 n Hackett st, new brick foundation and other repairs; cost, \$250; owner, Bischoff, 103 South st, Jamaica. Plan No. 610.

LONG ISLAND CITY.—Jamaica av, 539, 1-sty frame extension on rear, 20x20, tar and gravel roof; cost, \$200; owner, Elizabeth K. Allen, 539 Jamaica av, L. I. C. Plan No. 603.

LONG ISLAND CITY.—Washington av, n w cor Steinway av, erect roof over grand stand; cost, \$100; owner, L. I. C. Base Ball Club, 195 Montgomery av, Laurel Hill. Plan No. 612.

RICHMOND HILL.—No. Curtis av, 253, 2-sty frame extension on rear, 20x20, tin roof, interior alterations; cost, \$1,800; owner, Phillip Hacker, 257 No. Curtis av, Richmond Hill; architect, Joseph Monda, 3938 Jerome av, Richmond Hill. Plan No. 608.

RICHMOND HILL.—Sycamore av, n s, 250 e Washington av, general repairs; cost, \$200; architect, Robert J. Worrall, 72 Lester av, Richmond Hill. Plan No. 609.

WHITESTONE.—8th av, w s, 50 n 17th st, 2-sty frame extension on side, 10x4, gravel roof, new partitions; cost, \$1,000; owner, Mrs. J. L. Newman, 7th av, Whitestone; architect, J. P. Hansen, 70 West 16th st, Whitestone. Plan No. 604.

COLLEGE POINT.—1st av, s s, 50 w 7th av, new locust post foundation; cost, \$20; owner, Henry H. Scherb, 522 4th st, College Point. Plan No. 626.

EVERGREEN.—Cypress av, No. 674, 1-sty frame extension on rear, 4x4, tin roof; cost, \$100; owner, John L. Gostodt, on premises. Plan No. 622.

FLUSHING.—Holly st, No. 64, cut two new dormer windows; cost, \$140; owner, L. H. Latimer, on premises. Plan No. 620.

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FLUSHING.—Myrtle av, No. 60, change peak roof to flat, raise front and rear walls; cost, \$785; owner, Phillip Lemmo, on premises. Plan No. 619.

GLENDALE.—McKinley av, e s, 225 s Central av, building raised to grade, new foundation and interior repairs; cost, \$500; owner, Chas. Matekewicz, on premises. Plan No. 621.

LONG ISLAND CITY.—4th av, e s, 200 n Potter av, erect new stone foundation and interior alterations, new plumbing; cost, \$700; owner, Jos. Simmiger, 692 Albert st, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 627.

MORRIS PARK.—Dakota av, w s, 125 n Wyoming av, 2-sty frame extension on rear, 12x22, shingle roof, interior repairs; cost, \$900; owner and architect, Albert V. Renner, Dakota av, Morris Park. Plan No. 615.

METROPOLITAN.—Forest av, No. 23, general repairs; cost, \$200; owner, Wm. Reinold, Forest av, East Williamsburg. Plan No. 617.

METROPOLITAN.—Butler st, n s, 600 w Forest av, 1-sty frame extension on rear, 14x14, tin roof, interior repairs; cost, \$600; owner, Mrs. Catherine Liebman, 21 Butler st, Metropolitan; architect, Henry Breucher, 160 Prospect av, East Williamsburg. Plan No. 616.

RIDGEWOOD.—Wyckoff av, n e cor Cornelia st, 2-sty brick extension on rear, 8x18, new foundation; cost, \$2,100; owner, Robert Plant, 966 Greene av, Brooklyn. Plan No. 613.

RICHMOND HILL.—Grant av, e s, 360 n Pitkin av, 1-sty frame extension on side, 6x30, tin roof; cost, \$250; owner, James A. Bell, Grant av, Richmond Hill; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 614.

ROCKAWAY PARK.—5th av, e s, 50 n Washington av, erect steel electric sign; cost, \$50; owner, John Muller, 6 No. 5th av, Rockaway Park. Plan No. 618.

ROCKAWAY PARK.—5th av, e s, 80 n Washington av, erect lean to shed, 14x18, ready roofing; cost, \$75; owner, Geo. Zitzler, on premises. Plan No. 623.

RICHMOND HILL.—Briggs av, w s, 110 s Jamaica av, 2-sty frame extension, 11x12, on rear, shingle roof; cost, \$150; owner, Joel Fowler, Briggs av, Richmond Hill. Plan No. 625.

SOUTH OZONE PARK.—Fields av, w s, 315 n Horan av, 2-sty frame extension on rear, 16x10, shingle roof; cost, \$500; owner, Carl Blowquist, 119 Fields av, So. Ozone Park. Plan No. 624.

CORONA.—Central av, n w cor Buena Vista av, remove old and replace store front, new flooring; cost, \$200; owner, H. Maderozzo, 80 Central av, Corona. Plan No. 633.

GLENDALE.—Coopee av, s s, 100 e L. I. R. R., 1-sty added to top, tin roof, other alterations; cost, \$500; owner, John G. Baum, on premises; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 635.

MASPETH.—Broad st, e s, 100 n 3d st, erect new store front; cost, \$50; owner, Morris Eldman, Broad st, Maspeth. Plan No. 632.

RIDGEWOOD.—Gates av, No. 1693, general interior alterations; cost, \$500; owner, August Bauer, 240 St. Nicholas av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 634.

RIDGEWOOD.—Forest av, e s, 250 s Metropolitan av, 1-sty frame extension on rear, 25x90, slag roof, interior repairs; cost, \$2,000; owner, Estate J. Geo. Graur, Cypress av and Willow st, Ridgewood; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 630.

ROCKAWAY BEACH.—So. Pleasant av, e s, 80 s Boulevard, 2-sty frame extension on rear, 6x4, tin roof; cost, \$50; owner, Jacob Moehn, on premises. Plan No. 629.

Richmond.

CANAL ST. s s, 200 w Bay st, alter store; cost, \$125; owner, Henry Burke; builder, John Kennedy. Plan No. 229.

CHERRY LANE. W. N. B., alterations to stores; cost, \$20; owner, Wm. Van der Coten; builder, Drew Filmer, W. N. B. Plan No. 223.

RICHMOND TERRACE. Port Richmond, electric sign; cost, \$20; owner, W. F. Hulsebus; builder, Robt. A. Ford. Plan No. 222.

ROCKAWAY ST. Tottenville, frame addition to dwelling; cost, \$475; owner, Wm. Moon, 318 West 44th st, N. Y. C.; builder, Chris. Petersen. Plan No. 220.

TARGEE ST. s s, 250 n Broad st, alterations to store; cost, \$250; owner, Max Hellstern; builder, M. Schuler. Plan No. 231.

WALL ST. s s, 70 e Tompkins av, alterations to dwelling; cost, \$350; owner, Fred Roger; architect, Jos. Whitford; builder, T. J. McWalters. Plan No. 230.

3D ST. Beach Park, extension to dwelling; cost, \$125; owner, C. F. Seguine, 292 9th av, N. Y. C.; builder, Aug. Alverson. Plan No. 225.

ARENTS AV. Tottenville, retaining wall; cost, \$50; owner and builder, Dr. Coleman, Amboy av. Plan No. 226.

CEBRA AV AND WARD AV. alter and add to frame dwelling; cost \$1,700; owner, B. A. Ludwig; architect, Jas. Whitford; builder, Karlson Bros. Plan No. 227.

OCEAN AV AND RICHMOND AV. alter frame hotel; cost, \$150; owner, Mrs. F. Christ; builder, Fred Christ. Plan No. 232.

SOUTH AV. Mariners Harbor, alterations to storeroom; cost, \$125; owner, Henry Shotwell, Mariners Harbor; builder, U. W. Osborn & Son. Plan No. 221.

ST. MARY'S AV. n s, 500 e Tompkins av, alter frame dwelling; cost, \$125; owner, F. Labriola; builder, C. Sorrentino. Plan No. 228.

1ST AV. New Brighton, alter dwelling; cost, \$50; owner, T. H. Harper; builder, Jas. S. Sullivan. Plan No. 233.

RICHMOND TURNPIKE. Linoleumville, add to carriage shed; cost, \$40; owner and builder, Jos. Baranoski, Linoleumville. Plan No. 224.

Personal and Trade Notes.

WILLIAM MCCARROLL.—At the annual meeting of the stockholders of the Plymouth Seam Face Granite Company, held in Boston on June 19, William McCarroll, of New York, was elected president for the ensuing year; Colonel George C. Treadwell, of Albany, vice-president; H. G. Chatfield, of Boston, treasurer, and Major F. M. Cressett, of New York, managing director. Mr. McCarroll for many years has been very prominent in the social, political and financial life of New York City. In 1907 he was appointed by Governor Hughes a member of the Public Service Commission of the New York City district and served with distinguished ability up to the close of his five-year term, about two months ago. Previous to his appointment on the commission he had been president of the American Leather Company, president of the Morocco Manufacturers' Association, president of the New York Board of Trade and Transportation, president of the Manufacturers' Association of New York, and is now at the head of one of the city's large financial institutions and an officer of many banks and social, religious and political organizations. Mr. McCarroll's entry into the New England granite business is an important event, as the Plymouth company's business, whose quarries are at Hingham and Weymouth, Mass., will be vigorously developed in New England and New York.

ALBERT JACKSON MARSHALL, who for the past seven years has been associated with the Holophone Company in the position of chief engineer, in charge of their engineering department, and subsequently manager of their architectural department, announces his affiliation with F. Laurent Godinez, consulting lighting specialist to public utility corporations, to take effect on July 1. Mr. Godinez, who has had a thorough training in all phases of public utility work for several years, has been acting in an advisory capacity to a clientele composed of large combination gas and electrical properties. Hereafter this work will be conducted under the name of F. Laurent Godinez and Albert Jackson Marshall, consulting lighting specialists. The atelier and research laboratory of Mr. Godinez, at 123 Duncan av, Jersey City, will be the firm's headquarters and also serve as an experimental station for allied public service corporations.

JOHN THATCHER, late Supt. of Buildings in Brooklyn, left a large estate, which his will divides among his widow, his son and four daughters. A large share of the Thatcher estate consists of real estate in Brooklyn and Setauket, L. I., where the summer home of the Thatcher family occupies about 130 acres near the Sound. In Brooklyn much of the Thatcher real estate holdings consist of model tenement houses, put up by Mr. Thatcher, as well as several private houses and business buildings. Before taking public office as Building Superintendent, Mr. Thatcher sold out all interest in the firm of Thatcher & Son, of which he had been a member. When he died he had absolutely no private interest in any building operations, his attorney said.

THE HAYDENVILLE COMPANY, of Haydenville, Mass., manufacturers of plumbers' brass goods, is about to open a new department of sales promotion at its New York office, 150 Nassau st, N. Y. The new department will be conducted by William R. Pertak, who has been in close touch with the New York building interests for several years.

THE AMERICAN CLAY MACHINERY COMPANY, of Bucyrus, Ohio, has moved its New York office from 50 Church st to 103 Park av.

Government Work.

JERSEY CITY.—Sealed proposals will be received until July 18 for the mechanical equipment (except freight elevator and lift) of the United States post office at Jersey City, N. J. Oscar Wendroth, supervising architect, Washington, D. C.

NEW YORK.—Sealed proposals will be received for furnishing and installing lighting fixtures in the new United States post office at New York. Oscar Wendroth, supervising architect, Washington, D. C.

WASHINGTON, D. C.—Proposals will be received until July 20 for construction of pier 5, removal of old pier 5, and dredging at the navy yard, Puget Sound, Wash. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. H. R. Stanford, chief of bureau.

BOSTON, MASS.—No award has yet been made by the chief of the bureau of yards and docks, Navy Department, Washington, D. C., for the construction of an officer's quarters at the navy yard, Boston, Mass., bids for which were opened on May 4.

—The most striking effect in the architectural design for the Guaranty Trust Building, the steel frame for which is now being assembled at Broadway and Liberty street, will be produced by the pyramidal roof. Both facades will be ornamented with massive fluted columns. Grillwork will play an important part in the embellishment of the structure.

—A plan as prepared by Charles Downing Lay, the city's landscape architect, calls for an increase of park space in the Plaza, at Fifth avenue and 59th street, and a decrease of street or traffic space. This is to be accomplished by the enlargement of the circular plot on which the Sherman monument stands into an oblong plot and the changing of the irregular triangle on the south side into a corresponding rectangle. The plan will be submitted to the Art Commission for approval.

TRADE LITERATURE

The Boiler and the Builder.

The boiler and the builder should be well acquainted with each other, but the experience of thousands of tenants in buildings of various kinds and sizes have proved conclusively that they are on very flimsy terms of acquaintanceship. Builders as a rule select their boilers on somebody else's recommendation or perhaps because they can see a little larger margin of profit in specifying a certain make.

A shivering tenant is no more necessary than is a serviceable heater a luxury. There are various types of boilers on the market, all with their distinctive features, but the Burnham Cast Iron Boiler, for simplicity of design and heating qualities, is worthy of the special attention of architects and builders. A handsome two-color catalog recently issued to builders, architects and owners describes a rather unique problem in boiler operation, which conduces to increased efficiency.

It is a matter of common knowledge that the broader the bottom of a tea kettle, and the shallower the water in it, the quicker the water absorbs heat. This idea of the broad bottom tea kettle is carried out in the top of the Burnham Boiler's combustion chamber by deep corrugations giving the same quick economical results as a broad bottomed kettle with shallow water. The burning gases are made to pass from the combustion chamber through side flue openings between each section, and then back and forth three times the boiler's length. Every section of the boiler comes in contact with an equal distribution of heat, making the fire surfaces equally efficient.

The catalog interestingly describes all these details and is very convincing in its treatment of the subject matter.

Architects and builders will do well to obtain a copy of this catalog as it contains some very interesting data relating to the general care of boilers, directions for operating hot water and steam boilers. Also the relationship between the height of chimney flue to the heating area of a grate and other statistical matter usually found only in heating text books. Copies may be obtained by addressing Lord & Burnham Co., Irvington, New York.

Varnish Company Moves.

The general offices of the Standard Varnish Works, for many years located at 29 Broadway, have removed to their new office building at Elm Park, Port Richmond, Staten Island. The new quarters will be in a modern building 110 ft. long, 45 ft. deep and 4 stories high. This move will greatly facilitate the handling of business.

Fire Extinguishers.

One of the most ambitious catalogues of its kind now being issued is that of the General Fire Extinguisher Company, successors to the Providence Steam and Gas Pipe Co., Providence, R. I.

The book is in a form of a cloth-covered cardboard-backed book of some 400 pages and gives the architect and builder information desired regarding piping risers, couplings, etc., at a glance. Copies may be obtained by any architect by asking for catalogue D at the above address.

A New Text Book.

The Berger Manufacturing Company has recently issued a very elaborate, extensive treatise on the subject of Metal Lumber, a substitute for wood.

The pages of this text book are filled from cover to cover with most valuable building information.

It has isometrical drawings, sectional views showing the application, installations and erection of different types of buildings, fire tests, etc.

The material which is referred to mainly in this treatise is a sheet metal product which replaces wood stick for stick.

It does not replace structural steel; being lighter in character and having prongs which take the place of nails. The Berger Manufacturing Company, General Offices, Canton, Ohio, will send a copy to applicants by mail.

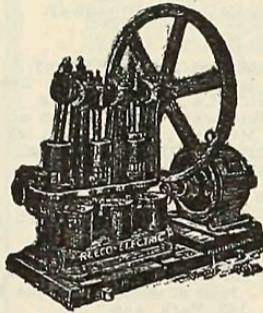
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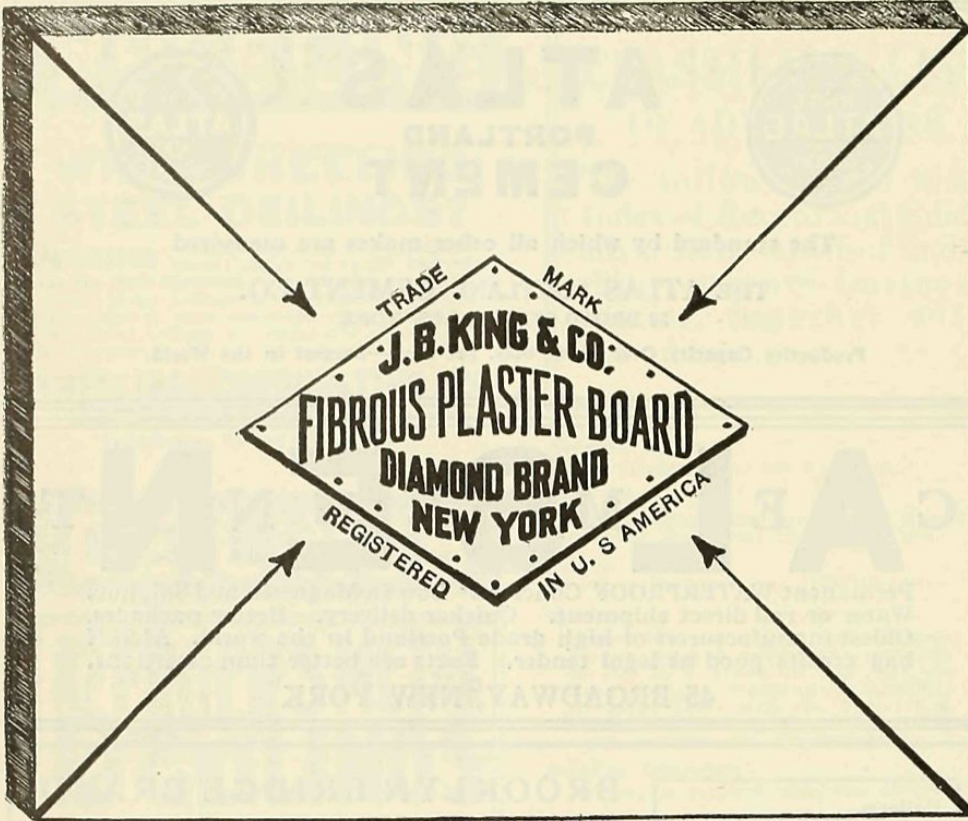
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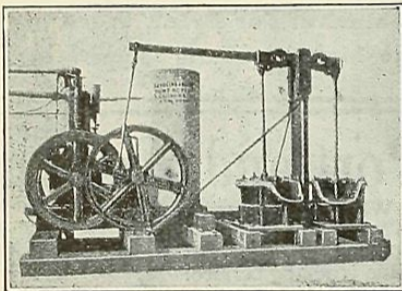
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JUNE

- 22 Auerbach, Stanley C—O R Theilhart et al ... 52.06
22 Allen, Maude—C Callmann ... 296.96
24 Arden, Thos B—E T Hiscob ... 286.67

- 28 Berou, Sol & Nathan Greenstein—N Y Tel Co ... 97.54
28 Baruch, Adolf—same ... 28.83
28 Boltin, Harry M & Chas M—same ... 97.54
28 Baileson, Benj—same ... 25.93

- 26 Eliau, Louis—Robt Gair Co ... 23.08
26 Emrich, Jos—Central Union Gas Co ... 28.97
26 Elfonsohn, Leon—A Hammerschlag ... 108.36
28 Eposito, Louis & Frank De Palma—J Steinberg ... 519.41

Table listing names and addresses with associated numerical values, organized in two columns. Includes entries like '28 Gutman, Arthur H - A L Biedler 190.51', '27 Kilroy, Nich A - E Bernheimer 3,626.86', and '26 Kiefer, Elsie C - H H Ritterbrish 210.10'.

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